

COMMUNITY CONSULTATION PRESENTATION
*We would appreciate you sharing your thoughts on
the preliminary project aspects with us.*



Oatlands Civic & Cultural Precinct

Creating a Vibrant Village Square



We have an opportunity to reimagine the area around the Council Chambers, Roche Hall and also connecting access to the public buildings across High Street, namely the Aquatic Centre as well as the Midlands Memorial Community Centre, to create a new focal point for residents and visitors alike that reinforces the character within the heritage village of Oatlands.

This set of slides provides the background of the Oatlands Village Square project as well as an explanation of the preliminary work that needs to be considered prior to embarking on the actual Village Square detailed design.



Deputy Mayor, Karen Dudgeon,
Chairperson - Oatlands Village
Square Working Group

Oatlands is home to many cherished buildings and spaces that are central to our village's civic and cultural life. This has been recognised across Australia, with Oatlands having the largest number of intact Georgian buildings in a village environment in the country.

During the development of the Oatlands Structure Plan in 2021, the community strongly shared, that their top priority was the creation of a Village Square at the heart of Oatlands, providing a connection to many of these buildings and spaces.

The idea is to combine key locations like the Council Chambers, Roche Hall (the old Oatlands School), the Aquatic Centre, and the Midlands Memorial Community Centre into a more integrated space. This would improve the use of these buildings, create a lively and connected village centre, as well as boost community activity levels, all whilst preserving the character of the village.

The project's starting point is understanding what is special about this location and what can be done to vary existing elements/infrastructure that have the potential to clutter or impact on a vibrant village square. The goal is to create a space that stands out but also strengthens Oatlands' identity.

This presentation explains the background of the project and the initial work needed before designing the Village Square in detail.

Community input is encouraged by the way of the attached survey form, to assist us in our decision making for these preliminary elements of the project. I look forward to your involvement in the process.

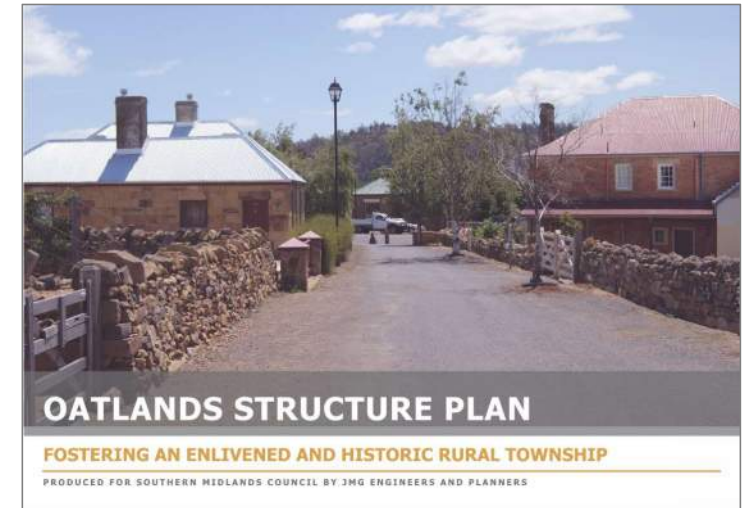
Karen

What gave rise to this project?

The Oatlands Structure Plan was adopted by Council in September 2021 and there were a number of strong recommendations that came out of the Community Consultation and the final report that acknowledged the creation of the Oatlands Village Square, as identified below in extracts from the Oatlands Structure Plan below.

Oatlands Structure Plan 2021 [Extracts]

Fostering and Enlivened and Historic Rural Town



1. Executive Summary

Key Actions of the Structure Plan are to:

- *Create an Oatlands Town square in front of Oatlands Town Hall and the Old State School fronting High Street as a focal point for town events;*

(Oatlands Structure Plan page 5)

Action 1.1 - Create an Oatlands Town square fronting High Street.

Improved Passive Recreation Opportunities

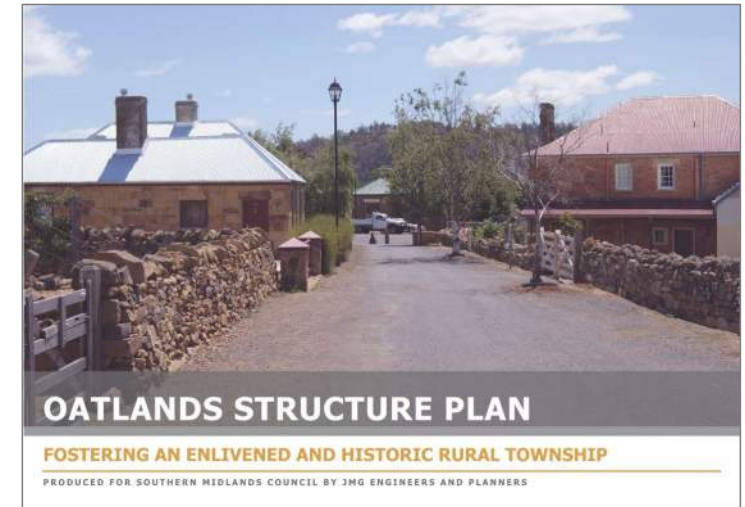
There is an opportunity to create a space to support public events, festivals and markets in an area that includes the forecourts of both the Oatlands Town Hall and the Old State School fronting High Street. The space crosses Stutzer Street, thus some urban design treatment would be required to delineate this part of the street as a pedestrian zone. The Town square can connect to the Barrack Street Car Park (via Mason Street) or the Military Precinct and Lake Dulverton via Campbell Street. The hub would act as an important focal point on the main street and the main pedestrian link to and from Lake Dulverton, the residential areas to the south-west, and the community facilities to the north of High Street.

