



Brimbank
City Council



Transforming Brimbank

SUNSHINE ENERGY PARK VISION PLAN

DRAFT

DECEMBER 2022

ACKNOWLEDGEMENT OF COUNTRY

Brimbank City Council respectfully acknowledges and recognises the Kulin Nation, including the Wurundjeri, Bunurong and Boon Wurrung Peoples as the Traditional Owners of this land and waterways and pays respect to their Elders past, present and future. Council also acknowledges local Aboriginal and Torres Strait Islander residents of Brimbank and their Elders for their ongoing contribution to the diverse culture of our community.

For the Traditional Owners, the lands in the City of Brimbank have always been a significant trading and meeting place. Brimbank has a rich physical and cultural Aboriginal heritage. The municipality contains 427 known places of cultural heritage significance that are listed on the Victorian Aboriginal Heritage Register, managed by Aboriginal Victoria and protected through the *Aboriginal Heritage Act 2006*. These places, objects and landscapes are representative of the complex and changing lifestyles of Aboriginal people over thousands of years.



An aerial photograph of Sunshine Energy Park. The park features a large, rectangular green roof that covers a significant portion of the site. Within this green roof, there is a tennis court with orange and red sections. The park is bordered by a dense line of trees and a tall, rust-colored metal fence. To the right of the park, there are railway tracks and a multi-lane road with several cars. In the background, a suburban residential area with houses and trees is visible under a clear sky.

CONTENTS

EXECUTIVE SUMMARY	4
--------------------------	----------

VISION	6
---------------	----------

THE PARK AND ITS CONTEXT	8
---------------------------------	----------

VISION PLAN	12
--------------------	-----------

STRATEGIC CONTEXT	40
--------------------------	-----------

IMPLEMENTATION	42
-----------------------	-----------

EXECUTIVE *summary*

INTRODUCTION

The transformation of Sunshine Energy Park will create a 54 hectare urban parkland that provides opportunities for connection to Country, sport, leisure and recreation, education, events, recycling and repurposing, energy production, horticulture, habitat creation, social interaction and play. It is located within the Sunshine Priority Precinct and has the potential to be a destination of local, regional and state significance.

Sunshine Energy Park has experienced a diverse history, from a native volcanic plain grassland valued by the Traditional Owners, the Wurundjeri People, to a basalt quarry and then landfill site, a gas extraction and energy production site which gave the site its current name. There is opportunity for the site to be restored and reimaged as a prominent open space and an ongoing environmental and cultural asset for the community.

Sunshine Energy Park is bordered by major transport corridors, industrial sites and the growing residential areas of Brimbank. Located between Ginifer and Albion Railway Stations, to the north and south respectively, the site is bound by the Sunbury railway line on the eastern side, Jones Creek to the west, M80 highway to the north and Ballarat Road to the south. The site is of strategic importance, located on the proposed Melbourne Airport Railway Line and just 12km from the Melbourne CBD.

Rehabilitation of the former landfill is managed in compliance with environmental and planning laws. Works have included significant rock filling and importing of clean fill, soil works and drainage works (including various ponds/swales/rock work) and seeding to stabilise bare earth. Groundwater and landfill gas monitoring is ongoing and will continue for a number of years.

Today, most areas of Sunshine Energy Park are fenced and inaccessible by the community yet this is a place of cultural and ecological significance. Jones Creek runs along the western boundary of the park and Stony Creek lies to the east, the park lies within the catchment of the Kororoit Creek. It is a place where there is rare access to the vastness of the sky, views to the Melbourne CBD and to the surrounding mountain ranges.

Council's Sunshine Priority Precinct Vision 2050 sets out a framework for leveraging unprecedented infrastructure investment to create jobs, education pathways and a vibrant and sustainable future for the people in Melbourne's west. It identifies key focus areas including Sunshine Energy Park to make sure that these projects act as catalyst to bring lasting and positive change to the community.

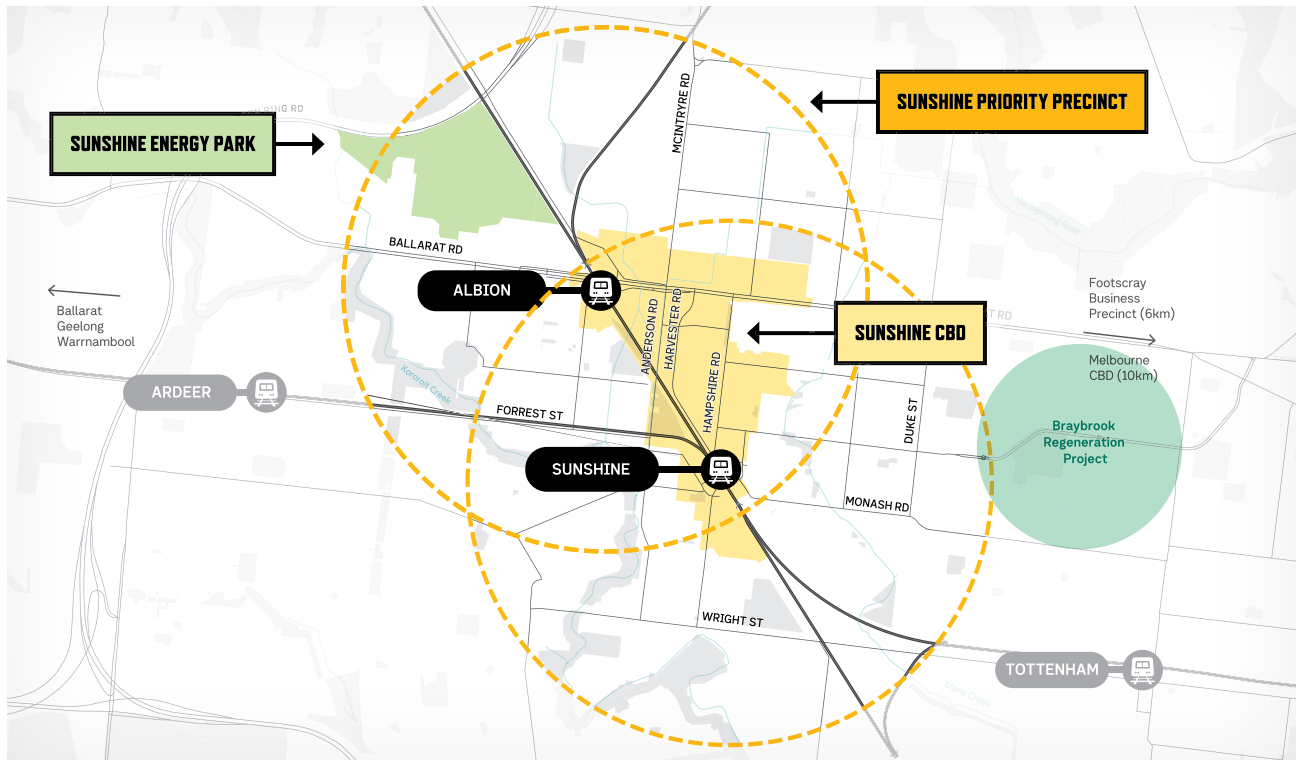
This document sets out a vision for Sunshine Energy Park that acknowledges its history, responds to its strategic location within the Sunshine Priority Precinct, restores ecology and restores its connection to the natural systems that surround it. As well as providing an overall vision for the site, it defines zones within Sunshine Energy Park to respond to the various needs of the community and to allow the reimagining of the site can progress in practical stages. The vision is not funded at this point in time.

