Bradshaw Street Reserve
Draft Master Plan 2018

Bradshaw Street Reserve Draft Master Plan  May 2018
introduction

Bradshaw Street Reserve is located in the suburb of Essendon within the Buckley Ward and the Niddrie/Essendon Neighbourhood. It is bounded by:
- Residential properties to the west,
- Forrester Street and residential properties to the north,
- Price Street and residential properties to the east, and
- the Braddon Street Community Hall and car park and residential properties to the south.

The reserve is approximately 1.6 hectares and is defined by the Moonee Valley Open Space Strategy as a ‘Neighbourhood’ Open Space. Its character is classified as ‘informal’.

The site contains:
- A play space
- Two public asphalt surfaced, fenced tennis courts
- A picnic table and drinking fountain near the play space
- A more grass area with concrete cricket wicket
- Scattered tree planting
- Gravel paths
- Seating and bins

The Braddon Street Community Hall and car park is located adjacent to the park. Works are planned to upgrade the hall floor and toilets. The existing and future form and usage of the hall are not part of the scope of the Draft Master Plan with the exception of proposals for landscaping to the street frontage and park interface.

There is no existing Master Plan for the Braddon Street Reserve.

A Notice of Motion 2016/16: Master Plans, 26 July 2016 included that Council:
- Consider possible maintenance/reinstatement program for minor works which can be carried out immediately, such as upgrading existing pathways, installation of park benches/seats, planting and mulching;
- Consider allocation of funds within the capital program to update the tennis courts at Braddon Street Reserve.

A Council Workshop presentation in response to Notice of Motion 2016/16 noted that “… an agreed plan with the community would assist with moving forward with improvements to planting, seating location and surface treatment to pathways.”

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The Wurundjeri people are the traditional owners of the land and have inhabited the area for at least 40,000 years. The Maribyrnong River, Moorone Ponds Creek and Steeve Creek were important resources for fishing, transport and food.

The Indigenous Australians who lived in the area from Healesville to Kilsome and from Diamond to Werribee belonged to the Woi-wurrung language and belief group. A sub-clan of the Woi-wurrung, the Wurundjeri-willam, meaning ‘white gum tree dwellers’ claimed the area between the Maribyrnong River and Diamond Creek, stretching up to the Dividing Ranges and including the area now known as Moorone Valley.

More information can be found in Wurundjeri Willam: The Original Inhabitants of Moorone Valley available on Council’s website.

Information below about the development of the local area and the reserve, which was previously a site containing sand pits and rubbish dumps, has been sourced from the Heritage Citation Report of the Former West Essendon Progress Hall in Bradshaw Street, and The Annals of Essendon by R.W. Chalmers.

The western parts of the City of Essendon were subdivided as early as the 1880s; however, the remoteness of the area from the railway line and the depression of the 1930s meant that little development occurred before the twentieth century. While some houses were built in the early 1900s, it was not until the interwar period that development re-commenced in earnest.

18/8/1939
The West Essendon Progress Association was formed from a meeting of West Essendon citizens who gathered in the West Essendon Methodist School Hall to discuss the filling-in of the disused sand-pits in Price Street.

19/10/1942
A deputation from the West Essendon Progress Association met with the Essendon Council to urge that the Bradshaw Street tip be closed. The old sand pits situated between Price and Bradshaw Streets, were purchased in 1938 and were surrounded by a high iron fence. Local residents considered them to be a health risk.

27/11/1942
As a result of complaints from residents of the state of the Bradshaw Street tip, the Council Parks and Gardens Committee agreed to plant trees along the southern boundary. The council rejected suggestions that the tip should be closed.

30/5/1943
The West Essendon Progress Association reaffirmed its objection to the use of the Bradshaw Street sand pits as a municipal tip, claiming it was pestiferous and a source of disease.

2/5/1949
The Essendon Council adopted plans for the construction of Price, Bradshaw, Ogilve and Deskin Streets between Keilor Road and Market Street at a total cost of £36,051.

7/1/1949
The Bradshaw Street pits had been filled by the Essendon Council and a further site for garbage disposal was urgently required.

5/1/1951
The West Essendon Community Hall in Bradshaw Street, West Essendon, was officially opened by the Mayor, Cnr. A. G. Peronoe. The hall was originally built as the Dining Hall for the Olympic Village in 1956 and purchased by the West Essendon Community group for £1,000. It was transported to the west Essendon site which was formerly a tip. The Hall, fully equipped, cost £15,000.

13/2/1962
A Youth Club conducted by the YMCA commenced to operate in the West Essendon Community Hall in Bradshaw Street, with girls meeting each Tuesday evening and boys each Wednesday evening after the Essendon Council requested that more use be made of the hall.