A town square design plan (or master plan) is to be prepared and include public consultation prior to a final design being prepared for implementation.

(Oatlands Structure Plan page 43)

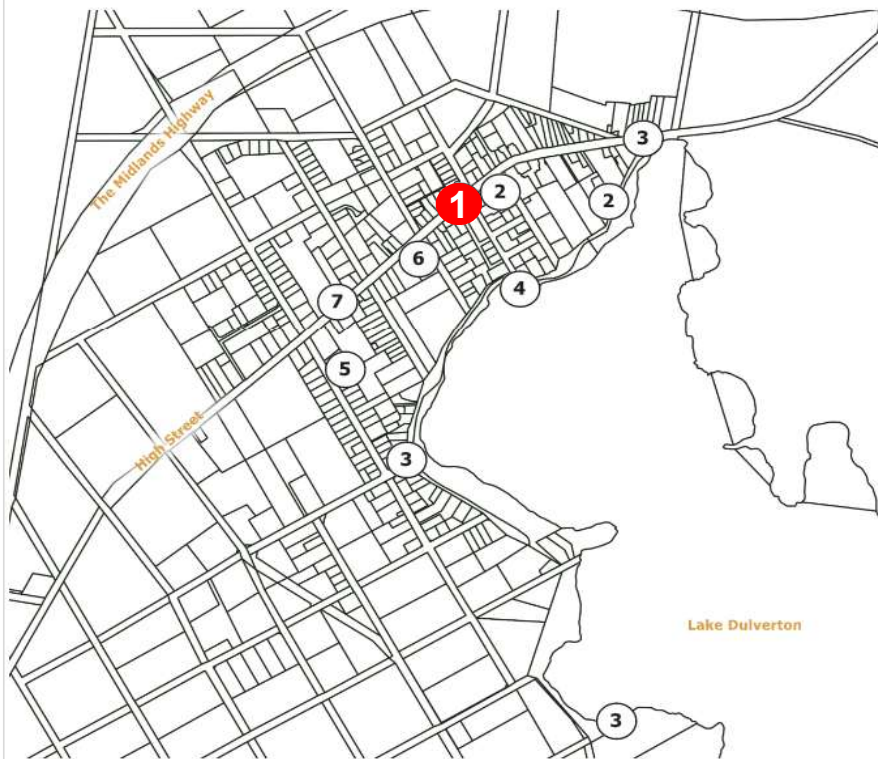
What gave rise to this project?

(Oatlands Structure Plan page 57)



4.0 The Structure Plan

Land Use and Development Directions



Key actions for Oatlands have been translated into development directions for the township and those with a spatial application are shown in the following maps (excluding those for traffic found in Appendix C).

- 1** Create an Oatlands Town square in front of Oatlands Town Hall and the Old State School fronting High Street.
- 2** Construct new toilets facilities at the new playground and upgrade the toilet facilities at the rear of the Council chambers to a high standard.
- 3** Strengthen trail links around Oatlands.
- 4** Create a Conservation-based interface with Lake Dulverton.
- 5** Unlock residential growth in the town through site identification, master planning and services upgrades.
- 7** Foster development of a knowledge-based economy development centred around Heritage.
- 8** Create a Village Design Plan that focuses on strengthening the High Street's identity, and provides a cohesive and unified approach to streetscape works in the township.

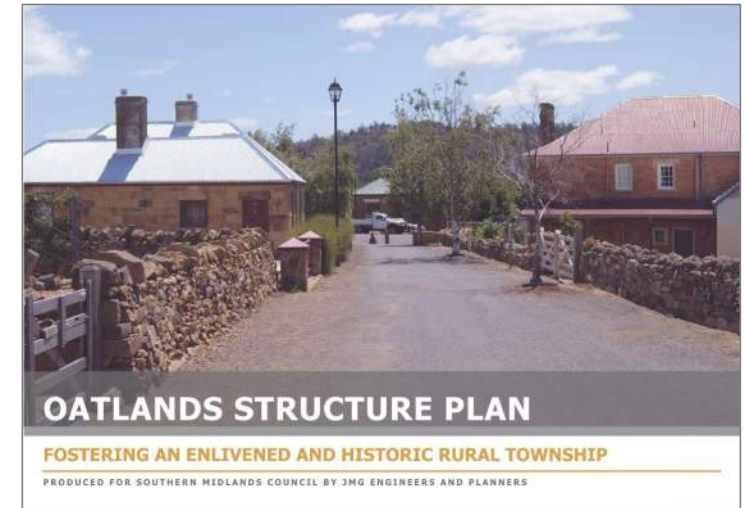
What gave rise to this project?

