



*Kyogle*  
NSW AUSTRALIA

*Visions of Village Life*

TABULAM

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

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

It also outlines the projects, actions and initiatives Council will deliver to support Tabulam 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 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

## 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 Tabulam over the coming years.

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

## 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 is 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 map ref 1
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 map ref 2
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 about the old Tabulam Bridge, and potential truss display subject to Roads and Maritime Services concurrence Visitor information bay, interpretive and wayfinding signage Picnic facilities Potential watercraft launch area	High map ref 3
	Provide connections from the park to important locations in Tabulam via signposted, self-guided heritage and cultural walking trails	To Harry Mundine Memorial via village heritage buildings and monuments To 'Big House' and Jubullum Flat Camp To Western side of Clarence River via pedestrian path on new bridge	High
Improved village entries	Install new village entry signage to reflect LGA-wide branding	At or near existing location of signage	High map ref 4
	Create an attractive village entry zone at intersection of Bruxner Highway and Clarence Street	Tree planting Directional and local business advertising signage	High
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 Additional 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

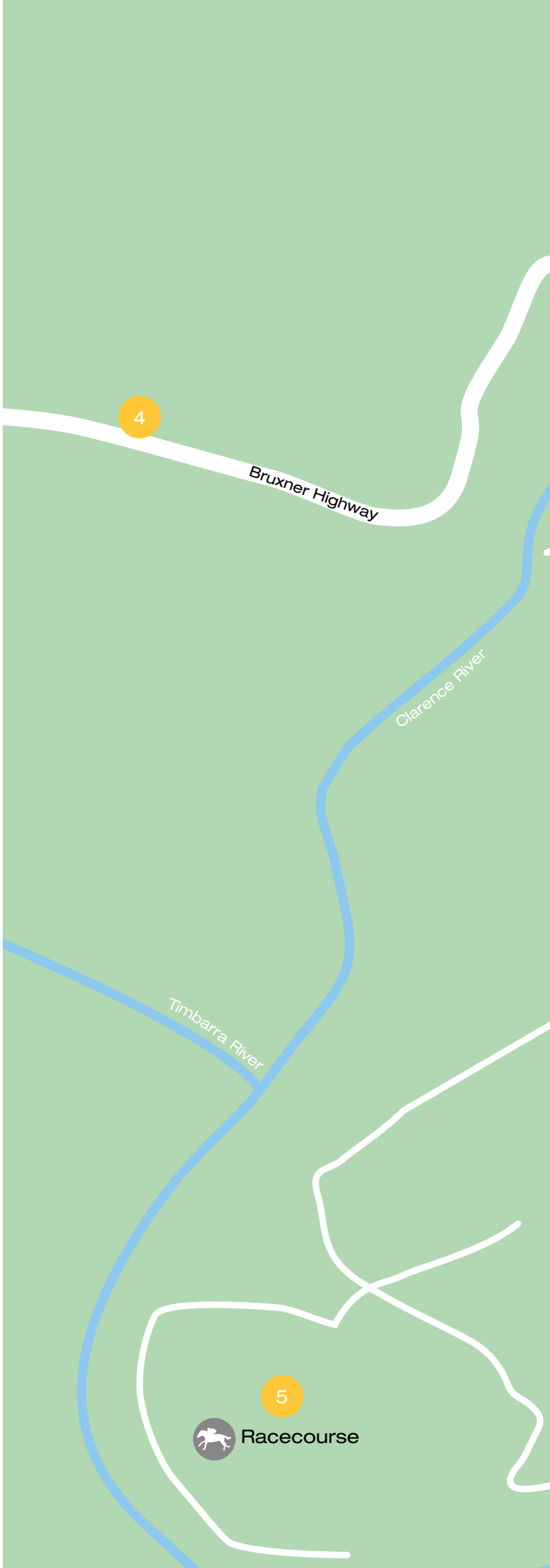
TARGET OUTCOMES	ACTIONS	FOCUS AREAS	PRIORITY
Provide town sewerage system	Undertake project to provide reticulated sewerage system for Tabulam	Move project from feasibility to detailed design and actively seek funding to allow for construction of the system as early as possible	High
Complete flood study 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 Tabulam Racecourse for camping and events	Appropriate water supply and effluent management Upgrade of amenities including toilets and camp kitchen	High map ref 5
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 map ref 6
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 map ref 7
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 map ref 8
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 VILLAGE MAP

