

# BINGARA

## Town Strategy



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## About the Strategy Plan

The Bingara Strategy Plan aims to provide vision and direction for Bingara for both the long and short term.

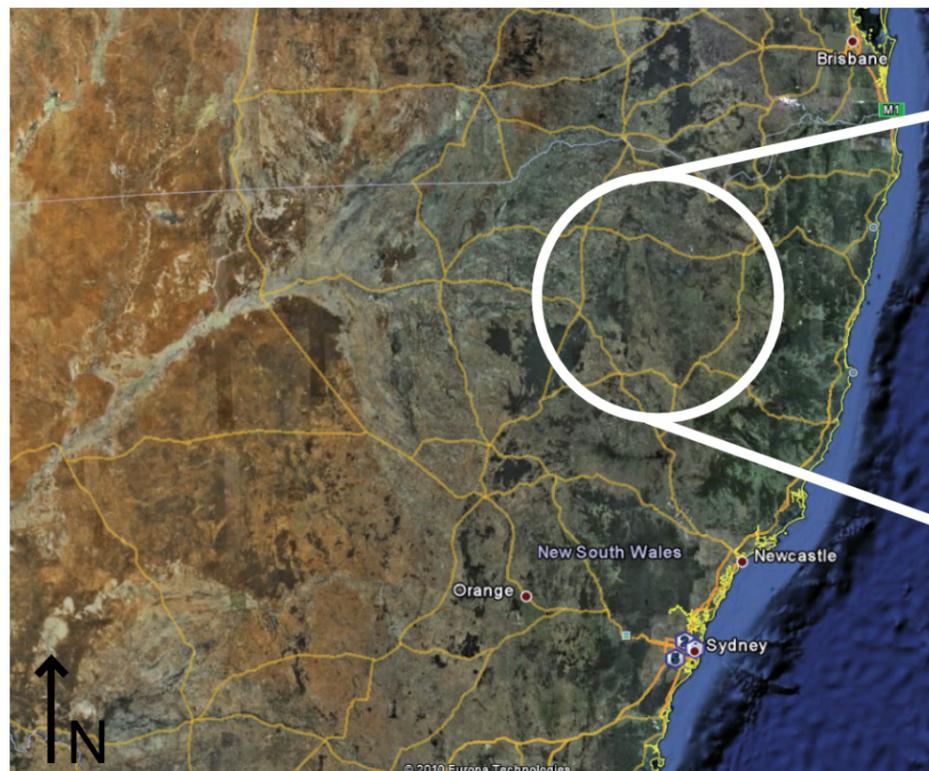
Bingara has assets which many towns would dream of having. It has an historic main street with active shopfronts and a walkable shopping area. There is plentiful on-street and off-street parking, and plenty of room for cars and walkers. Broad avenues with pleasant homes still contain clusters of shade trees, and in these places, Bingara is a very attractive town. The river provides a dramatic elevated entry point into the town heart, and its treed banks create a scenic town setting. Bingara's lookout provides panoramic views to the surrounding rural landscape. No wonder people who pass by decide to stay a while.

The patterns of growth, funding and demographics are making it ever more difficult for country towns to stay viable. Towns need to be pro-active to attract workers, businesses and new residents. Strategies have to be built which are grounded in local support and can be actioned by local people. The strategy plan is based on ideas that residents and visitors developed during workshops and shopfront consultations. The consultants have built on these ideas and shown how they can be implemented in different parts of the town. There are many things that can be done to make Bingara more robust to change. The important thing is to act. This strategy provides actions to make Bingara a more lively and prosperous town in these uncertain times.

