

VISIONS OF VILLAGE LIFE

**BONALBO
VILLAGE
MASTER PLAN**

DRAFT

Acknowledgements

The *Bonalbo Village Master Plan* was prepared by R&S Muller Enterprise in association with Coulston Consulting on behalf of Kyogle Council. Council acknowledges and thanks the community, local businesses and other stakeholders for the extensive input provided towards the preparation of this Plan.

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ABOUT THIS PLAN

The *Bonalbo Village Master Plan* was created in consultation with the local community.

It sets out the community's vision, goals and priorities for Bonalbo so that these can be used to guide Council's planning, project delivery and decision-making for Bonalbo now and into the future.

It also outlines the projects, actions and initiatives Council will deliver to support Bonalbo to achieve its vision.

Links to the Community Strategic Plan

In 2016 Kyogle Council adopted the *Ready to Grow* Community Strategic Plan 2016-2026.

The strategies and actions in *Ready to Grow* address challenges and priorities that are shared across the wider Local Government Area (LGA), including:

- Management of roads, bridges and other infrastructure
- Enhancing and expanding agricultural business opportunities
- Providing housing for older people and people with a disability
- Harnessing a sense of community and building community capacity
- Identifying and creating opportunities for economic development
- Addressing youth drift
- Attracting visitors to the area

Ready to Grow also identified the need to develop Village Master Plans for Bonalbo and five other villages across the LGA with the specific purpose of addressing challenges and priorities that are specific to each village.

COMMUNITY VISION

Through an online survey and at two public workshops, the community shared their values, what they love about Bonalbo and their hopes for the future. Those thoughts were summarised to create this vision.

For Bonalbo to be a safe, diverse, economically viable village where people can access health, education and recreation facilities and enjoy culture and events

This vision is underpinned by a set of goals and priorities which provide more detail around what the community wants and needs.

Goal	Priorities
1. Build the role of our village as a service hub	<ul style="list-style-type: none"> ▪ Potential opportunities associated with the Multi-Purpose Service are realised ▪ Diverse educational services ▪ Thriving local businesses ▪ Greater return to local economy from seasonal workers ▪ Range of social services
2. Improve the safety and accessibility of our village	<ul style="list-style-type: none"> ▪ More visible law enforcement ▪ Improved walking experience
3. Green and improve the appearance of our village	<ul style="list-style-type: none"> ▪ Beautiful and well-maintained village ▪ Habitats for wildlife ▪ Enhanced public open spaces ▪ Public art
4. Create the conditions for a healthy and active community	<ul style="list-style-type: none"> ▪ Access to support services ▪ Enhanced recreation facilities ▪ Recreational options for people of all ages ▪ Greater community involvement in recreational activities
5. Attract visitors and provide facilities for their stay	<ul style="list-style-type: none"> ▪ A range of community events ▪ Upgraded community venues ▪ Focus on arts, culture and music ▪ Appropriate resourcing of community events ▪ Improved visitor and tourist accommodation and facilities

These goals and priorities have driven the actions in this Plan and will continue to guide Council's planning for Bonalbo over the coming years.

DRIVERS AND OPPORTUNITIES

Economy

- Multi-Purpose Service (MPS) centre offers opportunities for allied health industry
- People from surrounding villages who come to Bonalbo for a range of services and recreation are a potential market for local businesses
- Retail leakage to Casino
- Upgrades needed to the Clarence Way to improve access

Demographics

- Aging population
- Cyclical population peaks due to seasonal workers
- Community support for population growth
- High turnover of housing
- Houses purchased as investment for seasonal worker accommodation rather than owner occupation or long term rental
- Community desire for improved socio-economic status of the village

Assets

- Bonalbo Central School and Bonalbo Preschool are valuable assets and student enrolment levels are critical to village future
- Access to a range of recreational and community infrastructure and facilities
- Attractive public hall with adjacent park and active Trust in place
- Village serviced by town water and sewerage with capacity for growth
- Village maintenance partnerships in place
- Large parcels of Crown Land adjacent to village area

Community

- Demonstrated ability to host successful events
- Community support for a focus on art, music and culture

ACTION PLAN

The community has identified a number of projects, actions and initiatives that could be implemented over time to support Bonalbo to achieve its vision and goals. These actions have been endorsed and prioritised by the community and Council.

Target Outcomes	Actions	Focus Areas	Priority
Improved utilisation of Bonalbo Showground	Partner with the Bonalbo Showground Trust to deliver infrastructure upgrades that will enable increased use of the Bonalbo Showground for visitor accommodation and events	Connection to town sewerage (high) New public toilets and powered amenities including showers and camp kitchen Upgrading of buildings and event infrastructure Maintain heritage appeal of built environment	High
Enhanced business district	Develop and implement a precinct plan to beautify and revitalise the Bonalbo business area bounded by Bonalbo, Woodenbong, Peacock and Capeen Streets	Weed removal and repair of footpaths Street lighting and focus on safety and security Pedestrian friendly zones and seating Street planting of appropriate, low maintenance trees and gardens	High
Improved footpath network	Construct new well-lit, safe footpaths to connect important places and improve accessibility for residents	Woodenbong Road from Bonalbo Caravan and Tourist Park to Bonalbo Showground entry road (high) Connections from main path to Bonalbo Preschool, Multi-Purpose Service site and Bonalbo Common Sandilands Street footpath extension to Gill and Cope Streets	High
Forrest loop walking and cycling trail	Establish a forest loop walking and cycling trail through Bonalbo Common	From Showground to Bonalbo Recreation Reserve via Petrochilos Dam Connections to Woodenbong Road footpath Potential inclusion of a village lookout	High
Revitalised Bonalbo Recreation Reserve	Work with the Trust and Department of Lands to transition management of Bonalbo Recreation Reserve (R89284) to Council and rehabilitate the site for recreational use by the community and visitors	Mowing, weed removal and low maintenance landscaping to provide a transitional environment between the built village and the Bonalbo Common Restoration of seating huts Removal of unused and unsafe buildings and equipment Creek-side walking trail and viewing platform Interpretive and visitor information signage	High
Upgraded pool facilities	Upgrade Bonalbo Pool facilities to improve amenity and appearance	Improvements to fencing including visual barrier from Caravan Park Increased shade over main pool Refurbish existing grandstands Refurbish existing amenities and ensure accessible facilities are available Provide improved accessibility to main pool General renovation and modernisation	High
Enhanced Caravan Park	Invest in improvements to the Bonalbo Caravan and Tourist park	Improve access road to allow caravans to enter and turn from North and South Improve drainage Seal internal road Investigate feasibility of adding cabin style accommodation Enhance entry signage	High

