

North Granville Community Facilities Masterplan

November 2019

OCULUS

North Granville Community Facilities Masterplan

Masterplan Report

This document has been prepared by OCULUS for City of Parramatta Council

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Contents

Introduction	4	Appendix	49
1.1 Project Overview	5	7.1 Concept Development	50
Existing Conditions	6	7.2 Park Precedents	51
2.1 Site Context	7	7.3 Park Ingredients	54
2.2 Existing Conditions	11	7.4 Community Facilities Precedents	55
Community and Engagement	16	7.5 Community Building	59
3.1 Engagement Strategy	17	7.6 Parking Survey	60
3.2 Phase 1 Engagement	18	7.7 Engagement Report	61
3.3 Phase 2 Engagement	20		
Principles	23		
4.1 Public Domain Principles	24		
4.2 Built Form Principles	27		
Masterplan	28		
5.1 Master Plan	29		
5.2 Site Sections	30		
5.3 Northern Play Space and Picnic Area	32		
5.4 Youth Recreation Area	34		
5.5 Playing Field	36		
5.6 Alfred Street Upgrade	37		
5.7 Indicative Aerial Views	39		
Strategies	40		
6.1 Materials and Elements	41		
6.2 Planting	43		
6.3 Lighting	45		
6.4 Movement and Access	46		

A photograph of a forest scene. In the foreground, a large tree trunk with smooth, white bark and some peeling areas is visible. To its left is a thinner tree with darker, rougher bark. The background is filled with dense green foliage and other trees. The ground is covered in grass and fallen leaves.

1.0 Introduction

1.1 Project Overview

Introduction

The Parramatta Road Urban Amenities Improvement Program (PRUAIP) developed in 2013 identified the North Granville Masterplan Site and its community facilities as key projects to improve North Granville's residents liveability.

The Masterplan is a strategic document that provides a long term vision to plan for community facilities that support North Granville resident's well being and livability.

The Site

The Granville North Masterplan Area comprises of FS Garside Park and is bounded by Alfred Street to the west, Gray Street to the north, Parramatta Road to the south and by Duck Creek on the east.

The current uses and facilities of the precinct include a sportsfield, an informal dog park, a scout hall and a playground for children under 12 years old.

A thorough understanding and analysis of the existing site conditions and community needs has driven the outcomes of the Masterplanning process.

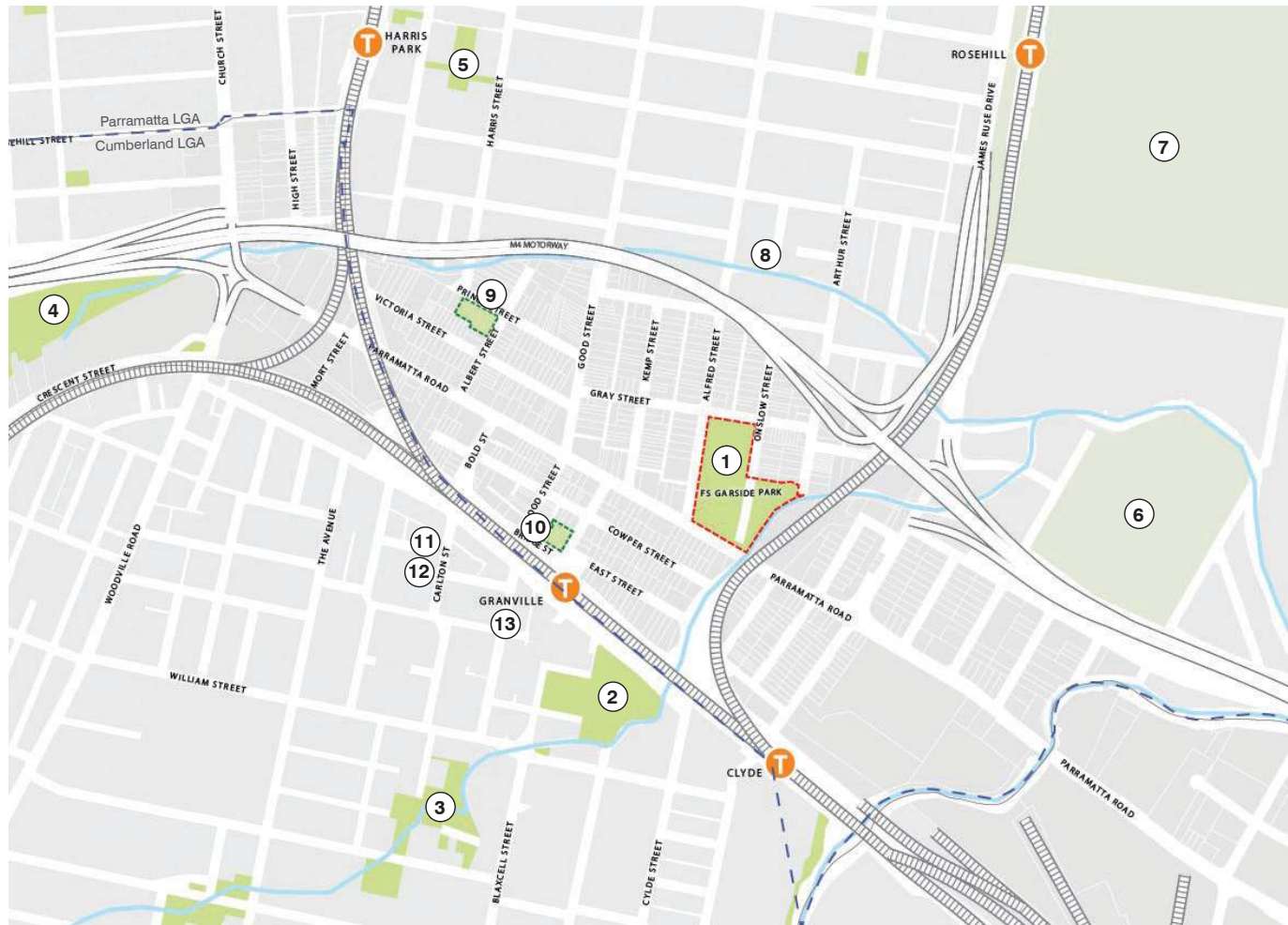


A photograph of a grassy field with trees and a fence. In the foreground, there is a large tree on the right and another on the left. A black chain-link fence runs across the middle ground. Behind the fence is a green field, possibly a sports field, with some buildings visible in the background under a cloudy sky. The text '2.0 Existing Conditions' is overlaid in white on the right side of the image.

2.0 Existing Conditions

2.1 Site Context

Open Space and Attractions



There is a general shortage of accessible open space across the local area. A new local park and local plaza are proposed within Granville as part of the Parramatta Road Urban Amenity Improvement Plan (PRUAIP), however the smaller scale of these in comparison to FS Garside Park reinforces the need for the site to function as a District level park servicing the recreational needs of the wider community.

Legend

- Site Boundary
- LGA Boundary
- Waterway
- Accessible Open Space
- Private Open Space
- Proposed Open Space

Existing Open Space

- 1 FS Garside Park
- 2 Granville Memorial Park
- 3 Scout Memorial Park
- 4 Holroyd Sportsfield
- 5 Rosella Park
- 6 Sydney Speedway
- 7 Rosehill Gardens
- 8 John Irving Community Garden

Proposed Open Space

- 9 Proposed Local Park (PRUAIP)
- 10 Proposed Local Plaza (PRUAIP)

Other Attractions

- 11 Granville Library
- 12 Granville Town Hall

Open Space



FS Garside Park

- + Sports field
- + Playground
- + Scout hall
- + Amenities building
- + Open lawn
- + Flood lighting



Granville Memorial Park

- + Fenced playground
- + Open lawn
- + Picnic areas and BBQs
- + Granville Youth and Recreation Centre
- + Basketball court



Scout Memorial Park

- + Playgrounds
- + Picnic tables
- + Open lawn



Holroyd Sportsground

- + Athletics field
- + Football field
- + Grandstand
- + Amenities building
- + Toilets
- + Storage



Rosella Park

- + Playground
- + Bike path
- + BBQs and shelters
- + Open lawn



John Irving Community Garden

- + Community garden beds



Proposed Local Park

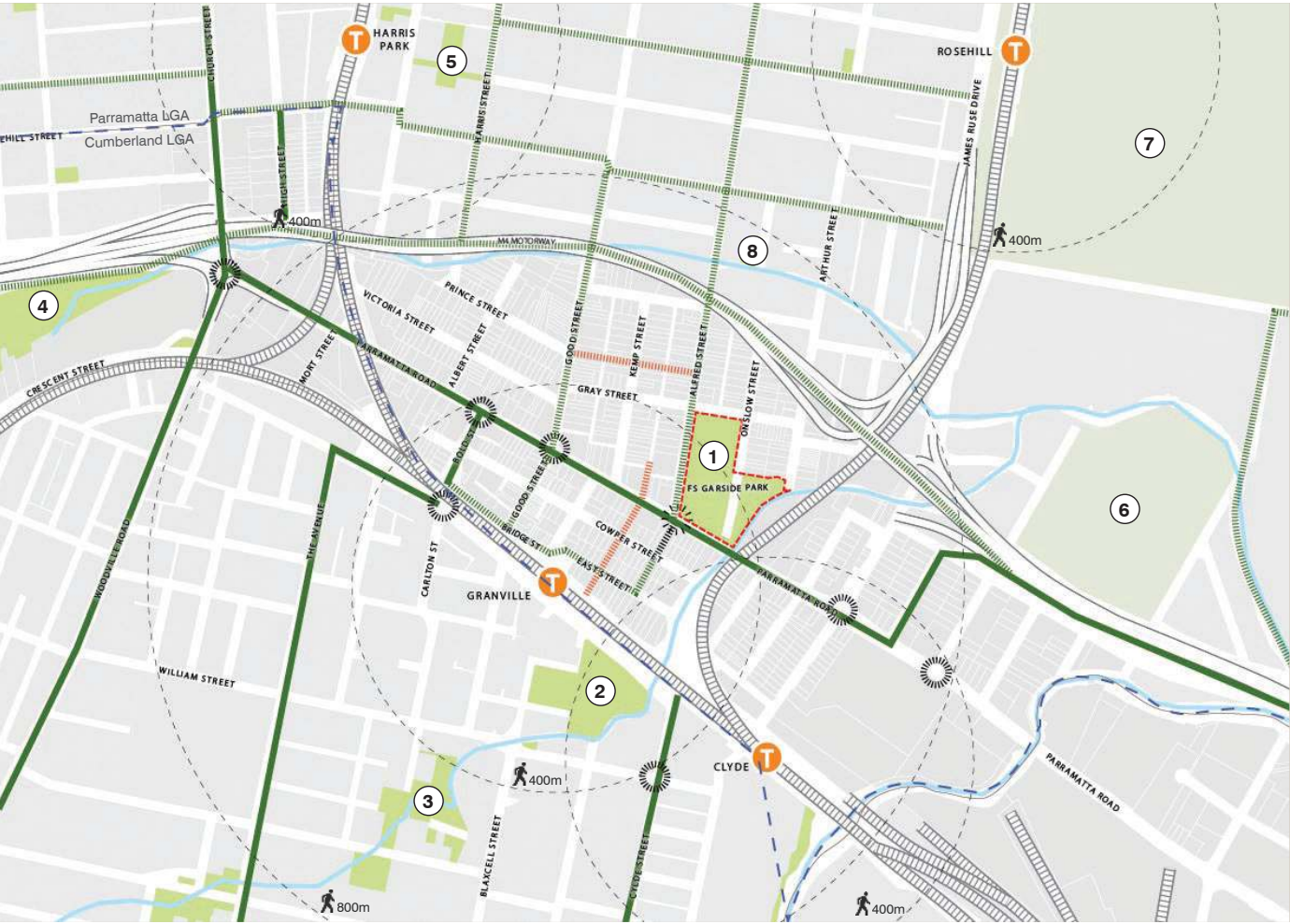
- + Identified in PRUAIP



Proposed Local Plaza

- + Identified in PRUAIP

Connections



Pedestrian and cycle access to the site will be improved by the implementation of the Parramatta Bike Plan and in particular the Alfred Street dedicated cycleway which will run adjacent to the site. At the moment, Parramatta Road provides the biggest constraint to access and would be greatly improved by a signalised intersection at Alfred Street and a new street connection continuing Alfred Street further south, as proposed in the Parramatta Road Corridor Planning and Design Guidelines (PRCPDG).

