



# 1A JQUES STREET MASTERPLAN AND LOCAL CENTRE PUBLIC DOMAIN PLAN

SEP 2023

# **INTRODUCTION**

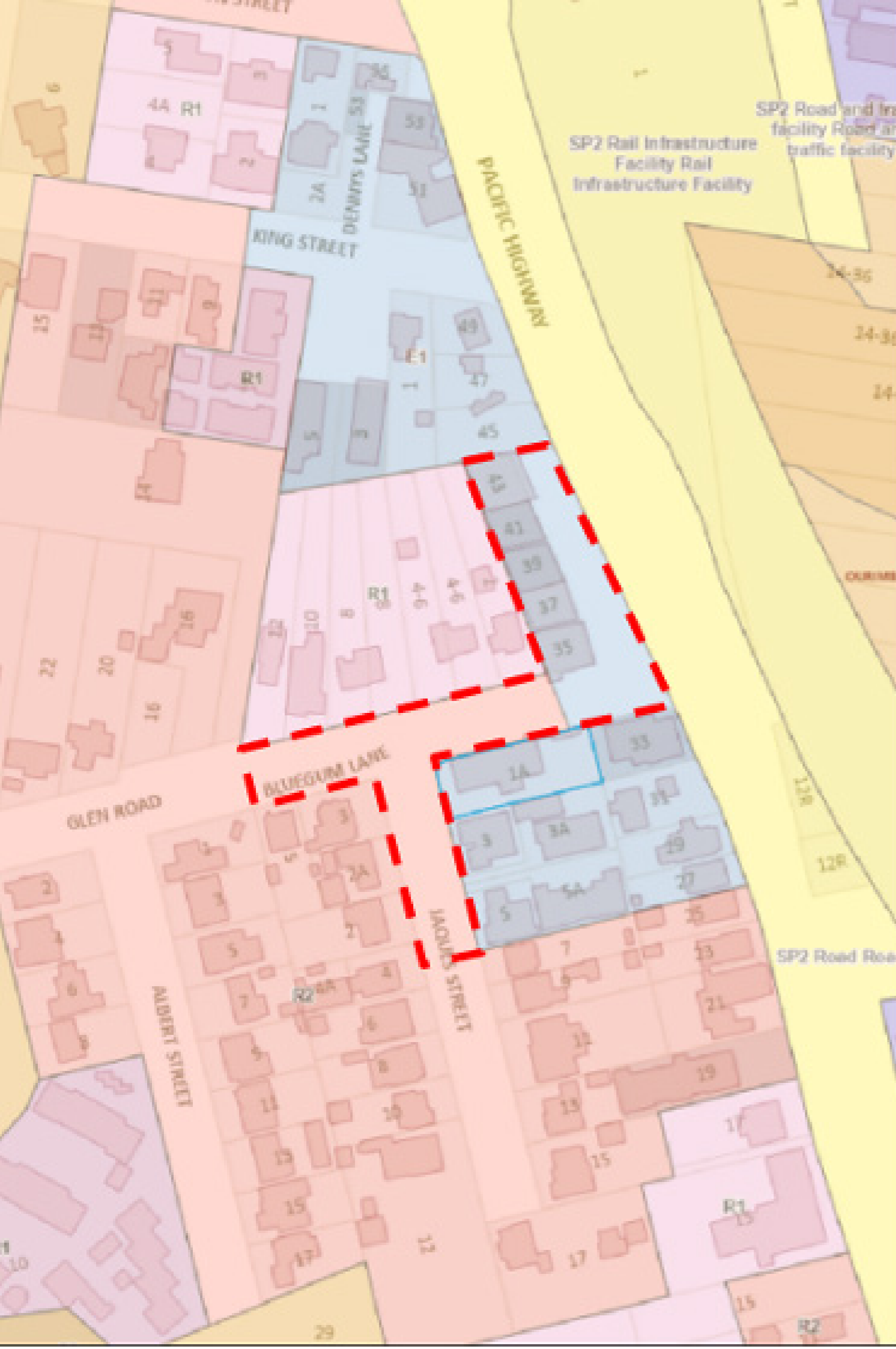
# THE PROJECT

The objectives of the masterplan and public domain plan are to:

- Produce a masterplan for the proposed development of 1A Jaques Street in close consultation with internal stakeholders and the community that is attractive, accessible and active with a focus on community, social enterprise, and/or open space and recreation uses
- Identify uses that complement current zoning, encourage activity and connectivity and improves the viability of the Ourimbah centre.
- Identify potential linkages within the Ourimbah centre.
- Enhance the character and urban form of the Ourimbah centre through a public domain plan and urban design guidelines.

# PUBLIC DOMAIN STUDY AREA

- This image displays the subject site outlined in blue, and the larger public domain study area that the Master Plan will address



# **SITE HISTORY**

# SITE HISTORY

Ourimbah is a railway station on the Main Northern railway line and it was built in 1886 and opened on 15 August 1887.

More than 1,000 passengers use the station per week.

## 1886



Ourimbah School of Arts Circa 1907

The structure replaced earlier community halls which were used as a School of Arts, then it had burnt down

## 1922

Second fire burnt down the School of Arts Halls

## 1949

## 1904

The site was occupied by the first School of Arts, with occasional picture/ auditorium/ theatre and other special community uses.

## 1923

The building was rebuilt and continue the use for School of Arts



- The historic School of Arts in Ourimbah has a storied and resilient history spanning over a century, showcasing the enduring spirit of the local community.

The Nissen Hut have been imported as war surplus from Manus Island at the cessation of WWII.

The site was owned by the Ourimbah School of Arts



Public toilet block was built in 1979

The building has been rendered vacant by the university

# 1951

# 2005

# NEXT

# 1989

# 2023



The University of Newcastle began teaching at the hall with the property formerly transferred to the university on 10 December 1993



The University of Newcastle – Ourimbah Campus transfer the site to Council at the end of 2023

- Despite facing adversity, including two fires and the necessity to relocate the site, the residents of Ourimbah quickly united, embarked on reconstruction efforts, and ensured there would always be space for community gatherings.

## OURIMBAH STATION UNDER CONSTRUCTION - 1886



- Strategically situated, the establishment of Ourimbah Station in 1886 marked a significant milestone in the history of Ourimbah, transforming it into a pivotal center for the timber industry that catered to the construction surges in Sydney and Newcastle.



## OURIMBAH STATION



- Positioned as a pivotal intermediary between Newcastle and Sydney, Ourimbah fulfills a crucial role in connecting and servicing a broader population beyond its immediate local residents.

# OURIMBAH SUBDIVISION PLAN - 1896

**TOWNSHIP**

# OURIMBAH ALLOTMENTS

GREAT NORTHERN RAILWAY LINE  
GOSFORD DISTRICT

# OURIMBAH

BY ORDER OF  
THE MORTGAGEES

TERMS OF SALE  
10% Deposit. 10% in 6 Months Balance  
in 1, 2, 3, 4 & 5 years at 5%.

For Sale by  
*Public Auction on the ground, on SATURDAY,*  
**19<sup>TH</sup> DECEMBER, 1896,**  
at 2 O'Clock.

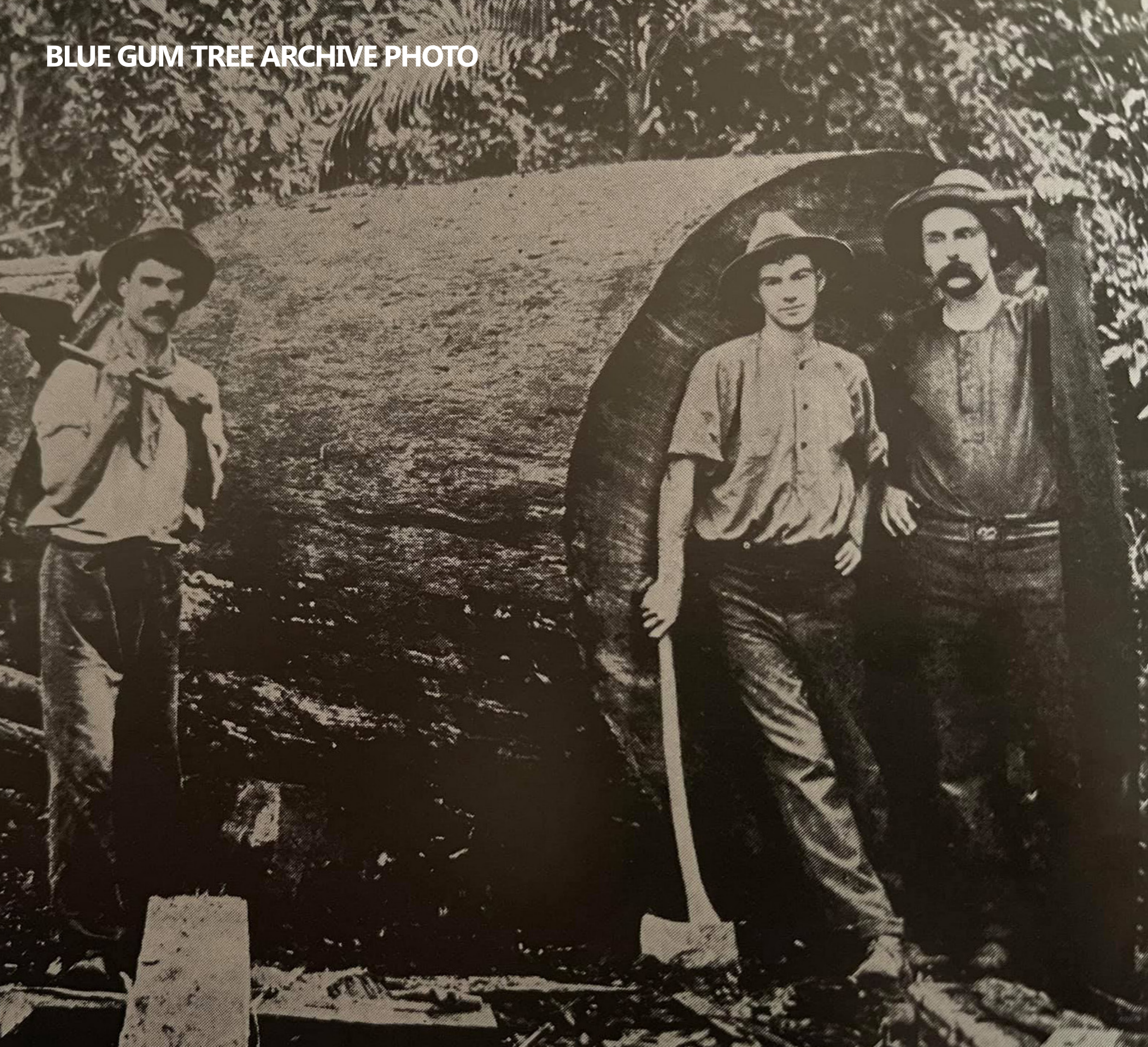
BY  
**HUGH DUFF & CO**  
*Auctioneers*  
109 PITT STREET SYDNEY.