Target Outcomes	Actions	Focus Areas	Priority
Improved provision of tourist information	Develop and implement an integrated approach to visitor information signage to ensure up to date information about local attractions and experiences is delivered at key visitor stopping locations	Improve content at the existing information bay at Patrick McNamee Memorial Park Establish additional visitor information point and parking area at Norman Johnston Park Establish secondary visitor information points at Bonalbo Caravan and Tourist Park, and Bonalbo Recreation Reserve	High
New village entry signage	Replace existing village entry signage with new signs that reflect LGA-wide branding	At or near the location of the existing signage	Medium / High
	Directional signage at Bruxner Highway turnoff	To Brisbane and Bonalbo attractions	
Enhanced functionality and utilisation of community hall and adjoining park	Work with the Bonalbo Hall Trust to implement infrastructure improvements as required to support increased functionality and utilisation of the Bonalbo Memorial Hall	Building revitalisation, painting, repairs, kitchen improvements and air conditioning, improved connectivity to adjacent Patrick McNamee Park	Medium
	Upgrade facilities in Anzac Memorial Park to enable use as a venue for outdoor music and community events	Power supply and lighting for Rotunda Improved seating Connectivity to hall	
Enhanced Norman Johnston Oval and Park precinct	Deliver a program of improvements to Norman Johnston Park to enhance safety and amenity for residents and visitors	Additional night lighting Provision of accessible, vandal-proof public toilets Additional seating and picnic shelters	Medium
	Upgrade and expand recreational infrastructure at the Norman Johnston Oval precinct to provide healthy activities for people of all ages	Outdoor exercise equipment (high) Upgrade skate park and install half-court basketball court BMX track Pathways and walking tracks to Bowling Club, pool and tennis courts Refurbish tennis courts	
Public art	Partner with the community to develop and deliver public art projects in Bonalbo	Murals and painting of public infrastructure Collaboration with Bonalbo Central School and recognised local artists and Aboriginal artists	Medium
Cook Park enhancement	Investigate potential improvements to Cook Park aligned with community use of and interest in the site	Upgrade picnic and BBQ facilities Upgrade and shade play equipment	Medium
Improved drainage	Develop and implement a program of work to improve drainage across the village and address drainage trouble spots, particularly in low-lying areas	Capeen Street Sandilands Street, Dyrabba Street and Post Office Lane Cope, Gill and Oak Streets	Medium
Complete flood study and management plan	Complete flood study and management plan for Bonalbo	Improved preparedness and resilience	Medium
Removal of old Girl Guides Hall	Demolish former Girl Guides building	Clear this site and utilise for installation of visitor information signage, car parking and to improve access to, and visibility of, amenities	Low

BONALBO LOCALITY MAP

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ADVOCACY AND SUPPORT

Some of the community's priorities for Bonalbo relate to outcomes or activities that do not fall under Council's direct sphere of control. In these cases Council will advocate for the community's interests in its dealings with government, private and not-for-profit organisations, and support delivery of community-driven projects.

Economy and tourism

Target Outcomes	Opportunities
Establish Bonalbo Progress Association	Support community efforts to establish a Progress Association to enable business development and promotion of Bonalbo
Improved provision of tourist information and promotion of Bonalbo	Support business and community efforts to develop and promote tourism experiences and accommodation offerings including potential development of a website promoting Bonalbo
	Support existing arrangements for provision of face-to-face visitor information in Bonalbo

Housing

Target Outcomes	Opportunities
Accommodation and care choices for older people and people living with a disability	Advocate and facilitate development of aged care and appropriate housing in Bonalbo for older persons and persons living with a disability

Recreation and events

Target Outcomes	Opportunities
Events and festivals	Support community efforts to establish and host cultural, culinary or musical events and festivals in Bonalbo
Establish a Park Run in Bonalbo	Support community efforts to establish a Park Run in Bonalbo
Upgrade and increase use of Bonalbo Tennis Courts	Support Bonalbo Tennis Club and the community to refurbish Bonalbo Tennis Courts and maintain for ongoing use
Establish a Community Shed	Support community efforts to establish an inclusive Community Shed which will provide support and activities for men, women, people with a disability and older residents.

Infrastructure and services

Target Outcomes	Opportunities
Upgraded access roads	Advocate for allocation of Government funding to upgrading of local and regional road connections to Bonalbo including Clarence Way and Peacock Creek Road
More visible law enforcement	Advocate for removal of condemned police station building and replacement with a new, permanently staffed Police Station

