



the place
to live



**BUNDOORA PARK
PRECINCT MASTER
PLAN 2013-2025**

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1

INTRODUCTION

Bundoora Park Precinct is one of Darebin's largest parcels of public open space supporting a variety of activities including an 18-hole golf course, series of play spaces, a heritage village, an historic home, a contemporary art gallery, an urban farm, walking tracks, a wildlife reserve, un-programmed open space and a natural bushland area. The State Government of Victoria owns Bundoora Park with Darebin City Council acting as the delegated Committee of Management.



The diversity of activities available at Bundoora Park Precinct creates an unique public parkland setting providing Darebin's residents and visitors with a variety of services and opportunities. The Precinct's activities are managed by several independent groups or teams within Council. In some cases, this style of management has led to a lack of cohesion and missed opportunities for collaboration within the Precinct.

The existing Bundoora Park Master Plan expired in 1998. Consequently, a new master plan is required to build on the successes of the past while creating a sustainable Bundoora Park Precinct for the future. Creating a cohesive vision and coordinated action plan will help Council and Darebin residents get the most out of Bundoora Park Precinct's range of activities while allowing Darebin City Council to maximise value for money with capital and operational spending.

1.1

PURPOSE OF REPORT AND METHODOLOGY

The purpose of this document is to establish a clear vision for the Bundoora Park Precinct and to create an action plan ensuring the vision can be delivered. The report presents a series of discussion points that start with the current state of the park and lead to opportunities and actions for social, cultural, environmental and economic sustainability. These findings are based on an analysis from consultation with key stakeholders and community, a business review of Bundoora Park Precinct, site analysis, a literature review (including policy review), benchmarking and a long-term strategic analysis.

1.2

KEY OBJECTIVES

The key objectives for the Bundoora Park Precinct Master Plan are to:

- Make the precinct well known (communication and coordination)
- Make the precinct easy to get to and around (permeability and circulation)
- Make the precinct worth visiting (experience).

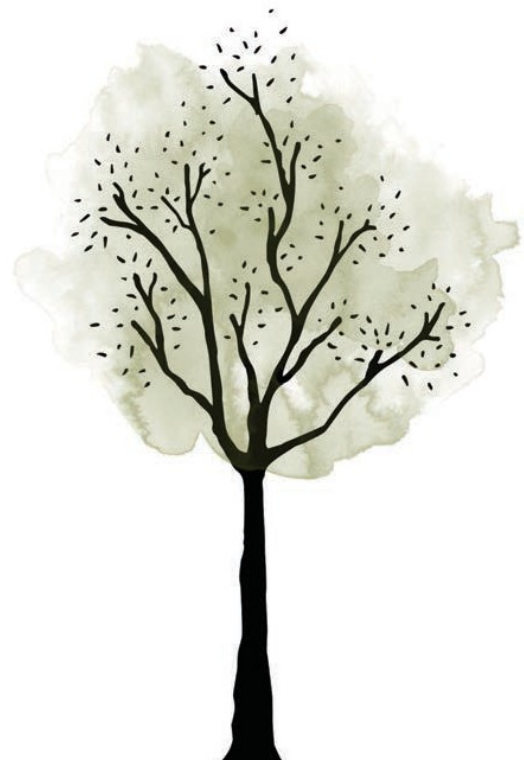


1.3

RELEVANT DOCUMENTS

The Bundoora Park Precinct Master Plan has been developed to respond to the imperatives of Council's key relevant policies including the:

Aboriginal Heritage Act
Community Health and Wellbeing Plan 2009–2013
Cooper's Settlement Business Plan
Council Plan 2013-2017
Creative Darebin Arts Strategy 2014-2020
Darebin Active and Healthy Ageing Strategy 2011–2021
Darebin City Council Stormwater Management Plan (under review)
Darebin Climate Change and Peak Oil Adaptation Plan 2009 - 2015
Darebin Council's Aboriginal Action Plan
Darebin Food Security Policy
Darebin Leisure Strategy 2010–2020
Darebin Open Space Strategy 2007–2017
Darebin Play Space Strategy 2010-2020
Darebin Sustainable Water Strategy 2007-2012 (under review)
Darebin Sustainable Water Use Plan (under review)
Unsolicited Proposals Policy
Urban Forest Strategy



2

VISION

In the Council Plan 2013-2017, Darebin: The Place to Live, a municipal wide vision is established for the municipality. Simply, it is to enhance the things that make Darebin a great place to live. To establish this, Council has developed six key goals for its numerous strategies, master plans and actions:

1. A vibrant city and innovative economy
2. A healthy and connected community
3. Sustainable and resilient neighbourhoods
4. A thriving and creative culture
5. Excellent service
6. Open and accountable democracy.

The vision established by this master plan for Bundoora Park Precinct is: Bundoora Park: The place to visit.

This vision will be accomplished through a collaborative partnership between Darebin City Council, State Government and the community.



3

EXISTING CONDITIONS

The Bundoora Park Precinct is a 180-hectare parcel of public open space located in the far northeast of the City of Darebin, accessible from Plenty Road, Bundoora approximately 14km from Melbourne's CBD (Figure 1). The precinct consists of Bundoora Park, Darebin's only regional park, Bundoora Park Golf Course, Coopers Settlement urban farm and Bundoora Homestead Arts Centre. Bundoora Park Precinct has been managed by Darebin City Council since the 1950s. Bundoora Homestead Arts Centre was transferred to Council control in 1995.





Snapshots of the Coopers Settlement, Bundoora Park Golf Course, and the Bundoora Homestead.



3.1

LANDSCAPE

Bundoora Park Precinct's most obvious feature is the expanse of native bush style parkland that is apparent from the road and unfolds upon entry rising to a high point at Mount Cooper. Several bushland conservation areas, including stands of some of the oldest River Red Gums (*Eucalyptus cameldulensis*) in the Melbourne area, exist within in the parklands. Entry into the Precinct is past a regeneration area dedicated to the River Red Gum. This sets the tone for the Bundoora Park Precinct in that all of the activities are nestled within this protected, natural area. The primary landscape character of the park is turf punctuated by stands of mature trees and understory planting.

A parcel of land this size in the urban context is valuable from an ecological, cultural and recreational perspective and has increasing value within urban Melbourne as development and recreational perspective and has increasing value within urban Melbourne as development and densification continues. Any activities taking place within the Precinct or actions arising from this master plan should be seen through the lens of preserving, protecting and enhancing this natural asset.

Much of the European history of the parklands has been documented, but the full context in which the land is significant to various cultural groups inclusive of the **Wurundjeri is not fully understood. It is assumed, however that areas within the parklands have rich and culturally significant history.** Several sites are known to have aboriginal cultural heritage. This heritage must be respected in any future developments or activities within the precinct.

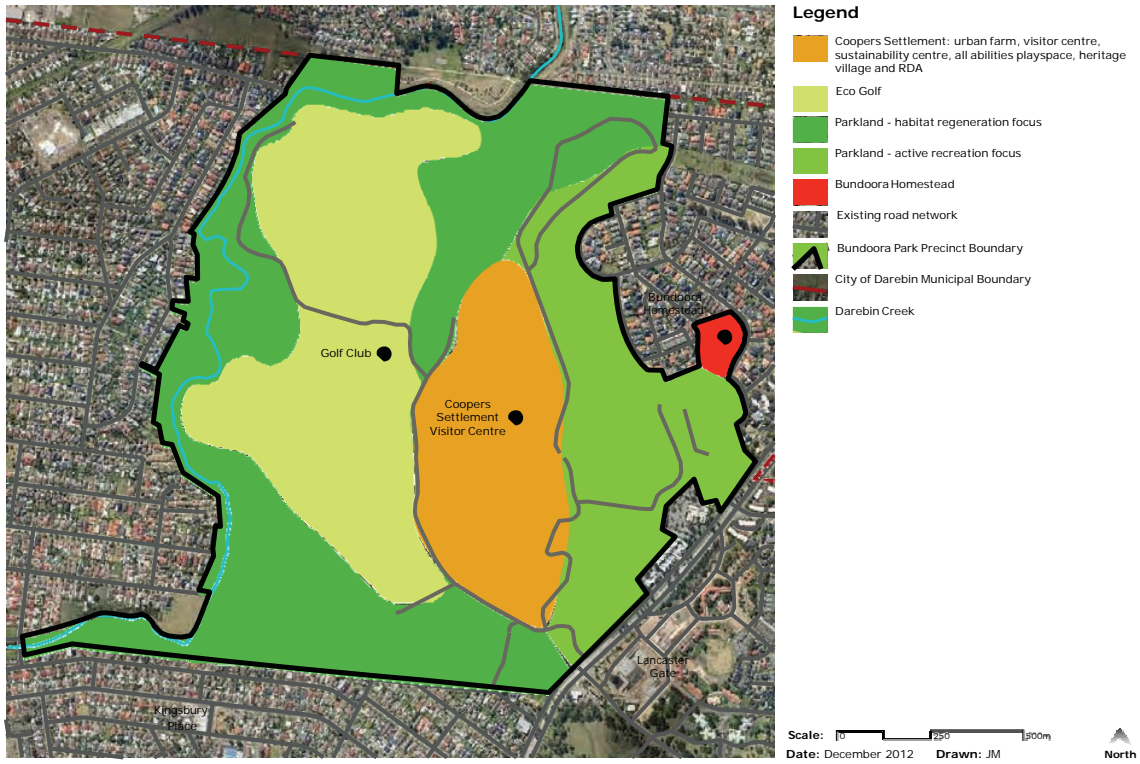




A reflection of the
European and Aboriginal
History.



