



FLEMING PARK MASTER PLAN

REFRESH



+

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ARCHITECTURE

Acknowledgement of Country

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Acknowledgements

This report would not have been possible without the ongoing support and contributions of the local community. In particular, sincere thanks must go to the members of the Community Reference Group, which was established by Moreland City Council to inform this report. This passionate group of local residents and representative members of the community groups have contributed extensive time and energy in reviewing information, sharing views and assisting with community engagement activities.



Figure 1: Inspecting the new ground , Fleming Park 28 May 1918
(Source: Moreland City Libraries local history collection)



EXECUTIVE SUMMARY

Fleming Park is a public park in Brunswick East managed by Moreland City Council and used by the community for formal and informal sport recreation and leisure activities.

This masterplan report is an initiative by Moreland City Council to ‘refresh’ the previously adopted Fleming Park Masterplan of 2014. Phlosc was commissioned by Council to lead a design collective comprising of Kuzman Architecture and 3 Acres Landscape Design.

The purpose of this masterplan is to guide the future evolution of Fleming Park through the consideration of a holistic and ‘all of place’ approach.

Our approach is informed by the following key elements:

People: This includes consultation with park users, local residents, visitors, sporting clubs and other community organisations that use Fleming Park.

Policy and Research: The relevant strategic and local Council policies and background reports that relate to Fleming Park.

Local Place and Context: An appreciation and analysis of Fleming Park and the immediate site surrounds.

Population Forecasts: Identification of existing and anticipated population growth over time.

Central to this masterplan are the ‘Fleming Park Principles’ which have been derived directly from the Fleming Park Community. These principles are the core values and aspirations that will directly inform and guide future development within Fleming Park.

These principles are:

- *Recognise Fleming Park as publicly owned land providing places for local residents, workers and visitors to play, be active, socialise or relax.*
- *Achieve a good balance of diverse active and passive activities in Fleming Park to encourage inclusive community uses for everyone.*
- *Provide adaptable and efficient community infrastructure that optimises future usage opportunities whilst maximising the area allocated for high quality open space.*
- *Utilise all community buildings and open space to the greatest possible capacity whilst maximising opportunities for usage and enjoyment for everyone.*
- *Ensure Fleming Park is welcoming, safe and accessible to all members of the community regardless of age, ability, gender or ethnicity.*
- *Value and support the unique social attributes and vibrancy that diverse community groups bring to Fleming Park and the larger East Brunswick community.*
- *The design, presentation and scale of all community infrastructures, and the types of community activities, held in Fleming Park should be complementary and sensitive to the parkland setting.*
- *Value, retain and celebrate the natural, historic, heritage and social significant aspects of Fleming Park to reinforce its distinctive character and memory of place.*
- *Promote and support a ‘whole of place approach’ to the maintenance and management of Fleming Park informed by community participation, now and into the future.*
- *Capitalise on the strategic location of Fleming Park with regard to public transport connections, and neighbouring community facilities, to promote walkable and sustainable communities and places.*
- *Aspire to achieve best practice environmental and sustainable outcomes with respect to all design, construction and maintenance standards for Fleming Park.*

This report identifies the issues and opportunities within Fleming Park and proposes a future concept plan to illustrate what interventions and changes might be appropriate for this much loved and cherished local park.

This masterplan report, endorsed by Council in 2018, will supersede the 2014 Fleming Park Masterplan.

FOREWORD

Fleming Park is a much loved 4.38 hectare local park in Brunswick East. The park is the heart of community life for the growing number of people who live, work and play within, or close to East Brunswick.

This report brings together, community views, independent research, policy and an appreciation of people and place to identify recommendations and actions to inform the future of Fleming Park.

List of Abbreviations

BBC	Brunswick Bowling Club
BEBA	Brunswick East Bocce Association
BLC	Brunswick Lacrosse Club
BSP	Brunswick Structure Plan
DDA	Federal Disability Discrimination Act 1992
FPCRG	Fleming Park Community Reference Group
DPCTH	Draft Park Close to Home
MCB	Moreland City Band
MLC	Moreland Lacrosse Club
MOSS	Moreland Open Space Strategy
NTS	Not To Scale
UFS	Urban Forest Strategy
UHIAP	Urban Heat Island Action Plan

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INTRODUCTION / PURPOSE



APPROX. 3700 PEOPLE
PRESENTLY LIVE WITHIN
400M OR 5 MINUTE WALKING
DISTANCE OF FLEMING PARK*

*BASED ON 2016 CENSUS DATA

Fleming Park is a local park that services around 3,700 local residents in Brunswick East.

The park is a central focus of the local area and is a neighbourhood meeting place with long time residents reporting steadily increased patronage over the last decade.

Centrally located between two major activity centre corridors, Fleming Park provides a pause point for those traveling east west between the busy

transport corridors and activity centres of Nicholson Street and Lygon Street.

The existing population in this area is expected to almost double in the next ten years. This refresh process is timely, given Fleming Park will need to work harder to accommodate more people in the coming decades.

Introduction

Why does the masterplan need a ‘Refresh’, and why now?

This ‘Refresh’ has been undertaken to update the previously endorsed Fleming Park Masterplan of 2014. This follows feedback from the local community who felt the scope of the previous 2014 masterplan was limited and did not adequately encompass the diverse uses and activities that take place in this much loved public park.

Strategically, this ‘Refresh’ is timely given the area is undergoing extensive population growth. In recognising that Fleming Park will need to accommodate more people, it follows that a robust masterplan will need to be flexible, efficient and have increased functionality for both the existing residents and emerging population that will call East Brunswick home in the future.

What is the purpose of this Masterplan Refresh?

The purpose of this report is to deliver a strategic framework for Fleming Park that is both holistic in approach and robust in terms of conceptual design content. This report has been prepared for everyone who uses or visits Fleming Park and provides an important opportunity for everyone in the local community to inform a final masterplan report for this important place.

The Refresh Report was submitted to Moreland City Council for formal endorsement in July 2018.

How does this report differ from the previous 2014 masterplan?

The former 2014 masterplan focussed largely on potential built form outcomes for the existing community-use buildings located within Fleming Park.

This report is based on understanding the bigger picture and multi-faceted use of Fleming Park as open space, a community hub and as a place that local people have a strong social connection with. Specifically, this ‘Refresh’ process considers the following aspects of Fleming Park concurrently:

- Feedback from community engagement undertaken in October and November 2017
- Ongoing consultation with the Fleming Park Community Reference Group
- Urban, landscape and architectural analysis and design
- Australian census data and Moreland City Council future population predictions
- Landscape and environmental considerations of the Park and elements within the site
- Background Research Reports including The Fleming Park Transport Review 2017 and The Fleming Park Community Infrastructure Review.
- Draft Heritage Citation -A historical overview of Fleming Park including information from the existing community groups that use the existing sports facilities and community buildings.
- Moreland Council policies and strategies.

Where is Fleming Park?

Fleming Park is a local Park within the municipality of Moreland City Council.

This report relates to the full extent of Fleming Park that is bounded by Victoria Street to the north, and Albert Street to the south. To the east, the site abuts residential properties and terminates two laneways and Maghull Street. Cross Street adjoins the western edge of the park and presently provides two of the three vehicular access points into the park.

What is outside the scope of this report?

Moreland Council has recently completed some open space improvements within Fleming Park in late 2017. These include:

- Installation of new public toilets
- New picnic shelter with BBQ area and seating
- Upgraded play equipment
- Landscape and tree planting
- Realignment of the shared path that connects Victoria Street and Albert Street.

These completed upgrade works are outside the scope of this study but are considered as part of the site context.



Figure 2: Aerial view of the Fleming Park masterplan project area bounded by red line.

STRATEGIC + LOCAL CONTEXT

Population Growth and Urban Intensification

Brunswick East is presently undergoing rapid change with large residential developments replacing former warehouses and older detached residential properties. Development activity is anticipated to continue and Moreland Council population statistics predict the population within a five minute walking distance of Fleming Park will double by 2036.

Existing and Evolving land Uses and Streetscapes

Fleming Park is a public park zoned for leisure and recreational use. This large public open space is designated in the Council's Open Space Strategy as a local park with a 400m walking catchment.

A mixture of new residential apartments, older style terraces and detached homes surround Fleming Park. An exception to this is the industrial businesses that

operate from Cross Street which flank the western edge of Fleming Park. These properties and some additional land holdings to the west of Cross Street within the local catchment area of Fleming Park are currently the subject of a Planning Scheme Amendment being prepared by Moreland City Council. This amendment, entitled C156, will see existing industrial uses rezoned to support residential development in the future.

It can therefore be anticipated that the existing light industrial buildings in Cross Street will increase in building height to accommodate a more intense residential function.

7500

The estimated number of people living in the Fleming Park catchment by 2036



3700

approx. number of people living in Fleming Park catchment in 2016



Figure 3: Current Existing Warehouses, Cross Street



Figure 4: Current Existing Warehouses, Cross Street



Figure 5: New Apartment Development Albert Street

Strategic Context

Contextual Overview

- 1 Fleming Park is strategically located between two major activity centre corridors as defined in the Brunswick Structure Plan. Activity centre corridors are places where significant change and growth is anticipated.
- 2 Nicholson Street and Lygon Street are key north-south public transport corridors serviced by 1 & 6 tram routes and the 96 tram route which operate 24 hours on the weekends.
- 3 There are three existing bus routes that provide coverage for people travelling in an east west direction.
- 4 There are a number existing community places within ten minute walking distance of Fleming Park. These include schools, daycare centres and places of worship.
- 5 There is an existing bicycle route known as the East Brunswick Shimmy trail that intersects Fleming Park that is a secondary bicycle route that links the Glenroy and Coburg activity centres in the north to Central Melbourne via the back streets of East Brunswick.
- 6 The east-west axis provided by Victoria and Albert Streets are significant pedestrian priority areas in connecting where more people will be living and travelling to in the future.
- 7 Victoria and Albert Street also provide direct connection to Phillip Reserve and the bicycle and walking trails of the Merri Creek.

Legend

- Activity Centre boundary's (Brunswick Structure Plan)
- Parks and Reserves
- Moreland Bike trails and Cycle routes
- Bus routes
- Tram routes
- Tram Stops
- School
 1. Brunswick East Primary School
 2. Our Lady Help of Christians School
- Kindergarten / Daycare / Early Learning
 1. Blyth Street Early Learning Centre
 2. Brunswick Kindergarten Inc.
 3. Brunswick Creche and Day Nursery
 4. East Brunswick Kindergarten and Childcare
 5. The Learning Sanctuary
- Religious Buildings
 1. Uniting Church in Australia Brunswick
 - 2.Holy Trinity Serbian Orthodox Church
 3. RMIT Mosque/ Islamic Centre
- MCC Community Buildings
 1. Fleming Park Community Facilities and Buildings (Refer page 42)
 2. Clarrie Wohlers Senior Citizens Centre
 3. Lygon Street Maternal and Child Health Centre



Existing Open Space Provision

Fleming Park is in reasonably close proximity a number of open spaces, parks and green reserves.

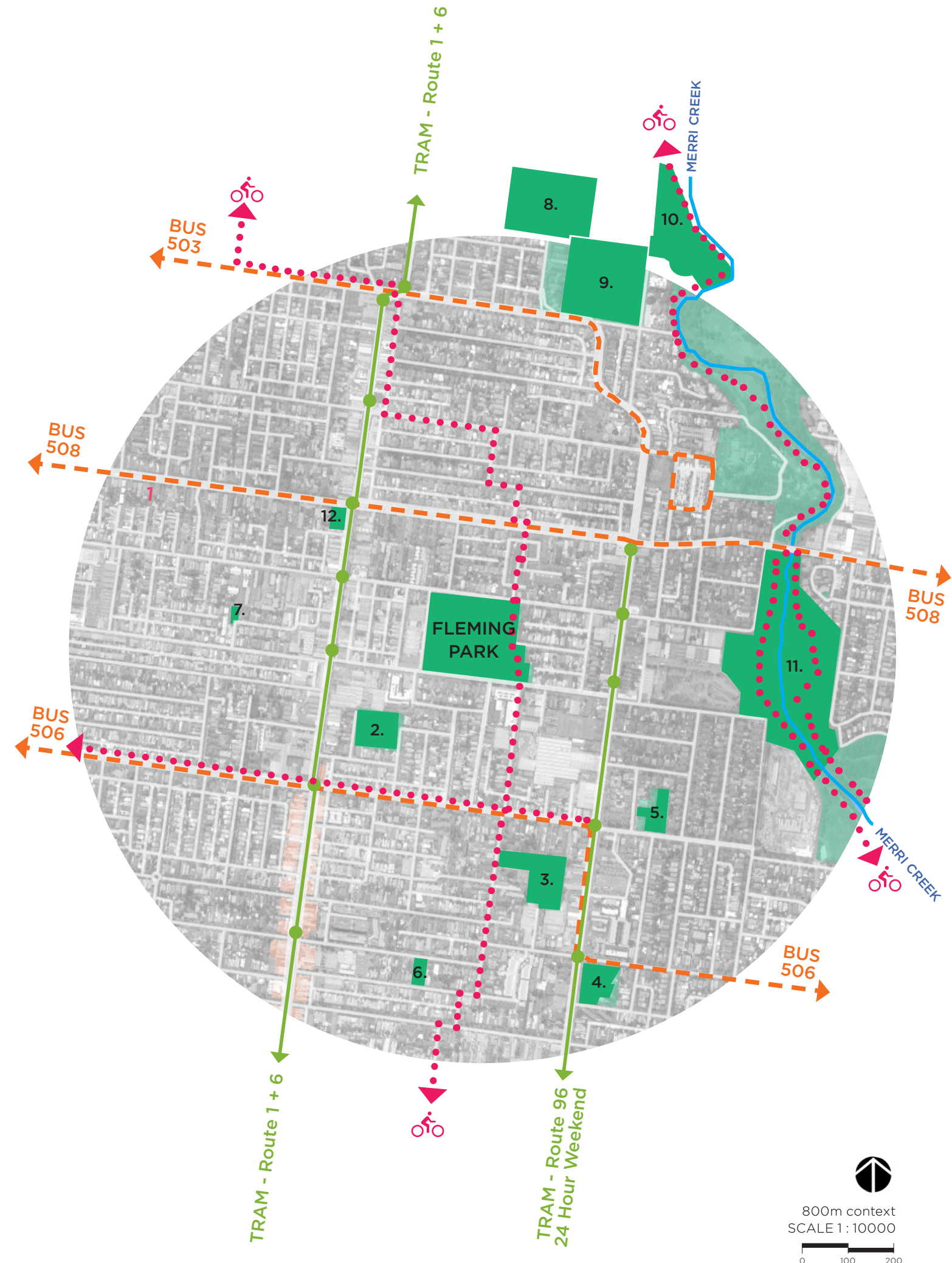
The area west of Lygon Street is notable for being devoid of any local parks. This inequitable distribution of existing parks and green reserves is addressed as part of the Open Space Strategy. Fleming Park is identified in the Open Space Strategy as having the primary functions of sport and social / recreation or play.

A summary of surrounding open space, parks and green reserve:

- 1. FLEMING PARK** (43800 msq)
Sport / Social Family Recreation
- 2. METHVEN PARK**
Heritage
- 3. BALFE PARK**
Sport
- 4. LANGDON RESERVE**
Sport
- 5. FISHER RESERVE**
Social Family Recreation
- 6. DOUGLAS RESERVE**
Social Family Recreation
- 7. SYMONS PARK**
Social Family Recreation
- 8. ALLARD PARK**
Sport
- 9. JONES PARK**
Sport / Social Family Recreation
- 10. ABRAHAM'S RESERVE**
Sport
- 11. PHILLIP RESERVE**
Access / Trail and Conservation
- 12. ANDERSON PARK**
Social Family Recreation

Legend

- Parks and Reserves
- Moreland Bike trails and Cycle routes
- Bus routes
- Tram routes
- Tram Stops
- Dogs OFF leash
- Dogs ON leash
- Open Space
- Drinking Water
- Sports Oval
- Community Infrastructure
- Accessible Public Toilets
- Playground
- BBQ
- Tables
- Weekly Maintenance





Local Context

Contextual Photos



Figure 6: View along Victoria St, from Lygon St intersection



Figure 7: View along Albert St, from Lygon St intersection










Figure 8: View along Victoria St, from Nicholson St intersection



Figure 9: View along Albert St, from Nicholson St intersection

Legend

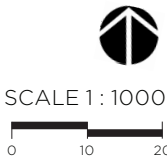
-  Activity Centre boundary's (Brunswick Structure Plan)
-  Parks and Reserves
-  Moreland Bike trails and Cycle routes
-  Bus routes
-  Tram routes
-  Tram Stops
-  Location of Photograph

PRESENT
Fleming Park
Existing Conditions

A3 FOLD OUT PAGE
Fleming Park Existing Conditions

FLEMING PARK EXISTING CONDITIONS

- Existing Oval/Sports Shelter
- Existing Park Lighting
- Existing Seating
- Existing Fence
- 1 Bicycle Shimmy Trail
- 2 Brunswick East Bocce Association BEBA Clubhouse
- 3 BEBA Bocce Courts
- 4 Car Parking
- 5 Remnant Hardstand (Informal Car parking)
- 6 Brunswick Bowling Club BBC Clubhouse
- 7 BBC Bowling Greens
- 8 Clarrie Wohler's Seniors Citizens Centre
- 9 Community Hall
- 10 Grandstand
- 11 Cross Street Music Hall Moreland City Band
- 12 Fleming Park Sports Pavilion Brunswick Lacrosse Club Various seasonal sporting clubs
- 13 Oval Various seasonal sporting clubs
- 14 Playground
- 15 Accessible Public Toilets
- 16 Existing light industrial use businesses



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PEOPLE + PARK LIFE

People and Park Life

A merger of community and place

Fleming Park is the vibrant and much loved heart of Brunswick East, providing a place to stroll, exercise, socialise, play and listen to music, participate in sports, play with children and meet neighbours and friends.

The success of Fleming Park is in this vibrant mix of people, of all backgrounds and ages sharing a space that offers a diverse mix of formal and informal activities.

Fleming Park Oval

Fleming Park is easily recognisable for its most visually distinguishing feature - the central green oval. The oval is presently used for a variety of uses including: lacrosse, cricket, soccer, personal training and by local dog owners. Casual football clubs play socially during the winter season and cricket matches occur during the summer months providing multiple spectator opportunities all year round.

Informal Activities

Complementing the active sporting uses of Fleming Park are also the informal or passive activities. These occur across the extent of the open space and include relaxing, resting, being social, playing with children, exercising and just meeting friends, family and neighbours to enjoy the natural parkland setting. These functions are important as they can occur at no monetary cost to the user and significantly contribute to the visual richness and experience of park life.

Dog walking

When the oval is not being used for sporting pursuits, it is frequently used by people to exercise and walk their dogs. Feedback received from the broader community during consultation regarding 'dogs off leash' was divided.

For dog owners, Fleming Park provides a wide open area to exercise pets in a safe and natural environment. There is a strong social aspect to this and many in the Fleming Park dog walking community enjoy informal BBQs together.

Some sporting groups and residents (including those with small children) reported that dog waste not being picked up, and lack of supervision by dog owners was problematic for children, cyclists and those enjoying picnics or resting on the grass. In contrast many park users who frequented Fleming Park also enjoyed the social aspect of dog walking whilst not owning dogs themselves.

Community Clubs and Associations

Fleming Park is also home to several community use buildings that provide clubrooms and facilities for the following community uses:

The Brunswick Bowling Club, Moreland City Band, Brunswick East Bocce Association, Brunswick Lacrosse Club, Brunswick Zebras Football Club and several senior citizen groups that socialise and meet at the Clarrie Wohlers Seniors Citizen's Centre and Community Hall.

There is an existing grandstand structure that is currently fenced off due to poor condition. The Grandstand is located in a prominent position beside the

oval and Albert Street and in close proximity to a recently completed children play ground and accessible public toilet.

"It's a really social place, it brings people together and for me, that's the most important thing"

**Local Resident
Oct 2017**

Fleming Park was observed as being continually populated from dawn to late evening. In early morning older people can be seen strolling around the oval while early bird dog walkers and fitness training share the green oval space. Later in the morning local residents, parents with children, workers and visitors relax in the open space, while the community clubs begin preparation for the day ahead. Lunch times see a diverse influx of local workers, elderly groups and visitors of all ages. Early evening is when many people are finishing work and come to partake in sports, dog walking or just to meet friends. The movement of people varies from weekday to the weekend.

For the purposes of this 'refresh' report the buildings, structures and landscaped areas of Fleming Park are considered together as a precinct.

The Community Perspective

The Community Engagement Process

Community engagement led by Moreland City Council was undertaken in October and November 2017. The purpose of this process was to better understand what aspects of the Fleming Park Precinct were important to the community and what needed to change to improve Fleming Park from a user perspective.