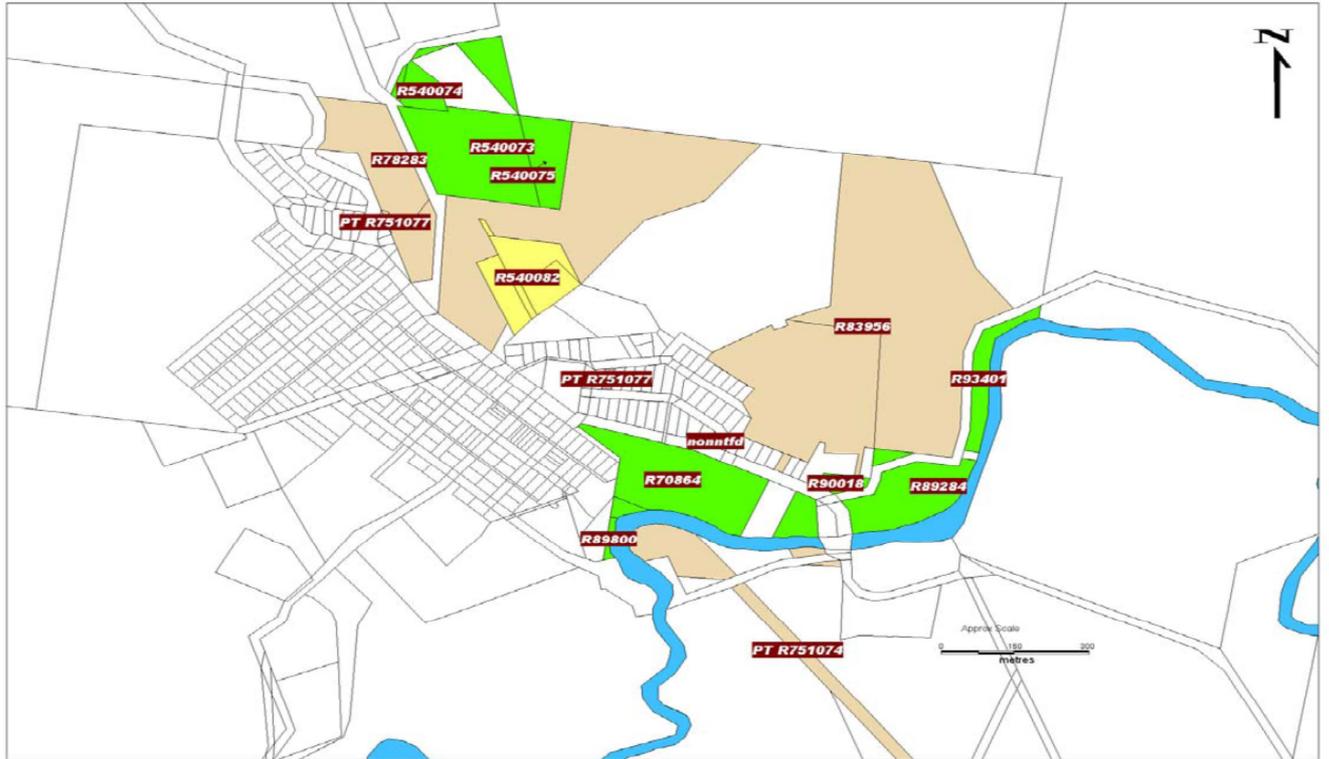
CROWN LAND

In the course of developing this Village Master Plan for Bonalbo, Council gathered feedback from the community about parcels of Crown land in and around the village. Community views on possible future uses for Crown Reserves will inform development of a Crown Land Plan of Management for Bonalbo.

Reserve Number	Description	Current use	Community interest
R70864	Norman Johnston Memorial Park	Community and visitor recreation	Enhance facilities to increase use for existing purposes
	Bonalbo Pool	Pool and associated facilities	Enhance facilities to increase use for existing purposes
	Bonalbo Caravan and Tourist Park	Tourist accommodation	Enhance facilities to increase use for existing purposes
R89284	Bonalbo Recreation Reserve	Managed by Bonalbo Heritage Gardens Trust. Currently unusable due to lack of maintenance	High level of interest in rehabilitating this site as a community and visitor passive recreation area that provides a transition between the built environment of the village open spaces and the natural environment of the Bonalbo Common
R90018	Vacant land adjacent to Council Depot reserved for Parking	Currently vacant and unused and maintained by adjoining land owner	Incorporate into passive recreation area associated with adjacent Bonalbo Recreation Reserve, specific opportunities identified for this site: <ul style="list-style-type: none"> • Landscaping and village entry statement • fenced dog park • community garden • parking for Bonalbo Recreation Reserve
R89800	Land behind Golf Course	Associated with operation of the Golf Course	Maintain current use
R93401	Riparian zone along Western bank of Peacock Creek	Undeveloped land, immediately upstream of town water supply extraction point	Maintain current use and riparian vegetation. Consider potential for creek-side walking trail
R540082	Bonalbo Hospital / Multi-Purpose Service	Owned by Area Health Services for provision of medical services	Maintain current use
R540073 R540074 R540075	Bonalbo Showground	Venue for Bonalbo Show and other events. Managed by Bonalbo Showground Trust	Upgrade and expand facilities to increase use for tourist accommodation, events and festivals

Reserve Number	Description	Current use	Community interest
R78283	Public Utility Reserve	Managed as part of Bonalbo Common. Has disused and rundown tick huts and a gully running through it.	Demolish tick huts, remediate land and retain as part of Common / Showgrounds public land. Need to resolve access issues to private property
R83956	Bonalbo Common	Grazing of stock. Managed by the Bonalbo Common Trust	Continued stock grazing and exclusion of dogs Increased community access via a walking and cycling trail Overflow camping from the Showground Other potential uses include: <ul style="list-style-type: none"> • Wildlife reserve • Stargazing • Lookout
PT R751077	Reserved for Future Public Requirements between Yabbra Street and Clarence Street	Developed for housing, under private tenure now (Lot 107 DP751077)	No current community interest identified
	Reserved for Future Public Requirements behind houses on eastern side of Woodenbong Road adjacent to Common	Essentially managed as part of the Common (Lot 7306 DP1164791)	Incorporate into the Bonalbo Common
PT R751074	Reserved for Future Public Requirements, south of the Clarence Way and east of Peacock Creek	Privately Leased (Lots 1 and 2 of DP48496)	No current community interest identified
Not Notified	Vacant Reserve for Drainage on the north-west corner of Woodenbong Road and Clarence Street	Vacant area (Lot 7006 DP1108743), sewer mains dissect the block	Convert to road reserve

CROWN RESERVES MAP



IMPLEMENTING THE PLAN

The Bonalbo Village Master Plan is a long-term plan. Council's ability to implement the actions identified in this plan will depend on funding becoming available through Council revenue, state and federal government grant funding, private investment and community partnerships.