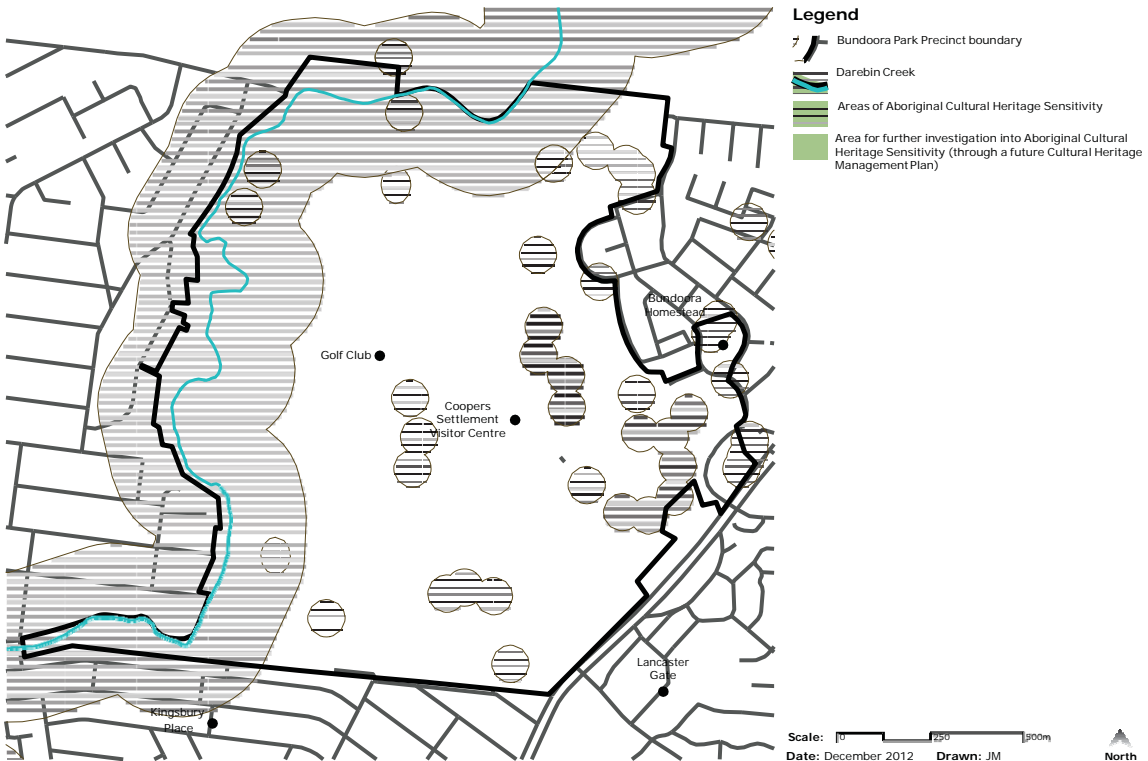
FIGURE 1 - BUNDOORA PARK PRECINCT CURRENT ZONES OF USE



Bundoora Park Precinct Masterplan

Key Activity Precincts

FIGURE 2 - NATURAL HERITAGE AND CONSERVATION AREAS WITHIN BUNDOORA PARK PRECINCT



Bundoora Park Precinct Masterplan

Cultural Heritage

3.2

COMMUNICATION & COORDINATION

Signage and branding for Bundoora Park is not consistent with two sets of branding and several types and hierarchies of signage. Excluding the Bundoora Homestead Arts Centre, a recognisable logo is used on publicity materials, uniforms, signage and letterhead for each of the respective activity areas within the Bundoora Park Precinct with slight differences to identify the particular zone (e.g. parklands, urban farm). The Bundoora Homestead Arts Centre has a separate system of branding that visually sets it apart from the rest of the Precinct.

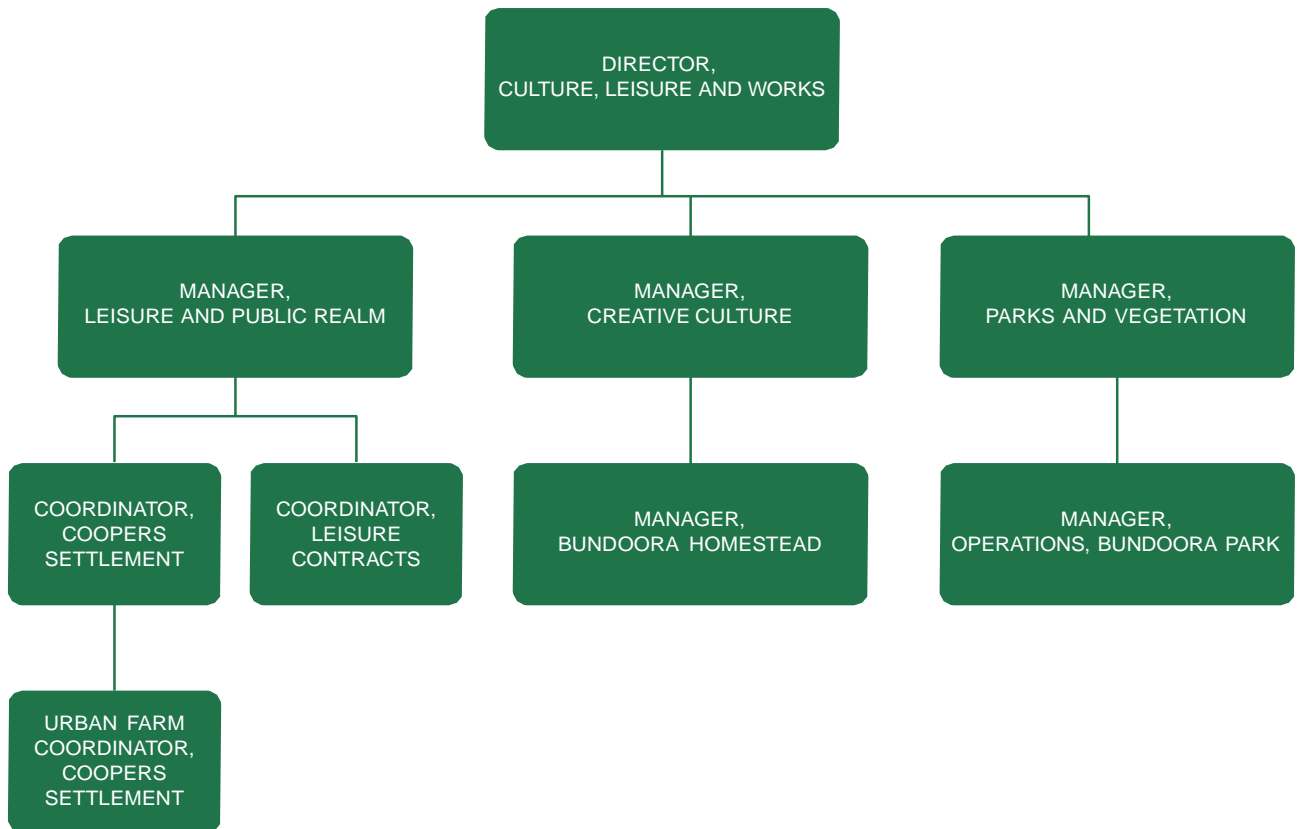
Entry signage from the main entry points on Plenty Road is nondescript and does not provide the passing motorist or first time visitor a clear and consistent indication as to what activities are offered or where they are located within the parklands. Nor does the entry or any of the public facilities display or include any signage or Council acknowledgement of the Wurundjeri people as the traditional owners and custodians of the land on which the parklands are located.

Upon entry to Bundoora Park, circulatory signs are present but poorly located, at times misleading, differing in age, styling and appearance. The main activity zones do not have consistent signage or branding to identify them. Existing signs are not reflective of the Darebin suite of signage and that which might be proposed in terms of Darebin branding.

The precinct's main activities are overseen by 3 separate Council Managers under one of the four Directorates within Darebin City Council (Figure 4). Despite the close proximity each of the main activity zones, each area functions independently with separate budgets, goals, drivers and operational requirements. Although some resource sharing occurs at a staff level, this approach does not make the best uses of available budgets or resources and relies on officer relationships rather than organisational systems and operating structures to achieve required levels of cohesion and collaboration.



