

VISIONS OF VILLAGE LIFE

**WIANGAREE
VILLAGE
MASTER PLAN**

DRAFT

Acknowledgements

The *Wiangaree 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.

Disclaimer

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ABOUT THIS PLAN

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

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

It also outlines the projects, actions and initiatives Council will deliver to support Wiangaree 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 Wiangaree 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 Wiangaree and their hopes for the future. Those thoughts were summarised to create this vision.

For Wiangaree to be a family and visitor friendly village that celebrates and shares its diverse cultural knowledge and history

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. Regenerate, enhance and protect our lagoon and river	<ul style="list-style-type: none"> ▪ Healthy, beautiful lagoon environment ▪ Improved visitor facilities at Wiangaree Lagoon ▪ Healthy, stable Richmond River
2. Enhance our village by improving infrastructure and appearance	<ul style="list-style-type: none"> ▪ Investment in village infrastructure ▪ Town sewerage system ▪ Maintenance of a peaceful atmosphere ▪ Beautified and well-maintained village
3. Make it attractive for people to stop at or visit our village	<ul style="list-style-type: none"> ▪ Welcoming village entry points ▪ Walking trails and picnic areas ▪ Facilities for visitors and tourists
4. Build the family-friendliness of our village through community building and a focus on safety	<ul style="list-style-type: none"> ▪ Improved road safety around Summerland Way ▪ Safe activities for children and families ▪ Festivities and entertainment for the community
5. Make our village a hub for showcasing and sharing rural knowledge, skills and lifestyle	<ul style="list-style-type: none"> ▪ Expanded, upgraded Rodeo and Sports Grounds ▪ More events and clinics at the Rodeo and Sports Grounds ▪ Centre for agricultural and rural skills training
6. Honour and share our diverse heritage and history	<ul style="list-style-type: none"> ▪ Sharing of information about village and rural history ▪ Celebration of Aboriginal history and contribution

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

DRIVERS AND OPPORTUNITIES

Demographics

- Community interest in attracting more young families to the village
- New residents bringing new perspectives and capability to the village

Location

- Proximity to Kyogle, Casino and Lismore enhances day trip potential
- Summerland Way and North Coast Railway pass through the village
- Western gateway to the Border Ranges National Park
- Located on the banks of the Richmond River

Assets

- Existing local businesses and visitor stopping facilities
- Well utilised truck stopping bay on Summerland Way
- Large natural lagoon adjacent to village
- Large areas of Crown land adjacent to village
- Well utilised Rodeo and Sports Ground hosting Campdraft events and rural education clinics
- Public primary school a valuable asset and enrolment levels critical to village future
- Well utilised public hall with established Trust in place

Infrastructure and maintenance

- Flood prone village area
- Village not serviced by town water or sewerage
- No existing village maintenance agreement in place

ACTION PLAN

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

Target Outcomes	Actions	Focus Areas	Priority
Expand and enhance Rodeo and Sports Ground	Partner with the Wiangaree Rodeo and Sports Committee to upgrade infrastructure and facilities to support expanded use for events and rural education	Improvements to arena, yards, entry roads, signage and parking New training centre Additional amenities	High
Improvements to Aboody Park play area	Deliver improvements to play area at Aboody Park to enhance safety and amenity	Fencing of playground and seating area for child safety Installation of shade structure over playground and/or shade tree planting	High
Establish public campground	Establish public campground and associated Richmond River recreation area on Crown land (R140778) adjacent to Wiangaree Rodeo and Sports Ground	Aligned with expansion of Rodeo and Sports Ground with access to shared facilities and amenities Potential walking link to Aboriginal cultural site across the river Balance environmental and recreational outcomes	High
Provide reticulated sewerage system	Undertake project to provide reticulated sewerage system for Wiangaree	Consultation with the community regarding proposed options	High
Enhance Wiangaree Lagoon as a passive recreation area	Develop recreation plan for Wiangaree Lagoon and surrounds which balances use of the area for passive recreation with environmental protection objectives	Appropriately located, sealed access road Picnic shelters and day use facilities Interpretive signage Weed management, maintenance and planting of appropriate species	High
Improved drainage	Develop and implement a program of work to improve drainage across the village and address drainage trouble spots	Summerland Way	High
New village entry signage	Replace existing village entry signage with new signs that reflect LGA-wide branding	At or near the location of existing signage	High
Enhanced visitor stopping precinct	Implement improvements to the precinct around Wiangaree General Store and Aboody Park to enhance the visitor stopping experience and promote local recreation opportunities	Improve water supply and sewerage capacity at existing public toilet (High) Upgrade existing visitor information bay with new content and provide new visitor information signage close to park and toilets Additional picnic shelters	Medium / High