Appendices

A. Implementation Plan

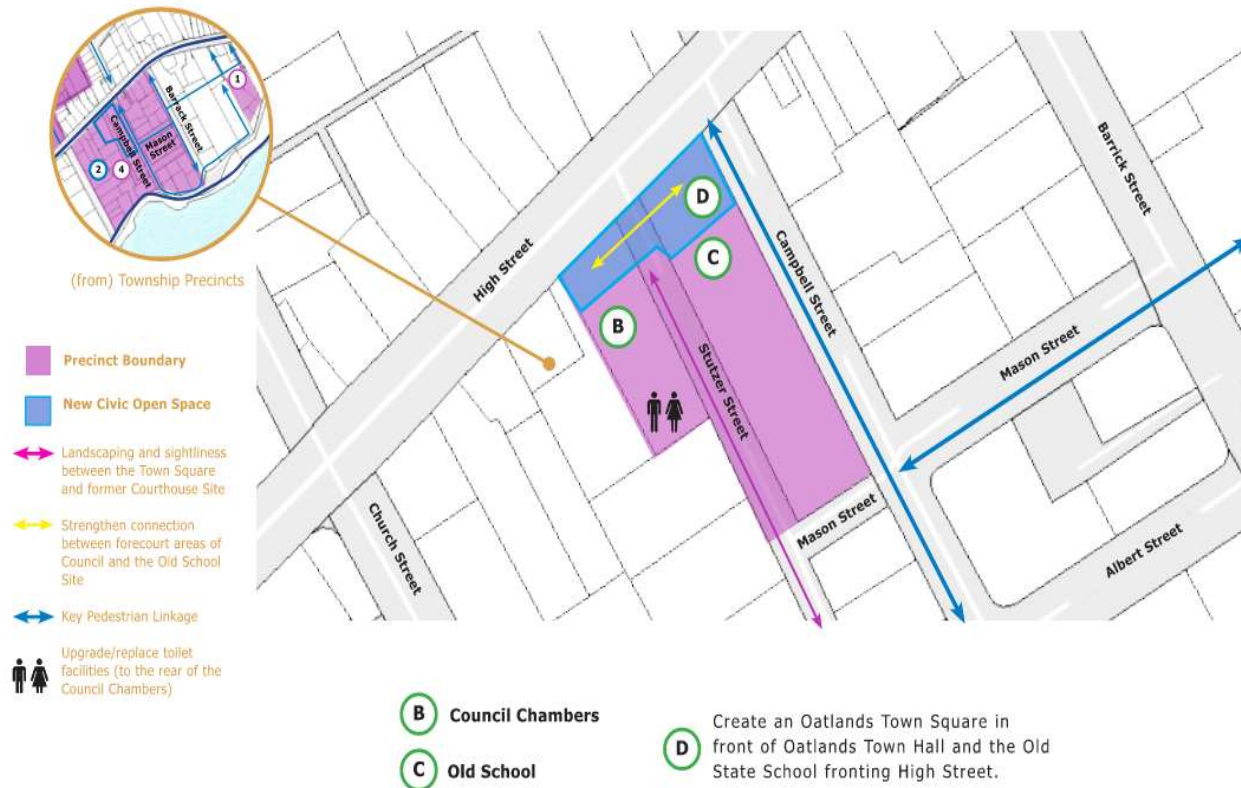
(Oatlands Structure Plan page 62)

STRATEGIES	ACTION	RESPONSIBILITY	EST. COSTS (APPROX)	PRIORITY (HIGH, MEDIUM, LOW) & TIMING
1. IMPROVED PASSIVE RECREATION OPPORTUNITIES.	Action 1.1 - Design and co-create an Oatlands Town Square in front of Oatlands Town Hall and the Old State School fronting High Street.	Council	\$600K	High
	Action 1.2 - Continued development of the playground.	Council	\$800K	High
	Action 1.3 - Construct new toilets facilities at the new playground; upgrade the toilet facilities at the rear of the Council chambers (potentially other public spaces) to a high standard.	Council	\$1M	High
	Action 1.4 - Promote the former rodeo paddock for events.	Council	Operational Budget	Medium
	Action 1.5 - Increase conservation-based activities on Lake Dulverton (pathway and focal point).	Council	\$850K	Medium
	Action 1.6 - Increase walking activities around Lake Dulverton (pathway and interpretation point)	Southern Midlands Council/ PWS	\$350K	Medium