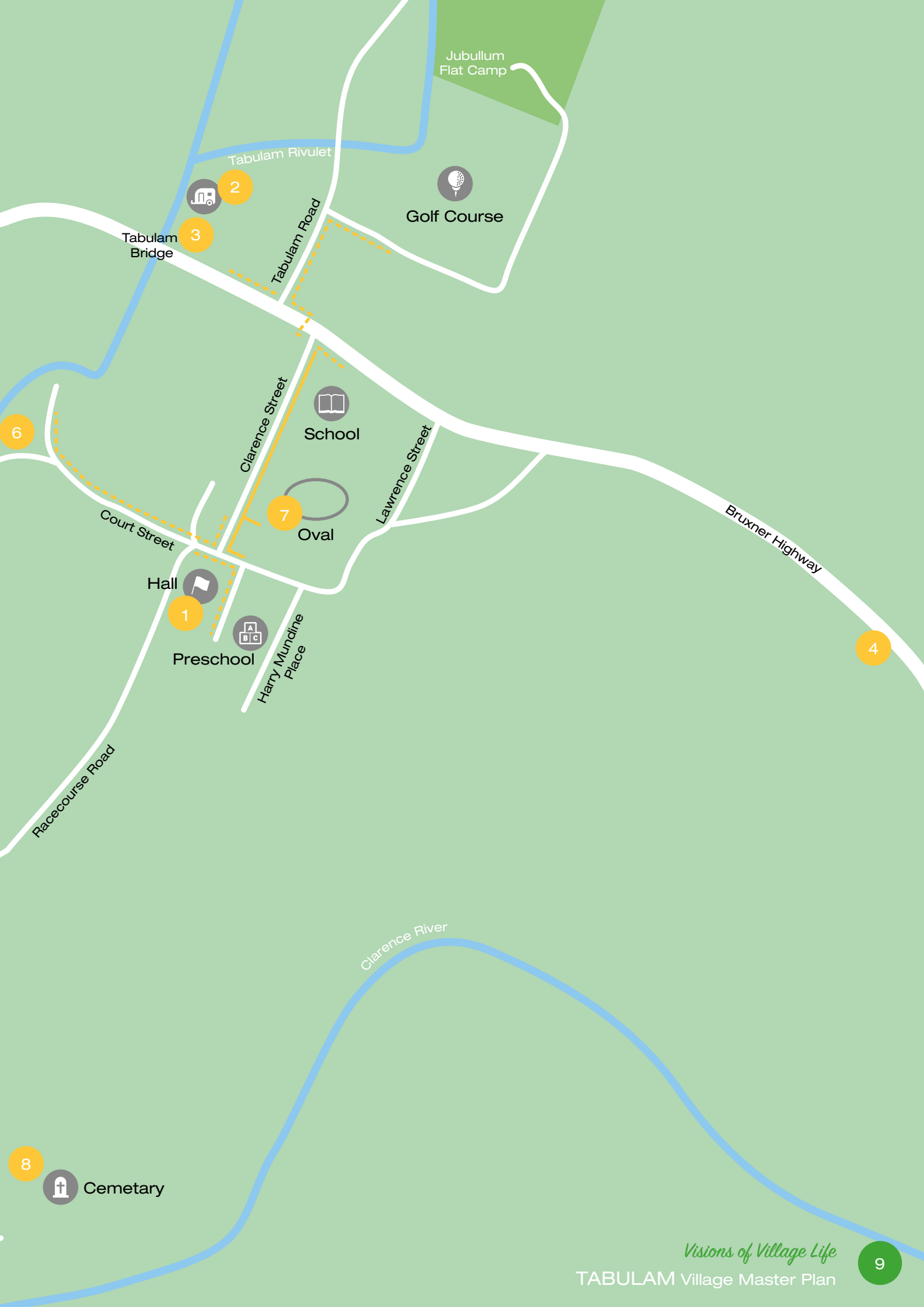
## PLACE-BASED ACTIONS

- 1 Enhance functionality and utilisation of community hall
- 2 Re-establish caravan park
- 3 Establish riverside heritage park and visitor stopping precinct
- 4 Improved village entry
- 5 Enhancements to Tabulam Racecourse
- 6 Access to the river for recreation
- 7 Develop Tabulam Oval recreation precinct
- 8 Enhance Tabulam Cemetary