The zones highlight discrete opportunities for capital works projects and provide direction for future business case development, subject to Council budget approvals. Once completed, the business cases will support future advocacy, external funding opportunities and engagement with key stakeholders.

The City of Brimbank is culturally diverse. The 2021 Australian Bureau of Statistics Census figures indicate that of the 194,618 people living in Brimbank, 48.2 per cent of residents were born overseas and 57.3 per cent of residents spoke a language other than English at home. With Vietnamese, Punjabi, Greek as some of the most common.

The reimagining of Sunshine Energy Park will have significant health, wellbeing, social, environmental, economic and cultural outcomes, and in order to ensure that these are realised by all parts of the community, the diversity, age and gender demographics of the Brimbank community has been considered in the development of the vision.

SUNSHINE PRIORITY PRECINCT AND SUNSHINE CBD



SUNSHINE ENERGY PARK WITH WESTERN RING ROAD IN FOREGROUND, 2020



VISION

Sunshine Energy Park will be a 21st Century Parkland which meets the needs of the community and embraces the challenges of today's world.

PRINCIPLES

The following three principles have guided the development of the Sunshine Energy Park Vision Plan. These principles have been distilled from the many Council policies to underpin the future development of this significant public park. These include the Council Plan, the Health and Well-Being Plan, Climate Emergency Plan and many others.

In particular, the Sunshine Priority Precinct Vision 2050 outlines key aspirational outcomes for what the Sunshine CBD and Sunshine Priority Precinct could look like in 2050 including Sunshine Energy Park.

According to the Sunshine Priority Precinct Vision 2050, "Sunshine Energy Park is transformed into one of the western region's premium parks."



AN INCLUSIVE PRECINCT THAT SUPPORTS LIVEABILITY

- Transforming the closed landfill into new public resource for the local Brimbank community and regional visitors
- Provide spaces that benefit, invite and include the diverse Brimbank community
- Enable sports and recreation to meet community needs and enhance health and wellbeing
- Instil community pride and inspire current and future generations
- Enrich Brimbank's open space and the provision of indoor and outdoor event opportunities
- Provide a location for youth and community employment

"Places and Spaces are important for wellbeing and a sustainable future. Our community strongly values neighbourhoods that are green, where they can connect with others, and access facilities and services. 'Together We are Brimbank' provides opportunities to enhance our places and spaces for current and future generations."

TOGETHER WE ARE BRIMBANK COUNCIL PLAN 2021-2025



SHOWCASING THE SHIFT FROM LINEAR TO CIRCULAR ECONOMY

- Creation of a resilient parkland
- Utilise renewable energy and innovation to build income for community benefit
- Utilise circular economy principles throughout the project life to ensure the site's resilient future
- Establish partnerships with community groups, and social enterprise
- Utilise green renewable energy and local non-virgin resources
- Facilitate/undertake recycling
- Establish food resources
- Establish education and community hubs

“The Circular Economy is about recognising that the goods and services we use have a big environmental impact, and so we need to choose wisely, design out waste and pollution, keep products and materials in use, and regenerate natural systems”

BRIMBANK CLIMATE EMERGENCY PLAN 2020–2025



CARING FOR COUNTRY

- Acknowledge, respect and learn from the site's history to establish a regenerated future
- Work with Wurundjeri to embrace a shared future for the site
- Utilise the site's landfill past as a tool for education and transformation to a circular economy
- Manage the closed landfill during aftercare, including environmental monitoring
- Instill 'Caring for Country' through broad community engagement and education on site
- Regenerate ecologies and connect with the biodiversity corridor network
- Contribute to city greening and carbon sequestration

“Protect existing biodiversity and increase the diversity and sustainability of fauna habitat and remnant vegetation, encouraging community awareness, engagement and acceptance of Brimbank's natural environment.”

BRIMBANK BIODIVERSITY STRATEGY 2012–2022

“We cultivated our land, but in a way different from the white man. We endeavoured to live with the land; they seemed to live off it. I was taught to preserve, never to destroy.”

ABORIGINAL ELDER, TOM DYSTRA, ABORIGINAL CULTURAL HERITAGE STRATEGY 2018–2023

THE *park* AND ITS *context*

SITE HISTORY

Wurundjeri Land

In pre-colonial times the site was an open grassland of the Victorian volcanic basalt plains and home to the Wurundjeri people of the Kulin nation. For the Traditional Owners, the lands in the City of Brimbank have always been a significant trading and meeting place.

Extraction

From the late 1800's to the early 1900's the site was Albion Basalt Quarry. Basalt was extracted for construction and growth of Melbourne and surrounding areas.

Landfill

From the late-1960's to the late-1980s, the site was licensed in two sequential stages for the disposal of domestic garbage and industrial/ construction waste. The two landfills comprised a number of exhausted quarry pits with the deepest area thought to be approximately 28 metres below the original landfill cap level which was installed relatively flat. This combined landfill area is known today as the Closed Sunshine Landfills and includes Sunshine Energy Park.

Remediation and ongoing monitoring

The Closed Sunshine Landfills ceased accepting waste in 1990, with landfill capping occurring progressively during operation and to a final land-form after closure.

Landfill gas extraction and power generation infrastructure was established at Sunshine Energy Park following the closure of the landfill operation. A landfill gas power station commenced operation in 1992 with electricity exported to the State network. Gas generation rates were later found to be significantly lower than forecast and power generation became financially unviable. In 2002, the generators were converted to run on natural gas and used to target peak payment periods whilst the site flare continued to manage landfill gas emissions. Power generation ceased altogether in 2009 and the generators were removed.

Over the last 12 years Council has coordinated with the EPA and initiated numerous environmental and health investigations. In 2013, an environmental audit was completed for the Closed Sunshine Landfills which led to the preparation of aftercare management plans implemented by Council.