4.0 The Structure Plan

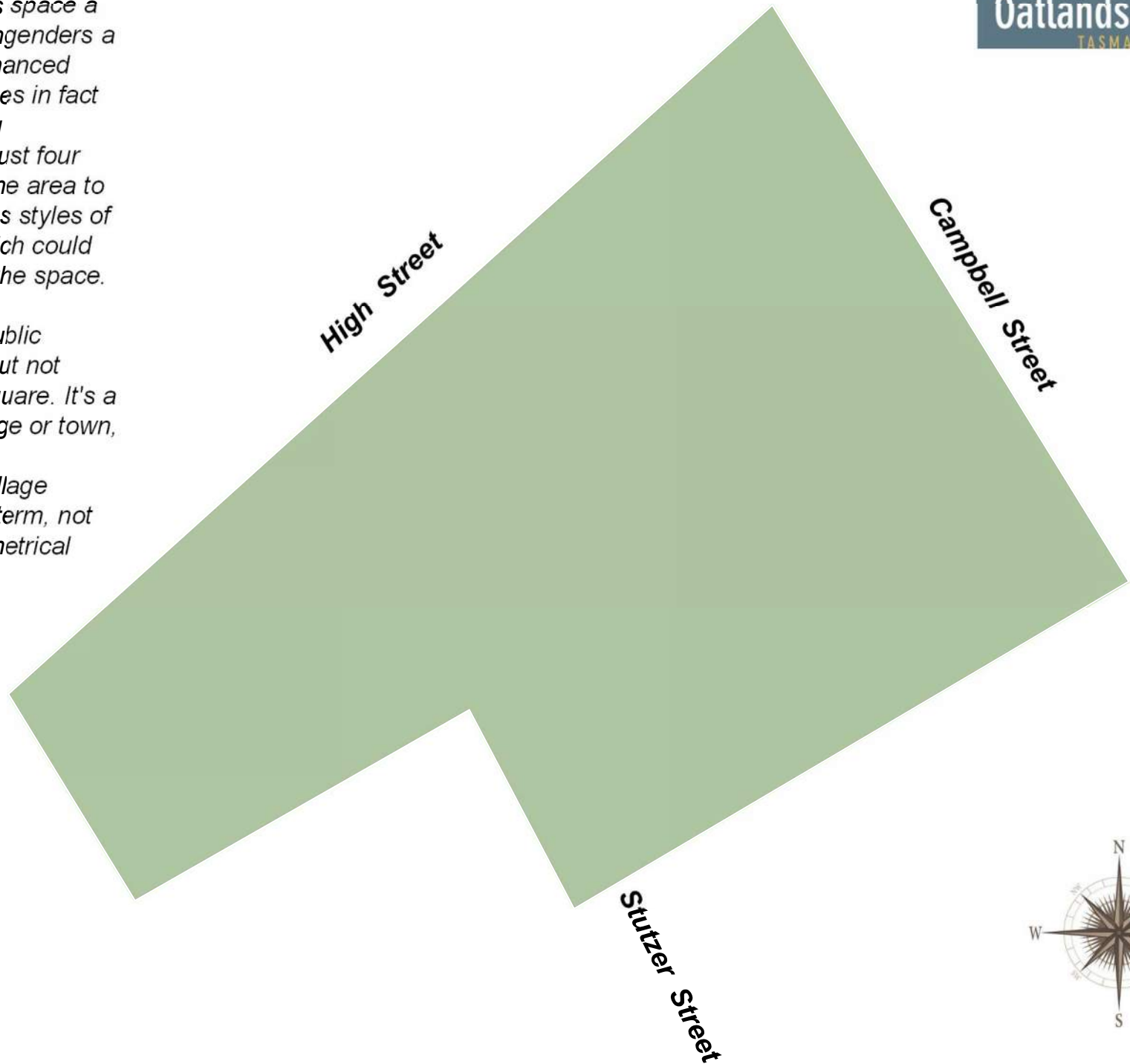
Proposed Town Square Precinct



In August 2024 Council resolved to establish a Working Group to progress the implementation of a framework for the Oatlands Village Square Project. The Project Plan and the makeup of the Working Group are detailed on slide 9/26. The Working Group found that there were a number of issues that required resolving as a precursor to progressing with the Village Square design. These slides represent those issues for community feedback, prior to progressing to the next stage of the project.

Whilst we are calling this space a Village Square, which engenders a sense of history and enhanced Community activity, it does in fact have six sides of varying dimensions rather than just four sides, which allows for the area to be segmented for various styles of events and activities which could be run in parallel within the space.

A "village square" is a public gathering space, often but not always, geometrically square. It's a central location in a village or town, usually surrounded by buildings. The name "village square" is a descriptive term, not necessarily a strict geometrical definition.