Target Outcomes	Actions	Focus Areas	Priority
Provide public access to Richmond River for recreation	Retain Crown land between Worendo Street and the Richmond River (Parish Reserve PT R755753) for passive recreation and access for river swimming	Fencing to exclude stock and ensure public safety Retain and enhance as a natural environment	Medium / High
	Provide public access to the Richmond River on Crown land (R93390) near Lynches Creek and provide facilities for passive recreation and water-based leisure activities	Vehicle access via Ferndale Road Launch area for watercraft Flood proof, safe and accessible riverside walking trail with interpretive signage	
Improved wayfinding signage	Review existing directional signage and supplement with new signs to promote and provide directions to village facilities, services and attractions	Rodeo and Sports Ground and campground Wiangaree Lagoon and Richmond River recreation areas and walking trails	Medium / High
Enhance functionality and utilisation of existing community hall	Partner with the Wiangaree Public Hall Trust to implement infrastructure improvements as required to support increased functionality and utilisation of the Wiangaree Public Hall	Potable water supply Guttering and roofing work Upgrade power and wiring to accommodate event music and lighting	Medium / High
Improve footpath network	Construction of new footpaths to connect important places and improve accessibility for residents	Summerland Way from Wiangaree Hall to Rodeo and Sports Ground with crossing to Wiangaree Lagoon Complete Kunghur Street footpath from railway underpass to Wiangaree Public School	Medium
Tree plantings	Develop a tree planting plan to provide shade, visual and noise barriers, and improve village appeal	Avenue of distinctive trees at town entry points Plantings between rail corridor and residential areas to provide noise and visual barrier	Medium / Low
Create community open space	Dedicate Short Street Road Reserve as public open space and align future development with community-identified priorities for use	Community garden, allotments or bush tucker garden Wiangaree Public School use for art and education Potential link to Rodeo and Sports ground via Worrendo Street walking trail	Low

WIANGAREE LOCALITY MAP

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ADVOCACY AND SUPPORT

Some of the community's priorities for Wiangaree relate to outcomes or activities that don't 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 the delivery of community-driven projects.

Environmental protection

Target Outcomes	Opportunities
Protect and regenerate Richmond River riparian zones	Advocate for and support community and/or landowner-led riparian restoration projects along the Richmond River with a focus on weed removal, revegetation and erosion control.
Healthy and stable Wiangaree Lagoon environment	Advocate for and support community-led projects aimed at restoring, enhancing and protecting Wiangaree Lagoon with a focus on weed and pest animal removal, water quality improvements and planting of appropriate species.

Road safety

Target Outcomes	Opportunities
Summerland Way road safety improvements	Advocate for ongoing Summerland Way road safety improvements including safety signage, traffic calming devices, safe pedestrian crossings and speed limit monitoring and enforcement
Highway bypass	Advocate for construction of a bypass to divert Summerland Way traffic away from Wiangaree Village

Services

Target Outcomes	Opportunities
Improved public transport	Advocate for additional public transport options with a focus on connections to Casino and Kyogle for access to employment and training

Community

Target Outcomes	Opportunities
Wiangaree Public Hall to become a hub for community and visitor events and festivities	Support community efforts to establish a program of art, music, dance, family-focused and educational events to be hosted in Wiangaree Public Hall
Celebrating and sharing history	Support community efforts to identify, celebrate and share information about village and rural history as well as local Aboriginal history and contribution

CROWN LAND

In the course of developing this Village Master Plan for Wiangaree, 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 Wiangaree.

