

GRANVILLE TOWN SQUARE MASTER PLAN



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MASTER PLAN REPORT

Prepared by City of Parramatta - Capital Projects - Landscape Architecture

CONTACT

Adam Cook, Supervisor of Landscape Architect, AILA
acook@cityofparramatta.nsw.gov.au

126 Church Street
Parramatta, NSW
Australia, 2150

GRANVILLE TOWN SQUARE

MASTER PLAN

Creating a town centre for people as part of Granville's ongoing transformation.

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INTRODUCTION



INTRODUCTION

Granville is a largely residential suburb located approximately 3 kilometres south of Parramatta's Central Business District (CBD), uniquely governed by two councils and separated by the T2 Inner West and Leppington Line.

The suburb's population density is expected to increase over the coming decades, with approximately 5,800 new dwellings to be built in the area by 2036. As a result of this, a high quality public domain, network of open spaces and community infrastructure will be necessary to support recreation and social gatherings in light of increasingly smaller private living spaces.

This Granville Town Square master plan is a strategic implementation tool intended to help drive future improvement outcomes which have been informed by the community of Granville. This report is an advocacy piece for the community ensuring the best outcomes and priorities are being realised. This report communicates the strategic design direction and key priorities for a coherent and coordinated approach for a new community hub and town square for the Granville community.

Why a town square is essential for Granville

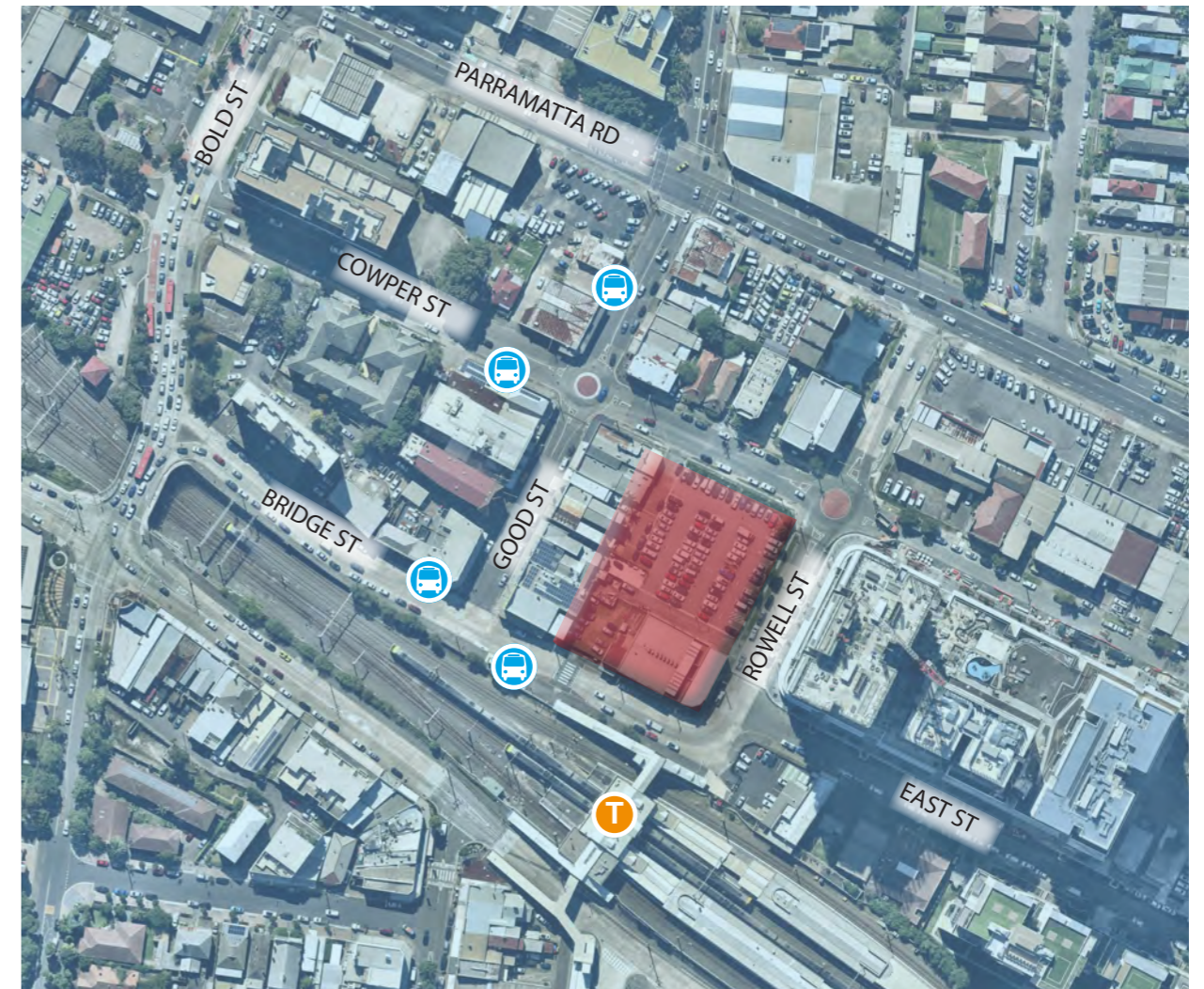
The area of Granville bounded by the train line, Parramatta Road, Bold Street and Duck Creek is experiencing significant transformation. Granville has experienced a wave of urban consolidation with many sites being transformed into medium-high density residential towers. Despite this substantial growth, Granville is currently facing an undersupply of high quality public space that provide community benefit.

The addition of a town square will fulfil the community need of providing green open space and multifunctional spaces for the community to gather. A space that is welcoming for all users and local residents.

Why a Master Plan?

The need to undertake a master plan and guide the future design direction of a new town square for Granville is essential. As Granville continues to transform into pockets of high-density, the role of a town square needs to evolve with its local community to ensure it is a vibrant and safe place to experience and visit.

A master plan delivers a comprehensive process that considers planning, community and stakeholder engagement, funding requirements and opportunities, implementation and management.



Site snapshot.

**MASTER PLAN
OVERVIEW**



MASTER PLAN OVERVIEW

What are the benefits of a Master Plan?

- The momentum generated as a result of the shared vision;
- A more coordinated approach to the allocation of funding and resourcing;
- Greater certainty about the future outcomes of Granville;
- To prioritise funding into rectifying immediate issues and find solutions for improved outcomes;
- Have a coordinated approach to sustainability and infrastructure implementation.

What does the Master Plan aim to achieve?

The Granville Town Square Master Plan focuses on making Granville more environmentally sustainable, contributing to a liveable and resilient precinct.

This Master Plan aims to provide a town square that is:

1. Safe, welcoming and inclusive for everyone;
2. A space that is characterised by the local community, heritage and culture;
3. To meet the community's needs and strive to achieve their aspirations where possible.

What does the Master Plan propose?

The master plan proposes four key design principles that inform the design and community outcomes for Granville Town Square.



Master Plan Principles

1. Create a sense of place, identity and character for Granville Town Square



2. To create a community hub to encourage social interaction and activation



3. Prioritise pedestrian safety by structuring the built form, function and connections



4. To nurture urban ecology, implement green infrastructure and harness the community's connection to nature

OBJECTIVES

Objectives and Principles

In addition to the overarching principles, the Master plan aims to achieve six objectives as part of its planning and implementation.

These are:

1. Meeting community needs;
2. The urban transformation;
3. The urban ecology;
4. The human needs;
5. Balancing priorities in a limited space;
6. Establishing stronger community connections.



OBJECTIVE

01

Meeting community needs

The Granville precinct (bordered by Parramatta Road, Bold Street, the rail line and Duck Creek), are like most areas of Sydney, experiencing significant housing growth and development. With this incoming population, the community demographic shifts and new residents require adequate community infrastructure to live and recreate.

The local open space offerings need to respond to the growing demands. Importantly meeting the needs of the community for the future. The value, importance and role open space has a significant impact on our way of life. It enhances a sense of community and our attachment to a local neighbourhood. There is increasing evidence that 'nature' and open space areas in the urban context is good for both physical and mental health. Parks promote social benefits for the local community.

It is critical the opportunities to enhance public open space are identified, planned and designed carefully to ensure the precinct remains liveable and establishes a high level of community value. A place of community expression driven by social interaction and universal experiences of play and enjoyment.

A shared space acts as an extension of people's backyards. Based on the shared outcomes, the design objectives promote inclusiveness, activation and sense of ownership, created by unique design thinking that enables the precinct to be interactive, engaging and memorable.



OBJECTIVE

02

The urban transformation

A master plan for Granville Town Square is a plan for the future. It can play a positive role in supporting the town centre growth. As the suburb changes in front of the community's eyes, it is critical community infrastructure keeps up with this change. It is essential the character of this Granville precinct is not dominated and characterised by the built form development, but rather identified by a unique town square that is characterised by the community, for the community.

Coordination and delivery of land use changes shall be undertaken in an orderly manner. To support Granville's growth, it is imperative the Granville Town Square contributes to a better place to live, work and visit.



OBJECTIVE

03

The urban ecology

A healthy urban environment and ecology is vital for a liveable place. Providing a connection to nature supports wellbeing and promotes a healthy community. Open space for the community fosters the relationship between people, the landscape and the environment. Importantly, it is critical to establish a place that is resilient and offsets the dominant building form by creating a balanced, healthy urban environment that can benefit future generations.

The hard, built urban form is becoming less porous, meaning rainfall water puts increased strain on Duck Creek. Water reuse and management methods are important sustainable considerations for water conservation and minimising pollutants into Duck Creek. Natural elements combined with trees and planting provides habitat and food for the local urban ecology. These natural features are essential for the urban environment and fostering people's connection to nature.



OBJECTIVE

04

The human needs

The design of a community space shall consider the human needs and overall comfort. Creating such a space enables social interaction and fosters social connection by building relationships. A public town square shall be safe, welcoming and inclusive.

It is important to create layers of function within an aesthetically pleasing environment. It enables people to linger in the space longer and develops into a sense of ownership. A town square where people have the opportunity to connect to their community.

The square can then foster layers of experience and common interests. Creating these personal moments provides these memorable moments that transpire to a strong sense of ownership for their space.