Council commissioned civil works in 2015 to import soil to the closed landfill to create a water shedding profile and improve drainage. This work has shaped the existing landscape and surface levels at the site today. Aftercare for the Closed Sunshine Landfills will continue into the future, involving environmental monitoring and control of residual landfill gas.

Feasibility and detailed design will be required for redevelopment of the Closed Sunshine Landfills, including foundation design, gas barrier and ventilation infrastructure.

The Closed Sunshine Landfills are now suitable for recreation and community use after extensive rehabilitation works and aftercare management, which will continue into the future.

FUTURE USE ASSESSMENT

In 2019, Brimbank City Council engaged GHD Pty Ltd (GHD) to undertake a preliminary study of future use options for Sunshine Energy Park. The purpose of the high-level study was to inform future use planning and assessed environmental, geotechnical, statutory planning and urban development/strategic planning constraints, opportunities and requirements associated with three broad potential future uses for the site. The broad future uses were:

- **Low impact use** — solar park or open recreational parkland with no buildings or deep human inhabited underground confined spaces.
- **Medium impact use** — formal sports fields/sports facilities with limited enclosed structures or underground confined spaces, such as clubrooms and a small grandstand.
- **High impact use** — extensive built form with extensive enclosed structures or deep underground confined spaces, such as enclosed sports stadium, mixed use industrial, commercial or residential properties.

SITE HISTORY



**-60,000
WURUNDJERI LAND**



**LATE-1800'S
BASALT QUARRY OPENED**



**LATE-1960'S-1990
LANDFILL**



**1990
CLOSURE OF LANDFILL
AND CAPPING WORKS**

**2015
ADDITIONAL CIVIL WORKS**

**2019
FUTURE USE FEASIBILITY
ASSESSMENT (GHD)**

Feasibility and future use possibilities outlined within technical assessment report. The site identified as potential option for regional sports and indoor sports facilities and in Transforming Brimbank 2050 priorities.



**2022
VISION**

PLANNING CONTROLS

The site is zoned Public Park and Recreation (PPRZ) which recognises the area for public recreation and open space.

A Brimbank Planning Scheme amendment has applied the Environmental Audit Overlay (EAO) to land that formed part of and / or adjoins the Closed Sunshine Landfills, which may be potentially contaminated as a result of those past activities. The Amendment applies to the extent of Sunshine Energy Park and some surrounding properties.

The EAO requires an environmental audit to be completed prior to the commencement of any new sensitive use (playgrounds, residential, child care centre, pre-school centre or primary school) or buildings and works associated with a sensitive use. The audit outcomes will also inform any building design and management controls necessary to protect human health.

The cost and time to undertake an environmental audit and potential remediation of land may impact the viability and types of future use and development.

FEASIBILITY OF CONSTRUCTION

Buildings will be located on natural ground that has not been quarried and landfilled. Areas that have been quarried and landfilled will be developed for sports ovals and other open space uses.

Due to the capping of the site in most areas cut and fill is not a viable option and therefore where large flat areas are required for ovals and other community infrastructure additional clean fill would need to be imported to the site.

FUTURE GOODS RAIL LINE

The Western Goods Line (WIFT) proposal is currently in development by the State Government and includes exploring an option of the future rail line extending through the Sunshine Energy Park site. This proposal is under consideration by the State Government with no decision currently being made on further assessment of the option.

EXISTING SITE ELEMENTS

Transmission lines

There are a large High Voltage power lines running North West through the western edge of the site. These are expected to stay in place and the functions below these will be in line with the relevant requirements including no permanent buildings or structures and no tree plantings. Other smaller low voltage power lines will be investigated for being relocated underground as part of the development of the site.

Clubrooms

There are a number of clubs who currently have their clubrooms within Sunshine Energy Park. These clubs bring activity and passive surveillance to the site and these will be encouraged to continue their presence on the site. Alternative locations may be sought for their clubrooms to gain better access and interfaces with the park. The remainder of the park is largely underutilised.

Gas Management System

A gas flare will be installed in 2023 to manage residual landfill gas. The associated gas collection pipework will be located underground where possible and above ground elements will be secured. There are also monitoring bores on the site that monitor the settlement of the landfill which will be used in the planning and design of aspects of the site development.

Rock lined swales

There are large rock lined swales around the site which direct stormwater away from the site to ensure water does not infiltrate into the landfill and percolate into the groundwater.

Tree plantings

There are tree plantings around the edges of Sunshine Energy Park which establish an urban forest for greening, cooling and habitat.

Building previously used for Energy Production

There is a large building on the site that was built in the 1980's for the Energy extraction project and is now not being used despite having several tenants over the past 20 years. This site is being investigated as being a potential site for a resource recovery centre.

THE PARK AND ITS SURROUNDINGS

Sunshine Energy Park is located in the middle of a number of key biodiversity corridors. Its regeneration has the potential to establish the site as a key habitat node within the greater ecological network of Brimbank and the Western Region.

It lies in between two waterways, Jones Creek to the west and Stony Creek to the east which represents a great opportunity for water harvesting treatment and greater community connection to these natural systems.

LOCAL BIODIVERSITY MAP



LEGEND

EXISTING BUILDINGS	1M CONTOURS	SPORTS FIELDS
RAIL LINE	EVC PLAINS GRASSLAND	PARKS & GARDENS
TRAIN STATION	EVC RIPARIAN WOODLAND	SERVICES & UTILITIES RESERVE
OVERHEAD POWER LINES	EXISTING SITE VEGETATION & TREES	
WATERCOURSES	NATURAL & SEMI NATURAL OPEN SPACE	

VISION *plan*

The vision has been divided into interconnecting zones which respond to the various needs of the community. This approach will allow for the development of the site in stages.

This will also assist with highlighting capital works opportunities, and provide direction for advocacy and engagement with key stakeholders. Each zone responds to the three overarching principles and gives the vision tangible outcomes that can also be seen in the visualisations provided for.

Gender impact assessments will be undertaken for each zone to critically think about how the park will meet the different needs of women, men and gender-diverse people. The design of Sunshine Energy Park will embed gender-sensitive design to ensure a safe and inclusive place for women and gender-diverse people.

Although details of some facilities are specific to their zones, other elements will also be integrated throughout the site such as walking/cycling trails, landscaping, seating, picnic facilities, fitness equipment and other family-friendly considerations.

Sunshine Energy Park will demonstrate a range of landscape types reflective of the Victorian Volcanic Plains Bioregion include grasslands, wetlands and woodlands.