FORRENS  
TITEL

The plan shows a grid of sections (A-E) and streets (Bangalore, Elizabeth, King, Walmsley, Brush, DAD, HOME BUSH). A railway line runs through the center, with Ourimbah Station and Maitland Station. A red rectangle highlights a section along Government Road. A 'SOLD' sign is visible on one of the sections. The plan also shows a 'Public School Ground' and 'Chickery Ground'.

- This early subdivision plan, dating back to late 1896, delineates the initial planning efforts in proximity to the recently inaugurated railway line.
- The highlighted area in red corresponds to the subject site along what was then Government Road, subsequently renamed Glen Road.
- Notably, Jaques Road had not yet been developed at the time of this plan.

## BLUE GUM TREE ARCHIVE PHOTO



- These imposing Blue Gum trees have become an iconic emblem of Ourimbah.
- Owing to their rapid growth and impressive dimensions, the timber harvested from these trees played a pivotal role not only in the construction of Ourimbah but also in the development of Newcastle, Sydney, and the broader Central Coast region.

## OURIMBAH SCHOOL OF ARTS CIRCA 1907



- The original Ourimbah School of Arts, dating back to approximately 1907, was situated on the opposite side of the highway, adjacent to the railway tracks and across from the Tall Timbers Hotel.
- Acting as the town's first community hub, the building unfortunately burned down in 1922.

*Ourimbah*



**OURIMBAH TIMBER WORKERS 1909**



COUNTRY MUSIC FESTIVAL OURIMBAH 1970

## CITRUS ORCHARDS IN OURIMBAH C1910



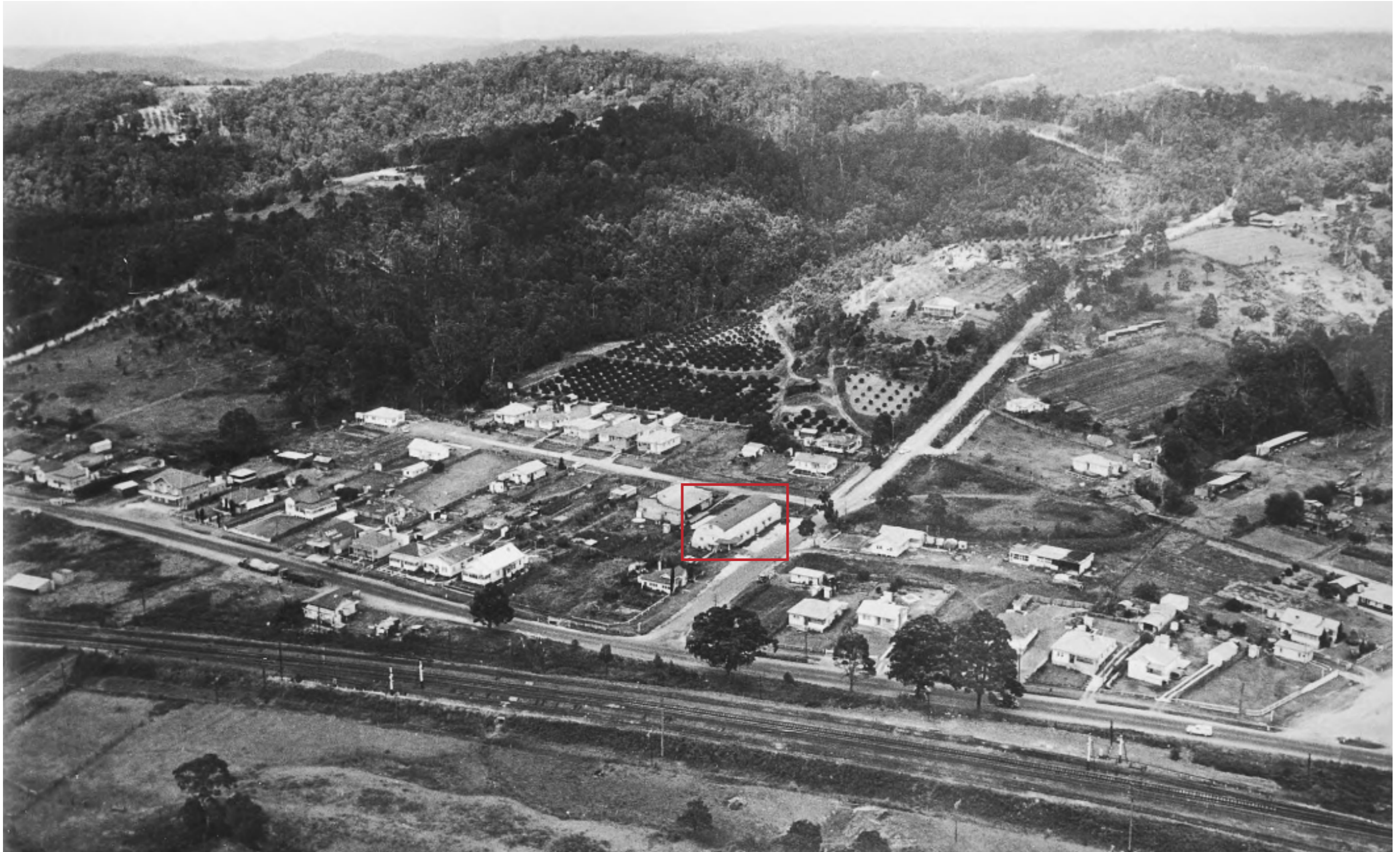
- As the demand for timber waned, Ourimbah underwent a significant transition, evolving into a prominent center for citrus fruit production. This circa 1910 photograph captures the early citrus orchards, with Glen Road discernible in the background on the right-hand side.

**NIGHT DANCE CROWD, COMMUNITY HALL, OURIMBAH, 1938**





## AERIAL PHOTO AFTER 1951



- This aerial photograph, dating back to approximately 1951, provides an initial glimpse of the newly constructed Nissan Hut. Additionally, by this time, Jaques Street had been established, with residential properties emerging along the street. Notably, citrus orchards still graced the landscape behind the site and extended up Glen Road.

## GOSFORD GAZETTE QUOTES

April 1951:

*Mr. Robson expressed pride in the outcome, highlighting that Ourimbah now had a £4000 hall (with £2000 already paid), boasting the largest dancing area between Sydney and Newcastle, a well-equipped picture theatre with the latest sound equipment, and most importantly, a revived social centre in town.*

*Shire President Cr. R. Brownlee ~ "The committee would like to thank everyone who helped, either by donation or by working on the hall."*

June 1954:

*During a recent volunteer working bee held last Sunday, significant progress was made towards lining the walls with Masonite, as reported by Mr. Richmond, a committee member. Mr. Richmond stated, "We are planning another working bee for the upcoming Sunday. If we have a good turnout, as I anticipate, we should be able to complete the hall lining by Sunday evening."*

27 August 1954:

*The building's recent interior and exterior enhancements, including lining, ceiling, and painting, have significantly enhanced its overall attractiveness. It has been conservatively appraised at £6000.*

*Over the course of those four and a half years, volunteers consistently rallied on every third Sunday of each month. While they occasionally wished for additional hands, they persevered in their self-imposed mission to provide Ourimbah with one of the finest halls in the region.*

