

BULLA PARKLANDS

MASTER PLAN

DRAFT

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lat STUDIOS

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Yulendj ngurrak Aboriginal and Torres Strait Islander Recognition

Hume City Council recognises the rich Aboriginal heritage within the municipality and acknowledges the Wurundjeri Woi-wurrung, as the Traditional Owners of this land. Council embraces Aboriginal and Torres Strait Islander peoples' living cultures as a vital part of Australia's identity and recognises, celebrates and pays respect to the Wurundjeri Woi-wurrung Elders past, present and future.

CONTENTS

1.1 EXECUTIVE SUMMARY 4

01 INTRODUCTION 6

01.1 SITE CONTEXT 8

01.2 SITE FEATURES AND CONDITIONS 12

01.3 SITE ISSUES & OPPORTUNITIES 20

01.4 COMMUNITY & STAKEHOLDER CONSULTATION . . 24

02 MASTER PLAN 30

02.1 VISION. 33

02.2 PRINCIPLES & OBJECTIVES 33

02.3 CULTURAL VALUES ASSESSMENT 38

02.4 OVERALL MASTER PLAN. 43

02.5 MASTER PLAN ZONES 45

02.6 VISITOR EXPERIENCE FRAMEWORK 46

02.7 ACTIVE RECREATION ZONE 48

02.8 SOCIAL RECREATION ZONE 52

02.9 EVENTS & COMMUNITY ZONE. 56

02.10 CONSERVATION ZONE 60

02.11 MINIATURE RAILWAY ZONE 64

02.12 MOVEMENT & CIRCULATION 66

03 IMPLEMENTATION 70

03.1 IMPLEMENTATION PLAN. 72

1.1 EXECUTIVE SUMMARY

The Master Plan has been prepared for Hume City Council to set the long term strategic vision for the Bulla Parklands. The vision recognises the unique and varied landscapes, embedded Wurundjeri Woiwurrung cultural values, the wide range of recreational activities, the community uses and the opportunity to deliver a significant open space attractor for Hume residents and beyond. The Master Plan identifies the following as some of the opportunities to achieve the Vision:

- Protection and enhancement of Wurundjeri Woiwurrung cultural values throughout the Parklands
- Upgrading the Bulla Parklands to meet the District
  'Infrastructure Levels of Service' for sport and social recreation outcomes
- Delivering improved play infrastructure as well as public toilets, shelters and casual ball courts
- Protection of the sensitive Conservation Zones including increased education and awareness of the unique geology, topography and ecology
- Support for and enhancement of existing community events and infrastructure as well as the activities that attract visitors such as the Miniature Rail and Rose Garden
- Wayfinding and story telling around the local history of the Bulla Township and the heritage buildings and activities within the Parklands
- Managing overland water flows and increasing tree canopy coverage to support climate resilience
- Increasing economic resilience for the local community through the success of the Parklands and opportunities to connect to surrounding attractions
- Clarity and community support for the long-term strategic investment priorities of the Parklands.

The Master Plan has been developed with input from stakeholders and the community and seeks to enhance the valued character and activities while planning for a future where the park attracts people from Hume and beyond. The works associated with delivering a District level open space are extensive. The Master Plan actions have been developed to allow for iterative and staged outcomes. These will support existing uses and expectations while transitioning to a more significant open space asset; one that provides daily recreation options for local Bulla residents and encourages engagement with the significant landscape and cultural history for a far wider catchment.




STUDY AREA

01 INTRODUCTION

01.1 SITE CONTEXT

Bulla Parklands is a unique open space and community place in Melbourne's north-western metropolitan fringe. It offers a tranquil landscape shaped by Deep Creek, escarpments, and nature reserves, a diversity of recreational and community uses on its upper terrace. 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 WOI-WURRUNG HISTORY

Wurundjeri Woi-wurrung Ancestors have cared for and lived on the land known as Bulla Parklands, Deep Creek and the connected Cultural Landscape since time immemorial. Artefacts along the terraces at Bulla show long term occupation of the area as place of food gathering, cultural practice and travel. The white ochre quarry on Country has long been used for ceremony and cultural practices, and the terraces provide important viewing areas over Country.

HISTORICAL SETTLEMENT PERIOD

European settlement in the Bulla area dates back to the mid-19th century, when the establishment of agriculture quarrying, 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 post-1835 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 Jack McKenzie Community Centre, 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 outside of winter by the Bulla Bohemian Market, activating the site with local vendors, crafts and produce. This event draws a diverse crowd from farther afield. The Miniature Rail is a unique tourism feature in hume which runs on the third Sunday of each month 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 that joins with Jacksons Creek biik wurrdha to form the Maribyrnong River. The creek is a defining natural feature of the Bulla Parklands, shaping its physical character and ecological value. Escarpments rising from the valley create different experiences within the parklands with great variations in the ecology, geology and viewpoints The riparian corridor and escarpments support remnant native vegetation, stony rises, and wildlife habitats that contribute to local biodiversity.



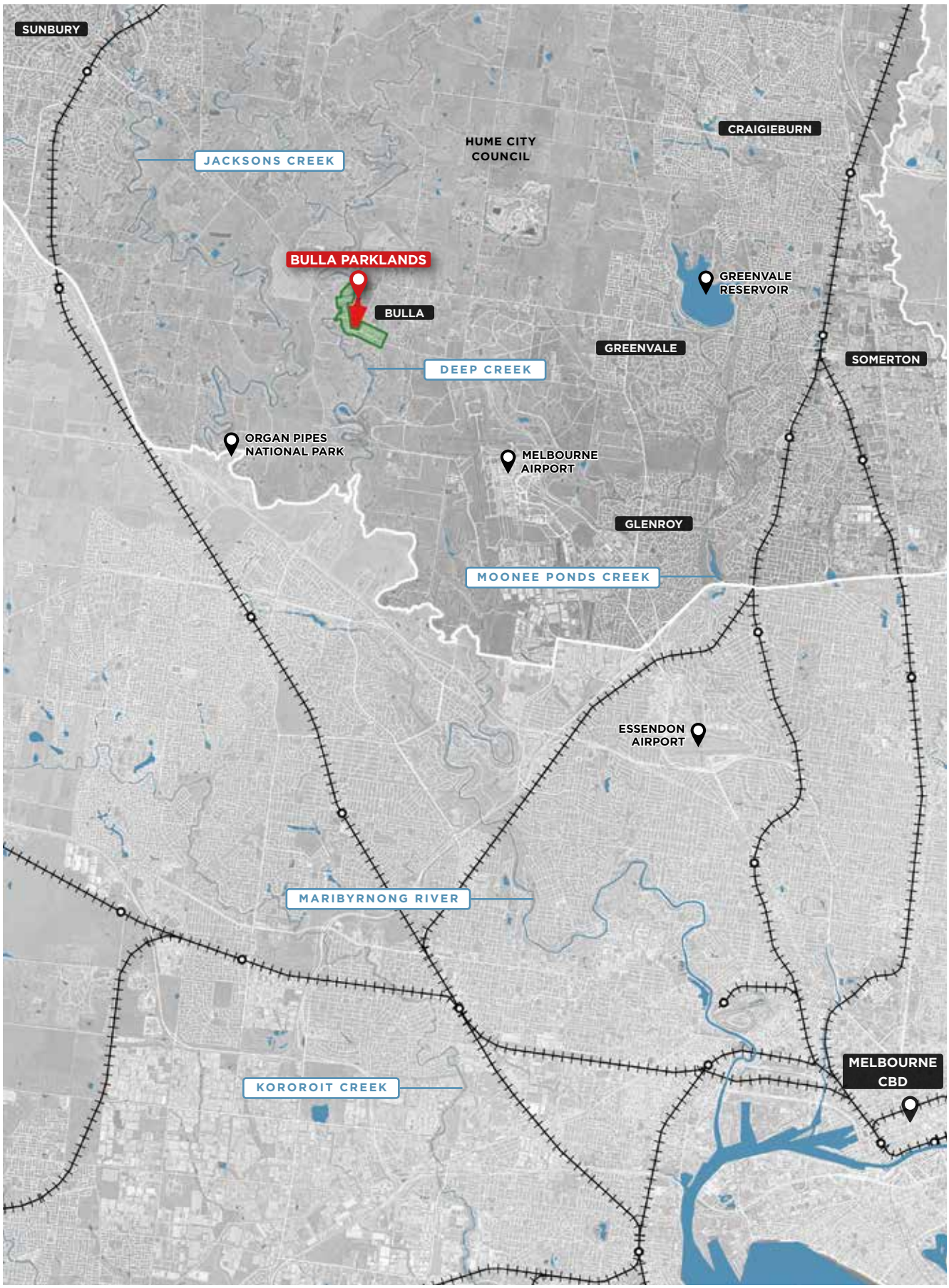
Figure 01: Deep Creek Valley (Source: Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation)



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
Creeks / Rivers
Rail corridor
Train stations

BULLA TOWNSHIP

The township of Bulla was originally surveyed in 1851, shortly after William Wright established the first inn in the 1840s. 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 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 current route through Bulla is restricted due to the physical limitations of the heritage bluestone which narrows to a single lane each way. The Bulla Bypass is a long-planned-for road project to the north of Bulla Township. 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 safety, and reduce noise and traffic pollution, it would also reduce 'drive-through' traffic which may impact on local businesses.

JACK MCKENZIE COMMUNITY CENTRE

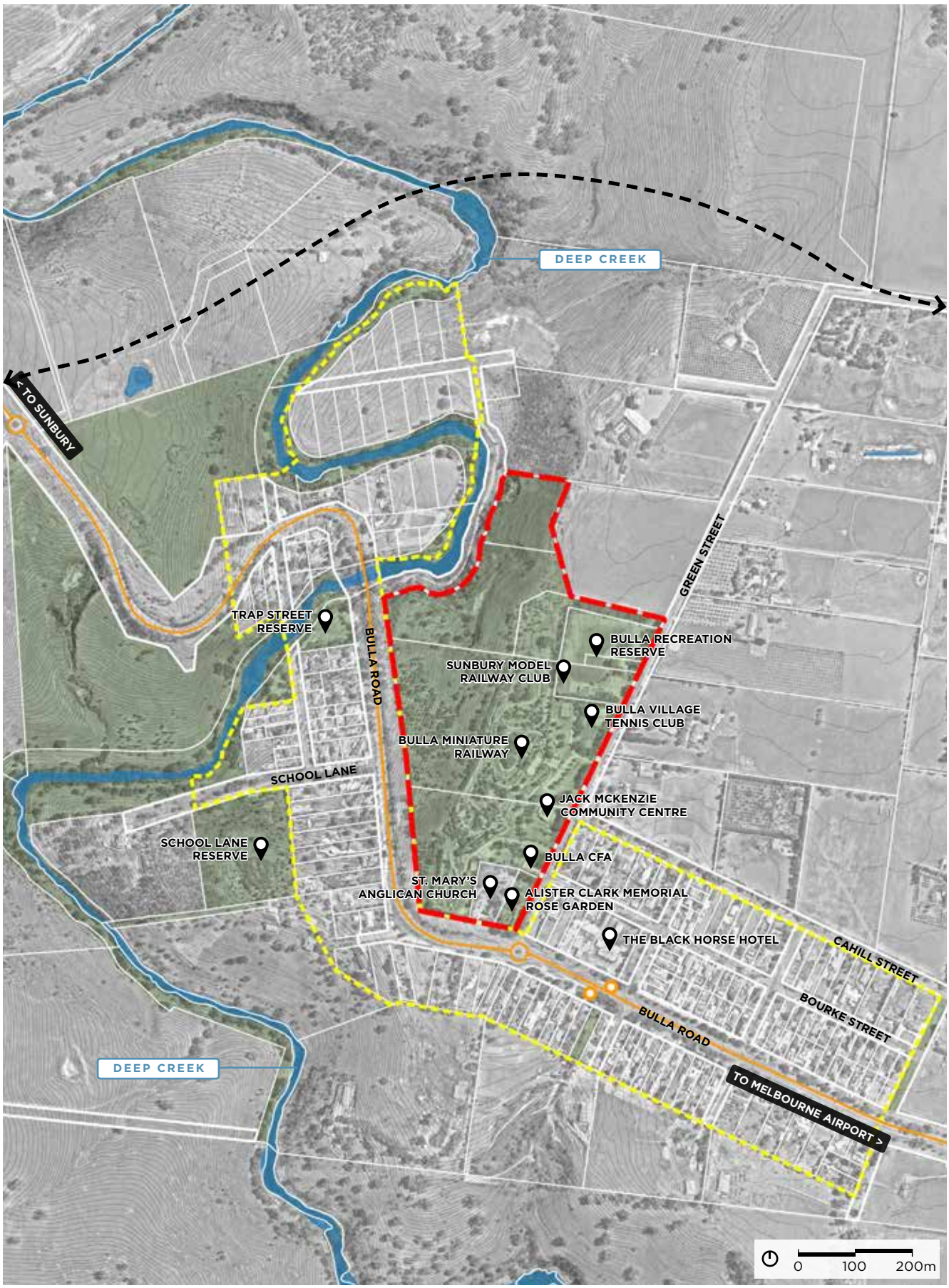
Jack McKenzie Community Centre is an important community facility within the Bulla Parklands, reflecting the township's strong rural character, community connections and history. The centre community leader recognised for his contribution to the local community, farming and environmental conservation. Located within the broader Bulla Parklands alongside the miniature railway, tennis courts, rose garden and other community and heritage places, the centre provides a valued gathering place for local residents and visitors to celebrate life. It continues to support a range of community activities, meetings, celebrations and events, and its setting within the open parklands contributes to its distinctive local character and sense of place.