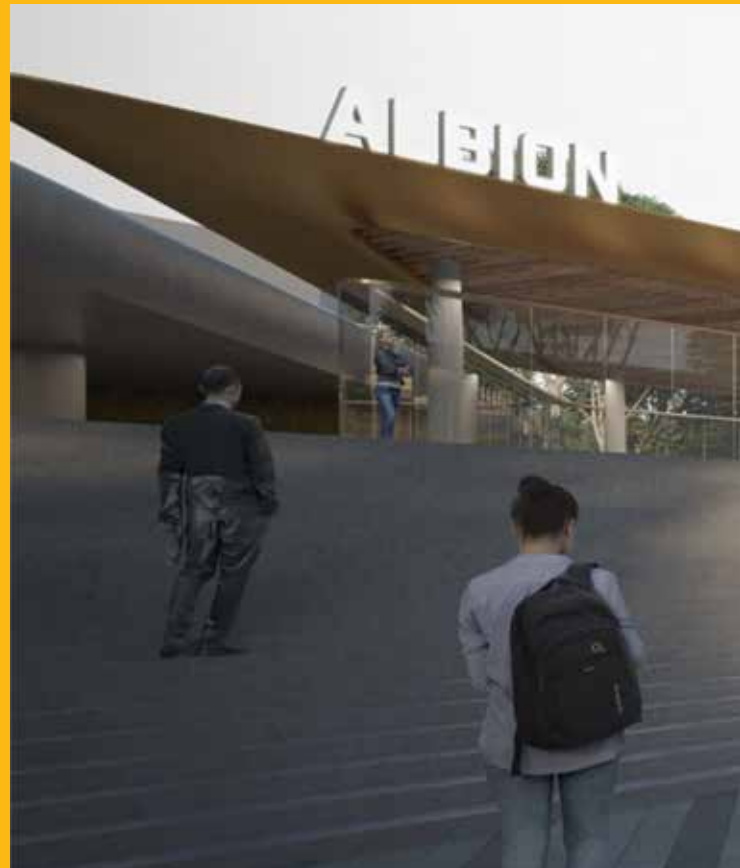
01. ALBION STATION REDEVELOPMENT AND ALBION QUARTER DEVELOPMENT
02. NEW CONNECTIONS (POTENTIAL)
03. HULETT STREET
04. HILLTOP LOOKOUT AND MOUNTAIN BIKE TRAILS
05. SOLAR FARM
06. SUSTAINABILITY HUB
07. INDOOR STADIUM
08. SPORTS FIELDS
09. WETLAND
10. PLAYGROUND

← - - - - - → Potential pedestrian & cycle connection
 ↔ Potential road connection

01. ALBION STATION REDEVELOPMENT AND ALBION QUARTER DEVELOPMENT

A redeveloped Albion Station would unlock the urban renewal potential of the surrounding Albion Quarter precinct. This redevelopment is critical in providing a 'front door' to Sunshine Energy Park. New buildings and streets would provide a positive and integrated interface with the park while the regional park will be a critical piece of open space for the large working and residential population expected in this area.

The master planning for Albion Station and the broader Albion Quarter is currently underway and community engagement is expected to commence within the next 12 months. It is important that the vision, detailed planning and redevelopment of Albion Station and the broader Albion Quarter be delivered by State Government in a timely manner and not delay the development of Sunshine Energy Park and the benefits the Park will bring to the Brimbank community.





02. NEW CONNECTIONS (POTENTIAL)

Connecting Sunshine Energy Park into the surrounding neighbourhoods is critical so the new open space can serve the surrounding community and becomes an active and safe place to be.

In particular Sunshine Energy park is surrounded by future urban renewal areas, including Albion Quarter, LUMA, SHWEP and Cairnlea development sites.

New connection points will need to be created over major barriers including the railway line, St Albans Road and the Western Ring Road.



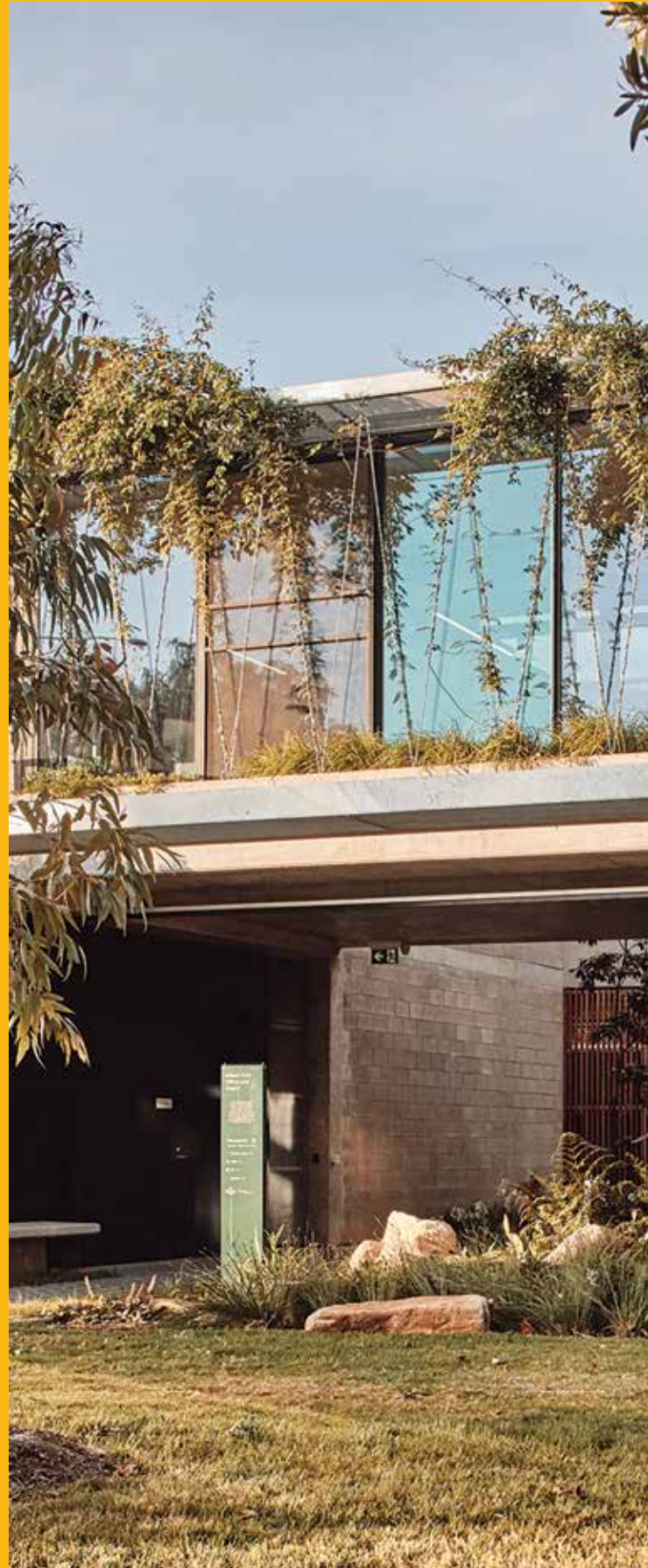


03. HULETT STREET

An extended Hulett Street connecting to Carrington Drive will act as a key gateway to welcome visitors.