**THIRD SCHOOL OF ARTS BUILDING, OURIMBAH - 1978**



# TALL TIMBERS HOTEL OURIMBAH 1991



# SCHOOL OF ARTS OURIMBAH - CIRCA 1985





Source: Facebook group - Stop the Glen Rd, Ourimbah 101 unit Development, 2014

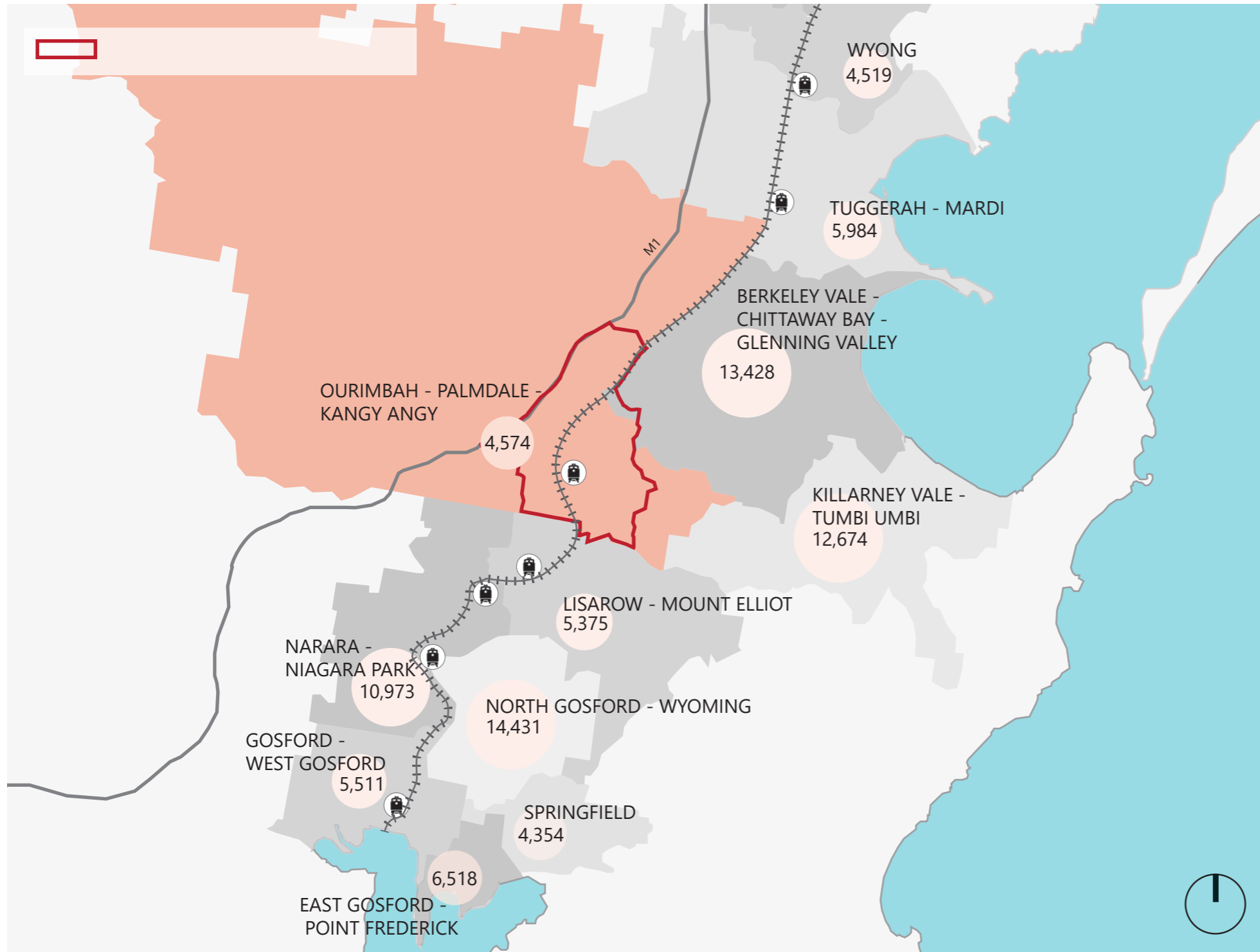




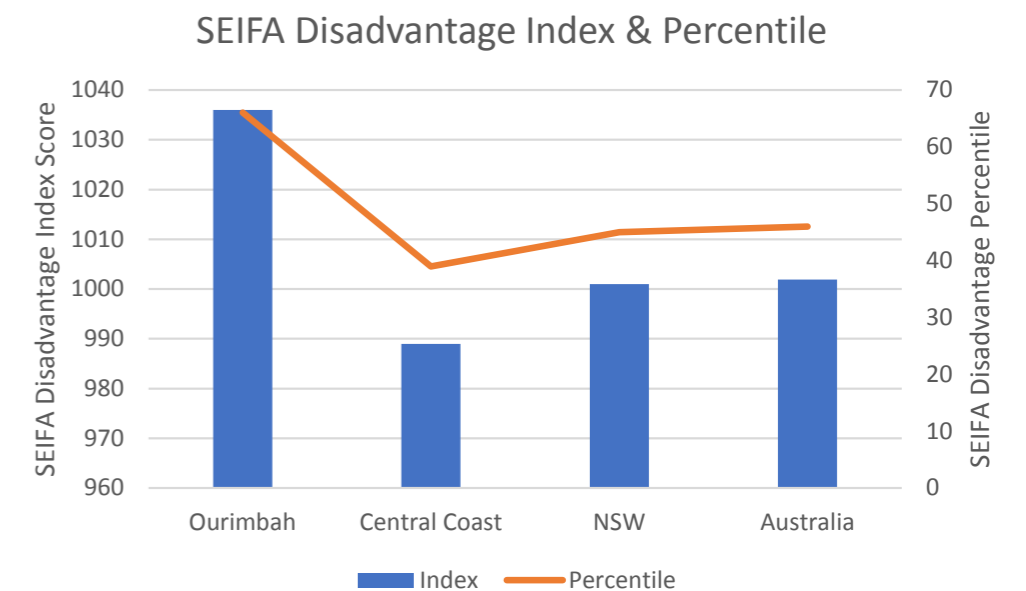
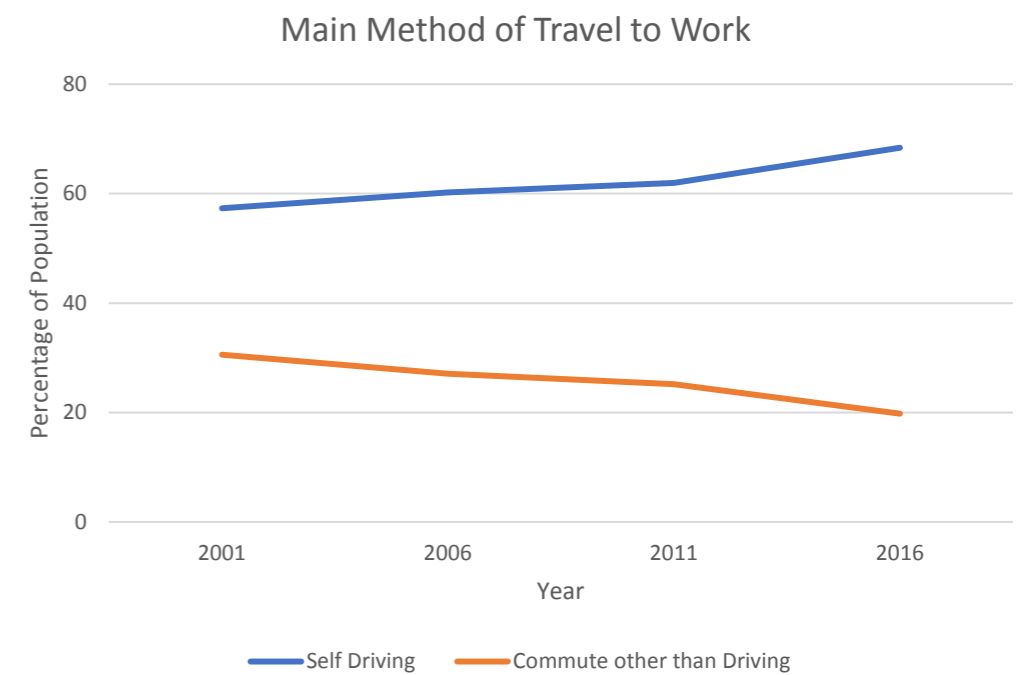
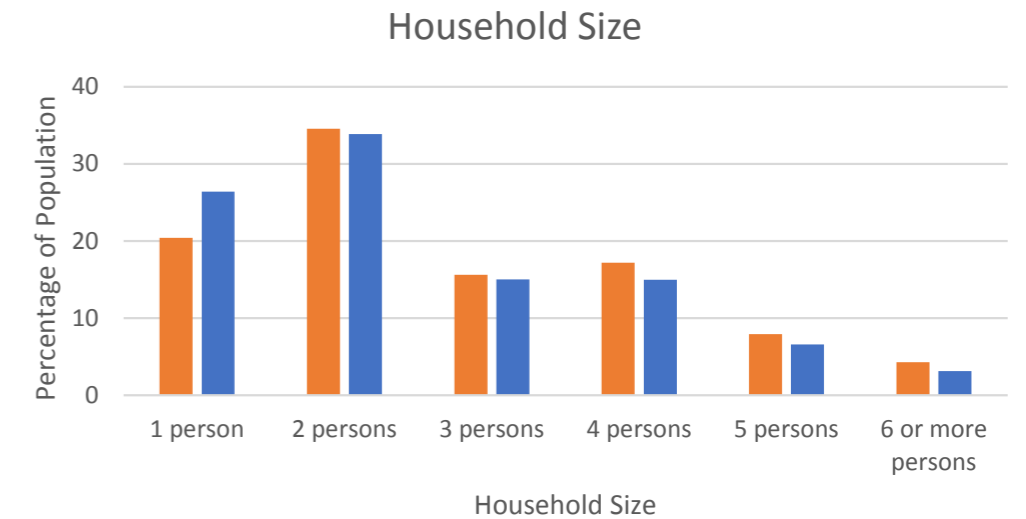


**ANALYSIS**

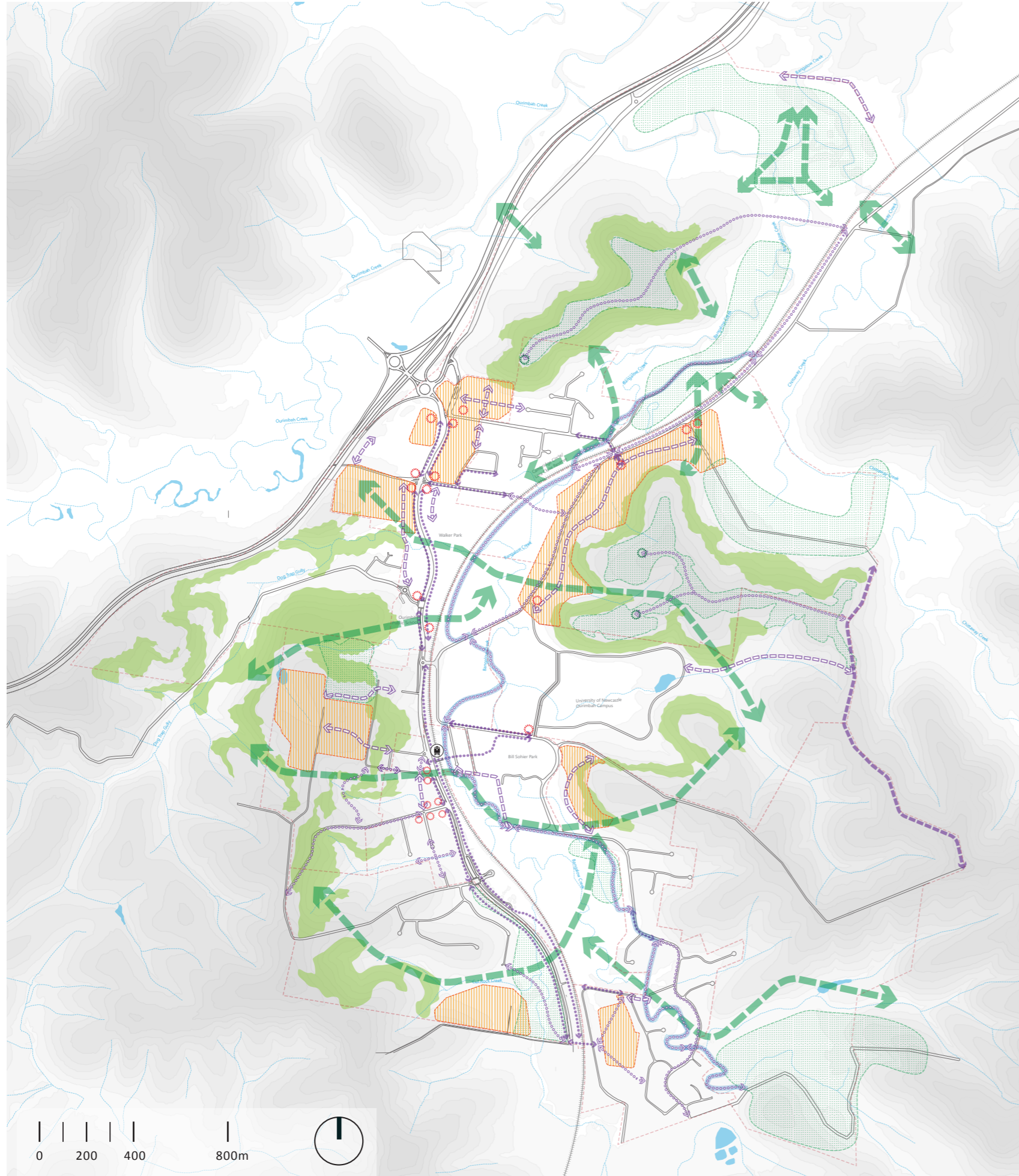
# OURIMBAH DEMOGRAPHIC



- Household sizes in Ourimbah have decreased in recent years but remain above the Central Coast average. Although approximately half of the households in the area include children, there is a growing number of lone person households.
- Recent housing market trends reflect this shift, with more homes now available with either 2 bedrooms or 4 or more bedrooms.
- Source: Ourimbah Area Strategy and Centre Masterplan 2022



