

# Renewing the Ellen Grove Centre

## Concept Plan

Ellen Grove residents, University of Queensland students  
and John Mongard Landscape Architects



# Renewing Ellen Grove's Centre



*We are grateful to the residents and shop keepers of Ellen Grove for trusting us to work with them to reimagine the Ellen Grove shopping centre.*

*University of Queensland, Urban Planning students, 2018*



**THE UNIVERSITY  
OF QUEENSLAND**  
AUSTRALIA

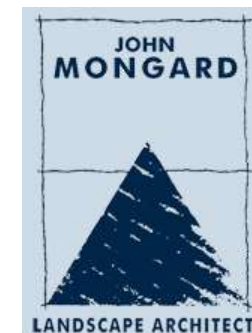
CREATE CHANGE



THE MYER  
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*Dedicated to a better Brisbane*



*The project was made possible with a Myer Foundation Placemaking grant and the support of the Brisbane City Council.*



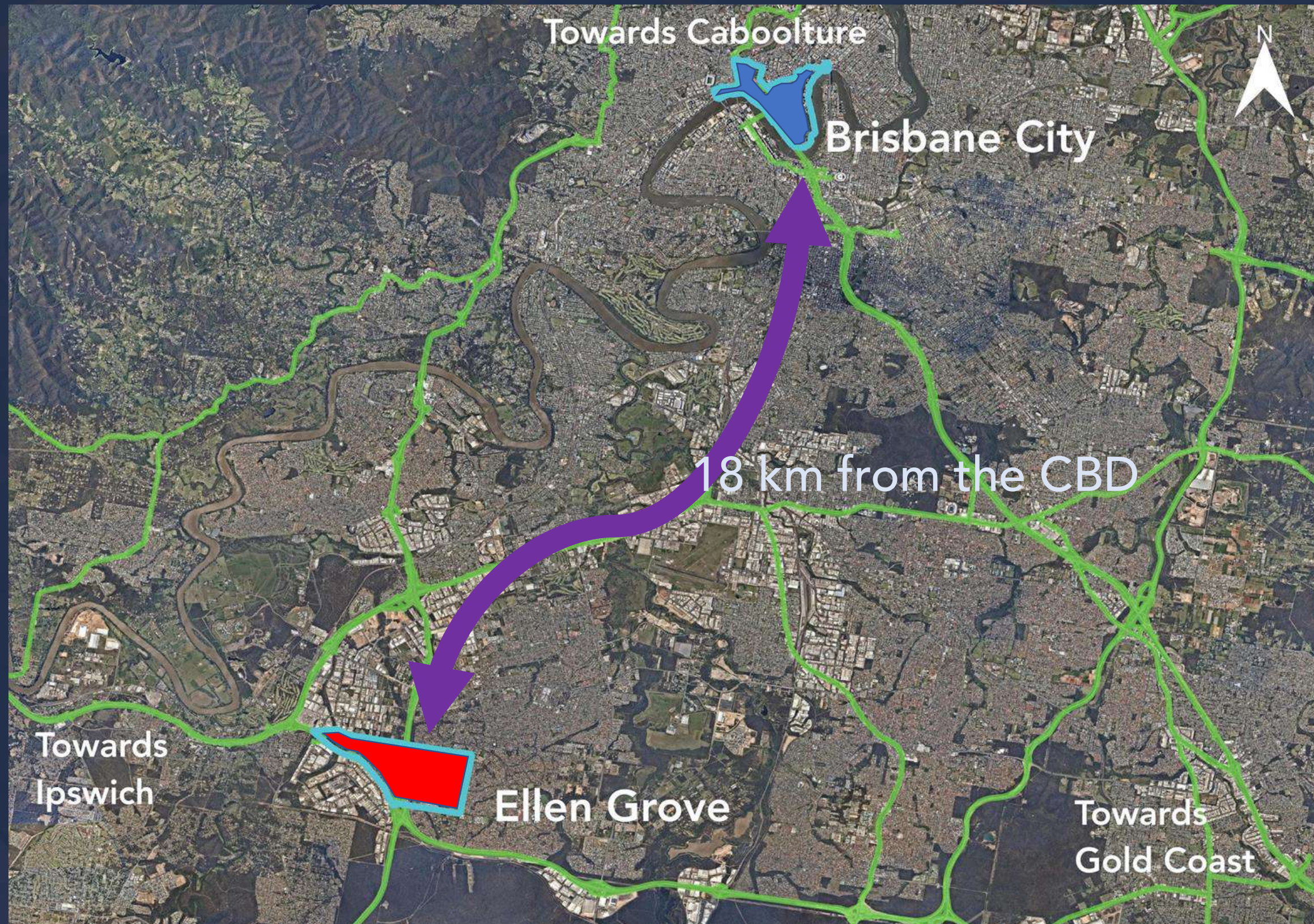


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# Ellen Grove in Brisbane



Ellen Grove relative to the Brisbane City Centre (Green lines are state controlled roads)  
Map Data : Nearmap 2018



# Ellen Grove - Feeling Unloved



Ellen Grove is an older outer suburb of Brisbane with a diverse population situated 18 kilometres south-west of the Brisbane City District.

In August 2018, a co-design workshop was undertaken to facilitate a community vision and an exchange of ideas between community members and urban planning students from the University of Queensland (UQ). At the workshop, Ellen Grove residents expressed that Ellen Grove is “forgotten” and “unloved”.

The Ellen Grove centre provides a vital hub for its residents with the grocery store, post office, café, fish and chip shop and other offerings. Its proximity to the local primary school, public pool, Boundary Road and the main bus stop are locational advantages for the shops. The transformation encapsulated in this report will deliver a local place that “residents can be proud of” and hopefully, love.



*Want a place that residents can be proud of*

*Needs a variety of food and good Environment*

*Needs Personality*

*Beautify Ellen Grove*

*Dull and Boring*

*Needs to be a Family Environment*

*Unloved*

*Looks like the Sahara Desert*

*Needs Youth Involvement and Activities*

Comments by local residents about Ellen Grove's centre



# Vision for the Ellen Grove Centre

*The Ellen Grove centre is a vibrant and active destination, supporting local trade, social gatherings and casual encounters for all residents and visitors.*

*The renewed centre design is attractive and comfortable, celebrating cultural diversity and inclusivity.*





# Renewing the Ellen Grove Centre

The shopping centre will be redesigned to create a sense of place and a sense of community. The renewal of the shops will provide a great place and an identity for the Ellen Grove community.