Hulett Street will be an exemplar of Brimbank's Creating Streets For People Policy. It will be a people focussed place which demonstrate Water Sensitive Urban Design (WSUD) focussed street design and include extensive shade tree planting for a cooler and greener environment.

This zone may also accommodate future relocation of existing clubs within new community facilities.





04. HILLTOP LOOKOUT AND MOUNTAIN BIKE TRAILS

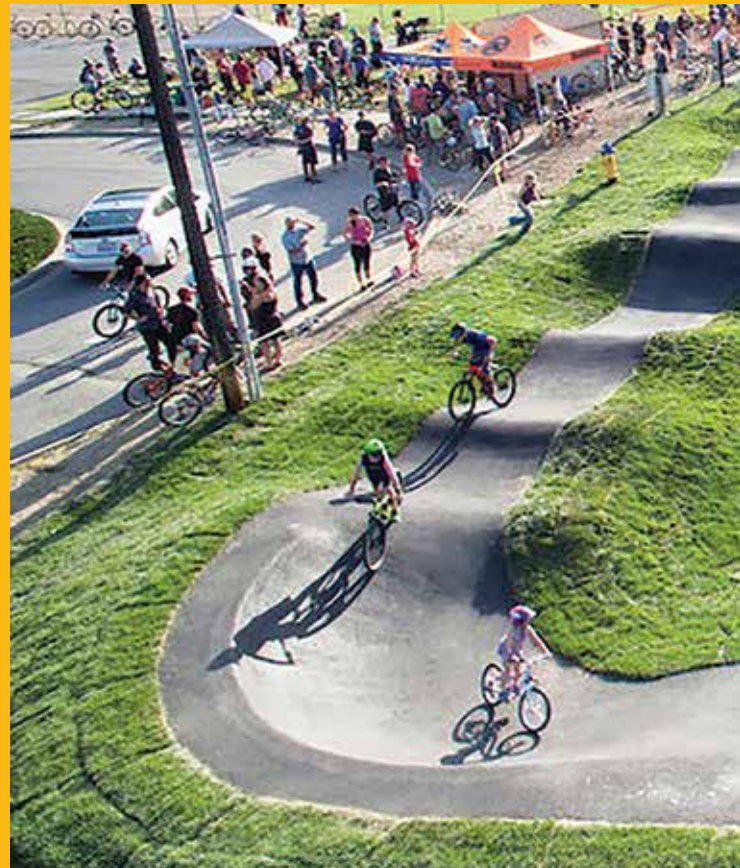
Located within a generally flat surrounding topography, the hill top vantage point provides an impressive prospect over the expansive site, as well as sublime views towards the horizon, revealing the Melbourne CBD skyline to the east, and the distant Macedon ranges to the west. Over time, the view to Melbourne will be replaced by the developing Sunshine Town Centre in the foreground.

A combination of indigenous grasslands and open lawn areas on the hill top will provide space for passive recreation such as picnicking and a major public artwork will provide a prominent and recognisable landmark.

The proposed mountain bike trails would take advantage of the elevated landscape to allow for mountain biking. These trails would provide a key mountain biking destination within Brimbank and the western region and include ascent and descent trails, and a pump track. The pump track is accessible to people of all riding abilities and provides a learning environment for riders to develop their skills.

The mountain bike trails and pump track are adjacent Hulett Street for access and will also connect with an extensive trail network throughout the park. Future connections are proposed to connect Sunshine Energy Park to Jones Creek and St Albans (under the M80), Albion and Sunshine.

Mountain biking is a male-dominated sport from teenage years to adult ages and Council must consider development of programs which support female mountain biking at all ages. The design of mountain bike facilities must embed gender-sensitive design to ensure a safe and inclusive place.





05. SOLAR FARM

Brimbank's Climate Emergency Plan 2020–25 includes a target of zero-net emissions for council operations by 2030 and for the Brimbank municipality by 2040.

A key action of the plan is as follows:

“Actively seek, foster, and support opportunities for community renewable energy projects such as ‘solar gardens’. Consider undertaking these projects on Council owned sites such as former landfills, and collaborate with the Victorian Government and others actions to promote community energy.”

Council has undertaken a feasibility study for a 4.99MW (AC) solar farm which is estimated to produce 9,992 MWh per annum and use approximately 7 hectares of the site. The study assessed the technical and financial aspects of the project. A second study has analysed the community benefit models including community ownership and investment benefits which may unlock the financial constraints of the project. Using the energy for Council future uses and/or for social housing projects are the strongest propositions.

With anticipated settlement of the former landfill site over the next 30 years, a solar farm is an appropriate addition to the site in the immediate future. A solar farm is expected to have an operating lifespan of 30 years after which point this portion of the site may be utilised for other purposes such as sport fields, urban forest and passive open space.





06. SUSTAINABILITY HUB

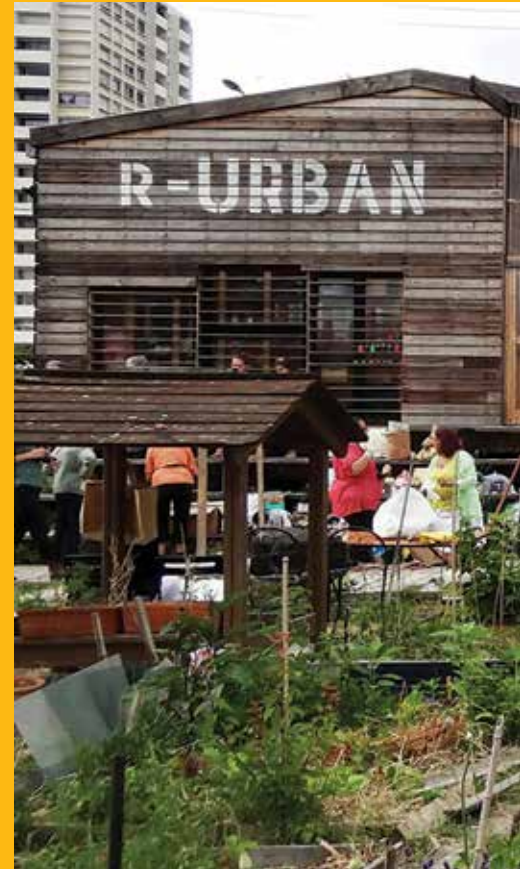
This precinct would demonstrate the principle of ‘Showcasing the shift to circular economy’ by supporting small scale circular economy initiatives. As outlined in the Sunshine Priority Precinct Vision 2050, Sunshine Energy Park will “function as an innovative and emerging sustainability hub, providing educational and community facilities for schools, local businesses and other groups to support sustainable living behaviours and technologies and facilitate local sharing economy and reuse.”