OBJECTIVE

05

Balancing priorities in a limited space

Famous American urbanist and writer Jane Jacobs examined the role of local spaces within community settings. She suggests that community spaces should be located “where life swirls – where there is work, culture, residential and commercial activity”, she emphasises that “liveliness and variety attract more liveliness; deadness and monotony repel life”. She examines the need for spaces to be surrounded and filled by activity so that the community space is never fully empty and is a source of constant activity.

As housing densities increase, the traditional backyards are shrinking. Many are lucky to have a balcony or shared common space. With this in mind, our green open spaces and public squares need to take on many roles and work harder to become places for people or all walks of life to enjoy and inhabit. When a community embraces a public space, a sense of passive ownership is always present and spaces are almost never empty.

To create a range of uses and activities to meet the various community needs, the value of space needs to be appreciated and maximised. Every square metre is valuable.

Council plays a leadership role in integrating multifunctional uses amongst an interlinking network of activation offerings. A functional space for the community where a number of roles to serve the requirements and interests of everyone in the community. The town square needs to be supported with adequate amenity and infrastructure. Plenty of seating, clear circulation, defined entry points, accessibility for all, safe crossing links into the square, considered access and adequate lighting. The square is to be user friendly, safe and an enjoyable experience for all users. The design needs to be flexible with community focused spaces by creating areas which are supportive and inclusive for all.



OBJECTIVE

06

Establishing stronger community connections

There is an opportunity for the Granville Town Centre to provide the community with a unique public space experience. A community experience that is shared amongst neighbours, families and friends. A place where common interests are expressed and new social connections are fostered. A park that is welcoming and enjoyed by all ages, abilities and social demographics. The City of Parramatta is driving this ambitious change. A leadership role on behalf of the community, that facilitates and guides design outcomes for the community.



**COMMUNITY
ENGAGEMENT**



COMMUNITY ENGAGEMENT

The City of Parramatta led collaborative online consultation processes where data, knowledge and experience informed the direction and prioritised outcomes for the Master Plan.

The "Imagine Granville" campaign (which ran between 24 March - 21 April 2021) provided insight on what the community thought of their suburb. The top descriptions stated Granville is a multicultural and diverse place, however 19% of contributions negatively commented Granville is tired, sad and known for traffic issues.

An initial Landscape Concept Plan was prepared by Council for the "Imagine Granville" campaign where the community was invited to provide comment and share ideas. A sample of the comments can be viewed on the following pages. This community input has helped inform the direction of this master plan.

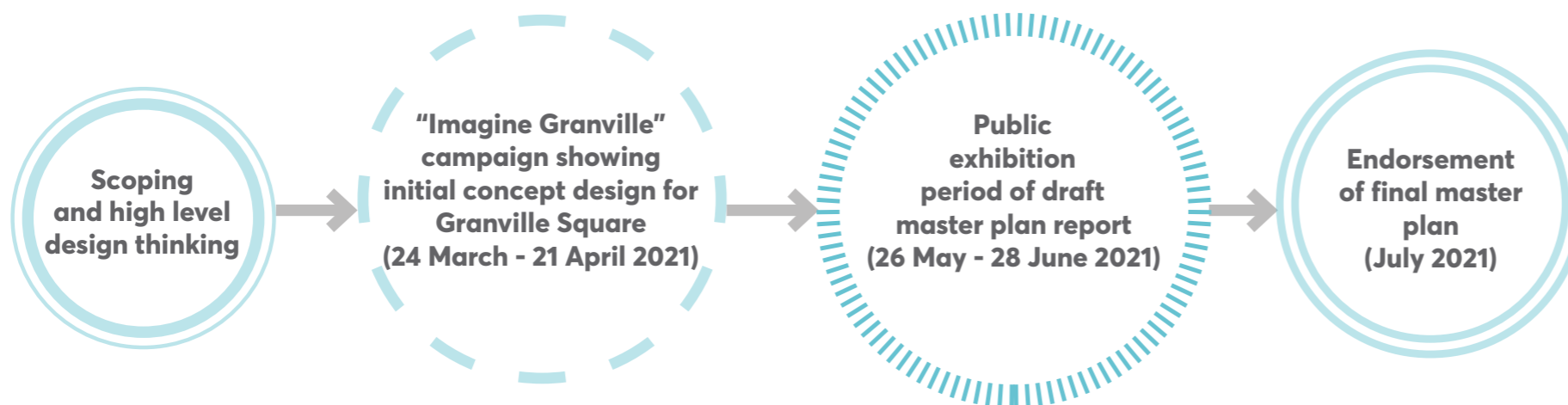
In May & June 2021 the master plan report was officially placed on public exhibition for community comment and feedback. A snapshot of the public exhibition process is captured within this report.

The primary aim of this Granville Town Square Master Plan is to be an advocacy piece for the community. A master plan that provides the outcomes as prescribed by the community, for the community.



Word cloud generated by Participant responses.

Timeline of community engagement process:



THE "IMAGINE GRANVILLE" CAMPAIGN (24 MARCH - 21 APRIL 2021)

Community feedback

I would like to see lots of **trees!**



Master Plan response

As part of the Granville Town Square design, **48 new trees** are proposed to be planted with a mix of evergreen and deciduous trees to allow for winter sun access and shade in the summer months.

I recommend that South St Granville be transformed into a **pedestrian thoroughfare..** banning traffic except buses.. as the current street is awful for parking.. add a playground and trees more family friendly.



The Granville Town Square design promotes **pedestrian movement** and **safety**. There is a new and larger playground proposed for F.S. Garside. The Granville Town Square design offer an **alternate community use**.

A great model for this square is the open space in North Sydney next to the Library that hosts the weekly evening Noodle **Markets** in Summer, weekend produce and craft markets and live music events. When our children were at primary school the weekly Noodle Market was a great place for families to gather at the end of the week and share a simple meal together and where children all safely played (**Local businesses** can be involved in supplying food).

Granville Square should be open to casual vendors/stall holders, rather than fixed commercial premises. Like Annukina's **amphitheatre** post, the Square should be shaped (different level) in one section to create a natural amphitheatre for live **outdoor performance** (think Slam Poetry nights, hip hop dancers) and ideally fitted with a small weatherproof sound shell for performers.

And trees, trees, trees please chosen and placed strategically. I remember when I moved to a new place once, I noticed a large empty block in what was otherwise a lovely heritage village/downtown area and thought that was odd. However, every week the empty lot turned into a **bustling Farmers' Market** full of people and terrific healthy produce and in turn these people visited the local shops and cafes! The Square itself doesn't need to be high-tech - it's what happens there that's important !



The North Sydney example is a great precedent. The Granville Town Square design facilitates **markets, outdoor cinemas** and other potential **community events**. The '**village green**' grassed area is ideal for passive recreation activities that promotes family and social gatherings.

A section of the square has a proposed **outdoor dining area** and social setting where the community can gather. A large **water play feature** where people can play is also proposed. This water feature will be engaging and a point of difference to the local F.S Garside Playground. An example of this is in Centenary Square in Parramatta. Another example internationally is the Fontaine Miroir d'Eau in Nice, France.

The design now includes a **small stage** for performances. Rather than an amphitheatre the 'village green' space allows for outdoor cinemas and performances where the community can lay out a blanket and sit on the grass. As part of the design, **48 new trees** are proposed to be planted with a mix of evergreen and deciduous trees to allow for winter sun access and shade in the summer months.

Community feedback

It would be cool to have **markets** in the square.



Master Plan response

The Granville Town Square design facilitates **markets, outdoor cinemas** and other potential **community events**.

Please solve extra **parking problem** first. Square is good idea but not at expense of parking. We need multi level commuter car park before we need a square.



Council acknowledges that parking close to Granville Train Station is important to commuters and is currently investigating options for an alternative parking arrangement close to the station. Council will aim to provide car parking as a part of a negotiated voluntary planning agreement (VPA). If a VPA is not possible, Council has already included car parking in Granville as a line item in its Developer Contribution Plan. Having said this, the Granville Town Square supports an incoming population who would live within **walking distance** of the square. By having **community infrastructure** and public transport near high density living, there is a reduced reliance on car usage.

Granville bus depot is an **uphill climb** esp for older people and those with disabilities.



Within the Granville Town Square we are **improving levels** to ensure pavement surfaces have a gradient that is DDA compliant. Council develops its capital upgrades with universal design principles to create an environment that can be accessed and understood by all.

I imagine evenings of **live music** in the public square, people having drinks and accessible options for parking and walking.

I want public and accessible WIFI. I want portable water fountains and places to charge phones. I want safe **surveillance** options like market vendors and shops not more police and security guards.



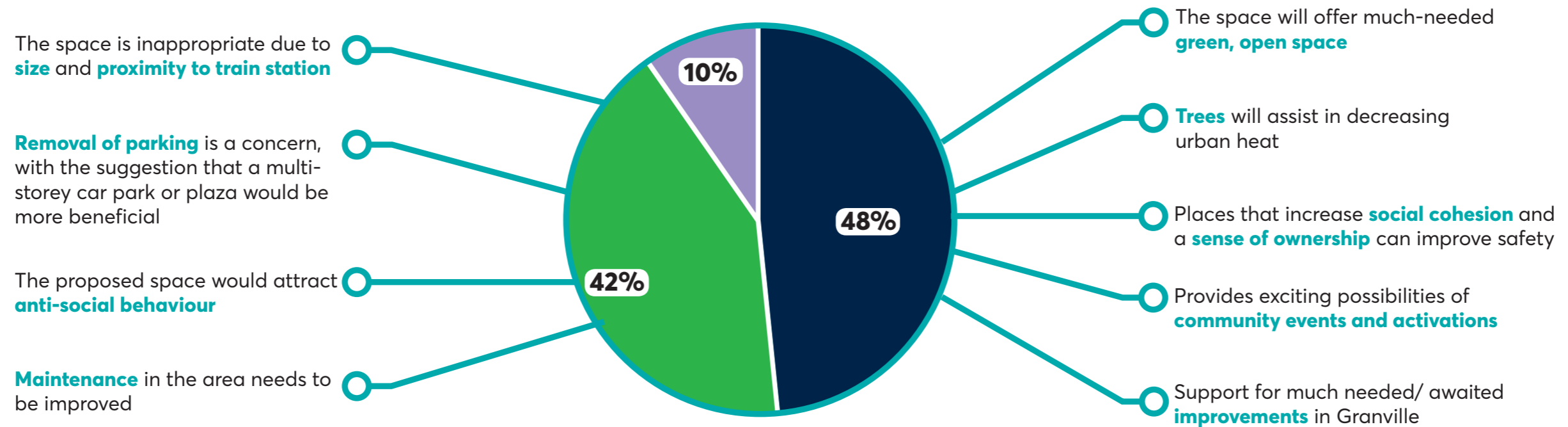
The design of the new town square facilitates a variety of social gatherings. **Disabled parking** spaces have also been provided and meet the current Australian Standards. Council is including **'smart' technology** and **CCTV** to the design of Granville Square and throughout the local government area.