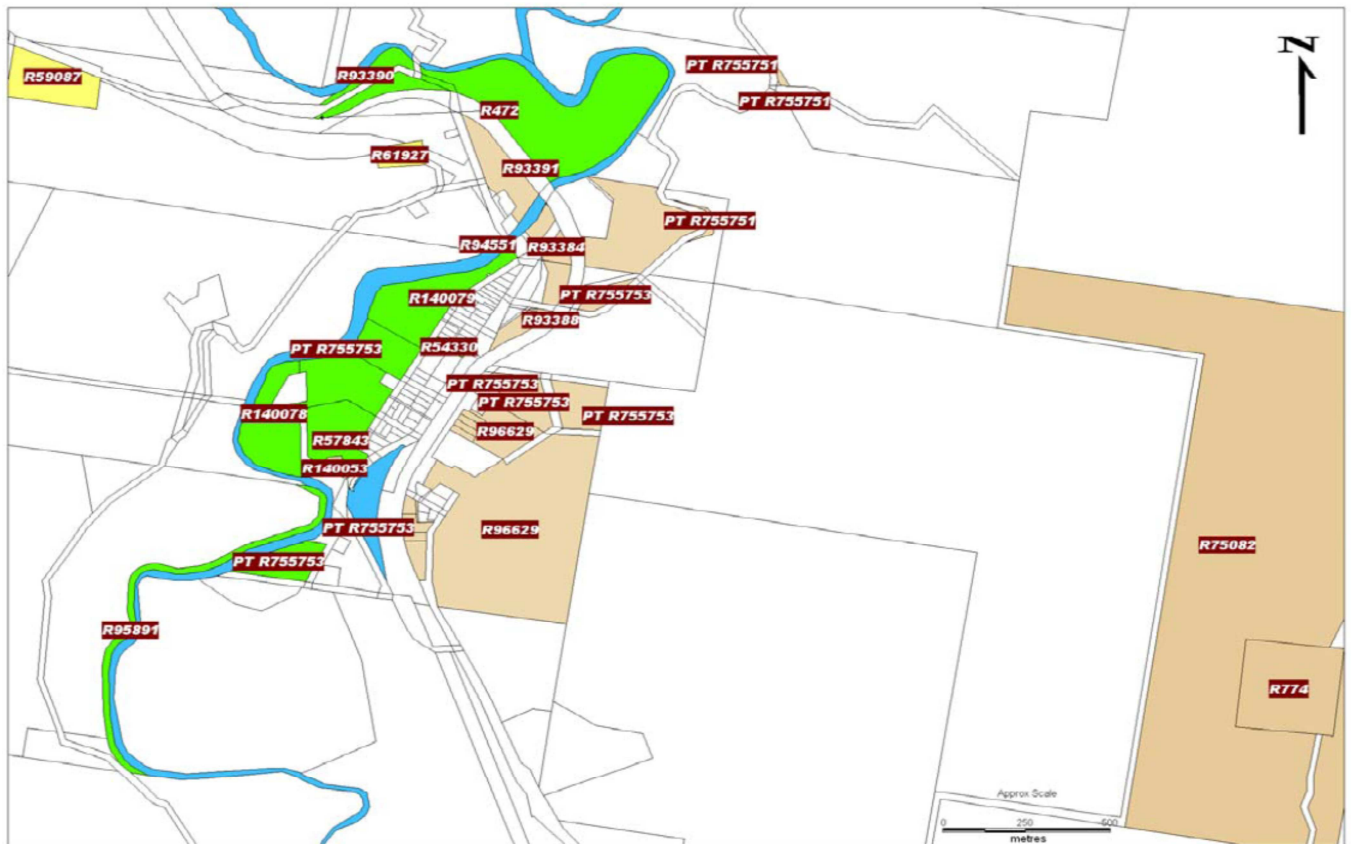
Reserve Number	Description	Current use	Community interest
R57843	Wiangaree Reserve	Wiangaree Rodeo and Sports Ground Public Recreation Reserve. Managed by the Gateway to the Rainforest Reserve Trust and leased to the Wiangaree Rodeo and Sports Committee.	Support existing lessees to expand and upgrade facilities to increase utilisation and make the venue a centre for rural events and training
R54330	Wiangaree Literary Institute	Wiangaree Public Hall	Support existing Trust to improve facilities and support increased functionality and utilisation of the hall
R140053	Old tick site	Contains yards and used in association with Rodeo and Sports Ground	Continue current use
R140078	Riverside vacant land also fronting Woredno Street between Gleeson and Queebun Streets	Reserved for future public requirements Privately leased (Lot 74 DP755753 and Lot 124 DP726548) Contains vehicle access to Lot 100 DP755753	Expansion of Rodeo and Sports Ground, campground and public access to the river for recreation Resolve access to freehold Lot 100 DP755753 which is currently landlocked by this reserve, may require boundary adjustment.
PT R755751	Vacant lands next to Lynches Creek Road	Privately leased (Lot 1 DP1135961, Lot 7308 DP1150035) Closed Road adjoining Lot 12 DP 755751	No current community interest identified
PT R755753 (several parcels of vacant land)	Between Worrendo Street and the river	Reserved for future public requirements. Privately leased (Lot 105 DP755753)	Community recreation and access to river swimming hole. Maintain open rural views. Weed management and riparian plantings
	At the western end of River Street between Richmond Terrace and the river	Reserved for future public requirements Privately leased (Lot 97 DP755753)	No current community interest identified

Reserve Number	Description	Current use	Community interest
	North of Lynches Creek Road on eastern side of railway line	Reserved for future public requirements, currently private lease (Lot 127 DP823614)	No current community interest identified
	South of Lynches Creek Road	Reserved for future public requirements Privately leased (Lot 96 DP755753 and Lot 106 DP755753)	Potential for rural / residential housing expansion. Potential bypass route
	Between the Summerland Way and the railway line north of Lynches Creek Road	Reserved for future public requirements, vacant (Lot 5 DP1057760)	Could be added to maintained (mown) community open space
	Between the Summerland Way and the railway line south of Lynches Creek Road	Reserved for future public requirements, vacant (Lot 4 DP1057760)	Currently maintained (mown) community open space
R140079	Between Worrendo Street and the river	Leased for horse agistment	Maintain open rural views. Weed management and riparian plantings
R94551	Small parcel of vacant riverside land on western side of Richmond River	Reserved for Access (Lot 103 DP42323)	No current community interest identified
R93391	Between Summerland Way and rail corridor	Privately leased (Lot 14 DP1035323 and Lot 15 DP1035323)	No current community interest identified
R96629	Around Wiangaree Public School	Reserved for future public requirements	May be required for expansion of school. Potential for rural / residential housing expansion. Potential bypass route
R93384	Vacant land next to rail corridor	Reserved for future public requirements. Privately leased (Lot 21 DP1035323, Lot 6 DP1057760 and Lots 128-129 DP755751)	No current community interest identified
R93388	Between the Summerland Way and the railway south of Lynches Creek Road and north of Kunghur Street	Reserved for future public requirements (Lot 3 DP1057760)	Currently maintained (mown) community open space
R472	Large parcel north of village next to rail corridor and adjacent to the Richmond River and crossing Ferndale Road	Reserved for camping but unused (Lot 7004 DP1108012, Lot 7003 DP1107999 and part Ferndale Road)	Potential for primitive camping area and access to Richmond River and Lynchs Creek (see R93390)