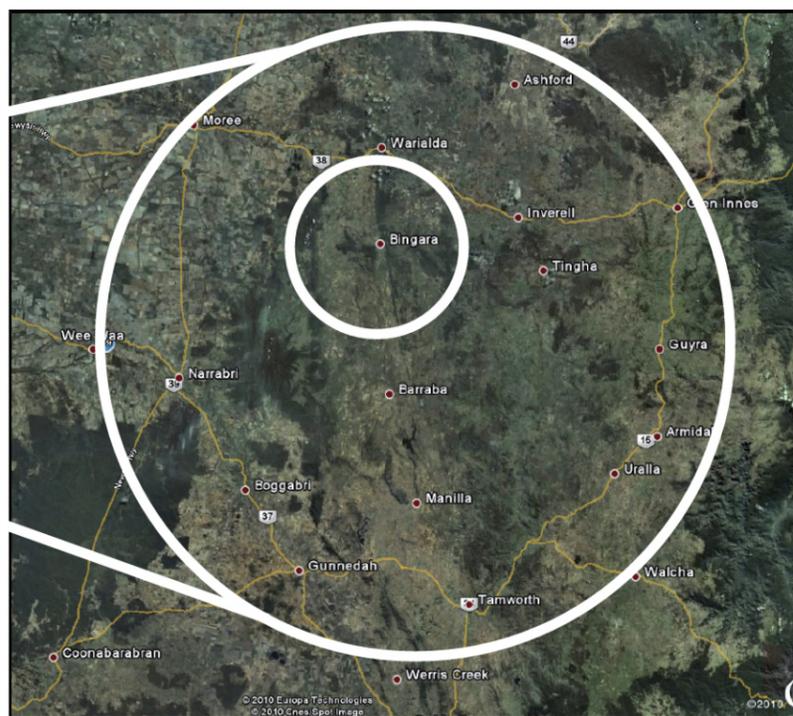


Residents providing for the Bingara Strategy

# Bingara in Context



Bingara within the state



Bingara within the region



Bingara within the district



Bingara and its hinterland



Bingara township

# Future Proofing Bingara

The Bingara Town Strategy aims to future-proof Bingara from changes affecting both the local and the global neighbourhood. At its core are the aspirations of its warm and creative community and the unique qualities of this hidden gem of a town.

Bingara today is a positive town, as evidenced by the hundreds of people who attended our 'set-up shop' consultation at the former Adams Garage on Maitland Street in June 2008, and by community visioning undertaken recently in 2010. Bingara's community is active and gets things done. Initiatives such as the memorial avenue of orange trees, and the resurrection of an art deco picture theatre into a visitor, entertainment and cultural feature point to Bingara's capacity for good ideas. The national motor home convention has placed Bingara in the larger spotlight. It is envisaged that this will increase the town's tourist numbers in the long term and perhaps attract people to stay and make their homes in the district.

While Bingara is one of the few rural centres to be experiencing a modest increase in growth the rural population is still ageing. Young people leave for the city and do not come back if there are no jobs or opportunities for the future. The farming sector is facing impacts from drought and loss of small, local properties, and this impacts on rural service towns like Bingara. Petrol will dramatically increase in price within ten years, forcing changes in the way we feed ourselves, do business and how we will live and recreate.

The world is becoming a smaller place because of the digital revolution, but it is set to become even smaller as rural towns such as Bingara face the next fifty years. By 2050, over half of the Bingara's population could be around retirement age. The Bingara town strategy plans for this long timeframe, anticipating key actions to put into place balancing factors that will ensure its prosperity.