I want the music to reflect countries from around the world. I want children and young people as part of the vibe. I want healthy drink options like green juices and coconut water and not just alcohol and coffee.

PUBLIC EXHIBITION OF THE MASTER PLAN (26 MAY - 28 JUNE 2021)

Summary of Public Exhibition Engagement

During the Public Exhibition Engagement period for the master plan a total of 31 formal submissions were received. The comments were able to be grouped into a number of key themes. For each theme a comment has been provided for each.



Overall position of submission feedback received via email and the online submission form.

- Supportive
- Oppose
- Unsure

Public Exhibition Engagement

Theme of Opposed Feedback	Comment Example	Master Plan Response
Parking	<p>"..We need more parking in the form of a multi storey car park, which was what this land has always been planned for. We do not need to take away existing parking for a useless green space."</p>	<p>As stated from the previous "Imagine Granville" campaign, Council acknowledges that parking close to Granville Train Station is important to commuters and is currently investigating options for an alternative parking arrangement close to the station. Council will aim to provide car parking as a part of a negotiated voluntary planning agreement (VPA). If a VPA is not possible, Council has already included car parking in Granville as a line item in its Developer Contribution Plan.</p>
Anti-social behaviour	<p>"This park will become a haven for drug addicts."</p>	<p>Gentrification projects similar to the Granville Square proposal such as Centenary Square in Parramatta have proven to reduce illegal activities by improving visual sightlines and increasing passive surveillance and safety.</p> <p>This in conjunction with CCTV and improved lighting to reduce anti-social behaviour. Council proposes to install the latest CCTV technology in consultation with its crime prevention officers and local police area command to ensure the best possible surveillance safety solutions for the square and surrounding area. Council acknowledges parking is an issue and is investigating additional parking opportunities within the precinct.</p>
Location	<p>"The proposed site is extremely inappropriate."</p>	<p>Granville Square is uniquely positioned adjacent Granville Railway Station with train connections to three main railway lines and the Granville Bus Interchange connecting to seven bus services. This provides great public transport access options. The location is limited due to the surrounding street network, adjacent private properties and available land.</p>
Design	<p>"The Council 'Draft Masterplan' re a proposed "Town Square" contains a number of exaggerations, incorrect, misleading information including in relation to important aspects of the aspects of the "Town Square"."</p>	<p>Granville within the Parramatta LGA is severely lacking in green public open space. With increased population forecast for the precinct, the need for open space is even more important for physical development and mental health. Community benefits of green open space includes encouragement of physical exercise, creating spaces for socialising and crime reduction (University of Delaware – Human Benefits of Green Spaces publication).</p>
Rubbish, planting and maintenance	<p>"...the proposed town square is not environmentally friendly. It includes the proposal to plant non-native trees, hard surfaces/paved areas, furniture, metallic objects, etc."</p> <p>"...North Granville looks like an absolute DUMP. I'm horrified and embarrassed when I walk through the shops there. Improvements couldn't come sooner."</p>	<p>The Square design provides a mix of native and non-native planting and turf as well as hard surfaces that provides a flexible space that could be utilised for many different informal uses. Trees have been strategically placed to provide shade from the north-western sun and includes a mix of deciduous and evergreen trees providing solar access in winter and shade in summer. Recycled materials will be used where possible and if they are structurally suitable and it is proposed the water feature would utilise recycled water.</p> <p>The commuter carpark is currently owned by Council and leased and maintained by TfNSW. Ongoing maintenance of a new square would be budgeted to ensure sufficient capacity to maintain the site to a high standard suitable for such a high profile frequently used space.</p>

THE SITE



AN EVOLVING CONTEXT

A suburb in growth and transformation

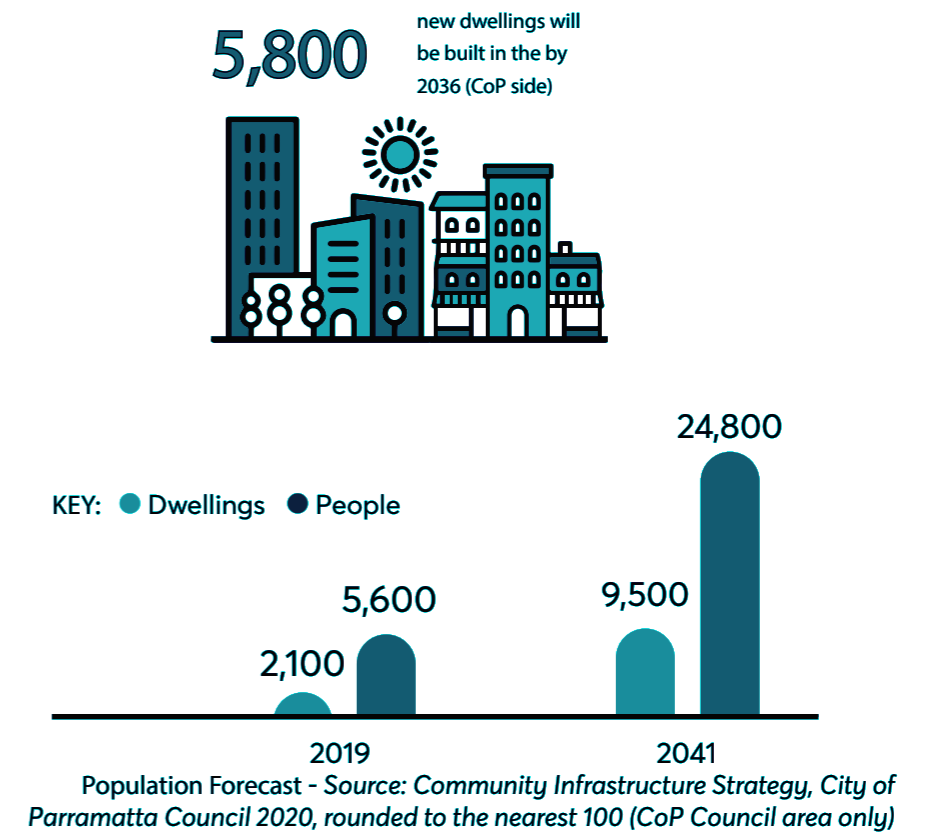
Granville is a suburb of western Sydney that is seeing a significant amount of growth. This current transformational shift is introducing new residents to the local area. With this population increase comes a strong need for community and public infrastructure. It is important to provide both the existing and incoming communities with high quality open space and public places. This offering improves the quality of life, facilitates community relationships, improves liveability and promotes a healthy lifestyle.

To accommodate for this population growth, it is critical valued open space is expanded where possible and every square metre is utilised. The suburb of Granville is a desirable place to live as it is well connected to both Parramatta and Sydney Central Business Districts. Granville is only three kilometres from Parramatta and provides access to employment, retail and universities. Granville is also well connected to the health precinct at Westmead.

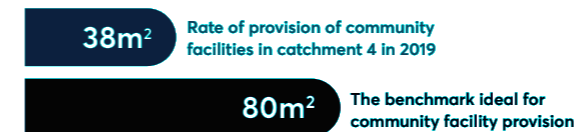
Despite transformation of the built form with the construction of tall apartment buildings, within its key streets lie buildings with rich historical significance. Buildings from the Victorian era which remain in place and are symbolic of Granville's historic past.

Today sections of Granville have been earmarked as a priority growth area, particularly around the Parramatta Road growth corridor. The existing local community is witnessing a changing suburb in front of their eyes. According to the City of Parramatta Council's (CoP) Local Housing Strategy 2020, an increase of 5,830 new dwellings are planned to be built by 2036. This is a reflection of the current growth trends currently underway.

While the number of residential buildings increase, the need for high quality community space and a network of open space and community infrastructure will be paramount to ensure a high standard of liveability within Granville.



Community facilities / 1,000 people



Open space / 1,000 people



Current community infrastructure network- Source: Community Infrastructure Strategy, City of Parramatta Council 2020

EXISTING SITE CONTEXT

The existing open space network

Key open space and community areas within Granville are in desperate need of expansion and rejuvenation. The existing spaces are exhausted of community life, with no inspiration and little to offer a diverse and growing community. Spaces sitting idle amongst a growing community are in need of intervention.

A lack of open space has been identified, with existing spaces poorly developed or in need of upgrades. Limited private space in high density dwellings means that public spaces and facilities become the spaces for social gathering and recreation - the 'backyards' and 'living rooms' of the community. Granville's rapid growth will drive the demand for open space and the public realm.

The significant area of open space is F.S. Garside Park. The City of Parramatta in partnership with the NSW Government are working through an upgrade to the park that will see a greater offering of open spaces uses for the community. Other open space opportunities are being considered where possible. The creation of the Granville Town Square is the realisation of these considered ideas.

Complementary projects within Granville that are being funded through the NSW State Government's Parramatta Road Urban Amenity Improvement Program (PRUAIP) are:

- ① Upgrade of FS Garside;
- ② Upgrade of Good and Bridge Street;
- ③ Alfred Street Cycleway.

Existing pedestrian experience

The pedestrian experience for residents and visitors of Granville is described as hostile and difficult to navigate. In particular pedestrians having to walk on sections of discontinuous footpaths and uneven pavement surfaces. The existing footpaths are difficult to navigate for prams, wheelchairs and a range of people with varying abilities.



Existing open space/ recreation facilities within 500m radius of Granville Town Square.