Reserve Number	Description	Current use	Community interest
R59087	Wiangaree Cemetery	Reserved for Cemetery, never used as cemetery, Devolved to Council, no current use or lease.	No current community interest identified, could be sold to help fund other improvements on Crown lands
R61927	Across the Summerland Way westbound of the intersection with Ferndale and Wiangaree Back Roads	Reserved for sanitary purposes, contains a section of the Summerland Way. Privately Leased (Lot 88 DP755756)	RMS and Crown lands need to resolve encroachment of Summerland Way and create road reserve, otherwise no current community interest identified
R93390	Land between Richmond River and road reserve west off Ferndale Road	Reserved for future public requirements (Lot 108 DP72773)	Potential Richmond River passive recreation and water-based leisure activities (see R472)
R95891	Western bank of the Richmond River from Showground for approximately 1.5km south	Reserved for Access. Riparian zone. (Lot 105 DP43833)	No current community interest identified

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CROWN RESERVES MAP



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IMPLEMENTING THE PLAN

The *Wiangaree 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 and private organisations

Communication and engagement

In accordance with the *Kyogle Council Community Engagement Strategy*, Council will continue to communicate and engage with the Wiangaree 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 *Wiangaree Village Master Plan* will be reviewed on a regular basis as part of Council's integrated planning and reporting processes.



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Links to the Community Strategic Plan

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- 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 Woodenbong 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 Woodenbong and their hopes for the future. Those thoughts were summarised to create this vision.

For Woodenbong to be a prosperous, harmonious village where people of all ages can live well and contribute to the community

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

Goal	Outcomes
1. Enable people of all ages to live and thrive in our village	<ul style="list-style-type: none">▪ Increased availability of land and housing▪ Independent and supported aged accommodation options▪ More local employment opportunities for people of all ages, particularly young people▪ A growing population▪ Healthy activities for residents of all ages and capabilities
2. Create the conditions for successful, viable and sustainable local businesses	<ul style="list-style-type: none">▪ Existing businesses retained, well-supported and viable▪ New businesses established▪ Reliable energy supply
3. Maintain a clean, beautiful and accessible village	<ul style="list-style-type: none">▪ Investment in village infrastructure▪ Village beautification▪ Improved transport options
4. Improve the tourist experience so visitors stop and spend, stay and return	<ul style="list-style-type: none">▪ Enhanced stopping facilities for passers-by▪ Unique tourism experiences▪ A variety of tourist accommodation options
5. Develop and deliver community activities to drive social engagement, community spirit and participation	<ul style="list-style-type: none">▪ More people volunteering and participating in community activities▪ All residents are supported and included in village life▪ Young people remain in the village

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

DRIVERS AND OPPORTUNITIES

Economy

- Surrounding agri-businesses and forestry products industry and associated employment opportunities
- Large number of local shops and hospitality venues
- Community desire to support socio-economically disadvantaged residents and address associated social issues

Location

- Proximity to South East Queensland bringing increasing numbers of people to the village
- Situated on the confluence of the Clarence Way and Mount Lindesay Roads and in close proximity to the Summerland Way
- Close proximity to the nearby village of Urbenville and the community of Muli Muli

Assets

- Woodenbong Central School and Woodenbong Pre-school are valuable assets and student enrolment levels are critical to village future
- Good standard of existing recreational and community infrastructure and facilities
- Woodenbong Camping Ground well-known and used by tourists
- Village serviced by town water supply and sewerage systems with capacity for growth
- Well maintained public hall with active Trust in place
- Village maintenance partnership with Progress Association
- Trail bike events attract visitors to the village
- Large areas of Crown land adjacent to and within the village area

Housing

- Unmet demand for land and housing
- Lack of accommodation options for older residents

Transport

- Poor quality sections of the main transport routes into and out of Woodenbong
- Desire for increased public transport options