FIGURE 4 - MANAGEMENT RESPONSIBILITIES WITHIN BUNDOORA PARK PRECINCT



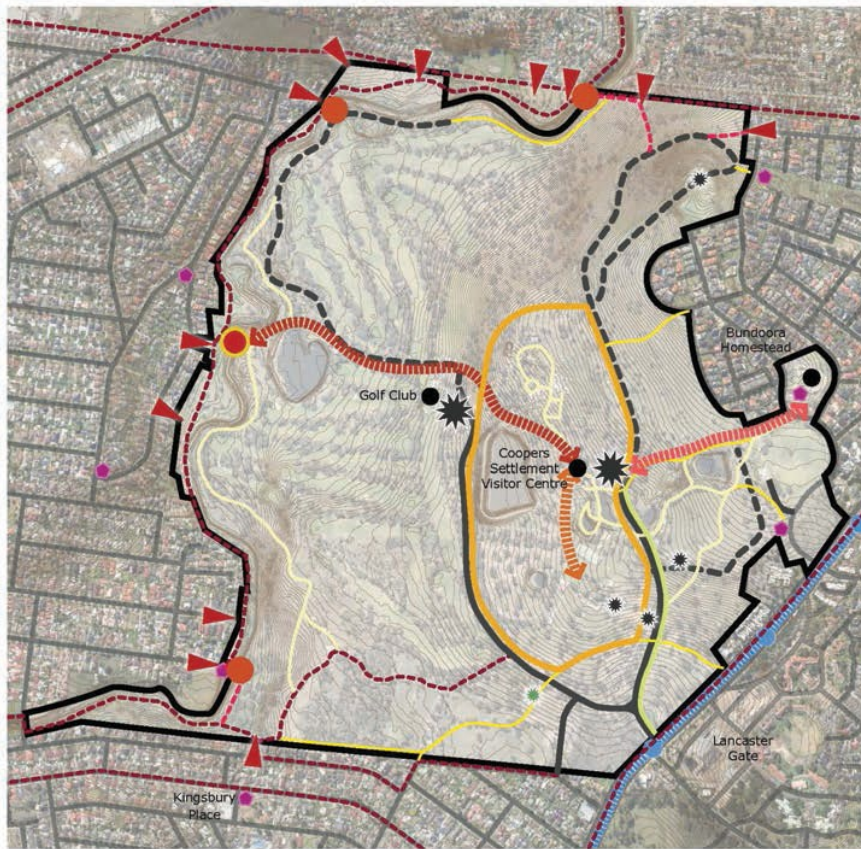


3.3

PERMEABILITY & CIRCULATION

Bundoora Park has four main borders each with a different character. The north and east edges border residential communities. The Bundoora Homestead Arts Centre and Mount Cooper Estate are located along the northeast edge along with sizeable modern, freestanding houses on medium to large lots built to take advantage of views to the Melbourne's CBD. Unfortunately, where views to the CBD are present several large trees have been poisoned or illegally removed by residents to enhance their personal view and this is something for consideration for regulation in future planning given the age and in some cases species of the trees.

The eastern residential area is more modest with small to medium homes typical of Darebin's northern residential zones. Because the parkland is surrounded on two sides by residential areas it has the distinction of being both a local and regional park to the Darebin residents living at its borders.



Legend

- East-west pedestrian link through golf course & elevated pathway through urban farm to visitor centre
- Improved link to heritage village and farm
- Direct pathway and public art link to Bundoora Homestead
- Proposed entry road and pedestrian promenade
- Proposed road network for car access
- Shared roadway: pedestrians, cyclists and limited vehicular access (golf and parks operations only)
- Car park (sealed)
- Car parking area (unsealed, for farmers market)
- Existing pedestrian paths
- Proposed new pedestrian paths
- 2.3km exercise/running circuit & green gym
- Cycle path/shared path (off-road components are shared)
- New shared path connections
- Access points to precinct from surrounding residential areas
- Proposed pedestrian bridge to enable east-west link
- Potential locations for further pedestrian/cyclist bridges
- Pause points: seating to provide rest opportunities for those accessing the precinct
- Tram route and stops
- Bundoora Park Precinct boundary

Scale: 0 250 500m
 Date: December 2012 Drawn: JM



Bundoora Park Precinct Masterplan

Access & Circulation

In all cases the interface between the parklands and the residential communities is uninviting with poor levels of physical and visual integration. In effect, those neighbouring the Precinct have their back turned on the parkland and vice versa, which prevents easy use and access to those living proximate to the Precinct. In some cases, this is done purposefully to prevent illegal access into properties from the parklands.



Poor permeability, blocked entries, plenty road entrance, main entrance




The southeast edge of the Precinct is dominated by Plenty Road, a busy arterial road linking Darebin with its rapidly growing, northern neighbours. Full opportunity for promotion of all of the activities within the Precinct is not taken as these entry points are, for the most part, poorly or inconsistently signed, lacking visibility, understated or unclear. Signage pointing to the Bundoora Homestead Arts Centre is present at the Snake Gully Drive entrance.

Darebin Creek forms the western border of the parklands. There are only a few dispersed pedestrian and cycle crossing options for the Creek limiting opportunities for locals to directly and easily interact with Bundoora Park Precinct. At present, there are no bridge connections across the Darebin Creek leading pedestrians and cyclists into the Precinct from the west isolating this section of the parkland from its neighbours.

Once inside the Precinct, the golf course presents further impediment to easy navigation throughout the precinct as it is fenced off to maintain the condition of the grounds and the safety of parkland users. Signs along the golf course fencing bar pedestrians and park users from entry.





Golf Course blockages and
the private feel of public
spaces.

3.4.1

ENVIRONMENT

A tract of land of this size in the inner urban context has environmental benefits to the community both at a micro and macro scale. At a micro level, visitors to Bundoora Park can experience nature in the City by taking advantage of the un-programmed open spaces, picnic areas, walking tracks and viewing habitat for wildlife. Urban ecosystems provide an opportunity for people to reconnect with nature, something that has many benefits including improved understandings of history and the natural world and the shifting of attitudes.

Bundoora Park also has natural heritage value and is home to some of the oldest River Red gum stands in Melbourne. Much of the natural areas are grassy woodlands with remnant clusters of indigenous grasslands, wildflower flora and woodland trees. The central section of the park has a wildlife reserve featuring native birds, emus, frogs, kangaroos and emus in their natural environment.

At the macro scale, vegetation inclusive of trees, shrubs and aquatic plants has environmental benefits including improved air quality, preserving biodiversity, cooler temperatures and habitat for wildlife.

Bundoora Park Precinct does not maximise or encourage connections or relationships with surrounding environmental corridors and spaces for mutual advantage. The parklands border the Darebin Creek corridor that offers a rich green tributary north and south of Bundoora Park. It is also adjacent to a number of rich environmental pockets set within the urban residential fabric of northeast Darebin including the Department of Environment and Primary Industries managed sites.

3.4

EXPERIENCE

The Bundoora Park Precinct currently offers a diverse mixture of attractions in four main functional areas of visitor experience: environment, recreation, education and arts & culture.





- Legend**
- Bundoora Park Precinct
 - Surrounding Open Space, Habitat & Easement Areas
 - Existing Habitat Links to be Retained and Improved
 - Opportunities for Strengthened or New Habitat Links

Scale: 0 400 800m
 Date: May 2015 Drawn: TH
 North

Bundoora Park Precinct Masterplan

Habitat Links

3.4.2

RECREATION

Bundoora Park Precinct has several opportunities for active and passive recreation with a public golf course, walking and jogging tracks, a regional all abilities play space and several large areas of open lawn for un-programmed recreation. The grounds and outbuildings are used for regular events sponsored by external educational and not-for-profit groups. These activities include Riding for the Disabled classes housed at the RDA building near Coopers Settlement; formal dog training classes; regional farmer’s markets; cross country meets booked by schools, districts and state championship-School Sport Victoria/Athletics Victoria and other one-off and seasonal events.



Recreation walking/jogging/
cycling tracks, and family
friendly play areas.



3.4.3

EDUCATION

Educational programs and classes feature at both Coopers Settlement and the Bundoora Homestead Arts Centre as part of their individual mission statements and as a means for each area to interact with the community. At Coopers Settlement, educational programs focus on farming and agriculture, Colonial History (late 1800s and early 1900s) as well as sustainability. Not formal but still educative, there are creative learning opportunities through play, activity and recreation in an natural environment at the all abilities playground located near the café at the entry to the urban farm.

At the Bundoora Homestead Arts Centre, learning revolves around workshops and seminars geared for professional development of artists as well as passive education in the galleries and revolving exhibits. Other aspects of the parklands that have a less central educational focus are community gardening, Aboriginal heritage, and wildlife conservation.



3.4.4

ARTS AND CULTURE

Exhibits at the Bundoora Homestead Arts Centre showcase various contemporary visual arts and craft exhibitions, public programs including artist talks, workshops and professional development seminars, a community access gallery and the biennial Darebin Art Show. Built in 1899, Bundoora Homestead Art Centre is an historic house registered by Heritage Victoria and certified by the National Trust.

There is a public art piece in the Precinct called Source created by Adrian Mauriks that is located at the entrance to the urban farm's parking area. The work relates to the themes "Present" and "Future" with emphasis on the natural environment. The piece was commissioned as part of Darebin's Public Art program. The buildings within Coopers Settlement Heritage Village themselves as well as the artefacts they hold also contain artistic and cultural heritage value.



3.5

3.5 VISITATION & USE PATTERNS

Visitation in the Precinct is dependent on weather, season and programming. Recent trends show that the parklands receive the highest patterns of use with approximately 850,000 visitors annually. Many of these visitors attend the parklands as part of organised events such as farmer’s markets as well as track and field meets.

