



*Kyogle*  
NSW AUSTRALIA

*Visions of Village Life*  
**OLD 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 *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 Old 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 *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 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 master plans 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

## GOALS AND PRIORITIES

This 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 Old Bonalbo over the coming years.

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

## 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

### 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

### ASSETS

- Old Bonalbo Public School is a valuable asset and student enrolment levels are 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



## 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 map ref 1
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 map ref 2
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 map ref 3
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	High

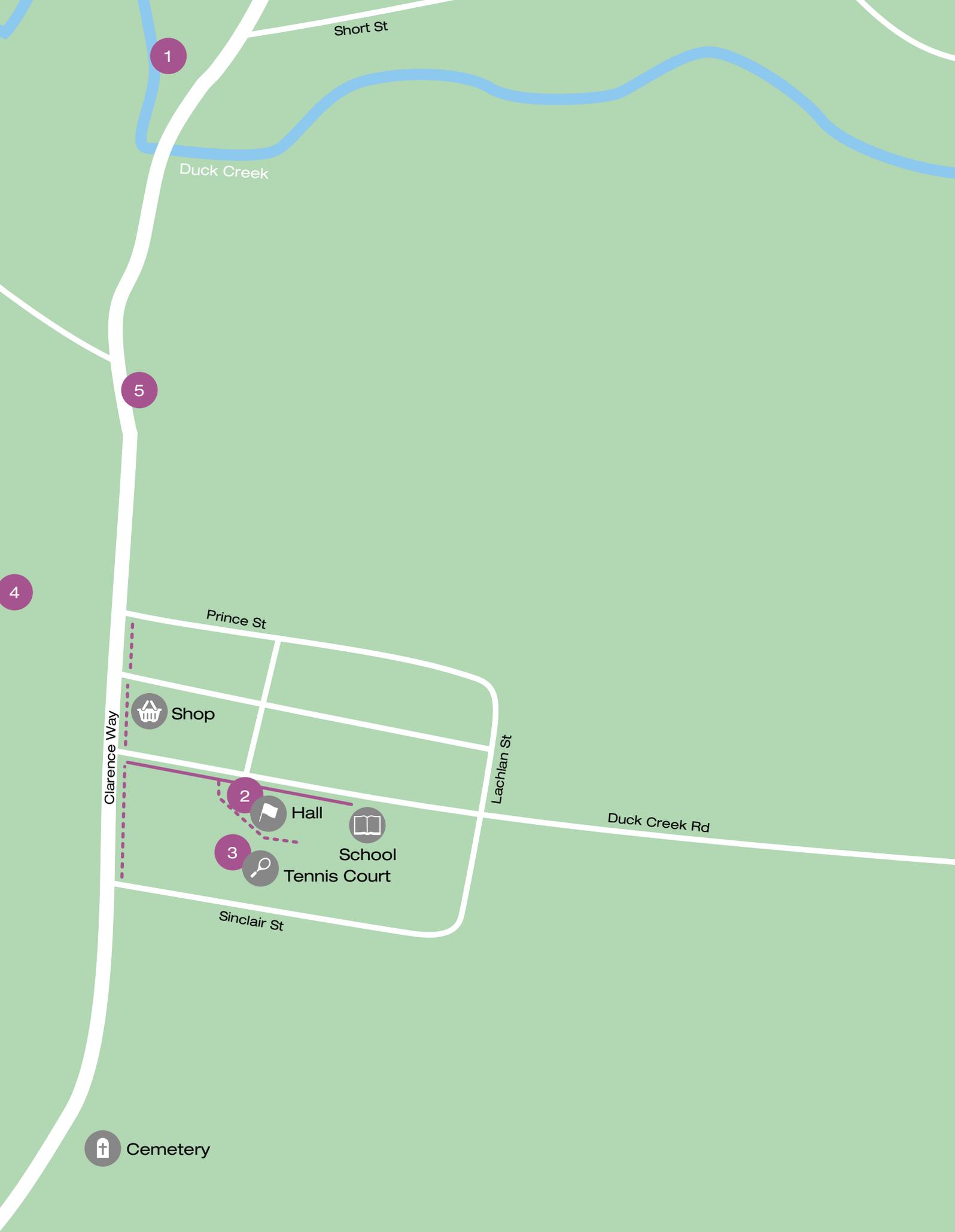
TARGET OUTCOMES	ACTIONS	FOCUS AREAS	PRIORITY
Village beautification	Develop a comprehensive and community supported streetscape and landscaping plan to improve overall appearance of the village	Clarence Way streetscape beautification Removal of weeds and problem trees and replacement with appropriate 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 map ref 4
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 map ref 5
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 VILLAGE MAP