In implementing the actions in the plan Council will:

- Look for opportunities to partner with the community and other organisations to deliver projects
- Where appropriate, enhance and revitalise existing infrastructure rather than building new infrastructure
- Design for improved disability inclusion and accessibility
- Consider and minimise ongoing maintenance requirements
- Deliver value for money when allocating public funds
- Advocate for community interests in dealings with other government, private and not-for-profit organisations

Communication and engagement

In accordance with the *Kyogle Council Community Engagement Strategy*, Council will continue to communicate and engage with the Bonalbo community as it plans and delivers the actions in this Plan.

Depending on the nature of each action, the level of engagement will range from informing the community of proposed and planned works to collaborating with key stakeholders and community members and empowering them to co-design and deliver strategic actions in partnership with Council.

Reviewing progress

Progress towards implementing actions and achieving outcomes detailed in the *Bonalbo Village Master Plan* will be reviewed on a regular basis as part of Council's integrated planning and reporting processes.



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- Addressing youth drift
- Attracting visitors to the area

Ready to Grow also identified the need to develop Village Master Plans for Tabulam and five other villages across the LGA with the specific purpose of addressing challenges and priorities that are specific to each village.

COMMUNITY VISION

Through an online survey and at two public workshops, the community shared their values, what they love about Tabulam and their hopes for the future. Those thoughts were summarised to create this vision.

To promote Tabulam as a friendly, riverside village which celebrates its connections to local agribusiness and invites visitors to discover its diverse culture and heritage

This vision is underpinned by a set of goals and priorities which provide more detail around what the community wants and needs.

Goal	Priorities
1. Create attractive environments for the community and visitors to stop and gather	<ul style="list-style-type: none"> ▪ Communal areas in the village for locals, visitors and tourists ▪ Improved access to the river for recreation
2. Provide essential infrastructure for residents, tourists and businesses	<ul style="list-style-type: none"> ▪ Investment in village infrastructure ▪ Town water and sewerage services ▪ Reliable telecommunications ▪ Reliable power supply ▪ Appropriate waste management ▪ Improved roads and road safety ▪ Connected footpath network
3. Provide access to services that promote community wellbeing	<ul style="list-style-type: none"> ▪ Community and health services ▪ Youth activities and services ▪ Improved transport options ▪ Sport and recreation facilities
4. Honour and share our diverse culture and history	<ul style="list-style-type: none"> ▪ Historical information and experiences for tourists ▪ Respect and connections between Aboriginal and non-Aboriginal people
5. Offer a variety of accommodation, experiences and services for residents, seasonal workers and tourists	<ul style="list-style-type: none"> ▪ Appropriate camping and caravan facilities ▪ Non-camping accommodation options ▪ Increased local business activity ▪ Seasonal workers add value to the local economy

These goals and priorities have driven the actions in this Plan and will continue to guide Council's planning for Tabulam over the coming years.

DRIVERS AND OPPORTUNITIES

Economy

- Seasonal employment from agribusiness and cyclical employment from construction projects supports village economy
- Several shops in the village and a variety of rural, horticultural and industrial small businesses in the surrounding area
- Close proximity to South East Queensland
- Replacement and upgrade of Tabulam Bridge and increased traffic capacity of new bridge
- Increase in housing turn-over rates

Essential infrastructure

- Poor quality of local and regional roads in the area seen as a barrier to growth of local industries
- Limited stopping, recreation and accommodation options for tourists
- Village not serviced by town water or sewerage system
- Influx of seasonal workers puts demands on village infrastructure
- Poor telecommunications an issue for residents, visitors and businesses
- Flood prone areas of village
- Improved partnerships needed to deliver ongoing village maintenance services

Community, history and culture

- Mix of Aboriginal and non-Aboriginal residents
- Close proximity to the community of Jubullum and Jubullum Flat Camp – an Aboriginal cultural teaching place
- Historical ties to the Light Horse Brigade
- Community support for population growth

Assets

- Located on the banks of the mighty Clarence River
- Tabulam public school a valuable asset and student enrolment levels critical to village future
- Access to a range of recreational and community infrastructure and facilities
- Established racecourse with history of successful events
- Well maintained public hall with active Trust in place
- Large areas of Crown land adjacent to the village

ACTION PLAN

The community has identified a number of projects, actions and initiatives that could be implemented over time to support Tabulam to achieve its vision and goals. These actions have been endorsed and prioritised by the community and Council.

Target Outcomes	Actions	Focus Areas	Priority
Enhance functionality and utilisation of existing community hall	Partner with the Tabulam Hall Trust to implement infrastructure improvements as required to support increased functionality and utilisation of Tabulam Hall	Complete renovation including exterior painting, floor polishing and new furniture Electrical and lighting upgrade Kitchen upgrade Air-conditioning	High
Re-establish Caravan Park	Re-establish Tabulam Caravan Park as a short stay tourist accommodation facility	Clear and make the site fit for use Appropriate water supply and effluent management Refurbish existing amenities building Convert original amenities to camp kitchen and common area and refurbish Seal access road Demolish redundant structures	High
Establish riverside heritage park and visitor stopping precinct	Establish a riverside park and visitor stopping precinct at an appropriate location off the Bruxner Highway close to the Eastern approach to the old Tabulam Bridge	Enable caravans and motorhomes to stop, park and turn Interpretive signage and information on the old Tabulam Bridge, possibly even display an old truss subject to RMS concurrence Visitor information bay, interpretive and wayfinding signage Picnic facilities Potential watercraft launch area	High
	Provide connections from the Park to important locations in Tabulam via signposted, self-guided heritage and cultural walking trails with interpretive signage	To Harry Mundine memorial via village heritage buildings and monuments To 'Big House' and Jubullum Flat Camp Aboriginal Area To Western side of Clarence River via pedestrian path on new bridge	
Improved village entries	Install new village entry signage to reflect LGA-wide branding	At or near existing location of signage	High
	Create an attractive village entry zone at intersection of Bruxner Highway and Clarence Street	Tree planting Directional and local business advertising signage	
Streetscape improvements	Develop and implement a community-endorsed streetscape plan for Tabulam	Tree planting along Clarence Street for footpath shade and cooling Additional street seating Addition rubbish bins	High
Improved drainage	Develop and implement a program of work to address drainage trouble spots	Tabulam Road Tabulam Oval	High
Provide town water supply	Undertake a project to establish a town water supply for Tabulam	Consultation with the community regarding preferred options	High