7/1/1973
Scouts were granted free access to the West Essendon Community Hall in Bradshaw Street pending finalisation of legal formalities connected with its purchase.

12/6/1980
The Essendon Theatre Company staged ‘Dimboola’, an extremely bawdy but humorous play written by playwright, Jack Hibbert, at the West Essendon Community Centre Hall in Bradshaw Street over six nights.

12/1991
The refurbishment of the Bradshaw Street Community Hall home to several local organisations, including the Essendon City Band - was nearing completion. Work being undertaken included re-blocking, repair to the fire service water supply, relining the main hall, replacing the roof, installing new lights and improving the kitchen. The refurbishment, expected to cost $50,060, was expected to be completed in January 1992. The hall is of historic interest, being built in Heidelberg in 1956 as the dining hall of the Olympic Village. It was later relocated to Essendon for use as a community hall.

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land ownership & planning

Zoning and Land Ownership
Bracken Street Reserve is owned and managed by Moonee Valley City Council. The reserve is made up of multiple titles.

Under the Moonee Valley City Council Planning Scheme Bracken Street Reserve is zoned: PPRZ (Public Park and Recreation)

The Bracken Street Community Hall, the former West Essendon Progress Hall is subject to Clause 45.01 Heritage Overlay. The requirements of this overlay (reference HO407) apply to both the heritage place and its associated land.
strategic directions

MV2040 Visioning Paper
The MV2040 Visioning Paper has been prepared to inspire and stimulate conversation about the type of city and neighbourhoods we want to live in. Community feedback on this paper will inform the Draft MV2040 Strategy – long term plan for improving the health and liveability of our city over the next two decades.

The building blocks of our healthy city and the key themes in the visioning paper, with high level directions, objectives and actions included for each:

- A Fair City that values diversity, where everyone feels safe and included, is healthy and has access to services and housing.
- A City that is Thriving with access to jobs, lifelong learning and vibrant and dynamic activity centres.
- A Connected City of accessible, active and sustainable transport choices.
- A Green City that is ecologically healthy and environmentally responsible.
- A Beautiful City that celebrates its identity, heritage and open spaces.

Moonee Valley’s open spaces, waterways and parks form an integral part of the urban structure. The themes of Green and Beautiful contain specific strategic directions to ensure we manage, upgrade and create new opportunities of public space as a critical ingredient in the liveability of our city.

Open Space Strategy 2009
Vision: A linked, sustainable and accessible system of quality open space well used by Moonee Valley’s diverse community, comprising the waterway corridors that are highly valued for their native habitat and recreational use, and a diverse range of other open space reserves across the City including historical gardens, large sporting reserves and a network of smaller vibrant open spaces.

The Open Space Strategy 2009 nominates the character of Bradshaw Street Reserve as ‘informal’ and its hierarchy as ‘Neighbourhood’.

The Open Space Strategy includes the following recommendation for Bradshaw Street Reserve:

Undertake additional tree planting to increase shade near the playground and seating areas, while relaying the open grassed area for informal games. (Priority Medium)

Leisure Strategy 2013 - 23
The Leisure Strategy focuses on enabling, supporting and improving people’s capacity to be active socially, mentally and physically.

The Leisure Strategy 2013-23 principles aim to:
1. Build community health and wellbeing
2. Provide access for all; and
3. Social inclusiveness.

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existing conditions and recommendations

Paths and circulation existing conditions
There are path entries into the reserve from Forrest Street to the north (two entry points) and Price Street to the east.

The paths at Bradshaw Street Reserve are gravel and provide access around the central mown grass area, to the playspace and the tennis courts. There is currently no path entry from Bradshaw Street, the community hall and car park to the south.

The park surface is generally uneven so that the paths have sections of depressed damp areas.

Recommendations
It is recommended to upgrade the path network and improve access by including additional path connections to and from the reserve from Forrest Street, the car park and hall. Paths are generally proposed to be 1.8m wide.

The gravel paths are proposed to be regraded to improve quality and realigned to improve access and better define spaces within the park including the circular oval.

It is recommended that some sections of the path network are concrete to provide improved access to key elements such as the playspace, tennis courts and car park and pedestrian routes through the reserve.

Concrete path links are also proposed within the community hall frontage and parking area to improve access to the car park and reserve. A pram crossing is proposed in Bradshaw Street opposite the hall entry.

Bradshaw Street Reserve - existing and proposed paths
existing conditions and recommendations

Active leisure elements existing conditions
The two existing public tennis courts in Bradshaw Street Reserve are available for casual use and are well used.

There is a remnant cricket wicket in the mown grass area although no formal sport is played in the reserve as the oval size is not a standard size.