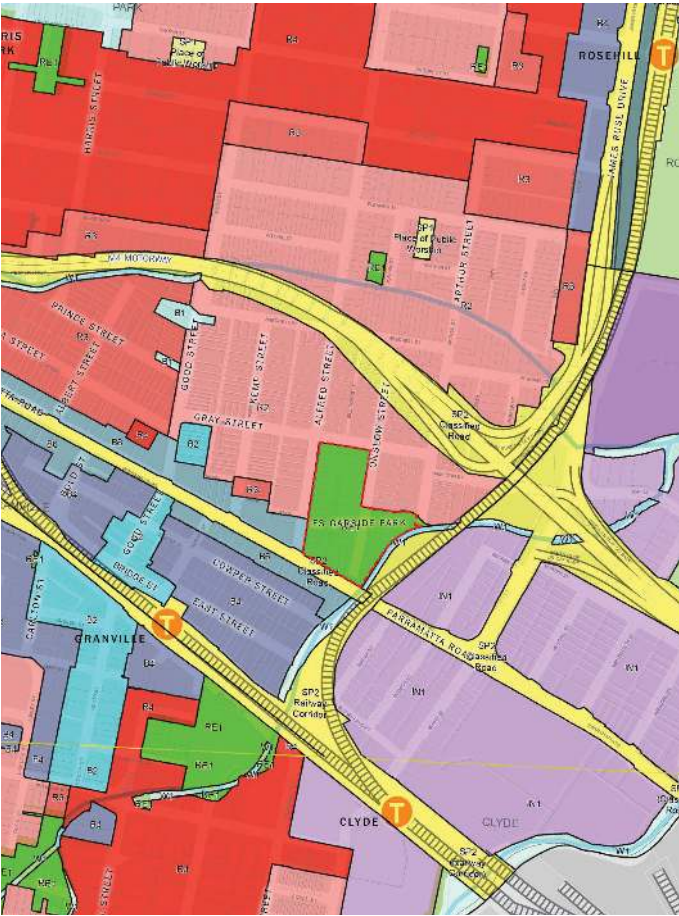
Legend

- Site Boundary
- LGA Boundary
- Waterway
- Existing cycle link
- Proposed cycle link (Parramatta Bike Plan)
- Desired through site link (PRCPDG)
- Proposed Vehicle Connection (PRCPDG)
- Signalised intersection
- Potential intersection upgrade (PRCPDG)
- Train Station

Existing Open Space

- 1 FS Garside Park
- 2 Granville Memorial Park
- 3 Scout Memorial Park
- 4 Holroyd Sportsfield
- 5 Rosella Park
- 6 Sydney Speedway
- 7 Rosehill Gardens

Planning Controls - Parramatta LEP 2011



2.2 Existing Conditions

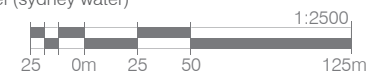
Existing Conditions



Existing facilities include a playground, sports field and facilities, scout hall and informal lawn areas with mature trees. The condition of facilities and level of public access to them differs throughout the park as outlined in the following pages. The site interfaces include the surrounding low/ medium density residential neighbourhood, the Rosehill Hotel and Childcare Centre, Parramatta Road and Duck Creek.

Legend

- Site Boundary
- Retail / Commercial Interface
- Residential Interface
- Signalised Crossing
- Existing Tree
- 1 Informal lawn area with existing trees
- 2 Playground
- 3 Sports Field
- 4 Former amenities building and outdoor seating
- 5 Amenities building
- 6 Informal dog park / warm up
- 7 Onslow street parking - 77 marked parking spaces
- 8 1-3 Onslow Street building
- 9 Informal lawn area with existing trees
- 10 Scout Hall
- 11 Duck creek - concrete channel (sydney water)



Existing Facilities



Playground

Facility Level	+ Local + Children under 12 yrs
Size	+ ~ 250m
Strengths	+ Access to open space + Close to public transport + Family focused
Weaknesses	+ May require updates due to increasing population + Does not meet district park requirements + Shade level varies + No bubbler, fencing or access to toilets



Sports Field

Facility Level	+ Regional + Hired by Granville Rage Football Club (seasonal agreement)
Size	+ 0.94ha
Strengths	+ Enclosed sports field that is able to accommodate ticketed sporting events
Weaknesses	+ Not easily accessible by public



Former amenities building & covered seating

Facility Level	+ Local + Hired by Granville Rage Football Club (seasonal agreement)
Size	+ ~ 170m
Strengths	+ Shade and seating provision + Storage space
Weaknesses	+ Limited seating + Former Amenities building under-utilised



Amenities building

Facility Level	+ Local + Hired by Granville Rage Football Club (seasonal agreement)
Size	+ ~ 300m
Strengths	+ Provides good ancillary club needs (toilets, change rooms, kiosk)
Weaknesses	+ Poor visual prominence + No universal access



1-3 Onslow Street

Facility Level	+ Local + Owned by Council - Operational Land
Size	+ ~ 600m
Strengths	+ Access to open space
Weaknesses	+ Currently closed + Poor perception of safety, non-enclosed reserve + Poor visual prominence + No signage + No universal access + Lack of flexible, multipurpose spaces + No integration with other services



Scout Hall

Facility Level	+ Local + Owned by Council - Operational Land + Leased by NSW Scouts
Size	+ ~ 140m
Strengths	+ Access to open space + Access via Arthur Street
Weaknesses	+ Non-enclosed reserve + Poor visual prominence + Limited signage + Lack of flexible, multipurpose spaces + No integration with other services



Informal dog park/ warm up area

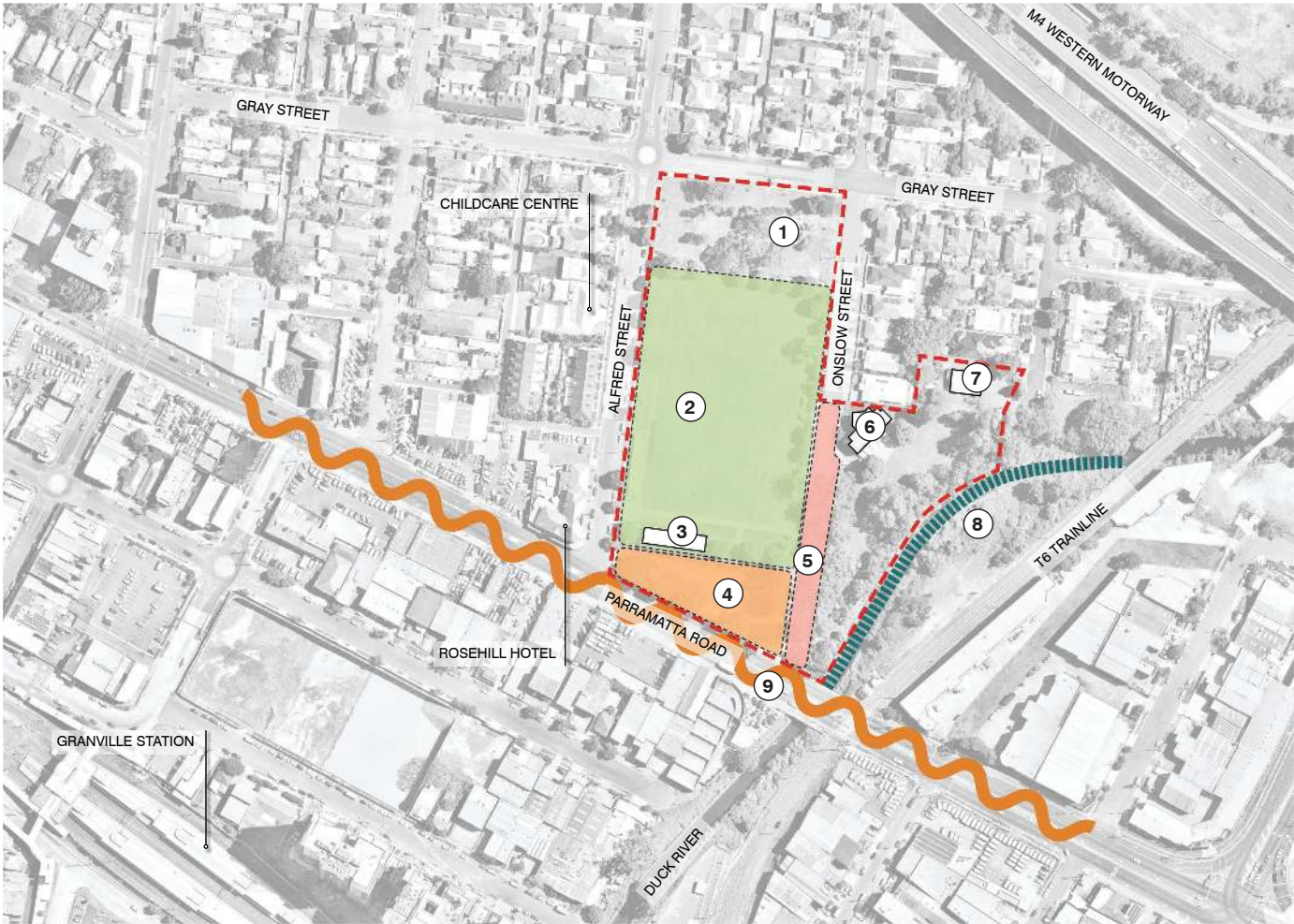
Facility Level	+ Local
Size	+ ~ 1000m
Strengths	+ Fenced + Informally used for off-leash dog exercise
Weaknesses	+ Limited access and use + Not officially a designated dog off-leash area



Duck Creek

Facility Level	+ Local + Owned by Sydney Water
Size	+ NA
Strengths	+ Potential to provide visual amenity to park + Fenced for safety
Weaknesses	+ Overgrown and not visible from park + Not within Council's ownership + Concrete channel not visually appealing, limited room for future naturalisation + Safety issues associated with any increased access to the public

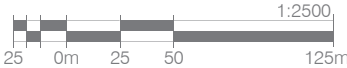
Constraints



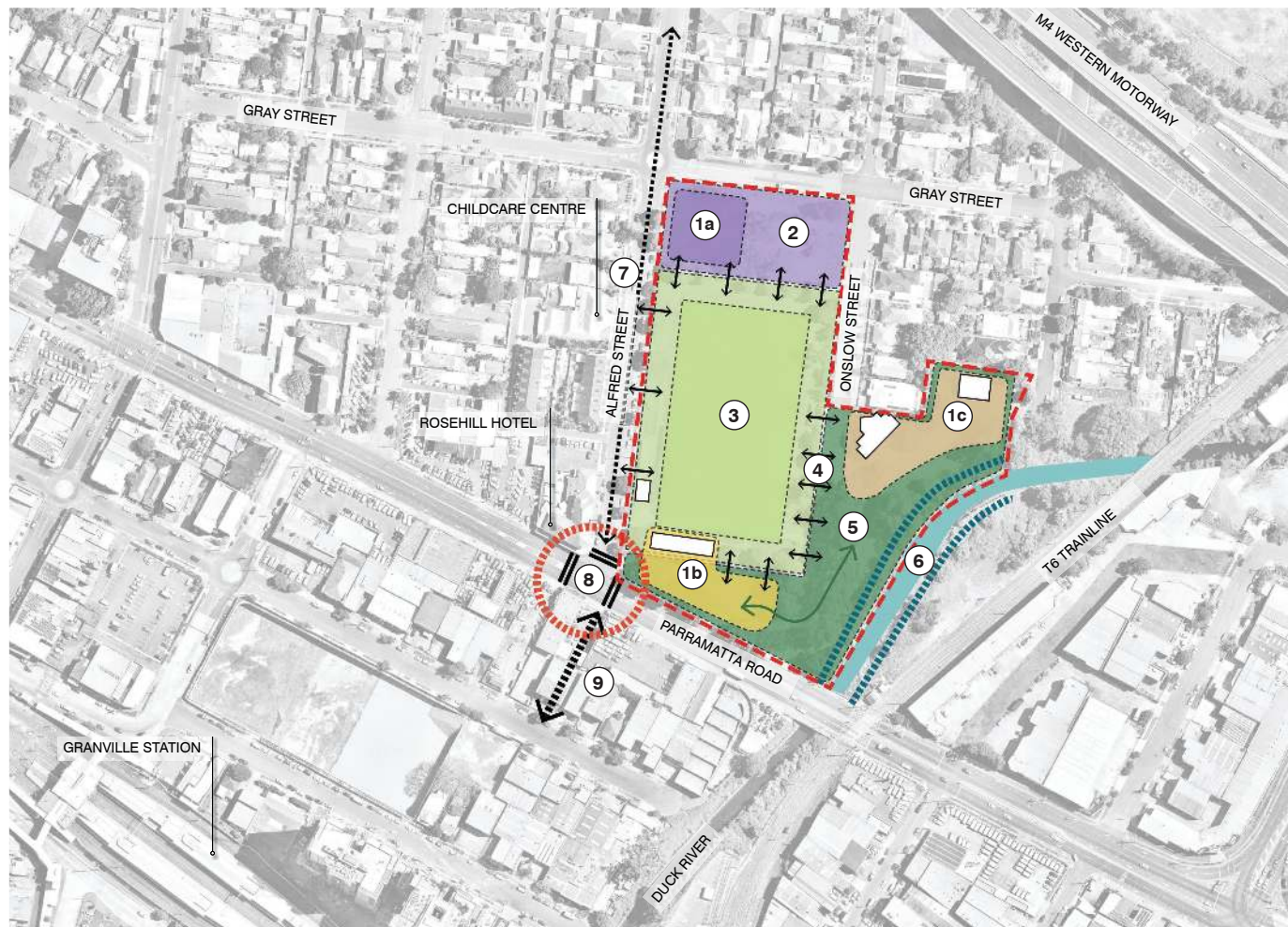
Legend

--- Site Boundary

- 1 Playground is small (not in keeping with a district park) with limited play opportunities and deteriorating ground surface
- 2 Sports field is fenced, greatly reducing the access and availability of open space to the wider public
- 3 Amenities building is inaccessible to the public
- 4 Fenced lawn limits site connectivity. The informal use as an off-leash dog exercise area has increased its public value.
- 5 Onslow Street parking separates areas of the site - if amended, parking provision will need to be considered
- 6 1-3 Onslow Street building requires renovating or rebuilding and does not meet community needs
- 7 Scout Hall provides single use only
- 8 Duck Creek is fenced and provides limited to no visual amenity to the park while creating an inactive edge
- 9 Parramatta Road provides a significant barrier to pedestrians and restricts pedestrian access to and from the south. This is particularly important given the increasing residential densities to the south.