Target Outcomes	Actions	Focus Areas	Priority
Provide town sewerage system	Undertake project to provide reticulated sewerage system for Tabulam	Move project from feasibility to detailed design and actively seek funding to allow for construction of the system as early as possible.	High
Complete flood study and management plan	Complete flood study and management plan for Tabulam	Improve preparedness and resilience	High
Enhancements to Tabulam Racecourse	Partner with the Tabulam Racecourse Trust to develop and deliver a program of infrastructure upgrades to enable appropriate levels of use of the Tabulam Racecourse for camping and events	Appropriate water supply and effluent management Upgrade of amenities including toilets and camp kitchen	High
Access to the river for recreation	Retain Crown land (R752397 and R84819) at the bend of the Clarence River for passive recreation and river access	Improve and signpost access from Court Street Maintain and enhance natural environment Avoid built infrastructure in flood zones Consider impacts of rubbish	High
Develop Tabulam Oval as a community and visitor recreation precinct	Develop and implement a precinct plan to create a multi-purpose community and visitor gathering and recreation area at Tabulam Oval and surrounds	Signposted, safe, clean accessible public toilets with adequate water and waste management Revitalise Tennis Courts, Basketball half court and Skate Park area Construct BMX track Outdoor gym and additional children's play equipment Adequate, well-shaded seating	Medium / High
Improved footpath network	Construction of new footpaths to connect important places and improve accessibility for residents and visitors	Tabulam Road from Charles Street to Clarence Street, including crossing over Bruxner Highway Clarence Street footbridges over deep roadside drainage channel Barnes Street from Court Street to Tabulam Hall Charles Street from Tabulam Road to the Golf Course and on to Jubullum Flatcamp	Medium
Enhance Tabulam Cemetery	Deliver a program of improvements to enhance Tabulam Cemetery as a place of reflection for the community	Identify and mark unmarked burial sites Provide shaded seating Clearing and maintenance Upgrade fencing Provision of accessible amenities	Medium
Enhance heritage graves site	Enhancements to heritage graves site at the Golf Course	Identify and mark burial sites Tidy up and fence area Signpost from Golf Course footpath	Medium
Improved waste management	Partner with the community to identify and address waste management requirements	Seasonal peaks in rubbish production by transient workers Potential waste recycling facility	Medium

TABULAM LOCALITY MAP

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ADVOCACY AND SUPPORT

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Tourism and economy

Target Outcomes	Opportunities
Improved provision of visitor information	Support existing arrangements for the provision of face-to-face visitor information in Tabulam
Increase contribution of seasonal workers to the local economy	Support local business and community efforts to unlock the potential economic value of seasonal workers

Transport

Target Outcomes	Opportunities
More public transport options for residents and seasonal workers	Advocate for additional public transport options: <ul style="list-style-type: none"> • Daily bus service to Casino • Connections to train service at Casino • More transport choices for seasonal workers

Community services

Target Outcomes	Opportunities
Community hub with internet access	Support community efforts to establish a community hub in Tabulam including: <ul style="list-style-type: none"> • Identification of appropriate location • Securing strong, reliable internet connection, • Provision of equipment • Partnering with community providers to deliver community services • Provision of access to community development staff and resources

History and culture

Target Outcomes	Opportunities
Commission Light Horse Monument	Support community efforts to commission a Light Horse Monument for inclusion at a prominent location in the Tabulam Oval Recreation Precinct. Include recognition of Aboriginal involvement in the Light Horse story.
Establish Annual Light Horse Festival	Support community efforts to establish an annual Light Horse Festival