The community engagement process included the following activities:

- Multiple drop-in sessions at Fleming park.
- A public meeting
- One on one meetings with local residents and the groups that use Fleming Park.
- Intercept surveys and interviews
- An online survey hosted on Council's website.

Community Reference Group

In addition to activities that sought feedback from the broader community, Moreland City Council established and chaired a Community Reference Group comprised of local residents and representatives of the various clubs that use facilities within Fleming Park.

Community Reference Group meetings commenced in September 2017 and were held at regular monthly intervals.

The input provided by members was insightful and ensured the sharing of intimate local knowledge whilst also providing a forum for numerous stakeholder perspectives. The Community Reference Group was consulted throughout the development of the draft report and actively encouraged to share opinions and thoughts.

The concept design shown at the conclusion of this report has been developed and modified to address specific points raised by the broader community feedback

and members of the community reference group.

Multiple changes and iterations have been made to establish a concept that is both equitable and robust whilst providing flexibility for the future.

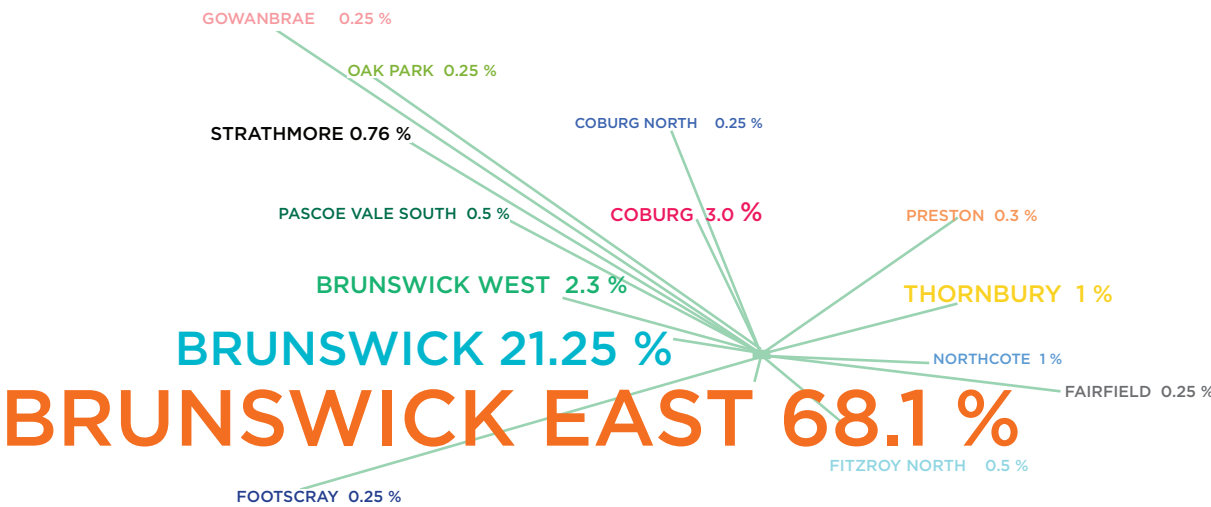
Fleming Park Survey

The survey was successful in achieving a high response rate. Over four hundred surveys were submitted which equates to approximately seven percent of all residents that live within 400m of Fleming Park. The high volume of participation has provided a rich community data source to inform this report.

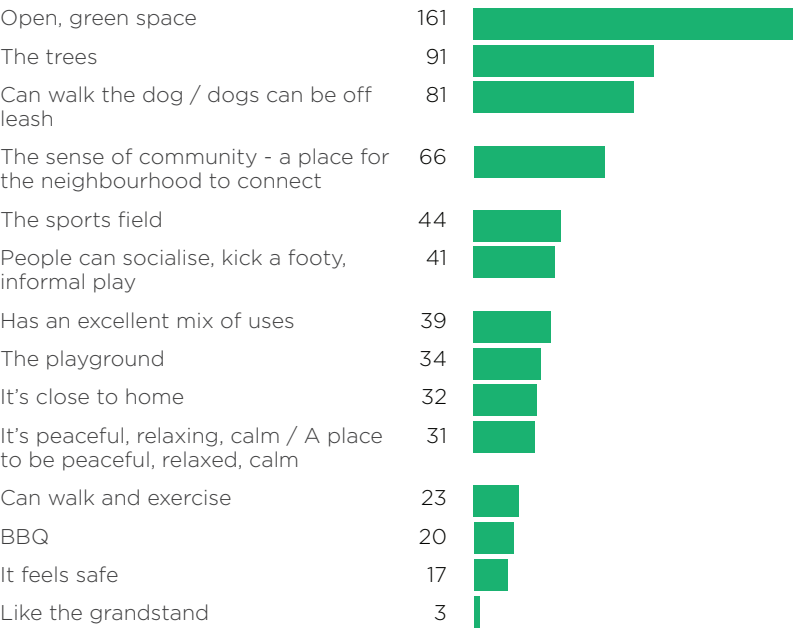
The survey asked a number of general questions and some of a more specific nature to verify what the community liked, disliked and valued about Fleming Park. Respondents were asked about how they used Fleming Park and how frequently they visited.

The findings indicated that there were many shared and some opposing views about issues, values and ideas. Survey data is summarised on the following pages.

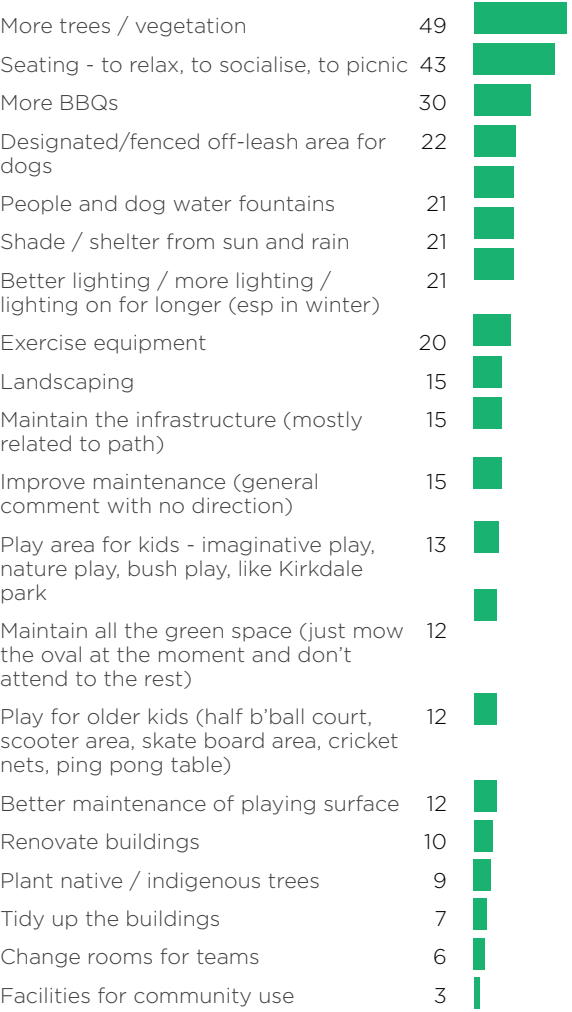
Q: WHICH SUBURB DO YOU LIVE IN?



Q: WHAT DO YOU VALUE MOST ABOUT FLEMING PARK?



Q: WHAT WOULD YOU LIKE TO SEE CHANGED OR IMPROVED AT FLEMING PARK?



COMMUNITY ENGAGEMENT DATA PROVIDED BY MORELAND CITY COUNCIL

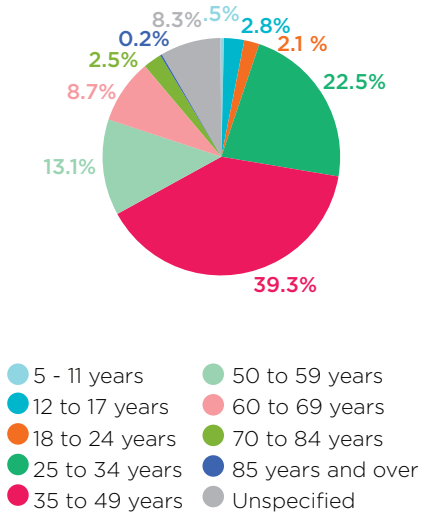
Overview of Key Engagement Findings

- All respondents regarded Fleming Park as an important local community place. Respondents interviewed consistently exhibited a high degree of community ownership and all users valued the open space, trees and open expanse of the oval.
- The majority of all responses indicated that they would like to see modest changes to Fleming Park rather than significant change. These included suggestions to improve the look, feel and functionality of the park.
- Most respondents did not consider any of the existing community use buildings within Fleming Park to be part of the park environment.
- Many of those interviewed were not aware of some of the clubs and organisations that presently operate out of the existing community use building.
- The existing community-use buildings present poorly and look tired.
- There is inadequate safe / level access throughout the existing open space areas and within all the community use buildings.
- The existing maintenance scope and service frequency for Fleming Park is inadequate for the level of usage it receives. Furthermore, grass is long and unkempt, rubbish and dog waste bins are overflowing and tree pruning and plant maintenance is not carried out resulting in a poor overall general presentation.
- There are existing conflicts between dogs, children, cyclists, casual activities (such as picnics) and sporting uses within the oval and throughout the park more generally.
- The oval is muddy during the winter months but requires more care and maintenance all year round.

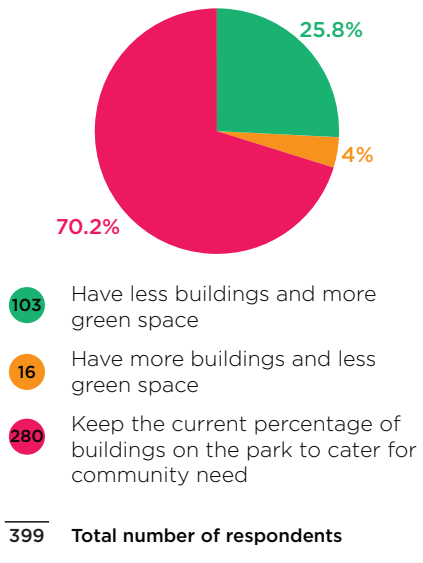
The Community Perspective



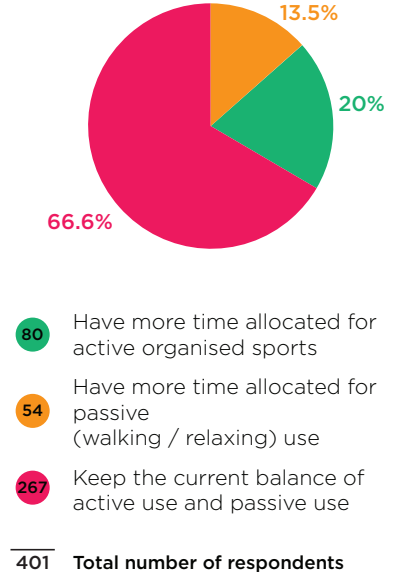
Q: WHAT IS YOUR AGE GROUP?



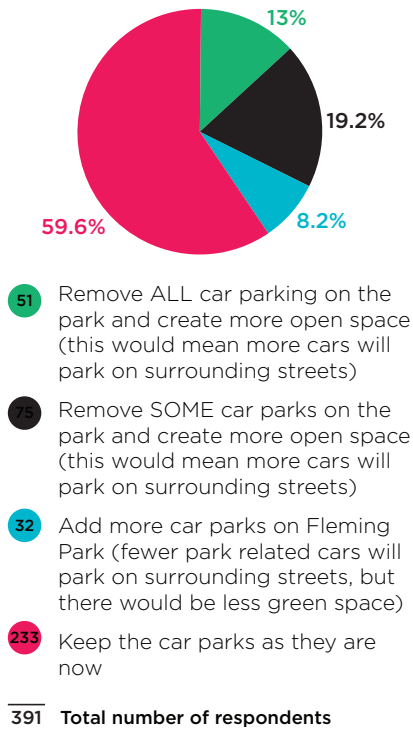
Q: WHAT SHOULD THE BALANCE OF BUILDING AND OPEN SPACE BE IN FLEMING PARK?



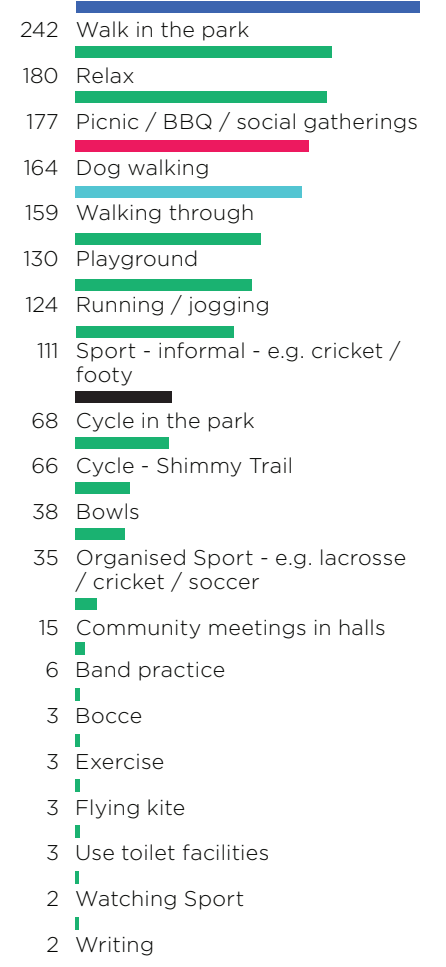
Q: WHAT SHOULD THE BALANCE OF PASSIVE AND ACTIVE USE BE ON FLEMING PARK OVAL?



Q: WHAT SHOULD BE DONE TO THE CAR PARKING SPACES IN FLEMING PARK?



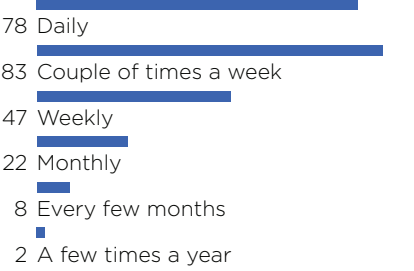
Q: WHAT DO YOU DO WHEN YOU VISIT FLEMING PARK?



Other Activities in Fleming Park:

Seniors club
Enjoying Open Space
Attend music events
Circus/Dance practice
Clearing my head
Community events
Bird watching
Observing / People watching
Kicking ball with children
Reading under tree
Romantic experiences with partner
Socialising with Neighbours
Skate through
Star Gazing
Taking photos
Tree hugging
Walking to East Brunswick Primary
Watching New Years Eve fireworks

Q: HOW OFTEN DO YOU WALK IN FLEMING PARK?



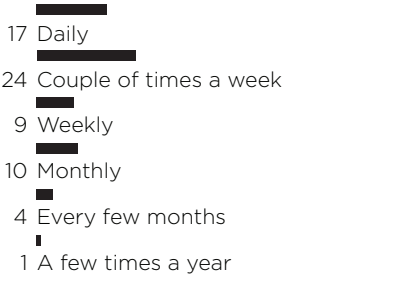
Q: HOW OFTEN DO YOU WALK THROUGH FLEMING PARK?



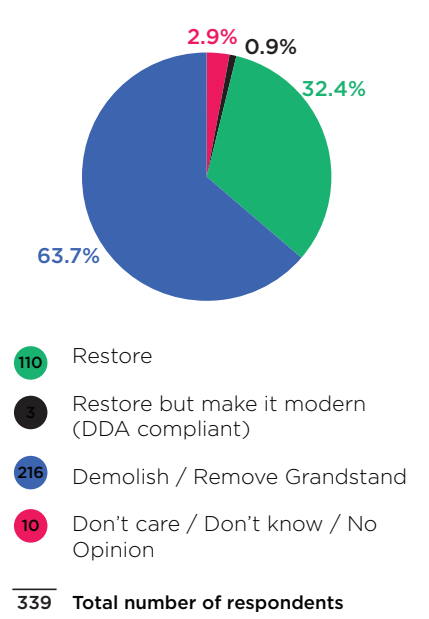
Q: HOW OFTEN DO YOU WALK YOUR DOG AT FLEMING PARK?



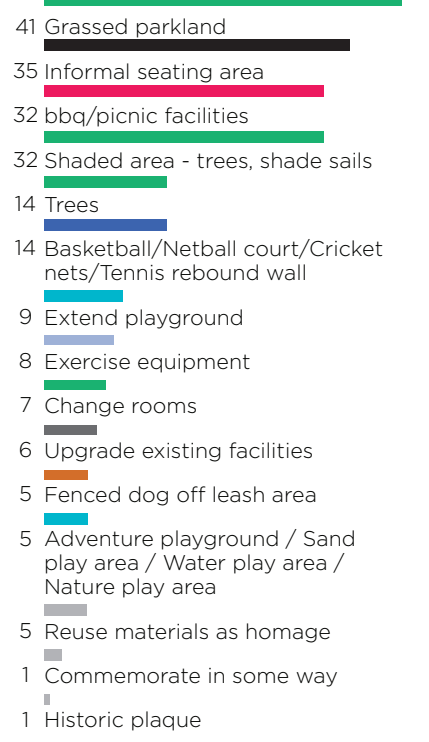
Q: HOW OFTEN DO YOU CYCLE THROUGH FLEMING PARK? (SHIMMY TRAIL)



Q: WHAT SHOULD BE DONE WITH THE GRANDSTAND IN FLEMING PARK?



Q: WHAT WOULD YOU LIKE TO SEE HAPPEN TO THE GRAND STAND AREA?



Overview of Key Engagement Findings (continued)

- Some sporting activities such as lacrosse require more netting to improve safety for other park users.
- There are opportunities to activate under-utilised areas within the park with landscaping to increase the area for open space.
- There is a lack of sheltered areas to provide shade in the summer.
- Provide more BBQs, seating and drinking fountains.
- There are no existing facilities for youths.
- WIFI would be supported.
- Children's play areas could be improved with a stronger focus on nature play and natural landscaping planting with diverse sensory and seasonal plant selections.
- The lack of footpath along Cross Street results in a poor and unsafe pedestrian environment.
- There was concern from some local residents regarding the speed of cyclists travelling through Fleming Park along the existing north-south shared path.
- There was a mixed response regarding car parking within the site. Some respondents felt strongly that all car parking should be removed whilst others expressed concern about increased street traffic congestion.
- There was a strong preference for a natural and sustainably sourced material palette for all future structures and furniture.
- Consider integrating environmentally sustainable design practices into Fleming Park. Examples included solar panels, rainwater tanks and rain gardens.
- Increase community consultation and participation to inform the development of Fleming Park.

Community Feedback

Draft Masterplan Community Feedback

The Fleming Park Refresh Draft Masterplan report was endorsed by Moreland City Council in April 2018 and issued for community feedback. The community feedback period was undertaken between 12 April – 13 May 2018.

What did we hear?

The 2018 Community Feedback process was successful in achieving a high response rate of 136 respondents. This is representative of the strong and passionate community interest in Fleming Park that has been present to date.

Overall there was positive support for the Draft Masterplan Report. The findings indicated some opposing views about issues, values and ideas for Fleming Park. This was consistent with the findings previously identified in the 2017 community engagement process.

Moreland City Council has made the full 'Summary of Submissions - Responses and Recommendations' available.

A summary of some of the themes that resulted in recommendations / actions within the final report are outlined as follows:

Car Parking

The provision of car parking (particularly within a park) is always a contentious issue and there is strong division between the different park users.

Sporting and user groups felt the Draft Masterplan on-site parking proposal inadequate, some local residents were concerned about the effect on surrounding street parking, while other community members were opposed to any on-site parking at all and consider open green space to be a higher priority.

The Draft Masterplan Report previously:

- Proposed all informal car parking to be removed from the site.
- Supported the temporary inclusion of a maximum 12 formal car parking spaces be retained on site, inclusive of disabled parking and drop-off/loading zones, in response to the 2017 community engagement process.

- Considered any on site car parking as an interim measure and recommended all car parking, excluding car parking required for disabled parking and drop-off/loading zones, be removed by 2026.

The car parking proposal has been revisited and amended to further reduce parking within the extents of Fleming Park. This is attributed to:

- A recognition based on the 2108 feedback provided by sporting and user groups who cited that 12 parking spaces is inadequate, and 40+ parking spaces would be needed. This number cannot be accommodated and is not deemed appropriate within the park environment.

- Resident concerns for street parking being addressed with MCC advising of the future provision of resident permit parking zones on surrounding streets.

- The opportunity to create additional open space that can be utilised for a future full multi-sport court option, expanded youth zone and BBQ area.

- The opportunity to implement pilot programs and behaviour change initiatives prior to the construction of the consolidated car parking arrangements.

The final Masterplan Report proposes on-site car parking be restricted to disabled use, pick up / drop off zones and deliveries and maintenance access (P35).

