



Kyogle
NSW AUSTRALIA

Visions of Village Life
BONALBO
Village Master Plan

ACKNOWLEDGEMENTS

Kyogle Council acknowledges the Australian Aboriginal and Torres Strait Islander peoples of this nation. It acknowledges the traditional custodians of the lands on which it operates and pays its respects to Elders past and present.

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 Bonalbo Village-Based Advisory Group, 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 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

GOALS AND PRIORITIES

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

| GOAL | PRIORITIES |
|--|---|
| 1 Build the role of our village as a service hub | <ul style="list-style-type: none">• Realise the potential opportunities associated with the Multi-Purpose Service• 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 |

DRIVERS AND OPPORTUNITIES

ECONOMY

- Multi-Purpose Service offers opportunities for allied health industry
- People from surrounding villages who come to Bonalbo for 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 CAPACITY

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



BONALBO GOLF CLUB
GREEN FEES \$10 for 9 holes
* Deposit Fees in slot \$15 for 18 holes
New Members Welcome
ENQUIRIES AT BAR

ACTION PLAN

The community has identified a number of projects, actions and initiatives which would 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 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 map ref 1 |
| 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 map ref 2 |
| 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 and Louisa Johnston Centre on Tooloom Street | High |
| Forest loop walking and cycling trail | Establish a forest loop walking and cycling trail through Bonalbo Common | From Showground Road to Bonalbo Recreation Reserve via Petrochilos Dam Connections to Woodenbong Road footpath Potential inclusion of a village lookout | High map ref 3 |
| Revitalised Bonalbo Recreation Reserve | Work with the Trust and the Department of Industry 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 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 map ref 4 |
| 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 map ref 5 |
| 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 to the park Enhance entry signage | High map ref 6 |

| 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 map ref 7 |
| | 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 Bonalbo Memorial Hall | Building revitalisation, painting, repairs, kitchen improvements and air conditioning Improved connectivity to adjacent Patrick McNamee Anzac Memorial Park | Medium map ref 8 |
| | 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 map ref 9 |
| | 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, recognised local artists and Indigenous 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 map ref 10 |
| 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 improve access to, and visibility of, amenities | Low |

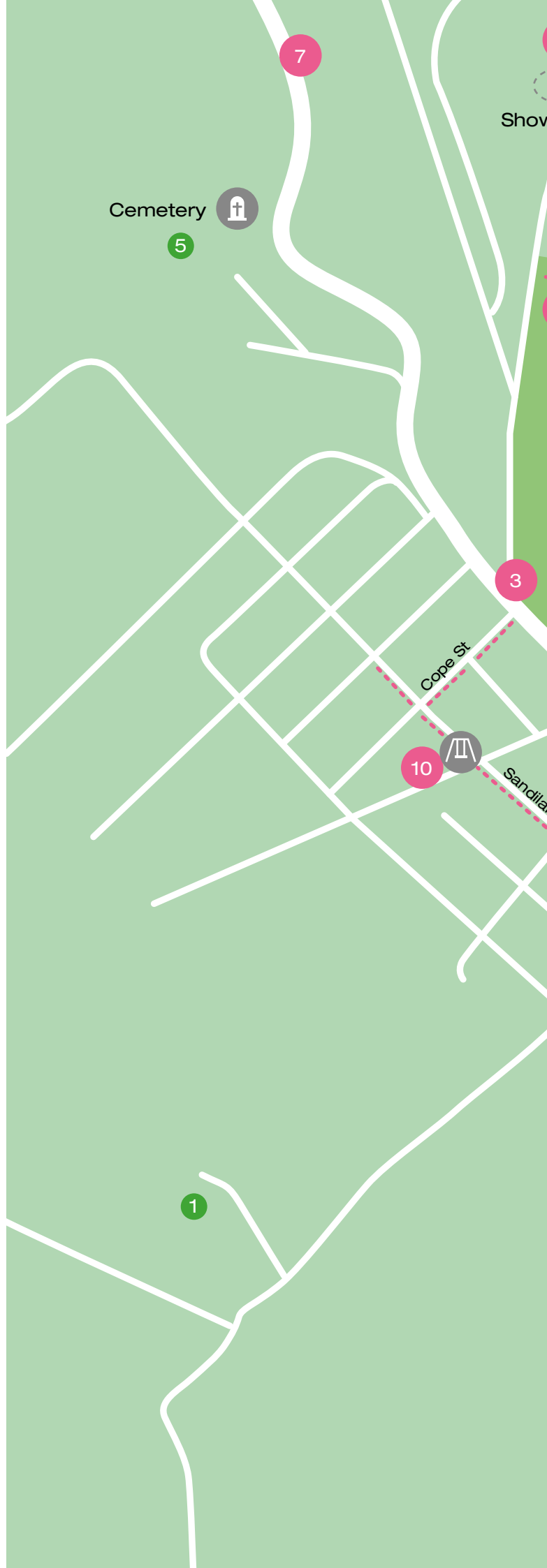
BONALBO VILLAGE MAP

PLACE-BASED ACTIONS

- 1 Improved utilisation of Bonalbo Showground
- 2 Enhanced business district
- 3 Forest loop walking and cycling trail
- 4 Revitalised Bonalbo Recreation Reserve
- 5 Upgraded pool facilities
- 6 Enhanced caravan and tourist park
- 7 New village entry signage
- 8 Enhanced functionality and utilisation of community hall and adjoining park
- 9 Enhanced Norman Johnston Oval and Park precinct
- 10 Cook Park enhancement

INFRASTRUCTURE

- 1 Sewage treatment works
- 2 Sewage pump station
- 3 Water treatment, storage and reservoir
- 4 Water pump station
- 5 Waste transfer station
- 6 Electrical substation
- Existing footpaths
- Proposed pathways





1

Playground

3

Bonalbo Common

+ Hospital/MPS

Petrochilos Dam

3

Bonalbo Common

Woodenbong Rd

📖 School

nds St

8

2

🚩 Hall

Koreelah St

6

Peacock St

🏠 Preschool

🏟️ 9

Norman Johnson Oval

🎳 Bowling and Golf Club

🏊 5

🚌 6

3

4

2

Peacock Creek

Bonalbo Recreation Reserve

4

7

Visions of Village Life

BONALBO Village Master Plan

9



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.



ADVOCACY AND SUPPORT OPPORTUNITIES

ECONOMY AND TOURISM

| | |
|--|--|
| 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

| | |
|---|--|
| 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

| | |
|---|---|
| Events and festivals | Support community efforts to establish and host cultural, culinary or musical events and festivals in Bonalbo |
| Establish a Park Run event in Bonalbo | Support community efforts to establish a Park Run event 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 to provide support and activities for men, women, people with a disability and older residents |

INFRASTRUCTURE AND SERVICES

| | |
|------------------------------|---|
| Upgraded access roads | Advocate for allocation of government funding to upgrade 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 and the natural environment of 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 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 |

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





Adopted by Kyogle Council in July 2018

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