Resource Recovery Centre

Brimbank’s current Resource Recovery Centre at Keilor Park is limited in the materials it accepts due to its size. Council is currently undertaking a feasibility study for an expanded Resource Recovery Centre at Sunshine Energy Park which would provide a centralised drop off location for recycling of household materials. The existing former power station building is being assessed for suitability for use as the Resource Recovery Centre. The Centre may include community uses such as a Repair Café and Recycled Goods Shop. Council currently accepts large numbers of bicycles that need repair, presenting opportunities for partnerships and training for young people, leading to redistribution of bicycles for local use and supporting active transport. These may operate as a social enterprise model or be run by council. Council is also exploring the potential relocation of the Sunshine operations centre to be co-located with the resource recovery centre.

Horticulture Hub

This area may support community gardens, food growing partnerships with social enterprise, local training and education, employment and address local food security. These gardens will remain an integral part of a developing Community and Sustainability Hub in the longer term aspirations for Sunshine Energy Park. These proposed uses reflect the Council Plan’s Health and Wellbeing Priorities to support improved mental wellbeing and reduce loneliness, increase healthy eating and physical activity, and to support economic and social inclusion. Council’s Growing Brimbank Initiative has delivered the World Food Gardens program at Westvale Park as a demonstration project of community-led use of public owned space, collaboration of people from diverse cultures and food production. Working with partners such as local schools, Sunshine Energy Park provides an opportunity similar programs of a larger scale.





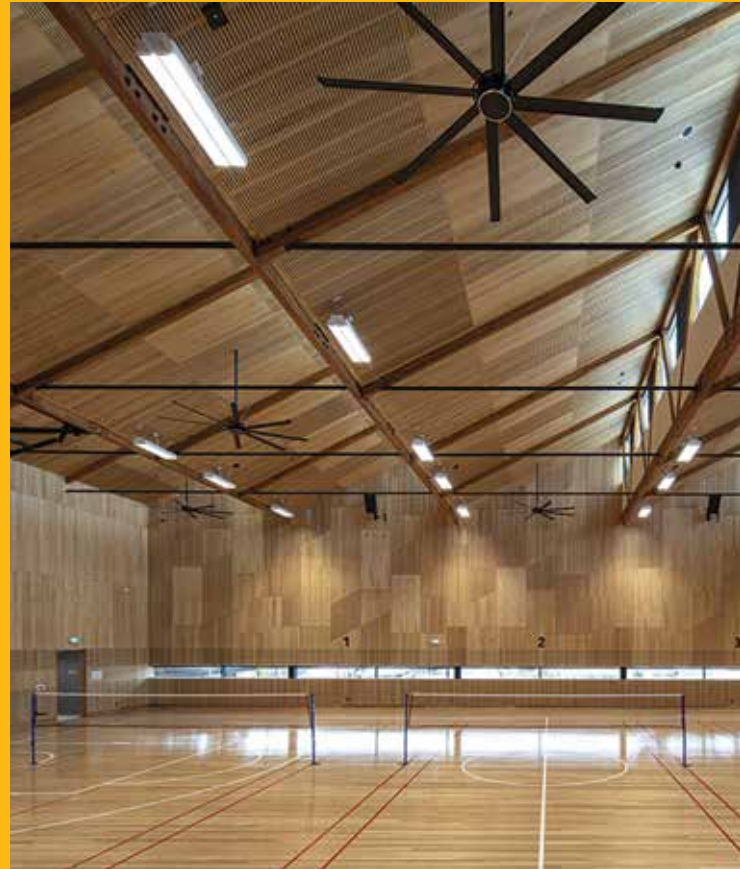
07. INDOOR STADIUM

A proposed multipurpose stadium can serve both as a state significant stadium with visitor economy benefits as well as serving the regional and local sporting needs. An indoor stadium with a large showcourt provides the opportunity for Sunshine to be the home of a future professional sporting team that represents Melbourne's west.

Brimbank's Indoor Sports Facilities Feasibility Study 2020 identified high participation rates for basketball and netball with additional training and competition courts required to meet demands. The facility should also consider equitable access for smaller indoor sports such as badminton, volleyball, table tennis and futsal.

The layout and configuration would be determined through further study and future engagement with Government and sporting bodies'. The proposed location considers the key pedestrian connection to Albion Station to support visitors travelling by train.

The design should consider the use of green roofs and walls to contribute biodiversity to Sunshine Energy Park and integrate with its surrounding parkland character.





08. SPORTS FIELDS

Sunshine Energy Park provides an opportunity to deliver new multi-purpose sporting fields and pavilions to meet increasing participation and demand. Brimbank's Sports Facility Development Plan identifies the development of Regional Multi-Sports facility to address local community sporting needs into the future and highlights Sunshine Energy Park as an appropriate site.

The Sports Facility Development Plan also highlights the need for appropriate facilities to support female participation.

Sunshine Energy Park will also incorporate informal recreation opportunities throughout the site. Non-structured activities may include walking, jogging, dog walking, sitting, picnicking and children's play. Multi-purpose open grass areas and extensive cycling and walking trails connected to the neighbouring suburbs will support these uses.

Consultation undertaken as part of Brimbank's Creating Better Parks Policy, showed that female respondents often noted a desire for an increase in facilities for physical activities such as gym equipment and sport courts.





09. WETLAND

The proposed wetland will divert stormwater from the Jones Creek and capture and manage water on site to provide flood retention and improved water quality.

The wetland will provide a variety of habitat to support biodiversity and connect with the Jones Creek cycling and walking trail to offer opportunity for recreation.

Trails and boardwalks will deliver access through the wetlands and interpretive signage will allow visitors to learn and connect with the environment fostering 'Caring for Country'. Based from the Community and Sustainability Hub, school and other community groups could join council staff on guided tours and environmental activities.

The system will support irrigation needs of the park including irrigation of sporting fields and informal lawn areas to support public health and wellbeing.