In each of the other major activity areas visitation has shown a steady pattern of visitation with a slight upward trend. The urban farm is the most popular activity area followed by the golf course and Bundoora Homestead Arts Centre.

FIGURE 6 - VISITATION PATTERNS TO BUNDOORA PARK OVER THE PAST 5 YEARS

	URBAN FARM	GOLF COURSE	BHAC	PARKLANDS
2008/2009	57,287	41,500	14,644	850,000
2009/2010	56,899	41,500	17,930	850,000
2010/2011	60,640	41,500	21,508	850,000
2011/2012	63,122	46,000	23,602	850,000
2012/2013	69,043	41,500	25,008	850,000

VISITATION PATTERNS BUNDOORA PARK PRECINCT 2012/2013

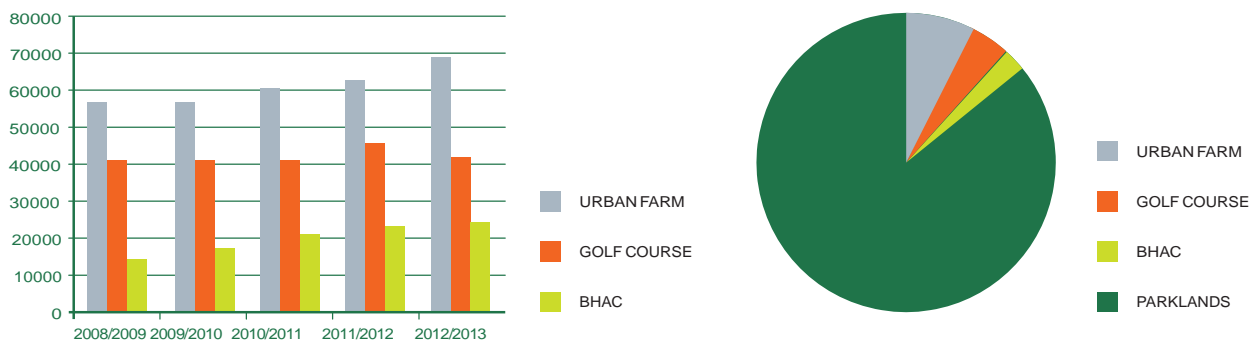


CHART - BAR GRAPH SHOWING MAJOR ACTIVITY AREA VISITATION OVER MOST RECENT 5 YEARS & PIE GRAPH SHOWING OVERALL VISITATION OF THE PRECINCT IN 2012/2013.

3.6

RECENT PROJECTS

Since the last master plan there have been several large-scale projects undertaken within the Bundoora Park Precinct.

3.6.1

BUNDOORA PARK GOLF COURSE

Recent works at the Bundoora Park Golf Course include:

- Conversion of fairways, 5 tees and greens surrounds from cool season grasses to Santa Ana Couch, a warm season grass requiring less water to maintain
 - Reconstruction of 5 tees
 - Construction of a 50 megalitre dam used for golf course irrigation
 - Replacement of diesel pump with an electric pump
 - Replacement of the golf course bluestone pump house with a colour bond shed
 - Installation of sewer mains for the golf course and Coopers Settlement
 - Removal of all septic installations
 - Construction of a chemical storage shed and vehicle wash down bay with water treatment facilities.
-

3.6.2

PARKLANDS AND OPEN SPACE

Recent works to the parklands include:

- Construction of the Bundoora Park All Abilities Play space
 - Replacement and upgrade of the Tunaley Square Play space
 - Replacement of 3 double gas barbeques
 - Construction of an after-hours exit inclusive of a one way speed hump and fencing
 - Construction of the Bundoora Homestead Arts Centre Trail from Bundoora Park visitors centre to Bundoora Homestead Art Centre.
-

3.6.3

BUNDOORA HOMESTEAD ARTS CENTRE

Recent works at Bundoora Homestead Arts Centre include:

- Installation of double glazed windows to improve energy efficiency.
- Installation of an environmental control system (Arts Victoria Art in the Suburbs grant)

3.6.4

COOPERS SETTLEMENT

Recent works at Coopers Settlement include:

- Construction of Public Arena with Riding For the Disabled Association
 - Construction of Club House and Tack Room for use by Riding For the Disabled Association and General Public.
-

3.7

ECONOMICS - COST AND REVENUE

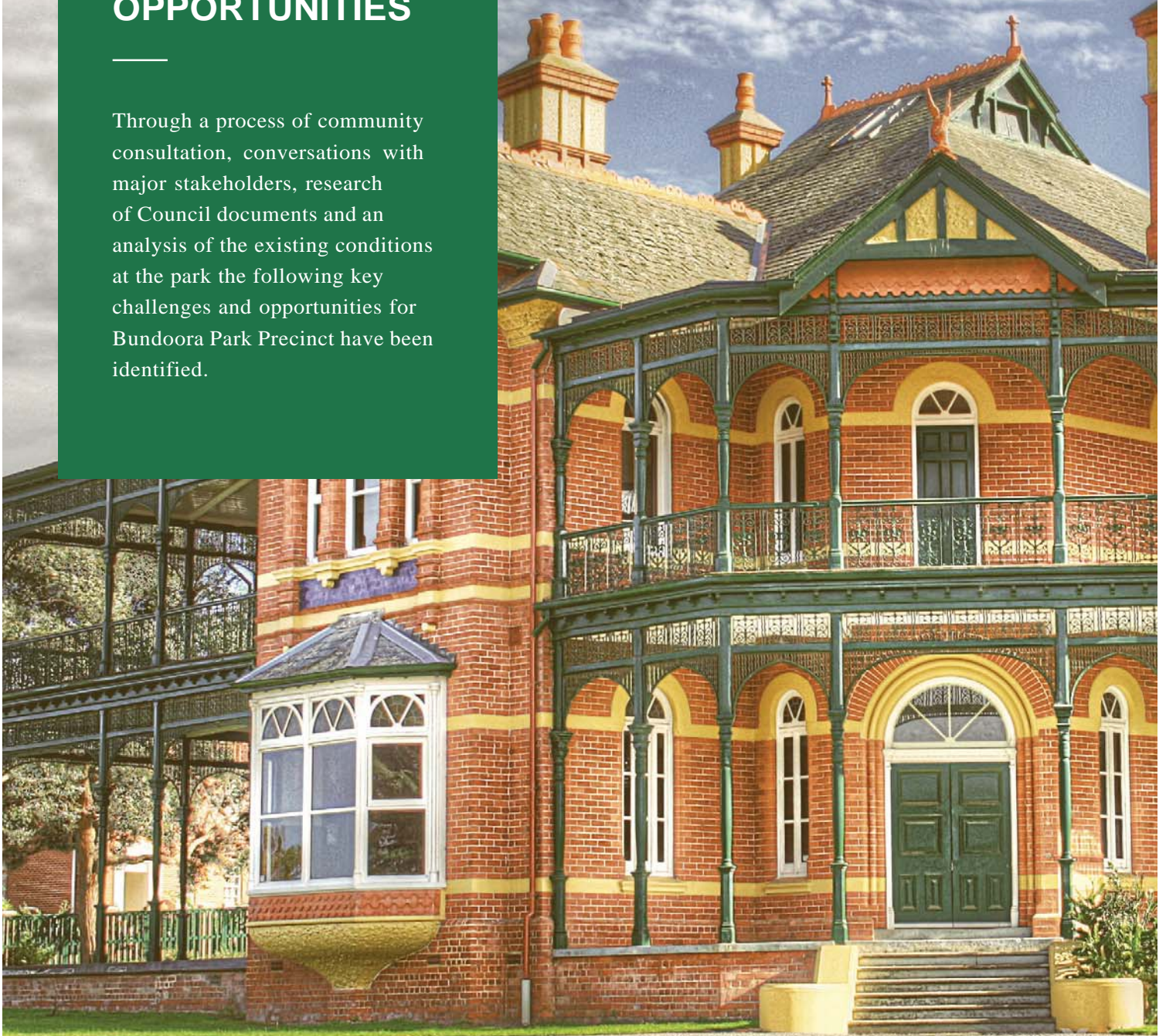
Bundoora Park Precinct holds significant value for Darebin City Council. The buildings within the park are estimated to be worth \$8.5M. Bundoora Homestead Arts Centre is valued at \$6.25M. Some of this built form is underutilised, especially within the Coopers Settlement Heritage Village where the buildings sit idle with only minimal interpretive signage to engage visitors.

In 2012/2013 Council spent \$1.2M on capital and operational costs for the precinct, the majority of which was on wages. Excluding the parklands, each major activity area does have a steady income stream but it is not enough to cover the operating and capital costs for the precinct. This cost is justifiable in that it serves an important cultural and educational function for Darebin's residents.

4

CHALLENGES & OPPORTUNITIES

Through a process of community consultation, conversations with major stakeholders, research of Council documents and an analysis of the existing conditions at the park the following key challenges and opportunities for Bundoora Park Precinct have been identified.



4.1

COMMUNICATION AND COORDINATION

Because of the size of the Precinct, the diversity of activities on offer and the different skill sets required to manage each activity zone, clear, coordinated and consistent communication can be a challenge. At present there is some resource sharing between Bundoora Park and Coopers Settlement's maintenance teams. This sharing takes place at a staff level and should be reviewed to understand more fully how staffing, machinery, expertise and other resources can be utilised and expanded where possible.