Opportunities

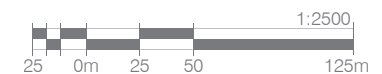


Legend

--- Site Boundary

Waterway

- ① Potential new building zones for consolidated and improved community facilities
- ② Expand the play space in size and offer in line with a playground. Potential location for additional recreational facilities such as courts, fitness equipment and gathering spaces
- ③ Provide open public space access to the sportsfield when not booked for use
- ④ Onslow Street closure is an opportunity to improve connectivity between the two main areas of the park
- ⑤ Consolidate open space areas. Potential location for additional recreational facilities such as courts, fitness equipment and gathering spaces.
- ⑥ Improve amenity and ecological value of Duck Creek
- ⑦ Alfred Street separated cycleway
- ⑧ Signalised intersection providing pedestrian access to the south
- ⑨ New street with pedestrian and cycle connections to southern residential area and station

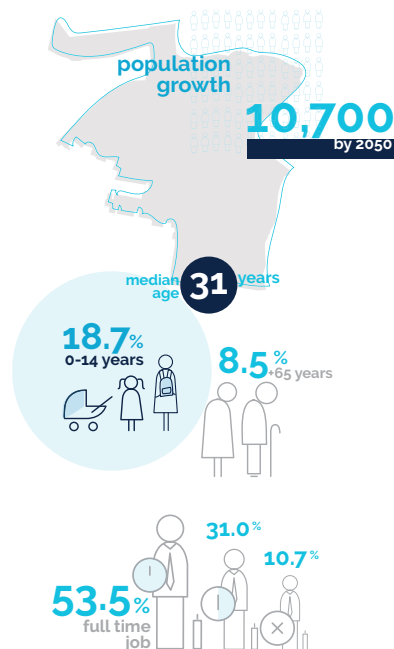


3.1 Engagement Strategy

Community Profile

Population

The section of Granville under the jurisdiction of City of Parramatta Council - North Granville - had a 14% population increase between 2011-2016 and it is predicted that the population in the Granville precinct will reach 10 700 by 2050. The median age of people in North Granville was 31 years. Children aged 0 - 14 years comprised of 18.7% and people aged 65 years comprised of 8.5% of the North Granville population respectively.



Employment

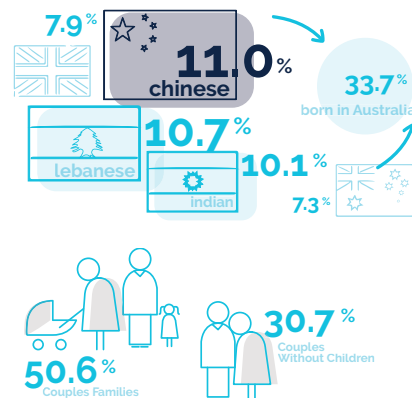
53.5% were employed full time, 31.0% were employed part-time and 10.7% were unemployed.

Ancestry and Language

The most popular ancestries in North Granville are: Chinese 11.0%, Lebanese 10.7%, Indian 10.1%, English 7.9% and Australian 7.3%.

33.7% of people were born in Australia. The most common countries of birth were India 10.4%, China (excludes South East Asia and Taiwan) 7.6%, Nepal 5.9%, Lebanon 5.1% and Philippines 3.4%.

Only 21.9% of people only spoke English at home. Other languages spoken at home included Arabic 14.9%, Nepali 6.6%, Mandarin 6.1%, Cantonese 5.1% and Hindi 3.9%.



Household

50.6% were couple families with children, 30.7% were couple families without children and 15.3% were one parent families. 39.6% were separate houses, 10.2% were semidetached, row or terrace houses, townhouses etc., 49.2% were flat or apartments and 0.3% were other dwellings.

Reference: http://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SED10032

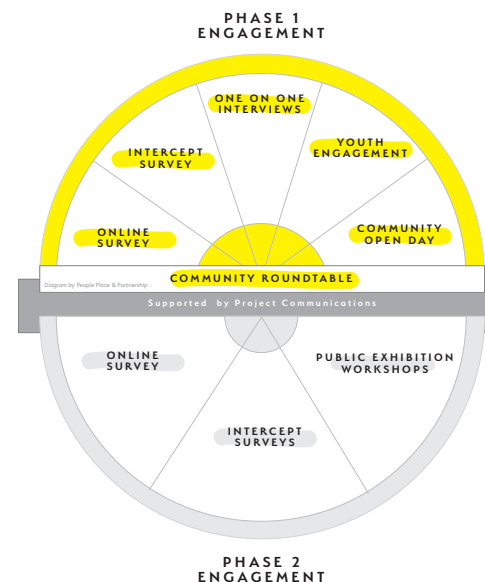
Engagement Strategy

Community and stakeholder engagement is a crucial element of the master planning process for North Granville. An Engagement Plan has been established to collect community data to develop an integrated vision for the North Granville Community Facilities Masterplan by understanding concerns of the community and stakeholders, and delivering engagement actions and public exhibition.

The community engagement approach is based on understanding the physical, environmental, economic and social elements of the North Granville Masterplan Area to identify and clarify key issues, ideas and needs for the future of the site.

Phase 1 Engagement aims to develop a vision for the Masterplan through community-focused, interpretative learning activities.

Phase 2 Engagement is based on gaining ideas and feedback on draft outcomes for the Masterplan and building on the understanding gathered in Phase 1.



3.2 Phase 1 Engagement

Introduction

Community engagement for the North Granville Community Facilities Masterplan aimed to identify and understand the physical, environmental, economic and social elements of the masterplan site and to identify and clarify key opportunities and needs for the future.

The online and intercept surveys included in Phase 1 Engagement were designed to provide an understanding of the current usage of recreation and community facilities within F.S. Garside Park and the broader Granville area. The surveys also looked to explore the needs of the community, while raising awareness of the masterplan project and the potential of the site. As approximately one fifth of North Granville population is composed by children under 14 years old, youth engagement was also key to identifying future preferences for recreation and community uses.

Online Survey

The purpose of the online survey was to raise awareness of the North Granville Community Facilities Masterplan while understanding current usage, priorities and opportunities for the site among the local community.

The online survey was hosted through SurveyMonkey and distributed through the City of Parramatta's (CoP) engagement website, social media promotion and email campaigns circulated through key stakeholder member databases. The survey was also promoted through social media with an incentive prize to encourage completion.

Printed copies of the survey were provided to a number of key community organisations including the:

- + Granville Community Hub;
- + Granville Multiculturalism Centre;
- + Granville World of Learning Daycare;
- + Twinklestars Childcare Early Learning;
- + Rosehill Montessori Kindergarten;
- + Rainbow Village Daycare; and
- + NSW Scouts.

A total of 165 surveys were completed between the 11th of June and the 12th of July 2019, 30 of which were completed in hard copy format.

The survey included a range of response types to gain feedback across multiple topics:

- + Questions 1-6 of the survey aimed to understanding the participant's demographic profile, in line with CoP's engagement policies.
- + Usage of local parks and community facilities was raised in questions 7-11. Questions 7-8 asked respondents to assess the current provision of parks and community facilities in the area, while questions 9-10 asked respondents to reflect on their usage of these local facilities. Question 11 inquired specifically about visitation times to parks and open spaces in the area.

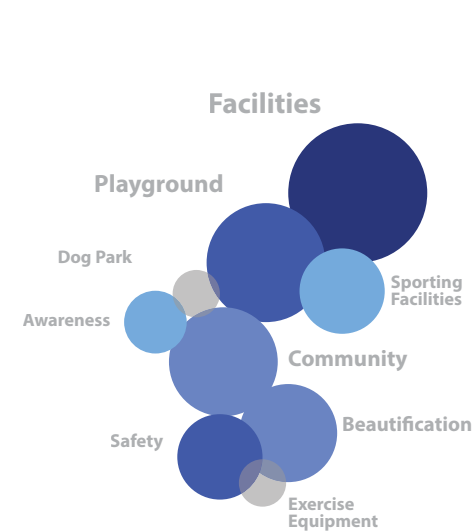
- + Questions 12-13 asked participants to rate their agreement or disagreement with a series of statements relating to the kinds of recreational and community facilities needed in the area, while also providing an open ended opportunity for respondents to comment on any specific facilities they feel are needed.
- + Questions 14-15 addressed the masterplan site and aimed to understand the current usage of the site as well as any issues preventing respondents from using the park. Question 16 allowed participants to provide open ended feedback and ideas they have to improve the site area.
- + Questions 17-19 sought to gather contact information for further engagement, as well as assessing the efficiency of the survey's distribution.

Intercept Survey

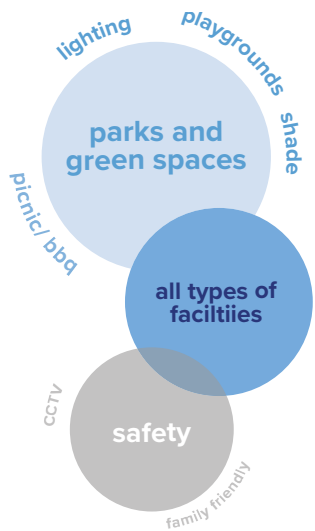
An intercept survey was undertaken to target place users in the North Granville area as well as to understand the role and potential of F.S. Garside Park.

The intercept survey was conducted across two days (14th and 15th of June 2019) and implemented through four questions that reflected on the needs of the community and their usage behaviour regarding parks and facilities in North Granville. The intercept survey also included specific questions about current uses and potential issues for the masterplan site.

A total of 48 surveys were undertaken in person at local stakeholder facilities and in public areas.



Ideas for improvement at FS Garside Park



Parks and community facilities needs for North Granville

Schools Engagement

A design competition was undertaken in three local schools (St. Oliver's Primary School, Rosehill Primary School and Granville Primary School) during July 2019, in which students were asked to design a new park for the Granville community. A total of 64 responses were received.

Students were given a worksheet on which to record their design, and as part of the competition, were also asked to complete a questionnaire about F.S Garside Park, asking what they would change, how they could make it more welcoming and easier to travel to the site.

The competition looked to explore the ideas and preferences of young people in the area, while promoting awareness of the masterplan project among their families and allowing students to respond creatively to what they would like to see and do on the site.

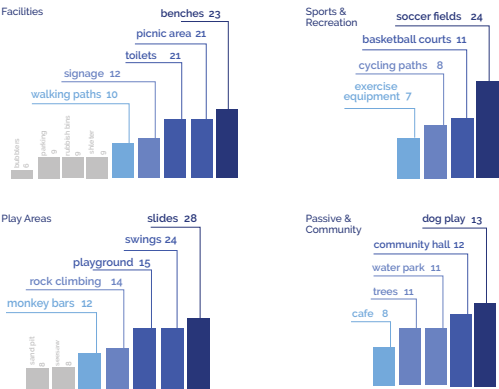
Conclusions

During Phase 1 Engagement, both the online and the intercept survey were designed to understand the role of the North Granville Community Facilities Masterplan site, as well as the broader issues and needs of the community with regards to recreational and community facilities in the North Granville area.

Engagement with local students also aimed to increase the profile of the masterplan project and understand the needs of children for the site.

During the intercept survey, 16 people were intercepted who could not complete the survey due to language barriers. This trend needs to be considered in further engagement and throughout Phase 2.

A number of key themes emerged throughout Phase 1 Engagement, relating to the site and the wider needs of the community, as outlined below.



What students want to do

Updated & Varied Facilities

Issues
From walking paths to lighting and toilets, community feedback has indicated that there is a need of a varied range of facilities in the area, due to a limited number of options for local recreation and limited amenities. Many respondents reflected that they travelled outside the immediate area to spend their free time, while school students reflected that facilities at F.S. Garside were dated. The safety of both facilities and the general area was also proposed as a reason not to spend time in and around the site.

Opportunities
Well designed facilities which appeal to all ages and demographics, and includes facilities and amenities for universal usage, can help to ensure that the site is used to its potential in the future.

Awareness of the Site

Issues
The key trend across both surveys was the lack of awareness of the existence of F.S. Garside Park. Most respondents did not know about the site or had never been there. This was mostly due to the lack of facilities and special events in the park, as well as the use of higher profile parks in the vicinity including Parramatta Park and Western Sydney Parklands.

Opportunities
Enhancing the identity of the site, as well as programming activities, events and initiatives on the site can assist in improving the profile of the park as a recreation facility.

Passive Uses

Issues
A lack of facilities for passive use of the park was identified across surveys and schools engagement.

Opportunities
When considering future changes to the site, the provision of green spaces with passive or relaxing uses, such as water features, trees and nature play, were proposed. Seating areas and green areas were particularly prioritised among needs not based around organised sport or recreation.

Play Spaces & Youth Facilities

Issues
The provision of play spaces and areas for youth activities were commonly proposed and reflect a need for the site to cater to families and younger people. Activities for teenagers and older kids were also particularly raised, as well as the need to change the perception of the site from 'unsafe' to 'family-friendly'.

