INDEX

1.0  INTRODUCTION

2.0  SITE CONDITIONS
   2.1 SITE LOCATION AND CONTEXT
   2.2 EXISTING LAND USE
   2.3 EXISTING PEDESTRIAN CIRCULATION
   2.4 EXISTING VEHICULAR CIRCULATION
   2.5 EXISTING CAR PARKING ON MAIN STREETS
   2.6 EXISTING LOCAL CHARACTER & SIGNIFICANCE
   2.7 EXISTING CONSTRAINTS & ISSUES

3.0  MASTERPLAN INITIATIVES
   3.1 MASTERPLAN APPROACH & DESIGN PRECINCTS
   3.2 MAIN DESIGN OPPORTUNITIES AND INTENT
   3.3 ILLUSTRATIVE MASTERPLAN
   3.4 ILLUSTRATIVE MASTERPLAN - LOWER FREDERICK ST
   3.5 FREDERICK ST. - EXISTING CONDITIONS
   3.6 FREDERICK ST. - PHOTOMONTAGE OF PROPOSAL

4.0  DESIGN IMAGERY
   4.1 DESIGN IMAGERY: STREETSCAPE
   4.2 DESIGN IMAGERY: PARK
   4.3 DESIGN IMAGERY: PARK
   4.4 DESIGN IMAGERY: PAVING PALETTE
   4.5 DESIGN IMAGERY: STREET FURNITURE & LIGHTS
   4.6 DESIGN IMAGERY: STREET FURNITURE & LIGHTS
   4.7 DESIGN IMAGERY: THEMES & URBAN ELEMENTS

APPENDIXES

APPENDIX  1. LOCAL ROAD MAP
APPENDIX  2. SITE AERIAL PHOTO AND SURVEY
APPENDIX  3. SITE CONDITIONS - PHOTOGRAPHIC OVERVIEW
APPENDIX  4. COMMUNITY QUESTIONNAIRE & RESULTS
APPENDIX  5. COMMUNITY CONSULTATION SUMMARY
Masterplan scope and objectives

As outlined in the brief for this Masterplan, Kogarah Council is considering implementing in Oatley Village Centre an Improvements Program that will ensure that it continues to thrive as a viable business centre while retaining its unique village atmosphere.

As part of this strategy, PLACE Design Group was commissioned by Kogarah Council to prepare a Masterplan for the Improvement Works.

The main issues addressed on this document are streetscape improvements to facilitate a better pedestrian and traffic interface therefore increasing the amenity and quality of the overall streetscape. The adjacent Memorial Park was considered to be a vital component to the plan and was also included in the scope of works.

At the same time, the requirements for optimised traffic management and parking facilities for shoppers and business owners are taken into account. This aims to provide an urban framework for a functional and revitalised Shopping Centre, within the opportunities and limitations inherent to the study area and other external factors affecting its development potential.

Masterplan methodology

During the initial stages, an overall site analysis was performed addressing urban and landscape attributes, which resulted in a clear identification of the site potentials, constraints and critical issues to the area. A survey was also carried out to determine key community issues related to Oatley Village Centre (see Appendix 4).

In parallel, Council promoted the "Oatley Town Centre Parking study" and a "Memorial Park / playground consultation", whose findings were also considered and informed the design decisions.

Based on the knowledge of the site, the results of the community survey and the findings from the studies above, the design was developed in a collaborative manner with Council’s team of urban planners, engineers and park staff.

A draft version of the masterplan was prepared and presented to the public as part of a community consultation process. The comments received were addressed by the team and the masterplan was reviewed to optimise the master-planning outcomes (see Appendix 5).

Implementation

Following the completion of this Masterplan, a detailed design is required to translate the proposals into a construction level of detail. The development of the full design and the physical implementation of the improvement works is subject to future Council programming and funding allocation.

A part of the Masterplan is identified as a long-term potential. This is a new access to the train station linking Oatley across the Municipal boundary, which is to be subject to negotiations on a political level with the authorities involved.