EXISTING SITE FEATURES

Existing Tree Canopy Coverage

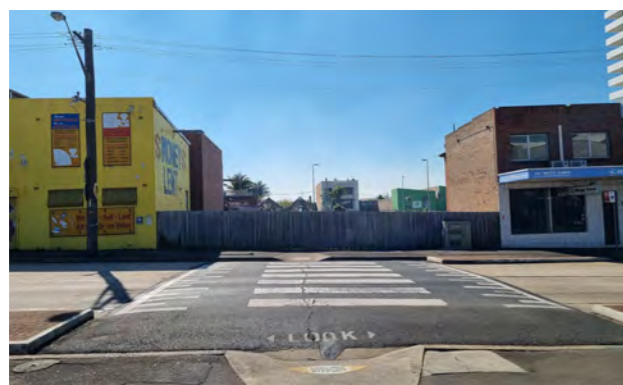
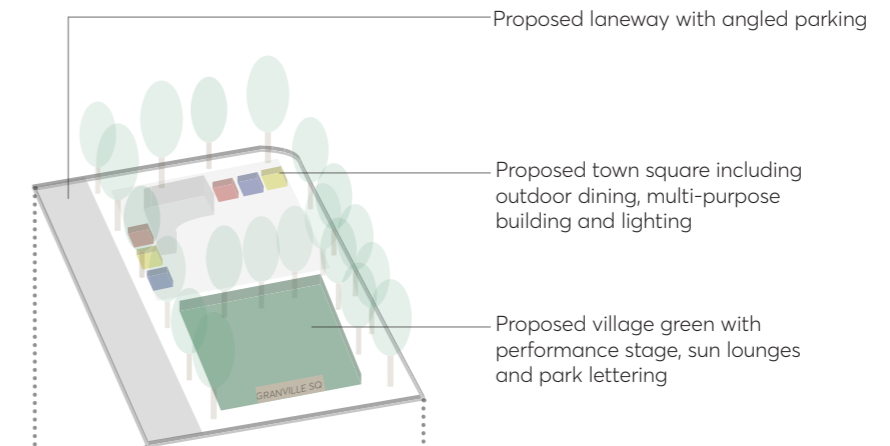
Existing trees are limited providing minimal shade.

Existing Land Use

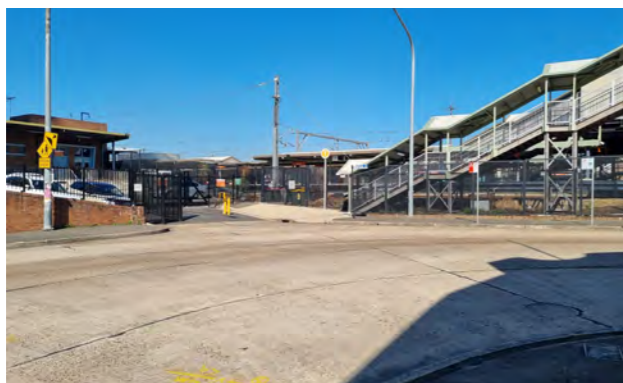
The existing commuter carpark is bound by a mixture of commercial shops and residential developments. Land zoning for the area comprises of local centre (max. 15m high), mixed use (max. 92m high) and the Parramatta Road enterprise corridor (max. 21m high). Future zoning of the proposed town square has been identified as mixed use at max. 52m high.

Existing Connectivity

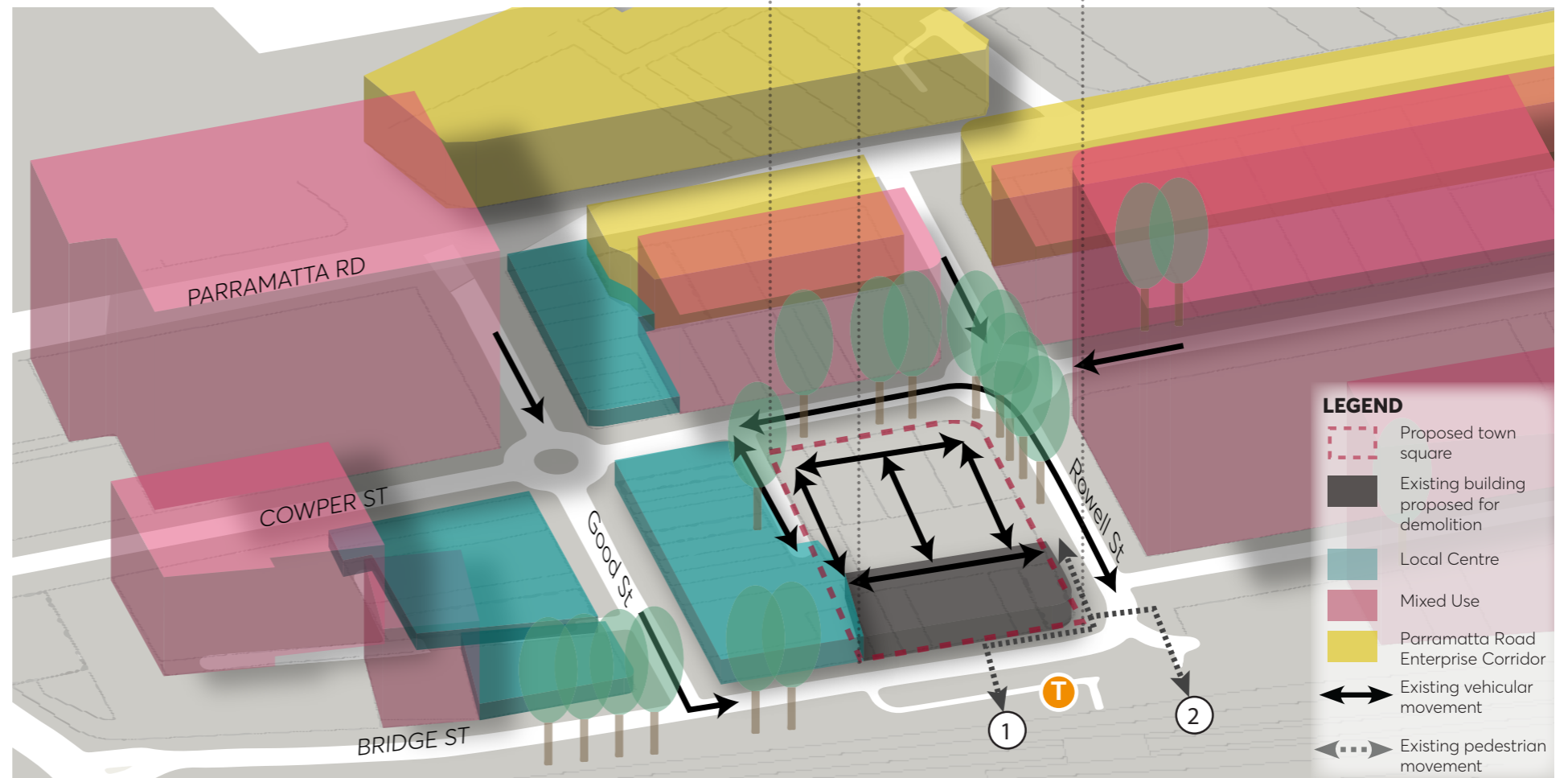
As a commuter carpark, pedestrians predominantly park all day and head towards Granville train station. Pedestrians travel along Rowell Street, either crossing the road dangerously or walking further ahead to use the pedestrian crossing. Existing connectivity is disjointed due to existing buildings. The proximity to public transport creates great potential for access and connectivity to the proposed town square.



1 Primary pedestrian crossing point to access Granville train station



2 Secondary entry to train station from Rowell St



- LEGEND**
- Proposed town square
 - Existing building proposed for demolition
 - Local Centre
 - Mixed Use
 - Parramatta Road Enterprise Corridor
 - Existing vehicular movement
 - Existing pedestrian movement

EXISTING SITE CHARACTER



Overview from Rowell Street of existing site.



Residential apartments under construction directly adjacent to site.



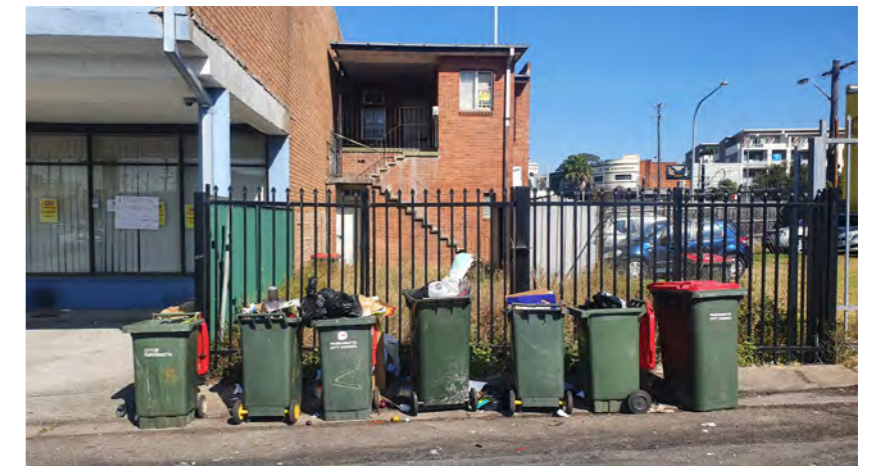
Condition of Cowper St laneway.



Existing vegetation to bounds of carpark on site.



Rowell Street access to carpark.



Waste bin area of adjacent properties.

STRATEGIC INFLUENCES

This master plan sets the strategic vision for north Granville. The intent is to utilise Council's internal strategies, external strategies and current best practice to identify actions to realise a desired outcome for the precinct; then to allocate resources and funding appropriately. Consideration of the social, environmental and community needs for Granville will lay the foundation for a successful place. The master plan determines the vision of the place and demonstrates the direction and measures for implementation.

Contributing strategic documents informing this Master Plan

Over recent years, both the NSW Government and the City of Parramatta have undertaken a significant amount of strategic work in understanding the community needs of Granville. It is this strategic direction that has influenced the directions and outcomes of this Granville Town Square master plan.

In 2016, the former NSW Government department 'Urban Growth' commissioned a strategic report into the growth corridor of Parramatta Road. The transport spine linking Parramatta with Sydney CBD had been suffering from years of decline and neglect. To realise its full potential 'The Parramatta Road Corridor Urban Transformation Strategy' was undertaken. This strategy provided a long-term vision and framework to support and coordinate an approach to growth and infrastructure investment.

The strategy was based on several studies and investigations that were then overlaid with consultation from stakeholders and the community. A driving outcome of the strategy was to ensure the growth corridor of Parramatta Road is a better place to live, work and visit. A direction that suggested land use change, a wide range of diverse spaces and places for the existing and incoming communities to connect to and enjoy.