Opportunities
Alongside providing play spaces and facilities for young people of all ages, students also reflected that adding vibrancy and colour would help to improve the park.

3.3 Phase 2 Engagement

Overview

Phase 2 Engagement was aimed at informing the community about the Draft North Granville Community Facilities Masterplan and gathering feedback. For that, three drop-in sessions were undertaken, plus an onsite additional drop-in session for residents. The drop-in sessions provided information on the Draft Masterplan through display boards and hard copies of the Draft Masterplan, and asked community members that attended the sessions to complete a paper based survey. This survey was also available online from the 14th October to 14th November 2019.

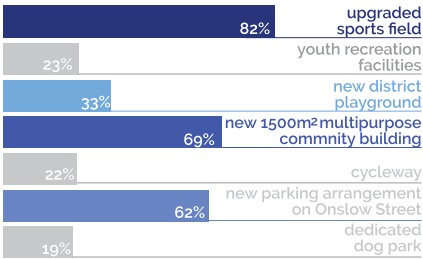
A full summary of Phase 2 Engagement is provided in the Engagement Report in the Appendix.



Online Survey

The online survey was conducted between the October 14th and November 14th and has had a total of 100 responses.

- + The favourite elements of the Masterplan for online survey participants are the sports field, the recreation facilities and playground as well as the new community building:



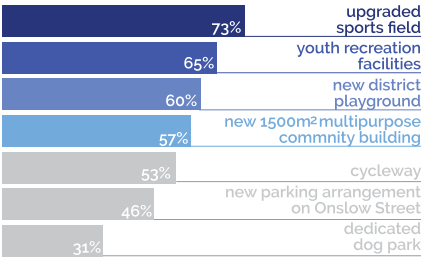
Ideas and other comments:

- + Many participants suggested sports facilities including the improvement of stand, shade for spectators, as well as a warm up area
- + Some participants feel the grounds should be fully enclosed cricket nets are highly valued by the community and tennis and badminton courts
- + Parking for residents
- + Concerns were raised around the probability of increased anti-social behaviour and CCTV was suggested
- + A cafe in the park or close by would attract more visitors
- + The community building could have community services and a cafe
- + Some participants do not agree with the demolition of the existing buildings

Drop in Sessions

62 surveys were collected across the three drop in sessions.

- + Sports and facilities for the youth are the favourite elements for participants:



Ideas and other comments:

- + Cricket and basketball were sports suggested for the site, as well as water sports and a swimming pool
- + Community facilities and the new community building were valued by participants
- + A cafe on site was consistently suggested
- + It was also suggested to include the railway connection and repurpose it for a cycleway
- + Recreation facilities highlighted include toilets, barbecues, shade, skateparks, rock climbing and water taps
- + Participants have suggested further engagement and community consultation was needed
- + Some participants have also suggested carpark arrangements to stay at their current state

Residents Drop in Session

An additional drop in for residents was undertaken at the Masterplan site, F.S. Garside Park for residents to express their opinions around the North Granville Community Facilities Masterplan. 16 local residents from adjoining streets (Gray, Onslow, Arthur and Alfred Street)attended this session.

Key concerns of the residents with regard to the draft masterplan included:

- + Carparks on Onslow and Arthur St
- + Demolishing the existing community building
- + Consultation Process and Masterplan's Timeline
- + Contamination on the site
- + Trees & Urban Heat
- + Increased traffic through Arthur St

These issues were also raised in submissions to council from adjoining residents of Arthur, Alfred and Onslow Street.

Submissions received by Council

During the public exhibition of the North Granville Community Facilities Draft Masterplan, the following was received by City of Parramatta:

- + A submission from a state agency, Sydney Water, particularly regarding their assets in F.S. Garside Park
- + A submission from a local sporting operator - Granville Rage Football Club
- + A submission from a sports organisation - Football NSW
- + Submissions from adjoining residents of Arthur, Alfred and Onslow Street
- + A petition signed by 73 residents

Conclusions

Phase 2 Engagement raised several key issues across the drop in sessions, online feedback and submissions to council. A response to these comments and concerns is provided below and has resulted in changes to the masterplan.

The key change to the masterplan arising from submissions as part of Phase 2 Consultation was the decision to move the parking and community building into Stage 2, which will be subject to further consultation and site analysis and no longer form part of the endorsed masterplan.

Other changes include the reduction of hard surfaces and the addition of more tree canopy cover. A number of other issues may be picked up in the design development and detailed design of the park in later stages.



New Community Building:

- + The new community building's staging and funding caused uncertainty with some residents
- + Demolition of the existing buildings - the Scouts Hall and the Community Building has raised concerns
- + Scale and location of the new community building is not supported
- + The proposed building and its location may attract anti-social behaviour
- + Risk for public safety due to high flood risk
- + The construction of the new building was suggested to be moved to Stage2 of the Masterplan

How does the masterplan address this?

- + The demolition of the existing 1-3 Onslow Street building was endorsed by Council at meeting 13 August 2018, separate to this masterplan process and is likely to proceed regardless.
- + A new building allows for increased flexibility of spaces, new uses, and will incorporate best practice sustainable design.

Following public exhibition:

- + The design for the community building within Stage 2 is will require further site analysis and community consultation. Council is seeking to endorse Stage 1 of the Masterplan which fulfils the intent of the Parramatta Road Urban Amenity Improvement Program.

Recommended Next Steps

- + Further community consultation and investigations are recommended to determine the best outcome for Stage 2, including future parking and community building provision and design.

Parking:

- + Parking arrangements proposed in the Draft Masterplan were questioned
- + The development of the new carpark was perceived as too early in the Masterplan process for residents
- + Carpark arrangements are considered to encourage anti-social behaviour in the neighbourhood
- + Carparks proposed may increase urban heat in the neighbourhood
- + Adjoining neighbours criticised the size of the carpark and close vicinity to their properties

How does the masterplan address this?

Following public exhibition:

- + Parking between Onslow and Arthur Street will be incorporated to Stage 2 and subject to further site analysis and community consultation
- + Stage 1 of the masterplan will have less parking spaces overall, reducing hard surfaces and potentially reducing anti-social behaviour. Overall, the amended Stage 1 Master Plan provides 33 less car spaces than what is currently provided, due to the removal of car spaces on Onslow Street.

Recommended Next Steps

- + Further community consultation and investigations are recommended to determine the best outcome for Stage 2, including future parking and community building provision and design.

Dog Park:

- + The dog park was considered of low priority for the community by some participants
- + The dog park's location was perceived as too far from the carpark and questions were raised about the need to cross the youth area to access the dog park
- + The dog park should have its own formal area in the Masterplan

How does the masterplan address this?

- + A dedicated fenced area for the dog park is provided within the masterplan site.
- + The dog park location was chosen for an area otherwise unsuited to a community building or play given its proximity to Parramatta Road.

Recommended Next Steps

- + Any further issues with the dog park may be addressed through design development and detail design including identifying an alternative location within the masterplan site.

Urban Heat:

- + Residents have suggested water play features to ease the effects of heat in the area
- + Removal of existing mature trees during the construction period
- + Rejection of astro turfing the soccer field due to worse effects on urban heat
- + Propose youth facilities are considered to worsen urban heat on the site and its surroundings

How does the masterplan address this?

Following public exhibition

- + Water play features were not included in the Master Plan due to the close vicinity of water play available at Robin Thomas Reserve, Harris Street Parramatta (5 min drive) and Granville Pool, Enid Avenue, Granville (6 min drive)
- + The masterplan was amended to show additional trees and less concrete surfaced activities at the youth recreational area.
- + Synthetic turf was selected as the only surface durable enough to provide extended public use of the sports field. Additional tree planting was added to provide increased shade to the field.

Recommended Next Steps

- + Canopy cover, urban heat and natural characteristics are key considerations within the detailed design of the park, in accordance with the project principles outlined in the masterplan.
- + Upon demolition of the 1-3 Onslow Street building, the site will be restored to open space for the interim and reduce the overall hard surface footprint.

Consultation Process:

- + Some participants feel the consultation process undertaken in June 2019 was not thorough, particularly regarding the neighbourhood where F.S. Garside Park is located
- + Further six months period of community consultation was requested

How does the masterplan address this?

Following public exhibition

- + The community building and additional parking were considered key issues. Both these components are part of Stage 2 which is now subject to further site analysis and community consultation.

Recommended Next Steps

- + Additional community input to be allowed for during Stage 2 overall design.
- + The detailed design process for Stage 1 will also include further opportunities for the community to provide feedback.

Contamination:

- + Participants showed concerns around the contamination on site and how it affects its users, requesting more transparency
- + The site is currently fenced off

How does the masterplan address this?

- + Site and soil investigations were conducted in May 2019 to inform the design of the masterplan, to assist in budget forecasting for remediation works, and to ensure the ongoing safety of the community who use this recreational space.
- + The site is currently fenced off as a precautionary measure until a remediation action plan is developed. The remediation action plan will be informed by the masterplan.

Recommended Next Steps

- + All contamination issues are to be addressed in detailed design and dealt with in a cost-effective manner that ensures there is no risk to the public.

On Site Facilities:

Future on site facilities to consider:

- + an onsite cafe
- + toilets that are opened all year round
- + improved shade
- + less concrete play areas

How does the masterplan address this?

- + The masterplan provides facilities that appeal to all ages and demographics and in response to community and stakeholder engagement. This is how we established a brief for what has been included in the park and the community building.

Recommended Next Steps

- + Additional facilities that are in line with the overall masterplan, such as cricket nets and toilet facilities, may be considered as part of the detailed design of the site.



4.0 Principles

4.1 Public Domain Principles

The following principles define the concept approach to North Granville Community Facilities. These principles are reflected in the proposed structure of the development and form the basis for future design development across the public domain, ensuring a green, local, active and sustainable public space.

Provide well designed and flexible facilities

- + Provide facilities that appeal to all ages and demographics and in response to community and stakeholder engagement.
- + Consider the provision of facilities in relation to other open space and recreation facilities in the local area.
- + Provide flexible indoor community space.
- + Provide for a mix of passive and active recreation.
- + Increase the functionality of the playing field by providing public access outside of leased use and upgrading the quality/durability of the playing surface.
- + Design parking on site in a manner that doesn't compromise the use and character of the park.



Improve accessibility and connectivity

- + Encourage activities, events and initiatives on the site through programming and the provision of flexible event spaces.
- + Improve pedestrian and cycle access to the site from surrounding residential areas, including connecting the site to the regional cycle network.
- + Maintain adequate parking provision in line with anticipated use of the site.
- + Provide drop-off and servicing provision to new buildings.
- + Provide visually inviting interfaces to adjacent streets and key approaches (both pedestrian and vehicle).
- + Include accessible design (universal design principles) in the planning of infrastructure and buildings.



Create a safe and family friendly environment

- + Provide play spaces and facilities for people of all ages and abilities.
- + Provide lighting at night to increase use and safety.
- + Provide barriers to Parramatta Road.
- + Provide a range of gathering spaces with facilities such as picnic shelters, barbecues, tables and seating.
- + Provide public toilets with baby-change facilities.
- + Consider the relationships between elements to promote a safe and comfortable environment, such as locating play for younger children adjacent seating and picnic areas and away from roads.
- + Ensure there are clear sight lines into and across the park.
- + Address contamination issues, ensuring there is no risk to the public.



Reinforce green and natural characteristics

- + Use planting to define spaces and provide separation to Parramatta Road and Duck Creek.
- + Retain significant existing trees on site where possible.
- + Maximise planting and tree canopy cover.
- + Provide areas for nature play and relaxation amongst trees and native vegetation.



Embed best practice sustainability and climate change resilience

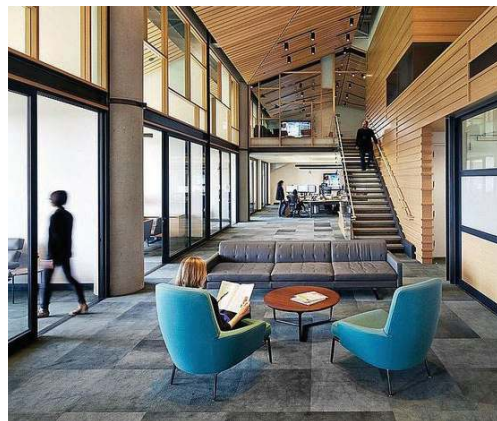
- + Consider the reuse of existing buildings on site where possible.
- + Design new buildings and facilities to minimise water use, energy use and waste production, considering the whole of life impacts.
- + Integrate water sensitive urban design into the park.
- + Promote biodiversity and habitat through planting and tree cover.
- + Provide shade and tree canopy cover and improve microclimate.

