

BULLA PARKLANDS MASTERPLAN

PRELIMINARY ISSUES AND OPPORTUNITIES

APRIL 2026

WHAT CAN BE IMPROVED AT BULLA PARKLANDS?

The following opportunities have been identified through site analysis and discussions with key park stakeholders. They have been prepared to prompt discussion on the possibilities for the future of Bulla Parklands during the first round of consultation.

Opportunities that can be spatially located on the map adjacent are **bold** in the following list:

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 **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 opportunities 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 (co-located with the play space).
- 9 Deliver access and awareness of the views from the Quartz Street elevated area down to Deep Creek and the surrounding landscape. Consider opportunities 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 and local residents.
- 12 **Review existing sports surfaces, facilities and usage to understand future community requirements.**
- 13 Integrate crime prevention design principles across site 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 to make it a destination for families, integrating the themes of the site (i.e. trains, ecology) and opportunities for nature play.**
- 17 **Better integration of the church building and lands into the parklands.**
- 18 Deliver more 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 opportunities at night time (e.g. 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 Golden Sun Moth 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.
- 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

- 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

Site boundary	Open space reserve	Playspace	Seat
Bus route	Landscaped area	Parkland buildings	Lighting
Bus stop	Carpark area	Fencing	Bin
Water	Sports surface	Artwork	

WHAT ARE THE CHALLENGES AT BULLA PARKLANDS?

The following issues and challenges have been identified through site analysis and discussions with key park stakeholders. They have been prepared to prompt discussion on possible challenging aspects of the site during the first round of consultation.

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 connected footpaths.
- 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 can be 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.**
- 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 mining.
- 23 Increasing weeds and invasive species across the landscape.
- 24 Grassed areas are uneven and unsafe.

CLIMATE AND RESILIENCE

- 25 Drainage across the site needs to be designed to protect buildings, manage water flows and create environmentally appropriate outcomes.
- 26 No existing sewerage connection results in numerous septic systems on site.
- 27 **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

- 28 Lack of connection with surrounding residential areas of Bulla and the town centre.
- 29 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.
- 30 Landscape and amenities on site do not integrate indigenous cultural heritage.
- 31 **The location of the war memorial next to the busy roundabout can limit its use for events and ceremonies.**
- 32 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).
- 33 **Playspace is nearing the end of its life and requires an upgrade.**



SITE ISSUES

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|---------------|--------------------|--------------------|----------|
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| Bus route | Landscaped area | Parkland buildings | Lighting |
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