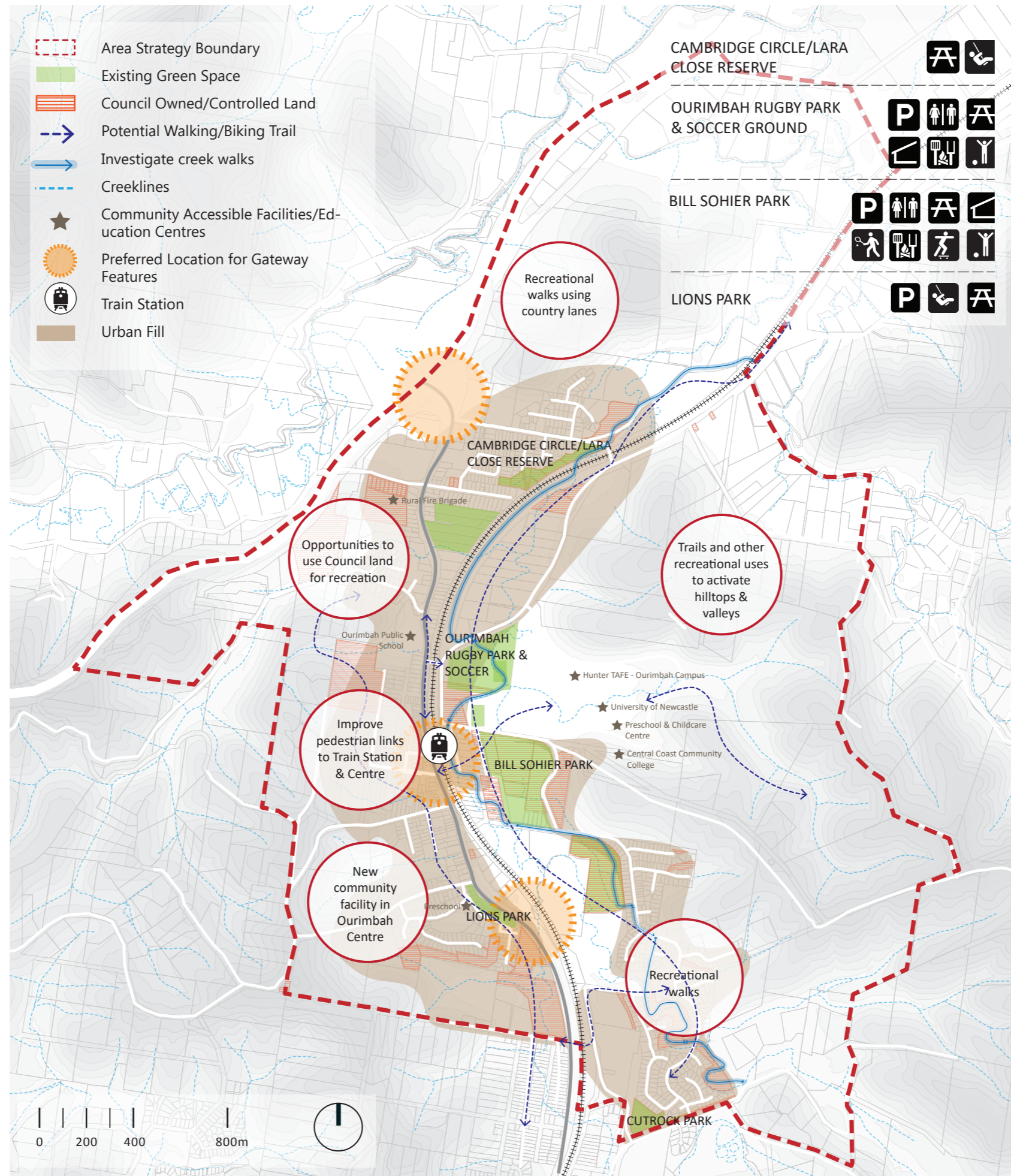
# INTEGRATED STRATEGIES MAP



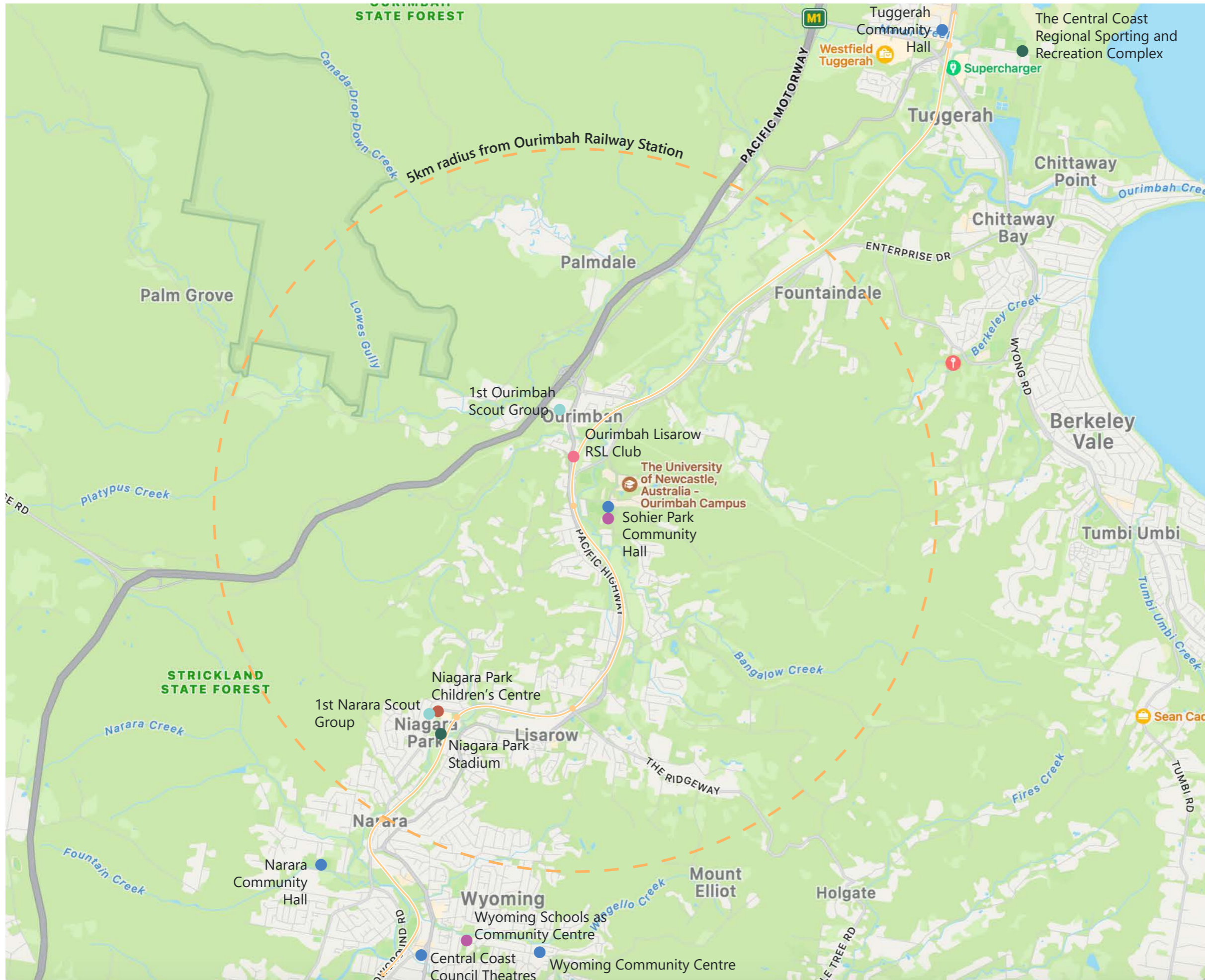
- 
15 VEHICLE AND PEDESTRIAN LINK - NEW
- 
1 VEHICLE AND PEDESTRIAN LINK - IMPROVED
- 
14 PEDESTRIAN LINK - NEW
- 
15 PEDESTRIAN LINK - IMPROVED
- 
8 INVESTIGATION AREA
- 
9 POTENTIAL FOR IMPROVED PUBLIC ACCESS
- 
7 MAINTAIN SCENIC QUALITIES/MINIMISE VISUAL IMPACTS
- 
13 BIODIVERSITY CORRIDOR INVESTIGATION
- 
3 PROMINENT SITE - NATURAL
- 
21 PROMINENT SITE - URBAN



# COMMUNITY INFRASTRUCTURE AND PUBLIC DOMAIN STRATEGY



# COMMUNITY FACILITIES IN 5KM RADIUS



- **50+ Centres** located in Ettalong, Gosford, Lake Munmorah, Long Jetty, Terrigal, Toukley and Wyong
- None located within 5km radius to Ourimbah
- Youth Entertainment Venue is located in Erina

## LEGEND

- COMMUNITY CENTRE
- PLAYGROUPS
- STADIUM
- CHILDREN'S CENTRE
- SCOUT GROUP
- RSL CLUB

# COMBINED RISKS



# LAND ZONING



# SITE LOCATION



- The subject site encompasses the area where the former Nissan Hut was situated, as well as the open space stretching along the highway in front of the local shops.
- While the primary narrative centers around the intersection of Jaques Street and Glen Road, evaluating its interaction with the Public Domain, particularly the adjacent shops to the North, is a crucial aspect of the Master Plan.



# CONTEXT AND PARKING



- This diagram illustrates the constrained parking alternatives within the vicinity of the site.
- Although there are 25 designated parking spaces in front of the shops, a significant number of patrons also rely on Glen Road and Jaques Street for accessing the shops.
- This situation presents a pivotal opportunity to enhance the integration of these presently disconnected elements and potentially incorporate additional parking spaces into the design.