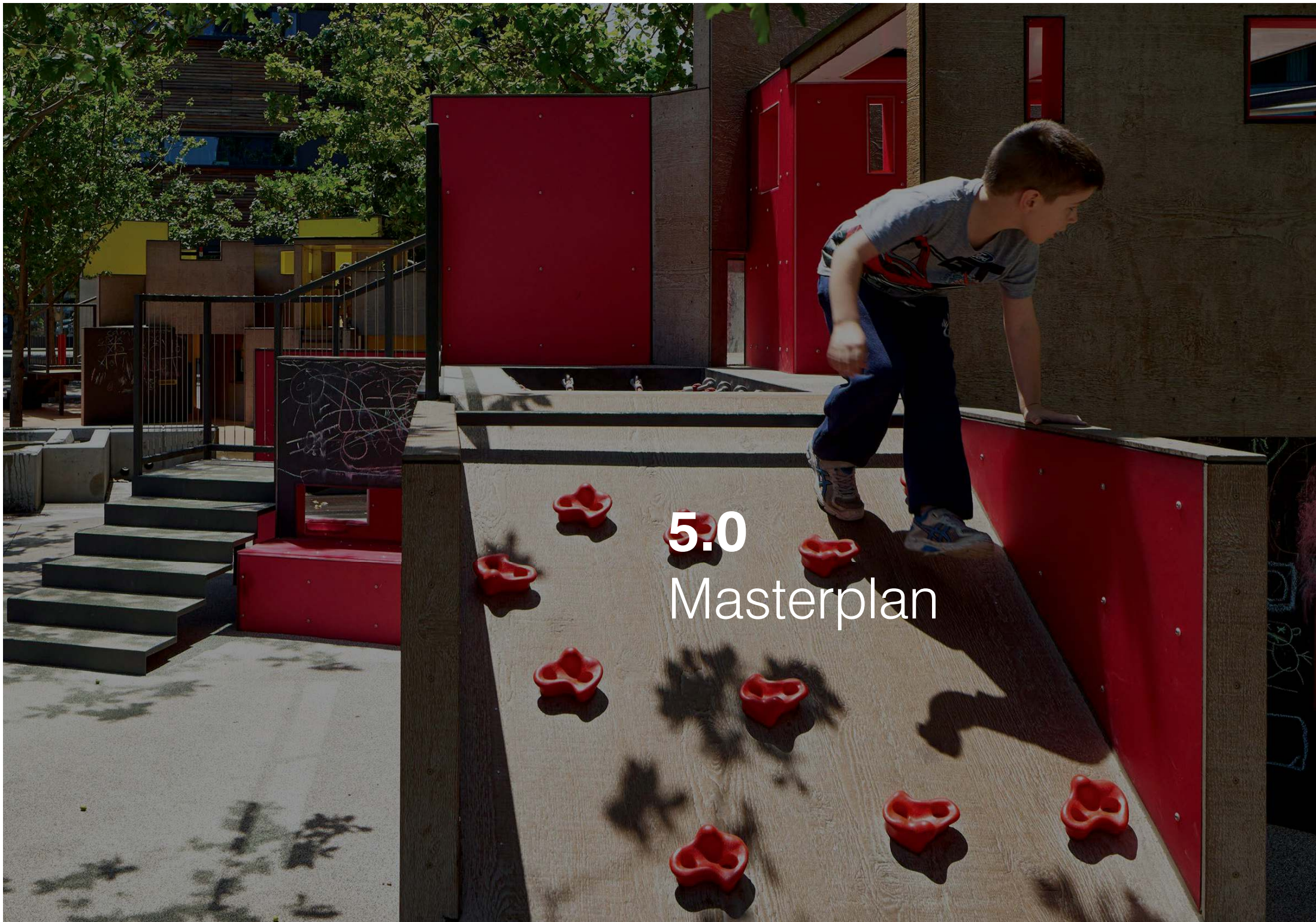


4.2 Built Form Principles

- + Ensure accessibility and inclusiveness for all users through an integrated movement network.
- + Accentuate the different elements/ volumes of the structure to highlight the entry and promote passive wayfinding.
- + Use the necessity for ventilation and light to create visual interest in the built form.
- + Provide community transparency through the use of a permeable frontage to allow passive surveillance, safety, promotion of the facilities and inclusivity.
- + Spaces should be flexible in use.
- + Utilise balconies to provide an interim zone that is used by users of both the community building and the adjacent youth recreation.
- + Provide opportunities for natural cross ventilation through building design and orientation, reducing the need for mechanical cooling.
- + Encourage the collection of rainwater and re-use of grey water for irrigating the park and toilet flushing.
- + Encourage the use of solar collectors and orientate roofs to allow for maximal gain from solar collectors.
- + Safeguard the building against flood risk.
- + Minimise negative impacts on neighbouring properties.

Note: The Community Building will form part of the Stage 2 scope and is subject to further site analysis and community consultation.





5.0 Masterplan

5.1 Master Plan

The concept for North Granville provides a diverse range of recreational and social opportunities based on local needs.

The sports field is upgraded and reconfigured to improve access to the public, offering valuable space for organised sports, informal recreation, play, community events and social gatherings.

The northern portion of the park contains new picnic facilities and an upgraded playground space catering to a wide range of ages and abilities in a safe and family-friendly environment.

To the east of the sportsfield is a new youth recreation area with bike tracks, basketball hoop and a rock climbing wall for older children and teens.

Parking will be reconfigured and realigned to the bordering streets to provide more usable park space and improve connection between facilities.

A new cycle path along Alfred Street between Parramatta Road and the M4 also forms part of the masterplan and will connect the park to its context and the regional cycle network.

Stage 2 of the master plan is subject to further site analysis and community consultation and may include a new community building that will provide a flexible hall space, community rooms and amenities, in close proximity to new parking.

Legend

- ① Alfred Street cycleway
- ② Lawn area
- ③ Play space and picnic area
- ④ Sports field
- ⑤ Amenities building
- ⑥ Youth recreation area
- ⑦ Dog park
- ⑧ Car Parking
- ⑨ Stage 2 (design subject to further site analysis and consultation)



5.2 Site Sections

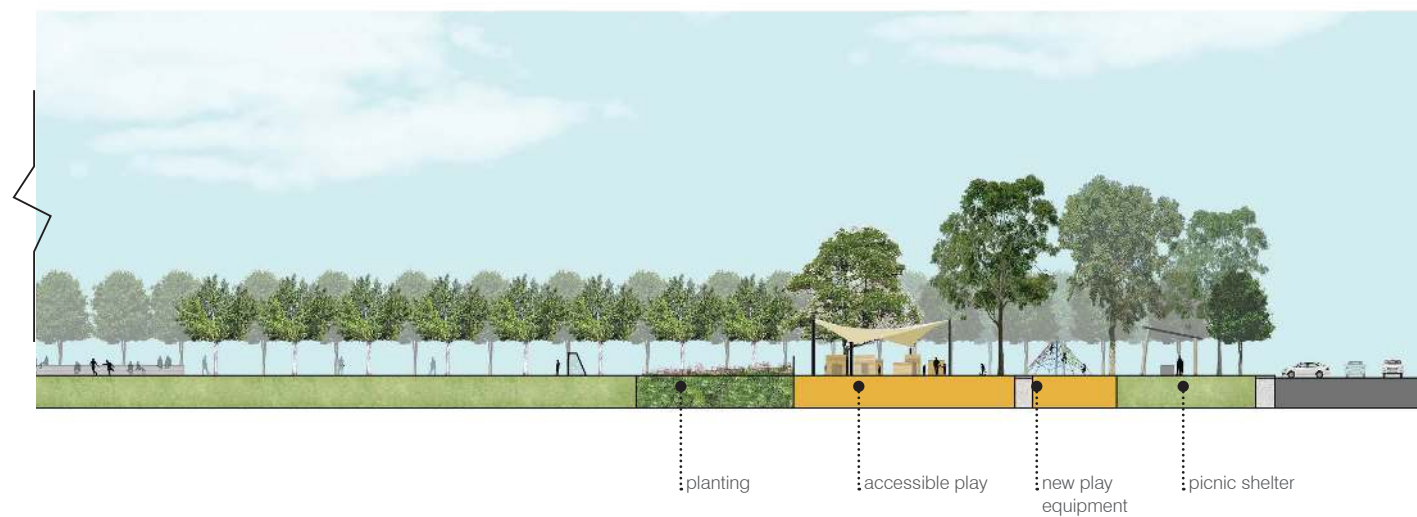


W-E Section





S-N Section



5.3 Northern Play Space and Picnic Area

Legend

- 1 Alfred Street cycleway
- 2 Lawn area for passive recreation
- 3 Existing mature trees to be retained
- 4 New perimeter tree planting to provide enclosure to the park
- 5 Picnic shelters with barbecue facilities
- 6 Existing play equipment retained with new playground surfacing
- 7 New play equipment to include accessible elements for equal access play
- 8 Play area for very young and toddlers with shade sails and seating for parents
- 9 Nature play area including cut down trees from site (where tree removal is necessary)
- 10 Gated access to sports field to remain open when field is not being used for organised sport
- 11 New perimeter car parking

Note: areas and uses are indicative only and subject to further analysis





Northern Play Space

5.4 Youth Recreation Area

Legend

- 1 Gated access to sports field to remain open when field is not being used for organised sport
- 2 Bike loop
- 3 Seating steps to multipurpose court
- 4 Hang out space with shelter and seating amongst the existing trees
- 5 Rock climbing wall / Nature-based play
- 6 Half multi purpose court
- 7 Exercise equipment
- 8 Fenced dog park
- 9 Lawn area
- 10 Stage 2 design subject to further site analysis and community consultation

Note: areas and uses are indicative only and subject to further analysis





Youth Recreation Area

5.5 Playing Field

Legend

- 1 Gated access to sports field to remain open when field is not being used for organised sport
- 2 Perimeter fence
- 3 Covered seating
- 4 New synthetic turf playing surface
- 5 New perimeter tree planting
- 6 Existing amenities building retained
- 7 New storage room - existing storage container and old amenities building to be removed
- 8 Scoreboard
- 9 Alfred Street Cycleway

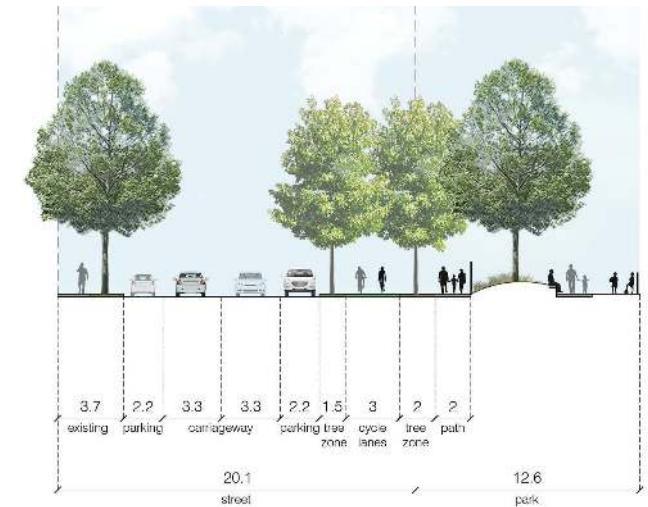
Note: areas and uses are indicative only and subject to further analysis



5.6 Alfred Street Upgrade

Alfred Street Cycleway - South

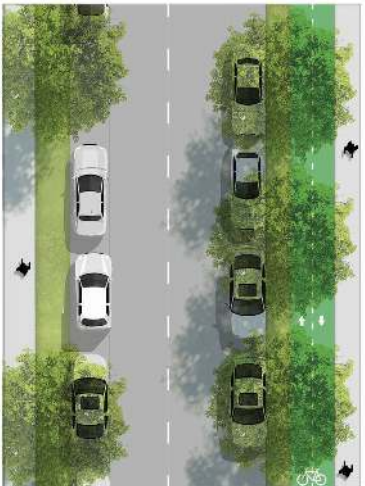
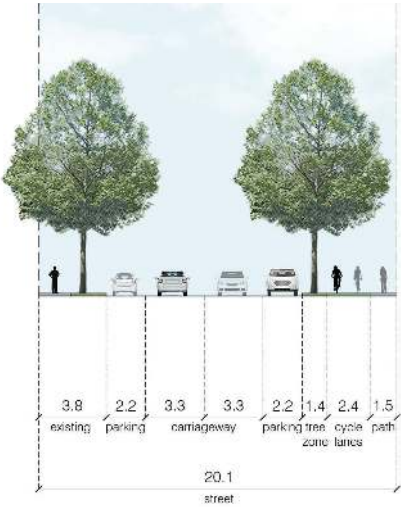
The southern portion of the Alfred Street Cycleway provides a strong green connection with a triple row of trees providing shade and amenity to the new bidirectional cycle path and widened pedestrian footpath. This is enabled by reducing the overall road carriageway width which will also promote a slower and safer street environment adjacent to the park without losing any of the existing on-street parking spaces.



Section A

Alfred Street Cycleway- North

The northern portion of the Alfred Street cycleway connects the park to the regional cycleway underneath the M4. This segment maintains the existing 20.1m road reserve and accommodates the cycleway on the eastern side by reducing lane and parking widths. While more constrained than the southern portion, additional street trees can still be provided in this segment to provide pedestrian shade and amenity.