ACTION PLAN

The community has identified a number of projects, actions and initiatives that could be implemented over time to support Woodenbong 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 footpath network	Construct new footpaths to connect important places and improve accessibility for residents	Lindsay Street from Woodenbong Central School to Woodenbong Pre-school (High) Dalmorton Street from Roseberry Street to Macpherson Street (Medium) MacPherson Street Glennie to Parish Reserve (Low)	High
	Repair and/or replace existing footpaths	Unumgar Street from Police Station to Woodenbong camping rounds	High
New walking and bicycle riding trails	Plan, construct and maintain a range of walking and/or bicycle trails for use by residents, visitors and tourists for leisure, exercise and to access important places of recreation. Trails to be enhanced through effective wayfinding and historical, cultural and nature-based information delivered via in-situ interpretive signage	Woodenbong Pool to Woodenbong Golf Club along Tooloom Creek Woodenbong Camping Grounds to Woodenbong Showground via Crown Reserve R81156 and bridge over gully (alternate route via Roseberry Street and Lindsay Road if unable to secure tenure over Crown Reserve)	High
Improved facilities at the Recreation Grounds	Redevelop the Skate Park precinct to improve amenity and functionality as a recreational facility for residents of all ages	Improve functionality of the skating area and BMX track Refurbish the basketball court Provide recreational option/s for young children Landscaping, drainage, shade, parking bollards and additional seating Improved pathways and accessibility to public toilet facilities Additional shelter on raised area with power for sports ground activities	High
Upgraded pool facilities	Upgrade work at Woodenbong Pool to improve accessibility, safety and appearance	Refurbish or replace grandstand seating (High) Install new starting blocks (Medium) Safety rail on pool sides (low) Investigate feasibility of installing solar powered heating	High

Target Outcomes	Actions	Focus Areas	Priority
Enhanced business district	Develop and implement a precinct plan for the Macpherson Street / Unumgar Street business area to improve accessibility for residents and make it attractive and easy for visitors to stop and spend in Woodenbong	Review of existing parking and provision of additional parking Repair of existing footpaths and construction of new footpaths Enhancement of existing pedestrian crossings and establishment of new crossing Beautification	High
Expanded and improved camping and caravan facilities	Invest in improvements to the Woodenbong Camping Grounds	Upgrade existing amenities block Seal internal roads	High
	Partner with the Woodenbong Showground Trust to improve facilities as required to support overflow camping at the Woodenbong Showground	Improve and expand amenities	High
Enhance functionality and utilisation of community hall	Partner with the Woodenbong Public Hall Trust to implement infrastructure improvements as required to support increased functionality and utilisation of the Woodenbong Public Hall	Air conditioning (High) Refurbish exterior public toilets and provide accessible facilities (High) Kitchen upgrade (Medium) Internet upgrade (Low)	Medium / High
Improved road safety	Installation of appropriate road safety facilities at key locations	Intersection of Unumgar and Macpherson Street Unumgar St crossing near School	Medium / 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
Improved provision of tourist information	Develop and implement an integrated approach to visitor information bays to ensure up to date information about local attractions, experiences, heritage and culture is delivered at key visitor stopping locations	Improve content at the existing information bay outside Woodenbong Public Hall Establish secondary information bays / stopping points at Summerland Way turnoff and Woodenbong Camping Grounds picnic area	Medium / High
New play equipment	Install additional play equipment suitable for children under five years old	Install within existing playground at park near Woodenbong Public Hall	Medium
Rationalised and improved signage for amenity, safety and wayfinding	Develop and implement a comprehensive, integrated wayfinding strategy with a focus on improving the accuracy and effectiveness of wayfinding signage within and around the village	Directional signage promoting businesses and attractions at the intersection of Mt Lindesay Highway and Summerland Way, Woodenbong Campgrounds and strategic locations throughout the village	Medium
History-based experiences for tourists	Develop and signpost a heritage walking trail in and around Woodenbong for self-guided walks or walking tours	Interpretive signage on sites of original buildings Objects of interest on display at local businesses and community buildings	Medium / Low
Improved drainage	Develop and implement a program of work to address drainage trouble spots	Woodenbong Public Hall precinct Dalmorton St	Low

WOODENBONG LOCALITY MAP

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ADVOCACY AND SUPPORT

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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 for older persons and persons living with a disability with a particular focus on; <ul style="list-style-type: none"> • Independent, medium density housing • In-home care services • Reclassification of Crown Reserve/s to allow use for housing for these groups
Increased availability of residential land and housing	Advocate for and facilitate appropriate private development of residential land and housing in Woodenbong including; <ul style="list-style-type: none"> • Rural residential lots • Village lots • 5-10 acre lots

Economy and tourism

Target Outcomes	Opportunities
Local business support program	Support community efforts to establish a buy local campaign
Improved provision of tourist information	Support existing arrangements for provision of face-to-face visitor information in Woodenbong
History-based experiences for tourists	Support the community to identify people and places in Woodenbong where cultural and historical practices are being kept alive, or where history is visible, so these can be used as the basis for tourism experiences
	Support community efforts to establish a museum in Woodenbong
Establish a unique tourist attraction	Support community efforts to establish a unique tourist attraction in Woodenbong
Access to local bush walking and mountain bike trails	Advocate for improved access to and promotion of existing bush walks and mountain biking trails in National Parks and State Forests around Woodenbong

Community

Target Outcomes	Opportunities
Establish a youth centre	Support community efforts to establish a youth centre in Woodenbong
Community activation	Support community efforts to develop and deliver activities that drive social engagement, community spirit and participation
Additional public transport options	Advocate for additional public transport options to provide links to Urbenville, Brisbane, Lismore and other centres