## PLACE-BASED ACTIONS

- 1 Improvements to Pioneer Park
- 2 Enhanced functionality and utilisation of community hall
- 3 Create attractive community and visitor recreation precinct
- 4 Enhance and provide access to heritage grave site
- 5 New village entry signage

-  Existing footpaths
-  Proposed pathways



## 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

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:

- Identification of employment opportunities
- Housing availability
- Government support available to facilitate such a program

### TOURISM AND ECONOMIC DEVELOPMENT

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:

- Beef, dairy and smallgoods products
- Development of local production, processing, branding and marketing capability

### GOVERNMENT SERVICES

A sustainable future for Old Bonalbo Public School

Advocate for continued funding and operation of Old Bonalbo Public School and support community-led projects designed to strengthen the school’s future

### COMMUNITY WELLBEING

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:

- Improved waste and water management to minimise insects, dust and odours

## IMPLEMENTING THE PLAN

The *Old 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

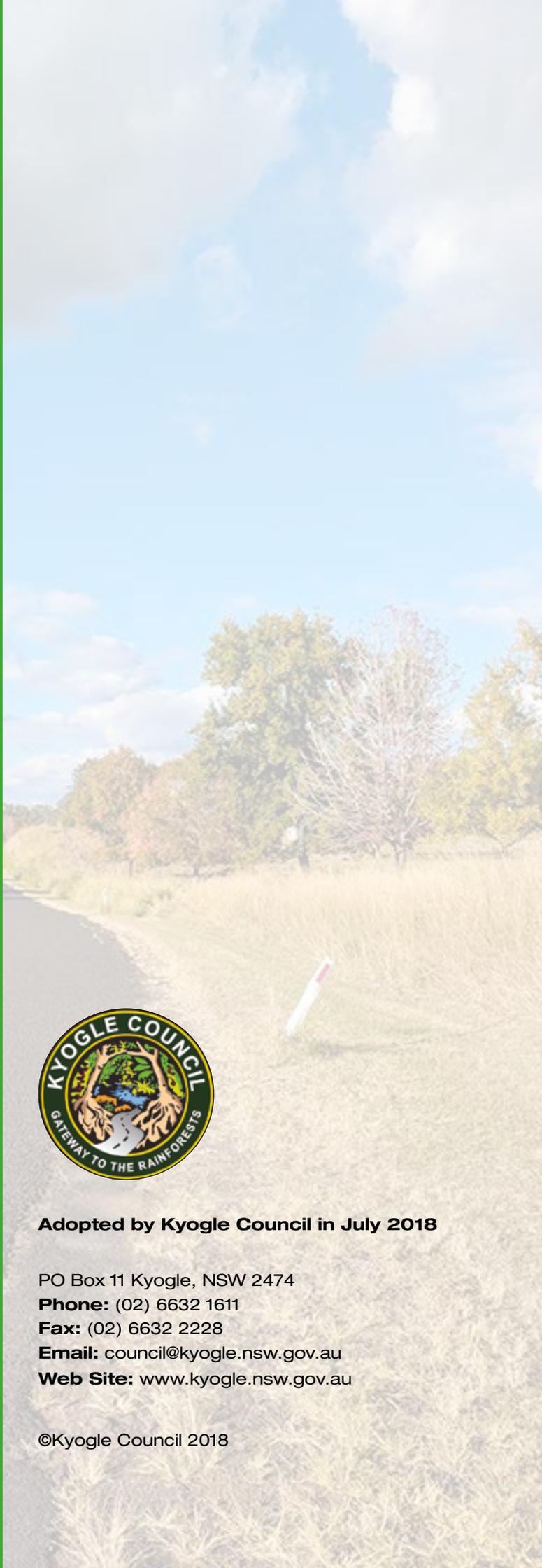
In accordance with the *Kyogle Council Community Engagement Strategy*, Council will continue to communicate and engage with the Old Bonalbo community as it plans and delivers the actions in this plan.

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 *Old 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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