# Future Proofing Bingara



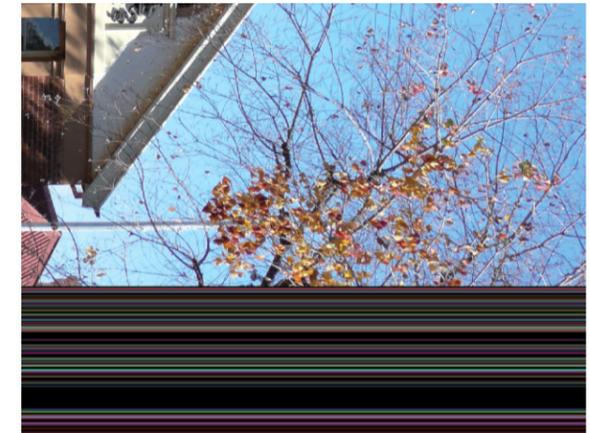
**BINGARA**  
Town Strategy

John Mongard Landscape Architects

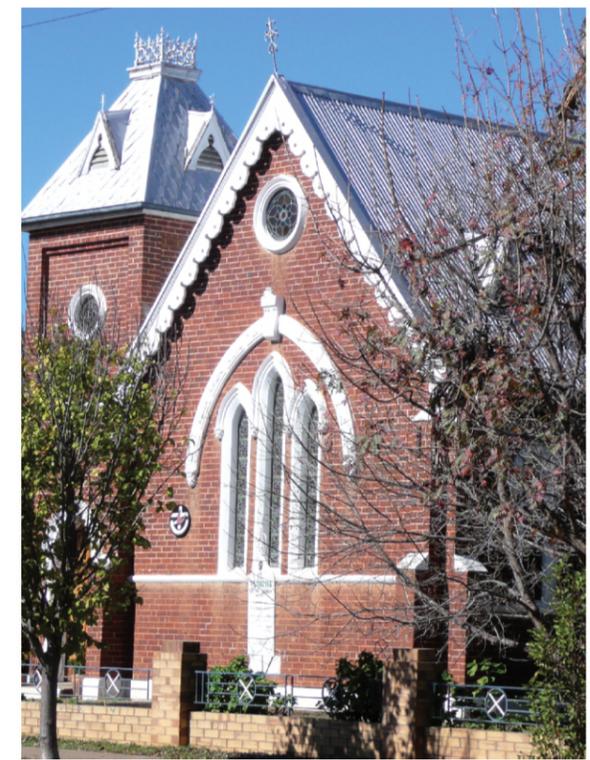
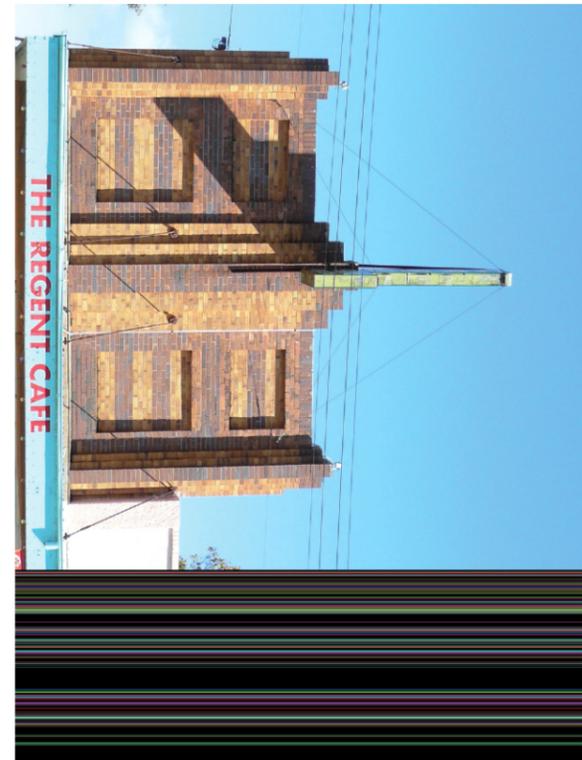
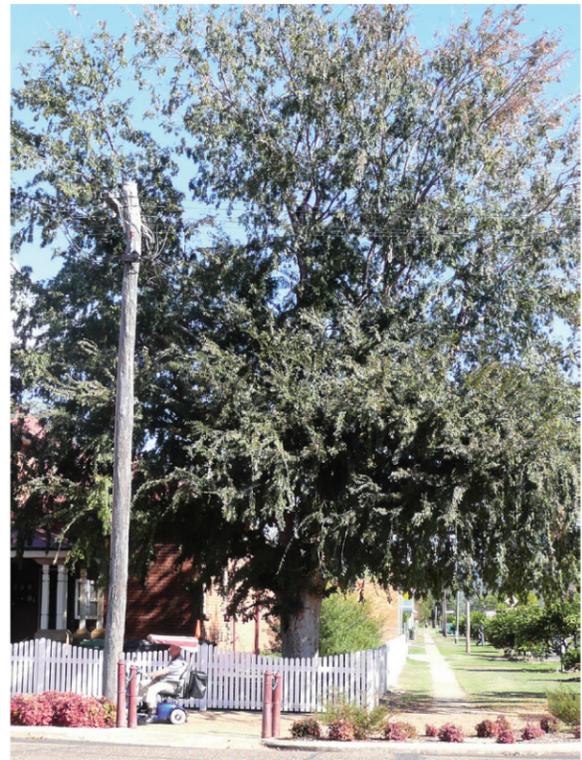
# The Character of Bingara



Bingara is one of Australia's best country towns. It has a dramatic entry over the bridge and meandering river, pleasant pastoral landscapes and a classic main street oriented town centre. Its wide avenues with trees, diverse housing and sense of history mark Bingara as a great place to live and work.



Bingara is just the kind of place that Australians are looking for when they dream of a 'tree change' to the country from the city.



# Connecting the Past to the Future

## Bingara in the Past

The traditional owners of this district the Wirrayaraay tribe of the Gamilaraay Nation cared for the land. They hunted and gathered the animals, fish, root crops and fruits in a seasonal cycle. The identity of the Wirrayaraay derived from their spiritual relationship with the land. The Gwydir region was known to some white men before exploration by Allan Cunningham. In 1827 Cunningham explored from the Hunter to the Darling Downs. He passed through what we now know as Bingara (where he saw cattle) and Warialda where he noticed a hut, possibly built by an escaped convict.

Squatter George Hall took up Bingara Station in 1834 after which Bingara is named. This holding occupied the valley named by Cunningham as Stoddart's Valley. Beyond the boundaries of settlement there was no provision to settle disputes between squatters about boundaries, missing or strayed stock, and water rights or to address conflict between white settlers and Aboriginal people. The most notorious of the latter was the Myall Creek Massacre in the Gwydir Squatting District. The Government Gazette announced the appointment of a magistrate in 1839 for the police post of Warialda. In 1847 Richard Bligh was appointed Commissioner for Crown Lands for the district of Gwydir.

By 1850 the District extended from Pockataroo in the west to the Dividing Range (New England) and from the vicinity of Narrabri to the Macintyre River, which forms part of what is now known as the Queensland-NSW border. The discovery of gold at Upper Bingara in 1852 attracted people & led to the commercial development of the Bingara district. The gold was considered very rich & was carried away in "pint pots". Bingara became an officially recognised village in 1852. There is still evidence of the gold mining industry in the Bingara area. By the 1880s the Bingara region was the largest supplier of diamonds in Australia.