4.1.1

INTERNET AND SOCIAL MEDIA

The web presence for the Bundoora Park Precinct is not unified with 3 web sites representing key activity zones within the park: urban farm/golf course, Bundoora Park Homestead Arts Centre and the parklands.

Web search results for "Bundoora Park" direct visitors to a website which focuses on the urban farm, golf course and heritage village. This site, arguably the official website for the Precinct does not present a balanced or wholistic or accurate portrait of the activities or opportunities available to the visitor. The primary focus of the images on the landing page is the urban farm and sets up the Precinct as a place with plentiful activities for small children. The main sidebar has links to programming and activities associated with the urban farm, heritage village, golf course and parklands. No obvious mention is made on this main page about the All Abilities Play space, picnic facilities, and opportunities for passive recreation nor the rich Aboriginal cultural heritage that exists or, notably, the Bundoora Homestead Arts Centre. Information about the Café at the urban farm visitor's centre is present but not highlighted. The urban farm and golf course are jointly represented on Facebook as "Bundoora Park".

Bundoora Homestead Arts Centre has a separate website that can be found by web searching "Bundoora Homestead Arts Centre". Reference to the galleries and exhibits can also be found on Council's official website and other Darebin Arts hubs. For an uninformed web browser or first time visitor it would be easy to miss out on the Bundoora Homestead Arts Centre because of the lack of connection to the other activity zone in the Precinct. The Homestead also has a separate Facebook and Twitter presence under the same name.

The parklands are represented on the web as part of Darebin City Council's Parks and Reserves Database on the official Council website.

This is a missed opportunity for cross publicity as nowhere on the Internet is there a website or social media outlet highlighting the complete visitor experience available at the Bundoora Park Precinct. Instead, sections are highlighted without consistent branding or visual cues to link them furthering the separation of activities on the ground.

If separate web presences are required for activity precincts then there should be a Bundoora Park Precinct webpage linking the complete experience available within the Precinct.

This unified web presence will help the visitor plan their day, discover facets of the Precinct they were unaware of, and cross advertise activities available to encourage a repeat visit. Further, aspects of the Precinct that are presently underdeveloped or under construction should be noted as such to provide the visitor with a clear understanding of what is on offer.

4.1.2

SIGNAGE AND BRANDING

Road signage, internal signage, maps and branding within the Bundoora Park Precinct are inconsistent in style, quality, age and aesthetic. This lack of cohesion misses key opportunities to promote the Precinct as a whole to visitors and potential visitors. Because of this lack of clarity, visitors may not comprehend the breadth of activities offered for a variety of interest groups and ages within the parklands or be able to negotiate the space with ease.

A clear and consistent branding, logo or theme should be established and used across the Precinct's individual activity areas to allow the visitor to understand the connection between the varieties of activities available. This connection could be through a unifying colour, shape or font style. Sub-branding may be developed to differentiate each activity zone as required.

Signage, web presence, advertising and publicity firmly illustrate a division between the parklands, golf course, urban farm/heritage village and the

Bundoora homestead Arts Centre. This division is not helpful to the overall prosperity of the Precinct and misses out on opportunities for cross publicity between user groups whose primary interests may bring them to the Precinct but whose secondary interests might keep them there for longer.



4.2

PERMEABILITY AND CIRCULATION

Bundoora Park is located within close proximity to both public transport and important walking and cycling corridors. Connectivity with existing cycle routes and public transport is poor especially in areas where interface with the Darebin Creek makes safe access impossible without a bridge. Walking, cycling and public transport are sustainable ways to bring visitors to Bundoora Park that reduce pressure on the road system and reduce parking demand.

Improved access to the park by walking, cycling and public transport needs to be implemented parallel with improved circulation and wayfinding within the park for visitors on foot or bicycle.

Entry into the parklands from the residential areas and cycle corridors is limited and poorly marked making use of Bundoora Park as a local or neighbourhood challenging.

4.3

EXPERIENCE

Darebin is a large and culturally diverse municipality. Any development in or around the Precinct should reflect this attribute and provide spaces and opportunities for community partnerships where people can celebrate and share their traditions and connect with one another.

This unified web presence will help the visitor plan their day, discover facets of the Precinct they were unaware of, and cross advertise activities available to encourage a repeat visit. Further, aspects of the Precinct that are presently underdeveloped or under construction should be noted as such to provide the visitor with a clear understanding of what is on offer.

This includes acknowledging and reflecting the way that different groups in Darebin might comprehend and use parks and public spaces and the way that they enjoy to gather together and share with others.

Opportunity exists to grow and improve the interpretation and type of programming offered around Aboriginal heritage, community gardening, colonial history and indigenous wildlife. These present great opportunities and avenues to expand the community engagement, social and educational aspects and experiences offered at the parklands.

4.3.1

COOPERS SETTLEMENT CAFÉ

Coopers Settlement Café features prominently in the entry to the urban farm but at the present time struggles to make a profit. The aesthetics, offerings and ambiance of the café make a powerful first impression for the visitor. Unfortunately this impression does not match the natural, heritage and historical, conservation focused image of the park.

The identity of the café should reflect the overall identity of Coopers Settlement. There is opportunity to perform a market and business analysis on the café to improve its viability and overall experience for the visitor. This analysis should include consideration of operating the café as a private venture or potential re-establishment as a cultural centre featuring a food outlet along with both historical and contemporary displays/stories about the park/precinct.

4.3.2

DIVERSITY OF ACTIVITY

Diversity of activity within the parklands is featured as one of its strengths but it can also serve as a weakness. Council has limited staffing, physical plant and funding resources available to support Bundoora Park Precinct's activities and if revenue does not increase or operating cost decrease, this continued sponsorship must be considered before growth options are explored. In some cases consolidating or eliminating an activity allows for the others to flourish with the increased availability of resources.

4.3.3

HERITAGE VILLAGE

The heritage village and associated outbuildings are not being used to the best advantage. They are an important link with the cultural heritage of the Precinct but will deteriorate if left underutilised.

Consideration should be given to alternative ways to promote, improve, utilise or interpret the physical buildings and associated heritage.





Coopers Settlement.



4.3.4

CATERING FOR AN AGEING POPULATION

Darebin's older population is growing both in numbers and as a proportion of the total population. According to recent statistical trends the next decade will see the municipality experience a significant increase in both the number of 'younger' older citizens, aged 50–70 years, as well as a growing number of people aged 85 and over.

This important change in the population raises issues of increased demand for aged care services and support as well as issues of how to ensure an age friendly society where older people are included in and supported by their local community. An increasingly aging population will face issues of accessibility and social isolation requiring more opportunities for mature citizens to engage in the community social, recreational activities along with through volunteering and knowledge sharing.

4.3.5

ENABLING ACTIVITIES FOR FAMILIES

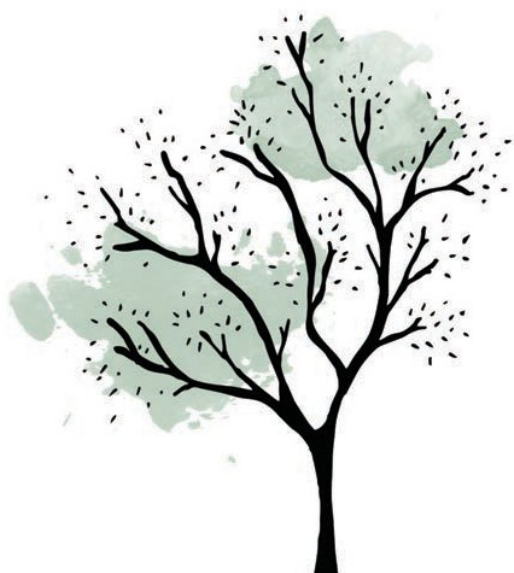
Bundoora Park Precinct offers many activities focused on the needs of young families with several play spaces geared toward 0-8 year olds, an all abilities play space geared toward 0-10 year olds and an the urban farm catering to families with young children. The parklands and urban farm is also a popular place for family picnics and gatherings. Future planning for the Precinct must reflect a likely increase in demand for family-based outdoor experiences including opportunities for young families and teens to experience the outdoors and for senior citizens to comfortably spend time with grandchildren.

4.3.6

PLAY SPACES

At present Bundoora Park has 6 individual play spaces, 5 of which are available to the public free of charge. The all abilities play space located adjacent to the urban farm and Cooper's Settlement is the newest and offers the best range of accessible activities for children aged 0-10 through carefully chosen equipment, natural and imaginative play and proximity to comfort facilities and the café.

The 5 remaining play spaces feature aging equipment offering similar and limited opportunities for play. These play spaces and user groups should be reviewed to understand the needs of the Precinct's visitors. Consider specialising play areas for specific types of play or age groups or condensing the play areas to maximise opportunities for group play and socialisation.





5

DISCUSSION



5.1

COMMUNICATION & COORDINATION

5.1.1

COORDINATED MANAGEMENT

The main activity zones at Bundoora Park Precinct function independently of one another with areas of overlap. In some cases the activities need to be separated, as is the case with dog off lead areas in the parkland and the wildlife park. In others, it makes sense to consider amalgamating or linking activities to make best use of available staff, plant and funding.