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



Figure 05: Jack McKenzie Community Centre



Bulla Township Context

Study Area
Bus route
Bus stop
Deep Creek
Open space reserve
Future Bulla Bypass road corridor
1 to 5 metre contours
Urban Growth Boundary

01.2 SITE FEATURES AND CONDITIONS



CFA - Bulla Fire Station, a tenant of the Bulla Parklands.



Alister Clark Memorial Rose Garden.



Decommissioned bluestone building, formerly St Mary's Anglican Church.



The existing bluestone heritage wall that runs along Bulla Road.



View facing west of the study area from Gold Hill Nature Reserve.



Inside Bulla Hill Miniature Railway site, facing south west of the study area.



Old Stockyards



Bulla Village Tennis Club pavilion south of the pictured Bulla Recreation Reserve.



The Bulla Village Tennis Club courts.



Playground area



Existing central gravel car park located north of the Jack McKenzie Community Centre.



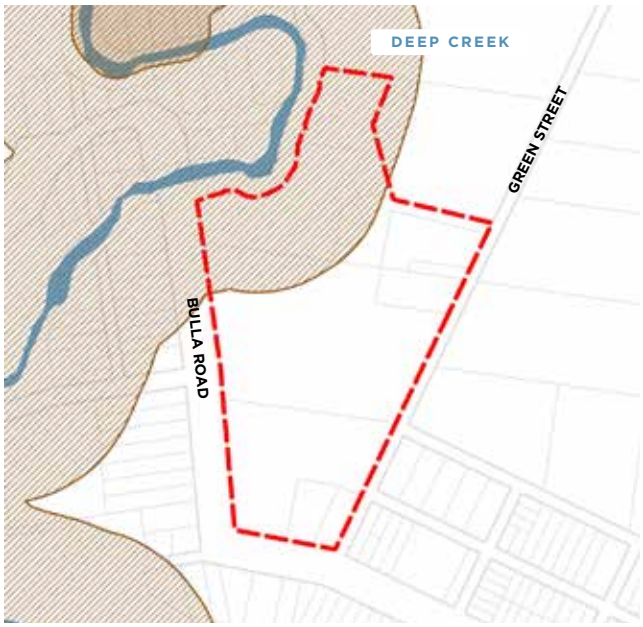
The Jack McKenzie Community Centre.

01.2.1 PLANNING CONTEXT

Located beyond the Urban Growth Boundary, the Bulla Parklands site is predominantly zoned Green Wedge Zone (GWZ), with the sports oval to the north zoned Public Park and Recreation Zone (PPRZ). A portion of the Quartz Street Nature Reserve to the north and the Former Bulla Shire Hall and Alister Clark Memorial Rose Garden to the south are all zoned Public Use Zone (PUZ).

Several overlays apply to the site, highlighting key environmental, historical and development conditions, as shown in the below diagrams. All proposed works across the Bulla Parklands site and its surrounds must consider these conditions to ensure compliance. Rezoning of the land to PPRZ/ PCRZ is recommended to protect the parklands into the future

CULTURAL HERITAGE SENSITIVITY



PLANNING ZONES



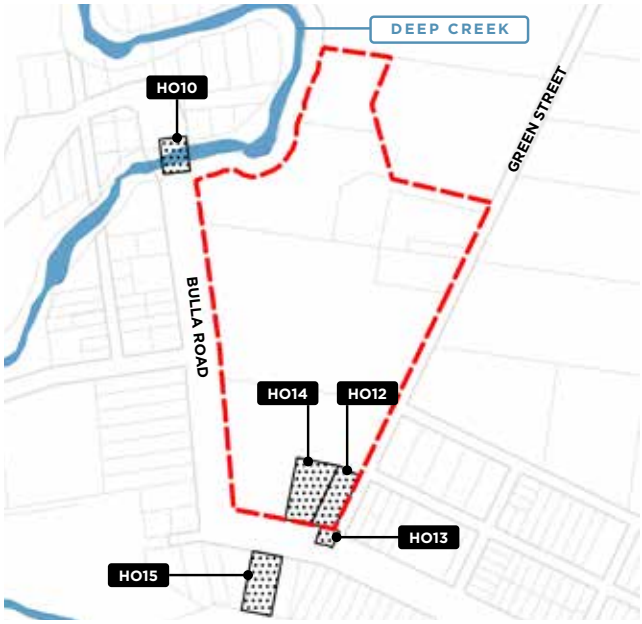
The **Aboriginal Cultural Heritage Sensitivity** overlay follows the Deep Creek corridor and covers areas within Quartz Street Nature Reserve, Gold Hill Nature Reserve and Bulla Recreation Reserve.

This area denotes locations likely to contain Aboriginal cultural heritage, as defined in the Aboriginal Heritage Regulations 2018. The Traditional Owners of Country are the Wurundjeri Woi-wurrung people. In areas of cultural heritage sensitivity (brown hatched on plan above), a Cultural Heritage Management Plan (CHMP) may be required to understand the potential impacts development and shifting activities on site may have on Aboriginal cultural heritage.

Green Wedge Zone (GWZ) applies to the majority of the Bulla Parklands site, including the Bulla Hill Miniature Railway, car park, tennis courts and nature reserves. This zoning protects and enhances biodiversity, cultural heritage significance and the character of open rural landscapes.

Public Park and Recreation Zone (PPRZ) applies to the Bulla Recreation Reserve and it's associated car park. This zoning recognises areas of public recreation, protecting and conserving areas of significance.

Public Use Zone - Local Government (PUZ6) applies to the northern portion of the Quartz Street Nature Reserve and the Former Bulla Shire Hall with associated Alister Clark Memorial Rose Garden to the south east corner. This zoning recognises public land use for community services and facilities.



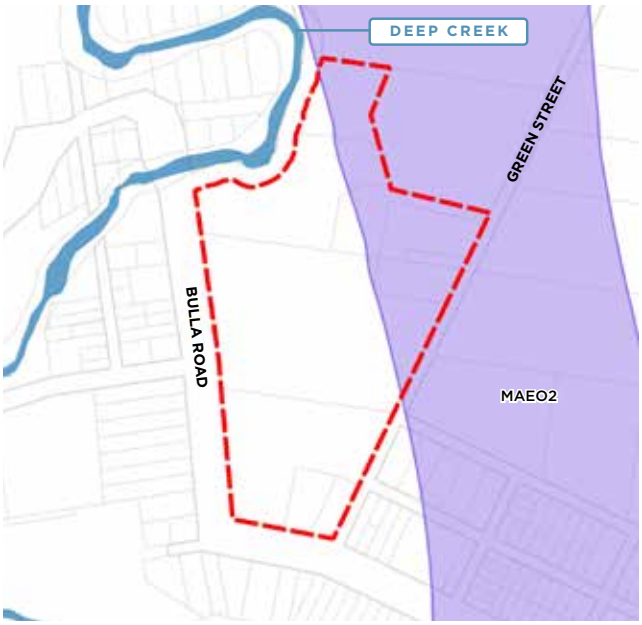
Heritage Overlays (HO) are present both on site and in close proximity to the site boundary, applying heritage place and its associated land. On site, HO14 protects St Mary's Anglican Church and H012 protects the Former Bulla Shire Hall. HO13 interfaces directly with the site boundary at the corner of Bulla Road and Green Street, applying to Bulla War Memorial.



The Bulla Parklands site is outside of the Urban Growth Boundary. The site interfaces with the **Urban Growth Area** that supports development within the Bulla Township. The boundary separates urban zones from Green Wedge Zones, protecting rural and environmental land.



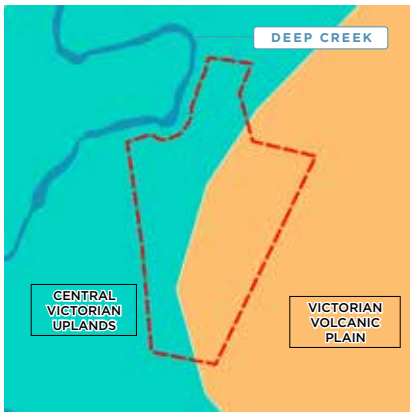
The Environmental Significance Overlay (ESO1) protects rural waterways and environs within Hume City Council. This overlay protects Deep Creek and its significant visual and geological features that serve important environmental, biodiversity, drainage and recreation functions.



The Melbourne Airport Environs Overlay (MAEO2) manages the impacts of aircraft noise on land use and development in areas close to Melbourne Airport. MAEO2 in particular identifies areas that are subject to moderate levels of aircraft noise.

01.2.2 LANDSCAPE CONTEXT

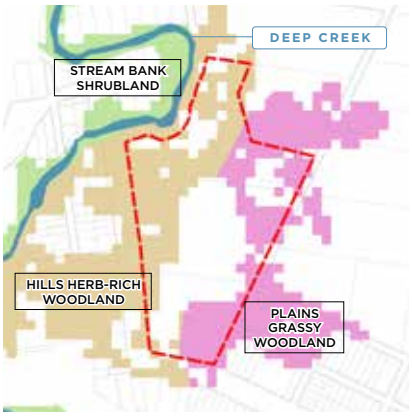
Bulla Parklands and the adjacent Deep Creek corridor form a landscape of unique cultural and ecological significance. The following diagrams illustrate the key landscape features of the site, including bio-regions, Ecological Vegetation Classes (EVCs) and topography.



BIO-REGIONS

The Bulla Parklands site straddles the boundary between two bio-regions, the Central Victorian Uplands and the Victorian Volcanic Plains.