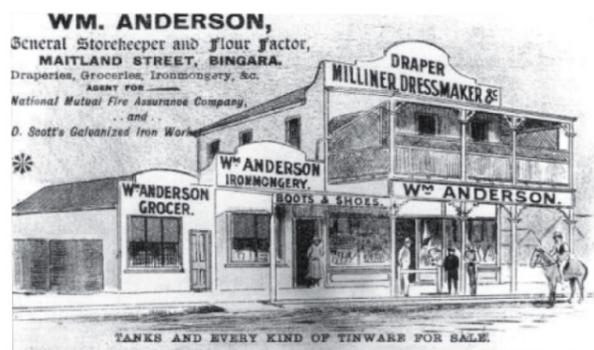
Courtesy of Mandy Pilon - Gwydir Shire Council



Lyons Royal Hotel  
Circa Maitland & Heber Streets  
Royal Hotel circa late 1920s  
A small section of the main building is still in use as a private home



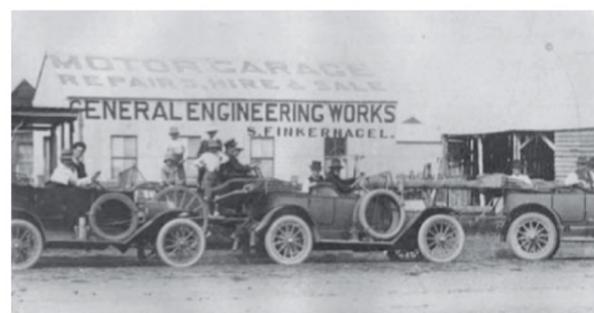
Druids Hall, Maitland Street  
This was Harold Batterham's first shop, in the late 1920s and early 1930s



W.M. ANDERSON,  
General Storekeeper and Flour Factor,  
MAITLAND STREET, BINGARA.  
Draperies, Groceries, Ironmongery, &c.  
AGENT FOR  
National Mutual Fire Assurance Company,  
... and ...  
D. Scott's Galvanized Iron Works.  
W. ANDERSON  
IRONMONGERY,  
BOOTS & SHOES.  
W. ANDERSON  
MILLINERY DRESSMAKER &c.  
TANKS AND EVERY KIND OF TINWARE FOR SALE.  
Andersons store Maitland Street, early 1900s  
Now site of Whitfeld Place



Elkingtons store circa 1914  
Now site of Bingara Medical Centre



Finkernagels garage Maitland street  
Now site of Toy Library



Finkernagels store, S/W corner Maitland -  
Cunningham Streets 1880s. Now café is part  
of Roxy Theatre complex



MUIOOF Lodge members circa 1909 in front  
of their Lodge, Cunningham Street. Building is  
now Scots Presbyterian Church



Bingara Courthouse S/W corner Maitland-  
Finch Streets, built 1879. Now offices used by  
various organisations.

# Connecting the Past to the Future



Maitland Street provides a snapshot of a country town over time. There are good quality buildings from many periods and they work together to make up an excellent main street. Whilst other towns have seen more growth, their modernisation has robbed them of their traditional clothes, and they have lost their past and their character.

Bingara was designed with wide avenues set into a country town grid. Even in the early days Maitland Street was planted out with rows of broad spreading shade trees in generous medians. This pattern of shady avenues extended outwards and today we still see old avenues of trees such as on Finch and Keera Streets.





## Historic and Cultural Places

- |  |   |
|--|---|
| <p>01 North East corner Maitland &amp; Heber Street: Lyons Royal Hotel</p> <p>02 Druids Hall, Maitland Street: Was Harold Batterham's first shop, late 1920s early 1930s</p> <p>03 Andersons store Maitland Street, early 1900s. Now site of Whifeld Place</p> <p>04 Elkingtons store circa 1914. Now site of Bingara Medical Centre</p> <p>05 Finkernagels garage Maitland Street. Now site of Toy Library</p> <p>06 Finkernagels store, South West corner Maitland &amp; Cunningham Streets 1880s. Now site of Café owned by Gwydir Shire Council, as part of Roxy Theater complex</p> <p>07 M.U.I.O.O.F. Lodge on Cunningham Street. Now site of Scots Presbyterian Church</p> <p>08 ???(bob 26)</p> <p>09 Bingara School of Arts 1907<br/>Soldiers War Memorial Hall from 1922<br/>With additions, is now Gwydir Shire Council, Bingara Office</p> | <p>10 Bingara Courthouse South West corner Maitland &amp; Finch Streets: Built 1879. Now Site used by various organisations and offices</p> <p>11 Bingara Post Office early 1900s</p> <p>12 Bingara Police Station Finch Street 1889. Now home of senior local police officer</p> <p>13 Post Office hotel, build circa 1860, 16-18 Maitland Street. Now site of Bingara and district Historical Society Museum</p> <p>14 Connolly family store, mail exchange and coach stop in 1880s. 7 Maitland Street. Site was also Harry Fay's first shop</p> <p>15 Riverview Hotel: Was on North West corner of Maitland &amp; Keera Streets.</p> <p>16 Ceremonial avenue of orange trees (World War II memorial)</p> |
|--|---|