A recommendation within the strategy was for a new plaza adjacent to the railway station. The aim was to provide a space for the community to interact, a plaza that can have a number of offerings and uses, including markets and passive recreational space. This outcome was to be supported by a vibrant town centre with a high quality public domain, a series of improved open space networks and transport links.

To complement this direction, the City of Parramatta's Community Infrastructure Strategy (2020), recognised the short fall of open green space and community hubs for Granville. This was benchmarked against other comparable locations. The implementation of Granville Town Centre goes a long way in addressing the community infrastructure required.

These two reports are the catalyst for change and drive strategic and design ambition. This direction is for the benefit of the local community both now and into the future.

"A new urban plaza adjacent to the railway station for the community to meet and interact."

Key Strategic Documents



City of Parramatta
Community Infrastructure
Strategy 2020



Parramatta Road Corridor
Urban Transformation Strategy
2016

Supporting Strategic Documents



City of Parramatta
Disability Inclusion Action
Plan 2017-2021



City of Parramatta
Parramatta Ways Walking
Strategy 2017



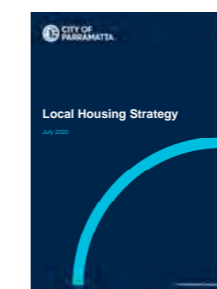
City of Parramatta Socially
Sustainable Parramatta
Framework 2017



City of Parramatta
Cultural Plan 2017-2022



City of Parramatta
Community Strategic Plan
2018- 2038



City of Parramatta
Local Housing
Strategy 2020



City of Parramatta
Economic Development
Plan 2017-2021



City of Parramatta
Local Strategic Planning
Statement City Plan 2036

VISION



VISION

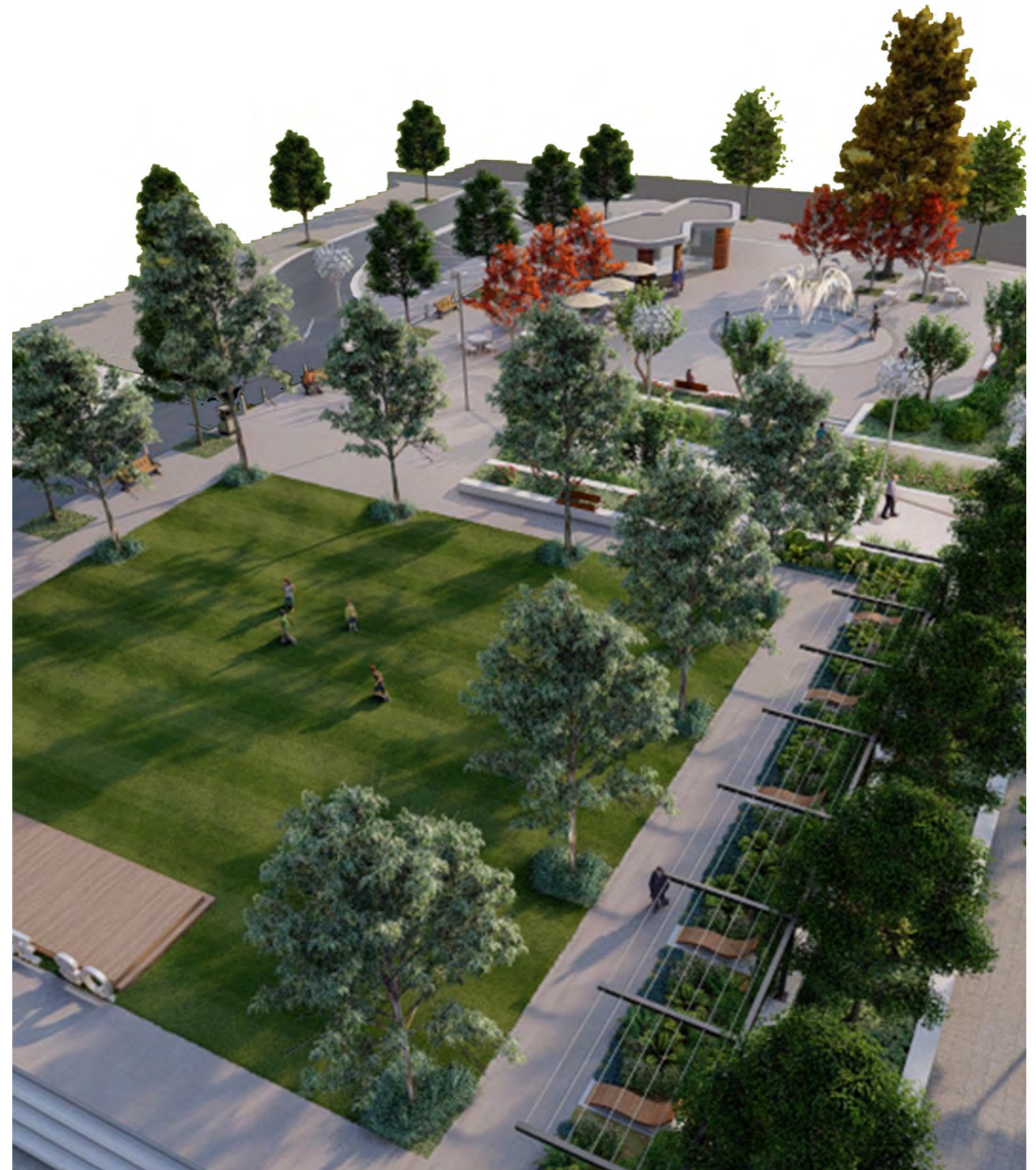
Vision Statement

To create a new geographic and community heart for Granville. A beating heart that is thriving, vibrant with public interaction and engaging. A town centre that improves the quality of life, is liveable and sustainable into the future.

Key features

The following key features and elements have informed the principles of Granville Town Square. This supports the overall vision for Granville Town Square.

1. Village green lawn area;
2. Tree canopy;
3. Additional open space;
4. Facilitate a multi-functional space for community events;
5. Sun and shade;
6. Accessible for everyone in the community;
7. Activation;
8. Business activity and economic drivers;
9. Create a vibrant night time economy;
10. A community space that is safe and welcoming.



The vision of a town centre for people as part of Granville's ongoing transformation.

DESIGN PRINCIPLES



To create a community hub to encourage social interaction and activation

- Create a people centric town square design that is vibrant and provides a sense of community and promotes activation;
- Provide universal compliant access, safety, comfort and easy mobility within the town square;
- Provide a transparent and accessible street frontage that is inviting and welcoming;
- Create social settings and spaces to facilitate gatherings and encourage people to linger longer;
- To connect people and foster new social connections;
- A place to socially interact, come together, share experiences and ideas;
- A town square that offers a range of services that can provide community support and activities;
- Provide a flexible community space that responds to the needs of the community and offers a variety of uses and activation types;
- A town square that promotes positive well-being and considers the scale and the overall experience for all visitors;
- Provide a design that responds to the opportunities to promote local business, create new opportunities, new creative spaces and is the catalyst for night time economic activity;
- Facilitates vibrant business and economic development opportunities that creates diverse employment and services available to the community;
- Encourage temporary activation opportunities such as pop up markets, night time cinemas, social events, the watching of major sporting occasions and community inspired gatherings;
- Create a design that influences positive social and behavioural outcomes.



To nurture urban ecology, implement green infrastructure and harness the community's connection to nature

- Provide areas for summer shade and winter sun that encourage visitation throughout the seasonal year;
- Provide trees and planting that considers the local climate and the various micro climates within the town square;
- To encourage people to linger longer in the town square with the implementation of planting and open grassed areas;
- Plant vegetation that supports local flora and fauna diversity as part of nurturing the urban ecology;
- Allow appropriate space within the town square to enable large scale trees and doesn't compromise the integrity of civil infrastructure in years to come;
- Plant under-storey planting to soften expanses of pavement whilst maintaining pedestrian desire lines and clear paths of travel;
- Consider Water Sensitive Urban Design (WSUD) initiatives that collect, harvest and capture rain water runoff in water holding tanks. This stored water can be then sustainably reused for the flushing of toilets and irrigation of the garden beds;
- Treat and clean surface water runoff through landscape solutions before any excess enters the local waterways.



Prioritise pedestrian safety by structuring the built form, function and connections

- Provide a welcoming, pleasant and enjoyable town centre with a unique positive experience;
- Provide a safe and inviting public town square that is equipped with a high level of lighting to encourage night-time activation;
- Promote pedestrian activity and ensure navigation is safe and free of clutter;
- Provide safe and seamless pedestrian connections to public transport options including bus and train;
- Ensure connections to public transport and all amenities within Granville Town Square are accessible for all;
- Provide a public domain that is DDA (Disability and Discrimination Act) compliant;
- Facilitate and encourage access and walkability to public transport and active transport options to reduce the reliance on private car use and ownership;
- Implementation of CPTED (Crime Prevention Through Environmental Design) principles;
- Provide comfortable environments within the town square that have shade, shelter, resting points, seats, options for accessible seating, seating for social gatherings and adequate seating for the elderly;
- Provide areas that are protected from extreme weather during all seasons;
- To provide car parking, loading zones and disabled parking where appropriate for access to the town square and to support local businesses with their daily operations;
- Provide a safe mix of vehicles and pedestrians through facilitation of shared zone;
- Design a multi-functional building that includes public toilets, community spaces and business offerings that are supported with outdoor dining and enables a strong connection with the town square;
- Emphasise visual connections necessary for orientation and wayfinding.



Create a sense of place, identity and character for Granville Town Square

- Engaging public space that provides community connectedness and cohesion;
- Provide both formal and informal community purposes for individuals, groups and organisations;
- A park frontage that is accessible for all visitors and is welcoming to enter;
- Provide a variety of passive and small scale recreational uses;
- Harmoniously bring together a community through innovation, design and shared experiences of play, fun and social inclusion within an urban park environment;
- Create a sense of identity and character for Granville Town Square by featuring an iconic element or landmark feature that is interactive, engaging and recognisable to an appropriate scale;
- Reinforce the opportunity to include an artwork or water feature installation that reflects the heritage, culture and identity of Granville;
- Use of contemporary and hard wearing urban materials that are legible, coherent and consistent
- Provide high quality public domain finishes, fixtures and furnishings that provide a vibrant town square;
- Create an enduring and engaging community hub through considered spatial arrangement and careful integration of the existing community fabric.