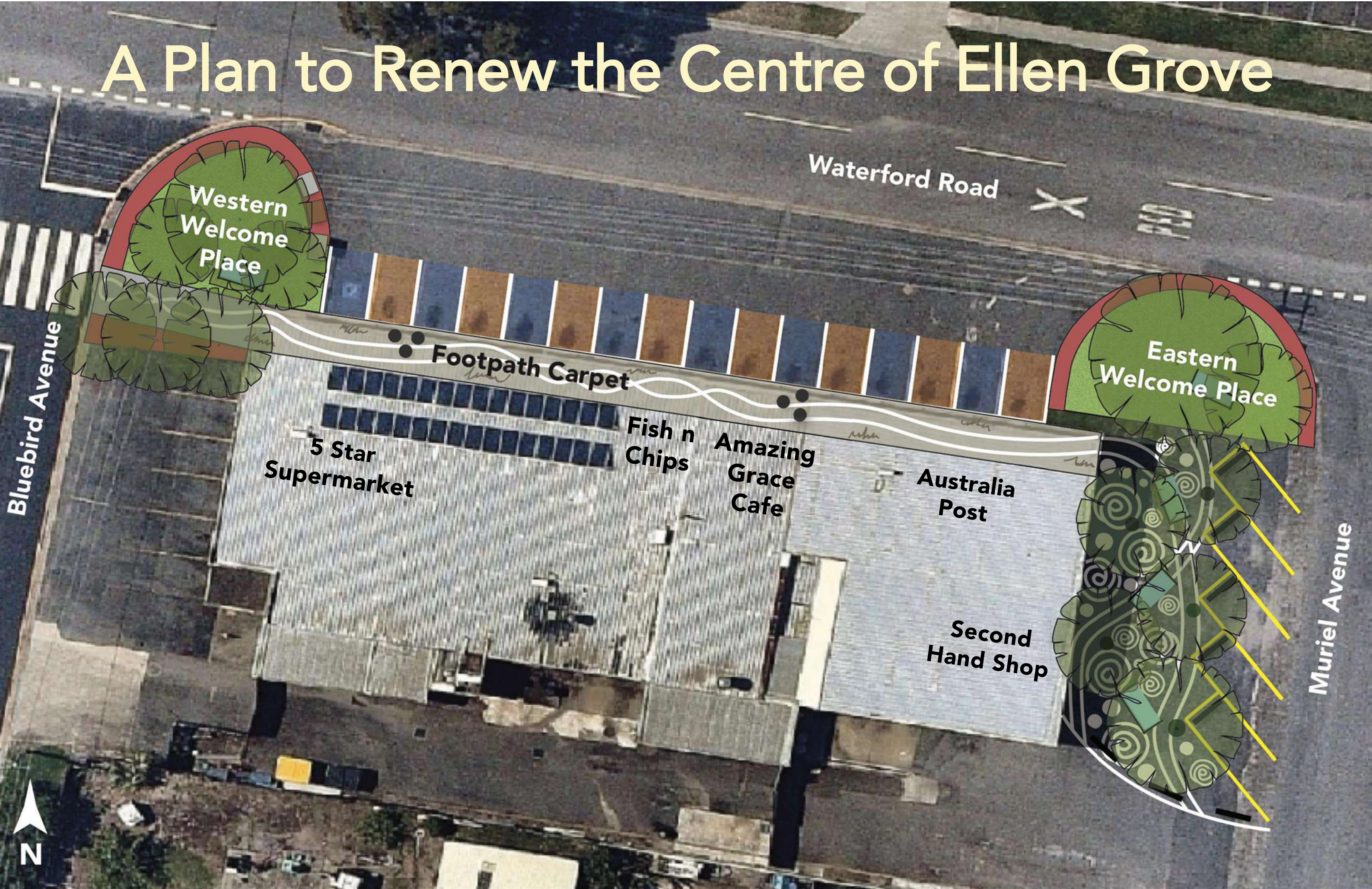
With a little love, the shopping area can become more welcoming and vibrant.

The modest improvements will create two green 'welcome places' at either end of the centre, repurposing excess areas of asphalt unnecessary for movement or parking. These two green 'welcome places' will be linked by a footpath artwork undertaken by a local artist that reflects Ellen Grove's unique cultural mix. This artwork would flow across to the Eastern green space utilising paint and thermal patterning over existing asphalt.





# A Plan to Renew the Centre of Ellen Grove



0 5 10 15 20 m



# Staging Plan

Renewing the Ellen Grove Centre

Stage 1

Stage 3

Stage 2

The following stages of works reflect community priorities and would allow progressive implementation over numerous years if required.