From the onset, the detailed design phase would incorporate the following concerns:
- the relevant Australian Standards
- the NSW Police Force recommendations and the Crime Prevention Through Environmental Design guidelines
- Ecologically Sustainable Development techniques and materials
- coordination with the Kogarah street tree masterplan, Memorial Garden / playground consultation process, and future arborist surveys
2.1 SITE LOCATION AND CONTEXT

LOCAL CONTEXT

- Oatley Bay
- Como
- Kogarah
- OATLEY CBD AREA

Site Location
Oatley Station
2.2 EXISTING LAND USE

- Residential
- Retail / Commercial
- Community
- Hotels
- Public Park
- Church
- Masonic Temple
- School
- Baby Health Centre
- Public Toilets
- Post Office
- Oatley Hotel
- Library
- Petrol Station
- RSL
- Study Area
2.3 EXISTING PEDESTRIAN CIRCULATION

Primary Pedestrian Circulation
Secondary Pedestrian Circulation
Main Pedestrian Crossings
Primary Pedestrian Nodes
Secondary Pedestrian Nodes
Study Area

Primary Pedestrian Nodes
Secondary Pedestrian Nodes
Study Area

Letitia St
Oatley AV
Oatley Pde
Rosa St
Wonoona Pde
Frederick St
2.4 EXISTING VEHICULAR CIRCULATION

Bus Route 954
Frederick St.
Letitia St.
Oatley AV
Oatley Pde
Wonoona Pde
Rosa St.
Roja St.
Major Intersections
Bus Stop
Study Area
Primary Vehicular Circulation
Secondary Vehicular Circulation
Tertiary Vehicular Circulation
2.5 EXISTING CAR PARKING ON MAIN STREETS

Notes: Parking map based on the ‘Oatley Shopping Centre - Parking issue Study’ by Genniaoui Consulting PTY (March, 2008)
2.6 EXISTING LOCAL CHARACTER & SIGNIFICANCE

Letitia St
Rosa St
Rosa St
Oatley Av
Oatley Av
Oatley Av
Oatley Pde
Oatley Pde
Wonoona Pde
Frederick St
Letitia St
Letitia St

Visual Significant Trees
Street Front With Architectural Significance
Sculpture
Study Area
2.7 EXISTING CONSTRAINTS & ISSUES

Civic space quality compromised by road / parking extents
Under Developed Pedestrian Civic Precinct
Compromised streetscape quality of station threshold and access
Traffic dominance of potential nodes
Park feature elements

Under Poor/Fair Conditions

Study Area
"IT'S OATLEY TIME" – MASTERPLAN VISION

1. Oatley CBD uplifted, refreshed and promoted.
2. Local identity and heritage reflected in the masterplanning and design solutions.
4. Local events promoted with managed sizing: music, arts, markets, festivals, community activities.
5. Improved urban quality and amenity both for the residents and visitors.
6. Customers attracted to an enhanced local retail experience.
7. Reininvigorated streetscape – vibrant, more pedestrian friendly, “greener” and optimised parking supply.

OVERALL ACTIONS

1. Parking supply: additional 71 short stay parking spaces (conversion of 64 long to short stay, 7 new spaces); 2 loading bays to shop area. Additional restricted parking to bus setdown and and loading bays.
2. Public domain upgrades with unified ‘Village’ character: paving, lighting, furniture and signage, public art / feature elements, planting
3. Possible themes to integrate in design solutions: James Oatley Sr., ‘Time’, St George’s Regiment, 1884 rail line through park and local artists.
4. Integration of Water Sensitive Urban Design devices (e.g. rain gardens in garden beds / tree pits)

3.1 MASTERPLAN APPROACH & DESIGN PRECINCTS

- Approach Streets
  - Enhance perception of civic attributes
  - Additional street trees
  - Improve pedestrian crossings

- Civic centre
  - Footpath widening and creation of ‘civic pockets’
  - Increase of short stay car parking
  - Planting of street trees and garden beds
  - Under-grounding / bundling of aerial services

- Council Car Park
  - Introduce landscape and pedestrian amenity
  - Promote links to Frederick St

- Park boulevards
  - Articulate street retail activation and park aspect
  - Improve pedestrian and landscape amenity
  - Optimisation of parking areas
  - Improve pedestrian crossings

- Memorial Park
  - Increase accessibility and connections
  - Increase activation and definition
  - Softscape and landmark improvements
  - Lighting upgrade

- ‘James Oatley Snr. Plaza’
  - Reinforce gateway character and integrate heritage clock tower
  - Improve pedestrian circulation
  - Bus stop relocated from Frederick Street

- Long term potential for new bridge access to train station across Oatley municipal boundary.