This integration is dependent on the availability and skill set of the staff members.

There is great opportunity for the activity zones of the precinct to take a co-ordinated approach to programming, marketing and branding founded on the

common vision for the whole Precinct. This would harness the prospect of cross-visitation, encouraging people for a day-stay at the Precinct to experience not just one but a range of linked activities for the whole family.

Each of the main activity zones, golf course, parklands, urban farm and gallery requires a supervisor with a specialised and unique skill set. These individuals are integral to ensuring that the day-to-day needs of the Precinct are met. That said, an integrated management ideology should be considered as part of any business planning exercise. This could take the form of a regular Bundoora Precinct Management Group meeting or through restructuring the current system of management to unify the main activities coordinators under a single supervisor. If a management group is established it should consist of representation from each major activity hub including direct management of each area and their managers.



5.1.2

BRANDING & IDENTITY DEVELOPMENT

Unified branding inclusive of identity development, precinct map, logo and place names should be developed to clarify and streamline visitor experience. This branding should feature prominently and uniformly throughout the precinct at activity hubs, on signage and on print materials. This unified branding could be as subtle as a consistent colour, shape or text style or it could be a single logo for the entire Precinct. The need for individual activity zone branding, advertising and web presences should be carefully assessed to determine the most appropriate use. In all cases, activity zones should be cross advertised and highlight the diversity of activity available for the visitor to the Precinct.

Key in this exercise is renaming places and hubs to accurately reflect the activities on offer. For example, the name 'Coopers Settlement' does not provide accurate clues about the core activities on offer that centre around farming.

A directional map and other way finding devices should be developed to help the visitor navigate throughout the internal path structure, link activities and plan their visit. This map should feature on the website, internal signage and as a handout to help the visitor understand what is available in Bundoora Park Precinct.

The current division between the Bundoora Homestead Arts Centre and the rest of the Precinct needs to be explored, considered and understood. This division limits the opportunities available to the visitor and misses out on key opportunities for cross promotion. That said, if the division is essential to the functioning and prosperity of the Precinct as a whole it should be allowed to remain.

5.1.3

LEVERAGING LOCATION TO ATTRACT INCREASED VISITATION

Bundoora Park Precinct is located just over half an hour's drive from Melbourne's CBD, 20 minutes from the Melbourne Airport, 3 minutes from Latrobe University, proximate to several primary and secondary schools and along a major arterial road with public transport access.

This means that the pool of potential visitors is vast.

In the case of La Trobe University, where there are over 22,000 students on campus of whom 5,000 are international students, there is a strong opportunity to connect to a variety of markets. Understanding how to connect better with this market is important, as is ensuring that the precinct is accessible both conceptually and physically.

Bundoora Park Precinct is also well situated in the heart of one of Darebin's major growth areas. New residential, community, commercial and retail activity across Plenty Road from Bundoora Park, at Lancaster Gate, also offer opportunities to reach additional markets for Bundoora Park Precinct. Connections to these areas offer strategic opportunities for drawing new markets and activity to the precinct.

Looking farther afield, Bundoora Park Precinct is strategically positioned within a major growth corridor for the north of metropolitan Melbourne. Whittlesea, including the suburbs of Epping North, South Morang and Mernda is a designated growth area forecast to grow by at least 118,000 people by 2031. Plenty Road connects through the City of Darebin to the prime growth areas within Whittlesea, and is itself a planned corridor for growth including housing intensification. As one of few regional open spaces within this growth area, and with its direct transport connections to the northern growth area, Bundoora Park Precinct is well placed to draw visitors from this rapidly swelling northern population.



5.2

PERMEABILITY & CIRCULATION

5.2.1

COORDINATED MANAGEMENT

Legibility of signage along the internal paths/routes must be clarified and improved. The system of paths should be understood through way finding signage, easy accessibility to maps identifying location and integrated branding. Main paths should be made more direct to expedite arrival to the main activity centres.

Secondary paths should remain winding rather than direct to encourage exploration and to facilitate a sense of mystery. All paths should be clearly noted on an easy to read map that features prominently throughout the precinct.

The parklands also lacks a continuous perimeter path. A perimeter path would allow residents and park users to see more of the parklands or use the park more frequently as part of their exercise routine. For increased use, it will be necessary to create paths that cross entirely through the precinct from a variety of angles, either directly or along more scenic routes.

A continuous path would also facilitate the addition of an exercise circuit or educative trail that leads users through the parklands past the activity zones. The location and usage of this path should be determined through consultation with key user groups.

Interpretive signage should be used to highlight facets of the Precinct to enrich the visitor's experience. Signage should focus on agriculture, sustainability, nature, colonial history and Aboriginal history.



Future development strategies should maximise interaction with the Precinct and increase casual surveillance.

Primary entrances should be identified with large, iconic signage that coordinates with the branding of the precinct and gives the viewer and indication of the variety of options available. Secondary entrances from residential areas, cycle paths and public transport nodes should be highlighted, signposted and noted on the overall precinct map. This signage should be consistent with Darebin's signage suite for parks and open spaces. Cycle and pedestrian pathways into Bundoora Park Precinct should be developed or linked in to existing route. Access to and from Tram Route 86 should be clarified and highlighted within the Precinct. A turning lane into the Precinct from Plenty Road would facilitate easy and safe entry into the grounds.

Given the size of the precinct, the multiple activities and sites, 'You are Here' would be useful and should be included on both signage and printed materials.

Additional pedestrian and bicycle creek crossings on the western edge will improve access to the park and use by residents to the west, particularly reducing the need for these residents to drive around the perimeter to easily access the park.

5.2.2

ACCESS FROM EDGES

Bundoora Park Precinct offers little sense of invitation or welcome along its edge, for neighbours to the Precinct or for passers-by. There is an opportunity to re-design and re-activate the precinct's edges in ways that will encourage people to engage with it, explore and enjoy. A priority in this regard, is connection to heavily trafficked routes such as Plenty Road and Darebin Creek corridor (for bicycles and pedestrians), to public transport routes and nodes such as the 86 tram route on Plenty Road, the high frequency SmartBus route on Settlement Road, and to paths that connect directly to surrounding activity areas such as Lancaster gate neighbourhood activities area and La Trobe University Bundoora campus.

Interfaces with residential areas should be clear, easy to access and include activity zones close to the boundaries such as seating nodes, play spaces, or shelters that would encourage residents to use Bundoora Park as their local park.



5.2.3

POSITIONING AND FUTURE OF THE BUNDOORA GOLF COURSE

The Bundoora Golf Course presents a physical barrier to the internal permeability of the site. This lack of connectivity is exacerbated the poor access from the precinct's edges as it directly abuts Darebin Creek for the majority of the Precinct's western edge. Increasing pedestrian permeability or visual permeability to or through the golf course should be considered.

While it is not advisable to directly mix pedestrians, cyclists and golfers for concerns surrounding safety, consideration should be given to ways to encourage free movement through the Bundoora Park Golf Course. At present signs at the boundaries of the golf course warn non-paying customers that they are not welcome on the golf course.



5.2.4

CENTRAL GATEWAY

There is a related opportunity for a central gateway or visitor's centre that draws together and introduces all the activities in one location. This could take the form of an entry gate, artistic installation or structure and should contain, consistent with Darebin Council's statement of acknowledgement of Aboriginal and Torres Strait Islander community, a visible acknowledgement of Wurundjeri country.

5.2.5

PARKING

There are several parking areas throughout the existing layout of Bundoora Park Precinct. Parking is a desirable commodity and should be located strategically close to activity centres but out of sight to capitalise on the natural look and feel of the parkland. As part of any redevelopment of Bundoora Park Precinct the actual parking needs of each activity centre should be understood. A parking audit should be undertaken to understand the parking needs and parking spaces redistributed where need is greatest.

Parking should not be located along the primary paths leading to the activity areas where possible so as to maintain and further create the sense of natural environment for visitors as they arrive. It should be noted that the creation of new parking areas may present challenges due to the presence of Aboriginal sites of significance and particularly where these sites are forming part of the precincts cultural heritage and educational redevelopment.

5.3

EXPERIENCE

5.3.1

CREATE OPPORTUNITIES FOR CULTURAL AWARENESS AND SHARING

Bundoora Park Precinct can play an important role in connecting the different communities of Darebin by offering activities and spaces that are inclusive and accessible for cross-generational activities. Provision of amenities and programs that engage people of all ages, mobility level and ethnic backgrounds should be provided where appropriate.

5.3.2

ACTIVITIES ON OFFER AT BUNDOORA PARK PRECINCT

There is an opportunity to increase the profile of the Precinct to better connect with regional tourism as well as integrate and engage with local community members. Bundoora Park's proximity to Melbourne Airport means that it could offer high yield family tourism product, with offers that appeal to the whole family. Marketing and promotional opportunities should capitalise on the breadth of activities available at Bundoora Park Precinct to draw a variety of interest groups. Consider and investigate ways to better promote Bundoora Park Precinct through educational, cultural and tourism outlets particularly those with an online presence.