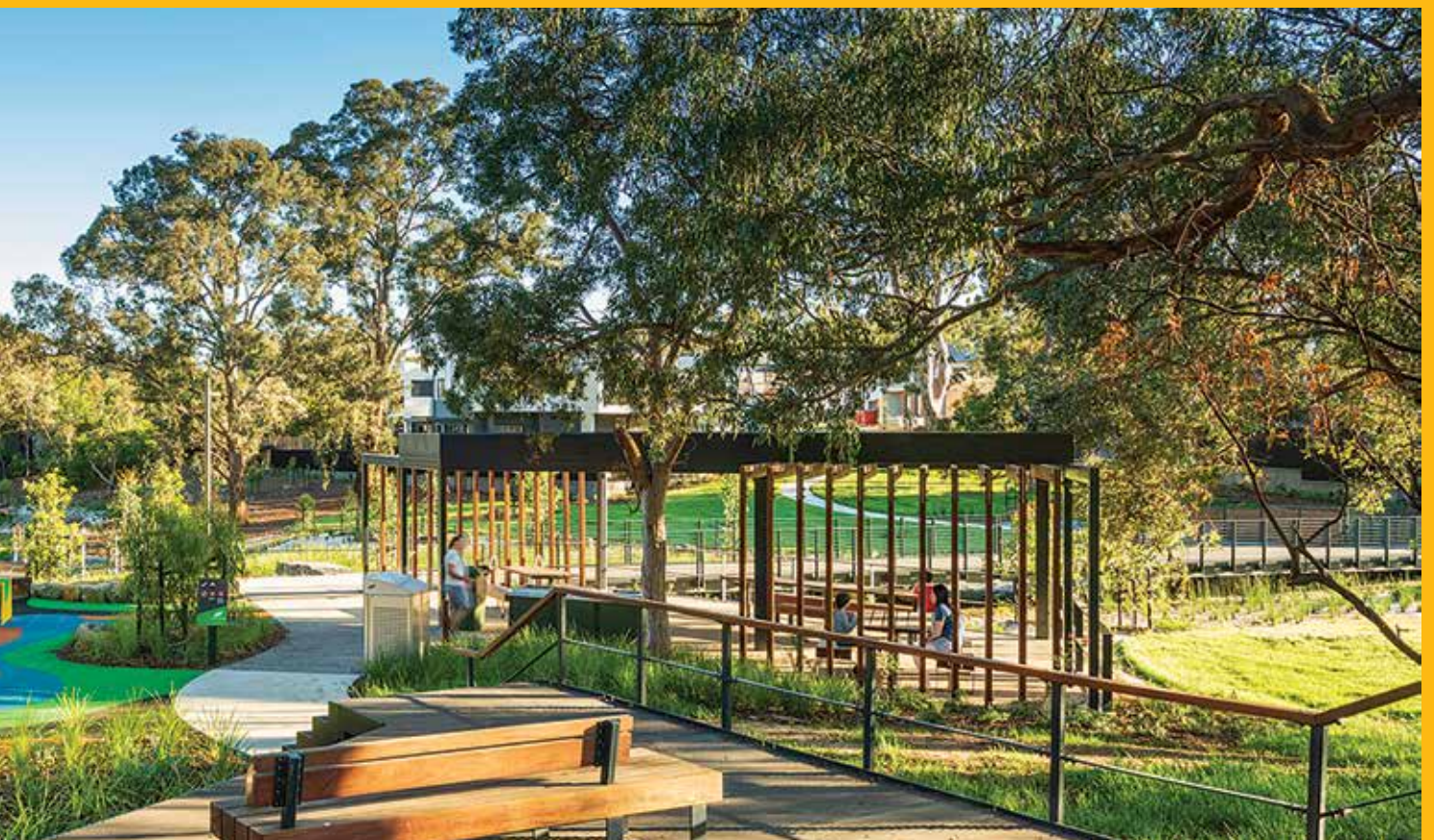


10. PLAYGROUND

Both structured and unstructured play is critical to support the development and wellbeing of children. Playgrounds may be provided in key locations adjacent Hulett Street and Ballarat Road where they may be accessed from the surrounding suburbs

Play will be considered and integrated throughout the site to provide opportunities for exploration and interaction with the developing landscape.





ARTIST IMPRESSION: STADIUM





ARTIST IMPRESSION: HILLTOP





ARTIST IMPRESSION: SUSTAINABILITY HUB





STRATEGIC *context*

DELIVERING SHARED OBJECTIVES

The Sunshine Energy Park Vision is informed by Council strategies and policies which recognise the park as a culturally significant place and a major environmental asset.

Council adopted strategies and policies have clear direction and aspiration for Brimbank City Council to address critical challenges now and into the future. The Council policy context is an important key driver for the development of Sunshine Energy Park, and the Vision must consider and respond to the planned direction of services and infrastructure, community services and advocacy.

Relevant Council policies and plans include the following:

- Together We are Brimbank Plan 2021
- Climate Emergency Plan
- Sunshine Priority Precinct Vision 2050
- Sport Facility Development Plan 2018
- Indoor Sports Facilities Feasibility Study 2020
- Natural Heritage Strategy 1997
- Biodiversity Strategy 2012–22
- Habitat Connectivity Plan 2018–23
- Aboriginal Cultural Heritage Strategy 2018–23
- Industrial Land Strategy 2018–2030
- Creating Better Parks 2016
- Cycling and Walking Strategy 2016
- Activity Centre Strategy 2018
- Sunshine Town Centre Structure Plan 2014
- Urban Forest Strategy 2016–2046
- Economic Development Strategy
- Community Services and Infrastructure Plan 2018–2038
- Creating Streets For People (2022)
- Brimbank Planning Scheme





IMPLEMENTATION

ADVOCACY AND DELIVERY

The Sunshine Energy Park Vision Plan represents the aspirations and possibilities for this new community space.