Dogs Off-leash

Considerable response was received regarding dogs off-leash in the 2018 feedback. The draft report recommended that a dog off-leash strategy and zoning plan be developed in response to the diverse mix of park uses and divided community views on dogs in the park received.

The final report has revised the Strategic Design Recommendation to “develop a dog off-leash and on-leash strategy” to include the implementation of pilot programmes in consultation with the community (P 38). The 'Dog Leash Zone' plan will remain in Draft and become a future action (P 77).

Community Garden

With many park user demands, there is limited space for a community garden in Fleming Park. Generally, community gardens are managed by an incorporated group of dedicated members, as maintenance and upkeep can be substantial. The nearest community garden CERES has 50 community garden plots. It is located 1km away.

Community garden elements are proposed within building areas, conveniently located near meeting rooms, toilets and kitchen facilities, and could be used for social events such as cooking classes, tomato bottling, pizza making, etc. There is an opportunity for a small community garden on the eastern boundary of the bocce court area.

There is the opportunity for food plots to be managed by current park users, such as the elderly citizens or bocce clubs, to encourage further social interaction and build memberships.

As a result of community support shown in the 2018 community feedback space provision has been made in the Concept Plan for a community garden zone, subject to additional funding and community demand / management.

Multi-sport Court / Youth Zone

In response to community engagement findings in 2017 the draft Masterplan provided a new youth zone and multi-sport court area for active recreation for older children in the park (tweens / teens).

The multi-purpose sports area, consists of a half-court for basketball or netball, an integrated exercise station, seating, shelter and BBQ area.

As a result of community support shown in the 2018 community feedback space provision has been made in the Concept Plan to expand the multi-purpose sports area, subject to funding. The expansion could include a full court (or two half-courts), and line-marking for other sports, training facilities and hit-up areas for oval users.

The Grandstand

The 2018 community feedback continued to reflect opposing views regarding the Grandstand.

The Grandstand is cited as having heritage significance in Fleming Park, as outlined in heritage reports, and is recommended to be retained in some capacity (refer P42 - 47).

The draft Grandstand concept included opportunities for uses and activities that were derived directly from the 2017 community engagement findings for this space. The concept wording has been further strengthened in the final report by adding additional uses and opportunities that were identified by the community in the 2018 round of engagement (refer P75).

The Grandstand will become an individual project that will require further investigation, detailed design and on-going community consultation.

Uses & Users of Fleming Park

There are numerous strategies, policies and background reports referenced by the Masterplan Report (P30), including the Fleming Park Community Infrastructure Assessment (CIA). The CIA report was commissioned by Moreland City Council to inform community discussion and Council decision making about the future of Fleming Park with respect to provision of community infrastructure. The assessment considered the suitability and utilisation of facilities on the site, which informed the Masterplan Report.

The Masterplan Report sought to understand the contributions that all the groups, clubs and informal activities collectively make Fleming Park so vibrant and active. The Masterplan seeks to retain the amenity of Fleming Park whilst recommending no net increase in building footprint in the future.

Community engagement undertaken in October 2017 significantly shaped the draft report. The findings supported the current mix of uses and the physical extent of buildings to cater for community needs in Fleming Park. More recent Draft Report feedback from community members expressing concern for the mix or suitability of users of the park was not considered reflective of the broader community.

Open Space

The Masterplan seeks to achieve a balance in the provision of sporting and community facilities whilst ensuring there is no net loss of open space through the following Strategic Design Recommendations (P45 - 47):

- Future proposed building footprint area not to exceed current footprint area on the site.

- Consolidate built forms on the site and enhance open green space opportunities.

Diagrams representing the significant open space opportunities through building consolidation proposed in the Concept Plan have been provided in the final report (P80 - 81).

Additional open space opportunities have been achieved through the further reduction of on-site car parking provisions in the final Masterplan Report.

Community Buildings

The 2017 Community Engagement showed the majority of respondents were in support of the current mix of uses and percentage of buildings to cater for community need in Fleming Park.

Much of the 2018 feedback around the community building proposals centred around individual facilities and it's affect on particular user groups.

The Draft Masterplan Report is a 'large scale' design and is not intended to provide detailed resolution. Detailed design of new buildings and upgrades of existing facilities will occur in the future stages of Fleming Park (refer P66).

There was a small amount of community concern over the proposed demolition of some buildings (mainly Clarrie Wohler) and questions raised over recommendations to build new rather than refurbish. Existing building assessments and recommendations have been provided with pages 44 - 47 of the report.

The Draft Masterplan Report is considered to have provided appropriate assessments and recommendations relating to the community buildings.



FLEMING PARK PRINCIPLES

Fleming Park Principles

The Fleming Park Principles are central to this report as they collectively underpin how Fleming Park will evolve into the future.

These principles have been derived from the reference group input and have been amended following our review of all the feedback recorded during the community engagement activities in October and November 2017.

These principles are not ordered in priority and should be read collectively. The principles are intended to provide some flexibility to ensure these are enduring for future users who are not yet established.

- Recognise Fleming Park as publicly owned land providing places for local residents, workers and visitors to play, be active, socialise or relax.
- Achieve a good balance of diverse active and passive activities in Fleming Park to encourage inclusive community uses for everyone.
- Provide adaptable and efficient community infrastructure that optimises future usage opportunities whilst maximising the area allocated for high quality open space.
- Utilise all community buildings and open space to the greatest possible capacity whilst maximising opportunities for usage and enjoyment for everyone.
- Ensure Fleming Park is welcoming, safe and accessible to all members of the community regardless of age, ability, gender or ethnicity.
- Value and support the unique social attributes and vibrancy that diverse community groups bring to Fleming Park and the larger East Brunswick community.
- The design, presentation and scale of all community infrastructure, and the types of community activities, held in Fleming Park should be complementary and sensitive to the parkland setting.
- Value, retain and celebrate the natural, historic, heritage and social significant aspects of Fleming Park to reinforce its distinctive character and memory of place.
- Promote and support a 'whole of place approach' to the maintenance and management of Fleming Park informed by community participation, now and into the future.
- Capitalise on the strategic location of Fleming Park with regard to public transport connections, and neighbouring community facilities, to promote walkable and sustainable communities and places.
- Aspire to achieve best practice environmental and sustainable outcomes with respect to all design, construction and maintenance standards for Fleming Park.

Policy Overview

There are numerous strategies and policies that inform the policy context for this report. The primary policies relevant to Fleming Park are briefly summarised below.

Moreland 2025 Community Vision

This is the overarching community strategy that defines the desired outcomes across the entire municipality from the community perspective. The visioning document makes reference to people, open space, the environment and community places in the following statements:

The community’s vision: “Moreland has green open spaces and parks nearby for recreation, leisure and exercise.”
Outcome: People have access to local places and open spaces.

The community’s vision: “Moreland is walkable and all public places are accessible for everyone – destinations, walkways and other connections are well maintained.”
Outcome: Moreland is accessible by a variety of mobility options.

The community’s vision: “Moreland will look cleaner – for example, less rubbish dumping, less litter, cleaner shop fronts.”
Outcome: Attractive, clean and well-maintained built environments, streetscapes and landscapes.

The community’s vision: “Moreland will have more native plants and animals – more biodiversity.”
“Moreland will be greener: more trees, more parks and open spaces.”
Outcome: Moreland’s natural environment is preserved and enhanced.

The community’s vision: “Services meet the increased demands of population growth and a changing community.”

Outcome: The Moreland community has access to responsive services that meet the demands of a changing community.

The Brunswick Structure Plan

This is a strategic plan that provides the structural framework to guide growth in Brunswick over the next fifteen years. The plan takes into consideration the unique cultural, physical and historical characteristics and qualities of Brunswick whilst looking to the future.

This plan identifies the location of activity areas, key transport linkages, design guidelines and changing land uses in a multi faceted manner. In particular this plan recognises the critical importance of open space for community enjoyment and recreation. With respect to Fleming Park, the following aspects are pertinent:

Fleming Park is a premier open space within a major recreational link that connects Clifton Park in the west with Kirkdale Park in the east.

East-west Streets: Recognition of the important role of east-west streets for pedestrian movements between the activity centres which are concentrated along Nicholson and Lygon Street.

Consideration of enhanced streetscape greening to provide a cooler, shaded and a more attractive walking environment that connects district parklands and local open spaces. These pedestrian-friendly community links will also provide a cross-Brunswick heritage interpretation and artworks trail.

Cross Street: Improve the pedestrian environment

and level of pedestrian activity along Cross Street through active frontages to new developments and an improved streetscape.

The future role of Lygon Street: Lygon Street will be strengthened as a coherent streetscape by the dual benefits of new landmark buildings and public space improvements. Activity will increase along the whole of Lygon Street, and improvements such as footpath widening and potential street tree planting will be implemented.

Key Investment Areas: There are two identified ‘Key Investment Areas’ which equate to where most change and development activity will happen. These are the central sections of Lygon Street and Nicholson Street adjacent to Albert Street and Fleming Park.

Detailed planning and investment in these areas aims to:

- Better integrate new development with the significant open space assets which would include Fleming, and Methven Park.
- Reinforce the central sections of each of the Local Area Activity Corridors in areas where a significant change in character is desired/ anticipated.
- Ensure open space, transport and other infrastructure is upgraded to meet the increased needs of an increased population.
- Focus investment and necessary design work on Albert Street.

Moreland Open Space Strategy 2012-2022

The Open Space Strategy (MOSS) is a multi-functional strategy that identifies key priorities and informs the future planning of open space

within the municipality. The core purposes are defined as:

- Understand supply /demand for open spaces;
- To identify existing gaps in open space;
- To secure appropriate new open space where possible;
- To protect existing open space and its values; and
- To improve its quality through better planning and management.

Key Goals are:

1. Providing parks close to home
2. Having a mix of open space types and experiences
3. Making places for nature
4. A greener more liveable Moreland
5. Making the most of open space through effective management
6. Enhancing participation and use of open space
7. Developing a network of shared trails

Fleming Park is identified in this strategy as a local park with a 400 metre catchment and designated as having a recreation and leisure function.

Draft Park Close to Home 2017

The ‘Draft Park Close to Home Report’ seeks to identify and prioritise where open space is needed the most. This report outlines Council’s commitment on the future of open space across the municipality and provides the rationale of how and where new open space will be created in the future.

Finding for the combined suburbs of Brunswick East and Fitzroy North collectively indicate:

- In 2016 the population of Brunswick East and Fitzroy North was 11,504 people. This population is forecast to increase by 69% between 2016 and 2036, which is the highest rate of forecast population growth in the municipality.

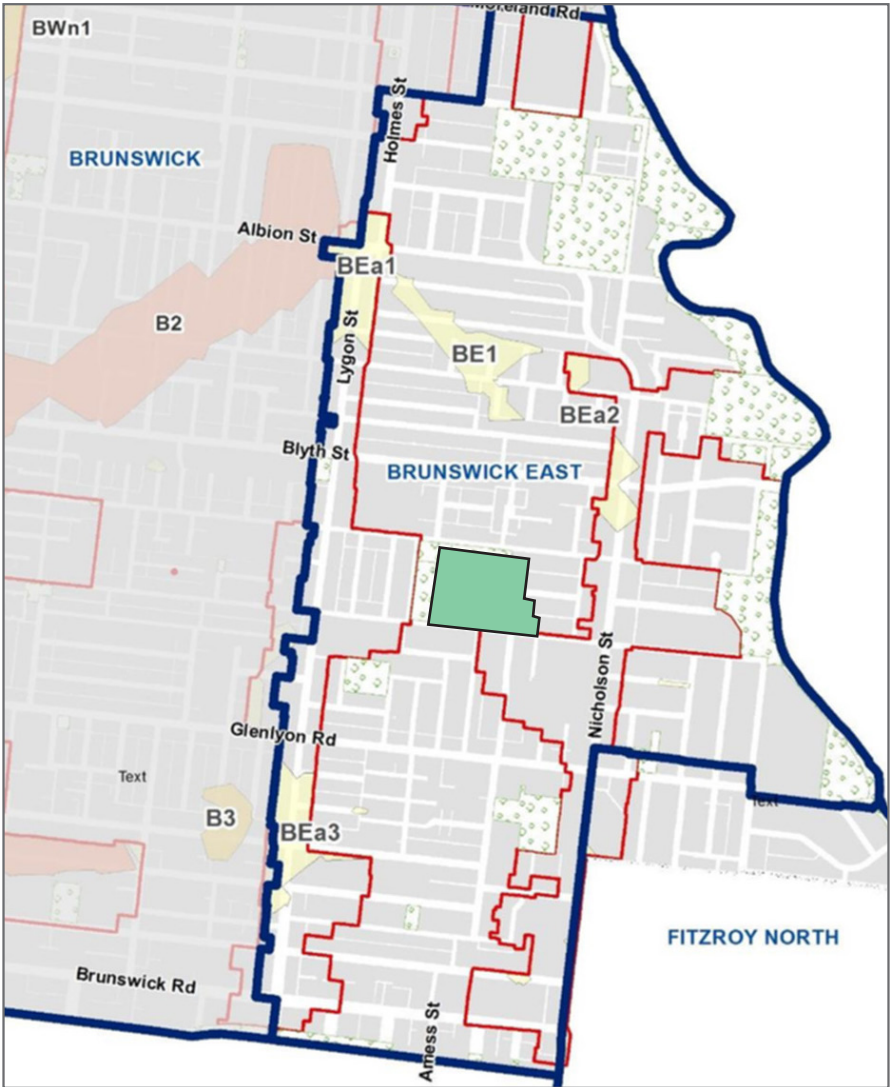


Figure 10: Map of Brunswick (Source: Moreland City Council)

- The Brunswick Major Activity Centre (BMAC) is located across the suburbs of Brunswick and Brunswick East, and the majority of the forecasted population growth in these suburbs will occur in the BMAC.
- In 2016, there was 25.0 square meters of unrestricted open space per person in Brunswick East and Fitzroy North.

Municipal Public Health and Wellbeing Plan 2017-2021

The vision is for Moreland to be a healthy livable and sustainable city. This ‘whole of Council ’ approach outlines the strategic health and well being priorities for the municipality.

Legend

High Priority Open Space Gap Area

Medium Priority Open Space Gap Area

Low Priority Open Space Gap Area

Railway Stations

Railway Lines

Open Space

Suburb Boundary

Activity Centre Boundary

BEa2 Open Space Gap Area Name

Others

Other relevant strategies to Fleming Park are the Urban Heat Island Action Plan, Urban Forest Strategy, and Sport and Physical Activity Strategy.

1 Australian Bureau Statistics, Census of Population and Housing 2016
2 Draft Park Close to Home 2017, Moreland City Council

TRANSPORT

Transport Overview

The Fleming Park, Brunswick East, Transport Review was commissioned by Moreland City Council and undertaken by GTA Consultants in late 2017. This provided an independent transport assessment to inform the Fleming Park Masterplan Refresh. Specifically, this transport Review considered:

1. The existing demands generated by the site by mode of transport;
2. The adequacy of the proposed pedestrian, bicycle and public transport access arrangements to the site;
3. The adequacy of the proposed bicycle parking arrangements in terms of supply (quantity), and;
4. The adequacy of the proposed car parking provision.

The report aligns with Moreland City Council's goal to promote sustainable transport, and was developed in consideration of the following: Moreland Planning Scheme and Moreland Bike Strategy. Primary traffic/car parking surveys were undertaken by GTA Consultants in addition to Inspections of the site and its surrounds; and the review of Brunswick Integrated Transport Strategy.

The Transport Review indicates that: With current on-street car parking capacity, Fleming Park could sustain an additional 210 people on the site at peak hour (based on the existing 49 informal car parking spaces on site are retained.)

The projected increase in population in Brunswick East is likely to increase parking demand that is projected to exceed the on-street car parking capacity by 2036.

Bicycle parking spaces should be provided on-site

Consideration should be given to reducing the speed limit of the area to 30km/h to improve amenity for cyclists.

Should the usage of Fleming Park increase to fill the capacity of existing on-street parking supply, the associated traffic generated is estimated to be 112 vehicle movements in a Saturday peak hour, and 560 daily vehicle movements. This would result in demand exceeding on street supply during peak times on a Saturday.

Albert Street is currently exceeding the maximum traffic volume

recommended by the Planning Scheme. However, while the existing and future traffic volumes exceed the technical theoretical capacity of the road, the extent of increase would be expected to be suitably accommodated by the surrounds.

Transport Intercept surveys undertaken as part of the Transport Review indicate that most people walk to Fleming Park, followed by car travel.

Car parking within Fleming Park

There are currently two on-site car parking areas within Fleming Park. The first is 8 line-marked parking spaces accessed from Cross Street, this area also has informal parking within the former nursery's hardstand area. The second area consists of 4 line-marked parking spaces, and an informal parking area used by the Bocce Club (accessed via Victoria Street). Given the high value of open space in Brunswick East, the report recommends releasing land presently used for car parking to create new open space in Fleming Park.

This is further supported by the walkable proximity of reliable public transport to the Park. This includes tram route 96 which operates 24-hours on weekends. It is proposed this recommendation be implemented through parking pilot projects, such as group transport modes for sporting and community groups, adjusting on street car parking times, adding new loading zones and drop off areas, and providing disabled access to ensure the site services community uses.

This report recommends actively encouraging and supporting more sustainable transport modes, such as cycling and walking. Future transport and parking trials should consider how deliveries, local events and the broader landscape is accessed and maintained. It is proposed that supporting infrastructure (ie; shower facilities, bike parking and storage) is installed on the site to promote cycling as a viable and convenient transport mode. This strategy would require a behaviour change in how some users access the site. However the broader community benefit of securing additional open space is deemed significant, and worthy of

investigation. This recommendation aligns with Council's objective to reduce reliance on private vehicles, and promote walking, cycling and public transport as the primary transport modes.

It is recognised that some community groups are not supportive of removing on-site car parking, and the general community view was that the existing car parking should remain the same.

Strategic Design Recommendations

- Reduce and consolidate on-site car parking to provide restricted disabled parking, loading and drop-off zones, maintenance and delivery access.
- Undertake pilot programs and support behaviour change initiatives that promote sustainable transport modes.
- Remove a minimum of two existing car parking spaces at either side of the northeast and southeast park entry points that connect the shared path that forms part of the Shimmy Trail.
- Install bike calming measures at park entrances to safely slow down cyclists. Improve slip resistance of pavement surfaces, particularly at the Albert Street entrance.
- Install signage and surface treatments to encourage cyclists to be mindful of other park users, such as pedestrians and dogs.
- Provide bicycle hoops and shower facilities. Consider installation of an air pump station within Fleming Park.
- Reduce and consolidate vehicle entry points into the site.
- Prepare a comprehensive traffic and parking plan that considers but is not limited to:
 - Options for traffic calming on Cross, Victoria & Albert Streets,
 - Provision of resident permit parking zones,
 - Creation of new loading, drop off zones and disabled parking spaces.



LANDSCAPE

Landscape Overview

Our parks are vitally important places as they provide opportunity for people to connect with nature and the environment in an urban setting. The value of access to green space in supporting healthy and active communities is well documented both locally and internationally.

Increasingly more and more people are living in apartments in Melbourne's suburbs. Living closer together brings many social benefits but also means that for many new residents' access to private open space is often reduced. This places a greater importance on the role of public open spaces particularly in areas experiencing rapid change and growth.

The Oval

The green sports oval is arguably the most decisive landscape element within Fleming Park. The oval provides expansive tree framed views of the sky and is delineated by a shared path and simple handrail which continues along its' edge. The oval is utilised by sporting clubs for approximately 15 hours per week in the summer and approx. 20 hours per week in the winter. Community feedback gleaned through formal and informal conversations with local park users describe the oval as being a prized asset of the park. In light of this, the community expressed concern regarding the lack of maintenance and upkeep to maintain the turf to an acceptable level for casual enjoyment and sporting use by diverse park users, particularly in winter with turf dormancy, poor drainage and heavy use.

Universal Access

Whilst there are a numerous entry points into Fleming Park, many offer restricted access due to level changes, uneven surfaces or a lack of surface markers to assist those who are vision impaired.

The existing condition of all pathways, including the walking

path around the oval, require immediate attention.

Legibility and Wayfinding

There is an opportunity to improve signage to include multiple languages to reflect the multicultural diversity of East Brunswick. Information on local community groups and events, organised sporting times and dog off-leash areas and protocols should also be communicated through signage and via a park WIFI service.

Materials

There is a large range of furniture types and materials within Fleming Park. These have accumulated in an ad-hoc manner over a long period of time. Their condition varies, and there is a need to rationalise and upgrade.

There is opportunity to develop a more cohesive furniture and materials palette that builds upon the character of the park and is consistent with the City of Moreland palette. Furniture and materials should:

- Reflect the local character of the park and East Brunswick neighbourhood.
- Be sustainability sourced.
- Be robust.
- Be easily maintained, repaired or replaced.
- Be fit for purpose.
- Help users navigate the park.