- Pocket Park and station access
  - Upgrade of water feature
  - Finishes, furniture and lighting to match overall palette
  - Upgrade of station access – potential lift, feature lighting, treatment to tunnel walls and traffic barriers

- Nodes

- Gateway / entry treatment

- Study Area
3.2 MAIN DESIGN OPPORTUNITIES AND INTENT

- Upgrade of existing water feature and improved integration to park and streetscape
- Upgrade of park and station access
- Upgrade of laneway link to Council Car Park
- Bus node and celebration of arrival to Oatley Village Centre
- New play area and location of new toilet block
- Creation of BBQ areas
- Upgrade of active play area
- Creation of civic node to midblock of lower Frederick St
- New angled parking areas
- Integration of central civic streetscape with unifying pavement upgrade
- Reinforce existing landscape amenity with new street and park tree planting
- Footpath widening to lower Frederick St
- New raised / marked pedestrian crossing
- 2.5m shared pedestrian cycle-way
- New footpath
- Long term potential new bridge / lift access to train platform
- Potential new pedestrian connection through mid-block redevelopment
- Gateway structures to park and entry treatment to library
- Main landmarks - sculpture / signature signage totems
- Secondary gateway experiences with signature signage totems
- Study area
1. Upgrade of existing park, including relocation of existing toilet blocks
2. Upgrade of existing water feature and improved integration to park & streetscape
3. New park footpaths
4. Gateway structures
5. New angled parking areas
6. 'James Oatley Sr. Plaza' - feature threshold treatment to pedestrian node / bus area
7. New train-themed play area
8. ANZAC memorial area
9. New location of toilet blocks
10. New BBQ facilities
11. Mounding to edge of park
12. Upgrade of active play area
13. Creation of civic pocket with new raised crossing to lower Frederick St.
14. Footpath widening to south side of lower Frederick St.
15. Additional short stay parking and loading bay to shops area (relocation of bus setdown)
16. Introduced amenity to council's car park
17. Pedestrian connection through future mid-block redevelopment to Council car park
18. Upgrade of existing laneway
19. Entry treatment to library
20. Proposed bridge link with lift and stair access to train station, across municipal boundary
21. Sculptural element
22. Relocated raised crossing

See Long Term Variation Plan
3.4 ILLUSTRATIVE MASTERPLAN-LOWER FREDERICK ST

1. Gateway structures serve as features and shade / shelter structures
2. Seat walls
3. New marked pedestrian crossing
4. New raised traffic calming device / pedestrian crossing
5. Signature signage
6. 'James Oatley Sr. Plaza' - feature threshold treatment to pedestrian node / bus area
7. Bus set down area
8. Catenary suspended street lights and temporary banners to poles
9. Mounding and new trees to planted median
10. James Oatley clocktower (Existing) with uplights
11. New train-themed play area
12. Upgrade of existing raised pedestrian crossing
13. Footpath widening on south side of shops area
14. Central civic pocket with buffer planting and furniture / art installation
15. Potential new pedestrian connection through future mid-block redevelopment
16. Upgrade of existing laneway
17. Additional short stay parking and loading bay to shops area (relocation of bus setdown)
3.6 FREDERICK ST. - PHOTOMONTAGE OF PROPOSAL
4.1 DESIGN IMAGERY: STREETSCAPE
4.2 DESIGN IMAGERY: PARK
4.3 DESIGN IMAGERY: PARK

VILLAGE CENTRE - IMPROVEMENT PLAN

MASTERPLAN 30.01.09
### Paved Areas

<table>
<thead>
<tr>
<th>Area</th>
<th>Infill</th>
<th>Feature Bands</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Footpaths</td>
<td>Concrete Pavers</td>
<td>Porphyry Sets / Flags</td>
</tr>
<tr>
<td>Civic Pockets</td>
<td>Phorphy sets / Flags</td>
<td></td>
</tr>
<tr>
<td>Raised Pedestrian Crossing</td>
<td>Porphyry Sets</td>
<td></td>
</tr>
<tr>
<td>Park Footpaths</td>
<td>In Situ Exposed Aggregate</td>
<td>Concrete eco-pavers</td>
</tr>
</tbody>
</table>

### Main Drivable Areas

<table>
<thead>
<tr>
<th>Area</th>
<th>Infill</th>
<th>Feature Bands</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Lane to Frederick St. shopping front</td>
<td>Phorphy Sets</td>
<td></td>
</tr>
<tr>
<td>Dish Drains to Frederick St. shopping front</td>
<td>Stone Flags</td>
<td></td>
</tr>
<tr>
<td>Driveways across main footpaths</td>
<td>Porphyry Sets</td>
<td></td>
</tr>
<tr>
<td>Feature Threshold</td>
<td>Concrete eco-pavers</td>
<td></td>
</tr>
</tbody>
</table>

### Notes

- To main footpaths and civic pockets: brick pavers as existing with grip guard treatment, feature coloured brick bands/header course.
- To secondary footpaths: broomed concrete.
- To Frederick St. shopping front: concrete eco-pavers to parking lane and concrete dish drain.
5.6 DESIGN IMAGERY: STREET FURNITURE & LIGHTS
5.7 DESIGN IMAGERY: THEMES & URBAN ELEMENTS