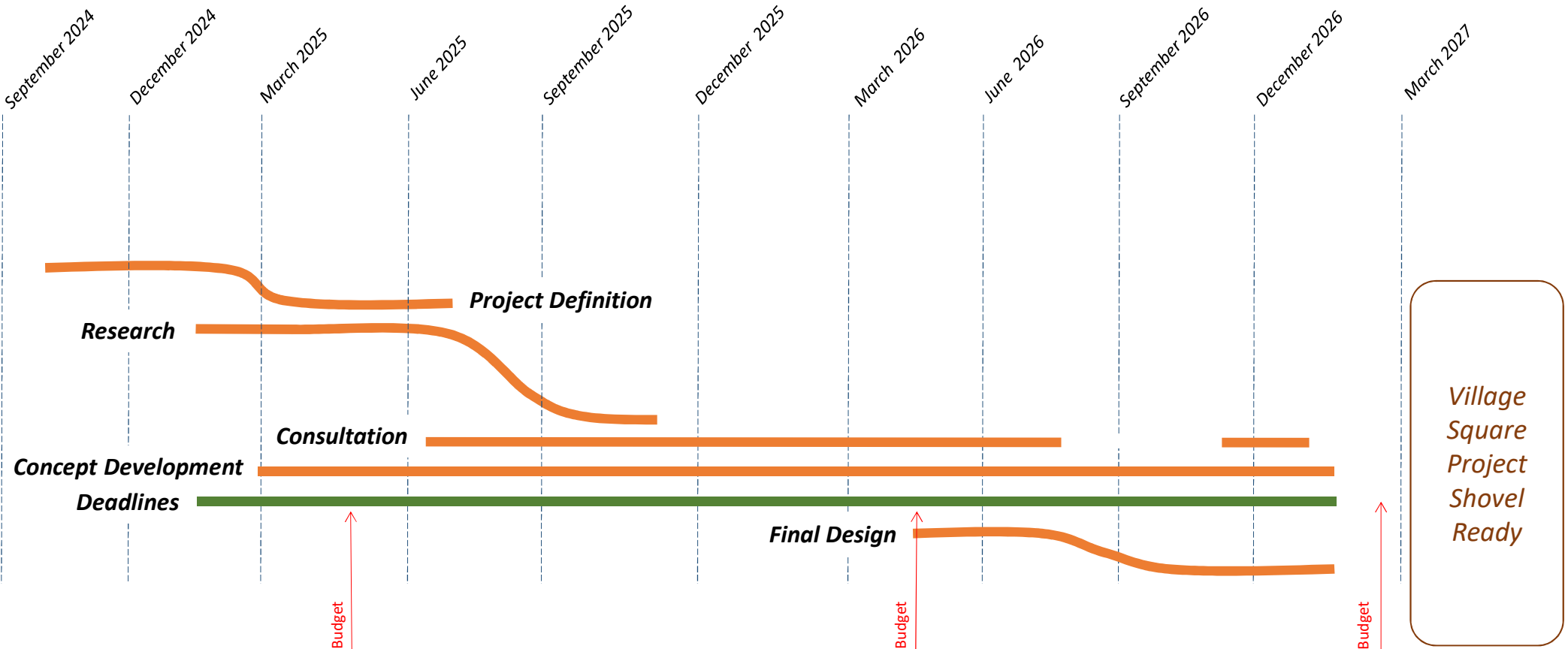


Oatlands Village Square Project Considerations

Commenced January 2025

Oatlands Village Square Project – Development Timeline

This project can be undertaken through Council Officer time and not requiring Consultants at the design stage



Project Working Group

Deputy Mayor Karen Dudgeon (Chair)
Cllr Tony Bisdée OAM
Cllr Don Fish
Deputy General Manager, Andrew Benson (Project Manager)
Mgr Heritage Projects, Brad Williams
Mgr Community & Corporate Development, Wendy Young
Mgr Infrastructure & Works, David Richardson
Mgr Natural Resources, Maria Weeding
Mgr Development & Env. Services, Grant Finn
Executive Assistant, Jemma Crosswell

The Site Scope

This project is in response to the outputs of the Oatlands Structure Plan, quote *'Create an Oatlands Town/Village Square in front of the Oatlands Town Hall and the Old State School fronting High Street, as a focal point for town/village events'*.

There are elements that are required to be a benchmark of understanding as the project is established and progressed, eg

1. We need to understand the sense of 'place', from an individual level, a Council level and a broader Community level?
2. What has occupied this space in the past and how relevant is it to today?
3. What interpretation/representation is appropriate of former uses?
4. What are Community expectations in respect of a Village Square?

Oatlands Village Square Project Considerations

Public Ownership Sites & Uses Within the Civic & Cultural Precinct

70 High Street

1. Oatlands Aquatic Centre
2. Car parking

68 High Street

1. Midlands Memorial Community Centre Community Group functionality (Bargain Centre, meeting rooms, offices)

71 High Street

1. War Memorial
2. Public entrance
3. Council and Service Tas offices
4. Currently upstairs unused auditorium space
5. Public toilet
6. Car parking

73 High Street

1. Front grassed area
2. Public entrance
3. Proposed performing Arts Centre
4. Council offices
5. Car parking

Oatlands Village Square
Project Considerations

Identified Issues Within the Site Scope

Overall design considerations:
Surface finishes to pavements
Street lighting / power poles
Street furniture
Waste receptacles
Landscaping

Undergrounding of poles
and wires in the Village
Square Precinct

Stutzer Street design review
Do we need to retain it?
Do we convert it to an
ephemeral trafficked way?

Safe pedestrian way across
High Street

Fence around the Council
Chambers site is seen by
many as a barrier to
gatherings – eg ANZAC Day

Public Access to the Town Hall
above the Council Chambers

Public Access to Council
Chambers and Offices
To be upgraded

Public Toilet
Should it stay or should it go?

Car Parking
Should this area be a public
car parking area?

Undergrounding of poles
and wires in the Village
Square Precinct

What is the historical
significance of the Roche
Hall carpark

Oatlands Village Square Project - Considerations of Interrelated Issues

ISSUE - PUBLIC TOILETS AT THE REAR OF THE COUNCIL CHAMBERS

Current Description

The public toilets are at the rear of the Council staff car park. The design was circa 1975. The construction is of standard brick size, in Heather Brown colour. This is a very well used public amenity and according to our traffic counter approximately 50 vehicles per day use Stutzer Street just to access the public toilets.

To Change or Not to Change

Given this public amenity is well patronised it means that Stutzer Street does receive an inordinate amount of traffic, in a very tight traffic space. If we wish to reduce the traffic to enable a safer public use of the Village Square and maybe an ephemeral road way, or maybe the roadway has to be moved, to reduce traffic flow. If moving the toilet is preferred where is an alternative location?

Constraints

- 1. The roof pitch / form is not consistent with the heritage style of the Council Chambers building;*
- 2. The internal layout is dated and not in line with contemporary design and universal access requirements;*
- 3. From a location perspective having the public walk through a car park is not the safest access.*

Opportunities

- 1. There are few options for an alternative public amenities site in the centre of the Village;*
- 2. Alternative options/locations should be scoped prior to a determination being made.*
- 3. The removal of the public amenity would provide additional parking space*

Decision required to be made



POSSIBLE RESPONSE – A NEW PUBLIC TOILET IN BARRACK STREET CARPARK



This location would work for servicing the proposed Village Square, also events in Callington Park and also general traveller requirements.



ISSUE - CAR PARKING AT THE REAR OF THE COUNCIL CHAMBERS

Current Description

The car parking is currently used by Council staff. Members of the public wander through to use the public toilet. The access into the car park is constrained by the rather narrow access through the fence line opening. Currently the car park accommodates – seven vehicles

To Change or Not to Change

With the opportunity to relocate the public toilets it will provide additional parking spaces plus a Disability Access parking area

Constraints

The Council staff car parking is currently constrained by the public toilet and the rather tight access through the boundary fence, plus the power pole.