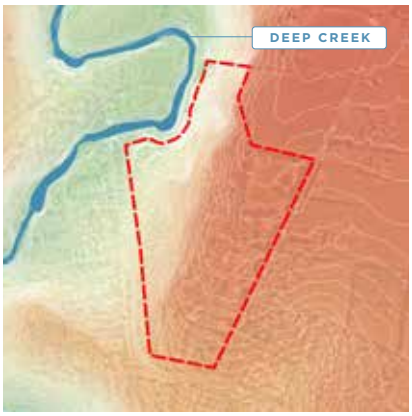
Central Victorian Uplands follows a large stretch of the Deep Creek corridor. It is characterised by its rugged and gently undulating terrain. The Victorian Volcanic Plain is a vast landscape in south-western Victoria defined by a volcanic history that features extensive basalt plains, eruption points,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

Study Area
Bulla Hill Miniature Railway area
Nature reserves
Sports surface
Contours 0.25m / 0.5m
Playspace
Church land
Fencing
Parkland buildings
Surveyed trees

01.2.3 SITE ACTIVITY AND MOVEMENT

Bulla Parklands is home to multiple activities but the connections and layout of the site do not make it easy or inviting for visitors Some amenities are supported by land leases. Current leases and licenses 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 September to May)
- 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



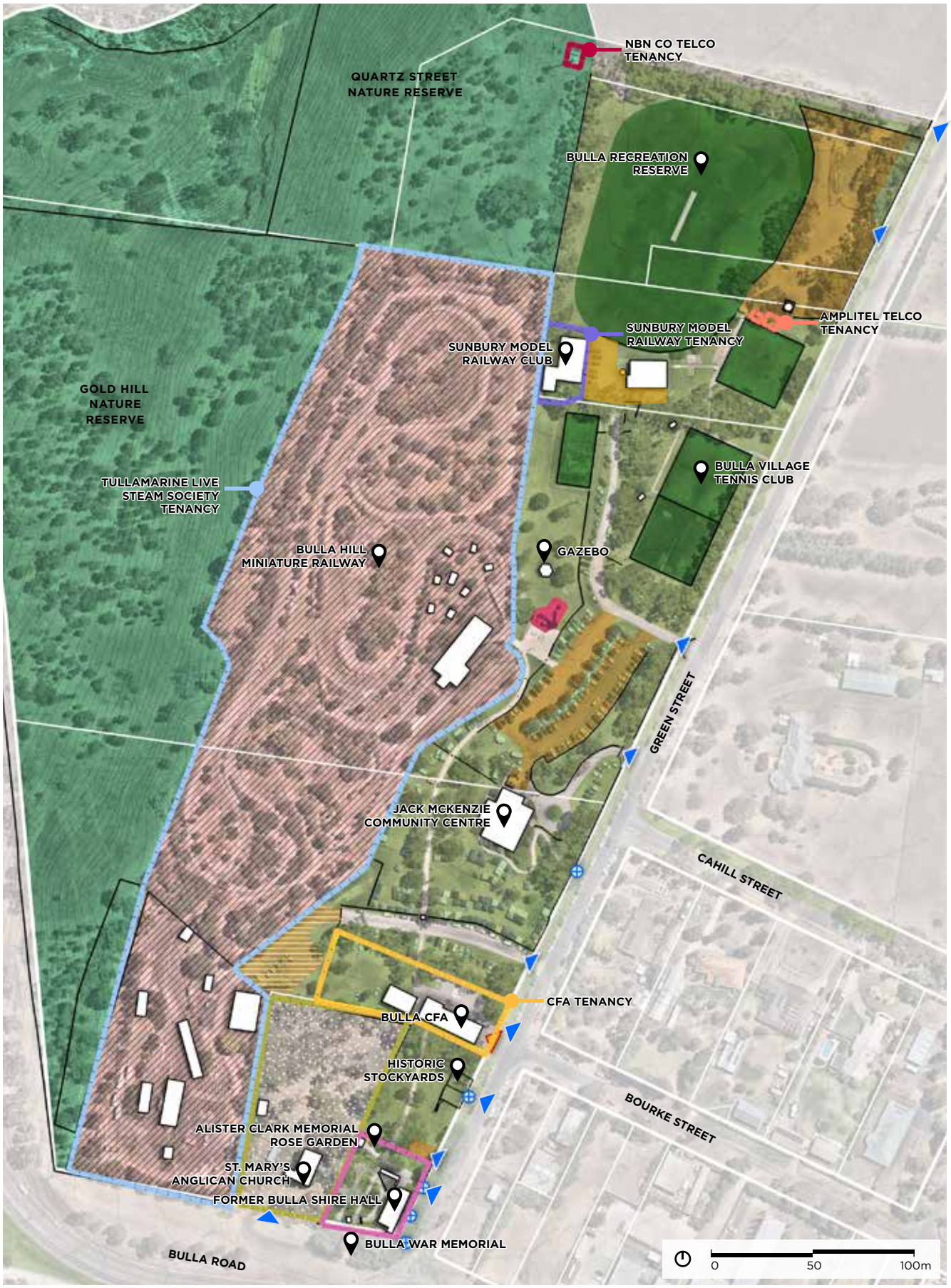
Figure 06: Bulla Hill Miniature Railway



Figure 07: Bulla Village Tennis Courts



Figure 08: Bulla CFA Fire Station



Site Layout

- Study Area
- Bulla Hill Miniature Railway area
- Nature reserves
- Sports surface
- Public carpark
- Private carpark
- Playspace
- Church land
- Bulla CFA Entry
- Parkland buildings
- Formal paved paths
- Informal dirt paths
- Fencing
- Pedestrian crossings
- Vehicle Entries

01.3 SITE ISSUES & OPPORTUNITIES

The following two maps show the site issues and site opportunities that have been identified through site analysis and discussions with key park stakeholders. They were prepared to prompt discussion on possible challenging aspects of the site during the first round of consultation and updated to reflect key stakeholder feedback.

SITE ISSUES

Issues and challenges that can be spatially located on the map adjacent are bold in the following list:

ACCESS AND MOVEMENT

1. Open drainage across the site is unsafe and inadequate. This includes the deep swales along Green Street.
2. Lack of footpaths connecting the south and north of the site.
3. Varied types of fences and their locations impact on movement around the parklands and the character of the site.
4. The steep topography in the Nature Reserves and down to Deep Creek restricts access. Trap Street Reserve is the only place to access the creek.
5. Movements across Bulla Road are difficult and unsafe with high traffic volume and heavy vehicles.
6. Informal/unmarked car parks can lead to inefficient car park arrangements and damage to the surface.
7. Parking congestion and access issues on Bulla Bohemian Market days, in particular around southern access point.
8. Lack of signposting across carpark network.
9. Parking on busy days can prevent emergency vehicle access.
10. Existing leases determine the arrangement of activity and movements around Bulla Parklands.

EXPERIENCE, ACTIVITY AND AMENITY

11. Lack of lighting across the site limits the parklands use and impacts feelings of safety.
12. Lack of amenities to support a broad range of activities including a public toilet.
13. Lack of bins across the site.
14. Heritage Overlays protect the Former Bulla Shire Hall (inclusive of Alister Clark Memorial Rose Garden), Bulla War Memorial and St Mary's Anglican Church.
15. Drainage and run off has had extreme impacts on fencing surrounding Bulla Hill Miniature Railway.
16. Limited shelters and seating across the parklands.
17. Limited passive surveillance between the parklands and surrounding Bulla residential area.

LANDSCAPE AND ECOLOGY

18. Consider the impacts of lighting on local flora and fauna.
19. Some trees and vegetation may be a safety hazard due to limb drop and leaf litter.
20. A coordinated response to pest control (including rabbits) is needed. Increasing weeds and invasive species across the landscape.
21. Lack of connection to Deep Creek corridor, its landscape and ecological significance within the area.
22. Lack of information and connection to the significant Indigenous heritage of the area, as well as local history of clay quarry.
23. Grassed areas are unsafe and uneven, change is constrained by septic tanks.

CLIMATE AND RESILIENCE

24. Drainage across the site needs to be designed to protect buildings, manage water flows and create environmentally appropriate outcomes.
25. No existing sewerage connection results in numerous septic systems on site.
26. Heavy winds coming from the north-west damage buildings, in particular the Bulla Hill Miniature Railway and areas less shielded from the steep descent to Deep Creek.

COMMUNITY AND VISITORS

27. Lack of connection with surrounding residential areas of Bulla and the town centre.
28. The Bulla community relies on Bulla Parklands as a space for community connectedness and gathering, in particular since the closing of the primary school in 1996.
29. Landscape and amenities on site do not integrate indigenous cultural heritage.
30. The location of the war memorial next to the busy roundabout can limit its use for events and ceremonies.
31. Security and safety concerns across the site, in particular private buildings and areas holding expensive assets (i.e. Bulla Hill Miniature Railway and Sunbury Model Railway Club).
32. Playspace is nearing the end of its life and requires an upgrade and presently poorly connected.
33. Lack of recognition of deep Wurundjeri Woi-wurrung custodianship, cultural connections, and knowledge at the site
34. The parkland is in need of a public toilet to support longer stays and active recreation activities.
35. Unclear future for the old stockyards.



Site Issues

- Study Area
- Bus route
- Bus stop
- Road
- Open space reserve
- Landscaped area
- Carpark area
- Sports surface
- Playspace
- Parkland buildings
- Fencing
- Artwork
- Seating - Benches and Picnic Tables
- Lighting
- Bin

SITE OPPORTUNITIES

ACCESS AND MOVEMENT

1. Improve connectivity throughout the parklands, identifying and addressing missing links and barriers to access.
2. Establish a continuous path through the site to enable inclusive and accessible movement.
3. If the Bulla Bypass goes ahead and traffic eases, potentially create a strategic connection along the existing bluestone heritage wall, down to Deep Creek and Quartz Street.
4. Advocate for safe pedestrian crossing between site and the south side of Bulla Road, at the corner of Green Street.
5. Ensure legibility and access across car parking zones, with clear delineation between private and public car parks.
6. Deliver upgrades to car parking areas to ensure the longevity of the surface and materials.
7. Consider interventions to re-use the materials and keep the character of the stockyards in new amenities.

EXPERIENCE, ACTIVITY AND AMENITY

8. Introduce seating, gathering and informal grassed areas, central to the site including the e play space area.
9. Deliver access and awareness of the views from the Quartz Street elevated area down to Deep Creek and the surrounding landscape. Consider interventions around wayfinding and sculptural artworks representative of the parklands and the community.
10. Ensure the location of the new public toilet facility is located to serve the most people. Consider passive surveillance in orientation and lighting.
11. Create a feature entrance to the parklands. Consider the gateway's role in wayfinding and as a user experience for pedestrians, cyclists, visitors and local residents.
12. Review and upgrade existing sports surfaces, facilities and usage to enable greater usage by the community and visitors.
13. Integrate crime prevention design principles around playspace to ensure greater safety and passive surveillance for all users.
14. Deliver picnic facilities such as shelters, BBQs and even grassed areas in close proximity to the play space.
15. Support a greater diversity of events and facilities at Jack McKenzie Community Centre.
16. Deliver upgrades to the play space for families, integrating opportunities for nature play.
17. Better integration of the church building and lands into the parklands.
18. Deliver more built and natural shade and shelter across the site.
19. Encourage exploration across the site through informative trails and signage that bring together ecology, culture, heritage and geology to connect the site meaningfully to its surrounds and local history.
20. Deliver water drinking stations at strategic locations across the site, with integrated pet drinking fountain.
21. Maintain views from the Bulla Hill Miniature Railway across the nature reserves and Deep Creek valley.
22. Deliver strategic lighting across the site to enhance feelings of safety and support activation interventions at night time (e.g. hall, sports oval, night markets or Carols by Candlelight events).

LANDSCAPE AND ECOLOGY

23. Enhance the site's physical and visual connection to Deep Creek. Consider existing drainage systems and how they can support the creek corridor and riparian vegetation.
24. Support the restoration of Swift Parrot habitat within the site.
25. The steep slopes to Deep Creek are largely inaccessible. This offers an opportunity for ecological protection and enhancement of this landscape through targeted planting to improve habitat value and strengthen biodiversity corridors.
26. Enhance connections and access to the Alister Clark Memorial Rose Garden and southern end of the site.
27. Support an open woodland landscape within the Bulla Hill Miniature Railway, creating ecological connections to the nature reserve landscapes.
28. Council to partner with reserve tenants to ensure appropriate landscape and ecology maintenance is delivered.

CLIMATE AND RESILIENCE

29. Use strategic tree planting to support shading, habitat creation, and natural cooling strategies.
30. Upgrade drainage network across the site, integrating Water Sensitive Urban Design.
31. Consider sustainable infrastructure like a community solar battery that could support power supplies to the site.

COMMUNITY AND VISITORS

32. Support events and programming year round that can enhance the Bulla Parklands identity as a tourism destination.
33. Explore opportunities to partner with nearby primary schools or kindergartens to deliver bush schools or outdoor nature-based learning programs.
34. Investigate the feasibility of relocation of the Bulla War Memorial, to better support community gatherings. Consider community interest and heritage impacts of potential relocation.
35. Deliver signage within the town centre to advertise activities and events happening within the Bulla Parklands.



Site Opportunities

- Study Area
- Bus route
- Bus stop
- Deep Creek
- Open space reserve
- Landscaped area
- Carpark area
- Sports surface
- Playspace
- Parkland buildings
- Fencing
- Artwork
- Seat
- Lighting
- Bin

01.4 COMMUNITY & STAKEHOLDER CONSULTATION

As part of creating the Bulla Parklands Master Plan, Hume City Council invited the community and stakeholders to provide feedback to inform the preparation of the Master Plan.

Consultation with Wurundjeri Woi-wurrung is progress and a Cultural Values Assessment is being prepared, which will provide values and recommendations to inform the master plan.