0 5 10 15 20 m



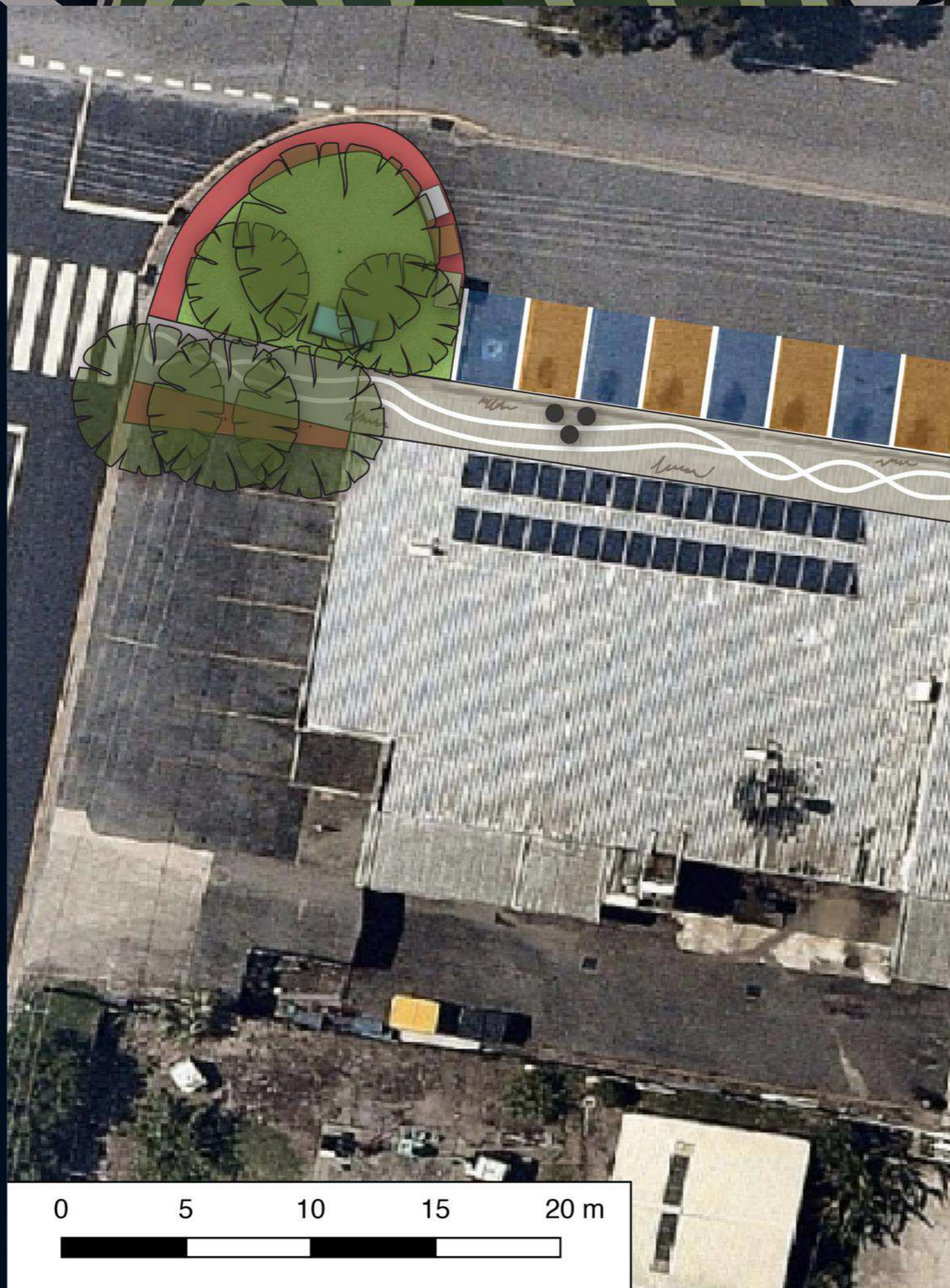


# Western Welcome Place

To the west of the shops, a small grassed area is created and shaded by new large trees. The donation bins and containers will be relocated into the car park so that an open green area can be created. The greenspace will be bounded by a low native garden to help define the place. The pedestrian crossing and route to the school will be improved by a new concrete path connecting to the existing path fronting the shops. A two-meter wide garden with hardy natives and advanced trees will provide additional shade and greenery.







## Western Welcome Place

### Key Elements:

1. Two-metre wide native garden with advanced shade trees
2. New three-metre wide concrete path with painted footpath artwork
3. Welcome place lawn – remove asphalt, and place grass or lay Astroturf. Provide large shade trees
4. Central seat under a shade tree
5. Two- meter wide native garden with low shrubs
6. Relocated donation bins and other containers
7. The welcome 'carpet' – new footpath artwork



# Eastern Welcome Place

The Eastern welcome place will relocate the carpark to the roadside, thus allowing reuse of the land for people. The asphalt would be retained and painted over. The North-East corner will have the asphalt removed to create a grassy space shaded by large trees and bounded by a perimeter of low native garden.

Five round, two-meter holes will be made in the asphalt area to provide shade trees. Wheel stops will be repurposed to create five, 60° angled parking bays. Several seats will provide refuge in the welcome place. The existing carriageways and vehicular areas of the street are retained.





# Eastern Welcome Place

## Key elements:

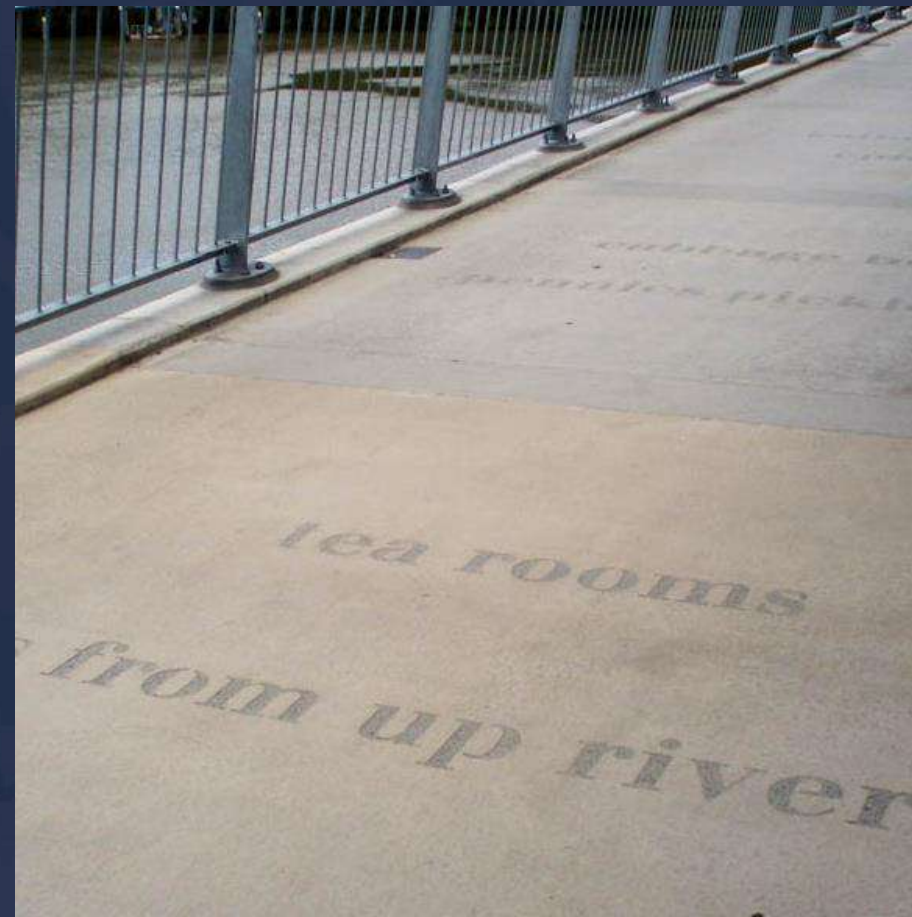
1. Line marking for 60° car parking bays and driveway edge
2. Relocated and painted wheel stops for vehicular barrier
3. Advanced trees in tree guards within round gardens excavated within the asphalt area
4. Seating under shade tree
5. Welcome place lawn – remove asphalt and place grass, or lay Astroturf
6. Two-meter wide perimeter native garden with low shrubs