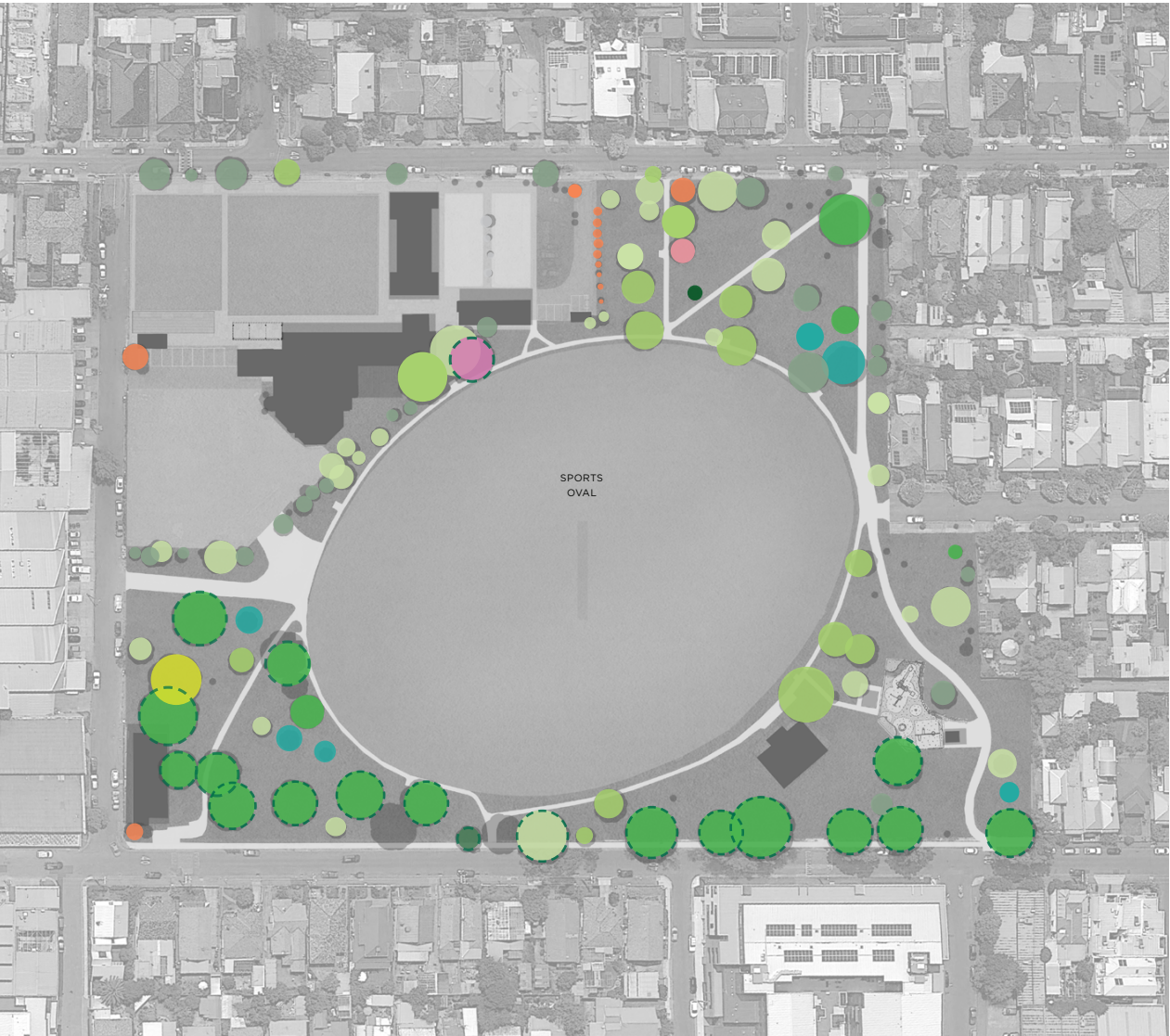
Local forms and materials that could be used include:

- Robust and durable timbers.
- Galvanised or painted steel.
- Stencil lettering, to reflect the old BCC steel and timber seats.
- The City of Moreland street furniture and way-finding palette.














Strategic Design Recommendations

- Provide level accessible entry points and pathways throughout Fleming Park that connect to the existing accessible toilets, play space and other parts of the park.
- Commission a professional arborist report to assess all trees, including life expectancy, within Fleming Park.
- Where possible retain all existing trees and vegetation. Identify areas where vegetation can be thinned or up-lift pruning can be undertaken to open up or frame views.
- Prepare a comprehensive landscape plan that incorporates all open space areas and integrates landscaping with existing and proposed buildings in consultation with the community, select plant species and prepare an updated planting plan to reinforce the unique character of Fleming Park and surrounds.
- Prepare a new tree planting schedule for the next 10 years. Ensure succession planting is resilient and considers environmental factors and climatic concerns.
- Confirm a new scope and frequency of maintenance for Fleming Park, and allocate a sufficient budget for this purpose.
- Define a natural and sustainably sourced palette of materials for all fixtures and fittings within Fleming Park to reinforce its distinctive local character.
- Investigate opportunities for water sensitive urban design interventions.
- Consider future oval ground renovation and lighting upgrades within the existing council works programme.

Existing Trees



Legend

 Existing Significant Trees	 <i>Chamaecyparis lawsoniana</i>	 <i>Allocasuarina verticillata</i> <i>Acacia implexa</i> <i>Acmena smithii</i> <i>Callistemon viminalis</i> <i>Melaleuca armillaris</i> <i>Melaleuca styphelioides</i> <i>Pittosporum eugenoides</i> <i>Stenocarpus sinuatus</i>
 <i>Ulmus x hollandica</i> <i>Ulmus procera</i> <i>Ulmus populus</i>	 <i>Cedrus atlantica glauca</i> <i>Cedrus deodora</i>	 <i>Araucaria heterophylla</i>
 <i>Corymbia citriodora</i> <i>Corymbia maculata</i> <i>Angophora costata</i>	 <i>Platanus x acerifolia</i>	 <i>Calodendron capense</i>
 <i>Eucalyptus cladocalyx</i> <i>Eucalyptus polyanthemus</i> <i>Eucalyptus leucoxylon</i> <i>Eucalyptus sideroxylon</i> <i>Eucalyptus camaldulensis</i> <i>Eucalyptus nicholi</i> <i>Lophostemon confertus</i>	 <i>Prunus cerasifera 'nigra'</i> <i>Tilia cordata</i> <i>Pyrus calleryana</i> <i>Fraxinus oxycarpa</i> <i>Ficus carica</i>	 Other
 <i>Phoenix canariensis</i>		

SCALE 1 : 2000
0 20 40

Existing trees and plants

Fleming Park has a diverse range of trees and vegetation that have been planted at different periods over time. Landscape analysis undertaken as part of this study has identified six distinct landscape character zones. These zones are proposed to inform more detailed landscape thinking, including species selection and placement that can consider changes in season, texture and colour in an integrated and creative manner.

Historical elms

The large elm trees framing views into the park from Albert Street are perhaps the most distinguished landscape element in the park. These mature trees offer expansive shade and cool respite during Melbourne's hot summer months and provide a link to the rich cultural history of this place. A recent Heritage Gap Study currently under development for Fleming Park identifies these trees as being part of the original planting plan for Fleming Park.

Some of these elms (and other trees within the park) are in varying degrees of health. This report identifies the need to commission a professional arborist to report on the status and life expectancy of all the trees within Fleming Park. Once complete, this can then inform a future and progressive planting plan, and tree maintenance schedule.

Given the susceptibility of elms to disease, consideration should be given to introducing greater biodiversity into successive tree planting schedules to ensure the landscape is resilient to pest and other environmental factors into the future.

Park Maintenance

The recent engagement in October and November 2017 with the Fleming Park community indicated that the existing maintenance schedule was inadequate and needs to be addressed as part of this refresh process. The length of grass, frequency of bins being emptied, dog mess and ongoing care of the existing trees were raised as concerns by many residents. The existing pathways through Fleming Park have uneven surfaces making access difficult for those who are less able or ambient. Previous repairs to park infrastructure including the bicycle path were cited by some residents as being undertaken in an uncoordinated fashion when upgrade works were carried out.

This refresh provides an opportunity to include a recommendation to address this issue. This could be achieved by first identifying what the existing maintenance budget and scope are, and how frequently maintenance is carried out at present. It is envisaged that programmed tree pruning, frequent cleaning / rubbish removal and more bins being emptied more regularly would address existing issues. As and when new infrastructure is provided within Fleming Park over the coming years, the maintenance schedule is recommended to be actively aligned to ensure new assets are maintained into the future.

Strategic Design Recommendations (continued)

- Investigate opportunities to incorporate art into the landscape of Fleming Park, such as a public artwork marking the new entrance to the corner of Cross & Albert Streets. This could be incorporated with the walking art trail along Albert Street as defined in the Brunswick Structure Plan.
- Develop a dog off-leash and on-leash strategy. Implement pilot programmes in consultation with the community in order to achieve workable solutions.
- Consider an alternative winter training surface (ie: multi-sport court) to reduce damage to oval from heavy use in wet conditions.
- Create spaces for young people to enjoy, such as a multi-sport court.



BUILDINGS & FACILITIES

Buildings & Facilities Overview

For the purposes of this report community use buildings include all sporting club and community group facilities.

Strategic Assessment of Needs for Community Services and Facilities 2017

In 2017 Council commissioned an independent review of all the buildings within the Fleming Park Precinct. The purpose of this assessment was to understand how existing community facilities are used and how frequently. The study also considered building condition and involved consultation with the various community groups that use the buildings and oval.

All the existing buildings are showing signs of age to varying degrees. The Brunswick Bowls Club appears in the best well maintained physical condition whilst the Clarrie Wohlers Senior Citizens Centre and Bocce Clubhouse require significant upgrade works. The Grandstand is presently fenced off and is deemed unsafe for use.

All of the community-use buildings within Fleming Park require works to achieve adequate provision for universal access and toilet/change facilities.

Utilisation across the current community spaces is low to medium

The Bowls Club was the most utilised building while the Community Hall was the least utilised space within the precinct.

The Community Hall is the only standalone multi-purpose building in the precinct but is severely under utilised due to lack of connectivity and accessibility.

Brunswick Lacrosse Club, Cricket Club and various sporting clubs share the Sports Pavilion on a seasonal basis.

There are multiple locations of toilet facilities throughout the site. The Bowls Club and Clarrie Wohlers and Community Hall have indoor facilities within their respective buildings. In contrast the Bocce Club have sole use of toilets but these are outdoor facilities and are in poor condition. The Lacrosse Club and Moreland Band (former nursery and sports pavilion) share toilets and change rooms. There are presently no designated female change room and toilet facilities for Lacrosse and the other sporting groups and the existing facilities need to be replaced with modern facilities.

Observations

Many of the existing community use buildings do not face onto Fleming Park and present poorly when viewed from the oval and Cross Street. This issue presents an opportunity to enliven and open up views into and between each building and the park in a meaningful manner.

Some of the existing community groups could benefit from better signage and front door address to better announce their presence in Fleming Park. This can be achieved in a sensitive manner whilst also providing opportunities for personalisation.

There are no specific existing clubs or organisations that cater for young people within the site. Basketball hoops and/or seating within the open space could provide some options in conjunction with the existing grandstand, which is presently unused and in poor condition.

There are opportunities to consider art within the landscape or as part of upgrading existing buildings.

There are opportunities to explore sustainable technologies and practices into future construction and maintenance works.

There is an opportunity to amalgamate user groups into new unified, flexible and efficient community facilities. The sharing of user group facilities will result in well utilised spaces, a safe and active environment and enhanced relationships between users.

The majority of community groups that use Fleming Park expressed the desire to grow their respective facilities in size to service a larger membership base into the future. This desire to increase the size of the buildings within Fleming Park is in direct conflict with both the community engagement findings and the recommendations of this report.

Preliminary investigations undertaken by MCC indicate that the Fleming Park site has contaminated soil and potentially other hazardous materials, such as asbestos. Further assessments and reports will need to be undertaken to assist with final recommendations and costings of existing upgrades and future building works.

A concise summary of the consultant's findings and recommendations for each of the buildings in Fleming Park is provided overleaf.

These recommendations have been based on the following:

- MCC Community Infrastructure Assessment (CIA)
- Heritage Gap Report and Citation
- Site Inspections
- Council policy frameworks (DDA compliance etc)

This review is intended to inform a holistic approach to the park infrastructure. Recommendations will need to be considered in conjunction with further user group consultation and council budgets, with a staged approach taken to prioritise works.

Heritage Overview

Heritage Overview

Fleming Park was opened in 1919, and over the last one hundred years changes have been made, and elements added. Contained within Fleming Park are a number of elements often found in recreational reserves, including walking paths, an oval and grandstand, children's playground equipment and landscaping. Other elements that contribute to the character of the park are the lawn bowls and bocce clubs, and a public hall facing Victoria Street.

Fleming Park is not subject to a heritage overlay in the Moreland Planning Scheme. The 'Moreland Heritage Gap Study (by Context Pty Ltd 2017), lists Fleming Park as a place of Local Significance, and recommends that it is included in the Schedule to the Heritage Overlay of the Moreland Planning Scheme as an individually significant heritage place. The recommendation is based upon an assessment of Fleming Park undertaken by Context Pty Ltd,

Fleming Park has a one hundred year history as an important place in East Brunswick, which, as a reserve, has served the local community in a diverse range of passive and active recreational activities.

The population of East Brunswick in the environs of this park is forecast to double to 7,500 people by 2036. With many of these new residents living in multi-level apartment buildings, the role of Fleming Park as a community recreational reserve will be even more important.

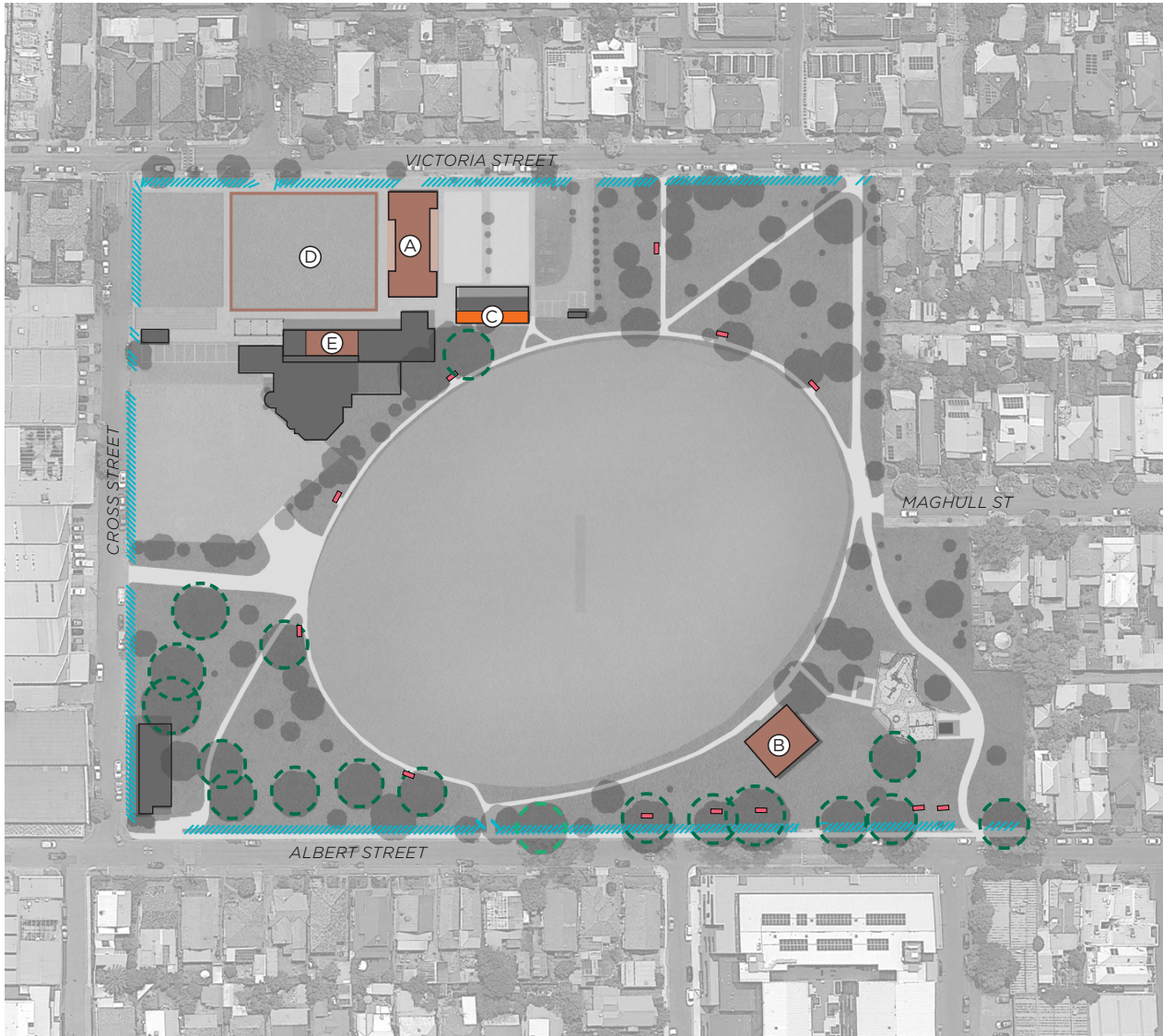
In any Masterplan for Fleming Park it is important to balance the heritage attributes of this place with an ongoing need for the park to continue to serve the local community.

Throughout the 'Fleming Park Masterplan Refresh' community consultation has highlighted that the reserve is a place with a special attachment as a place known, used and valued by the local community.

It is this, more so than the history of the site or the aesthetic values of any one or group of elements, which is the primary cultural value of Fleming Park.

The 'Fleming Park Masterplan Refresh' contains a comprehensive vision for this reserve, and how it can remain a facility that serves the local community inclusive of all ages, gender and cultural backgrounds.

Overview provided by:
Peter Barrett
Architectural Conservation Consultant
Heritage Memorandum 20.03.18



NTS

Legend











- | | |
|---|--|
|  Existing Significant Trees |  (A) Community Hall
c. 1919 |
|  Bluestone Edge with
Heritage Significance |  (B) Grandstand
Sir Vivian Adams Pavilion
1937 |
|  Buildings of Heritage
Significance |  (C) BBC Ladies Clubhouse,
Current Brunswick East Bocce Association (BEBA)
c. 1950s |
|  Post- War Building of
Heritage Significance |  (D) Original Bowling Green |
|  Brunswick City Council
(BCC) Seats of Heritage
Significance |  (E) Brunswick Bowling Club |



Figure 11: Aerial of Site, 1945

Existing Groups and Clubs

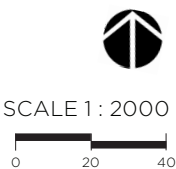
Existing Building Recommendations

Strategic Design Recommendations



Legend

- Community Buildings
(various spaces designated for sporting clubs and community groups)
- Brunswick East Bocce Association
- Brunswick Bowling Club
- Cross Street Music Hall
- 1 Fleming Park Community Hall
- 2 Brunswick East Bocce Association
- 3 Brunswick Bowling Club
- 4 Moreland City Band
- 5 Brunswick Lacrosse Club
- 6 Clarrie Wohlers Seniors
- 7 Grandstand



Brunswick Bowling Clubhouse

Tenant: Brunswick Bowling Club
 Building Condition: Fair, well maintained
 Universal Access: No
 Equitable & adequate facilities: No
 Heritage Assessment: Building of significance (core building)
 CIA Assessment: Fit for purpose
 Masterplan Recommendation: Retain core building.

The Brunswick Bowling clubhouse main core building has been well maintained and includes an original section of building that is of heritage significance.

The removal of poor quality auxiliary additions to the core building are recommended to accommodate new additions that can provide upgraded compliant amenities and change rooms, enhanced and accessible building entrances and a new functional green keepers store.



Brunswick East Bocce Association Clubhouse

Tenant: Brunswick East Bocce Club
 Building Condition: Poor
 Universal Access: No
 Equitable & adequate facilities: No
 External toilet facilities.
 Heritage Assessment: Post War - Building of significance (partial)
 CIA Assessment: Unfit for purpose
 Masterplan Recommendation: Demolish

The Brunswick East Bocce Association clubhouse is in poor condition and the aesthetic value of the original building has been compromised by unsympathetic alterations and additions to its front. Its rear portion, containing relatively austere weatherboard clad walls and terracotta tile hip roof, is its only intact early fabric.

Removal of the clubhouse, to provide new improved facilities for BEBA, would not impact upon the cultural significance of the site.

Improved facilities and clubrooms for BEBA will ensure that Fleming Park retains its cultural significance as a place for the participation and enjoyment of bocce in Moreland, which has a history extending back to the 1950s. In this regard, it is imperative that bocce remains an activity at Fleming Park.