Diversifying the activities not managed by Council available at Bundoora Park Precinct will open up new markets and opportunities for visitation to the parklands. Because of the amount of open space present in the parklands there is opportunity to partner with an external investor who can provide a unique activity that will draw a new visitor base to the precinct. Council's recently developed Unsolicited Proposals Policy should be applied to govern the process.

5.3.3

UNIFYING ZONES OF ACTIVITY

There is an opportunity to improve the precinct's open space and recreational space design and layout for stronger amenity and to attract increased levels of use. This would see the picnic and barbeque facilities, play equipment and amenities re-arranged as a cohesive network of spaces. It would incorporate design for high levels of use by the diverse community including all ages and mobility levels while ensuring integrated connectedness of these areas to the Precinct's pathways and the Precinct's other activities in a mutually supportive arrangement.

5.3.4

DEVELOP THE PARTNERSHIPS AND COLLABORATION TO SUPPORT THE PRECINCT

There is opportunity to improve the levels of partnership and collaboration for sections of or activities within the Bundoora Park Precinct. This would draw on the expertise of other government organisations, community groups and organisations to create a much stronger ownership of the Precinct, capitalise on opportunities for increased funding, activate underutilised spaces, improve the quality of the Precinct's offer and build opportunities for marketing and promotion.



5.3.5

ENGAGING WITH SCHOOLS AND COMMUNITY EDUCATION

Bundoora Park is surrounded by over 40 education institutions within a 5km radius and education is already a feature at Coopers Settlement urban farm and the Bundoora Homestead Arts Centre. There is mounting interest in challenge-based education focused on environmental literacy in the Victorian curriculum and as such, there is the strong opportunity for Bundoora Park Precinct to grow its capacity to support the provision of this type of learning.

In addition to environmental education, Bundoora Park Precinct's history can be interpreted, taught through classes or displayed for visitors. The heritage village at Coopers Settlement and Aboriginal heritage sites within the parklands are underutilised resources that could be explored and interpreted for visitors to enhance the overall experience for school groups, recreational users and visitors.

Because of the size and diversity of the facilities and activities available at Bundoora Park Precinct there may be opportunity to offer adult education to build community strength and health through countering social isolation and enabling active ageing with dignity.

5.3.6

HERITAGE VILLAGE IDENTITY DEVELOPMENT

The standalone heritage village currently lacks credibility and context and, if it continues to be underutilised, may begin to deteriorate. This village is a key facet of the precinct requiring a renewed focus and reinterpretation. There is opportunity to expand programming of the urban farm, community garden or cultural arts display in this location. Local community groups like the Blacksmiths who are already onsite can be highlighted to celebrate Bundoora Park Precinct's colonial history. The use of the heritage outbuildings can also be increased as function halls for weddings, community hire or relevant educational courses.

5.3.7

FACILITATING URBAN ECOSYSTEMS AND HABITAT CORRIDORS

Bundoora Park Precinct is a large parcel of publically available open space. A parcel of land of this size is an invaluable asset to creation and maintenance of urban ecosystems and developing habitat corridors for native flora and fauna. The open space and habitat creates opportunities for environmental conservation, ecosystem preservation, and enhanced biodiversity where people have access to nature for education, hands-on conservation and nature appreciation. Creating a space whose diversity of activity draws a variety of user groups presents opportunity for visitors to understand, experience and appreciate nature in the city.



Bundoora Park Precinct's natural parklands can provide authentic natural experiences that celebrate the environmental values intrinsic to the area. They are spaces that enhance the urban fabric within which they sit and that are treasured by their community who are active in advocating for and working to conserve them.

Activities and educative programs that explore environmental and conservation pursuits should be considered and implemented.

5.3.8

DEVELOP COOPERS SETTLEMENT CAFÉ

The café at Coopers Settlement does not present a positive first impression to the urban farm. The café is well positioned next to the popular all abilities play space, in close proximity to large amounts residential development and at the entrance to the urban farm yet it fails to make a profit.

The layout, menu and management of the café should be overhauled to increase profitability and create a destination café for the local area, residents and other visitors to the parklands regardless of their chosen activity. Apart from the entrepreneurial opportunities that may result from redevelopment, the café in every respect provides an opportunity for it to act as the central hub/information centre for the parklands further enhancing parkland navigation and improved and/or increased access to its many activity offerings.

5.3.9

BUSINESS PLANS AND MARKET ANALYSIS

Because the functions of the Bundoora Park Golf Course, Bundoora Homestead Art Centre and Coopers Settlement are so different, separate business plans are required for each of the key commercial activities. Each business plan should objectively consider successes and failings of the current condition and consider cross promotion and usage opportunities that exist between them. All existing business plans should be reviewed and new ones created to fill gaps.

5.3.10

BUSINESS PLANS AND MARKET ANALYSIS

The different aspects of the Precinct currently require, and will continue to need, investment to maintain and improve upon current infrastructure standards. Significant investment has occurred in the park over time, with much of the 1998 Master Plan completed. Funds earmarked for some new development were redirected to giving the golf course better resilience to drought conditions.



It has been estimated that Bundoora Park needs a large capital investment over the coming 5-10 years but broader questions need to be asked about how investment increases the potential for operations not only to serve local needs, but to ensure contained financial risk for Council.

Some of the existing infrastructure inclusive of outbuildings at the urban farm, surfacing of paths and roads, heritage village and play spaces is deteriorating or tired. These buildings should be maintained, upgraded or demolished so that the remaining infrastructure is sound, aesthetic and in keeping with the overall identity of the precinct. Pathways and roads should be solid and accessible and clutter and unintentional decay should be avoided. Appropriate areas for plant and storage should be created so that the visitation zones remain clean and uncluttered. Opportunities to improve exiting infrastructure and thereby enhance the experience of the visitor should be continuously sought.

5.3.11

DEVELOPMENT OF THE URBAN FARM

Cooper's Settlement Urban Farm is a popular attraction for schools and families and serves as a major draw card for visitation. The themes and identity of the urban farm should be enhanced, developed and integrated with other offerings in Bundoora Park to extend the experience for visitors. Visitors to the urban farm value the interaction with animals, hands on education about urban food production and agriculture and integration with the heritage village. Programs and advertising should capitalise on these strengths.

Relationships between the popular Bundoora Park Farmers Market, community garden and farm café should be enhanced and developed through festivals, programmatic links and improving access.

Infrastructure including path surfacing, fencing, and equipment storage and landscaping in the animal yards should be upgraded to a high quality, durable finish.

5.3.12

CONDENSE REDUNDANT ACTIVITIES WHILE CAPITALISING ON STRENGTHS

Currently there is monotony to the types of free experiences available at Bundoora Park Precinct, with a bias towards a car-based transport experience through the site, child-centred activities and a underdeveloped bushland environment throughout the general open space landscaping. This raises the opportunity for improvement in the variety of the experiences possible within these recreation spaces, incorporating activities, design and amenities for all different age groups, mobility levels and cultures.

There is the opportunity to draw on the rich cultural heritage of Bundoora Park Precinct including the links to Bundoora Homestead Art Centre, the Smith family's thoroughbred horse stud and pastoral use, local Aboriginal cultural history and heritage of place, as part of an enriched and linked visitor experience. There is also the opportunity to build upon the appeal of the park as a cross-country site through the provision of running trails and pathways and to build upon this with other fitness infrastructure.

6

WHAT NEXT - RECOMMENDATIONS

This section outlines the high level changes to the park and its operations and prioritises them from A (Top Priority) through to F (Future actions) with O reserved for ongoing actions. Many of the top priority actions call for additional documentation that will contain separate, prioritised action plans.

A detailed action plan is located in the appendix of this document and can be read in conjunction with this one by matching the CODE numbers.



"COOPER'S SETTLEMENT
Bundoora Park
URBAN FARM • WILDLIFE RESERVE

CODE	INITIATIVES	PRIORITY
1	Undertake a branding and identity development exercise for the Bundoora Park Precinct. Deliverables include precinct map, signage, logo, digital presence and updated place names. If existing plans or programs exist or are underway they should be revisited under this lens.	A
2	Develop or update a business plan for each of the entities within the Precinct containing synergies and cross linkages where it concerns management and resource sharing.	A
3	Establish Bundoora Park Precinct Coordination Group	A
24	Undertake an Aboriginal cultural heritage study	A
4	Identify one entrance off Plenty Road to serve as the Main Entrance. Highlight it with an iconic sign or building. Include a left turn lane into the grounds at this entrance.	B
9	Develop detailed landscape master plan map for Bundoora Park Precinct.	B
11	Develop a signage strategy that will provide information on the best strategic position for signs that satisfy the needs of all visitors. This will include:	B
16	Renovate and upgrade Café and Visitor's Centre at the urban farm	B
22	Develop delivery of children's birthday parties and wedding ceremonies and receptions within Coopers Settlement and Bundoora Homestead Arts Centre.	B
6	Increase volunteer programs and opportunities for volunteers by creating a volunteer program to assist with Precinct improvements and to allow the community a positive connection with the precinct	C
7	Enhance strategic relationships with the wider community and organisations including Department of Primary Industries, Latrobe University, Parks Victoria, Springthorpe Estate, surrounding councils, like-minded organisations in the arts, leisure and environment areas.	C
8	Investigate possibility of constructing promotional signage within park on Plenty Road to generate income.	C

CODE	INITIATIVES	PRIORITY
10	Significantly improve connectivity of bicycle trails, pedestrian trails and circuits within the Precinct through implementation of physical links.	C
12	Improve the Bundoora Homestead Arts Centre trail by adding public art works, signage and historical information	C
13	Identify, improve and link habitat corridors internally and externally	C
15	Address and improve existing infrastructure within the Precinct:	C
20	Increase opportunities for community gardening and urban food production within the precinct.	C
21	Link the Community Food Forest with the farmers market, Coopers Settlement and the Bundoora Park Café.	C
17	Develop schedule of community events and festivals for the Precinct building upon current activities	D
18	Coordinate educational programs within Bundoora Park Precinct. This may involve a staff member to coordinate and lead programs.	D
19	Expand education programs to incorporate community education and expand upon primary, secondary and tertiary education.	D
23	The construction an ecohouse within Community Food Forest or Coopers Settlement showcasing aspects of sustainability.	E
25	Develop facilities for day camps for children over school holiday periods	F
5	Continue to contract Manage Bundoora Park Golf Course management to increase usage and provide increased financial returns to Council	O
14	Ensure protection of key environmental areas within parklands.	O

6.1

FUNDING CONSIDERATIONS

Whilst it is expected that the majority of funding for implementation of this plan will come from Darebin City Council, partnerships and collaboration with other levels of government or commercial entities will be explored.