Opportunities

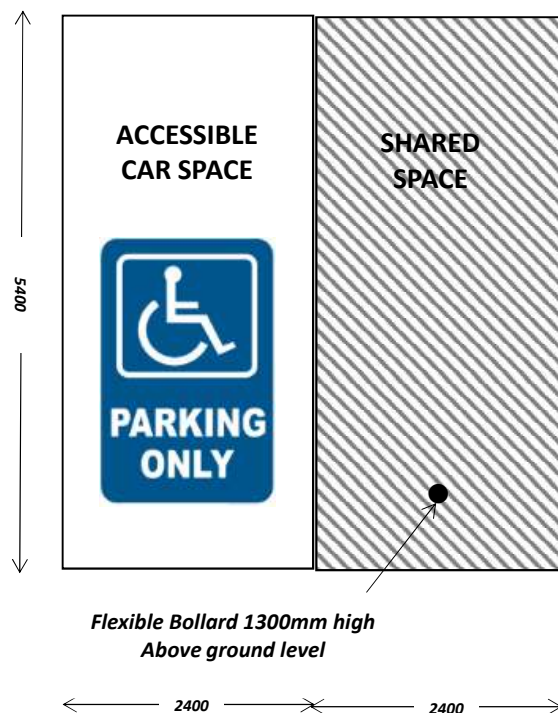
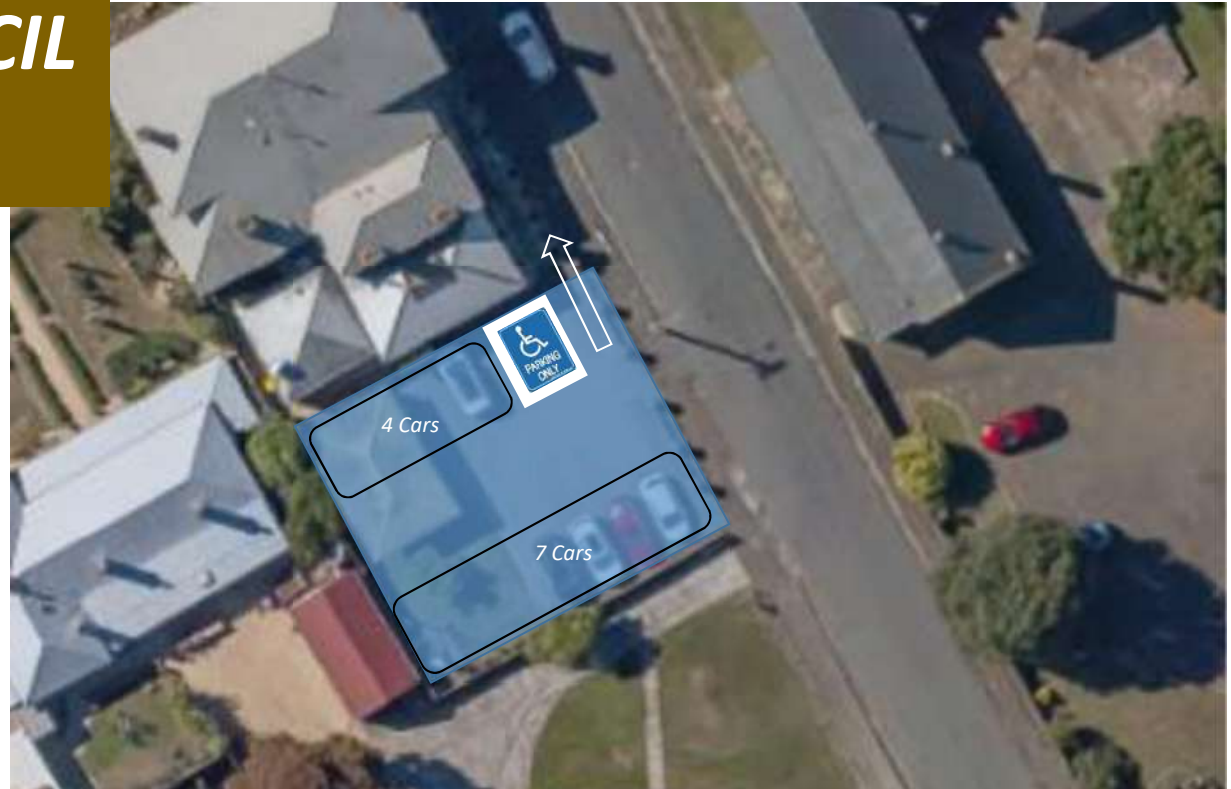
Ideally there needs to be a disability parking space on this flat area with convenient access to the Council Chambers side entrance

Decision required to be made



POSSIBLE RESPONSE - CAR PARKING AT THE REAR OF THE COUNCIL CHAMBERS

As shown a revamped car park at the rear of the Council Chambers has the ability to provide additional parking spaces plus a new Disability Access Parking , with a DDA compliant walkway to the proposed side entrance of the Council Chambers building. The removal of the fence and the power pole would greatly enhance the accessibility of the car park.



STUTZER STREET

Current Description

The public toilets in the carpark at the rear of the Council Chambers generate a considerable amount of traffic in Stutzer Street (100 vehicle movements per day according to the traffic counter across the road with 50 of those for the Public Toilet usage alone).

The geometry of the road and footpath is less than satisfactory, with the grades and angles that people have to navigate. Clearly improvements are required for the access to the Council Office. The reason for minimising traffic on Stutzer Street is to try reduce movement across a connected Village Square between the two frontages of the Council Chambers and Roche Hall, as referred to in the Oatlands Structure Plan.