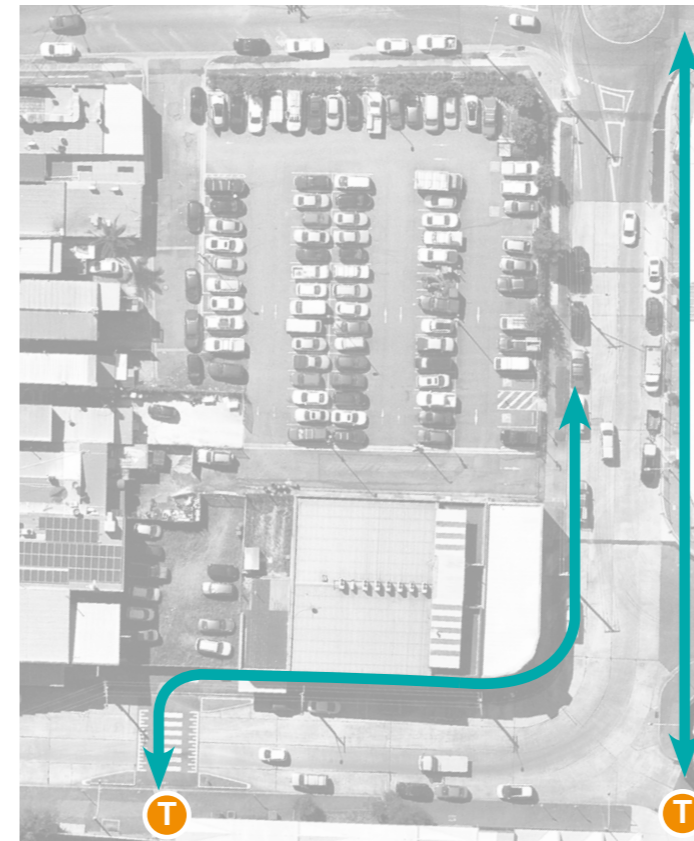
MASTER PLAN OUTCOMES



Before:

Lack of tree canopy

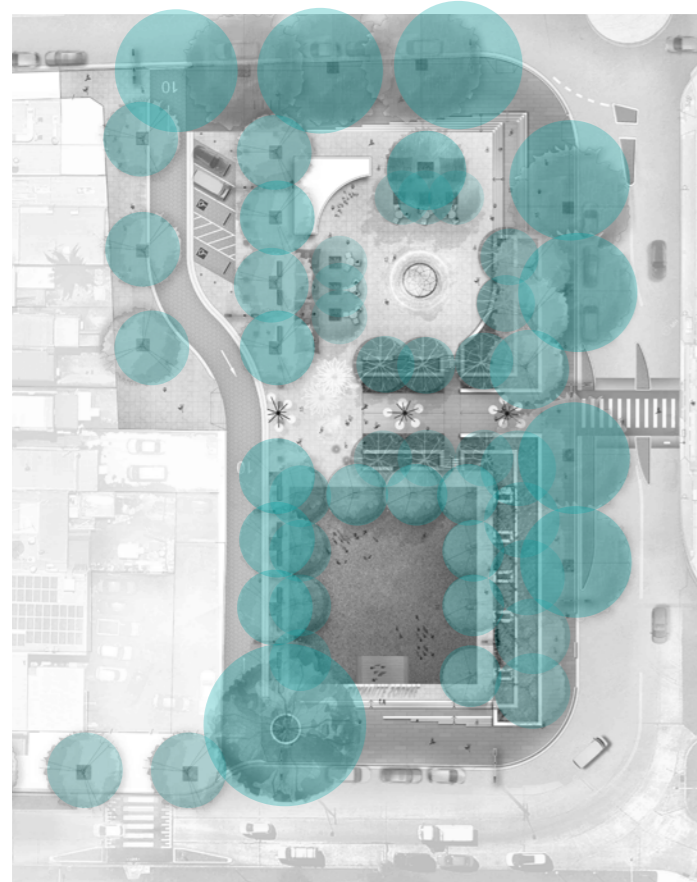
- 8 existing evergreen trees.
- Trees planted in non consistent manner, providing little to no shade.
- Existing carpark contributing to urban heat island effect due to large expanse of hard/dark surfaces.
- Garden beds overgrown, attracts rubbish and not maintained making the area look uninviting.



Before:

Prioritising vehicles

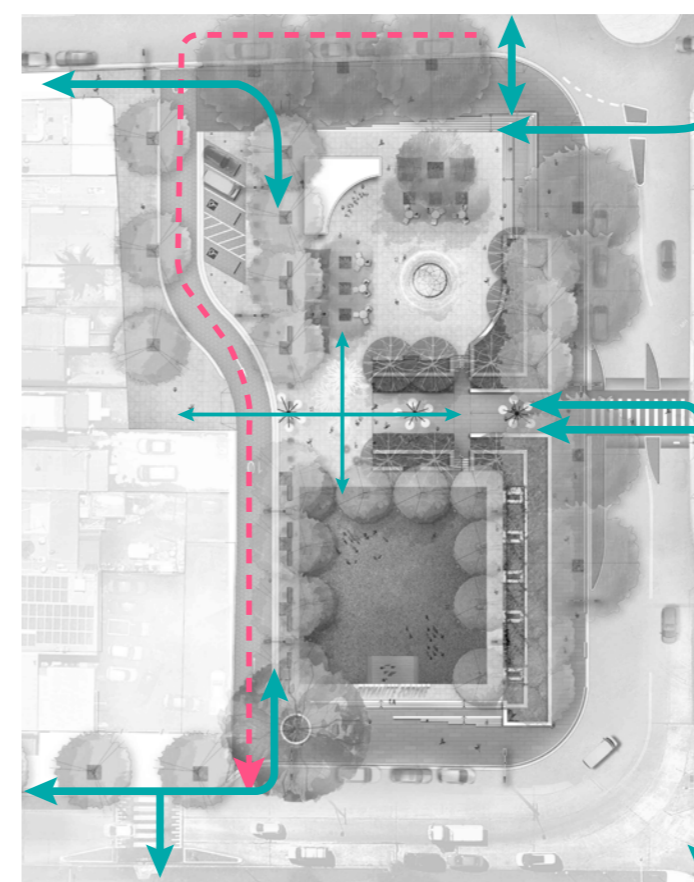
- The existing carpark prioritises vehicles only. It is currently mainly used as commuter parking.
- Pedestrians park their cars and traverse to the two train station entries. Pedestrian desire lines are outlined in blue.
- The building south of the carpark prevents pedestrians from walking directly from the carpark to the train station, forcing them to walk around.



After:

Creating an urban forest

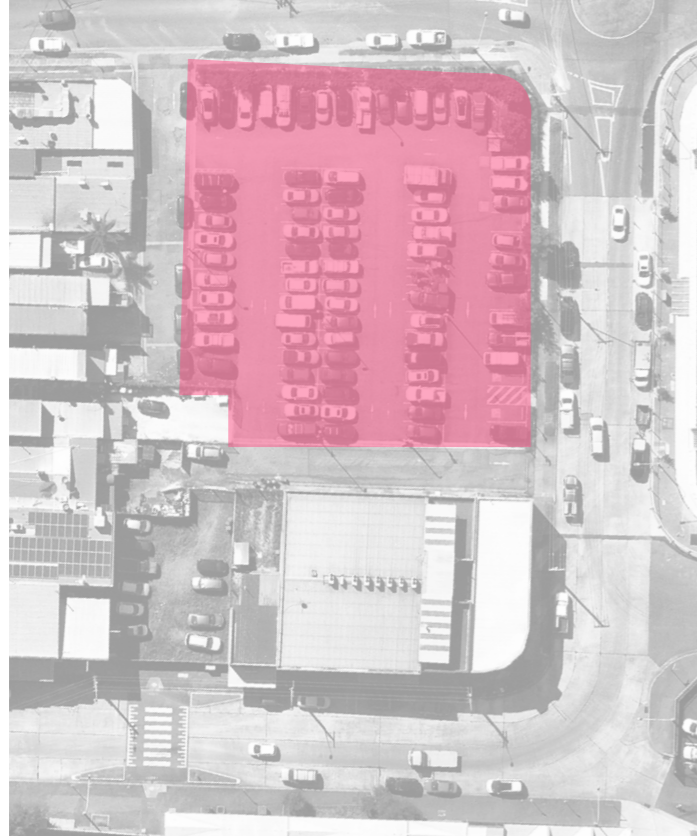
- 48 new trees with ample garden bed planting.
- Diverse mix of exotic, native, evergreen and deciduous species.
- Trees with varying canopy size for improved amenity, shade, promoting urban ecology and reducing urban heat island effect.
- Granville's street character will be enhanced, and trees within the town square will soften expanses of pavement, creating an inviting atmosphere for people to linger longer.
- Continue a strong link to nature and promote biodiversity and natural links.



After:

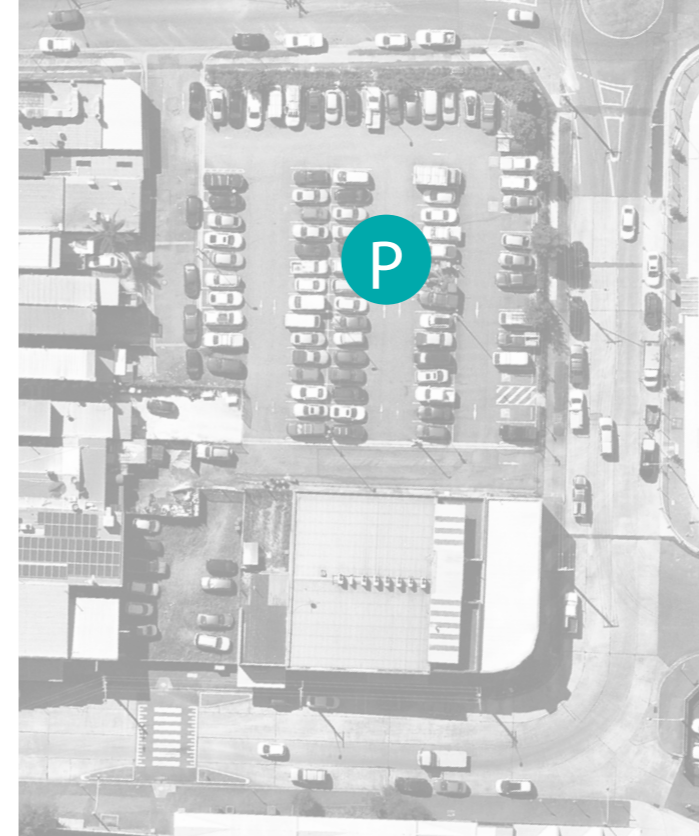
Prioritising pedestrians

- The proposed town square places an emphasis on prioritising pedestrian safety and access.
- The town square allows for multiple entries for pedestrians- north-south connector through proposed laneway and east-west connector providing a link to neighbouring Good St.
- Demolition of existing building allows for north-south vehicular link between Cowper St And Bridge St.
- The town square considers pedestrian movement from all directions, allowing high permeability.
- Accessible paths are provided throughout the town square.
- Vehicular access (shown in pink) to rear of properties retained.