6.1.1

EXTERNAL FUNDING OPPORTUNITIES

Opportunities that currently exist include:

- DEECD Strategic Partnership Program for educational programs
- DHS Employment and training programs.
- Linking with disability training groups to provide work opportunities for people with a disability.

6.1.2

CAPITAL INFRASTRUCTURE FUNDING:

- Regional Development Australia through the Regional Plan for Northern Melbourne for innovation incubation and employment generation
- TQUAL grants for consolidating significant tourism opportunities
- Department of Families, Housing, Community Services and Indigenous Affairs.
- Contribution from management of Bundoora Park Golf Course

Bundoora Park's status as a regional park enables Council to direct a set percentage of developer contributions aside for development of the park to ensure it can cater for increased population. This should be established immediately to provide ongoing finances for capital improvements.

Appendix 1

DETAILED ACTION PLAN

CODE	INITIATIVES	PRIORITY
1	Undertake a branding and identity development exercise for the Bundoora Park Precinct. Deliverables include precinct map, signage, logo, digital presence and updated place names. If existing plans or programs exist or are underway they should be revisited under this lens.	A
1.1	Develop annual Precinct Promotion Plan.	
1.2	Create a strategy for marketing and improving promotion as a tourist destination	
2	Develop or update a business plan for each of the entities within the Precinct containing synergies and cross linkages where it concerns management and resource sharing.	A
2.1	Coopers Settlement	
2.2	Bundoora Park Golf Course	
2.3	Bundoora Homestead Arts Centre	
2.4	Coopers Settlement/Urban Farm Café	
3	Establish Bundoora Park Precinct Coordination Group	A
4	Identify one entrance off Plenty Road to serve as the Main Entrance. Highlight it with an iconic sign or building. Include a left turn lane into the grounds at this entrance.	B
5	Continue to contract Manage Bundoora Park Golf Course management to increase usage and provide increased financial returns to Council	O
6	Increase volunteer programs and opportunities for volunteers by creating a volunteer program to assist with Precinct improvements and to allow the community a positive connection with the precinct	C

CODE	INITIATIVES	PRIORITY
7	Enhance strategic relationships with the wider community and organisations including Department of Primary Industries, Latrobe University, Springthorpe Estate, surrounding councils, like-minded organisations in the arts, leisure and environment areas.	C
8	Investigate possibility of constructing promotional signage within park on Plenty Road to generate income.	C
	Permeability & Circulation	
CODE	INITIATIVES	PRIORITY
9	Develop detailed landscape master plan map for Bundoora Park Precinct.	B
9.1	Develop a cohesive network of physical connections and linkages internally and externally for transport, pedestrians, cyclists and habitat	
9.2	Identify one entrance off Plenty Road to serve as the Main Entrance. Highlight it with an iconic sign or building	
9.3	Perform an audit of parking spaces and reallocate where need is greatest	
9.4	Analyse existing play spaces to determine theme and number	
9.5	Incorporate visual screening for reallocated car parking	
9.6	Integrate internal walking and cycling trails with key external paths	
9.7	Improvement at the edges of the park to create neighbourhood park feel, improve connections to local residents and draw people into the park	
9.8	Design and implement a large Community Food Forest in the Public open space	
9.9	Create spaces within the park for community workshops and cultural connections, both natural and within the built form	

CODE	INITIATIVES	PRIORITY
9.12	Create a play space for Senior citizens	
9.13	Create or complete a detailed underground and overhead services map for the Precinct (electric, gas, Fibre optic etcetera)	
10	Significantly improve connectivity of bicycle trails, pedestrian trails and circuits within the Precinct through implementation of physical links.	C
10.1	Establish connections with Darebin Creek Trail in accordance with Darebin Cycling Strategy inclusive of construction of bridges over the Darebin Creek	
10.2	Establish shared bicycle circuit around Coopers Settlement. Exact location and placement to be determined through consultation with user groups.	
10.3	Construct a circuit path around the perimeter of the precinct with internal connecting walking trails	
10.4	Construct bridge over Darebin Creek to connect through to Ayr Street	
10.5	Construction of a fitness circuit with equipment and markers on circuit path	
11	Develop a signage strategy that will provide information on the best strategic position for signs that satisfy the needs of all visitors. This will include:	B
11.1	Implement orientation maps throughout the park with site location and information	
11.2	Implement internal circulation, place and directional signs to direct motorists and pedestrians to destination points and attractions in the precinct	
11.3	Implement external signs – Placement of External signs on the Precinct boundary to increase profile and awareness of the precinct to potential visitors.	
11.3	Implement information and interpretive signage – Provision of information and interest signs to visitors. These include signs regarding flora, fauna, historical and geographical that interpret the various features	

CODE	INITIATIVES	PRIORITY
12	Improve the Bundoora Homestead Arts Centre trail by adding public art works, signage and historical information	C
13	Identify, improve and link habitat corridors internally and externally	C
	Experience	
CODE	INITIATIVES	PRIORITY
14	Ensure protection of key environmental areas within parklands.	
14.1	Preserve, enhance and protect red gum, wetlands and grass land conservation areas and seek to link these through the landscape plan.	
14.2	Undertake a Heritage Study and preserve, enhance and protect aboriginal heritage sites.	
14.3	Preserve, enhance and protect recreational assets, Bundoora Park Oval and Bundoora Park Golf Course.	
14.4	Increase public art in the Precinct possibly by linking with the Artist in Residence Program at Bundoora Homestead Arts Centre	
15	Address and improve existing infrastructure within the Precinct:	C
15.1	Declutter all public areas and concentrate material for storage in purpose built storage areas for urban farm, heritage village and Bundoora Parkland	
15.2	Amalgamate and centralize plant and operational equipment	
15.3	Demolition of the existing Works Depot and relocation to Hillside west of Fairway Drive	
15.4	Construct new Blacksmiths building within Heritage Village in conjunction with Australian Blacksmiths Association	
15.5	Review and upgrade public toilets, shelters and playgrounds in the park precinct	
15.6	Renovate, remove or repurpose building in the heritage village for interpretation, community use or storage.	

CODE	INITIATIVES	PRIORITY
15.7	Renew heritage chapel and surrounds for community use/weddings	
15.8	Rebuilding of Golf Pro Shop, Club Rooms and Change Rooms including function capacity	
15.9	Upgrade Dog Club facilities	
15.10	Improve interpretation of heritage village to include interactive displays.	
16	Renovate and upgrade Café and Visitor's Centre at the urban farm	B
16.3	Solar power and/or wind power energy systems for the farm and other activities in Precinct	
17	Develop schedule of community events and festivals for the Precinct building upon current activities	D
18	Coordinate educational programs within Bundoora Park Precinct. This may involve a staff member to coordinate and lead programs.	D
18.1	Renew and expand education rooms, facilities and spaces within Bundoora Park Precinct to allow for larger, multidisciplinary classes in a modern setting. These rooms should be for use by all activity zones.	C
19	Expand education programs to incorporate community education and expand upon primary, secondary and tertiary education.	D
19.1	Expand educational programs to incorporate Aboriginal heritage, community gardening, colonial history and indigenous wildlife	B
20	Increase opportunities for community gardening and urban food production within the precinct.	C

CODE	INITIATIVES	PRIORITY
20	Increase opportunities for community gardening and urban food production within the precinct.	C
21	Link the Community Food Forest with the farmers market, Coopers Settlement and the Bundoora Park Café.	C
22	Develop delivery of children's birthday parties and wedding ceremonies and receptions within Coopers Settlement and Bundoora Homestead Arts Centre.	B
23	The construction an eco house within Community Food Forest or Coopers Settlement showcasing aspects of sustainability. This Sustainability Learning Centre will build upon the learning opportunities identified in 6.2.4.	E
24	Undertake an Aboriginal cultural heritage study	A
25	Develop facilities for day camps for children over school holiday periods	F





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