CROWN LAND

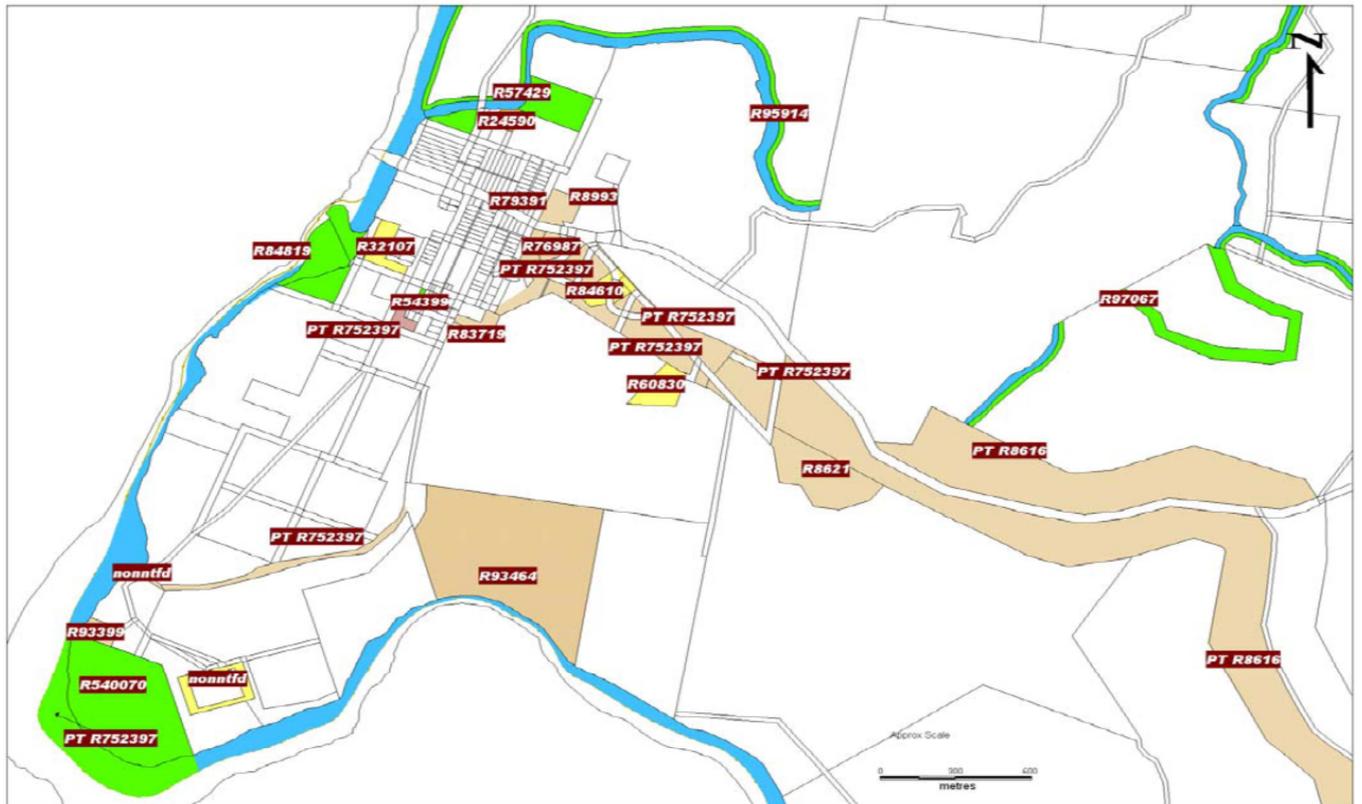
In the course of developing this Village Master Plan for Tabulam, Council gathered feedback from the community about parcels of Crown land, in and around the village. Community views on possible future uses for Crown Reserves will inform development of a Crown Land Plan of Management for Tabulam.

Reserve Number	Description	Current use	Community interest
R32107	Police Station land	Active Police Station	Maintain current use
R54399	Tabulam Public Hall	Used for community events including a regular market	Upgrade and maintain the Hall for ongoing use by the community
R540079	Tabulam Baby Clinic	Currently used as the CWA rooms	Maintain for use by community groups
PT R752397	1 parcel of land at corner of Ford Street and Racecourse Road	Unused and overgrown with weeds, includes gully. Flood prone. Was privately leased (21 DP40486)	No specific community interest identified, other than desire for land to be cleaned up and maintained and/or vegetation restored.
	Adjacent to the Clarence River just to the west of the village	Public access to the Clarence River (lot 7308 DP1152127) adjacent to R84819	Improve access and retain as a natural environment for community access to the river for recreation
	1 parcel of land on the bend of the Clarence River adjacent to Racecourse	Public access to the Clarence River	Improve access and retain as a natural environment for community access to the river for recreation and possibly camping associated with the activities on the Racecourse.
	4 parcels of land over the other side of the ridge South of the Bruxner Highway	Also known as Mary's reserve. Currently being grazed, adjacent to R8621. (Lot 7304 DP1146255, Lot 7019 DP1002678, Lot 7305 DP1146255, Lot 128 DP752397)	No current community interest identified
	Large disjointed section of land south of Hoare Street	Land split by various road reserves, vacant and unused, Reserved for future public requirements (Lot 7302 DP1146238)	Potential for use as a tip / recycling facility and/or reservoir and treatment site for water supply and preservation of native flora and fauna. Boundary rationalisation needed, surplus areas to be converted to separate parcels and converted to freehold land.

Reserve Number	Description	Current use	Community interest
	2 parcels of land between Hoare Street and Bruxner highway, near Rural Fire Shed	Vacant land that slopes down towards Lawrence Street. Small swamp in low lying area, adjacent to R76987	Potential for use in relation to town water supply. Water tank on high land, or village expansion on flood free areas and flora and fauna preservation in low lying areas.
	Drainage Reserves north of the Racecourse (includes non-notified reserve near Clarence River)	Reserve is over gully running west back to Clarence River	Convert to riparian land, no community interest.
R76987	Next to Rural Fire Shed	Part of the former tip site	Potential for use in relation to town water supply and/or village expansion on flood free areas.
R84819	Riverside reserve	Public access to the Clarence River	Improve access and retain as a natural environment for community access to the river for recreation
R83719	Parcel close to the Southeast corner of the village fronting Court Street and Harry Mundine Place	Reserved for Travelling Stock, unused and overgrown with weeds, currently leased by the Department of Education, may be potential agricultural block for the school.	No community interest identified, verify with School what interest they have in the land, may otherwise be suited to conversion to freehold land for housing or village expansion.
R84610	Land on the Hill East of village	Reserved for rubbish depot but currently unused	Potential for use as a tip / recycling facility
R60830	Former sanitary disposal site	Currently unused	No community interest. Remediation may be required
R8993	Land north of Bruxner Highway	Reserved for use as a Pound Currently privately leased (Lot 211 DP752397) adjacent to R79391.	No community interest identified, could have potential use in the long term if the adjacent village zoned area were to be developed.
R79391	Land north of Bruxner Highway	Low lying land Reserved for Future Public Requirements. Currently privately leased (Lot 211 DP752397) adjacent to R8993.	No current community interest identified.
R57429	Reserve for Public Recreation next to Golf Course and adjacent to Tabulam Rivulet	Reserved for public recreation and occupied partly by the Golf Course. Believed to be managed by National Parks due to presence of cultural heritage site	Maintain current use, verify current management with Crown lands and National Parks.
R24590	Tabulam Heritage Graves	Unmarked and unimproved. Located on Golf Course Land	Identify and enhance heritage value of the site