The purpose of the engagement was to get feedback on the issues, areas of improvement and opportunities to be considered in the design, staging and implementation of the Master Plan.

The feedback provided reflected the community values, cultural knowledge, landscape and ecological priorities and implementation considerations, as per appendices 4.3 - 4.8.

The key objectives of the engagement included:



Understanding of issues and opportunities



Listening and knowledge gathering



Trust building between stakeholders



Meaningful and activity-based engagement with community



Engaging with a diversity of users

ENGAGEMENT PROCESS

A series of stakeholder and community engagement sessions were held. Stakeholders and the community were engaged early to enable the engagement findings to inform the master planning process. The findings from the engagement have shaped the project vision, principles and objectives and will help lead to a consensus amongst key decision makers.

The engagement methods included:

- An initial workshop with the Council Staff including Open Space Planning, Parks, Venues and Operations, Active Living, Property and Leasing, Economic Development, Biodiversity, Strategic Planning, Community Planning, Arts, Culture and Events.
- An in-person round table discussion that included key stakeholders such as the Bulla Hill Miniature Railway, Bulla Village Tennis Club, Bohemian Market Management, Rose Garden Group, CFA and Sunbury Model Railway Club.
- A public Participate Hume online survey that focused on the use, character, facilities, visitation, tourism and local needs. The survey ran from the 24th May 2026 to 6th June 2026, with 50 respondents. 30 out of 50 respondents were Bulla and Sunbury Residents. A wide range of age groups responded from 20-24 years to 75-79 years.
- An in-person engagement session in the Parkland on the 17th May 2026 that included a stall presentation, activities and discussions with the community. The engagement was promoted in the community through on site signage, social media posts, Participate Hume webpage, 420 promotional flyers posted to Bulla and nearby residents, and promotional flyers on counters at local shops.

HIGH LEVEL SUMMARY OF KEY FEEDBACK

This is a summary of all the engagement activities. The following themes were identified in the engagement discussions:

- Access and Movement
- Community and Visitors
- Experience, Activity and Amenity
- Landscape and Ecology
- Climate and Resilience

Overall, the stakeholder and community inputs and feedback show a fairly cohesive and consistent preference for:

- Accessible and central public toilets
- Introduction of BBQ areas
- More shade and shelter
- More seating areas
- Better designed and managed car parking
- Connected walking paths that may include educational signage
- Upgraded children's playground
- Safer crossing points for pedestrians to access the park
- Improved drainage infrastructure
- Improved lighting

The inputs and feedback place value on:

- The peaceful rural character
- The Miniature Railway as a unique feature
- The existing Community facility
- Views out over the Deep Creek valley
- Having a variety of uses including the sports facility, Rose Garden and CFA
- Being able to meet up in groups.

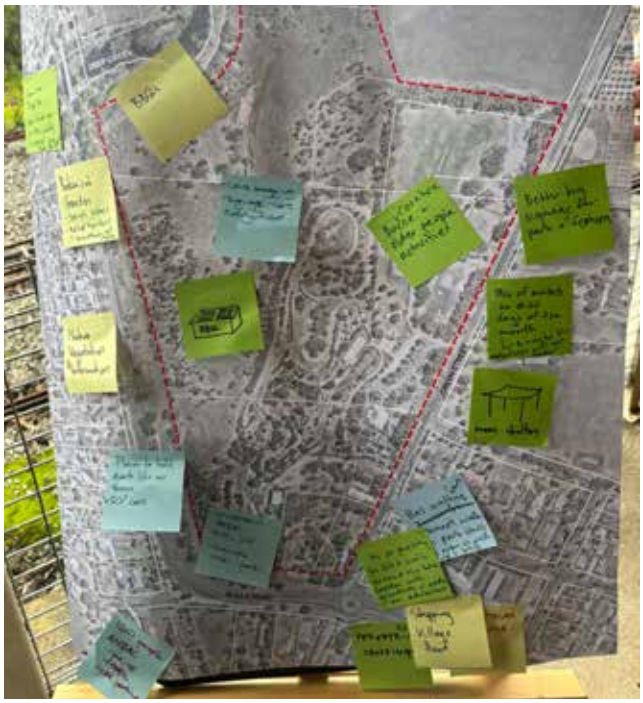


Figure 09: Post-Its from In Person Community Session



Figure 10: Social Media Online Survey Instagram Story



Figure 11: Community Engagement Poster

FEEDBACK KEY CONSIDERATIONS

The considerations identified through the key parkland stakeholder, site analysis and community engagement, existing leases and license holders have been grouped into the identified themes and aligned and colour coded with the following Hume City Council Open Space Strategy Key Objectives:

- **Protect** - Protect and enhance conservation, heritage and Wurundjeri Woi-wurrung cultural values. Protect open space from encroaching development, works, interfaces, and the impacts of climate change.
- **Optimise** - Open spaces designed and maintained to provide a mix of visitor experiences in each neighbourhood.
- **Grow** - New open spaces provided in areas of highest visitor and/or ecological needs especially along waterways.

Protect	Optimise	Grow

It's important to note that some of the considerations align with all the objectives but for the sake of this summary, the considerations are colour coded based on the objective that it primarily aligns with.

The size of the circle reflects the popularity / frequency of its mention.

The appendix of the report further elaborates on the detail, further ideas and opportunities of the identified key considerations.

ACCESS AND MOVEMENT CONSIDERATIONS



COMMUNITY AND VISITOR CONSIDERATIONS



LANDSCAPE AND ECOLOGY CONSIDERATIONS



EXPERIENCE, ACTIVITY AND AMENITY CONSIDERATIONS



CLIMATE AND RESILIENCE CONSIDERATIONS



"It's a great area set aside to enjoy the scenery and the set up to take the grand children"

"We like the natural aspect of it, it's not urbanised with excessive concreting and "copy/paste" artificial buildings and the fact it has a lot of potential to bring the community together and attract visitors"

"It's so pretty to sit and walk around the Rose Garden with grand kids, it became an adventure"

02 MASTER PLAN

Vision Statement

"Bulla Parklands attracts visitors from all over Melbourne to enjoy the unique variety of activities and landscapes. On the escarpment of Deep Creek with spectacular views out over the valley, the Parkland is a natural classroom to learn about the cultural heritage of the Wurundjeri Woi-wurrung people, the ecology and geology of the site and surrounding region and the settler history of Bulla village.

With diverse recreational opportunities including a district playground, oval, tennis courts and multi-ball courts, as well as walking trails, peaceful gardens and conservation areas the Parklands provide a place for locals and visitors to spend a moment, a while, or a whole day"

02.1 VISION

Existing attractions and facilities will be improved and better connected, making the park more welcoming, encouraging longer visit durations, throughout the year, both day and night.

A new district playground for all ages will be a major attractor, providing fun and inclusive play opportunities for people of all ages. It will build on the park's existing character and attractions and become a destination for residents of northwest Melbourne and day visitors, especially families.

Upgraded and expanded district level recreational facilities such as the sports oval pavilion expansion, new multipurpose court, pump track and walking trails will provide a broader range of amenities catering for a regional catchment of users, with associated BBQs, shelters & toilets.

New educational signage and a network of customised walking trails will invite learning and immersion in the landscape, exploring ecological and cultural values of the parkland, to be recognised as a place of learning about Deep Creek, the existing geology, astronomy and the post settlement history.

These experiences will help families, new migrants and visitors develop a stronger understanding of the landscape while enjoying a safe, inclusive and peaceful natural setting. Maintaining existing loved uses with the addition of new facilitates will enable a broader range of activities. Increased visitation will have on flow economic benefits for the town.

02.2 PRINCIPLES & OBJECTIVES

The principles and their corresponding objectives are grouped around themes:

These help inform the projects and actions that will be undertaken to deliver on the overarching Vision.

VISITOR EXPERIENCE, ACTIVITIES & AMENITY

ACCESS & MOVEMENT

LANDSCAPE ECOLOGY AND CLIMATE RESILIENCE

The above themes help inform the projects and actions that will be undertaken to deliver on the overarching Vision.



Figure 12: Existing oval and sporting pavilion

THEME 1 - VISITOR EXPERIENCE, ACTIVITIES & AMENITY

Bulla Parklands will be recognised across Melbourne as a distinctive regional destination because of its unique range of day-visit experiences ranging from miniature railways, to heritage rose appreciation and sky gazing. It will also serve as the social and recreational centrepoint for the Bulla community by catering to all ages and interests, supporting active recreation, nature-based experiences, and community interests. Experiences will be inspired by the Deep Creek corridor, Wurundjeri Woi-wurrung cultural values, and the area's rich built heritage.

PRINCIPLES	*OBJECTIVES*
Provide a district-level, inclusive and accessible playspace that supports physical, cognitive, social and sensory play for a diverse range of age groups	Deliver age-appropriate and challenging play for Juniors (1–4 years), Intermediate (4–8 years), Senior (8–12 years), and Youth (12–18 years) and adults.
Celebrate the parkland's views and topography	Provide a lookout area at the high point of the parkland, framing views to Quartz Nature Reserve, Gold Hill Nature Reserve and Deep Creek.
Introduce nature walking trails that build awareness of the landscape's geological formations and ecological significance	Offer firsthand experiences of native flora and fauna through a range of journeys through the landscape.
Embed Wurundjeri Woi-wurrung Cultural Values into the landscape and park experience	Ensure Wurundjeri Woi-wurrung stories, heritage, culture, art, design, language are present throughout the visitor experience as guided by the Wurundjeri Woi-Wurrung Elders
Provide opportunities for learning and education	Learning opportunities and themed day visits for a large variety of interests
Provide park infrastructure that supports diverse functions and longer visits.	Provide district-level infrastructure for social and recreational visitation including facilities for all ages, shelters, bbqs and toilets.
	Provide an active recreation area to repurposing existing under-utilised courts, including a basketball half-court and pump track
	Provide a social recreation area
	Define and designate off-leash dog areas
	Provide rubbish bins adjacent to central picnic areas and at key locations with suitable rubbish collection access.
Future-proof active recreation provision for Bulla and surrounds	Provide sports field infrastructure for a district catchment to prepare for future recreation demand for Bulla and surrounding suburbs
Provide gathering spaces that support a more diverse range of community programs and events.	Ensure the parkland layout is adaptable to a variety of event types, characters and sizes.
	Host programs, guided walks and community events that strengthen. connection, learning and stewardship of the parkland. Event proceeds to support the ongoing economic viability of the parklands.
Foster and curate a diverse calendar of events that supports the parkland's economic viability.	Curate seasonal markets and year-round activities in keeping with the character of the park.
	Event proceeds to support the ongoing economic viability of the Parklands.
	Investigate an investment strategy to build the destination; including a brand identity for the parklands, communications plan and provision of a dedicated ranger/placemaker to support continued activation.

Bulla Parklands will be recognised across Melbourne as a distinctive regional destination because of its unique range of day-visit experiences ranging from miniature railways, to heritage rose appreciation and sky gazing. It will also serve as the social and recreational centrepoint for the Bulla community by catering to all ages and interests, supporting active recreation, nature-based experiences, and community interests. Experiences will be inspired by the Deep Creek corridor, Wurundjeri Woi-wurrung cultural values, and the area's rich built heritage.

PRINCIPLES	*OBJECTIVES*
Support the continued presence and participation of compatible volunteer groups and tenancies that align with Hume Open Space Strategy vision *'Hume's high-quality open space network supports the health and wellbeing of our diverse community and celebrates the waterways, natural values and Wurundjeri Woi-wurrung cultural values of our landscape.'*	Provide new improvements and offerings while balancing the needs of existing uses and tenants to provide a mutually beneficial future for the parklands.
	Investigate alternative locations or consolidation of tenant infrastructure where needed to maximise functional open space and improve recreational outcomes.

Rezoning of the land to PPRZ/PCRZ is recommended to protect the parklands into the future.

THEME 2 - ACCESS AND MOVEMENT

Bulla Parkland is welcoming with well connected paths that invite people to walk more and discover numerous features because of the ease of path network, all-abilities design and signage. Carparking is provided including disability parking and loading areas closer to services to help reduce vehicle movements through the park.