To Change or Not to Change

There are very good reason to change the traffic arrangements and the geometry of the pavement surfaces. Removing the current constrains of dangerous footpath and poor road surface, plus the power pole & stay, plus narrow access for the Council staff carpark

Constraints

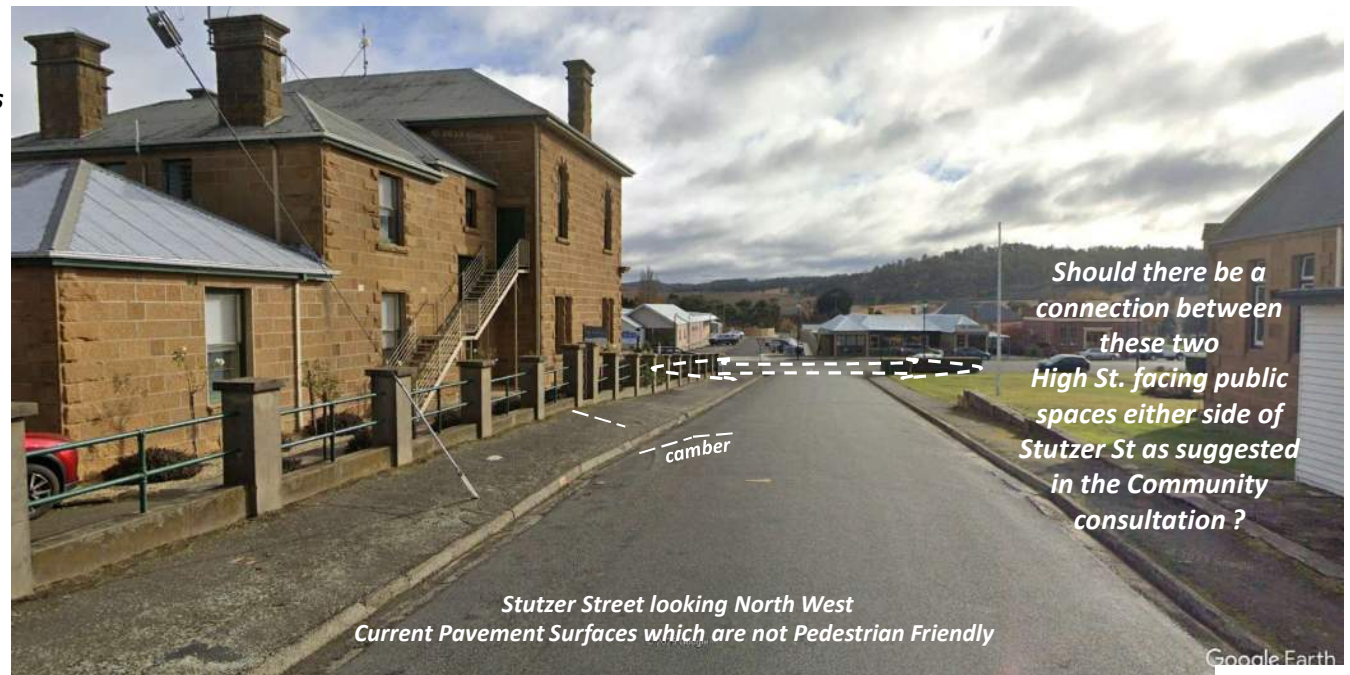
The need to underground the power and consider the implications of stormwater disposal from the road pavement.

Opportunities

Close off Stutzer Street between the Council Chambers and High Street.

Or, making Stutzer Street a one way street would greatly improve pedestrian and motorist safety. The one way traffic movement (narrower width) would allow a viable transition 'treatment' in the extension of the Village Square section between the frontage of the Council Chambers and Roche Hall.

Decision required to be made



POSSIBLE RESPONSE - TRAFFIC ARRANGEMENTS FOR STUTZER STREET



NOTE:

1. Redesign Stutzer Street to correct the poor geometry of the road surface and the footpath;
2. Design the road width as one way single lane through the proposed Village Square area, then one way with side parking through to Mason Street.

PUBLIC ACCESS TO THE COUNCIL CHAMBERS

Access is required to comply with the legislation DDA 1992 – Must be done.

Current Description

The front entrance to the Council Chambers is a grand entrance in keeping with the status of this historic building. However under the disability Discrimination Act 1992 we need to provide all abilities access to the building which will need to enhance what we currently now have.

To Change or Not to Change

We have no alternative but to provide an all abilities access to the building under the Act. When combining the current 'limited' access through twin doorways, along with the substandard footpath and step to the entry path, the access does not comply.