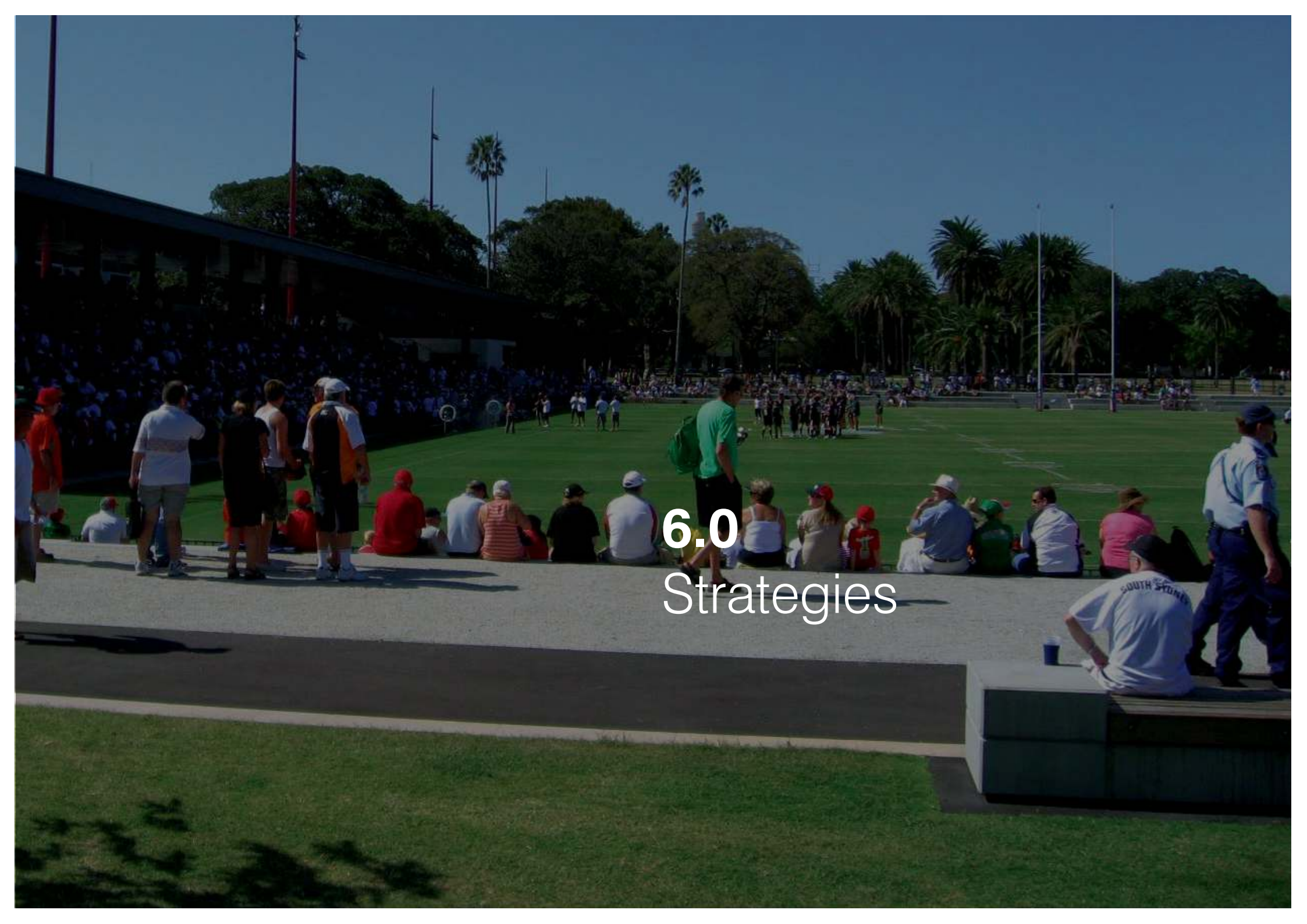
5.7 Indicative Aerial Views



View looking north



View looking south

A photograph of a sports field, likely a soccer or football field, during a match or event. In the foreground, a group of spectators is sitting on a concrete ledge, watching the game. Some are wearing red hats, while others are in casual attire. A man in a green shirt is standing near the center of the group. To the right, a police officer in a blue uniform is walking. The field is green with white markings, and several players in white and dark uniforms are visible on the field. In the background, there are palm trees and a clear blue sky. The text "6.0 Strategies" is overlaid in the center of the image.

6.0 Strategies

6.1 Materials and Elements

Paving and Pathways

Alfred Street Cycleway

The Alfred Street bi-directional cycleway provides access between Parramatta Road and the M4 regional cycleway:

- + Cycleway to be between 2.4-3m in width as per the indicative street sections and layout.
- + Provide a smooth asphalt surface flush with the pedestrian path level.
- + Separated from pedestrian footpaths by a grassed verge or flush kerb.
- + Separated from 'in situ' parking bays by a grassed verge.

Park Pathways

A network of insitu concrete footpaths will provide access to all areas of the park:

- + Provide pathways along all streets and to connect existing and planned facilities.
- + Minimum 1.8m path width.

Community Centre

The community centre is to include a larger area of paving acting as a forecourt to the building:

- + Consider stone or concrete unit paving for paved areas around the building entry.
- + Provide elevated decking around the community building as a spill-out area for the community facilities.



Insitu concrete footpaths



Community centre feature paving

Park Furniture

Seating

- + Provide a range of seating opportunities across the park and in locations adjacent key activity areas including play areas and dog park.
- + Use a combination of off-the-shelf park seating combined with informal seating such as low walls and concrete, timber or stone blocks.
- + Use robust and site-responsive materials.
- + Provide covered spectator seating to the sports field - consider robust seating terraces / walls in preference to or in combination with aluminium bench seating.

Picnic Areas

- + Provide covered picnic areas in the north and south of the site.
- + Use large robust bespoke picnic shelters that provide visual character to the site and complimentary off-the-shelf picnic tables and barbecue facilities.
- + Provide bins and bubblers in proximity to picnic areas.

Park Furniture

- + Provide bins to adjacent picnic areas. Consider 'smart bins' to improve maintenance and rubbish collection.
- + Provide bubblers at the northern play / picnic area and at the youth recreation area.
- + Provide bike racks to service the community centre, sports field, play areas and youth recreation area.
- + Use high quality and robust park furniture that appears as a collective suite of elements.



Informal seating opportunities



Picnic shelters and barbecue facilities



Spectator seating steps

Play and Fitness Areas

Northern Play Space

- + Consider reusing / refurbishing existing play equipment.
- + Provide a range of new custom and proprietary play items
- + Use robust materials and elements.
- + Include nature play elements such as cut down trees and logs, timber planks, rope, stone blocks.
- + Provide play opportunities for all ages and abilities.
- + Provide shade and seating to play areas.
- + Install appropriate playground surfacing including softfall.
- + Use a restrained colour palette with natural tones for the majority of surfaces.

Youth Recreation

- + Use robust materials including steel and concrete.
- + Consider coloured and patterned surface finishes.
- + Provide a range of elements for different biking abilities.
- + Install a half court basketball hoop.
- + Integrate all elements into a unified design for the area.
- + Maximise planting and permeable surfaces (with the exception of the hard court and bike loop)

Exercise Equipment

- + Provide an area with exercise equipment and rubber surfacing.
- + Provide a range of elements with instructional signage on how to use.
- + Locate the equipment adjacent open lawn areas and path loops that can be incorporated into exercise routines.



Play area with a mixture of play elements for all abilities



Youth recreation area with a range of elements and hang out spaces



Exercise equipment

Wayfinding, Art and Interpretation

Wayfinding

- + Provide entry signage at all entry points to the park and facilities.
- + Encourage passive wayfinding through clear site lines and direct access between areas.
- + Provide signage for the community building, recreation areas and public amenities.

Public Art and Interpretation

- + Incorporate public art that will contribute to the identity of the park and the Granville Area.
- + Consider larger artworks in prominent locations such as park entries and in conjunction with the community building
- + Use local artists and focus artworks around local cultural and/or environmental themes.
- + Use robust materials that respond to the characteristics of the park.
- + Incorporate smaller artworks that offer intimate engagement with park users, such as sculptural play elements, paving inlays and seating elements.
- + Combine the artworks and wayfinding with interpretive signage.
- + Consider temporary artworks and community installations that could be combined with events or festivals on the site.



Wayfinding signage



Large scale public art



Small scale art and interpretation



6.2 Planting

Planting Strategy

The planting strategy for the site reinforces the existing landscape character of large native parkland trees through a predominantly native planting palette combined with selected feature exotics. Additional planting and selected removal of existing trees will help to define the different areas of the park and create a green and native environment.

The selection of species for North Granville is to take into account a number of factors including:

- + Existing trees and local native vegetation;
- + Climate/microclimate;
- + Size requirements/constraints;
- + Form;
- + Density of foliage;
- + Growth rate;
- + Availability;
- + Maintenance (i.e. leaf fall, fruit drop) and safety (branch drop); and
- + Other considerations such as interpretation.

Street trees are in line with council's Public Domain Guidelines for Granville Town Centre and include native Brush Box, Ivory Curl Flower and Weeping Lilly Pilly species as well as exotic Chinese Pistache trees along Gray Street. The mix of Brush Box and Lilly Pilly along Alfred Street will define this as a green connection along the western edge of the park.

The park contains existing mature tree groupings that provide a large amount of ecological value and amenity. Trees include Brush Box and Eucalyptus trees throughout the park, large Fig trees providing a buffer to Parramatta Road, and Eucalyptus and Sheoak species lining Duck Creek.

These trees are to be largely retained where possible, with any tree removals to be assessed against requirements to address contaminated soils, arboricultural assessment (to be carried out in any design development), and their contribution to the masterplan for the park.

Proposed tree species within the park include a mix of large native trees for scale and shade including Eucalypt and Ficus species, smaller native evergreen shade trees such as Water Gums and Weeping Lillypillys, and exotic deciduous trees including Jacaranda and Ash for accent and autumn colour.

Low level plant species used throughout the park will enhance the vibrancy and amenity of the public domain through their flowers and foliage. These shrub and ground cover planting also provide habitat for local birds and insects that contribute to the ecology of the precinct.

Planting around Duck Creek should involve the removal of the weed species overgrowing the existing trees and replanting with appropriate native species.

Indicative Tree Species

Natives:



Angophora costata



Corymbia maculata



Eucalyptus pilularis



Eucalyptus punctata



Eucalyptus resinifera



Ficus macrocarpa 'Hillii'



Lophostemon confertus



Melaleuca quinquenervia



Tristaniopsis laurina



Waterhousia floribunda



Buckinghamia celsissima

Exotics:



Fraxinus pensylvanica 'Urdbell'



Jacaranda mimosifolia



Liquidambar styraciflua



Pistacia chinensis



Planting Strategy

- Existing trees to be retained*
- Buckinghamia celsissima (Ivory Curl Flower)
- Lophostemon confertus (Brush Box)
- Pistacia chinensis (Chinese pistache)
- Waterhousia floribunda 'Green Avenue' (Weeping Lilly Pilly)
- Park tree species
- Understorey planting

* pending design development, arboricultural assessment and soil remediation requirements

Indicative Plant Species

Parks and Gardens:



Callistemon 'Better John'



Grevillea 'Honey Gem'



Grevillea 'Royal Mantle'



Hardenbergia violacea



Hibbertia scandens



Liriope 'Just Right'



Myoporum parvifolium



Nandina 'Obsession'



Pennisetum 'Nafray'



Raphiolepis indica



Lomandra tanika



Trachelospermum jasminoides



Viburnum odoratissimum



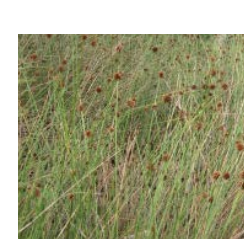
Westringia 'Aussie Box'



Dianella caerulea



Callistemon 'Better John'



Ficinia nodosa



Liriope muscari



Hibbertia scandens

Streets:

6.3 Lighting

Lighting Strategy

A combination of different lighting will enable the park to be a safe and inviting place at night and help to accentuate park features and facilities. The following elements are to be implemented as part of an overall lighting strategy.

All fittings are to be LED and designed to reduce glare and light pollution.

Street lighting

Existing street pole lighting should be reviewed to ensure streets and associated pathways are well lit at night. Additional street lighting should be added to the new car park adjacent the community building.

Path lighting

Path lighting within the park should provide a low level of lighting that lights key pathways and aids in wayfinding. Bollard lighting would allow for pathways to be lit without excessive glare, allowing pedestrians to take in the wider park area while maintaining safety and character.

Sportsfield lighting

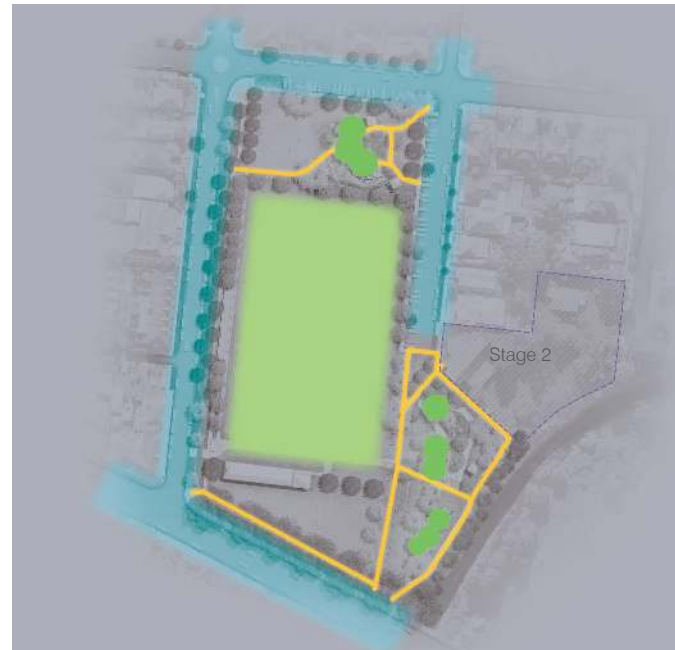
Existing sportsfield lighting is to be retained where possible to provide lighting for night time organised sports.