Relocation of BEBA into the adjacent Community Hall is recommended, in consultation with the user group. Once refurbished, the Community Hall will provide Bocce with improved facilities whilst re-activating this underutilised building of heritage significance.

- Undertake an accessibility audit to determine the scope of works required for all existing buildings that are proposed to be retained.
- Undertake contamination and hazardous materials reports.
- Future proposed building footprint area not to exceed current building footprint area on the site.
- Design and construct a new “green street” integrated landscape and architectural element to provide universal access between community use buildings, the oval, car parking and key access points.
- Consolidate built forms on the site (where possible) and enhance open green space opportunities.
- Ensure new facilities are designed to be flexible and adaptable for a range of future uses and users.
- All architecture should present as sensitively designed elements within the landscape.
- Enhance the ‘front door’ and arrival areas for all the community groups to allow for personalisation whilst maintaining a consistent and legible overall presentation.
- Design to support ‘life and activity’ along building edges and principle walking routes. This might include places to pause, to sit and to gather or watch sports.
- Construct new sporting facilities to provide equitable and accessible change rooms, toilets and showers.

Existing Building Recommendations



Clarrie Wohler's Senior Citizens Centre

Users: Senior Citizens Groups
Building Condition: Poor
Universal Access: No
Equitable & adequate facilities: No
CIA Assessment: Attention required / Unfit for purpose
Utilisation: 46%
Masterplan Recommendation: Demolish

The Clarrie Wohler Senior Citizens building has no architectural or heritage significance, is in poor condition and would be cost prohibitive to upgrade. The building is recommended for demolition providing an opportunity to relocate the seniors groups into a new accessible and unified community facility within Fleming Park.

The proposed relocation and provision of new facilities would be done in consultation with the user groups.

The removal of the Clarrie Wohler building will create open space opportunities for Fleming Park, including a strengthened park entry from Cross and Albert Streets.



Fleming Park Sports Pavilion

Tenant: Brunswick Lacrosse Club, Cricket and other seasonal sporting groups
Building Condition: Fair
Universal Access: No
Equitable & adequate facilities: No
CIA Assessment: Unfit for purpose
Utilisation: Winter 100% Summer 67%
Masterplan Recommendation: Demolish

The Fleming Park Sports Pavilion is housed within the old 'Nursery Building'.

Although the general condition of the building is assessed as fair the toilet and change room facilities require upgrading and do not currently provide female facilities. The extensive upgrades, alterations and possible additions required would prove cost prohibitive and the current footprint restrictive.

The current sporting facilities are disconnected from the oval both physically and visually creating safety concerns for junior sports.

A new compliant and accessible sporting club facility with greater connectivity to the oval is recommended for Fleming Park.



Cross Street Music Hall

Tenant: Moreland City Band (MCB)
Building Condition: Fair
Universal Access: No
Equitable & adequate facilities: No
CIA Assessment: Attention required
Utilisation: 80%
Masterplan Recommendation: Retain

The Cross Street Music Hall is housed within the old 'Nursery Building'.

With the general condition of the building assessed as fair and the lack of expensive amenities requiring upgrading within the music hall areas this portion of the building could be retained. Recommendations with retaining the music hall include:

- A building audit to ensure any building sections proposed to be retained are of sound construction.
- Ensuring that the space could lend itself to other uses should the MCB vacate: future proofing.
- Acoustic treatments (including an entry lobby) to avoid conflicts of uses with surrounding facilities.

With the future proposed demolition of the sports pavilion's shared amenities new adjacent toilet facilities with internal access and a kitchenette will be required for the Moreland City Band.



Fleming Park Community Hall

Users: Community Groups, various
Building Condition: Fair – Poor, original architectural features retained
Universal Access: No
Equitable & adequate facilities: No
Heritage Assessment: Building of significance
CIA Assessment: Attention required / Unfit for purpose
Utilisation: 28%
Masterplan Recommendation: Restoration & Review Use

The Fleming Park Community Hall dates from c.1919 and still retains its original arts and crafts style detailing making it the most aesthetically significant heritage building on the site.

The Community Hall suffers from poor access and connectivity and is an under utilised facility as a result. It is positioned between the Bocce and Bowling Club sporting areas with fences erected immediately in front of the east and west facing verandas. It is recommended that the existing fences be removed and the Bocce courts be repositioned to provide much needed connectivity to adjacent open space in order to re-establish its contribution and value to Fleming Park.

It is recommended the building be sensitively restored to include compliant and accessible amenities and entry points. The original main hall section of this building should be retained as a whole for large area community use activities. Proposals for alterations or refurbishments should include heritage consultation.



The Grandstand Vivian Adams Pavilion

Tenant/Users: None
Building Condition: Poor / Unsafe
Universal Access: No
Equitable & adequate facilities: No, not required within structure. New DDA compliant toilets recently built close by.
Heritage Assessment: Building of significance
CIA Assessment: Not fit for purpose
Utilisation: 0%
Masterplan Recommendation: Retain (partial) / Adaptive re-use / Re-imagine

The Grandstand is currently unused and fenced off due to its unsound condition.

The Vivian Adams Pavilion, a grandstand built in 1937, can be considered to contribute to the cultural significance of the site. The value of the building is primarily historical, and in terms of aesthetic significance to Fleming Park it has limited value.

It is recommend that the pavilion is retained in some capacity, however its low aesthetic value provides greater opportunities for adaptive re-use / activation and change to this structure.

Re-imagining the Grandstand by creating a vibrant architectural / landscape intervention that pays homage to the structure's heritage will re-establish its contribution and value to Fleming Park. (Refer p73)

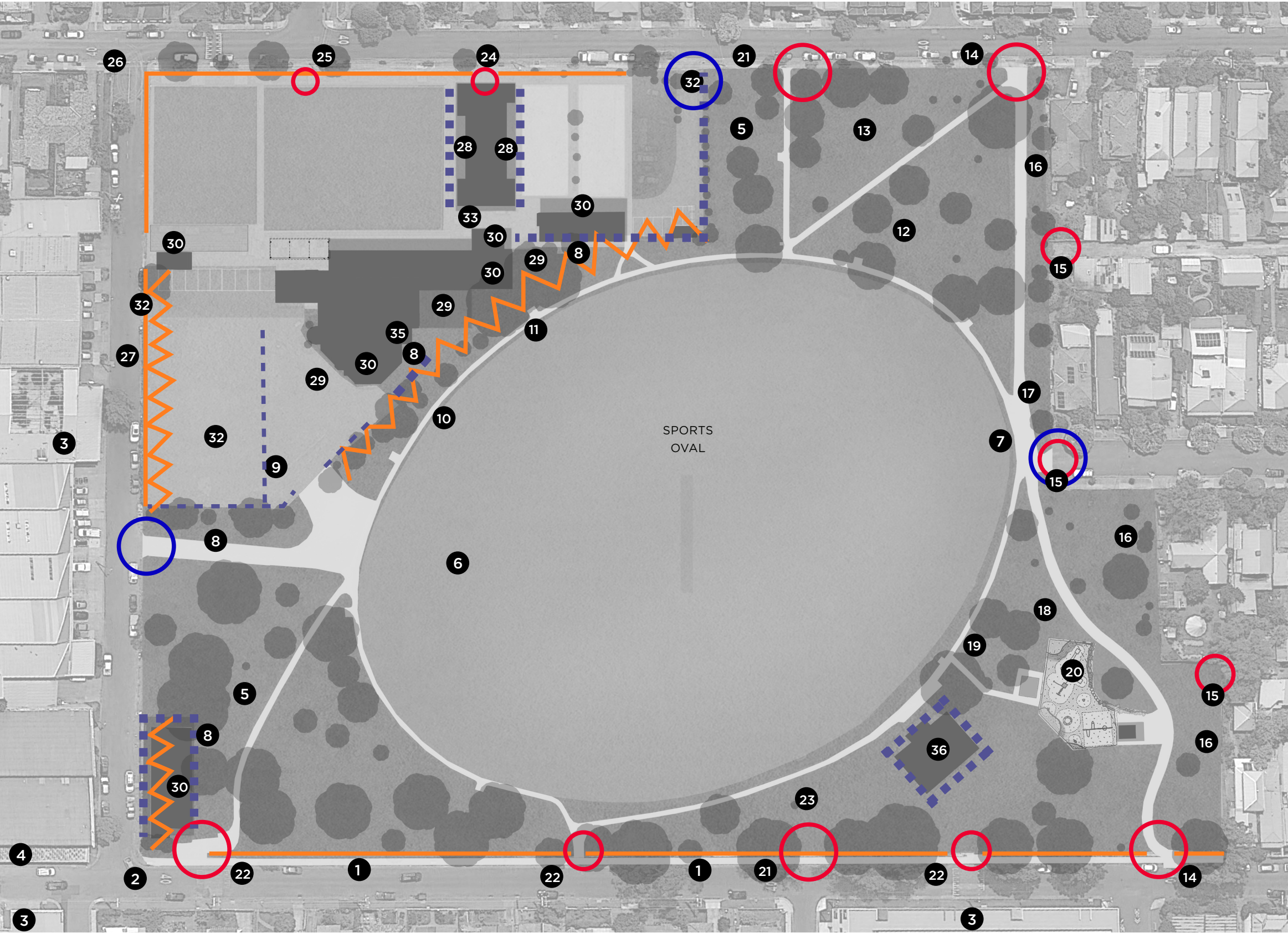
Strategic Design Recommendations (continued)

- Consolidate shared facilities (where feasible) so that new toilet, change room and kitchen facilities might be used by multiple groups.
- Consolidate shared equipment such as chairs, tables and media equipment etc., in a new smart storage addition.
- Respect and retain buildings and structures of heritage significance. All park facilities in close proximity to heritage elements should be assessed to ensure interface and context are suitably and sensitively addressed.
- Establish a formalised approvals and design process for all alterations and additions to buildings in Fleming Park.
- Define a natural and sustainably sourced palette of materials for all buildings and structures within Fleming Park to reinforce its distinctive local character.
- Investigate and then formalise a process for informing and communicating future changes within Fleming Park to ensure a holistic and 'whole of precinct' outcome is achieved.
- Investigate opportunities to incorporate art into infrastructure.
- Reimagine the existing grandstand as a distinctive design element that reinforces the unique character of Fleming Park and creates a new vibrant and active space.
- Restore and re-activate the Community Hall by providing access and connectivity to the park surrounds.
- Identify leasing parameters and group management procedures to facilitate well utilised community spaces.

ISSUES + OPPORTUNITIES



Issues & Opportunities Plan



Legend

Retaining walls limiting views

Obstructed or poor views

SCALE 1:1000

Issues and Opportunities



1

ISSUE: Existing fence blocks views and access into park. The raised bluestone edge is a good vehicle exclusion barrier but limits accessible pedestrian access. OPPORTUNITY: Consider removal of fence. Provide breaks in bluestone edge for pedestrian access.



2

ISSUE: Poor entrance to the park from the west (Albert Street & Cross Street). OPPORTUNITY: Improve entrance, accessibility, views and signage. Consider an integrated art opportunity.



3

ISSUE: The surroundings of Fleming Park are changing, with new apartments, mixed use areas and retail developments. OPPORTUNITY: Allow for increased and more intense use of park from new residents and workers.



7

ISSUE: New landscape works introduce new materials. OPPORTUNITY: Prepare a park specific palette and hierarchy to avoid the use of disparate materials.



8

ISSUE: Interface between community facilities and the park is poor. OPPORTUNITY: New community facilities should include active frontages and outlook onto the park.



9

ISSUE: There is a large range of furniture and materials used within the park, reflecting ad-hoc development over time. OPPORTUNITY: Rationalise the furniture and material palette.



6

ISSUE: The oval is well used as an active and passive space. It is one of the few open spaces in a relatively dense urban neighborhood. OPPORTUNITY: Provide passive grassed areas outside the oval to separate conflicting uses. Maintain open glade effect and frame it within a continuous forest edge.



4

ISSUE: Structural change as industrial buildings are turned into residential apartments and mixed use areas with increased impacts on street network. OPPORTUNITY: Redevelop adjoining streetscapes and improve pedestrian facilities in co-ordination with private development. Maintain 'Brunswick' character



5

ISSUE: Long and rank grass in passive park areas. OPPORTUNITY: Consider a more intensive mowing regime to improve lawn surfaces beyond the central oval. Mulch beds around existing trees to improve tree health.



12

ISSUE: Shade and large trees. OPPORTUNITY: The park provides space for large trees. Provide varied shade, such as the dappled shade of eucalyptus, and the dense shade of ornamental deciduous trees.



10

ISSUE: Post & pipe fence is dangerous in low light, and does not contain dogs or balls. OPPORTUNITY: Consider replacement black mesh fence in some parts, particularly adjacent to playground, nearby roads and other passive areas.



11

ISSUE: Old BCC benches. OPPORTUNITY: Maintain old BCC benches where possible. Use timber, steel and stenciled lettering as part of a new furniture palette.

Issues and Opportunities



13

ISSUE: Grassed areas outside the main oval are also used for active and passive recreation.
 OPPORTUNITY: Provide grassed areas / glades for small-scale activities such as croquet.



14

ISSUE: An important north-south shared path connection has some conflicts with other users at entrance.
 OPPORTUNITY: Provide alternative pedestrian access points and way finding signage. Remove parking bays either side park entrance.



15

ISSUE: Poor visual and pedestrian connections at the eastern laneways.
 OPPORTUNITY: Provide low key pedestrian access points. Consider incorporating water sensitive urban design at these locations.



19

ISSUE: The interface between the playground and oval is ill-defined.
 OPPORTUNITY: Consider enhanced picnic and BBQ facilities that bridge the 2 areas. Consider long bench seating, spectator areas and shelter that overlook both areas.



20

ISSUE: The Playground is limited to specific ages and uses plastic equipment.
 OPPORTUNITY: Provide nature play elements in any future playground redevelopment, using a natural palette of materials.



21

ISSUE: Both Albert Street and Victoria Street are primary east-west pedestrian routes.
 OPPORTUNITY: Consider seating and shade, improve pedestrian priority at crossings, and provide a more generous footpath width where possible.



17

ISSUE: Conflicts between pedestrians and cyclists on the shared path.
 OPPORTUNITY: Opportunity to trim the oval to create a green buffer and reduce the conflicts between park users and cyclists. Provide signage for reduced speed and shared use. Explore speed reducing methods such as pavement treatments.



16

ISSUE: Poor interface with neighboring residences.
 OPPORTUNITY: Consider screening shrubs, low indigenous plantings or a maintenance buffer along the boundary in consultation with residents.



18

ISSUE: Conflicts on the shared path and the playground.
 OPPORTUNITY: Introduce signage and provide a discrete barrier between the play space and shared path to reduce the conflicts between playground and cyclists.



24

ISSUE: Community Hall is difficult to access and lacks a sense of arrival / entrance.
 OPPORTUNITY: Activate the frontage as a gathering space with seating, tables and dappled shade. Provide accessible access to the Community Hall that does not have significant impact on the buildings heritage value.



22

ISSUE: Pedestrian access is poor in some areas.
 OPPORTUNITY: Improve pedestrian access with accessible ramps.



23

ISSUE: View down Hutchison Street towards the city.
 OPPORTUNITY: Views beyond the neighbourhood are rare in Brunswick. Maintain this view corridor through the park. Provide a key pedestrian access point at this location (key pedestrian connection from the south).

Issues and Opportunities



26

ISSUE: Poor interface at corner of Victoria Street and Cross Street
 OPPORTUNITY: Consider widening of footpath or creation of 10kmh shared space on Cross Street.



27

ISSUE: Poor western edge. No footpath and blocked views into park.
 OPPORTUNITY: Consider provision of footpath on western edge of park. Consider redevelopment of streetscape as part of future development of neighbouring buildings.



28

ISSUE: The interface between the Community Hall and external open space is restricted by fencing for adjacent sporting clubs.
 OPPORTUNITY: Consider repositioning of adjacent Bocce court and fencing to provide usable open space, improved access and visual connectivity to the Community Hall.



25

ISSUE: Traditional Brunswick materials
 OPPORTUNITY: Consider use of wrought iron for park signage, blonde and orange brick, and catenary (suspended) lighting.



29

ISSUE: Under utilised external spaces around existing buildings creating inactive and unsafe spaces.
 OPPORTUNITY: Ensure new buildings and upgraded existing buildings are designed efficiently with layouts that consider surrounding park and open space.



30

ISSUE: Existing park facility buildings and auxiliary spaces in poor condition and no longer fit for purpose.
 OPPORTUNITY: Consider removal of buildings with no architectural or heritage significance that would be cost prohibitive to upgrade.



31

ISSUE: Pedestrian access into and around buildings is non compliant with current building codes.
 OPPORTUNITY: Provide compliant pedestrian access with upgraded or new building entrances and linked walkways.



32

ISSUE: Numerous and unclear vehicular entrances created from multiple car parking locations, and the use of remnant hardstands for informal parking.
 OPPORTUNITY: Consolidate and formalise car parking and vehicular access.



33

ISSUE: Ad-hoc nature to alterations and additions to buildings.
 OPPORTUNITY: Define a holistic assessment procedure for future infrastructure additions or alterations applications.



36

ISSUE: The Grandstand is currently unused and fenced off due to it's unsound condition. This building has significant social heritage value.
 OPPORTUNITY: Re-imagine the Grandstand by creating a vibrant architectural / landscape intervention that pays homage to the structure's heritage.



34

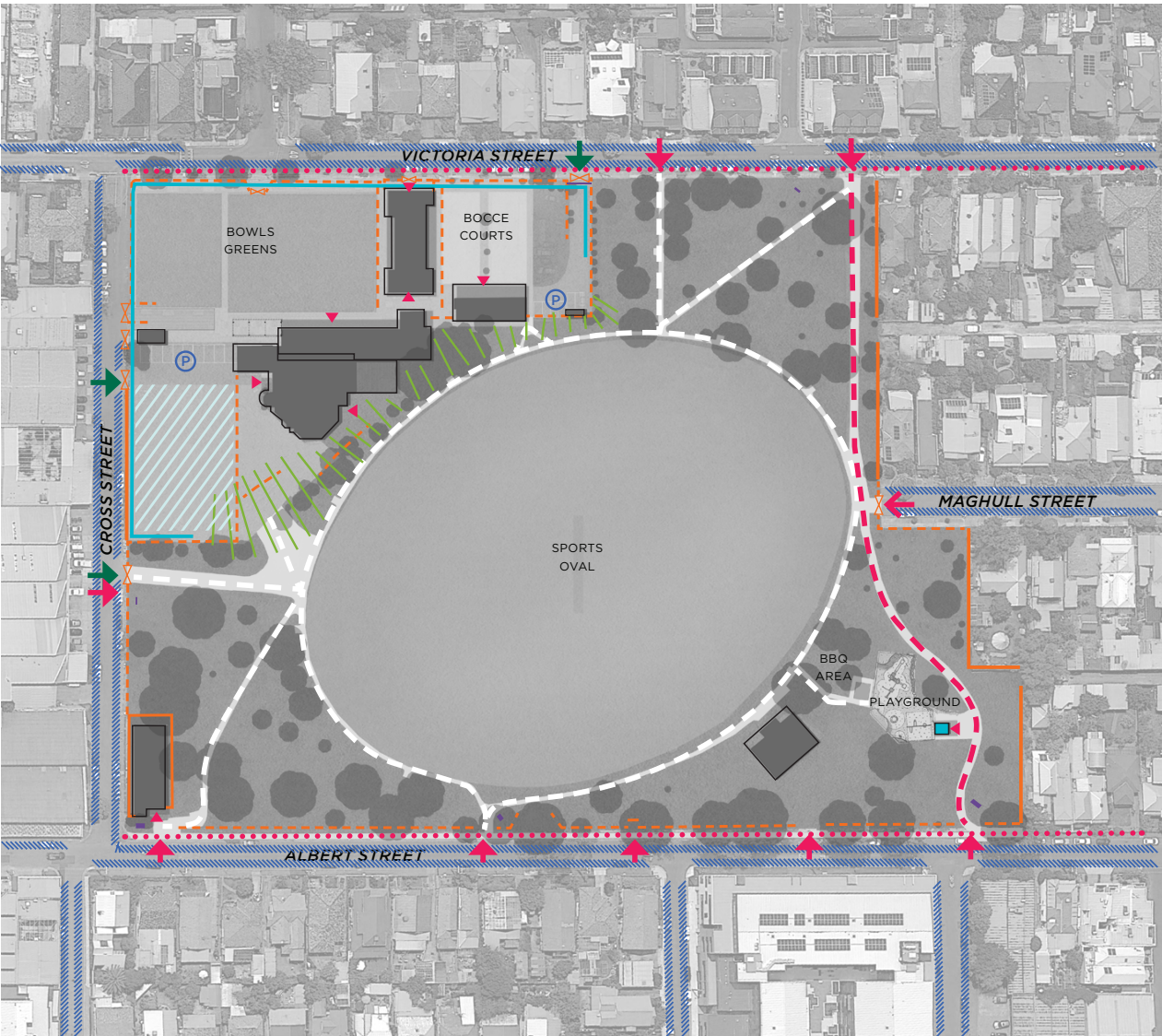
ISSUE: Individual storage and amenities for each group or club can result in high maintenance and upkeep costs for the park long term.
 OPPORTUNITY: Promote sharing of facilities between groups, where practical: storage areas, toilet and kitchen amenities.