Recommendations
It is recommended to upgrade the tennis courts to provide a multi-lined tennis/padel courts. The upgrade is proposed to include resurfacing, lighting and a new court system and is subject to funding. Lighting times would be restricted to the evening in line with Council sports lighting.

It is recommended to install a basketball key located near the tennis courts with seating.

It is proposed to regrade the oval and remove the cricket wicket so that the oval is available as an informal space for games.

It is proposed to install exercise equipment near the basketball key.

Bradshaw Street Reserve Draft Master Plan      May 2018
existing conditions and recommendations

Playspaces and park furniture existing conditions
The playspace at the Bradshaw Street Reserve is nominated a minor playspace in the Playspace Plan 2013-23.

Works to upgrade the playspace were undertaken in 2015/16 including new play equipment. Therefore upgrades works will be scheduled towards the end of the life of the Master Plan.

Picnic facilities currently include a picnic table and a drinking fountain and there are park seats located around the park that are in good to fair condition.

Recommendations
It is proposed to upgrade and enlarge the playspace in accordance with scheduled playspace renewal timing. The playspace is to predominantly focus on younger children but is proposed to also include some more challenging play elements.

It is proposed that the existing rock near the playspace be reused as playspace edging and to include robust planting within the playspace.

It is recommended to provide upgraded picnic facilities including a barbecue, small shelter and additional picnic tables near the playspace.

Additional seating to include park seats as well as terraced bench seating near the tennis courts and a seating wall near the playspace and picnic area.

Additional items to consider during implementation are:
• the location and number of bins
• new bike parking
• dog drinking bowl and dog bag dispensers
• signage including dog on lead signs.

Bradshaw Street Reserve Draft Master Plan
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City of Moonee Valley
existing conditions and recommendations

Planting and swales

The Bradshaw Street Reserve currently contains a central mown grass area. This informal oval area is uneven due to subsidence of the former tip site over time. It slopes towards the west and there are depressed areas along the western edge of the mown grass space.

The trees at Bradshaw Street Reserve are mainly native species. There are some concentrated clumps of trees however the overall tree cover is sparse so that the reserve feels barren and provides very limited shade.

The park is currently un-irrigated and it is not intended that it will be irrigated into the future due to cost and future availability of sustainable water supply.

A tree located south of the tennis court includes a dedication plaque to a local resident.

Recommendations

There is an opportunity to plant many more trees to improve amenity, increase shade and create habitat including:
- To the perimeter of the park to screen fences and better define the internal park space.
- To define the central mown grass open space area
- To key locations including the play and picnic areas and other seating areas where shade is most needed.

It is proposed to provide mulched low maintenance, drought tolerant ground cover planting to key areas within the park including:
- Southern and south-west edges of the reserve
- Western fence-line of the tennis/netball courts
- Playspace and picnic area
- Southern park entry
- Community hall frontage

Existing trees have mulched surrounds to improve tree health and conserve soil moisture.

It is recommended that tree and plant selection are drought tolerant to take into account the un-irrigated regime at the reserve.

Bradshaw Street Reserve Draft Master Plan

May 2018
existing conditions and recommendations

Recommendations continued
There is an opportunity to utilise the existing depressed area and implement a curved planted swale along the south west corner and western edge of the park. The proposed swale will continue into the playspace. The swale planting is proposed to be native grasses, reeds and strap leaf plants. The proposed swales would be connected back to drainage and are subject to detailed design.

It is recommended to provide a drainage swale along the northern edge of the car park connected to the proposed vegetated swale to assist with car park drainage and reduce moisture on the oval path.

There is an opportunity to provide raised planter beds within the Community Hall frontage for community use. It intended that these be provided by Council in response to the consultation feedback that they are planted and tended by local residents. Consideration should be given to access to water for irrigation including the possibility of capturing roof water from the hall to provide irrigation for the proposed planting.

Park maintenance
Park maintenance is currently undertaken in accordance with requirements as indicated by the existing park elements and the park’s neighbourhood hierarchy.

Recommendations
Changes to park maintenance regime will be required in response to the implementation of Master Plan proposals including proposed planted areas, vegetated swales and expanded playspace and exercise equipment.

Changes to park maintenance regimes will be considered as part of detailed design for all proposed Master Plan proposals.