- Existing footpaths
- Proposed pathways







Jubullum  
Flat Camp

Tabulam Rivulet

Golf Course

Tabulam  
Bridge

Tabulam Road

School

Oval

Lawrence Street

Bruxner Highway

Court Street

Hall

Preschool

Harry Mundine  
Place

Racecourse Road

Clarence River

Cemetary

*Visions of Village Life*

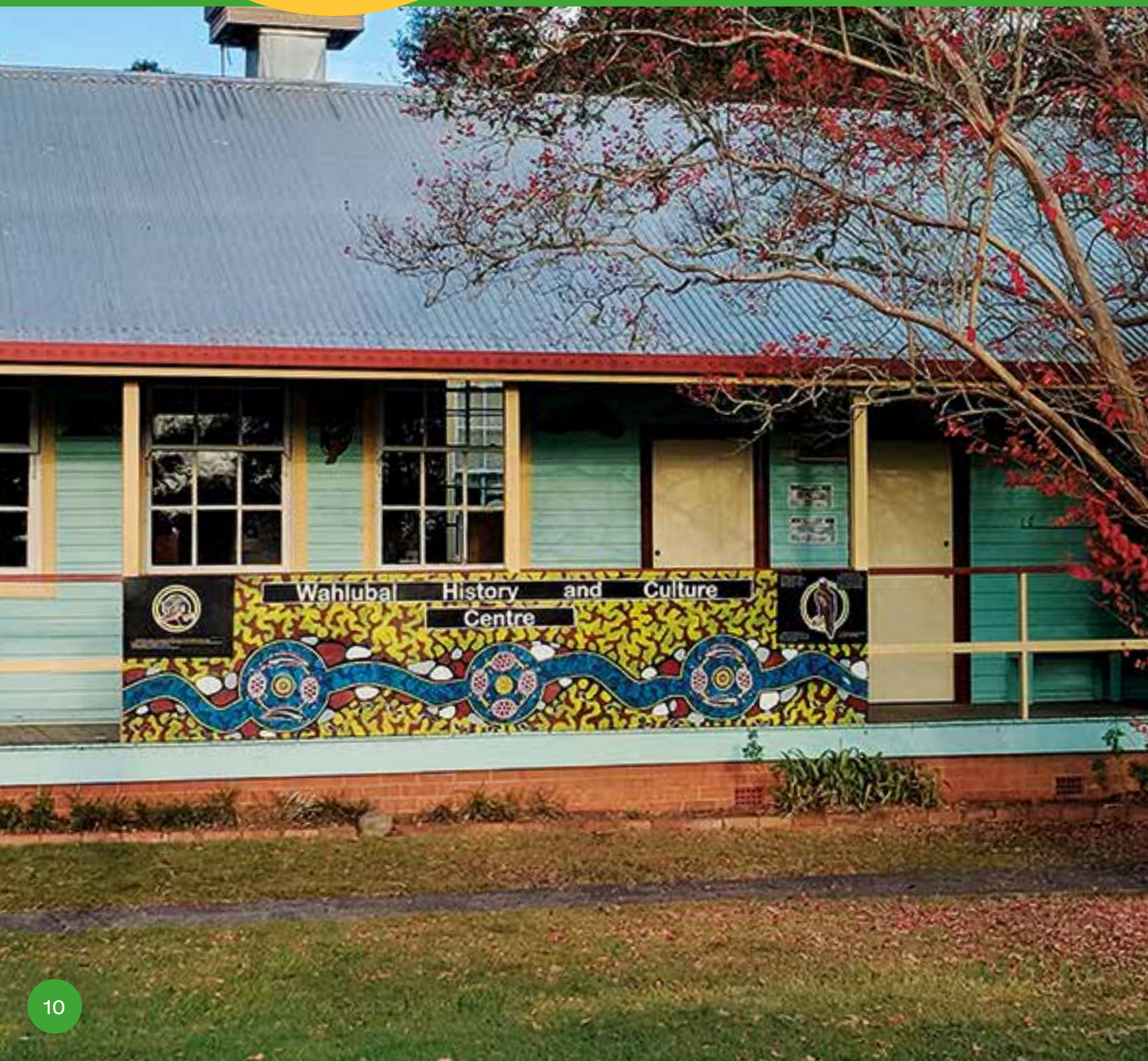
TABULAM Village Master Plan





## ADVOCACY AND SUPPORT

Some of the community's priorities for Tabulam 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.





## ADVOCACY AND SUPPORT OPPORTUNITIES

### TOURISM AND ECONOMY

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

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

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

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	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
	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 activities on the racecourse
	Four 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
	Two 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 current community interest identified
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
R8616	Travelling Stock Route	Vacant unused land	No community interest identified



RESERVE NUMBER	DESCRIPTION	CURRENT USE	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 for 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 identified. 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) next 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 Department of Industry and National Parks
R24590	Tabulam heritage graves	Unmarked and unimproved. Located on golf course land	Identify and enhance heritage value of the site
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 current community interest identified
R93399	Reserve for future public requirements adjacent to northern boundary of racecourse	Privately leased (Lot 7001 DP1026303)	No current community interest identified
R95914 and R97067	Riparian strip along Tabulam Rivulet, reserved for access	Vacant unused land	No current community interest identified
R8621	Reserved for camping and TSR	Vacant unused land	No current community interest identified

# TABULAM CROWN RESERVES MAP





## IMPLEMENTING THE PLAN

The *Tabulam 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 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 achieving proposed actions in the *Tabulam 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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