35

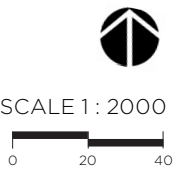
ISSUE: Poor sporting club facilities and amenities that are neither accessible nor equitable and without suitable surveillance from the oval.
 OPPORTUNITY: Provide new compliant sporting facilities and clubroom space that is within close visual and physical proximity to the park oval.

EXISTING Paths & Access

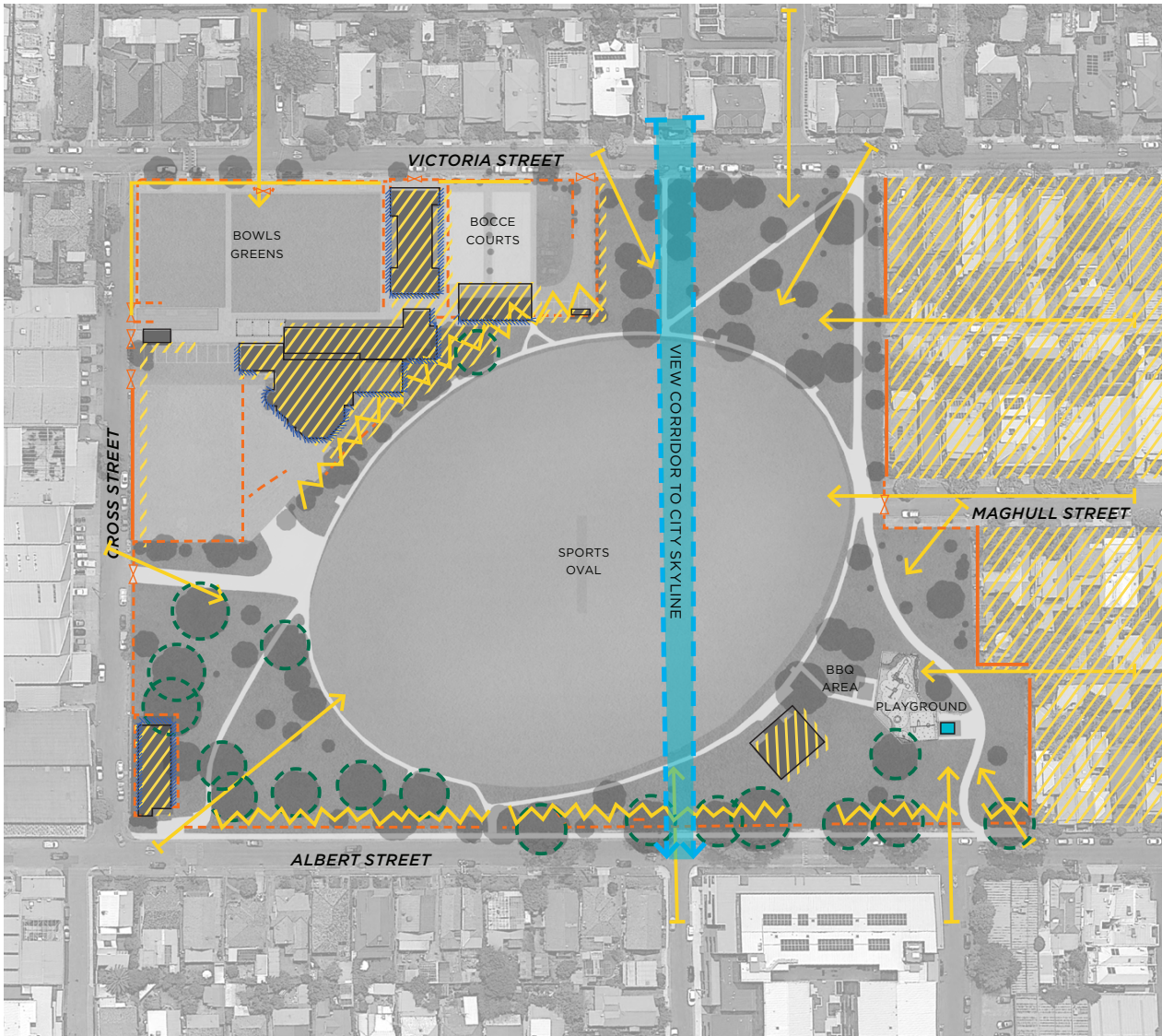


Legend

- | | |
|--------------------------------------|--------------------------|
| Buildings | Signage |
| Building Entry | Bluestone Retaining Wall |
| Accessible Public Toilets | Change of level |
| Footpath | Formal Parking Area |
| Path access through site | Street Parking areas |
| Remnant Hardstand (informal Parking) | Transparent Fence |
| Vehicular Access | Solid Fence |
| Pedestrian Entry | Gate |

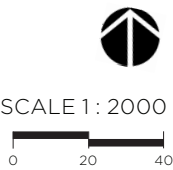


EXISTING Sightlines & Views



Legend

- | | |
|----------------------------|-----------------------------------|
| Buildings | Retaining walls obstructing views |
| Accessible Public Toilets | Obstructed or poor views |
| Transparent Fence | Existing Significant Trees |
| Solid Fence | Views into Site |
| Gate | View Corridor to City Skyline |
| Views into Site | |
| Visual Barriers | |
| Inactive Building Frontage | |



PAST PRESENT FUTURE

PAST

In the first decade of the 20th century, the land now known as Fleming Park started life as a stone quarry and provided the raw building materials to service the growth of industrial and residential development around Brunswick and Coburg. Many of Brunswick's parks are former clay pits or bluestone quarries and their distribution indicate the concentration and pattern of this former land use.

As residential density increased in East Brunswick the need for open space was advocated for by an active group of local residents who recognised the need to provide recreational space for sporting and leisure pursuits.

Fleming Park first opened in 1919 and is named after Councillor John Fleming. Over time, the Park has evolved and once included tennis courts, band rotunda and conservatory, and later the Brunswick Council Nursery. The Park is culturally significant for its long associations with sporting and other recreational uses.



Circa Late 19th century

Brunswick and Coburg bands were formed which would later become the Moreland City Band.

Photo: (top) Brunswick Town Band, 1882 (bottom) Coburg Brass Band, 1918



c. 1913

Land Aquired by BCC, originally used as stone crushing works

Photo: The MMBW Detail Plan No. 1878, dated 1905 Source: State Library of Victoria



1924

Children's playground was opened

Photo: (top) Source: The Argus, November 1924

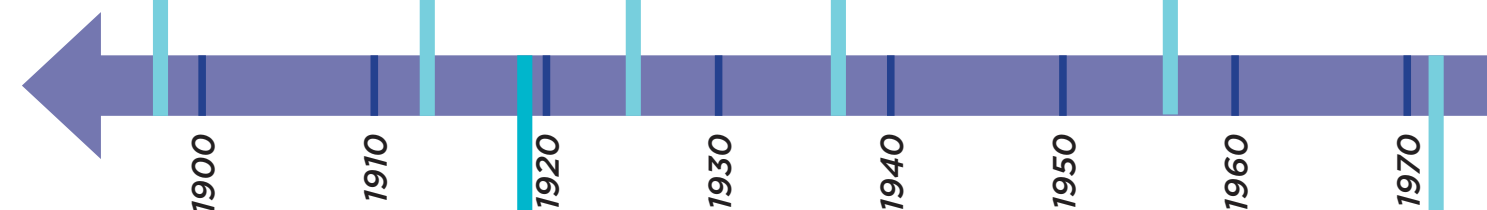


1937

The Grandstand was built bearing the name of Sir Vivian Adams - president of the Brunswick East Football Club and former Brunswick Councillor



Clarrie Wohlers Senior Citizens Centre: A community facility that has provided important services and organised social activities for senior citizens since the 1950's.



1917

Brunswick Bowling Club was formally established, opening for public use in 1919

Photo: Current Brunswick Bowls Club



1919

FLEMING PARK OPENED.

Photo: Inspecting the new ground, Fleming Park, 28 May 1918. Source: Moreland City Libraries local history collection



c. 1919

Fleming Park Community Hall constructed

Photo: Current Fleming Park Community Hall with original rendered masonry facade and parapet



The popularity of bowls peaked in the seventies when the club boasted a membership of over 500 members.

Photo: Brunswick Bowls Club, 2017



PRESENT



Bocce was first played in Fleming Park 30 years ago at the edge of the area occupied by the Grandstand.

The club origins has a rich history spanning nearly 100 years.

Photo: Bocce courts

At present there are several clubs and groups that contribute to the active community uses in Fleming Park.

Brunswick East Bocce Association

BEBA has been a part of Fleming Park since the 1950's, originally playing Bocce in the Park and later moving to its current location on Victoria Street. Aspiring to raise the profile of the game within Victoria and internationally, the Brunswick East Bocce Club are proud of their motto "we don't just like bocce we love it". The club is non-denominational and provides bocce training, social competitions, invitational's and capacity to hold outdoor tournaments. Importantly BEBA is a social place to meet other members, centred on the existing clubhouse and six hard surface courts located on the northern edge of Fleming Park. The club is one of the largest outdoor Bocce centres in Melbourne and has a strong cultural tradition in growing food and boasts healthy productive gardens supported and enjoyed by its existing one hundred and fifty members. The future aspirations of BEBA are to upgrade the existing facilities, increase club membership with a particular goal to increase participation amongst women, juniors and the local community and competition tournaments, whilst also increasing community cultural events at the club.



2011

Moreland City Band relocate to the former nursery building

Photo: Cross Street Music Hall

Moreland City Band (MCB)

Moreland City Band was originally formed through an amalgamation of the Brunswick and Coburg Bands, both of which date back to the late nineteenth century. The band have a current membership of approximately 300 people and presently operate out of the former nursery building accessed from Cross Street.

The former regiments of the traditional brass band have given way to a more eclectic and creative cohort who supports musicians interested in all musical genres and styles. Musicians of all ages and abilities, from beginners to internationally respected professionals are welcomed and involved. It is a social as well as a creative space offering something culturally unique in a parkland setting. The broader objectives of Moreland City Band are to increase the reach and membership of the club.

1980

The East Brunswick Bocce Association became established in the former Ladies Bowls Clubhouse



1990

1994
Moreland (Brunswick) Lacrosse Club founded



2000

Brunswick Lacrosse Club

The Moreland (Brunswick) Lacrosse Club was founded in 1994 by local residents of nearby Albert Street, Moreland Lacrosse Club started life as a junior team for children under eleven years old. Now the club boasts both a junior and senior team and has an active membership of over sixty people who play or participate socially in the club. The club changed its name to Brunswick Lacrosse Club in 2018. Recently the club has been engaging with local schools to generate more interest and progress the sport locally. The club is mixed girls and boys and presently operates without female change facilities or adequate disabled toilet and change facilities. Brunswick Lacrosse actively play in completion with other clubs around Melbourne providing opportunities to play and socialise with other clubs. The broader objectives for the club in the next five years are to double membership and encourage more women and girls to enjoy and play lacrosse.

2010

2020

2015
Moreland (Brunswick) Lacrosse Club win first place first division in seasonal Melbourne

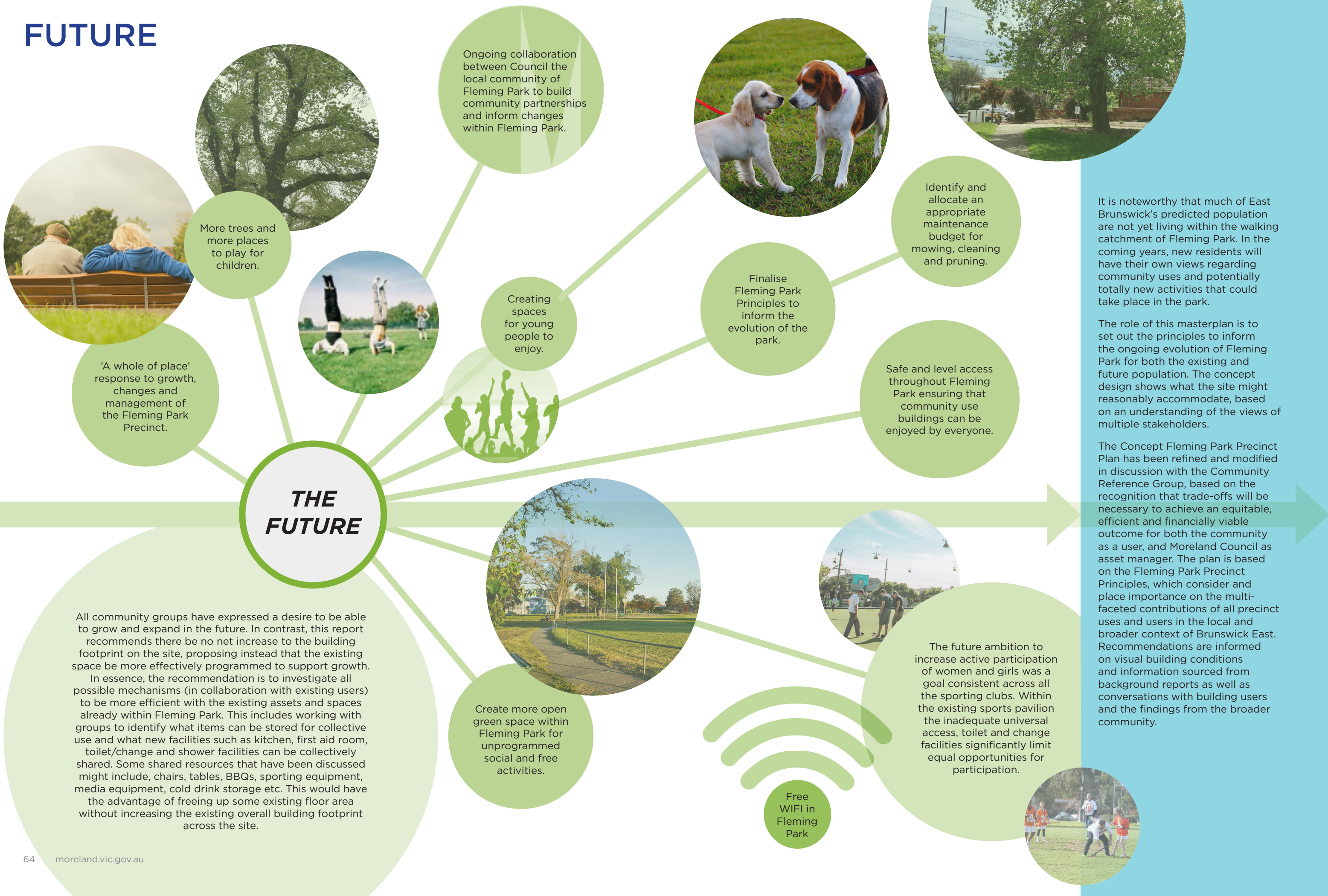


2030

Brunswick Bowling Club (BBC)

The Brunswick Bowling Club was in the planning almost two years before Fleming Park officially opened and is one of the original sporting clubs that is associated with Fleming Park. The club is well established and loved local institution that provides a social and community centric environment for all members of the community that is both highly valued and prized. Presently the club has over 170 members and growing further to the recent introduction of a 'community member' classification. The club hosts social competitions and is also used for local community events as well as supporting other local clubs and groups.

FUTURE



FUTURE

Fleming Park Masterplan

CONCEPT PLAN

NOTE:

This is a concept plan for the purposes of the Fleming Park Masterplan Refresh process. The proposed new community room locations, sizes, adjoining amenities spaces and existing building upgrades will need to be confirmed during the detail design phases, and as a result of further investigations these may change. More detailed assessments of the following will be required:

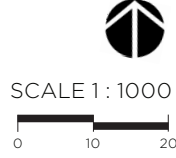
- user group consultation and briefing requirements
- leasing parameters, management protocols and booking procedures
- budget priorities and constraints

A3 FOLD OUT PAGE
Fleming Park Masterplan CONCEPT PLAN

FLEMING PARK MASTERPLAN CONCEPT PLAN

Legend

- Existing Tree
- Proposed Tree
- Proposed Feature Planting
- Paths
- Glades
- Existing Fence
- Proposed Transparent Fence
- Oval Fence
- Existing Seating
Relocated as required
- Proposed Seating Islands
- Proposed Green Street/
Paths
- Proposed Building
- Water Stations & Drainage
- Bin locations
- Maintenance Access
- Street car park removal
- Car parking (Restricted)
- Bike parking
- Entrance Signage
- Shared Path Signage
- Oval/Sports Shelter
- Park Lighting



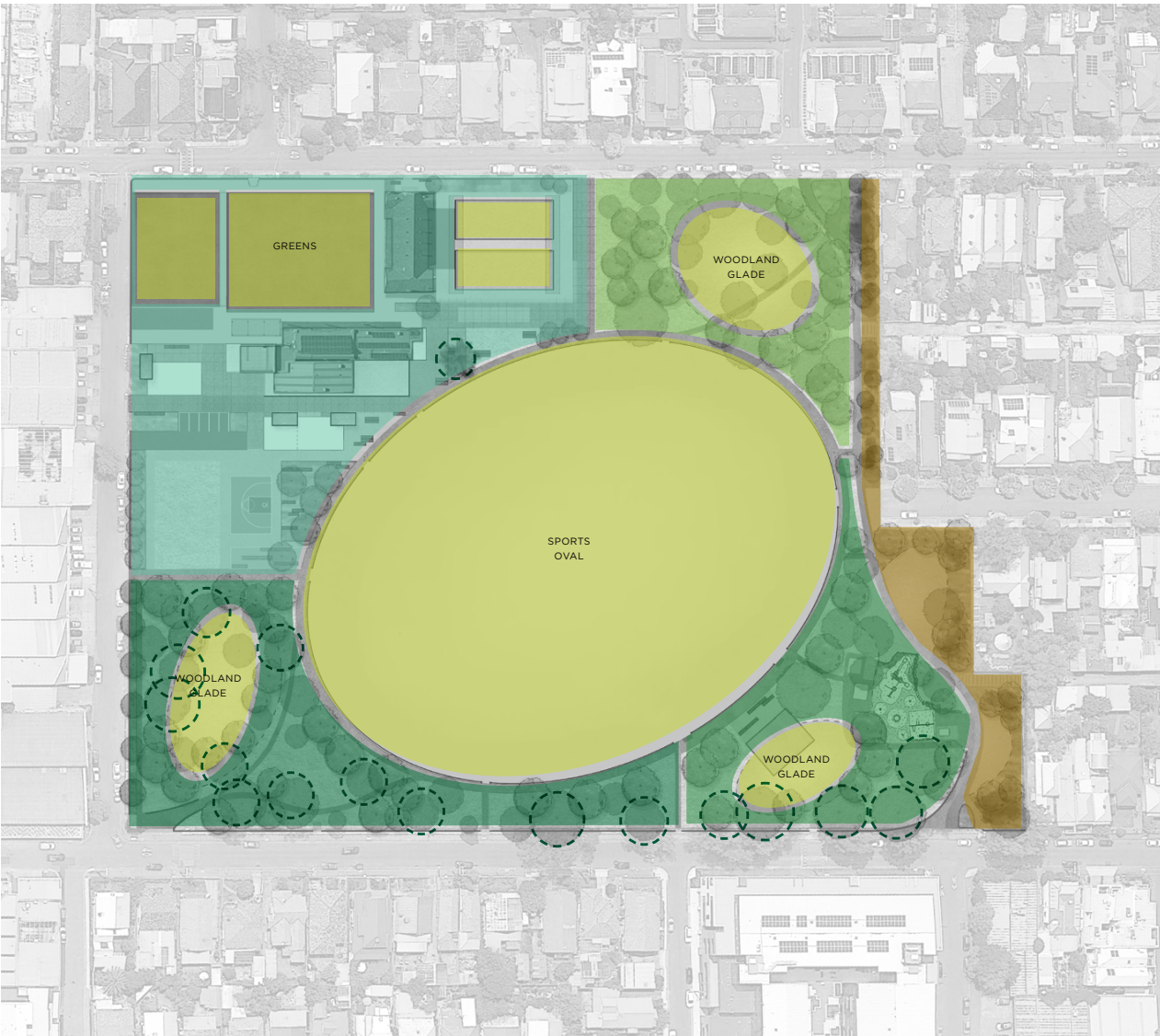
Client: Moreland City Council | Issued: 25.06.18 | Rev: Final