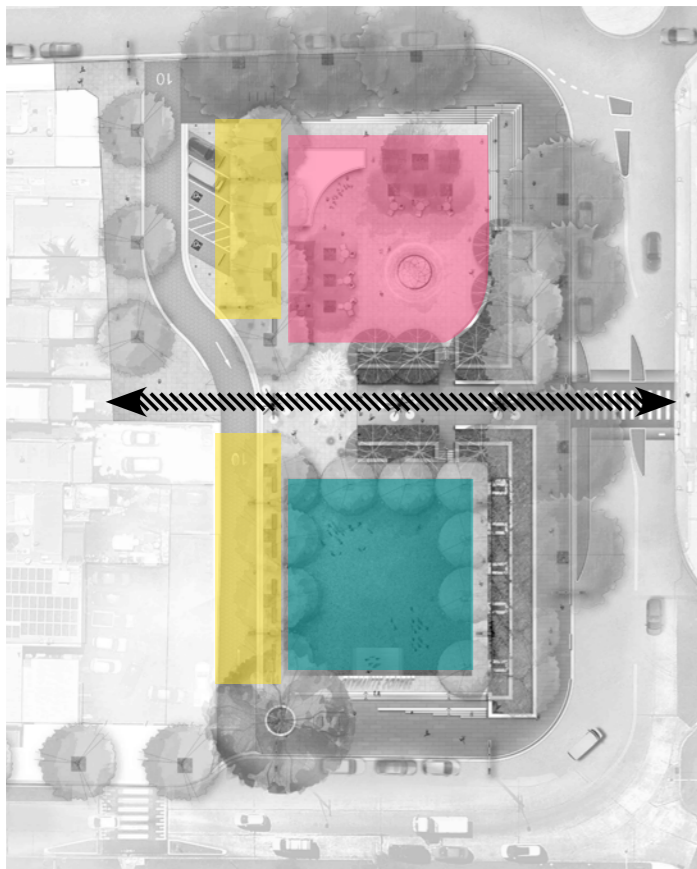
Before:
From single purpose carpark

- The commuter carpark is predominantly all day parking. Surrounding streets are currently regulated with 1 and 2 hour parking.
- Growing high rise developments such as Granville Place located east of the carpark will need a local community space to enhance liveability and promote a healthy lifestyle.



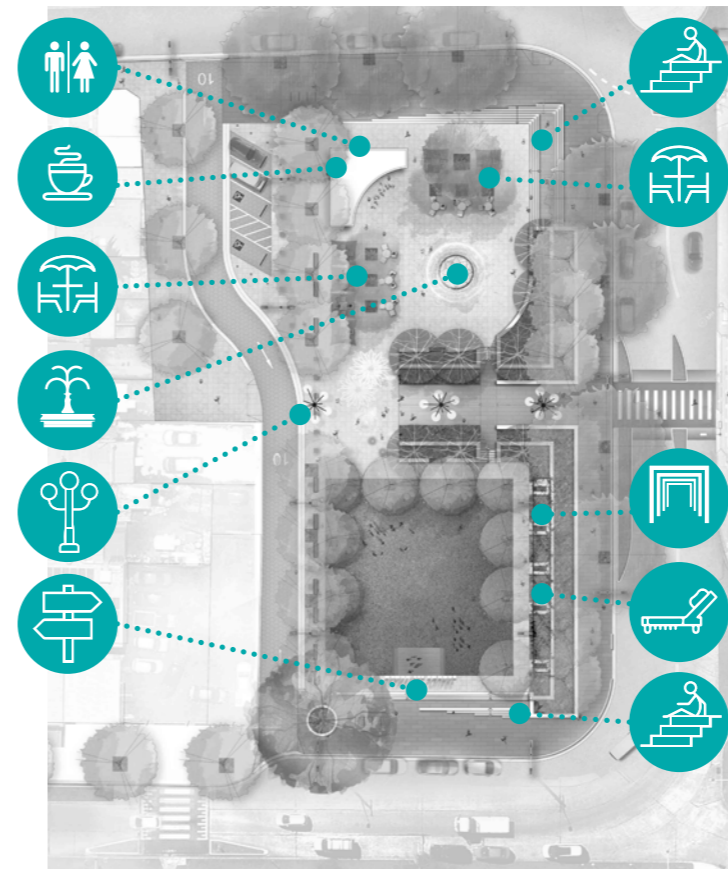
Before:
Lack of user amenity

- The current carpark serves pedestrians as commuter parking.
- Additional light poles, security cameras, bollards, wheel stops, fencing and signage are provided for pedestrian safety.



After:
To multi purpose community space

- Proposed community hub allows for both passive and active recreation, such as informal sports, outdoor dining and community performances, encouraging a sense of inclusion and social interaction.
- The main pedestrian thoroughfare separates the square into two main areas- the northern end allows for outdoor dining, and southern end for active village green/ multi-purpose open space. This has been informed by solar access, as neighbouring developments will cast shadows on the town square.
- Opportunities for further activation are highlighted in yellow, with possibility for local markets along the edge of the town square.



After:
Showcase innovative built form

- Increase pedestrian amenity through bespoke elements such as sun lounges and shade arbor.
- Unique sculptural lighting with light projections at night.
- Sculptural water feature with water play during summer.
- Multi-purpose building including cafe and public toilets to attract users to the space.
- Park name lettering to identify the park and become a recognisable landmark feature.

MASTER PLAN



MASTER PLAN ACTIONS



1

Village Green

- encourage both passive and active recreation, for example reading or sport activities



2

Creating social settings

- facilitate flexible spaces to enable community uses such as local markets, open air cinemas and other community celebrations



3

Park identity

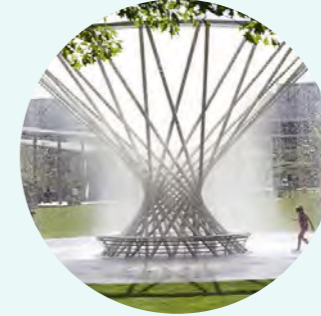
- large lettering that will be associated with the identity of Granville Town Square



4

Planning for trees

- tree planting to provide summer shade and winter sun, encouraging people to linger longer in the town square



5

Water feature

- custom water play feature during the summer months that will be converted into an art sculpture during winter



6

Multi-purpose building for retail and small community spaces

- building to include public toilets, community space and business offerings supported with outdoor dining



7

Outdoor dining

- creation of a shared zone with people and vehicles;
- a space that retains direct access to the rear of existing properties;
- a space that encourages adjoining businesses to engage with the square



8

Sculptural lighting

- unique sculptural lighting to enhance the character of Granville Town Square but also improve pedestrian safety at night



9

Formalised parking

- provide parking for users to the square;
- provide disabled parking to ensure the square is accessible for all;
- proposed 'shared zone' where pedestrians and vehicles can mix safely;
- potential loading zones to service new business activations



10

Outdoor furniture

- providing furniture such as bespoke sun lounges and a shade arbor to enhance pedestrian amenity and comfort



11

Public art

- creative public art such as light projections that is functional, inspirational and attracts people to the space



12

Multi-purpose performance area

- a small stage for community performances where the community can lay out a blanket and sit on the grass