RESPONSE - PUBLIC ACCESS TO THE COUNCIL CHAMBERS

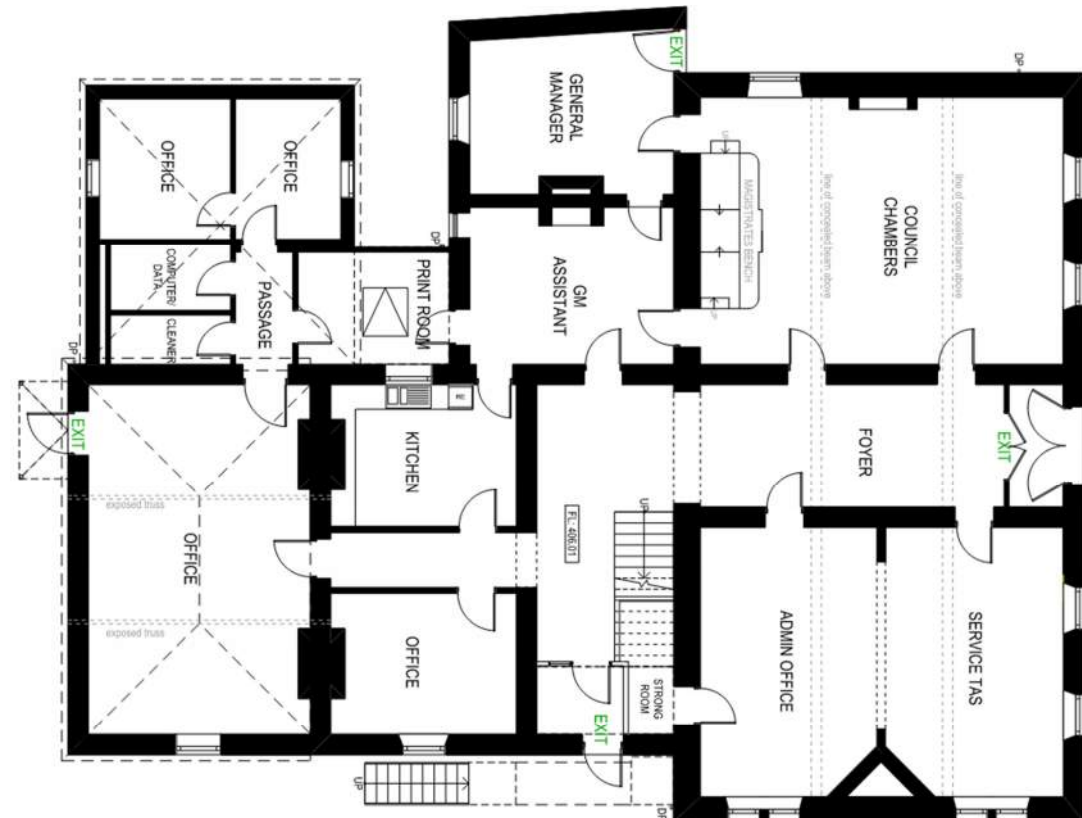
Existing North East Elevation
Stutzer Street View



The side entrance of the Council Chambers and the Town Hall will become the 'main entrance' as part of the redevelopment works to comply with the DDA, therefore there needs to be a clear and prominent 'frontage' from Stutzer Street.

The new entry 'structure' isn't as simple as it would seem, as it has to incorporate fire-engineer advice (likely staged removal of the existing fire-stair in parallel with the progress (or not) of the lift) as well as Access Consultant advice.

Council's brief to the Manager Heritage Projects, was to incorporate that advice, and to provide a solution that is fit-for-purpose, but as 'ephemeral' as possible - lightweight and detached from the building, probably highly glazed, modern but sympathetic. How that might combine all of those requirements we are not sure as yet, so we are awaiting some concept designs.



Existing Floor Plan

This issue is Work in Progress

FENCING AROUND THE COUNCIL CHAMBERS

Decision required to be made



Current Description

The cement rendered posts along with the tube rails that constitute the fence around the Council Chamber building was constructed following the removal of the picket fence that was previously in that location. The fence is a barrier to inclusion, it has been observed that during ANZAC and Remembrance Day services, that the members of the public, by enlarge remain outside the fence line. This would also be a barrier in providing a connecting space between the front spaces of the Council Chambers and Roche Hall, ie an enhanced Village Square

To Change or Not to Change

The removal of the majority of the fence, apart from an historical cue, say the section that is on the boundary between the Council Chambers and 69 High Street would not impede the objectives of inclusion with the remaining of space. However a definition of the original title boundary is important and could be at ground level flush with the ground level.



SAFE PEDESTRIAN ACCESS ACROSS HIGH STREET

Current Description

Safe access across High Street is a challenge for some older folk in the community, with the road being so wide.

*To Change or Not to Change
It needs to be improved.*

Decision required to be made



POSSIBLE RESPONSE – TO SAFE PEDESTRIAN ACCESS ACROSS HIGH STREET

A Concept (Subject to Traffic Engineering approval)

The raised 'safe space' (approx. 50mm high) in between the two crossings encourages modified driver behaviour along High Street. It could be a different colour and different material. There are no lost parking spaces. The raised space also provides a transition from the road pavement into the Village Square for military or formal events. The raised space could also be used as an extension of the Village Square for very large events.



CAR PARK AT THE REAR OF ROCHE HALL

Current Description

Currently used as a car park on an adhoc basis, although it is a significant historical site, archeologically.

To Change or Not to Change

The Manager Heritage Projects states, "I have a good deal of reluctance in utilising the rear of Roche Hall as a designated carpark. I know it is informally used that way now, but being a very significant heritage / archaeological site (i.e. the Oatlands first settlement site, Barracks, road/probation station). It is inappropriate for it to be simply used as parking in any future sense.

There is definitely no scope for new buildings on this site.

Constraints

As detailed above.

Opportunities

Pending future archaeological investigation, it could be used as a performing arts, performance space.

This site is not an option for a formal car park due to its historical significance



CAR PARK AT THE REAR OF ROCHE HALL

This is the Oatlands first settlement site of 1822 and therefore a highly significant location.

Overlay of tracings of the 1835 (blue), 1850s (green, orange and brown) – depicting different building materials as well as parts of the old Barracks to be demolished and c1839 (yellow) surveys of the Barracks building, over a c2012 rectified aerial image (Southern Midlands Council).





Thank you for taking the time to review our documentation. It would be appreciated if you could please complete the Community Response Survey Questions for each slide to assist us in understanding your views.

Oatlands Village Square Working Group