Reserve Number	Description	Current use	Community interest
R60982 and R81432	Tabulam Caravan Park	Currently in a state of disrepair and unused	Re-instate for use as a short stay tourist accommodation facility in partnership with Jubullum Local Aboriginal Land Council
R540070	Tabulam Racecourse	Currently used for Tabulam Races and Campdraft events. Some limited primitive camping	Enhance the site and increase use for events and visitor accommodation
R93464	Land beyond the end of Racecourse Road Reserved for Future Public Requirements	Vacant unused land.	No community interest.
R93399	Reserve for Future Public Requirements adjacent to northern boundary of Racecourse	Privately leased (Lot 7001 DP1026303)	No community interest.
R95914	Riparian strip along Tabulam Rivulet Reserved for Access	Vacant unused land.	No community interest.
R97067	Riparian strip along Tabulam Rivulet Reserved for Access	Vacant unused land.	No community interest.
R8621	Reserved for camping and travelling stock route	Vacant unused land.	No community interest.
R8616	Travelling Stock Route	Vacant unused land.	No community interest.
Not notified	Reserve surrounding Tabulam Cemetery Reserved for Plantation and Extension	Currently vacant and unused and within the Tabulam Cemetery land parcel (Lot 7307 DP1148690)	Could provide for future extension of cemetery and memorial perimeter planting around cemetery

CROWN RESERVES MAP



IMPLEMENTING THE PLAN

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In implementing the actions in the plan Council will:

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Communication and engagement

In accordance with the *Kyogle Council Community Engagement Strategy*, Council will continue to communicate and engage with the Tabulam community as it plans and delivers the actions in this Plan.

Depending on the nature of each action, the level of engagement will range from informing the community of proposed and planned works to collaborating with key stakeholders and community members and empowering them to co-design and deliver strategic actions in partnership with Council.

Reviewing progress

Progress towards implementing actions and achieving outcomes detailed in the *Tabulam Village Master Plan* will be reviewed on a regular basis as part of Council's integrated planning and reporting processes.



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VISIONS OF VILLAGE LIFE

**MALLANGANEE
VILLAGE
MASTER PLAN**

DRAFT

Acknowledgements

The *Mallanganee Village Master Plan* was prepared by R&S Muller Enterprise in association with Coulston Consulting on behalf of Kyogle Council. Council acknowledges and thanks the community, local businesses and other stakeholders for the extensive input provided towards the preparation of this Plan.

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ABOUT THIS PLAN

The *Mallangane Village Master Plan* was created in consultation with the local community.

It sets out the community's vision, goals and priorities for Mallangane so that these can be used to guide Council's planning, project delivery and decision-making for Mallangane now and into the future.

It also outlines the projects, actions and initiatives Council will deliver to support Mallangane to achieve its vision.

Links to the Community Strategic Plan

In 2016 Kyogle Council adopted the *Ready to Grow* Community Strategic Plan 2016-2026.

The strategies and actions in *Ready to Grow* address challenges and priorities that are shared across the wider Local Government Area (LGA), including:

- Management of roads, bridges and other infrastructure
- Enhancing and expanding agricultural business opportunities
- Providing housing for older people and people with a disability
- Harnessing a sense of community and building community capacity
- Identifying and creating opportunities for economic development
- Addressing youth drift
- Attracting visitors to the area

Ready to Grow also identified the need to develop Village Master Plans for Mallangane and five other villages across the LGA with the specific purpose of addressing challenges and priorities that are specific to each village.

COMMUNITY VISION

Through an online survey and at two public workshops, the community shared their values, what they love about Mallanganeë and their hopes for the future. Those thoughts were summarised to create this vision.

For Mallanganeë to remain a beautiful, quiet, small village where people can enjoy nature, wildlife and country town atmosphere

This vision is underpinned by a set of goals and priorities which provide more detail around what the community wants and needs.

Goal	Priorities
1. Enhance village appearance and infrastructure	<ul style="list-style-type: none"> ▪ Investment in village infrastructure ▪ Town sewerage system ▪ Well-maintained village ▪ Reliable telecommunications ▪ Improved public safety ▪ Improved road safety ▪ More public transport options
2. Provide high quality experiences for visitors	<ul style="list-style-type: none"> ▪ Existing tourism businesses are well supported ▪ Well-known reputation as a day trip destination
3. Build reputation as a nature-based tourism destination	<ul style="list-style-type: none"> ▪ Mallanganeë Lookout enhanced and better promoted ▪ Access to Nature Reserves, National Parks and State Forests ▪ Nature-based visitor experiences in the village
4. Improve facilities for seasonal workers and tourists	<ul style="list-style-type: none"> ▪ Environmental impact of camping minimised ▪ High quality accommodation options for tourists
5. Reactivate community spirit and participation	<ul style="list-style-type: none"> ▪ Village events and community functions ▪ Growing population and increased number of families in the village ▪ Sport and recreation facilities

These goals and priorities have driven the actions in this Plan and will continue to guide Council's planning for Mallanganeë over the coming years.

DRIVERS AND OPPORTUNITIES

Demographics

- Small, aging population with low numbers of young families
- Interest in the village as a tree-change location
- Potential lifestyle choice for people working in Casino, Kyogle and Lismore

Economy and tourism

- Strong local agri-businesses provide employment opportunities
- Few other local employment opportunities
- Increase in the number of seasonal workers camping in the village
- Pub, Café and antiques and collectibles store enhances day trip appeal
- Remaining viable with low demand a challenge for local businesses
- Retail leakage to Casino

Location

- Adjacent to the Bruxner Highway
- Proximity to Casino and its range of services
- Proximity to Mallanganee National Park, and Sugarloaf and Cherry Tree State Forests
- Potential as residential lifestyle choice for people working in Casino, Kyogle and Lismore

Assets

- Local wetlands provide a habitat for birds and wildlife
- Mallanganee Lookout has potential to be a significant regional attraction
- Well maintained public hall with strong trust in place
- Effective village maintenance partnership with Progress Association

Liveability

- Access to a limited range of recreational and community infrastructure and facilities with many in need of improvement
- Village not serviced by town water or sewerage system
- Unreliable telecommunications an issue for residents and businesses

ACTION PLAN

The community has identified a number of projects, actions and initiatives which would support Mallanganee to achieve its vision and goals. These actions have been endorsed and prioritised by the community and Council.