# Footpath Carpet

The existing path will be livened up by creating interesting colours, textures and patterns in the concrete. Heavy duty paint and other materials could be utilised to create a welcoming and vibrant 'carpet' for the shops. Colourful concrete round seats could be placed along the footpath to provide informal seating. Car parks fronting the shops will be painted over in a multitude of colours. Images and colours will reflect the diverse community of Ellen Grove and reference its Aboriginal and contemporary past.

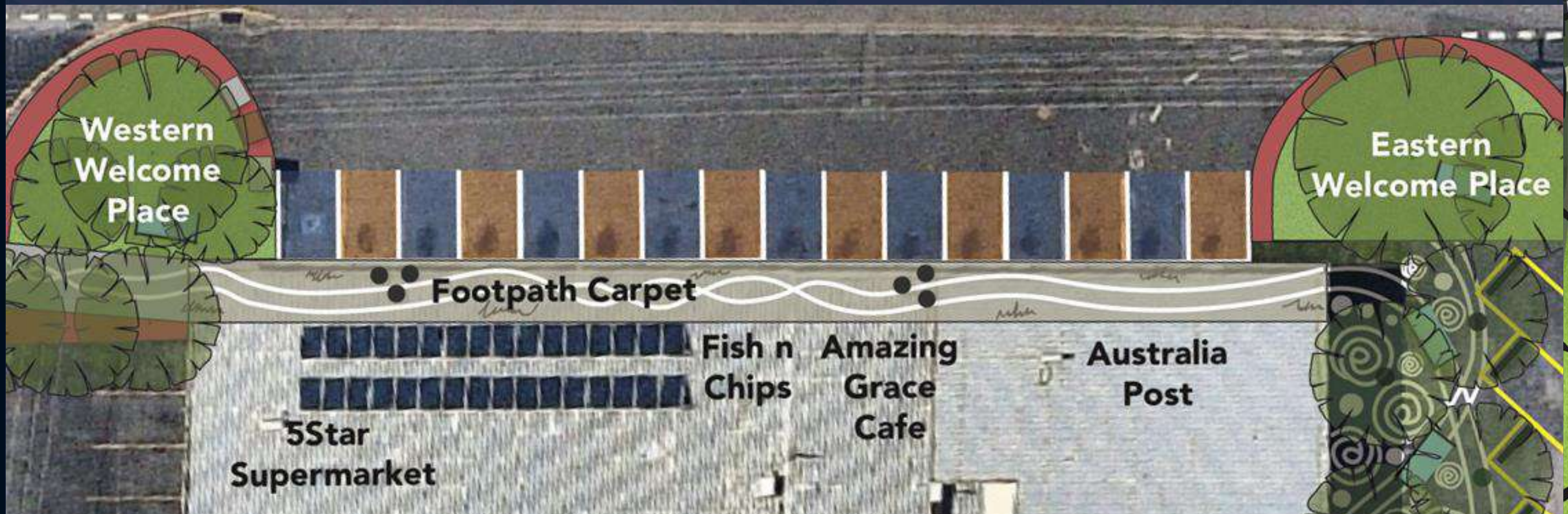




# Footpath Carpet

Key elements:

1. Walkway art on concrete path
2. Coloured concrete seats
3. Thermally treated artwork on car bays





# Order of Costs

## Eastern Welcome Place

| Item   | Order of Costs         |
|--|------------------------|
| 1. Preliminaries   | \$15, 000              |
| 2. Minor services works  | \$5, 000               |
| 3. Demolition works – remove asphalt in areas                                | \$4, 200               |
| 4. Asphalt top coat  | \$10, 000              |
| 5. Artist – asphalt artwork and footpath carpet                              | \$15, 000              |
| 6. Relocate and repaint wheel stops  | \$3, 000               |
| 7. Shade trees in asphalt – 150 litre tree, topsoil, mulch, tree guard, edge | \$10, 000              |
| 8. Timber seat with back   | \$3, 000               |
| 9. Perimeter garden – topsoil, mulch, plants                                 | \$6, 000               |
| 10. Maintenance and establishment of trees, garden, and lawn for 3 months    | \$2, 000               |
| 11.. Turfed area including concrete edges                                    | \$10, 000              |
| 12. Contingencies  | \$10, 000              |
| <b>Total</b>   | <b>\$93, 200 + GST</b> |

## Planning and Design - All Stages

| Item                               | Order of Costs         |
|------------------------------------|------------------------|
| 1. Survey, design, fees, liaison   | \$10, 000              |
| 2. Design plans and specifications | \$20, 000              |
| 3. Approvals                       | \$2, 500               |
| <b>Total</b>                       | <b>\$32, 500 + GST</b> |

*Note: These order of costs are based on provisional concepts for the purposes of strategic planning and do not replace a quantity surveyors detailed estimate*



# Order of Costs

## Western Welcome Place

| Item   | Order of Costs         |
|--|------------------------|
| 1. Preliminaries   | \$15, 000              |
| 2. Minor services works  | \$7, 000               |
| 3. Demolition works – remove asphalt in areas  | \$4, 000               |
| 4. Shade trees in asphalt – 150 litre tree, topsoil, mulch, plants                       | \$3, 000               |
| 5. Relocation of containers  | \$2, 500               |
| 6. Northern perimeter garden – topsoil, mulch, plants, removal of asphalt                | \$3, 750               |
| 7. Artwork design and installation in new path   | \$5, 000               |
| 8. Southern perimeter garden – topsoil, mulch, and plants including advanced shade trees | \$2, 250               |
| 9. Seating with back under tree  | \$3, 000               |
| 10. Welcome Place lawn   | \$12, 000              |
| 11. Contingencies  | \$10, 000              |
| 12. Maintenance and establishment of trees, garden, and lawn for 3 months                | \$3, 000               |
| <b>Total</b>   | <b>\$70, 500 + GST</b> |