Fleming Park Masterplan

CONCEPT PLAN

- 1 Provide an active zone for young people, including a multi-purpose sports area with a half-court and winter training surface (to take pressure off oval surface). Provide space for possible expansion to full court (subject to additional funding).
- 2 Trim the oval at this location to create a green buffer and reduce the conflicts between park users and cyclists. The reduction in oval area should not affect minimum dimensions required for current sports.
- 3 With the removal of the Clarrie Wohler building, improve entrance and provide framed vista into the park. Opportunity for future public artwork at this corner.
- 4 Create a new pedestrian entrance opposite Hutchison Street. Maintain a view corridor through the park for views of the city skyline.
- 5 Install a recycled timber palisade barrier between the play space and the shared path.
- 6 Opportunity for nature play elements as an extension of the current play space, with a focus on natural materials. *(Not provided for in current budget.)*
- 7 Provide additional picnic and BBQ facilities, with seating facing towards the oval and play space.
- 8 Plant indigenous shrubs and groundcovers to provide habitat for native birds.
- 9 Install new oval path, post and rail fence and additional openings. Provide a promenade and 1.8m wide running track with distance markers (approximate 380m loop). Opportunity to increase loop to 400m and improve run-off areas for lacrosse fields (subject to additional funding).
- 10 New pedestrian path access beside the bocce area. Open sightlines with a border of Mediterranean plants. Restricted vehicle access for bocce club maintenance.
- 11 New path to access the southern part of the oval. A curving path in keeping with the park's original picturesque garden style.
- 12 Consolidated car park for disabled use, loading, deliveries and maintenance. Opportunity for raingarden for stormwater treatment, budget permitting.
- 13 New restricted vehicle access for bowling club maintenance.
- 14 Modify shared path entrances to slow cyclist speed. Provide accessible and safe grades to Victoria Street and Albert Street. Improve access for park users with separation, good sight lines and generous path widths. Provide signage and surface treatments to slow cyclists.
- 15 New path along Cross Street. Design to be integrated with possible future developments.
- 16 Emphasise grassy glades with additional tree planting around edges.
- 17 Install a fitness station zone suitable for all ages and abilities.
- 18 Provide flexible open spaces for events.
- 19 Upgrade access and entrance to Community Hall with generous steps, seating walls and herb borders.
- 20 Provide informal entry points, such as steps in retaining walls, or steppers within raingardens. *(Not provided for in current budget.)*
- 21 Maintain primary maintenance access into the park.
- 22 Opportunities for shaded rest areas along Victoria and Albert Streets as part of the waking art trail defined in the Brunswick Structure Plan. *(Not provided for in current budget.)*
- 23 Informal picnic areas.
- 24 Provide sleeves for removable safety nets during Lacrosse operations to improve safety *(Not provided for in current budget.)*
- 25 Dog off-leash zones. (refer to 'Dog Leash Zoning' plan p75)
- 26 Existing playground.
- 27 Existing compliant toilets.
- 28 Potential location for small community garden (subject to community input and additional funding). Provide food trees and kitchen plots within the community building areas.
- 29 **Fleming Park Sports Pavilion & Brunswick Lacrosse Club**
New accessible and equitable sporting club amenities including toilets, changing rooms, first aid room, umpires room, and storage for Brunswick Lacrosse Club seasonal leasing and various sports clubs. Other user groups could book the change rooms and facilities outside of seasonal leasing requirements. The location and design should allow for maximum visual surveillance and good access between the facilities, clubroom and oval. (Refer to p44)
- 30 New unifying building façade / skin addition for discretely housing communal storage and building service. This element will also provide an acoustic buffer for the Music Hall with opportunities for integrated art / historical display.
- 31 **Community Room 1 & 2**
Glazed pavilion spaces with amenities pods for bathroom and community kitchen / kitchenette facilities. A flexible space, able to be divided with an operable wall, to suit a variety of user groups and timetables. A building intended to be read as an element in the park with views in, out and through to provide connectivity and surveillance. This community building location could provide for Brunswick Lacrosse Club, other sporting club and various community group bookings.
- 32 **Community Room 3**
A glazed pavilion space with amenities pod (bathroom / kitchenette), street frontage and direct access to the 'green street', drop off zones and disabled parking. This community building location could provide primary bookings for senior citizens groups.
- 33 **Cross Street Music Hall**
Retained music hall rooms with a new entrance and spill out zone addition off the green street to allow for greater presence and connectivity, whilst also providing an acoustic buffer. A new kitchenette facility and internal access to shared toilets are required to replace the current facilities marked for demolition. There is an opportunity to include integrated art or historical display along the green street where the acoustic skin to the music hall would be located. The location provides good access to loading zones for equipment transport.
- 34 **Brunswick Bowling Club**
- 35 Core building to be retained with new additions to allow for the upgrade of club amenities to meet compliance requirements and a new consolidated green keepers store. New compliant entrance points to be provided from the green street and the oval end of the clubhouse for greater presence and connectivity to the park.
- 36 **Brunswick Bowling Club Greens**
- 37 **Green Street**
A unifying architectural and landscape element providing universal access between community use buildings, the oval, car parking and key pedestrian points. Providing opportunities for social exchange and connectivity for all users of Fleming Park. (Refer to p71)
- 38 **Community Hall / BEBA**
Restore and activate the Community Hall to include compliant amenities and enhanced accessible entry points. Use of the building by BEBA would revitalise and activate the hall reminiscent of it's days fronting the croquet courts. The shared use of the main hall space with other community groups should be investigated through the reconfiguration of the rear rooms of the building. Identify leasing parameters and management protocols to ensure utilisation of the Community Hall is maximised. (Refer to p43 & 45)
- 39 **BEBA Bocce Courts**
Relocate the Bocce Courts to provide a physical set back from the Community Hall to promote usage, connectivity and activation to the eastern edge of this heritage building.
- 40 **Grandstand**
Re-imagine the existing Grandstand as a distinctive design element in the park. Adaptive re-use will create a new vibrant and active community space that will ensure its contribution and value to Fleming Park. (Refer to p45 & 73)

FUTURE Landscape Character Zones



Legend

- Mediterranean Climate Zone Planting
- Exotic Evergreen Woodland
- Exotic Deciduous Woodland
- Australian Native Woodland
- Indigenous Woodland
- Oval
- Existing Significant Tree



Exotic Evergreen Woodland

This zone predominantly consists of large Elm trees and Conifer species at irregular spacings. The understorey is predominately introduced lawn. Planting of conifer species should continue, while maintaining a central grassed glade.

Suggested Tree Species:
 Ulmus x hollandica
 Ulmus procera
 Chamaecyparis lawsoniana
 Cedrus atlantica glauca
 Cedrus deodora



Exotic Deciduous Woodland

This zone predominantly consists of large Elm trees around a grassed glade. The understorey is predominately introduced lawn, with an upgraded playground with nature play elements. Future tree species should be large deciduous trees to match the large elms and provide deep shade in summer.

Suggested Tree Species:
 Ulmus x hollandica
 Ulmus procera
 Calodendron capense
 Tilia cordata



Australian Native Woodland

This zone predominantly consists of Australian Native trees. An open central glade should be maintained.

Suggested Tree Species:
 Corymbia maculata
 Angophora costata
 Eucalyptus cladocaylx
 Lophostemon confertus
 Corymbia citriodora
 Stenocarpus sinuatus
 Callistemon salignus
 Eucalyptus sideroxylon
 Araucaria heterophylla



Indigenous Woodland

This zone is relatively undeveloped. There is an opportunity to introduce indigenous plant species in this location, to create a micro habitat corridor between Victoria Street and Albert Street.

Suggested Tree Species:
 Allocasuarina verticillata
 Eucalyptus species
 Acacia species



Oval

This zone forms the central grassed glade of the park. It is one of the few 'big sky' places in Brunswick. The existing warm season turf species should be maintained.

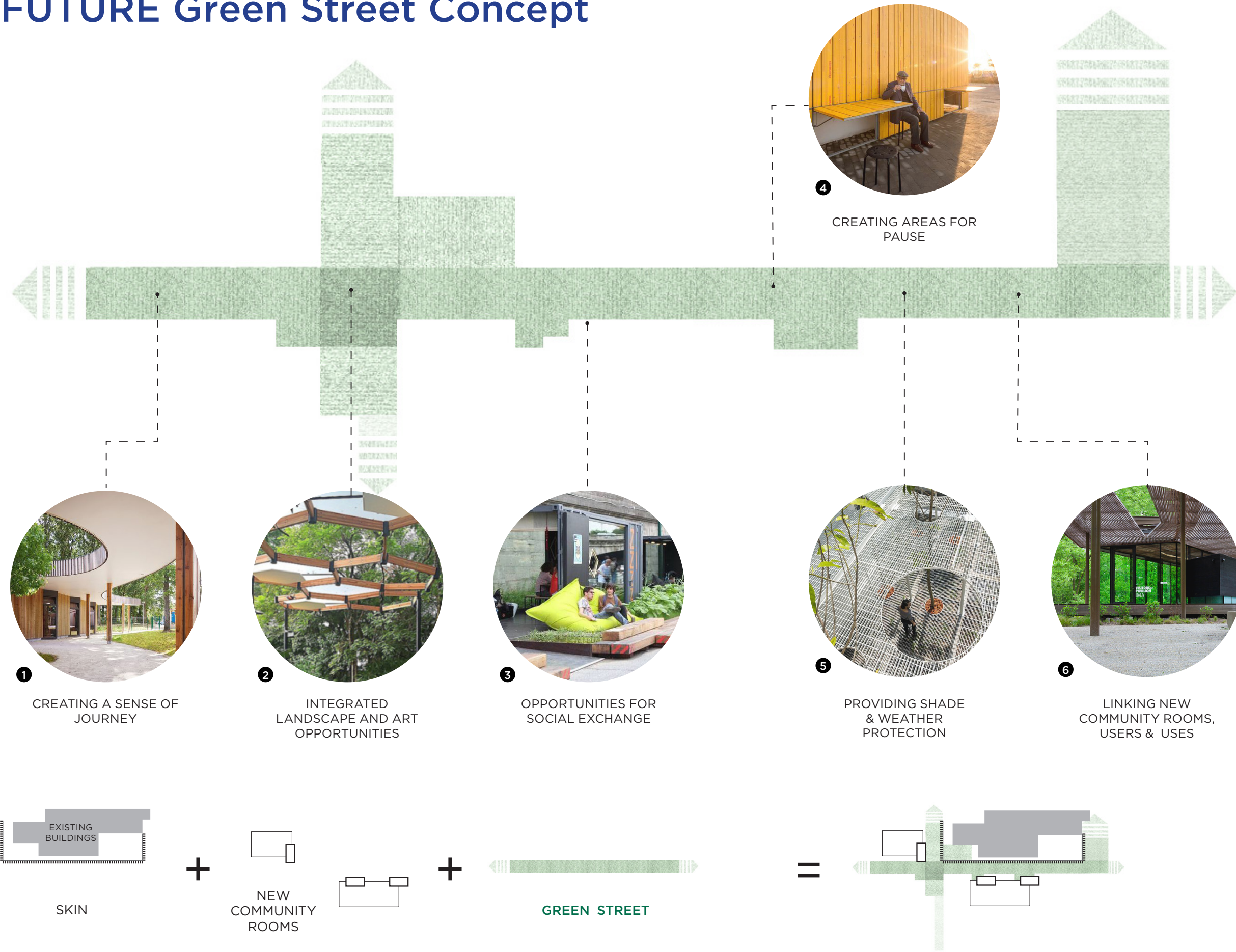


Mediterranean Climate Planting Zone

This zone includes most of the buildings and community facilities in the park. There is an opportunity to use plant species appropriate to mediterranean climates and more urban situations (close to buildings and hard landscape surfaces).

Suggested Tree Species:
 Phoenix canariensis
 Lagerstoemia indica
 Olea europea
 Vitis vinifera and other climbers.

FUTURE Green Street Concept



A unifying architectural and landscape element that will:

- Provide universal access between community buildings, the park, disabled parking and loading zones.
- Create a major link from Cross St to the Park.
- Maintain clear sight lines.
- Connect multiple user groups providing opportunities for activity at different periods of the day and night.
- Activate the building edges providing opportunities for social exchange or quiet pause.
- Locate building entrances so they can contribute to a sense of place and provide community heart.
- Facilitate natural surveillance from people passing by and from future Cross St developments.
- Consider opportunities for community participation such as community herb / garden plots.
- Promote a sense of community spirit by encouraging recreational walking through the buildings.
- Provide appropriate lighting, shelter and shade.
- Provide creative integrated design elements to manage safety outside of active hours to prevent unwanted behaviour.

Example Projects:

- 1 Children's House
MU Architecture
photo: David Foessel
- 2 Marquise Modular Casa
FGMF Arquitetos
- 3 Berges de Seine Promenade
Franklin Azzi Architecture
- 4 Eco Bar
Giuseppe Gurrieri
photo: Filippo Poli
- 5 D House
KIENTRUC O
- 6 Ruth Lily Visitors Pavilion
Marlon Blackwell Architect

FUTURE Grandstand Concept



1

OPPORTUNITIES FOR INTEGRATED ART & LANDSCAPE FEATURES



2

OPPORTUNITIES FOR GARDEN AND PLAY SPACES



3

OPPORTUNITIES FOR SHADED SEATING



4

REINTERPRETATION OF HISTORICAL FORM & STRUCTURE



5

OPPORTUNITIES FOR COMMUNITY EVENTS

Re-imagine the existing Grandstand as a distinctive design element in the park through adaptive re-use.

It is recommended that retention of part of the pavilion as a grandstand / tiered seating element will retain its historic value, however adapting the structure for other uses offers the opportunity to lift the profile and value of this pavilion to the community. Other uses should explore incorporating the grandstand as part of a community event space, something currently absent at Fleming Park.

2018 community feedback provided support for the following future uses of the Grandstand:

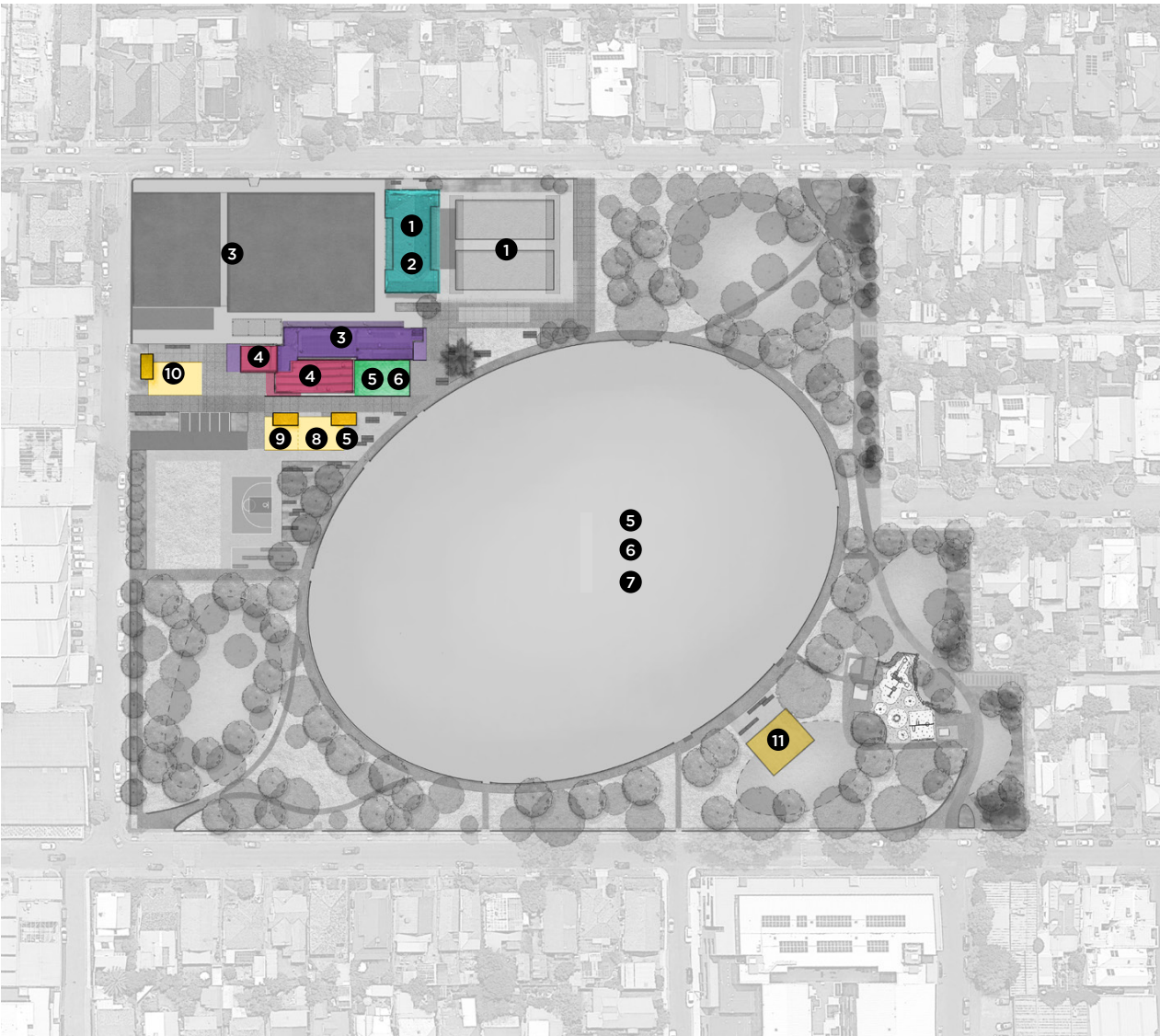
- outdoor cinema
- climbing element
- semi-sheltered public space & seating area
- tiered multi-use space
- community event space

This is a future project and the design brief is recommended to be appropriately managed at the next stage of design and informed by further community engagement.