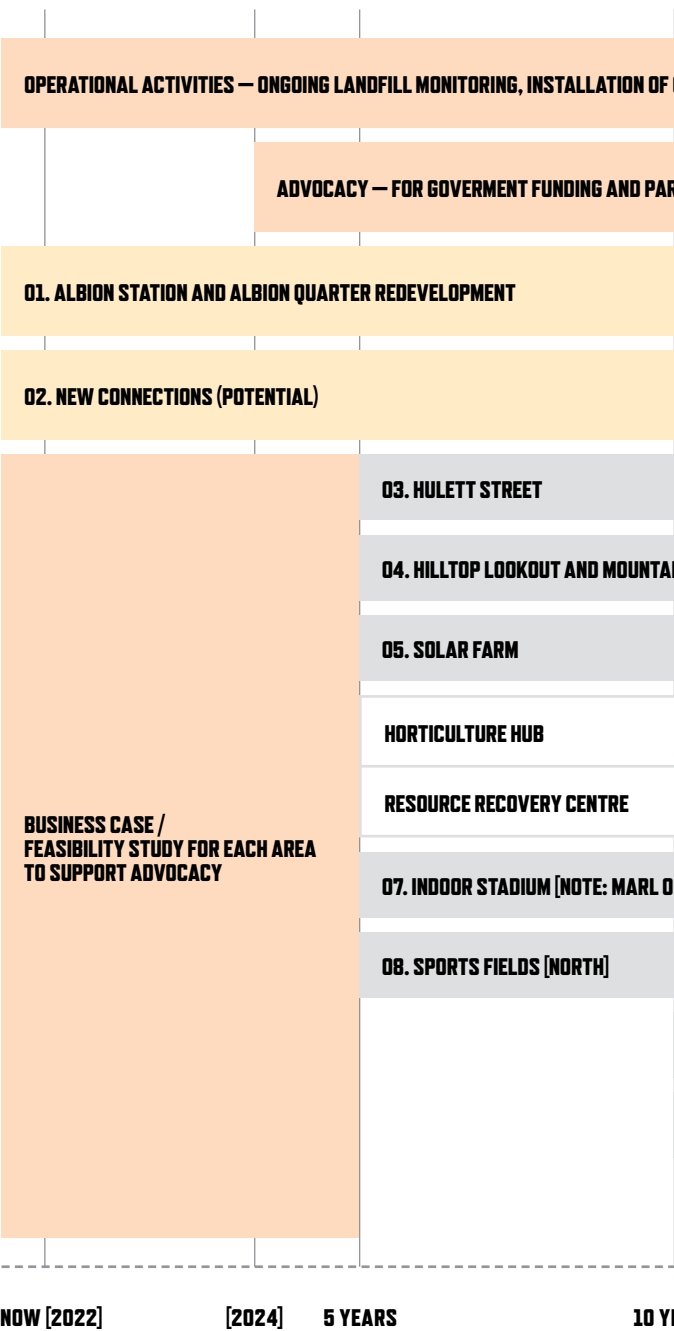
The size and ambition of this space is unique and cannot be delivered in a traditional manner. Significant work is required between Council, potential partners and the community to explore how the vision can be realised.

It is expected that over the next 30 years, each opportunity will take its own path to implementation as partnerships and funding opportunities are explored.

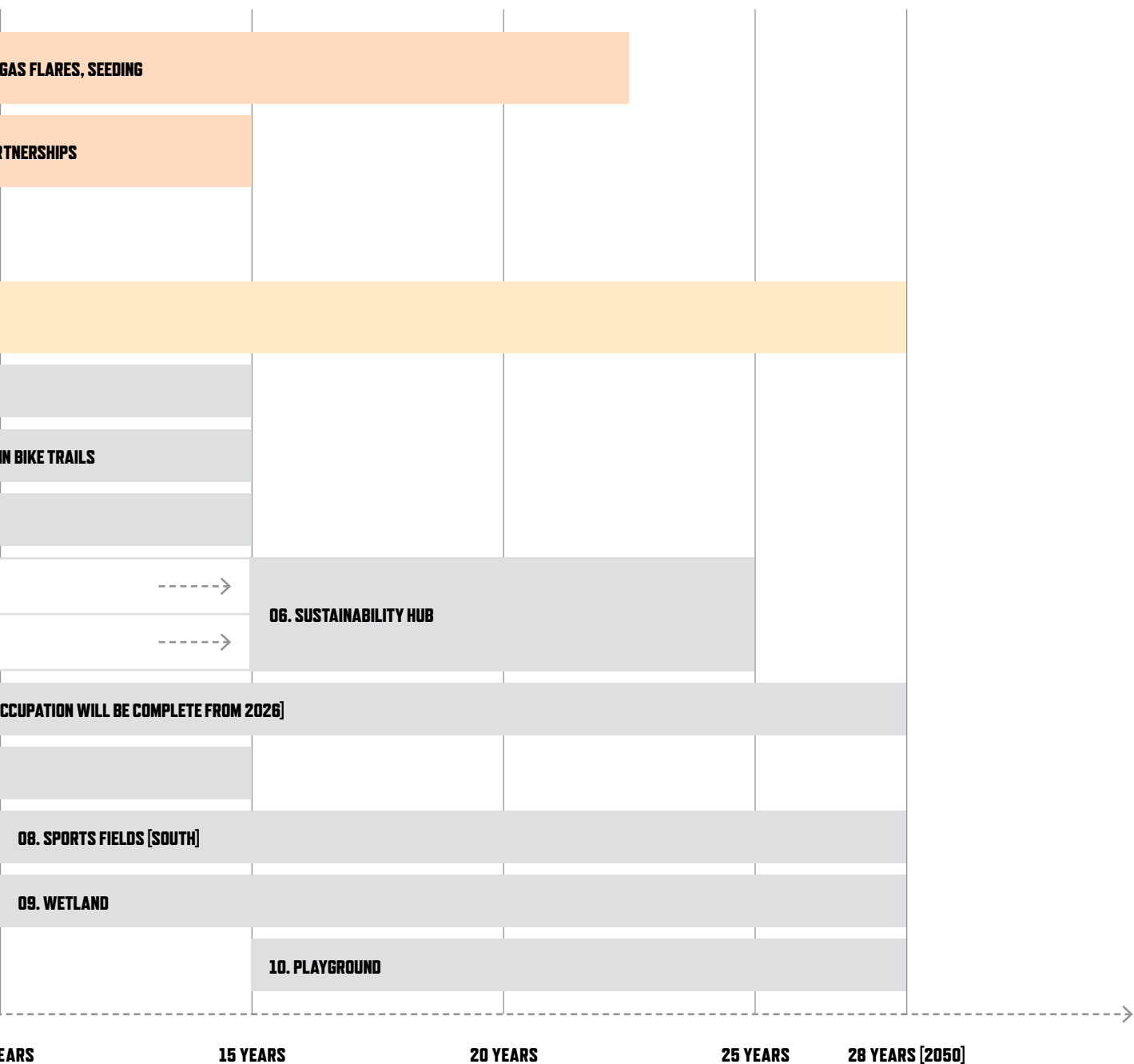
As private investment in housing, commercial development and associated services continue to grow across Sunshine and Albion, developer contributions will play a critical role in funding the development of Sunshine Energy Park.

Council will undertake further work to develop business cases and advocacy approaches (subject to Council annual budgets) for each zone to support external funding opportunities and partnerships with State and Federal Governments. Business cases for each zone will further explore feasibility, planning requirements and detailed costings.

PROPOSED IMPLEMENTATION PLAN TIMELINE (SUB)



SUBJECT TO FUNDING)



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LOCAL CALL COSTS APPLY