## Vibrant Footpath Area

| Item  | Order of Costs         |
|---|------------------------|
| 1. Preliminaries/costs of establishment     | \$5, 000               |
| 2. Walkway art – design and install         | \$25, 000              |
| 3. Concrete seats x6                        | \$4, 800               |
| 4. Car bays – coloured asphalt topping seal | \$33, 600              |
| <b>Total</b>                                | <b>\$68, 400 + GST</b> |

## Planning and Design - All Stages

| Item                               | Order of Costs         |
|------------------------------------|------------------------|
| 1. Survey, design fees, liaison    | \$10, 000              |
| 2. Design plans and specifications | \$20, 000              |
| 3. Approvals                       | \$2, 500               |
| <b>Total</b>                       | <b>\$32, 500 + GST</b> |

*Note: These order of costs are based on provisional concepts for the purposes of strategic planning and do not replace a quantity surveyors detailed estimate*



# What the Community Says

The Co-design workshop was held on Saturday August 11th 2018 with 25 community members, 30 urban planning students from the University of Queensland, Brisbane City Council officers, and Elorac Place representatives. The workshop had 6 focus groups that included a mix of residents and students as scribes, facilitators and drawers. The workshop was held in the school hall, directly across the road from the Ellen Grove centre so participants could 'see' the shops just across the road. This encouraged the creative visualisation of design improvements for the shops.





# What the Community Says

Ellen Grove residents are determined to make positive change to their local centre to create a “family environment” and a loved place. Four questions guided the co-design workshop:

- *If there was one thing that we could do in this centre, what would it be?*
- *What things would you like to have, or need, that are not in the centre?*
- *If you thought big, what do you imagine the centre could be like?*
- *What other ideas do you have to make this place great?*

Issues and ideas were identified about the centre and other issues that matter to Ellen Grove residents.





# What the Community Says

A summary of resident issues and ideas appears below. The number in the brackets is the number of times that this issue was mentioned at the co-design workshop. See the Appendix for the full list.

## Neighbourhood shopping centre:

- ❖ Improve shopping centre facilities, design and businesses (5)
- ❖ Incorporate trees and shading (4)
- ❖ Provide high quality areas for seats and tables (3)
- ❖ Provide recreational green space (2)
- ❖ Internet café (2)
- ❖ Safer parking (2)
- ❖ Health clinic, doctors, pharmacy (1)
- ❖ Connected and permeable footpaths (1)
- ❖ Dog facilities (1)
- ❖ Relocate parking to increase public realm and provide disabled parking (2)
- ❖ Redesign the colour scheme or provide a mural (2)
- ❖ Provide bike racks (2)
- ❖ Increase the variety of shops (1)
- ❖ Provide large trees (1)
- ❖ Allocate bag storage for school students (1)
- ❖ Separated smoker's area (1)

## Transport:

- ❖ Improve the public transport services and frequency (3)
- ❖ Traffic calming around school area (2)

## Facilities and service:

- ❖ Fitness equipment (2)
- ❖ Provide long-term employment and services (4)
- ❖ Community noticeboard and community centre (2)
- ❖ Services that provide adult training and senior oriented activities (2)

## Community celebration:

- ❖ Improve negative culture and annotations of and within the community (1)
- ❖ Community events (1)
- ❖ Cultural activities (e.g. markets, music events) (2)