## Town Vision in a Nut Shell

Nestled in its river and valley  
Bingara's warm people thrive  
Inviting young and old  
Local and international  
Enticing them to stay  
In a country town with everything to offer

They'll be singing and dancing in Bingara  
Celebrating their past  
And embracing any changes  
The world might throw at them

They already worked it out for themselves:  
You can't have a vibrant community without culture and diversity  
You can't depend on others to do things  
Growing your own food  
Creating new work for young folk  
Being able to fix things locally  
These are things country people  
Always had to do in the past  
And it's come back round again

It's back to the basics  
How can families stay together  
How can the fundamentals  
of water, power and waste  
be dealt with in the home  
How can we live more sustainably  
So we don't suffer when the oil runs out

How can we take care of the older folk  
Without marching them off to distant homes  
How can we share our local resources  
So we're not dependant on others

Bingara has every chance to be a leader  
To show the nation  
That the country still works  
And that living in a small town  
Is a life worth living



# What People Want for Bingara

## The Community's Vision

Over the week long consultation process in June 2008 the community produced an extensive list expressing their visions and ideas for Bingara in the long term. These visions were listed on the walls of the shop adjacent to Rivercare on Maitland Street. One hundred and fifty seven residents and visitors contributed ideas over the week. Whilst residents were asked to think about the long term future of the town, they found it easier to visualise shorter-term improvements. The strategy combines both large and small actions for positive change.

## Small Things to Fix

There is a high level of contentment in Bingara. Community members had ideas for small, easy improvements such as:

- The entry near the service station needs to be tidied up.
- Some footpath areas such as outside Fay's need to be made more even for older people.
- Signage to public toilets needs to be improved.
- Residential street trees need to be protected and road surfaces should not dominate.
- Shady footpaths and bikeway/gopher lanes need to be established.
- A trail of stories and historical markers and signs could be built.

## Key Consultation Points

- People are extremely positive in Bingara. They see that the town can prosper even in uncertain times.
- There are strong community feelings about the place and its identity.
- People love Bingara's warm and friendly town.
- Most are happy with their lifestyle and their town, although they see opportunities for more housing and work options to be created.
- Its a great place for older people and many people wander into town and stay forever. Both visitors and residents need to be catered for better so that they do stay in town.
- People are worried about losing the younger population and want to make sure youths have things to do and places to go.
- To maintain and increase the economy and vitality of Bingara, tourism needs to be encouraged and this can be achieved by implementing forward looking projects such as The Living Classroom and Bingara Riverscapes.



## What People Want for Bingara

### Support Local Work

“Try to get as many things locally.”  
“Get back to agricultural roots.”

More business enterprises need to be created. Key health services such as a local dentist are needed in town. Local businesses and produce should be supported. A local meat butchering facility, for example, would support the local stock industries. A truck stop designed close to shops with adequate parking would support local business.

### Better Transport and Linkages

“In ten years time there will need to be a local public transport system in place.”

Public transport will become an increasing priority to link Bingara within itself and to neighbouring towns. As Bingara ages, facilities such as a community bus will become important.

### Tourism and Attractions

“Utilise the need for facilities to bring the people in.”

Better tourism facilities are needed in Bingara. Tourists need a place to stay and more facilities to host visitors in town. More signage, information and trails could be established which interpret the history and geology of the area. Bikeways, pathways with seating and maps, toilet facilities and connected nodes and destinations will improve the visitor experience. The lookout should be upgraded at All Nations Hill. A van parking area with amenities would encourage travellers to stay.

### Utilising the River

“Most visitors are looking to go fishing in the river.”

The characteristics of Bingara’s setting are the hills in the backdrop and the river. A weir could be created in the river to encourage water recreation and improve water sport opportunities. The Riverscapes Park is an important element to link the town to the river. The Riverscapes Park should be designed for good surveillance and to keep views open.

### Reflecting History

“Preserve the history of the whole Gwydir Shire.”

People like Bingara the way it is. There is a sense of the history of Bingara that people want to retain. People would like tourism to be linked to key old buildings and places in the manner of The Roxy Theatre.

### Housing Diversity

“The old people feel safe in Bingara.”

People feel that Bingara does not fully cater for the needs of all its residents and workers. For example, the elderly need more options for cared living, and the town could provide more affordable housing and options for renters, temporary works and low income residents. There needs to be more diversity of both temporary and long term housing options, particularly for young workers and the elderly.

### More Things for Young People

“Many homes up for sale but not many homes up for rent.”