**GLEN ROAD**

**JAQUES STREET**

20

Pipe825mm

Pipe450mm

Pipe450mm

0 5 10 20M

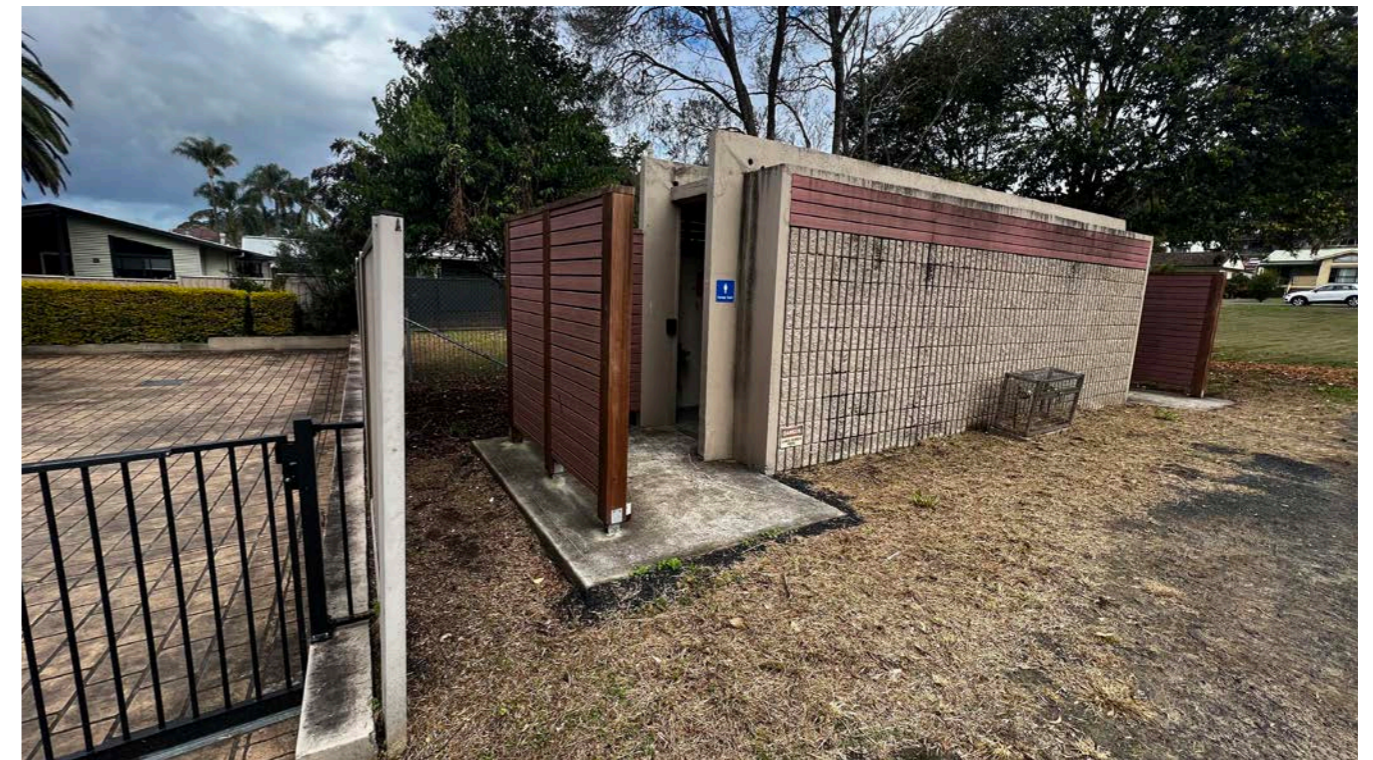
# EXISTING SITE CONTEXT



View at the corner of Glen Road and Jaques Street



Intersection of Glen Road and Jaques Street



Existing public toilet

- The current site features restroom facilities and a moderately-sized open field for public use.
- As part of the site's improvement process, enhancements will be made to the restroom facilities, with the potential for expanding their amenities and functionalities.

- This upgrade can be kept straightforward or extended to incorporate additional features such as shade structures, versatile pavilions, and community garden spaces, among others.



Entry to existing public car park

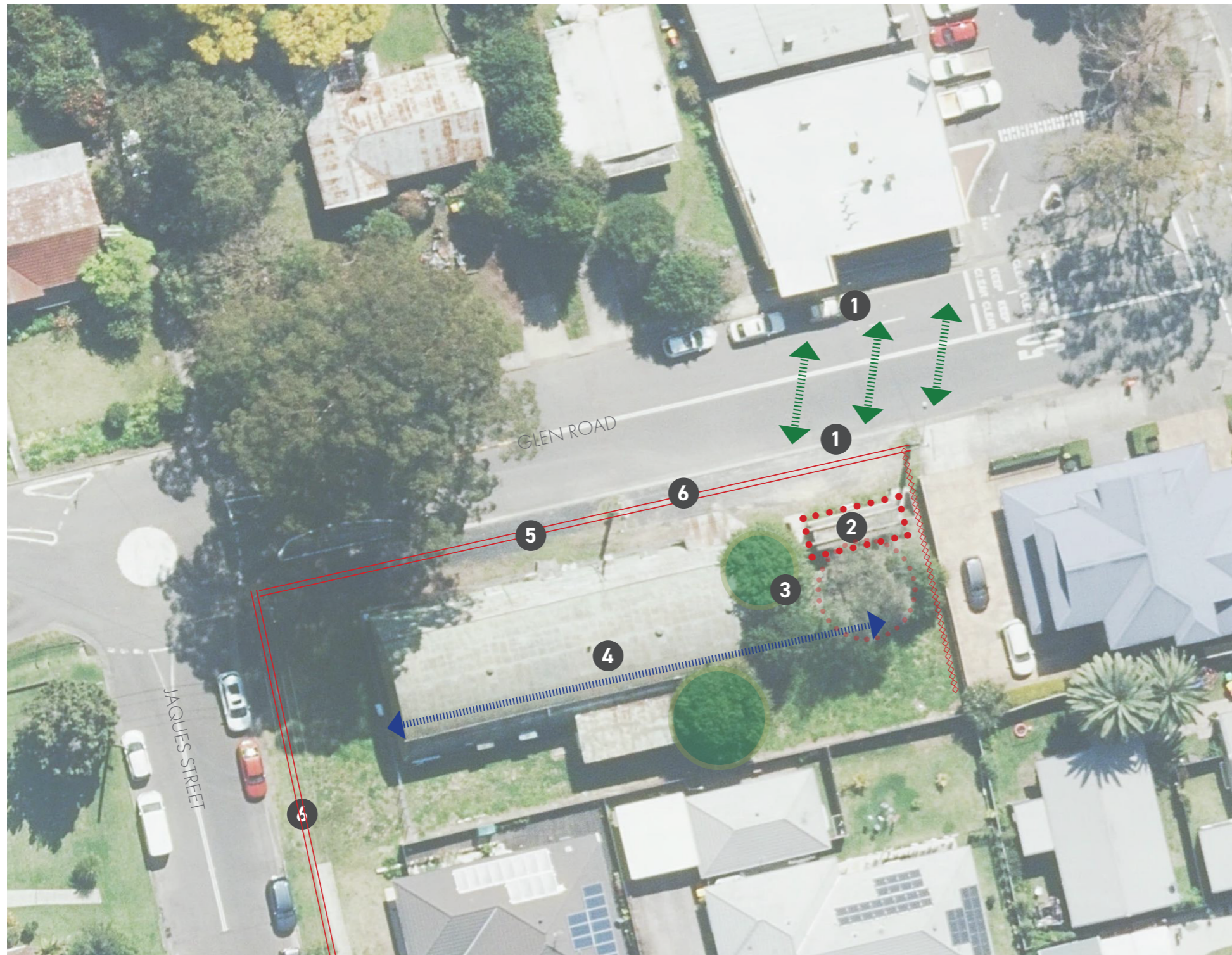


Ramp access to shops



Overall looking of existing local centre

# SITE ANALYSIS



1. Disengagement between shops and park space.
2. Toilet block is in a key location within the park space however blocks the possibility of a connection. The toilet block is uninviting.
3. Existing trees in the park space are insignificant, mostly privet weed species and a cheese tree in poor condition. There is opportunity for a new tree planting design.
4. The fall of two metres results in a drainage low point that needs to be responded to. The gradient will benefit from subtle terracing to maximise the useability.
5. Parking needs to be formalised in a configuration that best balances number of spaces and the connection between the park and shopping centre.
6. Existing powerlines will limit height of street trees along the street frontage. Larger trees will need to be planted within site.

# OURIMBAH OPEN SPACE INVENTORY WITHIN 600M - 10 MINUTES WALK



## OURIMBAH RUGBY PARK AND SOCCER GROUND

- Car parking.
- Toilets.
- Picnic settings.
- Clubhouse.
- Tennis
- Barbeque
- Ball game facilities.
- Skatepark.

## BILL SOHIER PARK FACILITIES

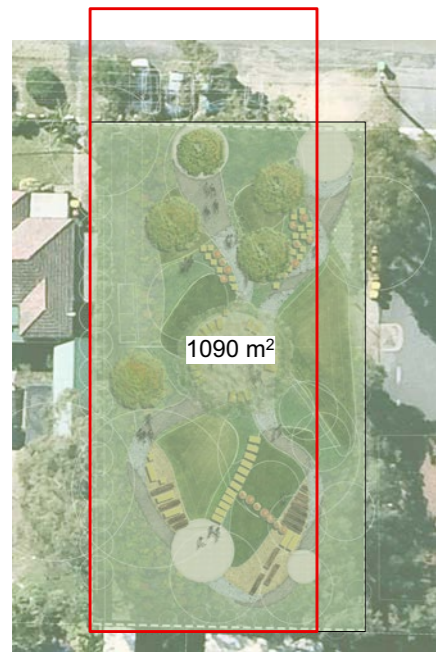
- Car parking.
- Toilets.
- Picnic settings.
- Clubhouse.
- Barbeque
- Ball game facilities.

## LIONS PARK

- Car parking.
- Picnic settings.
- Playground.

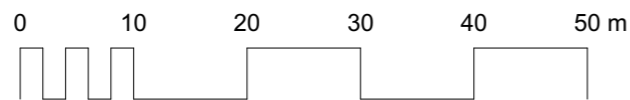
- While the Master Plan proposes facilities similar to those found in the immediate vicinity, it's important to note that the subject site enjoys certain advantages and lacks certain constraints. For instance, Lions Park, situated close to the highway, doesn't provide the same level of safety for young children as the subject site does.
- Additionally, the larger parks to the North are only accessible from the shops through a series of obstacles, including crossing both the highway and the train tracks. The subject site's proximity to the shops and its separation from the highway make it an ideal location for a small pocket park.