MASTER PLAN DELIVERABLES



200m² of outdoor dining



Increased park activities



880m² possible secured event space



2,150m² of new public open space



320m² of new garden bed



500m² of new lawn



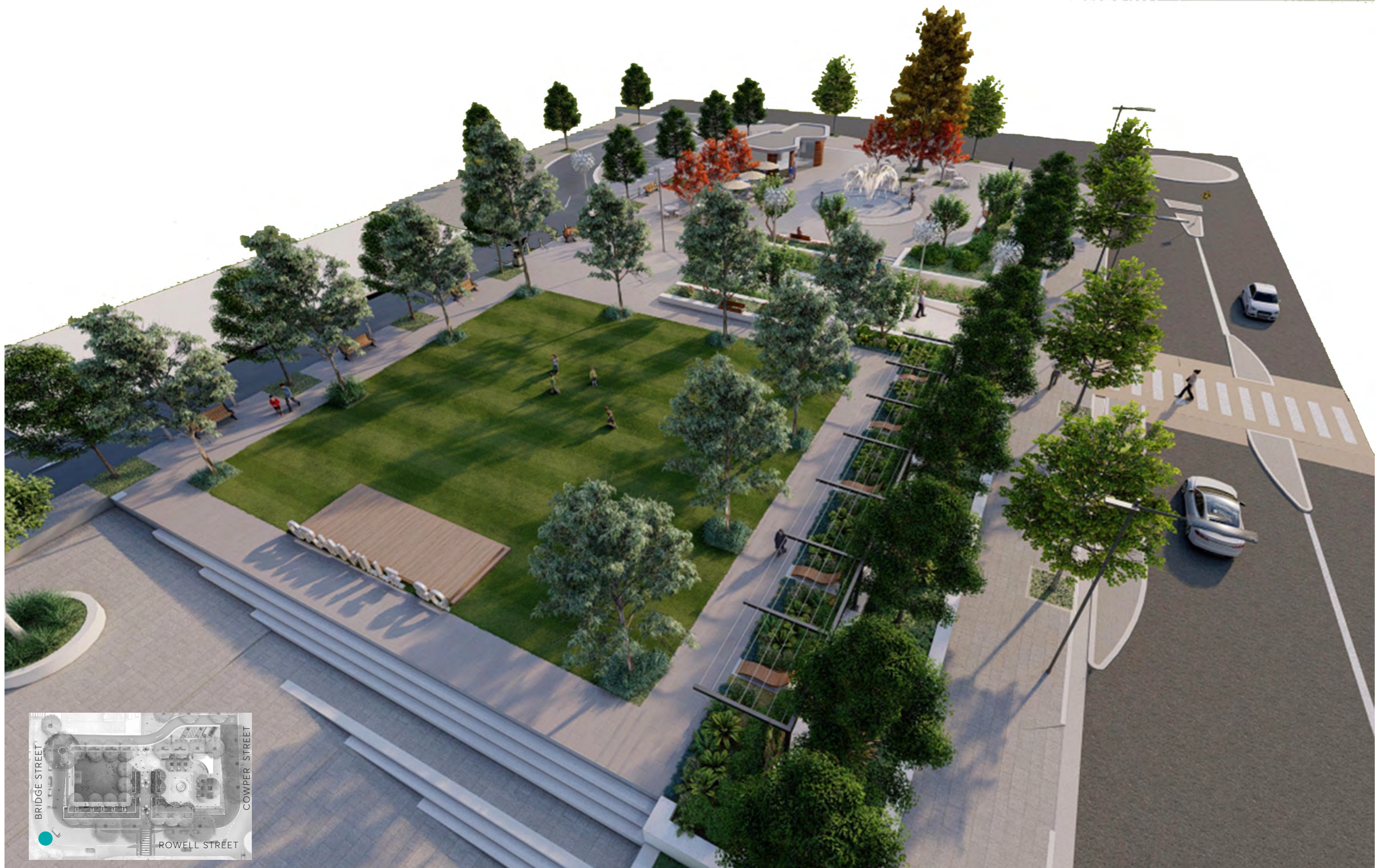
48 new trees



Safer public domain



Improved pedestrian connectivity





















IMPLEMENTATION STRATEGY



MATERIALS, FURNISHINGS AND PLANTING PALETTE

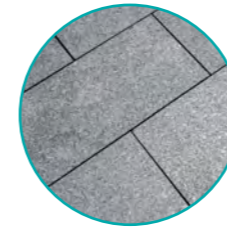
SITE PLAN



FURNISHINGS AND FIXTURES

Pedestrian pavement

Main body - Unified dark grey granite flagstones for high durability and easy maintenance.
Adelaide Black (Veined) or Austral Black
Size: 600x300x50mm, 400x300x 50mm
Finish: exfoliated/bush hammered



Tactile Surface indicators

Type - 316 Standard Stainless Steel Discrete Tactile Ground Surface Indicators (TGSi) and Directional Indicators to be manufactured and installed to AS1428: Design for Access and Mobility. Minimum slip resistance of R12.



Seats

Type: Cast aluminium frame and panel and seat.
Finish: Powdercoated Dulux Precious Silver Pearl



Bins

Type: Mild steel frame, galvanised panels and stainless steel chute.
Finish: Powdercoated Black
Capacity: 120L



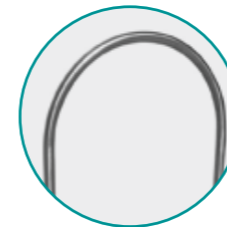
Bollards

Type: Stainless steel or aluminium body
Finish: Brushed or powdercoated
Size varies to suit traffic requirements



Bike racks

Type: Semi Hoop
Polished stainless steel



VEGETATION

Town Square perimeter trees

Species - Rough Barked Apple (*Angophora floribunda*) will provide ample shade for pedestrians and match existing street trees in the surrounding area.



Town Square feature tree

Species - Moreton Bay Fig (*Ficus macrophylla*) to create a grand statement as pedestrians enter the southern end of Granville Town Square.



Town Square trees

Species - A mix of deciduous trees that will provide ample shade during summer months and spectacular colour during winter months.
Freeman Maple (*Acer x freemannii* 'Autumn Blaze')
Crepe Myrtle (*Lagerstroemia indica x fauriei*)
Claret Ash (*Fraxinus oxycarpa* 'Raywoodii')



Town Square garden bed planting

Species - plants tolerant to a range of conditions from periods of standing water to extended drought.
Spiny-head Mat Rush (*Lomandra longifolia*)
Lilyturf (*Liriope muscari*)



Tree grate

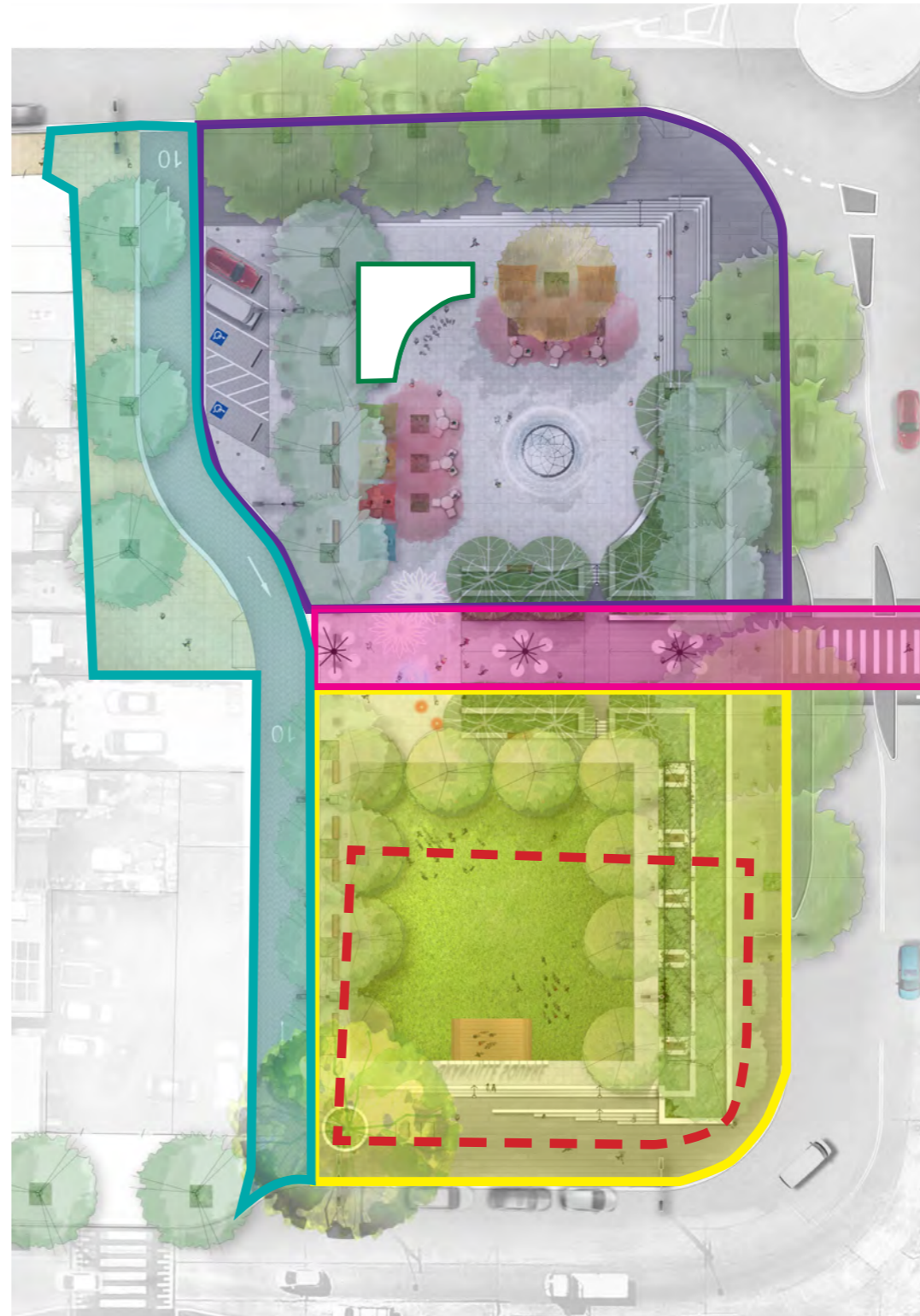
Type: Cast aluminium
Finish: shot blast
Size: 1.5 x 1.5m



STAGING PLAN

The staging plan outlines the costing for each areas below:
It is important to note the delivery of this master plan will be a coordinated approach subject to available funding and contributing factors at the time.

STAGE 1	\$450,000
Demolition and removal of existing buildings within the square	
STAGE 2	\$575,000
Embellish rear of properties and provide the proposed access road	
STAGE 3	\$2,297,472
Construct the southern half of the square	
STAGE 4	\$667,500
Construction of the east-west connector	
STAGE 5	\$5,360,768
Construction of the northern half of the square	
STAGE 6	\$1,500,000
Construction of the multi-purpose building structure	
OVERALL COST	\$ 10,850,740



ESTIMATE OF PROJECT COST

Please note: the cost estimate figures provided in this master plan are for the purpose of budget forecasting and planning only. The estimates provided are based on previous projects and current market rates as of July 2021. Final cost estimate will be subject to further site investigation and detailed design. The project contingency has been built into the overall estimated project cost. This captures project unknowns and unforeseen issues during the detailed design and the construction phase.

Item of works	Estimate
Consultancy fees (includes underground services investigations, geotechnical investigations, lighting/electrical consultant and hydraulic engineer)	\$675,000
Project preliminaries	\$511,300
Demolition works (includes demolition of existing building, light poles, car park)	\$686,220
Earthworks (includes cut,fill, regrade and compact across entire site)	\$335,000
Proposed granite pavement works	\$1,797,420
Proposed concrete pavement and walling works	\$447,100
Proposed carpark and road pavement works including pedestrian crossing threshold and splitter/ blister islands	\$596,140
Proposed stage	\$25,000
Proposed GRANVILLE SQ lettering	\$105,000
Proposed multi-purpose building structure	\$1,500,000
Proposed steel arbor	\$55,000
Proposed drainage infrastructure	\$252,000
Proposed irrigation infrastructure	\$50,500
Proposed water feature	\$1,405,000
Proposed light poles, 'smart infrastructure', CCTV	\$1,123,750
Proposed security bollards	\$74,500
Proposed furniture including bin, sun lounges, seats, bike racks, umbrellas and fencing	\$559,000
Service utility adjustments	\$104,000
Proposed turf, trees and garden bed planting	\$403,810
Proposed signage and linemarking	\$50,000
As built survey	\$5,000
Maintenance	\$84,000
Total Estimated Cost	\$10,850,740