Young people need more things to do and more leisure and recreation activities. They also need more work and more reasons to stay as they become older, for example, people suggested providing new youth recreation facilities such as a skate park, a BMX track, a swimming pool and a high ropes course. All these activities could be in one complex. There is a perceived opportunity for learning at all levels.

### More Trees and Shaded Walkways

The main street needs to be ‘softened’ and made more amenable to pedestrians. More trees and shade spots will encourage sitting and gathering.

### Better Facilities for Elderly People

A central community centre could also cater for senior citizens. A multi-purpose centre possibly near the hospital could include attractions such as a hydrotherapy pool.

# A Recipe for the Future

The Bingara Town Community Plan needs to incorporate all the creativity and resourcefulness of community, local government and business.

The following key elements and town projects form the plan:

1. **A Strong Town Plan and Town Strategy**
2. **Key Sites to Stimulate Growth**
  - 2.1 **Council's Depot Site**
  - 2.2 **The Town Market and Car Park Precinct**
  - 2.3 **Future Housing Sites**
3. **A New Spine for the Town**
4. **Riverscapes: Opening the Town to the River**
5. **The Living Classroom**
6. **Ten Actions for Resilience**



## 1. A Strong Town Plan and Town Strategy

The Gwydir Shire is currently reviewing its town planning schemes and the Bingara Town Plan has been reviewed as part of the Community Planning process.

The town plan can both control and encourage appropriate change and development in Bingara. Currently, the town plan gives very little guidance. It merely distinguishes the town from the rural areas.

A strong town plan for Bingara is envisaged which promotes sustainable growth within walking distance of the main street. Bingara needs to encourage a diverse range of people to come and live in town so that its services and business remain local and active, and so that there is enough work to keep the town sustainable.

A more diverse range of housing options are required if all these things are to be achieved. Aside from the standard house and lot, and a couple of duplexes, there are not other housing options for living currently in town. In the future, Bingara should have more variety to suit the elderly, single parents, transient youth and workers and people with no time to maintain a yard. More attached dwellings, townhouses and multiple story terrace housing will be needed for these 'lifestyle' demands. This housing needs to be planned cleverly so that the excellent country town and historic character of Bingara is not destroyed.

It is important that Bingara holds onto its country town feel and does not become a suburban place like the cities. Indiscriminate development in Inverell for example, has seen the excellent mixed use historic centre surrounded by some poor quality industrial strips and some new housing areas which have poor country town qualities.

So whilst development must be stimulated so that Bingara will not decline, this development needs to positively encapsulate the town's character and its community spirit. The town plan is the mechanism to ensure this, however, Bingara may not have the luxury of time, waiting for the right people to come along and invest in its future. It may need to be more pro-active to bring people and work into the town. The Bingara Town Strategy is the catalyst for making change happen in town.

## 2. Key Sites to Stimulate Growth

Bingara has managed to keep all of its key town centre functions on its main street. This is now a rarity. The pattern in other country towns is for towns to lose their centre as soon as they get large enough for a big box shopping centre, or for big box commercial franchises and light industry. These invariably go to the periphery where large and cheap blocks occur. The town gets an ugly entrance of showrooms and a competing retail centre which draws money away from the town and destroys the main street. This is the story of rural Australia's recent past, and it is not the way to plan for the future.

All future retail and business in Bingara should stay on the main street if the town is to survive. By staying compact, developing more intensely in the underutilized back areas of the main street, Bingara can be future-proofed. It will have the vitality of an active town, it will be walkable, and it will retain its outstanding sociability.

As assessment of underutilized land within the town centre has identified some strategic sites to create development and growth opportunities that are sustainable and main street oriented. This land can be used to infill the town rather than to further encroach on its periphery, thus allowing the town to stay within a walking distance to all services and shops.



### 2.1 Council's Depot Site

Behind the Council Chambers and the Rivercare shopfront is a large area of Council land with parking and a depot which is to be relocated to a new light industrial site.

Council can create a development plan for this large site which would retain the main street buildings and functions, creating a new shopfront to the side of the large depot shed as well as a sky-lit arcade leading to a set-back village style housing development. This development could incorporate a range of living options including studio terraces, retirement living and affordable housing.

This housing precinct could include a building of three storeys, with stairwells and a central lift for the elderly/infirm. It could provide one, two and three bedroom homes in apartment or terrace style buildings which would cluster around excellent gardens and a central green space. Concept plans and sketches could then be built into an expression of interest for developers and investors, similar to processes in mainland cities. By attracting national/international investors seeking the 'tree change' opportunities, Bingara can fast-track its town centre growth. The civic centre building could be re-used with some shopfronts, retention of the hall and toilets for the mixed use precinct. The arts building could be re-used as an arts and crafts centre and activity area.