# CENTRAL COAST POCKET PARK COMPARISON WITH JACQUES STREET



## GUYUNGIL PARK UMINA

- Car parking.
- Toilets.
- Nature Play
- Interpretation of local Bush

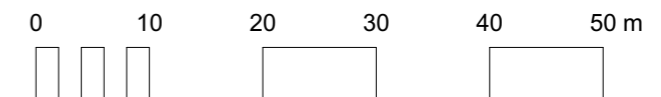


1 GUYUNGIL PARK UMINA  
Scale: 1:500

- These diagrams depict the subject site outlined in red, in comparison to other pocket parks of similar size within the Central Coast. In these two other instances, the adjacent shops and other establishments have enjoyed the advantages of their proximity to a park.
- Given that the proposed pocket park will be directly connected to the Ourimbah shops, it is anticipated that they too will witness an increase in business activity. This could result from factors such as enhanced parking facilities or providing a welcoming space for patrons to enjoy food purchased from the shops.



1 RUNWAY PARK UMINA  
Scale: 1:500



## RUNWAY PARK UMINA

- Offstreet Car parking.
- Nature Play
- Structured and unstructured play,
- Cycle circuit
- Community partnership of design and construction.
- Proximity to shops

# CENTRAL COAST POCKET PARK COMPARISON WITH JACQUES STREET



1 SEABROOK RESERVE TASCOTT  
Scale: 1:500

## SEABROOK RESERVE TASCOTT

- Offstreet Car parking.
- Nature Play
- Structured and unstructured play,
- Creekline
- Interpretation.



1 MURRUMBOOEE PARK TASCOTT  
Scale: 1:500

## MURRUMBOOEE PARK TASCOTT

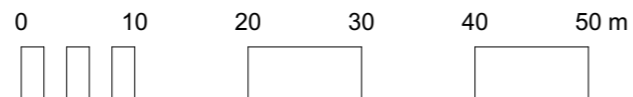
- On street Car parking.
- Basketball half court.
- Structured play,
- Creekline.
- Proximity to Shops



# COMMUNITY FACILITIES COMPARISON WITH JACQUES STREET

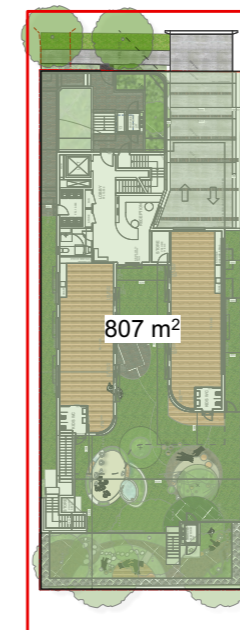


1 POINT CLARE COMMUNITY HALL  
Scale: 1:500

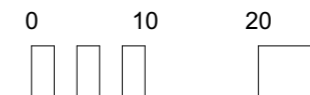


## POINT CLARE COMMUNITY HALL

- Offstreet Car parking.
- Community hall, yoga/dance space.
- Single story.
- Community garden.
- Central hub at Point Clare.



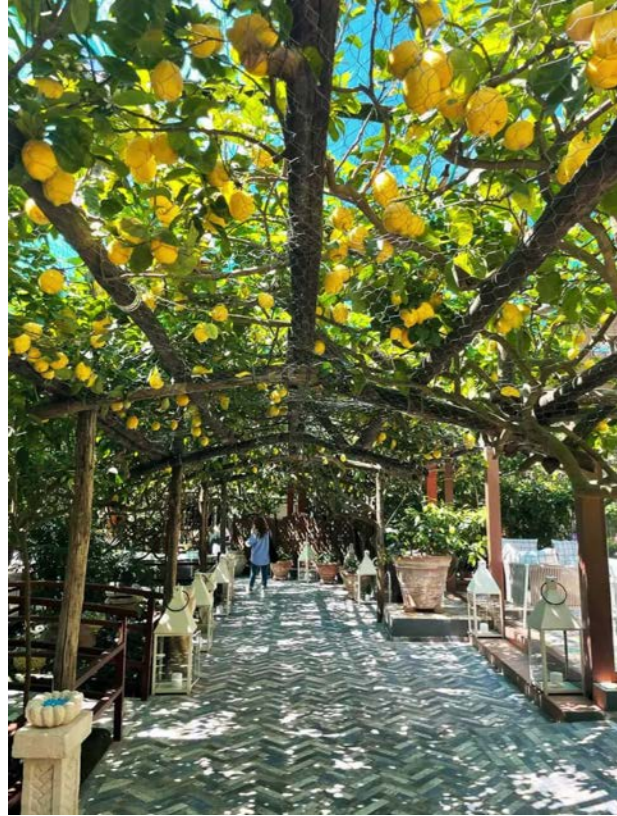
1 LIDCOMBE CHILDCARE CENTRE  
Scale: 1:500



## LIDCOMBE CHILDCARE CENTRE

- Offstreet basement Car parking.
- Play space
- Offices.
- Limited Deep Soil

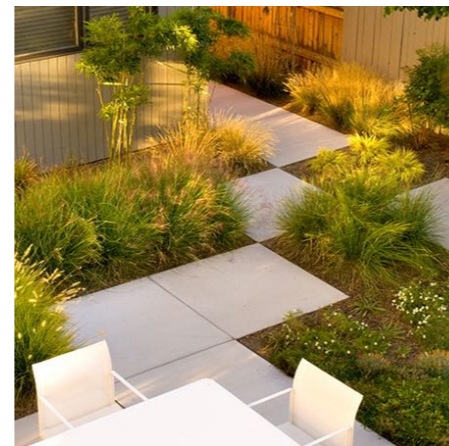
# HERITAGE INTERPRETATION PRECEDENTS



Lemon arbor referencing town's past citrus production



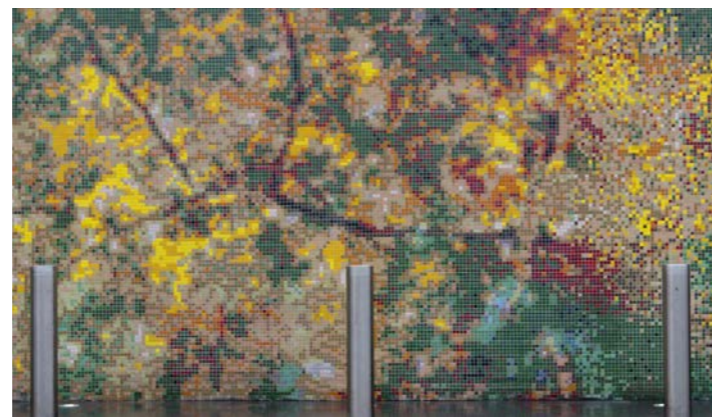
Interpretive sculptural elements



Engraved stones/tiles giving historical context



Building facade graphics



Use of circular elements referencing the pre-existing Nissan Hut

- The design of a new pocket park presents a unique opportunity to showcase the rich history of Ourimbah.
- This can be accomplished through traditional means such as the inclusion of plaques or engraved stones, as well as utilising materials like Blue Gum or citrus tree arbors and embedding the site's history in the use of certain materials.
- Additionally, rounded structures could be incorporated to evoke the earlier Nissan Hut form, further enhancing the historical narrative of the park.

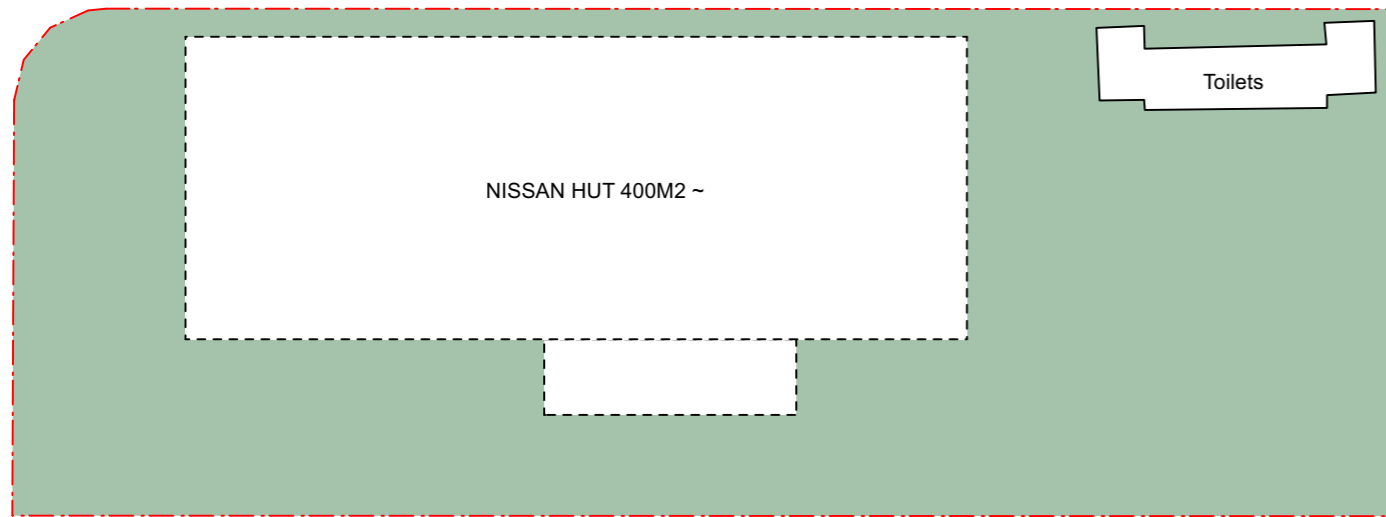
# POCKET PARK PRECEDENTS



- The design of a pocket park offers a multitude of possibilities for the local community.
- It could retain its simplicity with basic amenities like restrooms, or it could be enhanced with the addition of shade structures, landscaped seating areas, or even children's play equipment, catering to a range of recreational needs and preferences.