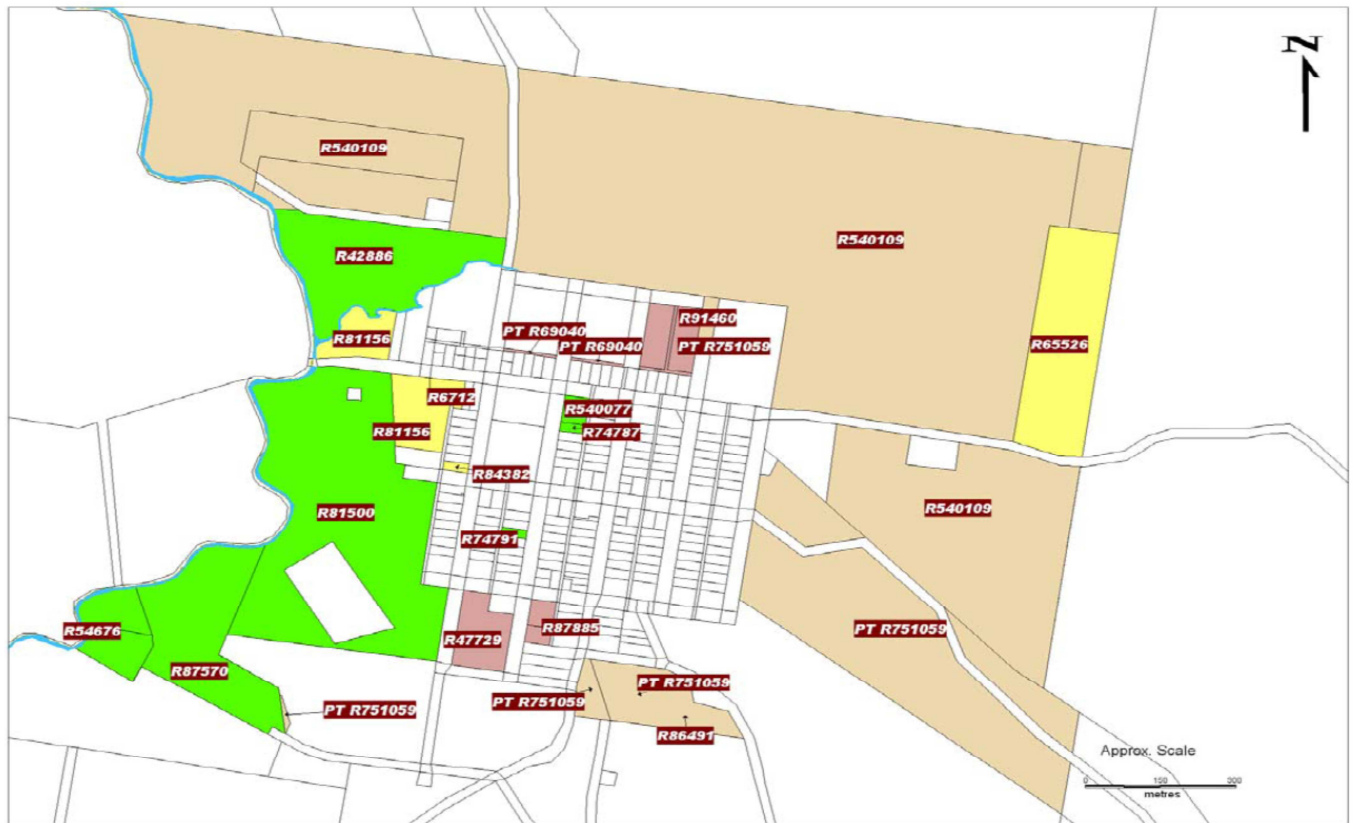
CROWN LAND

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

Reserve Number	Description	Current use	Community interest
R42886	Woodenbong Showground	Woodenbong Showground	Support existing Trust to improve facilities and continue use of the site.
R540077	Woodenbong public Hall	Public Hall	Support existing Trust to improve facilities to support increased functionality and utilisation of the hall
R74787	War Memorial	RSL Hall Woodenbong	Support existing Trust to improve facilities to support increased functionality and utilisation of the building and surrounds
R74791	Public Reserve next to Pre-school	Vacant and unused. Devolved to Council and mowed by the Progress Association	Potential site for medium density accommodation for older residents
R81500	Sports Ground	Public recreation, pool, skate park, outdoor gym, campgrounds, sports field and public amenities. Also surplus area used by Woodenbong Central School for ag farm and effluent reuse dam and pipework.	Continue to develop the site to improve facilities for the whole community
R47729	Vacant land at the end of Roseberry Street reserved for Public Buildings	Under private lease to adjoining land owner from the Crown and used to run stock	Large block suitable for connection to road, water and sewerage system. Potential site for housing development and/or aged care facility
R87885 (incl R54554)	Old Tick Office site on Glennie Street Quarantine Reserve	Tick Control site with inactive buildings	Retain for current operational use as quarantine reserve
R86491	Old quarry	Disused quarry	No potential development identified, could be incorporated into adjacent reserve and made available for passive recreation.
PT R751059 (1)	Parish Reserve for future public requirements	Heavily wooded and undeveloped area, contains access road to Hill View Road and public cemetery	Potential for development to provide a combination of passive recreation facilities, a tourist attraction and residential development on higher ground
PT R751059 (2)	Parish Reserve for future public requirements	Land to the east of the Council Depot behind Watsons and the Church, currently private leased from the Crown	No future use currently identified other than to incorporate into adjoining Common. Includes significant waterway