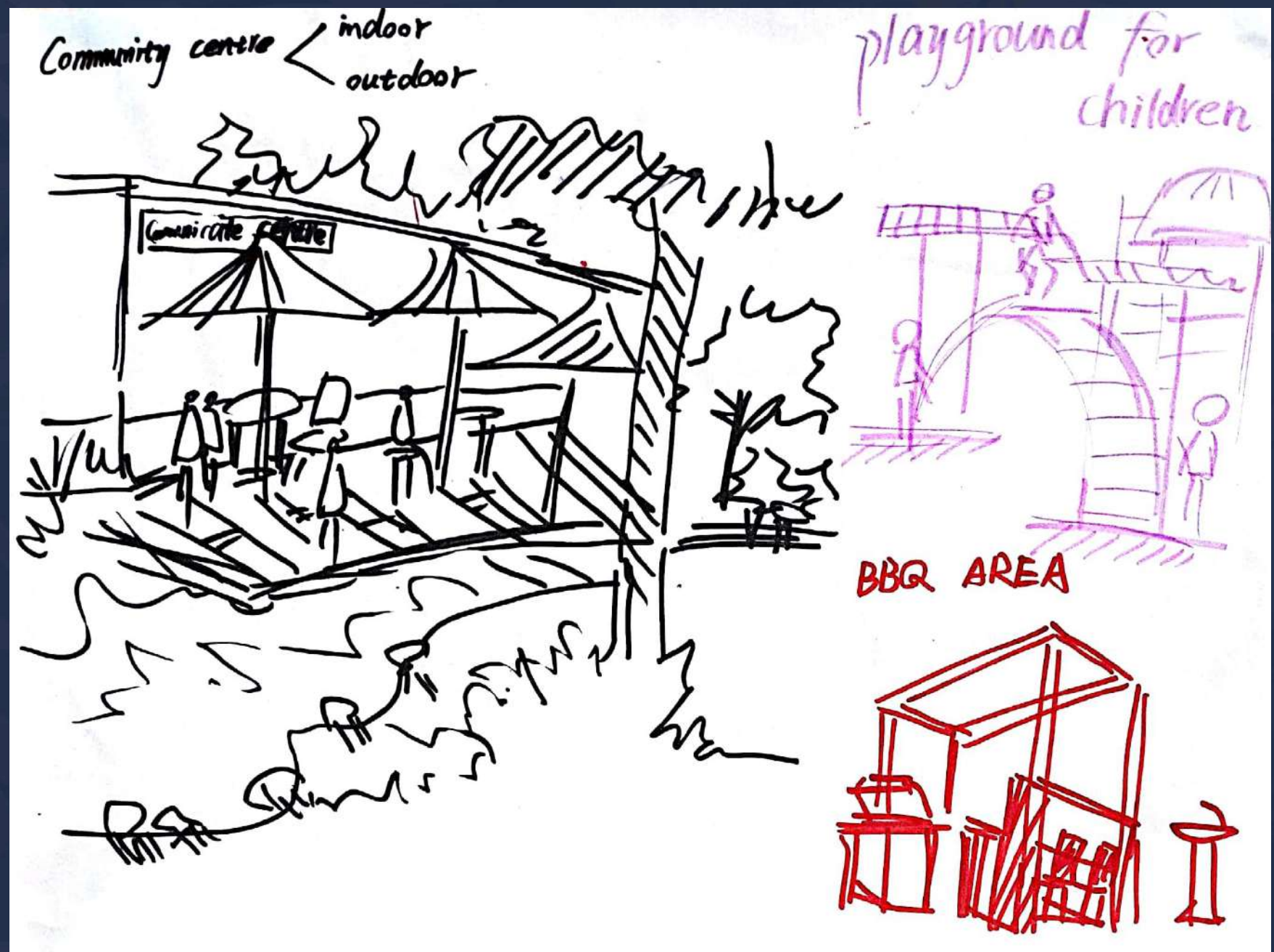
# Appendix

## One Thing

If there was one thing that we could do in this centre, what would it be?

### 1 Thing

- murals on the wall → currently too stark, needs personality
- ★ • more chairs/seats → needs to be concreted, can't be tagged
- incorporate vineyard culture → grapevines on iron grid
- aluminium (example from Skate park - Boundary Rd)
- ★ • tables & chairs on the corners, extend grass, make use of area
- need a new lollipop lady at crossing → neighbours are not stopping for children crossing
- smokers area, ash pan but not too close to crossing / potential table & seats area
- benches across the road
- more trash cans (also across the road)
- bike rack outside shops → in front of bollards?
- not enough parking during school time, mobile BCC library takes up car park across the road twice a month
- want nicer coffee
- if implementing a garden, need someone to look after it → too much maintenance
- need more amenities for teenagers: skating rink
  - issues relating to access (e.g. need to drive to PCYC)





# Appendix

## What do people need?

What things would you like to have, or need, that are not in the centre?

### 2. Things needed

- Doctors, clinic, medical centre
- Consulting services
- chemist
- ATMs or banks
- drug consulting
- ~~★~~ youth centre or youth consulting (youth services)
- homeless services
  - { shelters (chairs, beds etc.)
  - { foods
  - { clothing
- activities for the youth after school

- SEATING \*\*\*
- couple of floodlights + cameras
- SHADE
  - ↳ over car-park
  - ↳ stop kids from roaming
- flowers, greenery
  - herbs, self-maintaining or someone to care for it
  - get kids involved
    - ↳ reduce graffiti, vandalism
    - ↳ kids + youth respect it eg. mural, planter boxes
- "needs to be a family environment."
- better post office → "it's dull + boring"
- phone to ask different things
- community noticeboard \*\*\* there's one in post-office, but not accessible
- Elorac Place → not community-oriented
- Wesley Mission → profits

- ### 2. What we really need
- Tables
  - chairs
  - Doctors
    - used to be at Elorac Place
    - closed down
    - limited access
    - lost Government funding
  - Public Socialising areas
  - A Place That Residents Can be Proud of
  - Won't Walk Streets at Night
    - Lighting
  - down to Earth Community
    - People stay for the Community
  - up & coming ~~from~~ Community
    - cheap housing
    - closer to close enough to Forest Lake
    - wider Range
  - Post office widely used
  - Seating at both ends
  - Community Garden
    - Current Elorac Place Garden gets vandalised
  - More Garbage bins
  - Fire Drunk
  - Skate/Bike Zone in front of shops
  - Implementing Speed Bumps
    - slow traffic
    - More Bike friendly
    - More Bike friendly
- School is not centre of community - we don't hear what is happening at school.

- ### What we want: #2
- Shades Needed in Summer
- Townhouses prevent Crimes (except a case when bike in the backyard was stolen)
- Some kind of racks to put school bags
- Postbox caught on fire once or twice
- More parking spots
- Ice cream/hotdog Stands
- Used to be a doctor but now gone
- A pharmacy