PRINCIPLES	*OBJECTIVES*
Make it easy to move around the park, prioritising safety, walking and riding over cars.	Streamline vehicle access within the park to maximise efficiency of movement, reduce pedestrian and vehicle conflicts, minimise hard, impermeable surfaces and increase useable open space
	Address the needs of visitors during peak periods as well as the daily needs of the local Bulla community by providing opportunities for 'event overflow' car parking within the site. , improved on-street parking on Green Street and a well maintained and delineated primary car park that is centrally located near the community centre, playground and toilet facilities.
	Provide opportunities for links to broader walking and cycling routes beyond the parkland's boundaries.
Provide flexible and easy to use consolidated car parking	Create an efficient central car park that works well for everyday use and larger events and improves traffic flow, located near the community centre, playground and toilet facilities.
	Maintain access for emergency vehicles, CFA training, deliveries and maintenance.
	Formalise the northern carpark for sports events and consider peak use requirements.
	Rationalise carparking for uses beyond the central activity zone including 'peak only' or 'special event' parking.
	Improve safety and accessibility along Green Street through upgrades to footpaths and drainage.
	Improve safety and accessibility along Green Street through upgrades to footpaths and drainage.
	Address the needs of visitors during peak periods by providing 'event overflow' car parking within the site and improved on-street parking on Green Street.
Provide safe, inclusive and intuitive access to attractions and amenities within the Parklands	Connect attractions and activities within the parkland with a safe, accessible and attractive path network
	Remove barriers between activity areas and ensure new fencing allows for the movement of people while controlling vehicle movement
	Use wayfinding and signage to promote awareness of adjacent attractions within the parkland and beyond.
	Consider walking tracks and longer term access to the River bank via winding 'bush tracks'.

THEME 3 - LANDSCAPE ECOLOGY AND CLIMATE RESILIENCE

Bulla Parklands shares stories and places that help visitors connect and celebrate the Wurundjeri Woi-wurrung culture of Deep Creek, the escarpment and the plateau. Protect, enhance and showcase Bulla's diverse landscape character and ecological qualities.

PRINCIPLES	*OBJECTIVES*
Protect, enhance and celebrate the Wurundjeri Woi-wurrung Cultural Landscape and ecological assets	Ensure minimal intervention or low-impact design to protect native flora and fauna and avoid places of cultural and ecological significance such as Stony Rises
	Continue to manage Quartz Nature Reserve and Gold Hill Nature Reserve primarily for conservation purposes to protect the local biodiversity.
	Improve Swift Parrot habitat through additional Eucalypt and other canopy tree planting
	Ensure additional planting draws on an indigenous palette wherever possible, encouraging habitat for local fauna.
Embed climate-resilient design for thermal comfort to improve the visitor experience in highly used and exposed areas of the parkland.	Improve shade and shelter within the central activity zone by 2050 by increasing canopy coverage by a minimum of 20% within the central activity zone.
Embed climate-resilient stormwater management into the parkland design.	Provide integrated water-sensitive urban design (WSUD) features such as detention basins to manage stormwater, increase biodiversity and reduce erosion across the parkland.
	Develop a site-wide response to water including along Green Street and the internal circulation paths.
	Capture rainwater for passive irrigation where possible on the parkland.
	Provide engineered drainage solutions where required such as within the car parking zones.

02.3 CULTURAL VALUES ASSESSMENT

This masterplan should be read and implemented in conjunction with the Bulla Parklands Cultural Values Assessment.

The Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation prepared the Assessment for Council to communicate the Wurundjeri Woi-wurrung cultural values of Bulla Parklands so that they can be recognised in the Masterplan, as well as to inform ongoing cultural connection and management opportunities for the Parklands.

This assessment documents the cultural values associated with the Bulla Parklands and the surrounding Cultural Landscape as expressed by Wurundjeri Woi-wurrung Elders, who are the Traditional Owners and custodians of this Country.

Wurundjeri Woi-wurrung Country is inscribed with cultural heritage places that are a record of Country and the activities of Wurundjeri Woiwurrung Ancestors. Cultural sites and places in Wurundjeri Woi-wurrung Country constitute a direct link between contemporary Wurundjeri Woi-wurrung People and their Ancestors who created and cared for those places since time immemorial.

Bulla Parklands and the connected Cultural Landscape remains a highly significant part of Wurundjeri Woi-wurrung Country; and of great importance to Wurundjeri Woi-wurrung People today. Layers of significance are imbued in this landscape through its natural features and landforms; sightlines; flora and fauna; natural resources; tangible cultural heritage; and waterways.

Six recommendations and thirty-five specific actions for upholding and managing cultural values and otherwise embedding Wurundjeri Woi-wurrung perspectives have been identified through this Cultural Values Assessment relating to the Bulla Parklands and surrounding landscape.

SIX RECOMMENDATIONS:

Protect Deep Creek and connected waterscapes

Rehabilitation of Country and enhanced biodiversity

Enhanced Protection for Wurundjeri Woi-wurrung Country from encroaching development

Enhanced protection of Wurundjeri Woi-wurrung Cultural Heritage

Wurundjeri Woi-wurrung People and Culture is visible on Country

Genuine and meaningful engagement with Wurundjeri Woi-wurrung People

Wurundjeri Woi-wurrung Community Statement

The Wurundjeri People have been Caring for Country since the beginning of time. Our message is that Wurundjeri People have a deep understanding and knowledge of Country and that Wurundjeri's connection should be respected and valued.

The Wurundjeri People have an unbroken relationship with Country, caring for this land, its waterways, its plants, and animals. A core purpose of the Wurundjeri Woi-wurrung Corporation is the protection, preservation and revitalisation of Wurundjeri culture and cultural practices.

There is a deep cultural obligation and birthright to look after Country and keep it healthy. Country to us includes the land, water, plants, animals, and spirits of the traditional lands. Country is known through the Songlines of the Wurundjeri Woi-wurrung Ancestors who lived and cared for Country here for thousands of years.

Today our Country is shared with Victorians from many different backgrounds. In addition, people from across Australia and internationally visit our Country. We believe that Wurundjeri People must take a leading role in working with all communities on matters of Country.

As Traditional Owners we seek to build solid, working relationships and partnerships across our Traditional Country to protect, manage, and restore the land and water today and for the future generations. We have the right and the obligation to speak for Country.



Figure 13: An illustrative diagram showing the various proposed activities across the parklands




DEEP CREEK
QUARTZ STREET NATURE RESERVE
BULLA RD
BULLA RECREATION RESERVE
GREEN ST
GOLD HILL NATURE RESERVE
TENNIS CLUB PAVILION
BULLA VILLAGE TENNIS CLUB
BULLA HILL MINIATURE RAILWAY
JACK MCKENZIE COMMUNITY CENTRE
CAHILL ST
BULLA CFA
BOURKE ST
BULLA HILL RAILWAY WORKSHOPS
ST MARY'S ANGLICAN CHURCH
ALISTER CLARK MEMORIAL ROSE
FORMER BULLA SHIRE HALL
BULLA WAR MEMORIAL

02.4 OVERALL MASTER PLAN

VISITOR EXPERIENCE, ACTIVITIES & AMENITY

- **District Level Play space**
- **Parklands View Point**
- **Nature Walk Sitting Areas**
- **Nature Walk Trail**
- **Public Toilet Block**
- **Sheltered Sitting Areas**
- **BBQ Areas**
- **Multi-Court**
- **Tennis Courts**
- **BMX Pump Track**
- **Market / Events Area**
- **Rebound Wall**

ACCESS AND MOVEMENT

- **Vehicle Access**
- Public (Bitumen) (4.0m Width)
- Occasional (Gravel) (3.0m Width)
- Car Parking
- **Entry Points**
- Vehicular Feature Entrance
- Vehicle
- Pedestrian / Cycling
- Pedestrian Crossing
- Accessible Footpaths (1.8m Width)
- Nature Walking Trail (1.0m Width)

CULTURAL LANDSCAPE, ECOLOGY AND CLIMATE RESILIENCE

- **New Indigenous Planting**
- Shrubs and Groundcover
- Proposed Trees
- Existing Trees
- Water Sensitive Urban Design / Drainage Solutions

- **Site Boundary**
- **Property Boundaries**
- **Fences**
- **Gates**
- **Miniature Railway Tracks**
- **Existing Septic Tanks**
- **Existing Lighting**


DEEP CREEK
CONSERVATION ZONE
ACTIVE RECREATION ZONE
MINIATURE RAIL ZONE
SOCIAL RECREATION ZONE
EVENTS AND COMMUNITY ZONE
BULLA RD
BULLA RD
BULLA RD
GREEN ST
GREEN ST
GREEN ST
CAHILL ST
BOURKE ST

02.5 MASTER PLAN ZONES

The research, engagement and design process has informed five zones which define the dominant use within that area.

These zones, also identified in the Visitor Experience Framework are:

- **Active Recreation Zone** includes the existing oval, tennis courts, new multi-court surface in the location of the southern two courts, northern car park and sports pavilion.
- **Social Recreation Zone** includes the new playground (in the approximate location of the existing play area) public toilets, potential BMX or Pump Track, rejuvenated court surface, BBQ's, shelters and seating and the main central car park.
- **Events and Community Zone** includes the Alister Clark Memorial Rose Garden, grassed market stall areas, Jack McKenzie community hall, Historic Shire Hall, unoccupied land to the rear of the church and land around the CFA facility.
- **Conservation Zone** includes the steeply sloping land to Deep Creek along the western edge of the Parklands and land adjacent the oval; proposed new walking tracks, viewing platform, educational signage and the opportunity to conserve and enhance endemic ecosystems.
- **Miniature Rail Zone** has a clear existing boundary and use, with potential to continue to enhance the ecological value of its landscape.
- Movement & Circulation: is not a zone on it own, but is an overarching layer that address the movement of people, vehicles, flora and fauna and water. It deals with site-wide infrastructure and can be a catalyst to improved services, maintenance and resilience.

The key actions on the following pages outline the proposed actions and projects that are proposed within the zones and across the whole site. Where they can be located on a plan they are shown with a number.

The accompanying precedent images and diagrams show what may be possible noting that detailed design is part of the next stage of realising the Master Plan vision.

02.6 VISITOR EXPERIENCE FRAMEWORK

Developing the Visitor Experience Framework helped inform the zones that have been used to focus activities and landscape treatments as well as understand the connections and relationships between them. The diversity of existing activities, the varied landscapes and rich cultural histories mean that a one-size-fits-all approach to the parklands is not appropriate. The size of the site and scope of proposed projects also means that improvements will be delivered in stages and having an established Master Plan can help ensure each action works together to improve the experience and sustainability of the Parklands.

There are some actions that influence the whole site and should be considered as part of all zones. These include the protection, recognition of and learning about the Wurundjeri Woi-wurrung cultural values, infrastructure elements like water management and drainage and vehicle and pedestrian movements and site-wide wayfinding and signage.

THE ACTIVE RECREATION ZONE

Focuses on supporting existing uses including the tennis club and dog off-lead walking as well as addressing the increasing demand for formal sports facilities within Hume. The current oval and pavilion, including the lack of toilet and change facilities, lighting and seating significantly restricts the groups who can utilise this excellent asset.

ACTIONS

The plan proposes opening up access between the social recreation zone and conservation zone, upgrading the oval, upgrading sports pavilion for larger team use and associated facilities, maximising the usability of the degraded courts (x 2) and re imagining the area south of the tennis club with new multi-use court surface and markings and formalising the existing large and inefficient car park. This will provide a level of service that can support the growing local and wider Hume community.



THE SOCIAL RECREATION ZONE

Focuses on providing a wide range of activities and opportunities for connection and recreation appropriate for a District level park. Existing play infrastructure, while much loved, has reached the end of its functional life and shelter and BBQ facilities are inadequate.

ACTIONS

The plan proposes a new, thoughtfully designed playground that embeds elements of nature play and is designed to be inclusive of all ages and abilities. The existing tennis court is proposed to transform into a junior pump/BMX track and more shelters, seating and BBQ facilities will be delivered. Car parking will be refined to reduce vehicle and pedestrian conflicts and maximise the area available for recreation.



THE CONSERVATION ZONE

Focuses on continuing to support the management and preservation of Country, healthy waterways and water rights, cultural heritage, delicate ecological landscapes including the Ecological Vegetation Class 55: Plains Grassy Woodland which is listed as endangered in the Victorian Volcanic Plains Bioregion. The zone will provide opportunities for education and truth-telling, redressing the balance from the emphasis on colonial history with the parkland. It is also the location of one of the highest points of the park and offers views across the Nature Reserves, Deep Creek and beyond to the rolling hills of Bulla. Diggers Rest and Sunbury.