Reserve Number	Description	Current use	Community interest
PT R751059 (3)	Parish Reserve for future public requirements	Land to the east of Richmond Street and the unconstructed Bonalbo Street, currently private lease from Crown	No future use identified other than to incorporate into adjoining Common, includes significant waterway
R87570	Travelling Stock Route adjacent to Tooloom Creek	Travelling stock route and use by Woodenbong Central School. Includes golf club car park and part of golf course	Retain golf course and club infrastructure and allow for walking trail from Woodenbong Camping Grounds to Golf Club to pass through here
R91460	Old dip yard north of Unumgar Street	Quarantine Reserve	No current community interest identified
R84382	Block at corner of Roseberry and Dalmorton Streets Teacher Housing Authority	Teacher Housing	Maintain current use
R81156	School ag block	Woodenbong Central School agricultural studies and facilities	Maintain current use, allow for walkway through from Unumgar Street to Showgrounds with pedestrian bridge over gully (note alternate route via Roseberry Street and Lindsay Creek Road if tenure cannot be secured)
R69040	Road reserve (lanes) north of Unumgar Street between Roseberry Street and MacPherson Street including Council depot	Contains constructed laneway between Roseberry and Lindsay Street and unconstructed laneway between Lindsay Street and MacPherson Street	Convert from Crown Reserve to Public Road Reserve
R540109	Woodenbong Common	Stock grazing, Dirt bike weekends, camping, passive recreation	Enhance passive recreation potential through walking and push bike riding trails as well as identifying and providing access to heritage sites. Retaining existing use for dirt bike events and associated camping and riding activities
R54676	Quarantine Reserve between golf course and Tooloom Creek	Contains effluent reuse dam that supplies the golf course and pump shed and pipework	Retain existing use for effluent storage and reuse and ancillary to golf course
R6712	Police Station	Operational Police Station	Retain for Police Purposes

CROWN RESERVES MAP



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IMPLEMENTING THE PLAN

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Communication and engagement

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Reviewing progress

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VISIONS OF VILLAGE LIFE

**OLD BONALBO
VILLAGE
MASTER PLAN**

DRAFT

Acknowledgements

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

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

It also outlines the projects, actions and initiatives Council will deliver to support Old 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 Masterplans for Old 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 Old Bonalbo and their hopes for the future. Those thoughts were summarised to create this vision.

For Old Bonalbo to become an attractive, vibrant village that is home to a united, inclusive community and offers a unique, small-town experience for residents and visitors

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 the appeal of our village by improving infrastructure and appearance	<ul style="list-style-type: none"> ▪ Investment in village infrastructure ▪ Village beautification
2. Invest in existing and new community facilities	<ul style="list-style-type: none"> ▪ Increased use of the Hall grounds and surrounding area ▪ Existing community assets revitalised and new community facilities established
3. Encourage community spirit and raise participation levels	<ul style="list-style-type: none"> ▪ Engaged, active and inclusive community ▪ Improved community communication and sharing of knowledge and skills ▪ Improved resident wellbeing
4. Encourage visitation by improving facilities and promoting unique local experiences	<ul style="list-style-type: none"> ▪ Potential benefits to village from visitors to Pioneer Park are realised ▪ Bean Creek Falls enhanced and better promoted ▪ Local historical sites enhanced and better promoted ▪ Unique, high quality rural village experiences for visitors
5. Maintain and improve access to essential goods and services	<ul style="list-style-type: none"> ▪ Improved access to services in other villages ▪ Clarence Way upgraded ▪ Increased and growing population to sustain local businesses ▪ New businesses and services attracted to the village

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

DRIVERS AND OPPORTUNITIES

Population

- Population is aging and in decline
- Population growth and increased numbers of passing tourists are needed to improve local business viability
- Community support for significant population growth

Location

- Proximity of village to Bonalbo allows access to its services and facilities
- Distance to larger centres and poor condition of the Clarence Way are barriers to visitation and tourism
- Proximity to Bean Creek Falls and Pioneer Park

Assets

- Bonalbo Public Primary School a valuable asset and student enrolments levels critical to village future
- Appealing and well-maintained hall with extensive grounds and established Trust in place
- Village maintenance partnerships in place

Housing

- High number of single-resident and vacant houses in the village
- Low property prices are the main attractant for new residents
- Increasing interest in rural land and housing around Old Bonalbo
- Affordable and available housing for people employed in adjacent villages

Liveability

- Village not serviced by town water or sewerage system
- Village appearance and infrastructure in need of revitalisation
- Limited recreational and community infrastructure and facilities