## 2.2 The Town Market and Car Park Precinct

Across the main street and behind the shopfronts lies an equally large combination of land parcels which could also be better utilized. Currently, shop tenants park ad-hoc in a large dirt car park area, however, the 'back-of-shop' area has good character, with historic brick structures and some good shade trees. The owners of all the land parcels on this block could negotiate a shared use agreement with Council which would allow better parking to be developed which could have direct access to the main street. This car park could be brick paved and landscaped to create a dual use market square, a place where a new town farmers market could attract visitors to buy local craft, goods and farm produce. This would attract more local spending and support local business by providing a town centre attraction. This rear lot area also has opportunity to develop three storey, walk-up mixed use facilities with offices, homes above, and capacity to accommodate some of the smaller light commercial tenants that usually migrate to the edges of towns. If these businesses can be clustered around a market square, then they would have parking, visibility and proximity. In the longer term, the SES sheds would move to light industrial land to cater for further housing needs within the town.



## 2.3 Future Housing Sites

The housing stock within the grid of the township proper comprises of mainly older detached dwellings on generous blocks. To the areas north of the river, larger and newer houses on rural residential blocks predominate.

New house construction has been steady but slow over numerous years. Existing homes have been renovated as evidenced by the high standard of home and garden presentation in Bingara. Most of the housing activity has in recent times occurred on the periphery of the town. If this continues it will place increasing pressure on the provision of additional public infrastructure (roads, services, lighting, rubbish collection, etc.).

A more prudent town planning approach would be to focus on creating desirable housing within the walkable footprint of the township grid. Within this area, the council owns at least seven large lots which have the possibility to provide most of the housing demand into the next twenty years. Ideas for how these lots could accommodate a diversity of housing to fulfil the next unmet needs of particular parts of the community have been explored in this report.

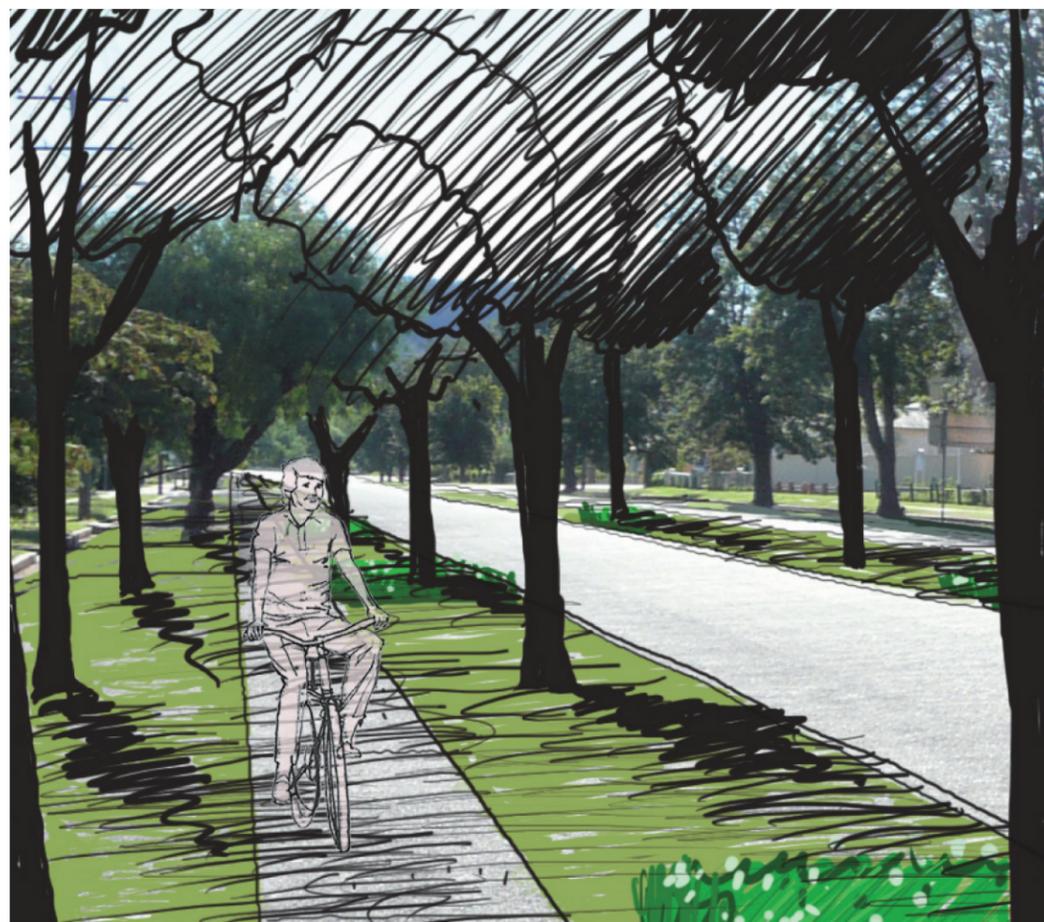
Like most country towns facing declining populations in Australia, Bingara faces the pressure of allowing any kind of development in order to maintain growth. The challenge is to create smaller homes on smaller lots in order to provide affordability and diversity. These homes should be built as a priority within the town grid so that as the population ages, the town can better service its community without a ballooning infrastructure impost.