Consideration shall be given within planting design for replacement of trees that may need replacement within the life of the Master Plan.
Bradshaw Street Reserve
Draft Master Plan

1. Playspace - upgraded and slightly enlarged to increase play opportunities.
2. Picnic facilities - upgraded to include shelter, barbeque and additional picnic tables.
3. New tree planting - native trees species with some exotic shade trees near play, picnic and court areas.
4. Ground cover planting and mulching to tree copes - low, native, drought tolerant planting.
5. Swales - planted with native grasses, to assist drainage to low areas, including drainage connection.
6. Oval - re-grassed to create an even surface, re-grassed and defined by circular path. Cricket wicket removed.
7. New seating throughout the reserve.
8. Terraced seating - on grassy slope near tennis courts.
9. Curved concrete seat wall - provides a soft barrier to the playspace and picnic area.
10. Exercise equipment
11. Basketball key with seating.
12. Tennis / Netball courts - court area expanded and multi-lined for tennis and netball. Court upgrades to include: re-surfacing, lighting and back a court system.
14. Concrete paths - to provide access to key elements and pedestrian links through the park.
15. Car park - improved pedestrian access and drainage along the northern edge.
16. Southern park entry - new entry path and landscaping.
17. Hall Frontage - new low maintenance planting and path linkages.
18. Raised garden beds - for community use and activation.
consultation

Community consultation - Information Gathering
A first round of consultation gathered information, ideas and concerns. Consultation included:

- Feedback forms, letterbox dropped with reply paid envelopes to 1,800 surrounding addresses.
- A community session at Bradshaw Street Reserve 12.30-2.30pm on Saturday 25 November 2017

A total of 83 submissions were received including feedback forms, emails, facebook posts, letters and comment made at the consultation event. Feedback received was used to guide preparation of a draft Master Plan.

Key feedback included provision for:
- Improved expanded playspace
- More trees
- Barbeque facilities
- Shade/picnic shelter
- More seating
- Basketball facilities
- Path improvements
- Upgrade tennis courts
- Public toilet

Internal consultation

- City Design
- Engineering Services
- Operations
- Property Services
- Research & Facilities Planning
- Sport and Recreation
- Transport and Major Projects

Bradshaw Street Reserve Draft Master Plan

May 2018
The Bradshaw Street Reserve Draft Master Plan Implementation Plan has been developed based on the current facility upgrade needs and feedback received from the community.

The Master Plan implementation will occur over a period of approximately fifteen years and will be subject to budgetary considerations and possible external funding opportunities.

The purpose of Master Plans for open spaces such as Bradshaw Street Reserve is to provide a document that can carefully guide any future development that may occur within the Park.

Notes:
- Tennis netball court upgrades are subject to sports development capital works priorities and have not been included.

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### Implementation

<table>
<thead>
<tr>
<th>Short Term 2019/20-2023/24</th>
<th>Cost Estimate $</th>
<th>Maintenance/programmed replacement</th>
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</thead>
<tbody>
<tr>
<td>2019/20 Carpark design – for upgrade including crossings and new kerbs.</td>
<td>20,000</td>
<td>Plan for recurrent maintenance</td>
</tr>
<tr>
<td>Savile feasibility and design – includes associated drainage, planting.</td>
<td>15,000</td>
<td>Plan for recurrent maintenance</td>
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<tr>
<td>Pathways and oval design - design including re-grading design and associated drainage and grassing for oval and paths including exercise station, basketball key and hall and car park path connections and planting areas.</td>
<td>In-house + 20,000</td>
<td>Plan for recurrent maintenance</td>
</tr>
<tr>
<td>Landscape design: picnic area, shelter, rockwork, furniture, exercise station and basketball key and planting. Includes landscaping surrounding the Hall facility.</td>
<td>In-house</td>
<td>Plan for recurrent maintenance</td>
</tr>
<tr>
<td>Raised planters – design and construction of community garden beds adjacent to Hall including gravel paving.</td>
<td>15,000</td>
<td>Recurrent maintenance required</td>
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<tr>
<td><strong>Subtotal 2019/20:</strong></td>
<td>(70,000 + in-house)</td>
<td></td>
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<tr>
<td>2021/22 Carpark upgrade – including path connections, kerbs and crossings.</td>
<td>100,000</td>
<td>Recurrent maintenance required</td>
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<tr>
<td>Pathways, svales and oval construction – pathways and re-grading of oval including reseeding, drainage connections, removal of wicket.</td>
<td>650,000</td>
<td>Recurrent maintenance required</td>
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<tr>
<td>Landscape construction: picnic area, shelter, barbeque, furniture, exercise station, basketball key and planting. Includes half frontage landscaping.</td>
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<td>Recurrent maintenance required</td>
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<td><strong>Subtotal 2021/22:</strong></td>
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<td><strong>Medium Term 2024/25 - 2028/29</strong></td>
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<td><strong>Long Term 2029/30 - 2033/34</strong></td>
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<td>2031/32 Playspace design</td>
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<td>Plan for recurrent maintenance</td>
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<td>Recurrent maintenance required within approximately 20 years</td>
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<tr>
<td><strong>Subtotal long term:</strong></td>
<td>(150,000 + in-house)</td>
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