ACTION PLAN

The community has identified a number of projects, actions and initiatives that could be implemented over time to support Old 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
Improvements to Pioneer Park	Plan and deliver an ongoing program of improvements at Pioneer Park to enhance overall amenity and attractiveness as a visitor stopping location	Construct new accessible toilet facility (High) Seal access road (Medium) Refurbish existing facilities including seating and entry signage (Medium)	High
Enhanced functionality and utilisation of existing community hall	Partner with the Old Bonalbo Hall Trust to implement infrastructure improvements as required to support increased functionality and utilisation of the Old Bonalbo Soldier's Memorial Hall	Additional storage Air conditioning Adequate and sustainable water supply Kitchen upgrade Improvements to on-site sewage management system	High
Create attractive community and visitor recreation precinct	Redevelop the public open space behind the Old Bonalbo Soldier's Memorial Hall to create an appealing and functional recreation precinct for residents and visitors of all ages	Clean, functional and vandal-proof public toilets with disabled access Enhanced parking arrangements to accommodate vehicles and vans Upgrade BBQ and seating area Refurbish existing facilities and/or provide new recreational options for people of all ages Footpath network connecting key locations within the precinct	High
Improved drainage	Develop and implement a program of work to address drainage trouble spots	Pioneer Lane Duck Creek Road	High
Improved footpath network	Construction of new footpaths to connect important places and improve accessibility for residents	Clarence Way from Prince Street to Sinclair Street	High
	Repair of existing footpaths and clearing of vegetation and other obstructions that limit access	Lifting footpath on Duck Creek Road opposite Old Bonalbo School Clarence Way	

Target Outcomes	Actions	Focus Areas	Priority
Village beautification	Develop a comprehensive and community supported streetscape and landscaping plan to improve overall appearance of the village	Clarence Way streetscape beautification Removal of weeds and problem trees and replacement with appropriate species Review of street facilities, including seating	Medium / High
Improved provision of visitor information	Create a new, attractive visitor stopping and information bay at an appropriate location on or close to Clarence Way	Allow cars and caravans to pull off Clarence Way to view up to date information about local attractions and experiences Availability of parking and rubbish bin at store	Medium / High
	Install weather-proof information signage at Pioneer Park	To inform visitors of local attractions and encourage visitation to Old Bonalbo and other villages	
Enhance and provide access to heritage grave site	Investigate feasibility of a project to enhance and provide public access to Jane Robertson and Una Coe grave sites	Replace trees Facilitate access through private property Signage	Medium / High
Improve on-site effluent management	Consult with the community to identify and implement preferred option for improving on-site effluent management	Undertake audits of the existing on-site sewerage systems and identify priority sites for repairs and upgrades	Medium / Low
Adequate and sustainable water management	Consult with the community to identify and implement preferred option for improving water management within the village	Village storm water management system and possible collection facility for storage of stormwater flows for use during dry periods	Medium / Low
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	Low
Walking trail to Pioneer Park	Plan, construct and maintain a walking and/or bicycle trail linking Old Bonalbo and Pioneer Park for use by residents, visitors and tourists	Along the existing road corridor between Old Bonalbo and Pioneer Park, approximate length 1.2km Possible addition of outdoor gym equipment for resident exercise	Low
Establish overnight camping area	Investigate feasibility of establishing a paid camping area on Crown Land (Travelling Stock Route) adjacent to Pioneer Park	Sharing of facilities but retaining Pioneer Park for day use	Low

OLD BONALBO LOCALITY MAP

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ADVOCACY AND SUPPORT

Some of the community's priorities for Old 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.

Population growth

Target Outcomes	Opportunities
Attract more families to Old Bonalbo	Advocate for and support community efforts to establish a refugee resettlement program to attract families to Old Bonalbo, with a focus on: <ul style="list-style-type: none"> • identification of employment opportunities • housing availability, and • Government support available to facilitate such a program

Tourism and economic development

Target Outcomes	Opportunities
Enhance the potential of Bean Creek Falls as a visitor attraction	Advocate for the development of a recreation plan for Bean Creek Falls to maximise its potential as a visitor attraction
Develop and market unique, local gourmet food products	Encourage local agribusiness efforts to produce, brand and market high quality, local gourmet food products, with a focus on: <ul style="list-style-type: none"> • Beef, dairy and smallgoods products • Development of local production, processing, branding and marketing capability

Government services

Target Outcomes	Opportunities
A sustainable future for Old Bonalbo Public School	Advocate for continued funding and operation of the Old Bonalbo Public School and support community-led projects designed to strengthen the school's future

Community wellbeing

Target Outcomes	Opportunities
Build community capacity, capability and social capital	Provide Old Bonalbo with access to Council community development staff and resources when required to support community-led projects that will build community capacity, capability and social capital.
Reduce impact of agricultural operations on liveability in Old Bonalbo	Advocate for local landholders and agribusinesses to reduce the impact of farming on the residents of Old Bonalbo, with a focus on: <ul style="list-style-type: none"> • Improved waste and water management to minimise insects, dust and odours

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