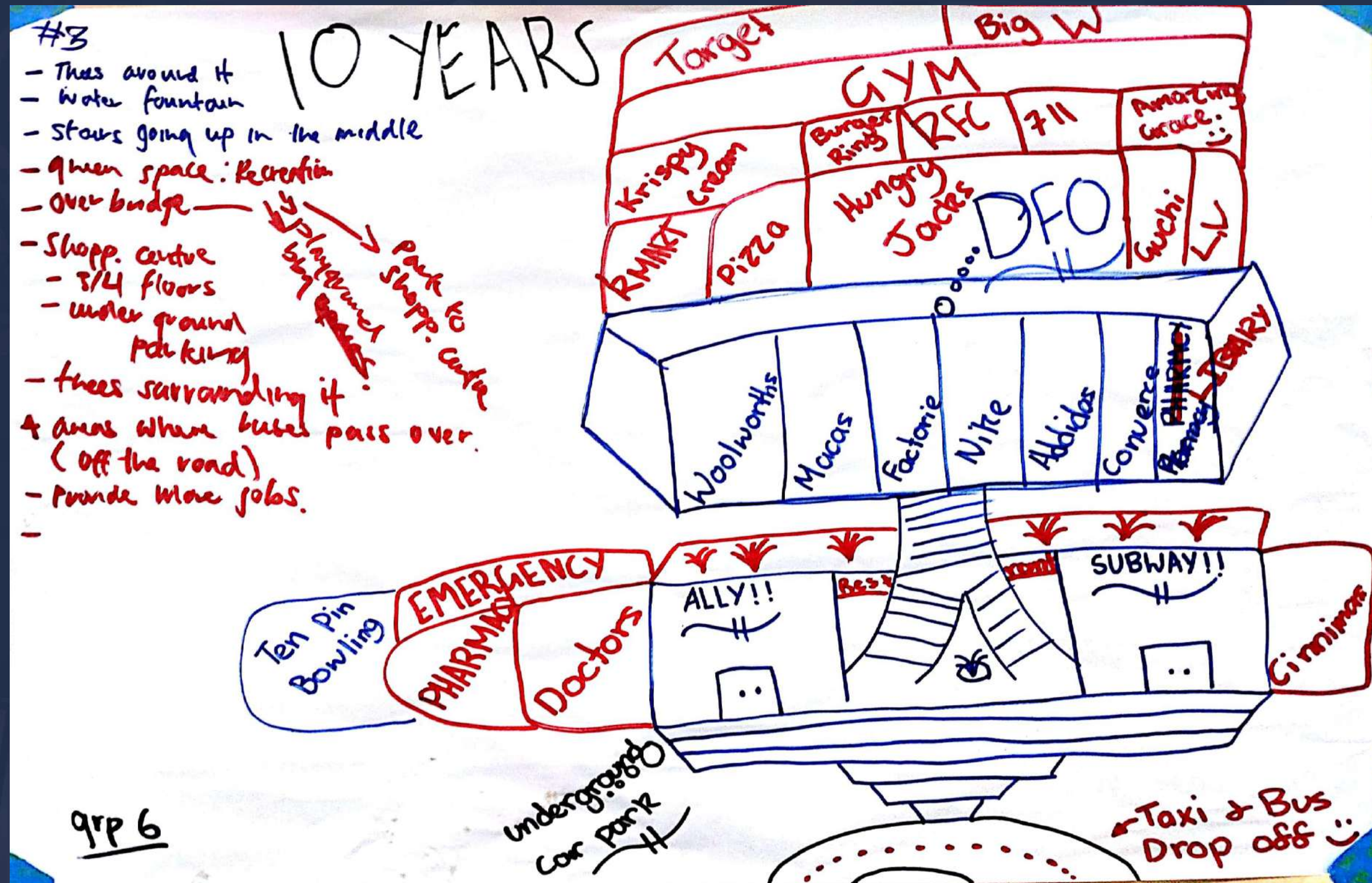
- ### #2 Public toilets What we want!!!
- ✗ drinking fountains
  - ✗ street lighting (dim)
  - covers for bus stops - due to weather - more seating area
  - Regularly trim grass near bus stops
  - beautify Ellen Grove
  - cheaper access to the pools.
    - ↳ cheaper swimming squad (learn how to swim)
    - ↳ 45 - adults (discount)
  - Govt depart.: activities for kids/youth
  - Refusal to build church (too small) - issues: ants.
  - youth app: public insurance liability (own insurance)
  - Tennis court near park: Park barely used
  - ✗ basketball/netball courts: - ask to use - min use
  - NEED Comm. Centre.
  - Public fitness/sport equipment
  - integrate cultural diff & - diff cultural speaker to comm. apps: more approval/approach



# Appendix

## Thinking Big

If you thought big, what do you imagine the centre could be like?





# Appendix

## How to make this place great?

What other ideas do you have to make this place great?

- 4.
- Community Carnival
  - Senior orientated Activities
    - Women's Group
    - Community Connectors
    - book clubs
    - craft
    - More Common Public Transport
  - Adult Literacy Courses
  - Bus service improvement
    - Start Earlier
    - End later
  - Get rid of negative culture in community (lots of complaints)

## Other ideas?

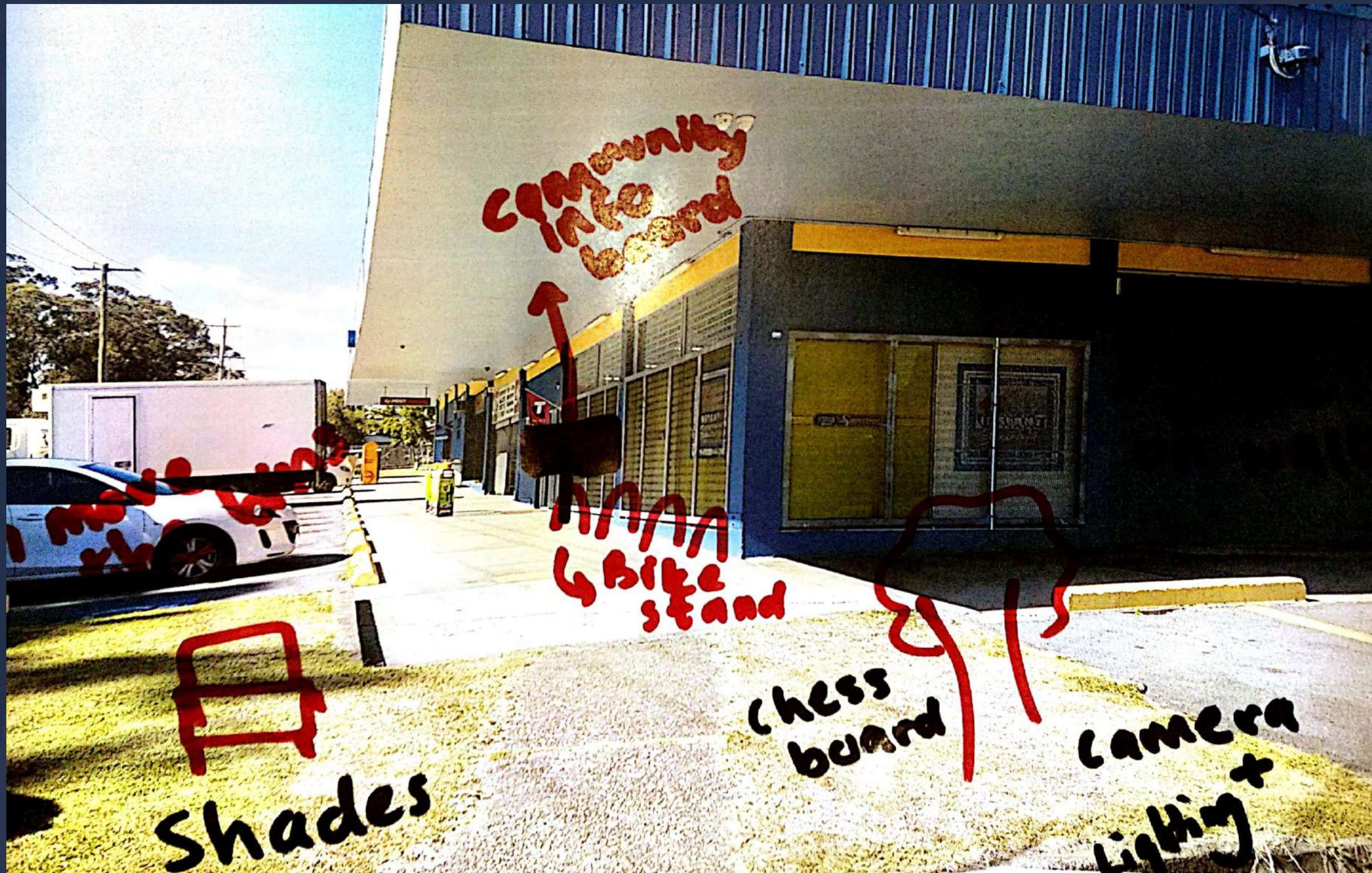
- the shops are "unloved"
- bus service needs to continue
  - free service
  - currently stops at Post Office = good
    - ↳ concern about authority of "volunteer bus-drivers"
  - extend service
    - ↳ Forest Lake, Richlands train station, Mt Ommaney
  - easier to get to Browns Plains than Inala
    - ↳ have to change buses
  - current frequency is hourly
    - ↳ could move one of the two buses to the half-hour
- the local member has moved to Jindalee (from Inala)
- Disabled parking \* → one space.