ACTIONS

The plan proposes a sensitive approach that protects Deep Creek and connected waterscapes, rehabilitation of Country, increases visibility of Country and supports the ongoing care of the ecology while opening up opportunities to experience the landscape and learn about the local plants, animals and stories of the surrounding area.



THE EVENTS AND COMMUNITY ZONE

Focuses on supporting existing uses like the Bohemian Markets and the heritage Shire Hall and Rose Garden. Some of these attractors are separated from the main area of the park by distance and a lack of safe, pleasant paths.

ACTIONS

The plan proposes a network of paths, including improved access along Green Street, that encourages visitors to explore the whole parkland. There is opportunity to incorporate signage, art, cultural stories and increased area for smaller gatherings and events by considering existing leases and landholdings. The landscape palette may draw from the character of the bluestone buildings, rose garden and stockyards



MINIATURE RAIL ZONE

Focuses on enhancing the ecological value of the miniature rail zone, this will be achieved through collaboration with the authorities and community members

ACTIONS

The plan proposes on incorporating more indigenous planting and reducing pest species, and providing fencing to promote security within the miniature rail zone and maintain the area's character. The existing bbq shelters should continue to provide amenity for miniature rail enthusiasts.



02.7 ACTIVE RECREATION ZONE



Active Recreation Zone

02.7.1 ACTION

VISITOR EXPERIENCE, ACTIVITIES & AMENITY

1. Delineate fencing around the northern and western edges of the oval using low marker fencing to define sports surface and dog off-lead zone
2. Provide supplementary signage on the southern side of the oval to inform community on the use of the oval for off-lead activities during organised sports activities
3. Investigate expanding the footprint of the oval to the east or west to accommodate expanded sports use including seniors cricket and football
4. Install lighting to the oval allowing for increased utilisation. Provide 100 lux LED sports lighting to Australian Standards to support increased participation in organised sport and active community recreation.
5. Provide 6 x seats around the oval, 1 on the western edge, 3 between the car park and oval on the eastern edge and 2 closer to the pavilion
6. Support the continued use of the four high quality tennis courts including surrounding seating and pathways
7. Refurbish the southern two courts to provide access to a wider variety of activities including line marking for a variety of casual ball sports such as pickle ball, handball, half court basketball, netball
8. Tennis Centre pavilion to be optimised for community events in the next 5 years
9. Investigate the addition of a rebound wall within the half court, ensuring visibility lines are maintained from the street and proposed toilet.
10. Investigate locations for art or murals by local artists on walls or identified surfaces.

ACCESS AND MOVEMENT

11. Formalise car park markings within gravel car park to maximise car park numbers and traffic flows (providing 57 car parks), include planting to increase shade and discourage hoon behaviour.
12. Install permeable barriers such as bollards or sections of post and rail fencing to delineate vehicle zones and restrict vehicle movements outside of the designated car park area
13. Relocate existing rubbish cage adjacent to the car park to allow for easy refuse pickup.

    This is essential to increase the usability of the oval and improves connections to the car park
14. Advocate for the relocation of the communications cabinet associated with the telco pole placing it to the east of the pole. This is essential to increase the usability of the oval and improves connections to the car park

    And relocate tank to the NE corners of tennis court. Investigate the potential for another small parkland space / reinvigoration of this park entrance.
15. Retain the northern access path to the telco pole at the north west corner of the oval and incorporate this into the overall path network (defined further within the Conservation Zone actions)
16. Investigate expanding the pavilion to meet the needs of the sporting teams and sporting clubs utilising the tennis courts and the upgraded oval, this may be through expansion of the existing building or construction of a new building
17. Formalise car park markings within the car park adjacent the pavilion and restrict pavilion car parking for designated users only
18. Review and amend fencing location and height to serve the proposed refurbished courts to allow for easy access, wider usage and safety

CULTURAL LANDSCAPE, ECOLOGY AND CLIMATE RESILIENCE

19. Establish garden beds around existing trees and in existing grassed areas that are not utilised for human movement or events and install a planting palette such as the Woody Meadows, which are low maintenance (similar to mowing grass) naturalistic plantings that use Australian shrublands as template to create beautiful, diverse plantings of woody shrubs that attract pollinators.

Hume City Council Standards are preferred:

- *Sports fencing, seats, bollards, multi-use courts, garden beds and edging, sports lighting, footpaths (min 1.8m) drinking fountains and dog bowls, planting palette*

Site-specific design may be appropriate:

- *New/expanded sports pavilion, innovative approach to gravel car park line marking, social seating elements, woody meadows planting palette may be appropriate*

02.7.2 PRECEDENTS & IMAGERY



Figure 14: Multi-use courts should utilise existing compacted surface of the tennis courts and incorporate a range of line marking and basket configurations Image:Newport Youth Space Multi Use Area (Courtcraft)



Figure 15: Install sports lighting to the oval to allow for increased utilisation



Figure 16: Bollards and fence elements integrated with landscape Image: Hume Standards



Figure 17: Complete the fencing around the oval Image: Bulla Oval



Figure 19: Utilise robust natural materials and integrate level changes in seating elements around multi-use courts and the oval to encourage social spaces



Figure 20: Delineate car parking bays within the gravel surface to retain the character of the parklands while increasing car park efficiency

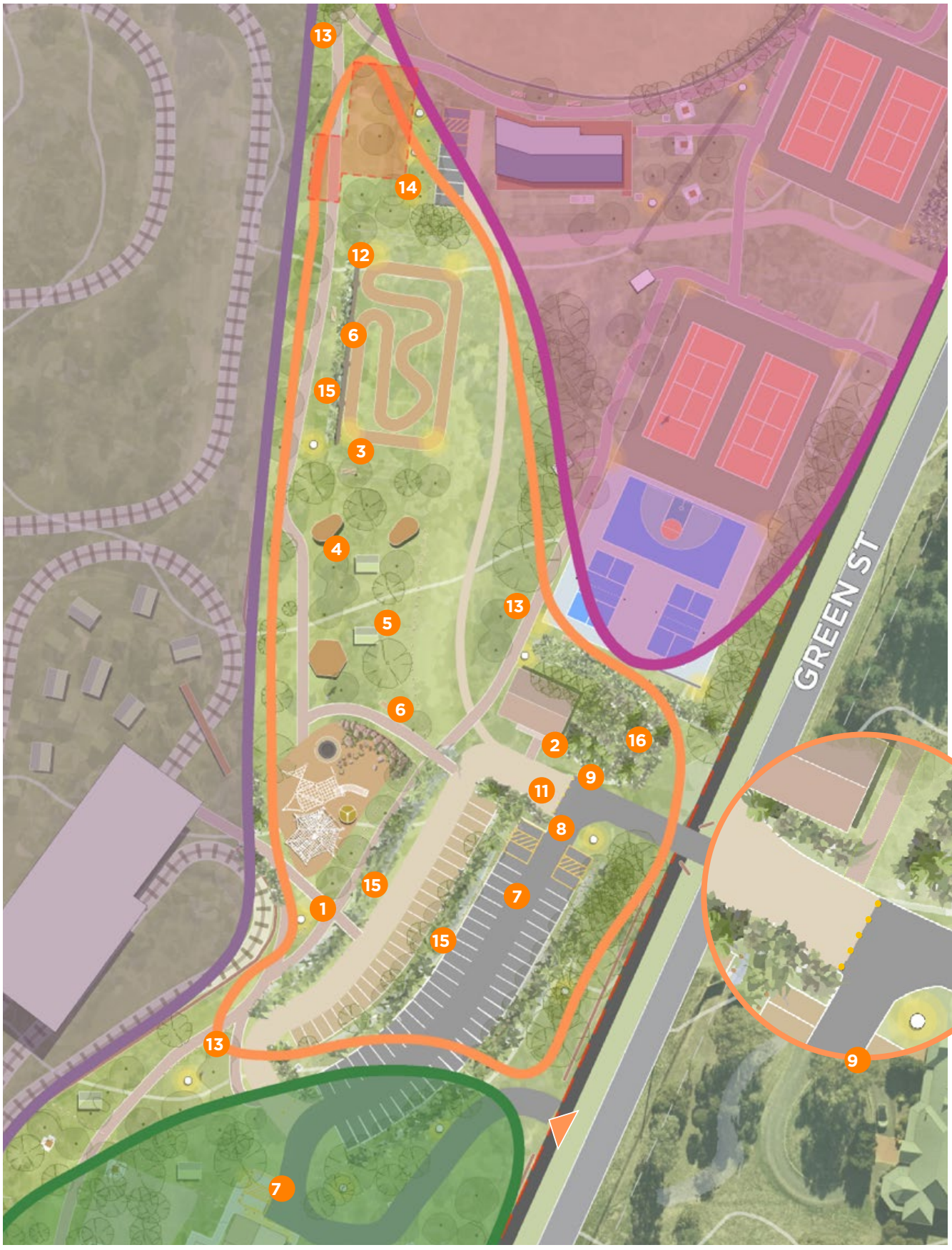


Figure 18: Investigate expanding the pavilion to accommodate a range of users Image: Tidlangga Sport Pavilion - DesignInc



Figure 21: Integrate walking paths around the oval with links to the Conservation Zone Image Lizard Log Playground (McGregor Coxal)

02.8 SOCIAL RECREATION ZONE



Main Vehicle Feature Entrance

Social Recreation Zone

02.8.1 ACTION

VISITOR EXPERIENCE, ACTIVITIES & AMENITY

1. Design and deliver an inclusive and accessible district-level play space that features elements for all ages and abilities and incorporates nature play. The design will build on the character of parklands.
2. Install a centrally located new public toilet that is within easy access and viewlines of the playground, the multi-use court and Green Street.
3. Repurpose the existing public tennis court area for a pump track or BMX track suitable for junior riders, investigate the opportunity to utilise existing infrastructure
4. Provide an additional two seating shelters in reasonable proximity to the playground
5. Provide a public BBQ with the picnic/shelter area
6. Locate new seats along path networks and in locations that allow for observation of the pump track, the multi-use courts and play area

ACCESS AND MOVEMENT

7. Formalise car park markings within the main car park providing 57 spaces inlcluding bicycle parking loops and maintaining the accessible parking bay adjacent to the Jack McKenzie Community Centre. Design car park with provision for allocated pedestrian paths within the car park to minimise conflict between pedestrians and vehicles.
8. Provide guidance on car park locations within the overflow car park between the main car park and the playground using embedded timber, cats eyes or wheel stops to retain the gravel surface but prevent inefficient use of the space during peak times
9. Install removable bollards on access roads at locations that confine daily use to the main car park
10. Define edges of existing gravel access roads to minimise the extent of compacted gravel surface ensuring emergency vehicle access is accommodated
11. Install permeable barriers to delineate vehicle zones and restrict vehicle movements outside of the designated car park area. Removable bollards to allow overflow parking and accessible by key access for tennis and model rail club members.
12. Use rural-style post and rail fencing to help guide movement and delineate areas including around garden beds and around the pump/BMX track
13. Create new accessible paths linking the play area with surrounding activities including the multi use court, toilet, community building, rose garden, oval, northern car park and Conservation Zone
14. Investigate the long term relocation of the model railway club to ensure pedestrian accessibility across the site and a high quality amenity offering for members that includes improved accessibility, safety and compatible surrounding uses

CULTURAL LANDSCAPE, ECOLOGY AND CLIMATE RESILIENCE

15. Deliver a mix of engineered/piped drainage and Water Sensitive Urban Design (WSUD) drainage solutions to minimise site erosion. Where there are pedestrian paths crossing drainage flows these should generally be piped solutions, WSUD solution is appropriate in between the main car park and the overflow car park, to the west of the pump/BMX track.
16. Establish garden beds around existing trees and in existing grassed areas that are not utilised for human movement or events and install a planting palette such as the Woody Meadows, which are low maintenance (similar to mowing grass) naturalistic plantings that use Australian shrublands as a template to create beautiful, diverse plantings that attract pollinators

Hume City Council Standards are preferred:

- *Some off-the-rack play elements may be appropriate, BBQs and BBQ shelters, drinking fountains, path widths (1.8m) design and materials, garden beds and edging, public toilet (may have a feature cladding), bollards, removable bollards, car park, planting palette*

Site-specific design may be appropriate:

- *Pump track/BMX to provide successful junior riding with the space allocated, woody meadows planting palette may be appropriate*