Example Projects:

- 1 MFO Park
Burckhardt + Partner and Raderschall
photo: Roland Zh
- 2 Brazil Pavilion -Milan Expo 2015
Studio Arthur Casas + Atelier Marko Brajovic
- 3 Mailitis AIIM
Riga studio
- 4 The Dulwich Pavilion
IF_DO
- 5 M Pavilion
OMA / Rem Koolhaas + David Gianotten

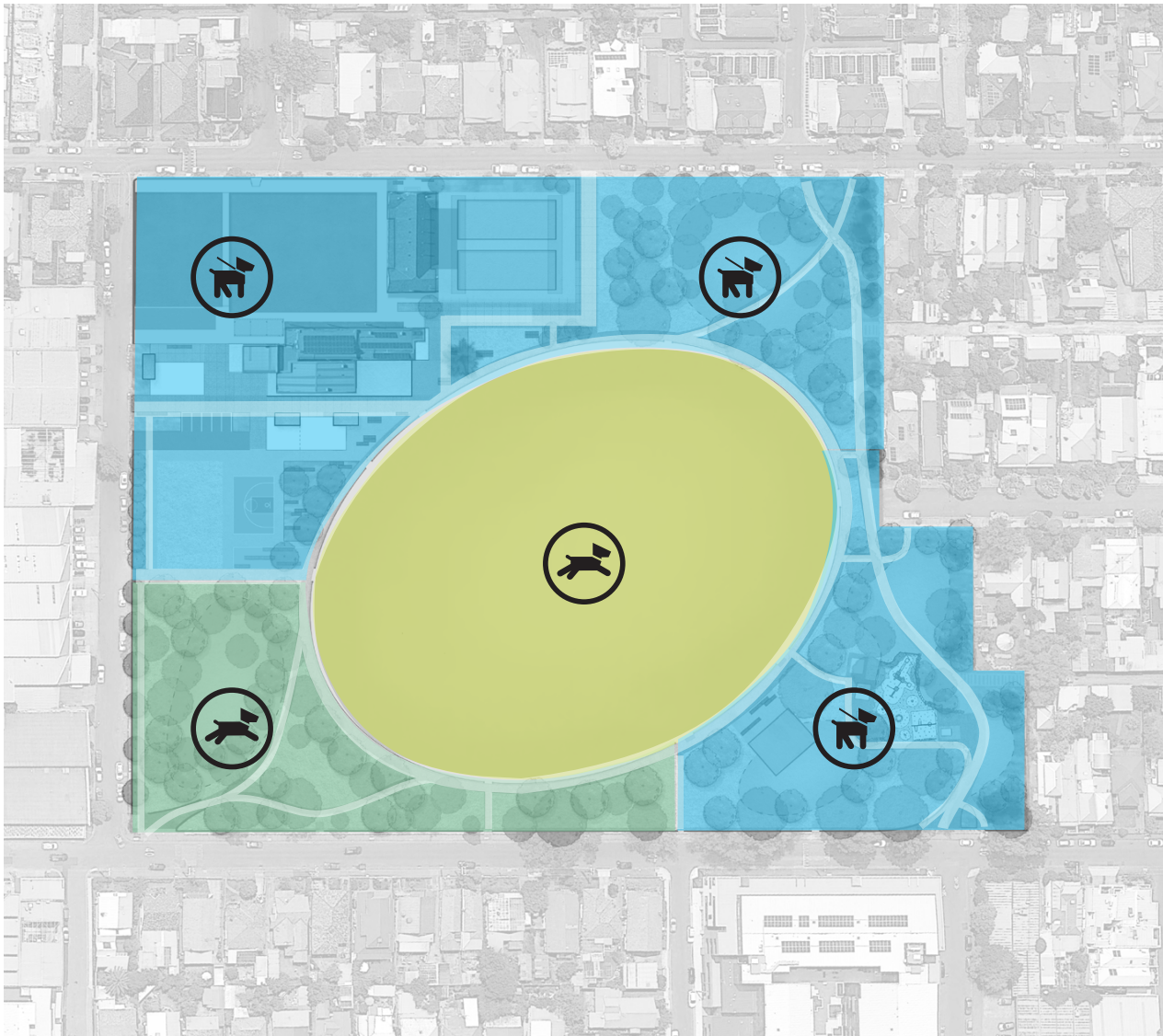
FUTURE User Groups and Clubs



Legend

- | | | |
|--|--|---|
| ● Community Buildings
(various spaces designated for sporting clubs and community groups) | 1 Brunswick East Bocce Association | 7 Oval |
| ● Brunswick East Bocce Association | 2 Community Hall / BEBA (shared use) | 8 Community Room 1 |
| ● Brunswick Bowling Club | 3 Brunswick Bowling Club | 9 Community Room 2 |
| ● Cross Street Music Hall | 4 Moreland City Band | 10 Community Room 3 |
| | 5 Brunswick Lacrosse Club | 11 Grandstand Re-imagined |
| | 6 Various seasonal sporting clubs | |

FUTURE Dog Leash Zones - *Draft*



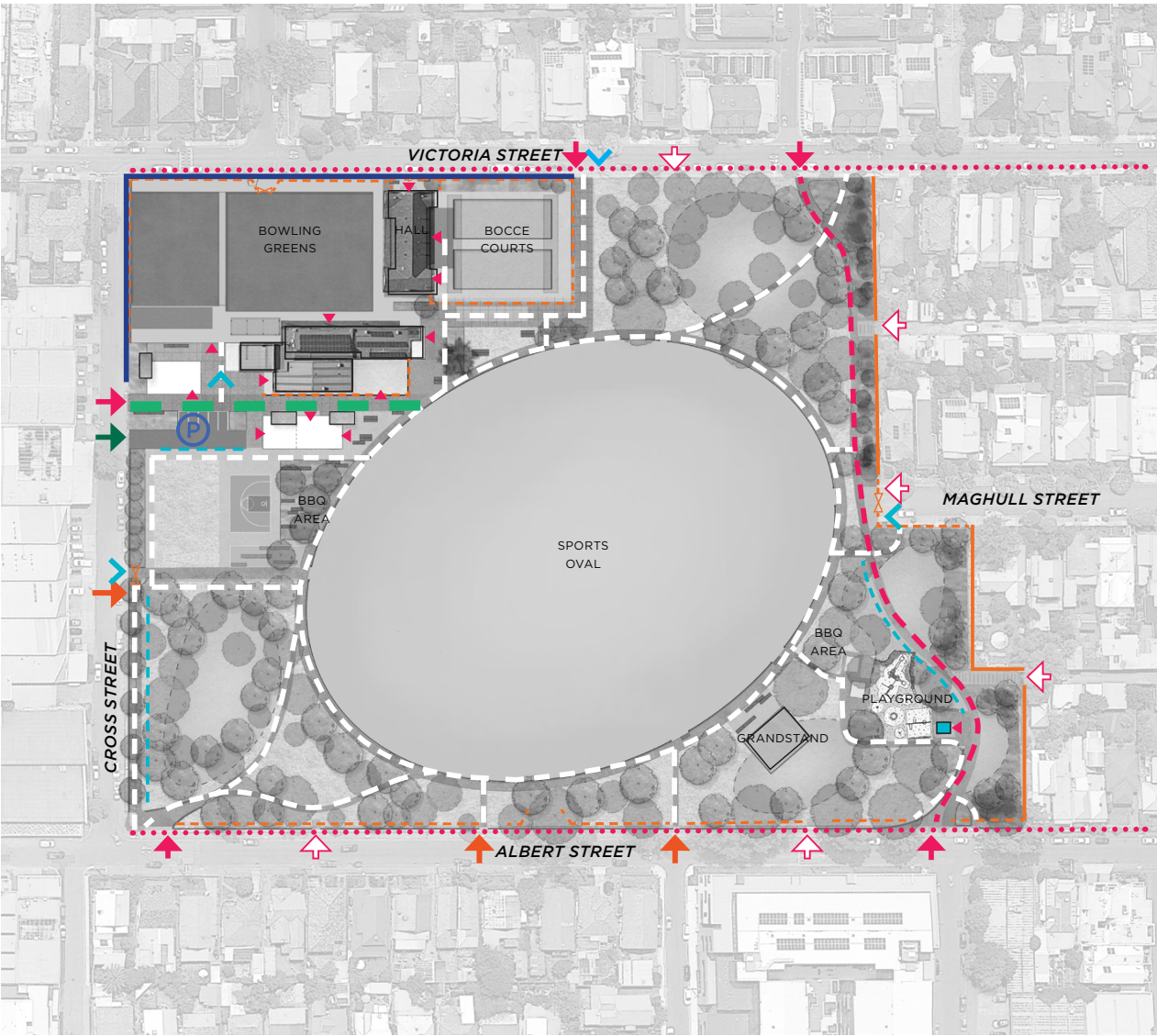
Legend

- | |
|--|
| 🐕 Dog On-leash Zone |
| 🐕 Dog Off-leash Zone |
| 🐕 Dog Off-leash Zone, Restricted (Outside of organised sports times) |

It is recommended that a dog off-leash strategy and zoning plan be developed in response to the diverse mix of park uses and divided community views on dogs in the park. The Masterplan report recognises that there is currently no dog on-leash passive space within Fleming Park, or within the 400m catchment area (which includes Methven Park). The intention of the Masterplan report is to achieve a workable balance for all users.

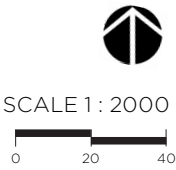
One of the attributes of Fleming Park is the open uninterrupted views and access through the park. The introduction of designated zones does not intend to compartmentalise or segregate the park in a physical or visual sense. It is suggested that the Dog Leash Zone plan remain in draft, with no fences or barriers proposed or installed, until dog off-leash pilot programmes are conducted, in consultation with the community.

FUTURE Paths & Access

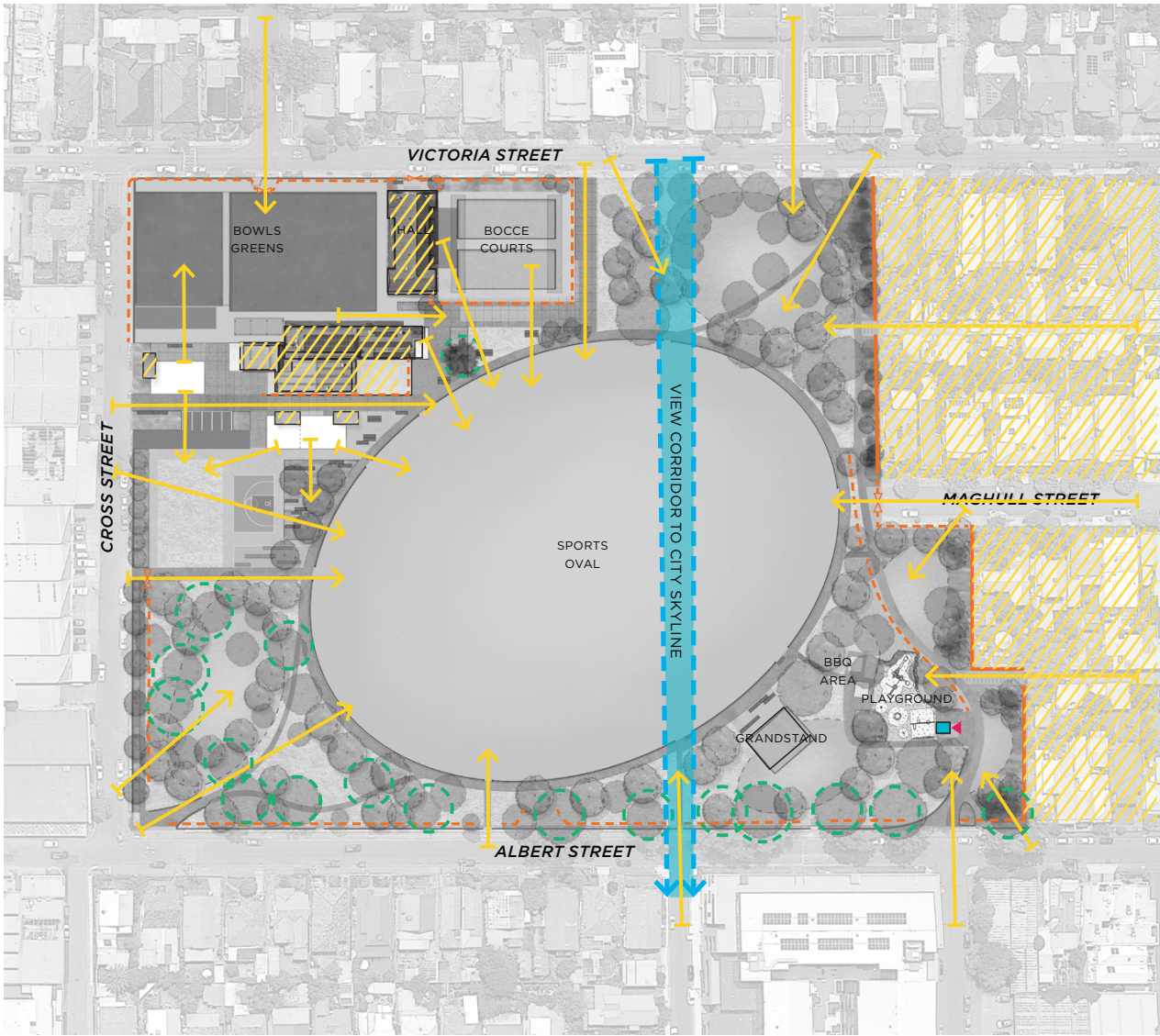


Legend

- | | |
|-----------------------------------|----------------------------------|
| Buildings | Vehicular Access |
| Building Entry | Pedestrian Entry (DDA Compliant) |
| Accessible Public Toilets | Pedestrian Entry |
| Footpath | Informal Site Access |
| Primary access through site | Maintenance Access |
| Shared Path - Bike and Pedestrian | Parking Area |
| Proposed Green Street | Proposed Fence |
| Bluestone Retaining Wall | Transparent Fence |
| | Solid Fence |
| | Gate |

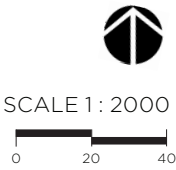


FUTURE Sightlines & Views



Legend

- | | |
|---------------------------|-------------------------------|
| Buildings | View Corridor to City Skyline |
| Building Entry | Existing Significant Trees |
| Accessible Public Toilets | Transparent Fence |
| Solid Fence | Gate |
| Views into site | Visual Barriers |



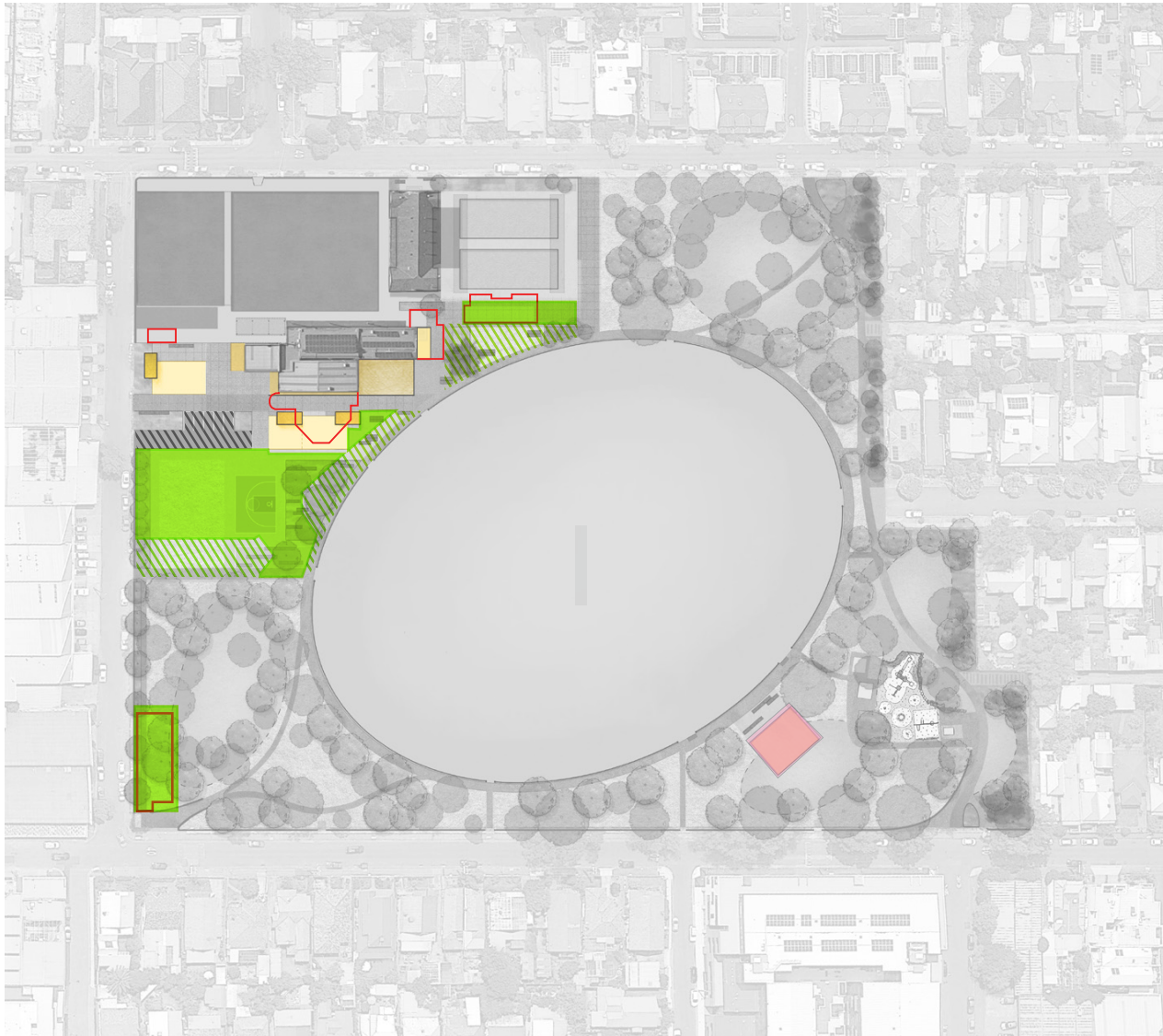
Fleming Park - Open Space EXISTING



Legend

- Existing Building Footprints (for future demolition)
- Under-utilised hard surface space
- Car Parking
- Under-utilised green space

Fleming Park - Open Space FUTURE Opportunities



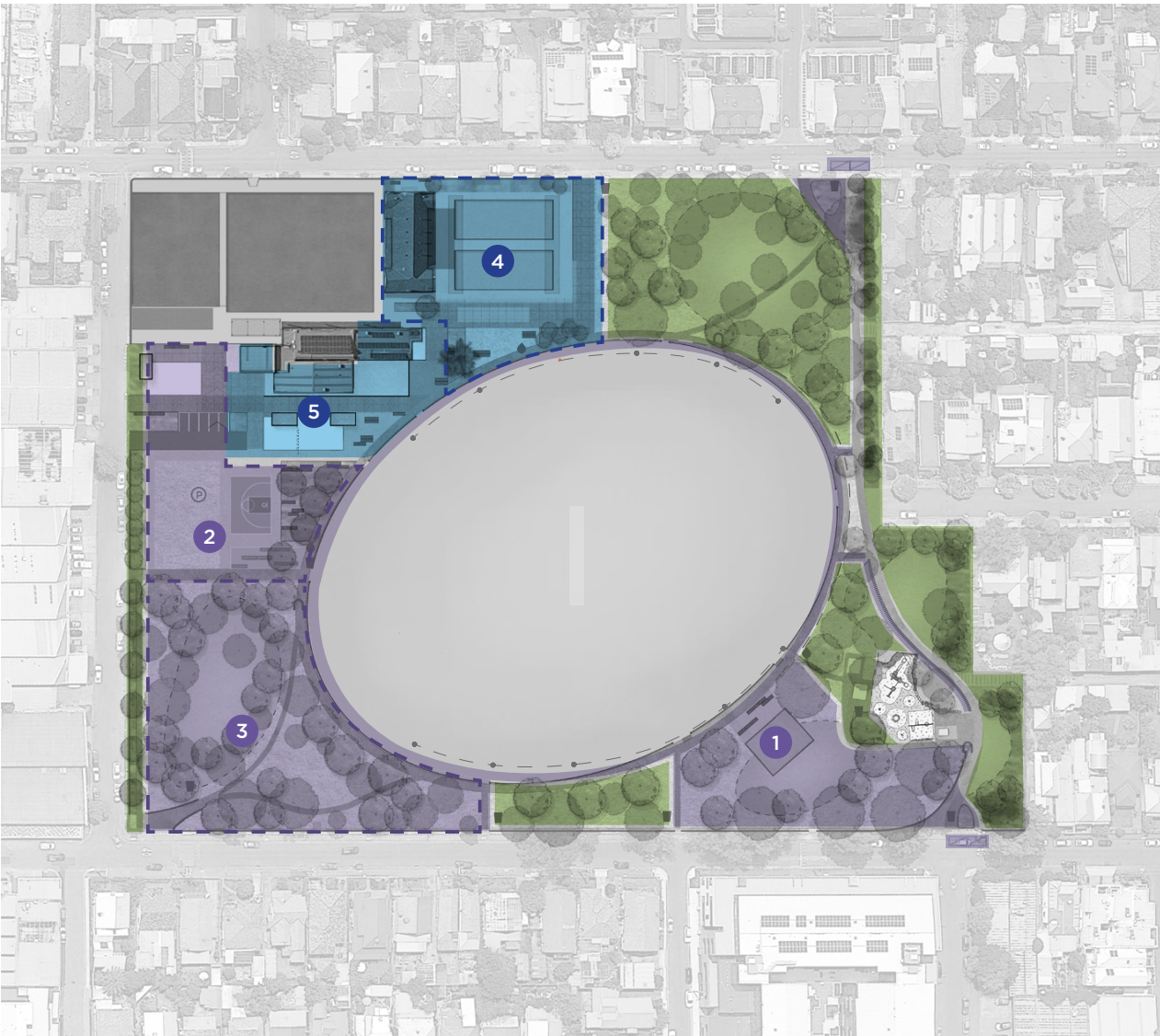
Legend

- Proposed new building footprints (no net increase in floor area)
- Demolished building footprints
- New open space oportunities
- Green space revitalised
- Car Parking
- Grandstand Re-imagined

NOTE:

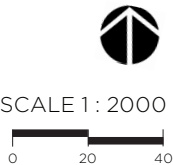
This is a concept plan for the purposes of the Fleming Park Masterplan Refresh process. The proposed new community room locations, sizes, adjoining amenities spaces and existing building upgrades will need to be confirmed during the detail design phases, and as a result of further investigations these may change.

FUTURE Staging Zones



Legend

- Short Term
 - stage 1
 - stage 2
 - stage 3
- Medium Term
 - stage 4
 - stage 5
- Long Term



FUTURE Cost Estimate

	Short Term Projects - (\$)	Medium Term Projects - (\$)	Long Term Projects - (\$)	Total All Projects - (\$)
Building & External Works	\$2,738,000	\$5,011,000	\$264,000	\$8,014,000
Sub-Total (excl. GST)	\$2,738,000	\$5,011,000	\$264,000	\$8,014,000
ESD Initiatives	\$128,000	\$385,000	\$8,000	\$521,000
Contingencies and Cost Escalation	\$730,000	\$993,000	\$50,000	\$1,774,000
Non-Construction Costs	\$468,000	\$831,000	\$41,000	\$1,340,000
TOTAL END COST (excl. GST)	\$4,064,000	\$7,220,000	\$363,000	\$11,649,000

All costs are reported exclusive of GST