# Appendix

## Co-design Drawings

Students and Residents drew ideas about the future together.

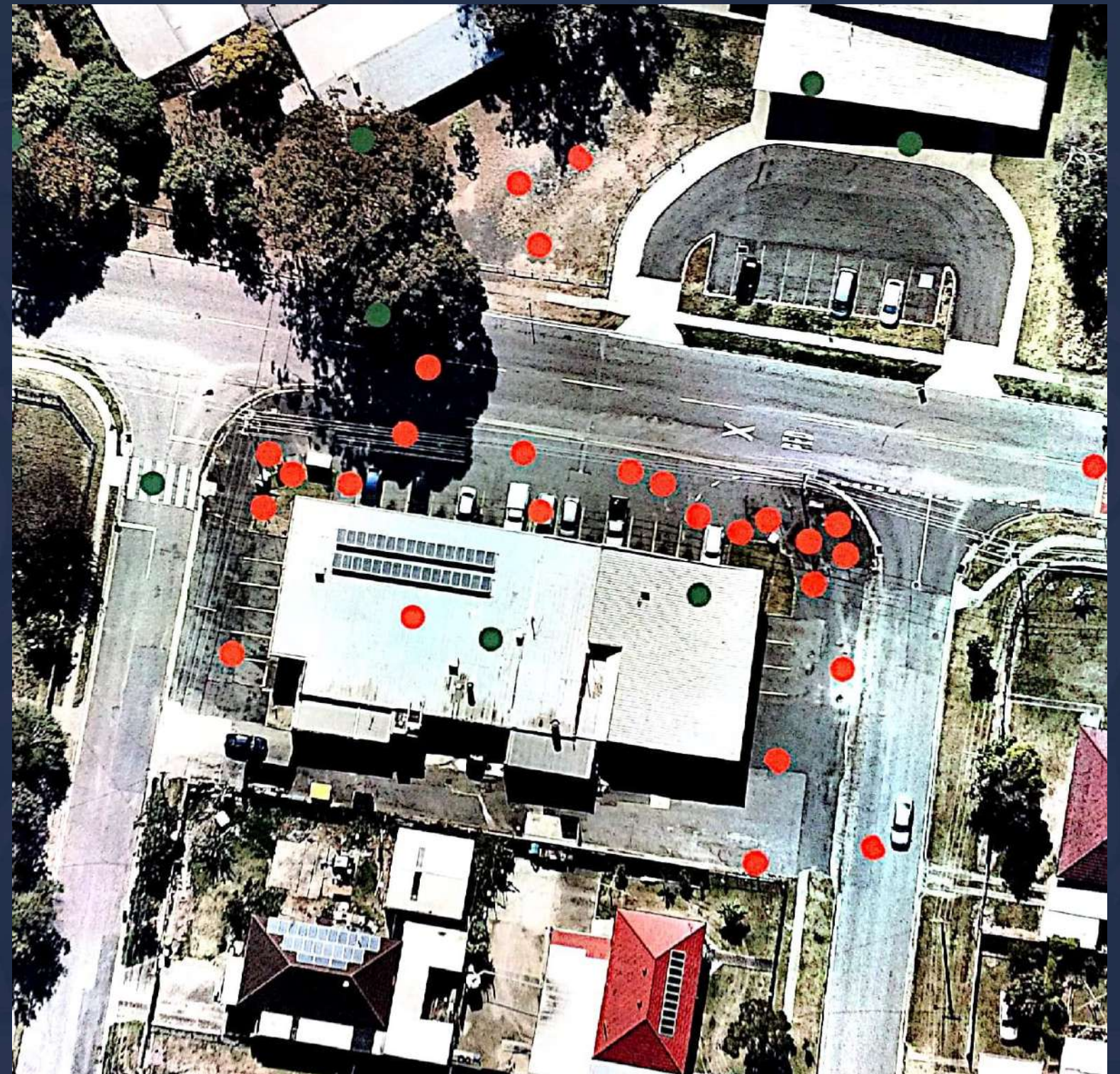




# Appendix

## What residents liked

We asked residents to place coloured dots on things they disliked in the Ellen Grove centre. A red dot was something people disliked. A green dot represented something they valued.





# Renewing the Ellen Grove Centre Concept Plan

## Ellen Grove Project Video:

The students prepared a video which describes the project in a 3 minute presentation. The video can be found at: <https://vimeo.com/302264204>

## University of Queensland Project Team:

Laurel Johnson  
Jungwoo Lee  
Tara Nunn  
Gabriella Tomarchio  
Henry Venus  
Blake Brindley

## Industry Partner and Placemaker:

John Mongard Landscape Architects

## Co-Design Funders:

Myer Foundation – Placemaking Project  
Brisbane City Council

## Ellen Grove Community:

EG2020 Community Connectors  
Residents

## References

Nearmaps, 2018  
tykapticv.pw (Page 13 – Left image)  
papersail.wordpress.com (Page 15 – Centre image)