02.8.2 PRECEDENTS & IMAGERY



Figure 22: District level playground integrating nature play and traditional elements
Image David Hannah, Royal Park Nature Playground



Figure 23: Integrate WSUD into car park and along pathways to manage water flow, minimise erosion



Figure 24: Delineation gravel car parking
Image Seymour Resource Recovery Centre, Source: LatStudios



Figure 25: Consider Woody Meadows planting in new garden beds to replace dirt/much/bare areas to encourage pollinators and reduce maintenance



Figure 26: Incorporate images and play into paths and other landscape elements Image Colleges Crossing LatStudios



Figure 27: Consider rurla style fencing to guide movement and delineate spaces



Figure 28: Integrate pump track/bike play with surrounding landscape
Image Wylde and Wildlife



Figure 29: Design shelters in keeping with the bushland rural character to provide additional shade around play area and BBQs
Image - Lizard Log Playground McGregor Coxal



Figure 30: Locate shelters throughout the park to promote a wider use and enjoyment of the parkland

02.9 EVENTS & COMMUNITY ZONE



Events & Culture Zone

02.9.1 ACTION

VISITOR EXPERIENCE, ACTIVITIES & AMENITY

1. Jack McKenzie Community Hall facilities to be optimised for increased community events in the next 5 years. Investigate upgrading Jack McKenzie Hall kitchen to commercial Kitchen standard.
2. Support the continuation of the existing Bohemian Market and advocate for new events to be hosted within the parklands that may include things like Show and Shine car gatherings, seasonal markets, and community events

   Grade and maintain grassed area, in particular around the septic infrastructure to provide a safe and even space for temporary events including market stalls
3. Plan for key event infrastructure in locations to support activities such as weddings, markets, music, food trucks such as wifi, electricity, water.
4. Remove or reinterpret the existing stockyards and reuse the timbers for signage, fencing and/or art installations along the path network to retain the 'sense of place'
5. Support the memorial garden developed by the CFA and seek to integrate the intent into the broader park network, including expanding the garden
6. Provide seating along the path to allow people to sit and enjoy the landscape
7. Land tenure issue to be resolved and advocate for the purchase of the rear portion of Church land to deliver increased open space within the Events and Community Zone
8. Support the use of the Church building by private enterprise
9. Enhance the high profile frontage to the site through the use of large signage integrated with art work.

ACCESS AND MOVEMENT

10. Collaborate with the CFA to allow the path network to pass through their leased area to ensure connectivity across the parkland. This may include re-drawing the boundary to provide more 'road-adjacent land' appropriate for their essential operations
11. Define edges of existing gravel access road to Miniature Rail car park to minimise the extent of compacted gravel surface ensuring emergency vehicle access is accommodated
12. Install permeable barriers such as bollards or sections of post and rail fencing to delineate vehicle zones and restrict vehicle movements outside of the designated access route
13. Formalise car park for the Rose Garden volunteers adjacent to the garden

CULTURAL LANDSCAPE, ECOLOGY AND CLIMATE RESILIENCE

14. Increase tree canopy coverage across the site ensuring proposed trees do not negatively impact on the ability to host events
15. Develop an art and culture trail leading from the Rose Garden through to the playground. This trail may host art, culture and educational installations that explore the history of the site and the area
16. Celebrate the culture and built fabric of this zone including bluestone, stock yard timber, dry-stone walls and rose garden, to enhance sense of place
17. Deliver a mix of engineered/piped drainage and Water Sensitive Urban Design (WSUD) drainage solutions to minimise site erosion. Where there are pedestrian paths crossing drainage flows these should generally be piped solutions.
18. Establish garden beds around existing trees and in existing grassed areas that are not utilised for human movement or events

Hume City Council Standards are preferred:

- *Path widths (1.8m) design and materials, drinking fountains, garden beds and edging, bollards, removable bollards, car park, access road (gravel), planting palette*

Site-specific design may be appropriate:

- *Educational Signage, art and culture along the trail, re-use of built form fabric such as the stockyards timber, and drystone walls, woody meadows planting palette may be appropriate*

02.9.2 PRECEDENTS & IMAGERY



Figure 31: Shire Hall bluestone heritage building

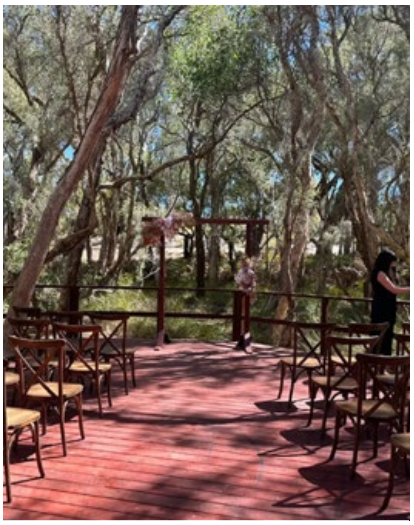


Figure 32: Outdoor function facilities



Figure 33: Native garden character



Figure 34: Melia azedarach deciduous planting



Figure 35: Sculpture at night



Figure 36: Trail network



Figure 37: Native garden character



Figure 38: Hardy mass planting (Westringia shrubs)



Figure 39: Eremophilia Groundcover



Figure 40: Woody meadow planting



Figure 41: Basalt rockwalls



Figure 42: Sculpture trail

02.10 CONSERVATION ZONE



Views of Deep Creek over the Quartz Nature Reserve

Quartz Nature Reserve Landscape

Conservation Zone

02.10.1 ACTION

VISITOR EXPERIENCE, ACTIVITIES & AMENITY

1. Investigate the opportunity for a lookout at the highpoint of the parkland that provides views out over the Quartz Nature Reserve, Gold Hill Nature Reserve and Deep Creek.
2. Develop a wayfinding and signage plan that includes information about the area including Wurundjeri Woi-wurrung culture. stories and indigenous language names, information about the different ecological areas and the flora and fauna of the area

ACCESS AND MOVEMENT

3. Investigate the opportunity to deliver a trail adjacent to the Miniature Rail hillside boundary that creates a connected route around the whole Parkland linking back to Bulla Road
4. Investigate opportunities to extend the path network down to Deep Creek noting that this is extremely steep and any path would not allow for equitable access and must be designed to minimise erosion of the hillside

CULTURAL LANDSCAPE, ECOLOGY AND CLIMATE RESILIENCE

5. Investigate the opportunity for a nature trail within the Conservation Zone that provides opportunities to experience the biodiversity, typography and geology of the area
6. If outlook is constructed, the materials, footings and exact path and lookout location will be guided by ecological surveys to avoid any damage to sensitive ecologies and may include exclusion/no go areas, elevated boardwalks and meandering routes to ensure the protection of the conservation area
7. Biodiversity enhancement within the Conservation Zone will be in accordance with the ecological guidance which may exclude further canopy trees
8. Continue to work with authorities to reduce pest species
9. Consider hillside planting to reduce water run-off and erosion
10. Ensure any planting and earthworks within the Active Recreation Zone and the Conservation Zone considers overland flows and seeks to mediate flows southward by retention and absorption
11. Develop a park brand identity that reflects the parkland's character, cultural and ecological values and applying it across wayfinding, signage and communication.

Hume City Council Standards are preferred:

- *This zone may allow for some limited standard elements such as bollards to the paths entries*

Site-specific design may be appropriate:

- *Planting palette to be directed by ecological advice, in general the trail design should follow guidelines such as 'Guidelines for trail planning, design and management' prepared by Parks & Leisure to ensure they are well considered. This includes width, materials, level changes, signage and management.*
- *The lookout will be site responsive and comply with safety standards.*
- *Materials such as 75-100mm Depth 'Castella pathmaster toppings' on a 50-75mm crushed rock base with no edging may be appropriate*

02.10.2 PRECEDENTS & IMAGERY



Figure 43: Interpretive Signage



Figure 44: Elemental materials



Figure 45: Grassland plantings



Figure 46: Interpretive Signage



Figure 47: Elevated walks



Figure 48: Traditional owner educative trails



Figure 49: Seating elements



Figure 50: DDA Compliant pathways



Figure 51: Educational trails



Figure 52: Accessible Lookout



Figure 53: Habitat conservation



Figure 54: Integrated interpretive elements

02.11 MINIATURE RAILWAY ZONE



Miniature Railway Zone

02.11.1 ACTION

VISITOR EXPERIENCE, ACTIVITIES & AMENITY

1. Advocate for and collaborate with the Miniature Rail community to extend the platform allowing for longer trains to operate and providing all-weather shelter
2. Collaborate with the Miniature Rail community to maintain perimeter fencing that enhances the character of the Parkland and provides the appropriate security
3. Advocate for better on street tourism signage for visitors
4. Develop a park brand identity that reflects the parkland's character, cultural and ecological values and applying it across wayfinding, signage and communication.

CULTURAL LANDSCAPE, ECOLOGY AND CLIMATE RESILIENCE

5. Collaborate with the Miniature Rail community to enhance ecological value of the site including incorporation of indigenous planting palettes to support the Conservation Zone
6. Continue to work with authorities and collaborate with the Miniature Rail to reduce pest species

Hume City Council Standards are preferred:

- *Planting palette, fences, entry gates, bollards*

Site-specific design may be appropriate:

- *Platform and station modifications, Woody Meadows planting palette may assist in soil stabilisation and reduction in mowing/ maintenance*

02.12 MOVEMENT & CIRCULATION



02.12.1 ACTION

1. Develop a site-wide plan for signage and wayfinding that provides information about the parkland including culture, history, geology, flora and fauna (signage may form part of an education trail) as well as information on activities and surrounding destinations to expand the knowledge of the local area
2. Human movement including walking and wheeling will be prioritised around the site with internal pathways designed for equitable access where possible (excluding trails through steep land in the Conservation Zone). People and sensitive ecological zones will have priority over cars
3. Vehicle circulation around the site will confine daily movements to selected areas including the main car park and the oval car park allowing for over 100 useable spaces. Lease holders will have access to gravel roadways and car parks appropriate for the activity and may have secure access points
4. Overflow car parking and event car parking will be provide partially on site (to the west of the main car park) and on-street along Green Street
5. Investigate a safe pedestrian crossing across Green Street at the intersection of Bulla Road to encourage walkability and connections to the local community including the bus stop on Bulla Road

   Design for future connections through signage and footpath/cycle path upgrades to surrounding destinations and attractions including:
6. Develop a site-wide plan for water including retention, flows, erosion. This may include engineered solutions in car parks, around pedestrian paths and along Green Street and will also incorporate WSUD where practical. Where there are pedestrian paths crossing drainage flows these should generally be piped solutions
7. Upgraded footpaths along Green Street for improved safety and accessibility (min 1.2metres preference for 1.8metres) in combination with piped stormwater drainage solutions
8. Signage and wayfinding for the Melbourne airport aircraft viewing area - 2.9km to the east
9. Signage and wayfinding for the Living Legends and Woodlands Homestead – 3.8km to the east.
10. Signage and wayfinding for the the Woodlands Historic Park (Parks Victoria) – 5.4km to the north east
11. Signage and wayfinding for the Trap Street Reserve and the Bulla Road Bridge – 600m to the west

MOVEMENT AND CIRCULATION:

Pedestrian access

- Main pedestrian path network
- Possible future nature trail (subject to further investigation)

Vehicular access

- Daily vehicle access and parking
- Event / intermittent vehicle access and parking
- Emergency Services and tenant vehicle access

Regional Attractions

- Signage and wayfinding to nearby destinations

Hume City Council Standards are preferred:

- *Bitumen road surface and main car park, secondary access roads and northern car park- Bonded Granitic Gravel, overflow car park – Granitic Gravel, piped drainage through the reserve to water authority approval, internal path design and materials, Green Street upgraded to kerb and channel on the western side and footpath improvements (min 1.2m preferred 1.8m wide footpath)*

Site-specific design may be appropriate:

- *Signage and wayfinding may be site specific and could be done in collaboration with Wurundjeri Woi-wurrung or artists*

02.12.2 PRECEDENTS & IMAGERY



Figure 55: Incorporate WSUD into landscape design to manage overland flows



Figure 57: Kerb and Channel Detail



Figure 56: Pedestrian Footpath Treatment



Figure 58: Board walk Treatment



Figure 59: Board walk Treatment

03 IMPLEMENTATION

03.1 IMPLEMENTATION PLAN

The actions listed below are all subject to available funds and future Council capital works and operational funding bids; with the exception of the playspace and public toilets which will be funded through ongoing Council programs.