Feature tree lighting

Selectively lighting existing mature trees within the park will add to the night time character of the space and provide a better sense of the park layout at night.

Building lighting

The community building should be well lit to cater to night time functions, as well as having low level external feature lighting to highlight the built form.



Lighting Strategy

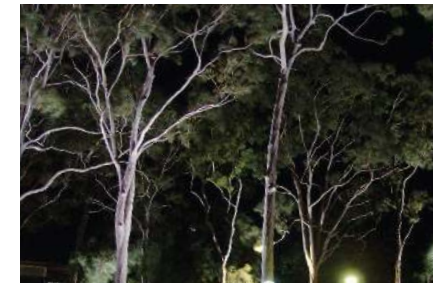
- Street lighting
- Path lighting
- Sportsfield lighting
- Feature tree lighting



Low level path lighting



Sportsfield lighting



Feature tree lighting



Building lighting

6.4 Movement and Access

Movement and Access

Cycle Movement

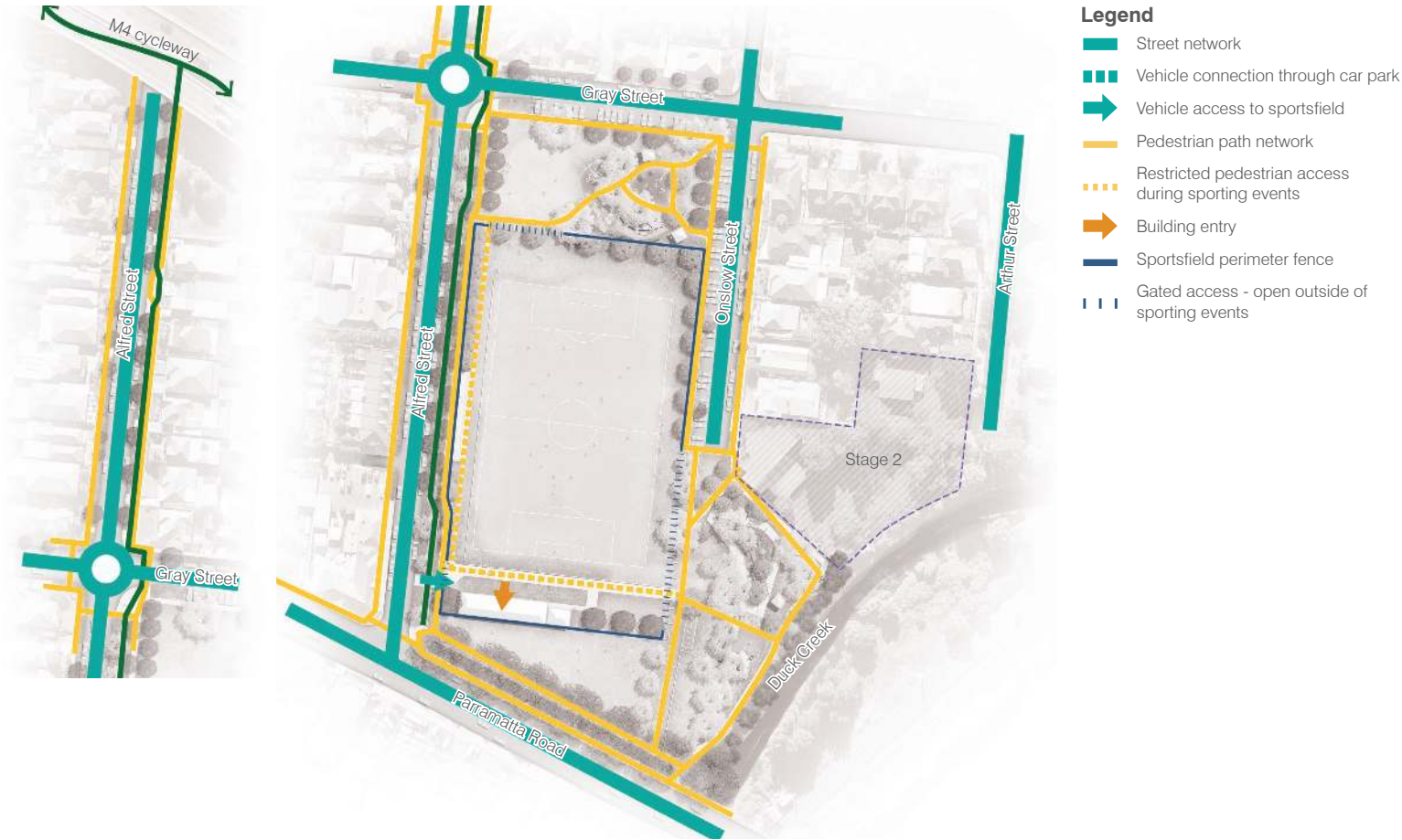
Alfred Street is upgraded as part of the new cycle connection, with reduced carriageway widths promoting a slower speed environment adjacent the park.

Pedestrian circulation

A new path network provides direct access around and through the park, linking key spaces and facilities. The pathway network also provides several walking / running loops for recreation.

Sportsfield access

A key component of the masterplan is to increase public access to the sportsfield. This is achieved through lengths of perimeter fencing being gated and remaining open outside of formal use of the sportsfield for organised sporting events. This will allow easy pedestrian flow between the sportsfield and the northern portion of the site, and the community building and youth recreation area.



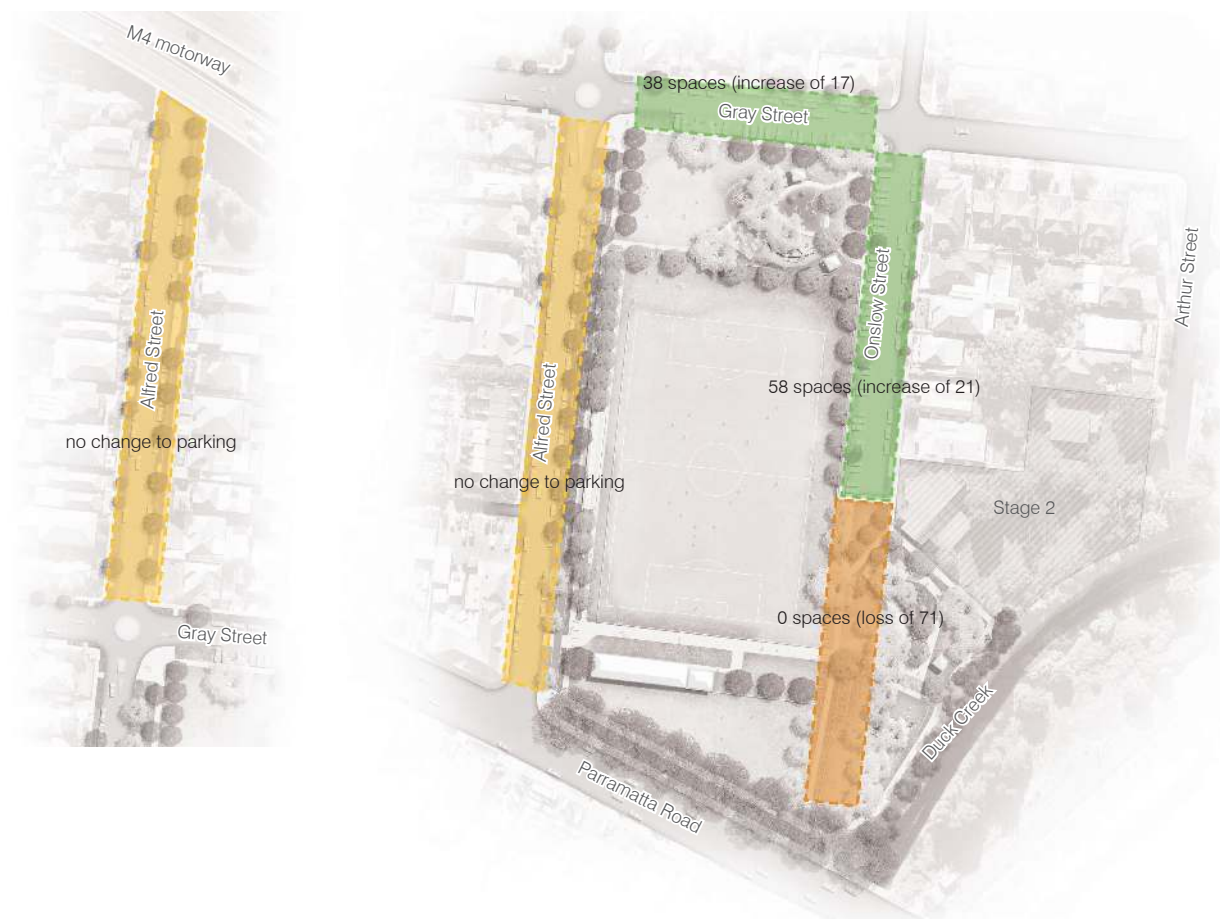
Parking

Parking for the site has been reconfigured to allow for the removal of the Onslow street parking bays that currently bisect the site.

Additional parking is proposed along the park perimeter on Gray Street and Onslow Street. No change in on-street parking numbers is anticipated for Alfred Street.

Overall, the Stage 1 masterplan provides 33 less car spaces than is currently provided, due to the removal of car spaces on Onslow Street. The overall reduction in parking will encourage public and active transport to and from the site, increase usable open space, and reduce instances of anti-social behaviour that may currently occur in the existing Onslow Street car park.

Cycle parking is also to be provided throughout the park at key locations and, in conjunction with the new Alfred Street cycleway, promote active transport to and from the park.



Staging

Stage 1

Stage 1 works to include:

- + Site remediation;
- + Northern play space;
- + Sportsfield upgrade;
- + Youth recreation area;
- + Dog park;
- + New car parking at Onslow St and Gray St;
- + New footpaths; and
- + Alfred Street upgrade and cycleway.

Stage 2

In response to community and stakeholder feedback on the draft master plan, Stage 2 design will be subject to further site analysis and community consultation. This does not exclude site remediation. Council has an obligation to return the site to open usable space until completion of Stage 2 analysis and community consultation.



7.0

Appendix

7.1 Concept Development

A number of concepts were developed for the precinct to ensure that multiple approaches to the layout and design of the site were explored.

Through a process of review and design testing, the options were refined into the draft masterplan layout outlined in this report.



7.2 Park Precedents

Redfern Park, Redfern

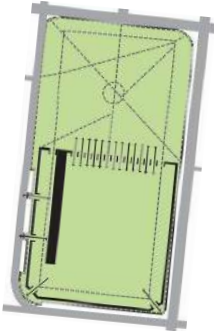


Features

- + 4.8ha
- + 1880s formal park area with trees, lawn, planting, pathways, seating and playground spaces
- + Fenced high quality sportsfield providing training facilities for the South Sydney Rabbitohs. Flexible fencing arrangement allows the oval to be secured for ticketed or private events and activities, with open public access outside of these times for recreational use. Terraced seating steps surround the oval.
- + Grandstand and amenities building providing facilities for the oval.
- + Redfern Oval Community Room available for hire 7 days a week - 110m².