**OPTIONS**

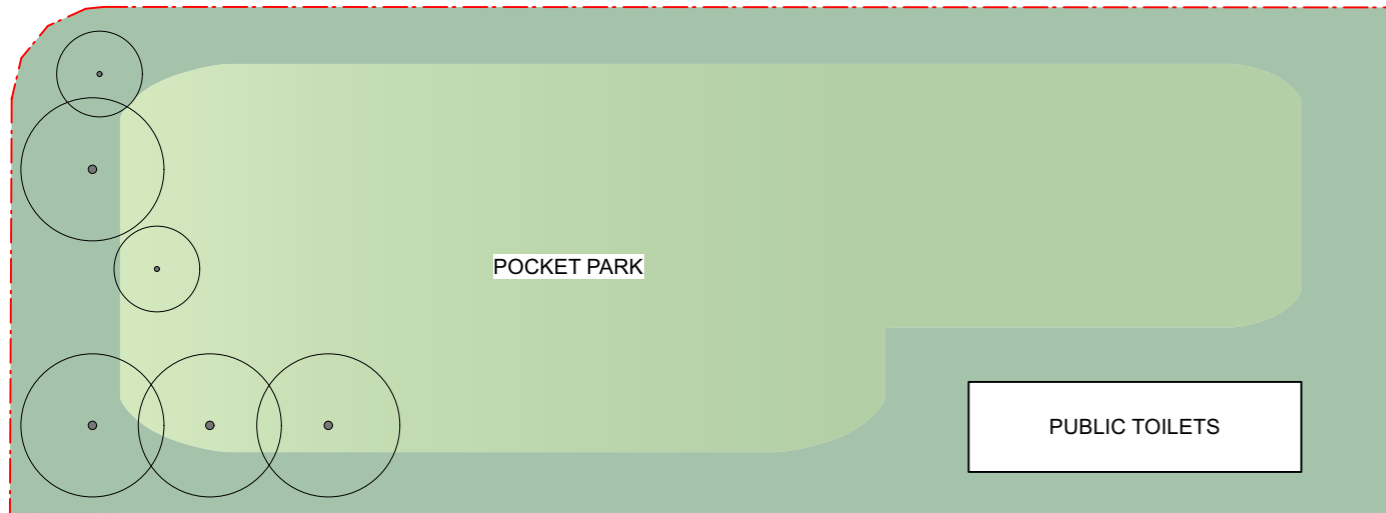
# OPTIONS



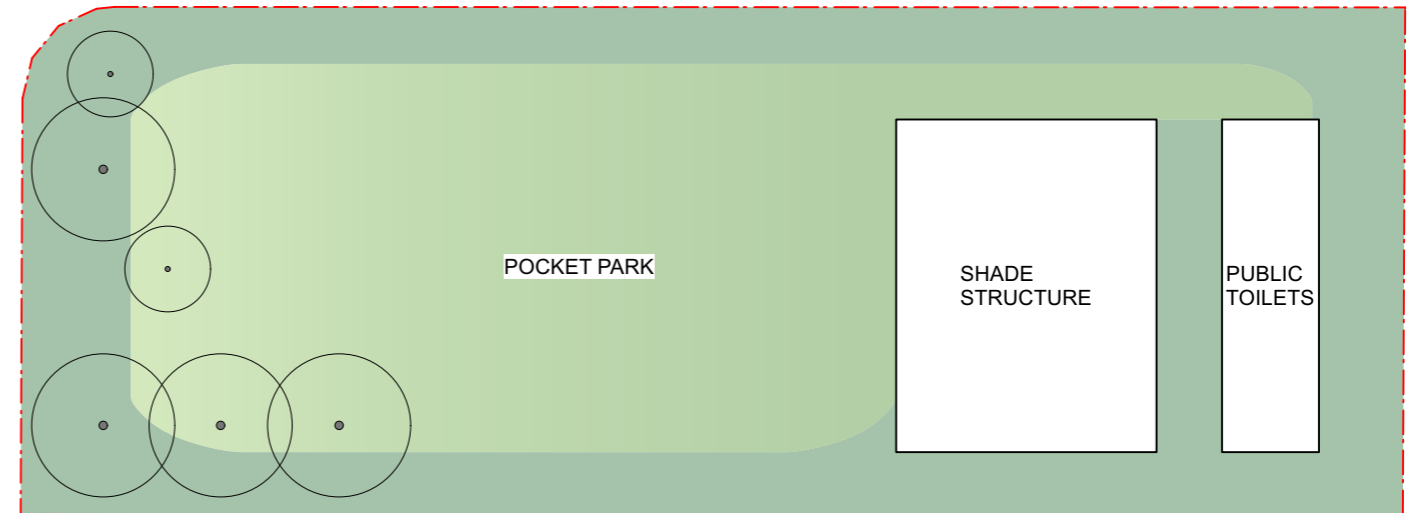
1 **Nissan Hut**  
Scale: 1:300



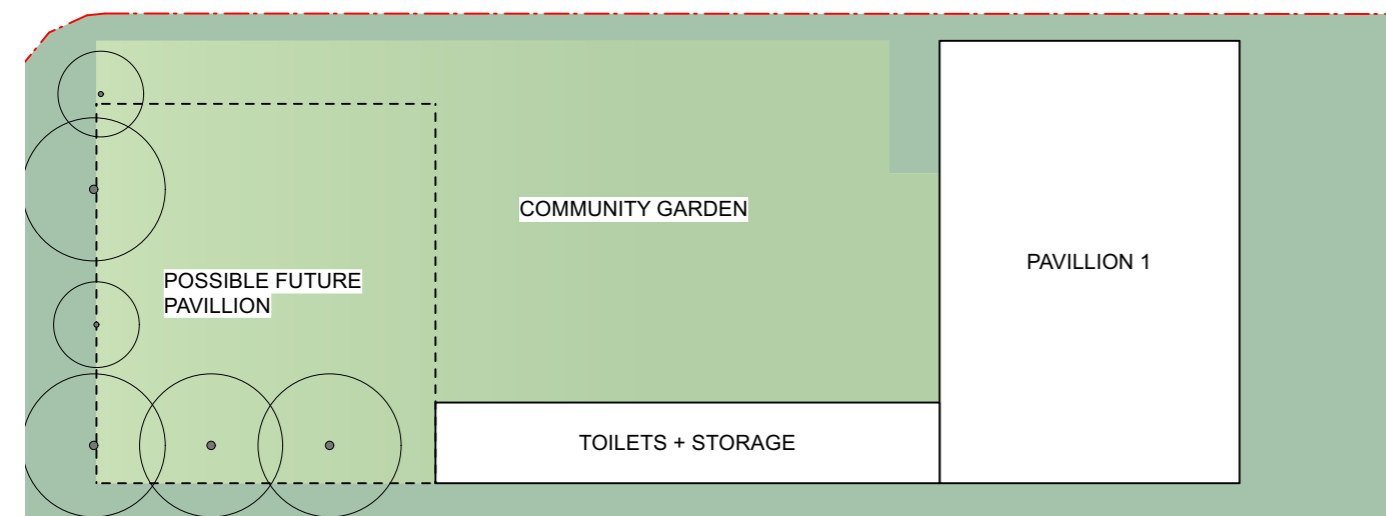
2 **Existing**  
Scale: 1:300



3 **Option 1**  
Scale: 1:300



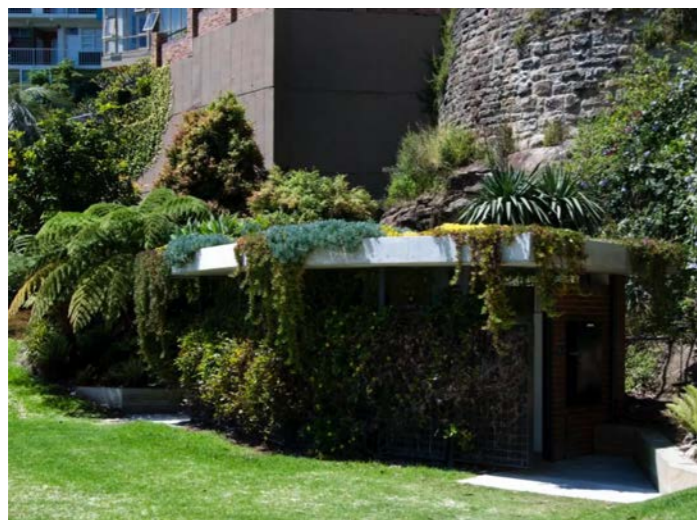
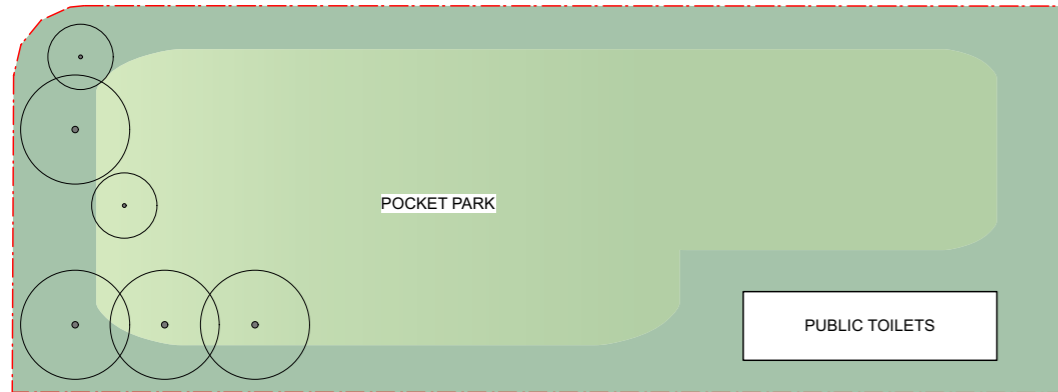
4 **Option 2**  
Scale: 1:300