This masterplan will provide the strategic basis for grant applications and partnerships to progressively deliver the various improvement actions.

Action #	Action	Zone and Plan Reference						Masterplan Principle Alignment			Open Space Strategy Alignment			Priority
		Active Recreation	Social Recreation	Events and Community	Conservation	Miniature Railway	Movement and Circulation	Visitor Experience, Activities and Amenity	Access and Movement	Landscape Ecology and Climate Resilience	Protect	Optimise	Grow	
LAND TENURE														
1	Advocate for the purchase of the rear portion of Church land to deliver increased open space within the Events and Community Zone.			7										high
2	Advocate for the relocation of the communications cabinet associated with the telco pole placing it to the east of the pole. This is essential to increase the usability of the oval and improves connections to the car park.	14												medium
3	Investigate the long term relocation of the Sunbury Model Railway Club to enable a path network across the parkland; and to provide the group improved accessibility, safety and compatible surrounding uses.		14											medium
4	Collaborate with the CFA and Miniature Rail to enable a path network across the parkland. This may include re-revising the lease boundary to provide more 'road-adjacent land' appropriate for their essential operations.			10										high
OPEN SPACE INFRASTRUCTURE														
5	Design and deliver a district-level play space that features elements for all ages and abilities and incorporates nature play. The design will build on the character of parklands.		1											high
6	Install a centrally located new public toilet that is within easy access and viewlines of the playground, the multi-use court and Green Street.		2											high
7	Provide two additional picnic shelters, one to include a public BBQ.		4,5											high
8	Investigate expanding the footprint of the oval to the east or west to accommodate expanded sports use including seniors cricket and football.	3												medium
9	Delineate fencing around the northern and western edges of the oval using low marker fencing to define sports surface and dog off-lead zone.	1												medium
10	Refurbish the southern two courts to provide access to a wider variety of activities including a rebound wall and line marking for casual ball sports such as pickle ball, handball, half court basketball, netball. Ensure visibility is maintained from the street and proposed toilet.	7,9												medium
11	Repurpose the existing public tennis court area for a pump track or BMX track suitable for junior riders, investigate the opportunity to utilise existing infrastructure.		3											high

Action #	Action	Zone and Plan Reference						Masterplan Principle Alignment			Open Space Strategy Alignment			Priority
		Active Recreation	Social Recreation	Events and Community	Conservation	Miniature Railway	Movement and Circulation	Visitor Experience, Activities and Amenity	Access and Movement	Landscape Ecology and Climate Resilience	Protect	Optimise	Grow	
12	Prioritise pedestrian access throughout the Parklands through provision of a path network including: - links between key activities and destinations including the playspace, toilet, community hall, oval, rose garden, conservation zone, miniature rail and carparks. - a circuit path around the oval - accessible path standard where the site features permit - an art and culture trail between the rose garden and playspace incorporating art, culture and educational installations that explore the history of the area - a nature trail within the conservation zone which provides opportnities to experience the biodiversity, typography and geology of the area - investigate provision of a trail adjacent to the Miniature Rail hillside boundary that creates a connected route around the whole Parkland linking back to Bulla Road - Investigate future provision of a trail linking to down to Deep Creek, noting slope limitations		13	15	3,4,5		2							medium
13	Construct a lookout at the highpoint of the parkland that provides views out over the Quartz Nature Reserve, Gold Hill Nature Reserve and Deep Creek subject to ecological investigation. The route will avoid damage to the conservation area, and may include elevated boardwalks and exclusion zones.				1,6									low
14	Provide additional seating for gathering and rest throughout the site, including:- regularly along the new path network- around the oval- for carers overlooking of the pump track, the multi-use courts and play area.	5	6	6										high
15	Upgrade and extend fencing throughout the Parklands where required, including: - use rural-style post and rail fencing to guide movement and define areas such as planting beds and the pump/BMX track - amend existing chainmesh fencing location and height as part of the multiuse-court to enable public access and safety - collaborate with the Miniature Rail community to maintain perimeter fencing that enhances the character of the Parkland and provides the appropriate security.	18	12			5								high
16	Increase tree canopy coverage across the site to increase shade and reduce water runoff, while ensuring proposed trees do not negatively impact on the ability to host events or restore indigenous ecosystems.			14	9									high
17	Grade and maintain grassed area, in particular around the septic infrastructure to provide a safe and even space for temporary events including market stalls.			2										high
18	Establish garden beds around existing trees and in existing grassed areas that are not utilised for human movement or events and install a planting palette such as the Woody Meadows, which are low maintenance (similar to mowing grass) naturalistic plantings that use Australian shrublands as template to create beautiful, diverse plantings of woody shrubs that attract pollinators.	19	16	18										medium
19	Collaborate with the Miniature Rail community to enhance ecological value of the site including incorporation of indigenous planting palettes to support the Conservation Zone.					2								high

Action #	Action	Zone and Plan Reference						Masterplan Principle Alignment			Open Space Strategy Alignment			Priority
		Active Recreation	Social Recreation	Events and Community	Conservation	Miniature Railway	Movement and Circulation	Visitor Experience, Activities and Amenity	Access and Movement	Landscape Ecology and Climate	Protect	Optimise	Grow	
20	Relocate existing rubbish cage adjacent to the car park to increase access and usability of the oval, while maintaining access for waste collection.	13												medium
21	Develop a site wide lighting strategy that enhances safety, legibility, and usability of the site without adversely impacting on the ecology. This may focus lighting on the main car park and around the public toilet at all times of the year, and along the path network (excluding the Conservation Zone) during the darker winter months up until 8pm.													medium
22	Install lighting to the oval allowing for increased utilisation. Provide 100 lux LED sports lighting to Australian Standards to support increased participation in organised sport and active community recreation.	4												medium
COMMUNITY INFRASTRUCTURE														
23	Investigate expanding the pavilion to meet the needs of the sporting teams and sporting clubs utilising the tennis courts and the upgraded oval, this may be through expansion of the existing building or construction of a new building.	16												medium
24	Jack McKenzie Community Hall facilities to be optimised for increased community events in the next 5 years. Investigate upgrading Jack McKenzie Hall kitchen to commercial Kitchen standard.			1										high
25	Plan for key event infrastructure in locations to support activities such as weddings, markets, music, food trucks such as wifi, electricity, water.			3										medium
26	Advocate for and collaborate with the Miniature Rail community to extend the platform to allow additional carriages to operate.					1								high
ROADS AND DRAINAGE														
27	Prepare a traffic engineering study to inform parking consolidation, to investigate limiting vehicle circulation around the site to selected areas including the main car park and the oval car park allowing for over 100 useable spaces. Lease holders will have access to gravel roadways and car parks appropriate for the activity and may have secure access points. Overflow car parking and event car parking will be provide partially on site (to the west of the main car park) and on-street along Green Street.						3							high
28	**Main carpark:** - Outside market/event days, consolidate parking to the bays nearest Green Street. Removable bollards accessible by key for tennis and model rail club members).- Provide sealed asphalt surface to bays nearest to Green Street- maintain the accessible parking bay adjacent to the Jack McKenzie Community Centre- provide an additional accessible park near the toilet and playspace- provide pedestrian paths within the car park to minimise conflict between pedestrians and vehicles- Provide markers to maximise parking capacity and traffic flow- including bicycle parking loops.		7,9, 11				4							high
29	**Northern/oval carpark:** Provide markers to maximise capacity and traffic flows (55 car parks); include bollards and planting to increase shade and discourage hoon behaviour.	11, 17												high
30	**Pavilion carpark:** Provide car park markers and restrict car parking to designated users only.	17												high

Action #	Action	Zone and Plan Reference						Masterplan Principle Alignment			Open Space Strategy Alignment			Priority
		Active Recreation	Social Recreation	Events and Community	Conservation	Miniature Railway	Movement and Circulation	Visitor Experience, Activities and Amenity	Access and Movement	Landscape Ecology and	Protect	Optimise	Grow	
31	Formalise a small car park for the Rose Garden volunteers adjacent to the garden.			13										medium
32	Install permeable barriers such as bollards or sections of post and rail fencing to delineate vehicle zones and restrict vehicle movements outside of the designated access route.	12	9,11	12										high
33	Define edges of existing gravel access roads to minimise the extent of compacted gravel surface ensuring emergency vehicle access is accommodated.		10											medium
34	Upgrade footpaths along Green Street for improved safety and accessibility (min 1.2metres preference for 1.8metres) in combination with piped stormwater drainage solutions.	F7					7							high
35	Investigate a safe pedestrian crossing across Green Street at the intersection of Bulla Road to encourage walkability and connections to the local community including the bus stop on Bulla Road.	F5					5							medium
36	Deliver a mix of engineered/piped drainage and Water Sensitive Urban Design (WSUD) drainage solutions to minimise site erosion. Where there are pedestrian paths crossing drainage flows these should generally be piped solutions, WSUD solution is appropriate in between the main car park and the overflow car park, to the west of the pump/BMX track.		15	17										high
37	Develop a site-wide plan for water including retention, flows, erosion. This may include engineered solutions in car parks, around pedestrian paths and along Green Street and will also incorporate WSUD where practical. Where there are pedestrian paths crossing drainage flows these should generally be piped solutions.						6							high
38	Ensure any planting and earthworks within the Active Recreation Zone and the Conservation Zone considers overland flows and seeks to mediate flows southward by retention and absorption.				10									high
SIGNAGE														
39	Provide supplementary signage on the southern side of the oval to inform community on the use of the oval for off-lead activities during organised sports activities.	2	8											medium
40	Develop a park brand identity that reflects the parkland's character and applying it across wayfinding, signage and communication.													high
41	Enhance the Bulla Road high profile frontage to the site through the use of large signage integrated with art work.			9										medium
42	Develop a wayfinding and signage plan that includes information about the area including Wurundjeri Woi-wurrung culture. stories and indigenous language names, information about the different ecological areas and the flora and fauna of the area Develop a site-wide plan for signage and wayfinding that includes: - history, geology, flora and fauna of the Parklands and the Deep Creek valley - local activities and destinations - Wurundjeri Woi-wurrung culture. stories and indigenous language names - post-colonial history These will support and arts and culture trail, and nature trail within the Parklands.				2,5		1							high
43	Advocate for better on street tourism signage for visitors.					3								high

Action #	Action	Zone and Plan Reference						Masterplan Principle Alignment			Open Space Strategy Alignment			Priority
		Active Recreation	Social Recreation	Events and Community	Conservation	Miniature Railway	Movement and Circulation	Visitor Experience, Activities and Amenity	Access and Movement	Landscape Ecology and Climate	Protect	Optimise	Grow	
ARTS, CULTURE AND COMMUNITY														
44	Investigate locations for art or murals by local artists on walls or identified surfaces.													low
45	Celebrate the culture and built fabric of this zone including bluestone, stock yard timber, dry-stone walls and rose garden, to enhance sense of place.			16										medium
46	Remove or reinterpret the existing stockyards and reuse the timbers for signage, fencing and/or art installations along the path network to retain the 'sense of place'.			4										medium
47	Support the memorial garden developed by the CFA and seek to integrate the intent into the broader park network, including expanding the garden.			5										high
48	Develop an art and culture trail leading from the Rose Garden through to the playground. This trail may host art, culture and educational installations that explore the history of the site and the area.			15										medium
MANAGEMENT AND ADVOCACY														
49	Support the continued use of the four high quality tennis courts including surrounding seating and pathways.	6												medium
50	Support the continuation of the existing Bohemian Market and advocate for new events to be hosted within the parklands that may include things like Show and Shine car gatherings, seasonal markets, and community events.			2										high
51	Support the use of the Church building by private enterprise.			8										low
52	Continue to enhance biodiversity within the Conservation Zone in accordance with ecological advice, which may exclude further canopy trees.				7									high
53	Collaborate with the Miniature Rail to enhance ecological value of their lease area to support the Conservation Zone , including incorporation of indigenous planting palettes					2								high
54	Continue to work with authorities and collaborate with the Miniature Rail to reduce pest species.				8	6								high
55	Design for future connections through signage and footpath/cycle path upgrades to surrounding destinations and attractions including Melbourne Airport, Living Legends & Woodlands Homestead, Woodlands Historic Park, Trap Reserve, Deep Creek and the Bulla Road Bridge.													low

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