- North Granville site comparison
- 1 Redfern Park
 - 2 Playground
 - 3 Redfern Oval
 - 4 Grandstand / Club rooms
 - 5 Skate / basketball court

Public access to sportsfield (can be secured on game days):



Paperbark Park, Parramatta

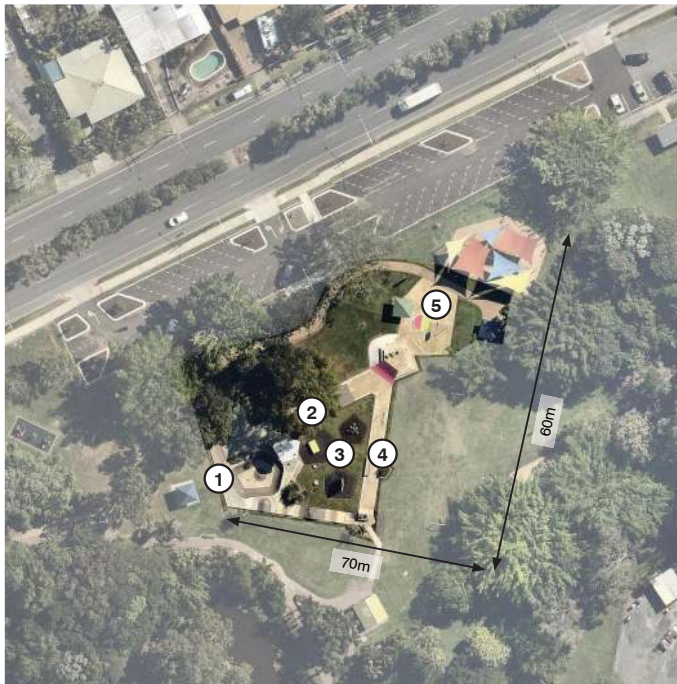


- Features**
- + 1652m² GFA
 - + Inclusive play space (wheelchairs)
 - + Ideal for children and toddlers
 - + Large amount of shade
 - + Seating for parents
 - + Scooter and bike track
 - + Water play
 - + Sand play
 - + Climbing dome
 - + Merry-go-round
 - + Slides & swings
 - + Large grassed area
 - + Convict history incorporated
 - + Annual Burramatta Festival

- 1 Merry-go-round
- 2 Climbing dome
- 3 Sand/water play
- 4 Swing set



Trinity Beach Youth Space, Trinity Beach



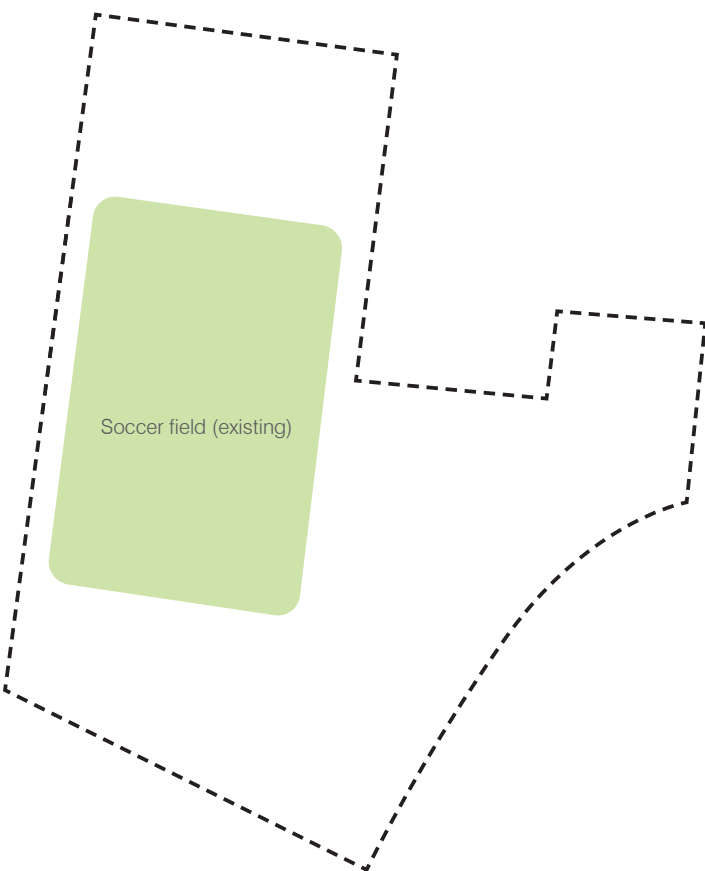
- 1 Mini skate bowl
- 2 Rails and jumps
- 3 Ping pong and play equipment
- 4 Pump track
- 5 Half-court

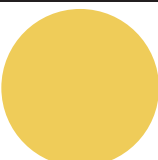
Features

- + 950m² GFA
- + Community skate spark
- + Colourful vibrant murals
- + 4 key skate zones varying from beginner to intermediate
- + Multi functional youth space
- + Half court
- + Ping pong
- + Bouldering wall
- + Informal soccer
- + Seating for parents



7.3 Park Ingredients



	Recommended minimum size	Potential features
Local play for very young*		
Locally accessible walk-to space for parents and very young children (up to 5yo) to play outdoors	 50m ²	+ Nature-based play + Small play area + Children's garden + Sculpture play + Pram-friendly, quiet and visible location + Fenced if adjacent to busy roads
Local children's play*		
Locally accessible walk-to, ride-to play opportunities for children of primary school age (5-12yo)	 100m ²	+ Nature play + Part of one large multi-features play area + Adventure play + Fenced or landscape barriers if adjacent to busy roads
Older children's activity space*		
Locally accessible ride-to or walk-to play and active recreation space for older children (10-15yo)	 1000m ²	+ Large multi-age play space + Nature play / exploration + Adventure play and structure play equipment + Bike tracks, skate plazas, outdoor courts
Youth recreation space*		
Neighbourhood level, larger, youth-focused area suitable for youth (13-20yo) and providing both active recreation and space to gather and interact	 2000m ²	+ Small bike / BMX track + Skate elements + Rock climbing + Parkour elements, exercise and fitness equipment + sports courts / half courts + youth 'plaza' with wifi and versatile group spaces + Visible location separated from play for very young
Dog exercise area*		
Neighbourhood-level access to an off-leash exercise opportunity for dogs	 50m ²	+ May be fenced or open off-leash area + Provide water and shaded seating
Multi-purpose community centre		
	 1000-1500m ² (1500m ² shown)	+ Hall space + Flexible spaces + Amenities + Combine with scout hall and / or clubrooms

Site area to scale with recommended minimum sizes

* Criteria based on GANSW Open Space for Recreation Guide (DRAFT)

7.4 Community Facilities Precedents

The Connection, Rhodes

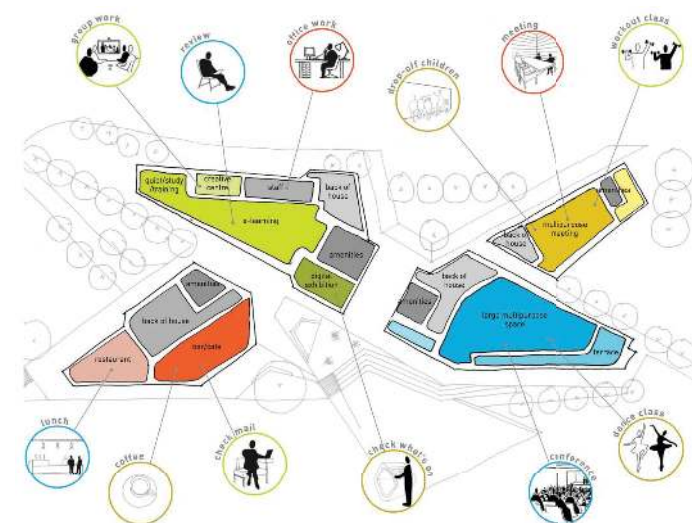


--- North Granville site comparison

- 1 Learning Space
- 2 Meeting Space
- 3 Event Space
- 4 Restaurant and cafe

Features

- + 3027m² GFA
- + Series of buildings separated into restaurant/cafe, the Meeting Space, the Event Space and the Learning Space
- + Learning Space - 1 studio with tables for quiet study, 1 studio for instruction and collaboration, 1 Digital Classroom and 1 Digital Gallery exhibition space
- + Meeting Space - multipurpose space for meetings, workshops and exercise classes
- + Event Space - multipurpose hall for conferences and performances
- + Restaurant and cafe overlooking the water
- + well connected, visible and accessible to surrounding community



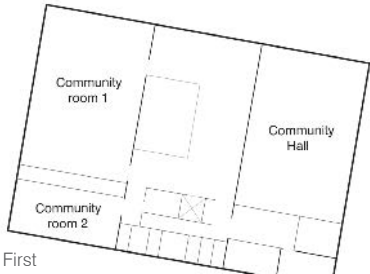
Juanita Nielsen Community Centre, Woolloomooloo



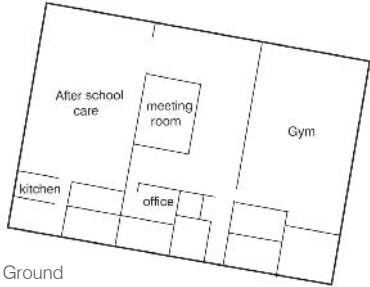
--- North Granville site comparison

Features

- + 1276m² GFA
- + Historical 1888 building repurposed as a community centre
- + community gymnasium
- + after school care with fenced outdoor play area
- + community hall
- + 2x community rooms, including mobile cooking facilities and paint traps.
- + meeting rooms
- + internet access
- + internal visibility is maximised through design



First



Ground



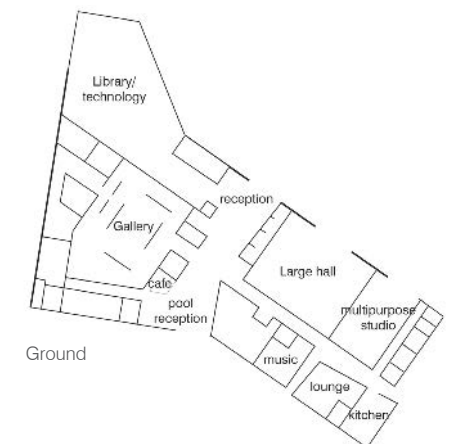
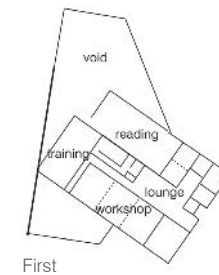
Granville Multipurpose Centre (Proposed)



--- North Granville site comparison

Features

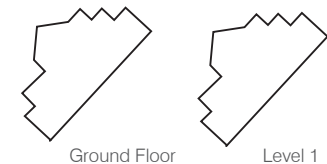
- + 4029m² GFA
- + recently approved multipurpose centre builds upon the existing elements of Granville pool, park lands and outdoor recreation facilities
- + 2 multipurpose courts
- + large library with computer facilities and generous reading areas
- + many break out lounge areas and kitchenettes
- + multipurpose workshops
- + large flexible gallery space
- + audio visual facilities
- + proximity to neighbouring pool
- + artist in residency studio
- + recording studio and production facilities



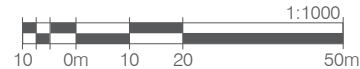
Community Facilities Areas Summary

Legend

- Halls
- Computer / Audio Visual / Production
- Multi-purpose / Workshops/ Creative
- Meeting Rooms / Consultation
- Foyer / Admin
- Lounge
- Gym
- Library
- Amenities
- Back of house / thoroughfares



Existing Community Building



The Connection

- GFA = 3027m²
- 1. Multi-purpose Meeting Room 263m²
 - 2. Multi-purpose Hall 315m²
 - 3. Digital Exhibition Room 80m²
 - 4. E-learning Room 336m²
 - 5. Admin Office 94m²
 - 6. Creative Centre 68m²
 - 7. Bar/Cafe 182m²
 - 8. Restaurant 128m²

Granville Multi-purpose Centre - GFA: 4029m²

- GFA = 4029m²
- 1. Library 574m²
 - 2. Gallery 360m²
 - 3. Community Kitchen and Cafe 34m²
 - 4. Reception / Foyer 327m²
 - 5. Hall 315m²
 - 6. Multi-purpose studios 79m²
 - 7. Video/ Recording/ Production 68m²
 - 8. Youth Lounge 100m²
 - 9. Kitchen 60m²
 - 10. Reading Area 125m²
 - 11. Meeting Rooms 10m²x2
 - 12. Consultation Rooms 9/11/16m²
 - 13. Lounge 58m²
 - 14. Training Rooms 81m²
 - 15. Workshops 40m²x3
 - 16. Artist in Residency 39m²

Juanita Nielsen Community Centre

- GFA = 1276m²
- 1. Out of School Care 148m²
 - 2. Meeting Room 31m²
 - 3. Reception / Foyer 97m²
 - 4. Gym 145m²
 - 5. Kitchen 15m²
 - 6. Office 15m²
 - 7. Community Rooms 37m²x2
 - 8. Wifi Lounge 90m²
 - 9. Kitchen 27m²
 - 10. Elders Consult 17m²
 - 11. Hall 150m²

7.5 Community Building

A concept for a new community building was included as part of the draft masterplan presented to the community and stakeholders as part of Phase 2 community consultation.

The new 1500m² community building would provide a valuable asset to the community with a number of flexible spaces and accompanying amenities and facilities.

The building was proposed in close proximity to the new parking areas and elevated to mitigate flooding issues.

Legend

- ① Hall: 450m²
- ② Hall storage: 2 x 25m²
- ③ Flexible spaces: 2 x 150m²
- ④ Flexible / meeting rooms: 2 x 100m²
- ⑤ Storage: 2 x 50m²
- ⑥ Amenities: 40m²
- ⑦ Change / shower rooms including universal design and access: 40m²
- ⑧ Kitchen: 40m²
- ⑨ Foyer / Lounge area: 200m²
- ⑩ Entry ramp / stair
- ⑪ Raised deck area

In response to feedback received during Phase 2 community consultation, the design of Stage 2, including the community building, will now be subject to further site analysis and community consultation and not part of the endorsed master plan design.



7.6 Parking Survey

Parking Survey

SCT Consulting was engaged by OCULUS on behalf of City of Parramatta Council to understand the parking demand on a typical match day / evening at FS Garside Park.

SCT undertook parking occupancy and duration surveys of the surrounding streets to capture parking conditions on surrounding local streets, as shown in the adjacent map.

A parking survey was undertaken on 18 May 2019 during a game evening with the following results:

- + The survey indicated that during the match on 18 May 2019, there was minimum 10% vacancy, i.e. 11 parking spaces available on Onslow Street south of Gray St, which provides the best access entering the oval. Hence, there should be minimal visitor parking demand overspill to other streets.
- + The survey concluded that there were 30-40 parked cars that could be related to the match based on an observed crowd of approximately 40-50 people (excluding players), which implies there could be multiple occupancy in vehicles or other mode choices such as walk or public transport.
- + This equates to approximately a parking demand of 0.8 vehicles per visitor.
- + Parking demand may vary depending on other factors including the game size and attractiveness, weather, time etc.



Parking survey extents

7.7 Engagement Report