5 **Option 3**  
Scale: 1:300

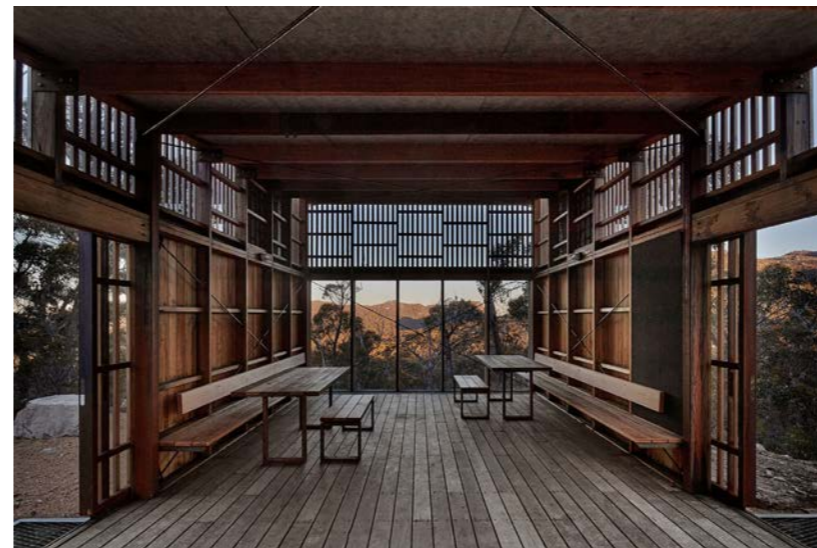
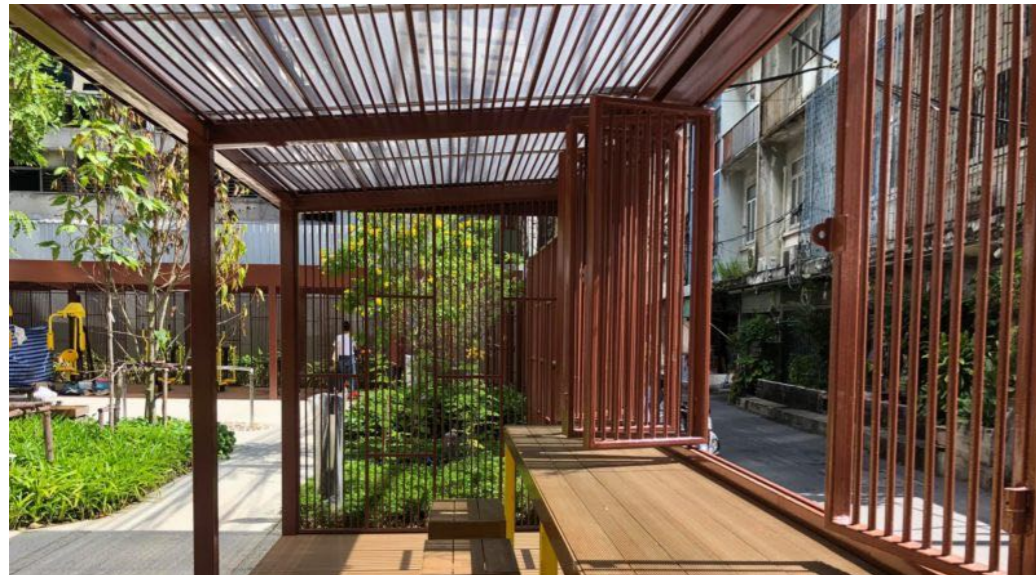
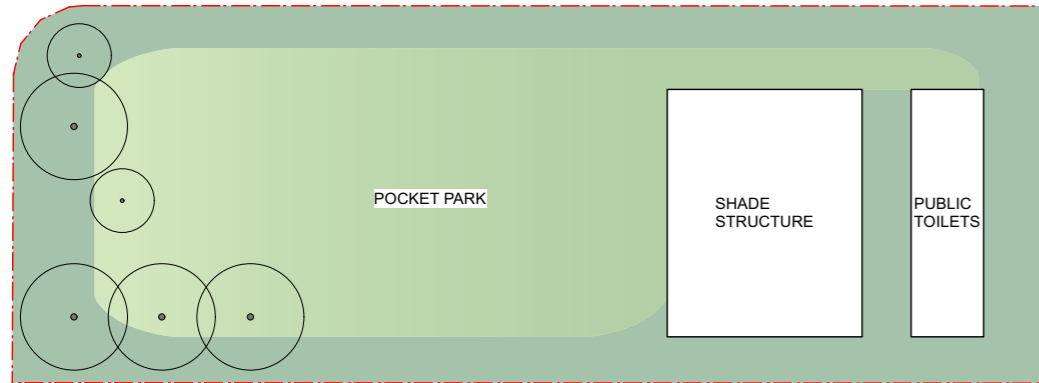
- The subject site presents a spectrum of possibilities, contingent on the development preferences of the local community.
- As illustrated in these basic massing diagrams, the options encompass an upgraded restroom facility paired with a pocket park, the incorporation of an extra shade structure, or the construction of a more substantial pavilion that allows for potential future expansions or developments.

# PUBLIC TOILET PLAN WITH PRECEDENTS



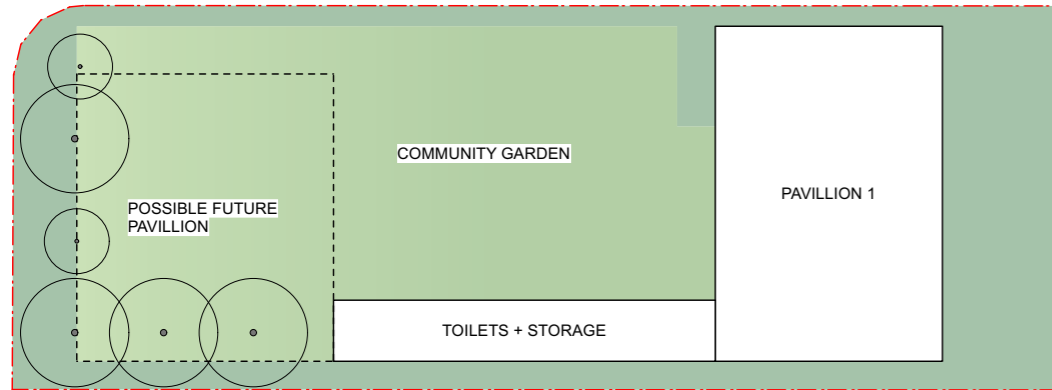
- If redesigned, the restroom facilities could be relocated to the rear of the area, providing a shield from the south. This reconfiguration would keep the toilets visible while eliminating hidden spots and creating a more open park space.
- Regarding the toilet block design, there are various options, ranging from a simple standard facility to something more comprehensive.

# SHADE STRUCTURE PLAN WITH PRECEDENTS



- This option explores the possibility of incorporating either an attached or freestanding shade structure along with new restroom facilities.
- In addition to the essential amenities, the public would gain access to features like shaded seating areas and additional structures that can delineate various spaces, catering to a range of community needs and activities.

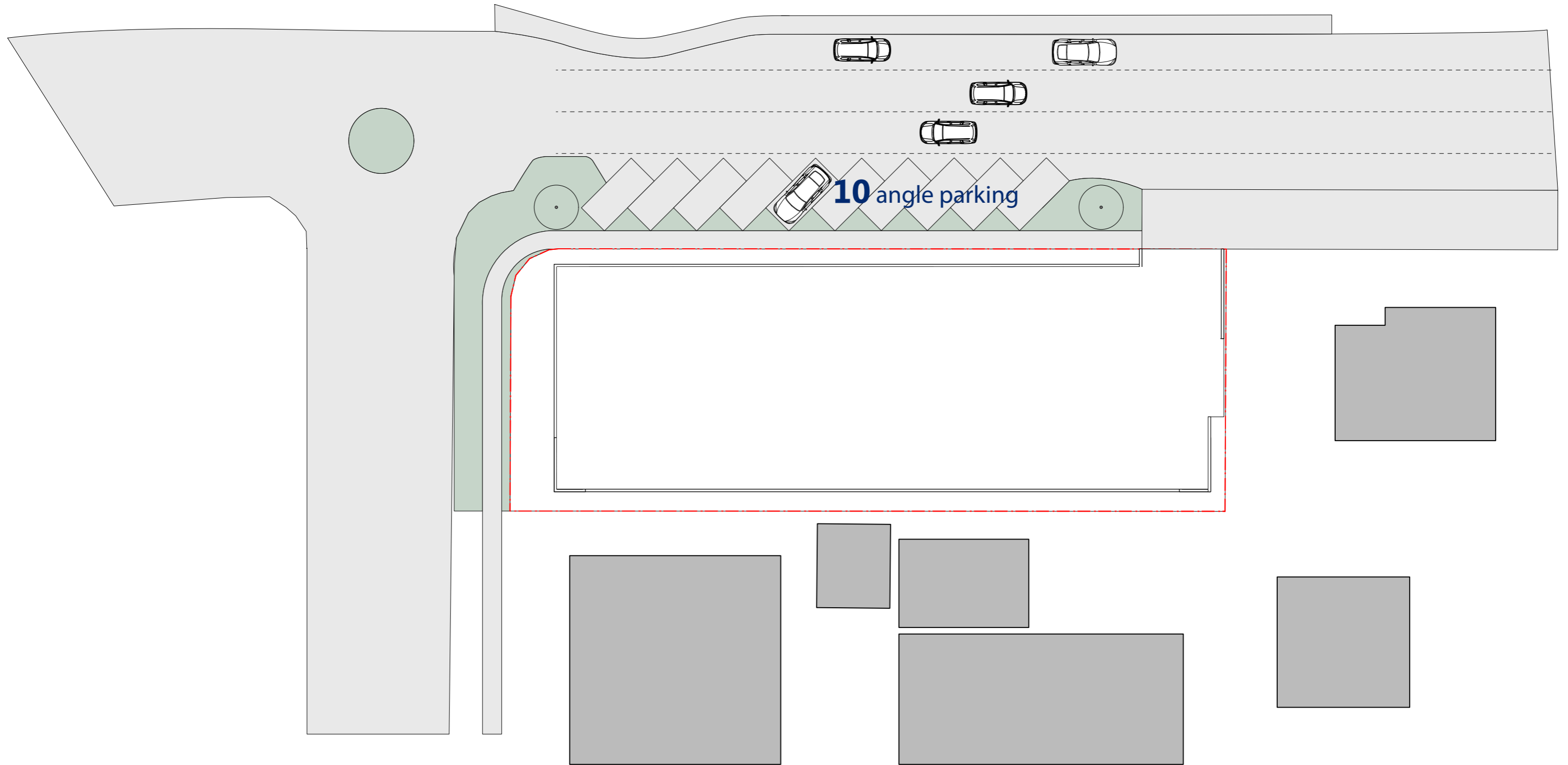
# PAVILLION PLAN WITH PRECEDENTS



- The final option introduces the concept of a more robust pavilion structure, which offers the potential for future development.
- This versatile space could be enclosed and would have the capacity to accommodate an even broader range of community needs and activities, providing a flexible and adaptable facility for the community.



# INDICATIVE ANGLE PARKING PLAN



- This diagram illustrates the potential inclusion of ten designated parking spaces within the design option.
- These spaces would serve both the park and the adjacent shops to the North.
- Furthermore, the existing uneven footpath surrounding the subject site would be upgraded to enhance safety and accessibility.

# PUBLIC DOMAIN CONCEPT CONTEXT



- An integral component of this masterplan involves forging a more robust connection between the park and the nearby local shops.
- One possibility entails reevaluating the parking arrangement near the shops without eliminating any parking spaces. Instead, a narrower driveway and entry could be implemented. This would allow for the transformation of an awkward piece of land, terracing it at the same level as the shops, thereby establishing a dedicated area for outdoor seating and tables.
- Additionally, an opportunity exists to establish a shared zone on Glen Road. This initiative could bolster the connection between the park and the shops while serving as a traffic calming measure to discourage speeding in the area.



# PUBLIC DOMAIN CONCEPT DETAIL