Target Outcomes	Actions	Focus Areas	Priority
Improvements to Memorial Park	Deliver a program of improvements to Memorial Park to enhance visitor stopping appeal	New accessible toilet block Replace/remove fencing Revitalisation of existing picnic facilities Additional play equipment Visitor information bay to identify local walks and nature based attractions in the area	High
Improvements to Mallanganee Campground	Enhance facilities at Mallanganee Campground to increase appeal and usage by tourists	Refurbish or upgrade amenities including accessible toilets, showers and multi-function kitchen Seal entry and internal road and restore archway and provide loop road through to Pine Street to enable vehicle and van access Upgrade water supply and promote water conservation and restricted use to reduce waste Refurbish existing sports facilities, remove depot fencing and allow expanded camping area, improve pathways and connectivity	High
Village beautification	Plant an avenue of distinctive trees along Sandilands Street and up Bonalbo Street to the Mallanganee Memorial Hall	Selection of appropriate, community-supported tree species	High
Improved village entries	Replace existing village entry signage with new signs that reflect LGA-wide branding	At or near location of existing signage	High
	Create an attractive village entry zone on Council road reserve land at intersection of Bruxner Highway and Sandilands Street	Directional and local business advertising signage Additional tree plantings to increase appeal	
Provide town sewerage system	Undertake project to provide reticulated sewerage system for Mallanganee	Move project from feasibility to detailed design and actively seek funding to allow for construction of the system as early as possible.	High
Enhance Everson Park	Enhance appearance and facilities at Everson Park for continued use as a community passive recreation area	Installation of electric BBQ Provide additional lighting Revitalisation of existing built infrastructure and landscaping	Medium / High

Target Outcomes	Actions	Focus Areas	Priority
Maximise potential of Mallanganee Lookout as a tourist attraction	Develop and implement a precinct plan for Mallanganee Lookout to improve safety and amenity and enhance potential as a significant tourist attraction	<p>Improve access road and parking by considering alignment and sealing road surface</p> <p>Provide accessible, vandal-proof and secure public toilet facilities</p> <p>Provide well located, modernised lookout facilities</p> <p>Visitor information bay promoting local attractions and visit to Mallanganee</p> <p>New interpretive signage</p> <p>Investigate feasibility of installing a viewing platform and/or skywalk for viewing rainforest</p>	Medium / High
Provide nature-based experiences for visitors	Plan, construct and maintain a bird-watching walking loop from Memorial Park to the Tennis Courts via Campground, Oval perimeter and Sandilands Street	<p>Native planting to attract birdlife</p> <p>Bird hides and seating with views into wetland area</p> <p>Wayfinding and interpretive signage</p>	Medium
	Plan and signpost a wildlife watching walk through the village	Wayfinding and interpretive signage identifying heritage buildings and wildlife watching locations	
Enhance functionality and utilisation of existing community hall	Partner with the Mallanganee Memorial Hall Trust to implement infrastructure improvements as required to support increased functionality and utilisation of Mallanganee Memorial Hall	<p>Exterior painting</p> <p>Building renovation and repair</p>	Medium
Align improvements facilities at Sportsground with community priorities and use	Retain Mallanganee Memorial Oval for community use and align future development and upgrades with community priorities and utilisation	<p>Renovation of buildings</p> <p>Replace fencing and picnic tables</p> <p>Refurbish cricket nets</p> <p>Provide recreational options for young people as required</p> <p>Provide basketball and netball options using the existing concrete and grass tennis court areas</p>	Medium
Improve camping facilities at the Showgrounds	Investigate feasibility of upgrading facilities at the Mallanganee Showground to provide a secondary camping and caravan area	Provision of additional amenities	Medium
Partner with LALC	Partner with Jubullum Local Aboriginal Land Council to identify appropriate land use opportunities	The 1.5Ha block between Willock Street and the Bruxner Highway behind the old school site.	Medium
Improved pedestrian access	Repair and extend existing footpaths on Sandilands Street providing access to local businesses	<p>Mallanganee Hotel</p> <p>Wild West Store, antiques and café</p> <p>Connection to tennis courts and camping grounds</p>	Low

MALLANGANEE LOCALITY MAP

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ADVOCACY AND SUPPORT

Some of the community's priorities for Mallanganee relate to outcomes or activities that do not fall under Council's direct sphere of control. In these cases Council will advocate for the community's interests in its dealings with government, private and not-for-profit organisations, and support delivery of community-driven projects.

Village beautification

Target Outcomes	Opportunities
Beautification of private property	Support community efforts to establish a 'Make Mallanganee Beautiful' program encouraging private property and land owners to clean up unused land including removal of unused equipment and mowing, slashing and weed removal

Tourism

Target Outcomes	Opportunities
Improve access to and promotion of local bush walks	Advocate for identification, promotion and improved access to existing bush walks in National Parks and State Forests
Improved provision of tourist information	Support existing arrangements for provision of face-to-face tourist information in Mallanganee

Road safety

Target Outcomes	Opportunities
Improved road safety at highway intersections	Advocate for upgrades to deliver road safety improvements at key intersections with the Bruxner Highway including: <ul style="list-style-type: none"> • Sandilands Street • Willock Street • Bulmers Road

Community and visitor events

Target Outcomes	Opportunities
Establish activities and events that will attract visitors to Mallanganee	Support community efforts to establish activities and events that will attract visitors to Mallanganee including <ul style="list-style-type: none"> • Farmer's Market • Gemstone Fossicking event • Sporting events • Birdwatching
More festive events for community building	Support community efforts to establish a calendar of seasonal community celebrations including: <ul style="list-style-type: none"> • The Christmas period • Easter • Australia Day

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