## 3. A New Spine for the Town

Cunningham Street, running from the south to the north of Bingara, is an extremely wide paved street. It is too wide for pedestrian amenity, has too much asphalt to maintain, and creates a heat sink and glare zone in the town centre. A new spine is proposed to allow residents to walk, bike and ride electric gophers more easily across town.

The present kerb and channel, with parallel parking can be retained on both sides of the street. A single carriageway divided by a boulevard of fruit and nut trees would create a continuum of the memorial orange trees along Finch Street and a central two lane mobility corridor for cyclists, pedestrians and gophers would link Ross Creek and Bingara Agricultural Park. This visual corridor would increase the amenity of the street with shade and a break in hard surfaces. Services would not be affected and stormwater could be directed towards the avenue. Sections of parallel parking nearer the shops could be designated suitable for motorhome overnight use, thus creating more visitor activity near the heart.

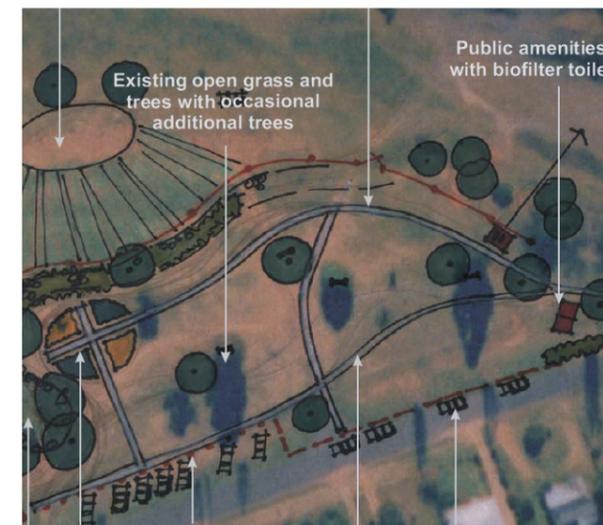
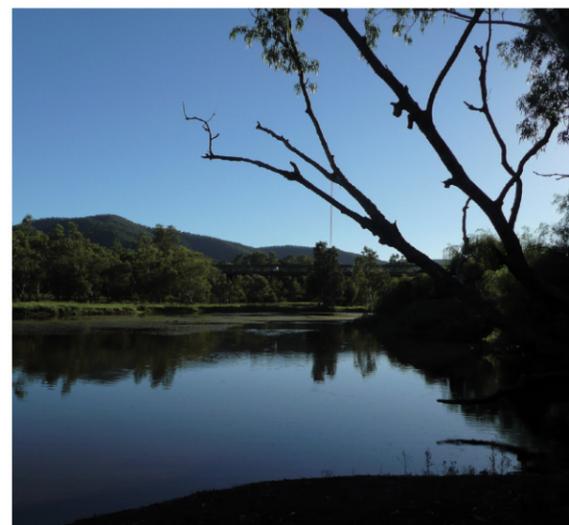


## 4. Riverscapes : Opening the Town to the River

The Riverscapes Project is a community idea to improve the riverfront land adjacent to the eastern end of the main street. In prior centuries, rivers were often treated as adversaries, since they occasionally flooded unprepared towns. Bingara town also turned its back on the Gwydir River so Riverscapes is a project to create a great public space where the main street meets the water. This will benefit both residents and visitors, and will be the template for the gradual improvement of the broader Riverscapes, including the eroded banks of Ross Creek which encircles Bingara. A community led design has been developed and was exhibited and discussed during the set-up shop in June 2008. A number of positive ideas were added to the Riverscapes plan and have been incorporated in the concepts. The community is very positive about the Riverscapes Project, the only issues raised were from a few residents who would like to retain views and are concerned about maintaining natural surveillance. The park is the first part of the Bingara Strategy to be implemented.

## 5. The Living Classroom

Another community-led idea in Bingara is to rehabilitate the old common public grazing land to the northern edge of town into an Interpretive Park which features the district's agricultural stock and produce. This has the opportunity to create an international visitor destination unlike any other in the bush, it can bring fresh produce closer to town, thus making Bingara more sustainable in food and tourism. The concepts and details are described in detail further in the report.



## 6. Ten Actions for Resilience

### 1. THE CHALLENGE

Rural Australia is facing unprecedented change. People are asking: What can we do?

How will Bingara be able to survive and prosper in this environment of uncertainty and change? Actions are needed to create resilience and a low carbon future. How will the community act?

### 2. THE PRINCIPLES

1. resilience
2. re-localisation
3. small x many = big = answer  
simple + tomorrow

### 3. THE BRIEF

Create actions of resilience in Bingara which are immediately achievable, cost less than \$50,000 and are able to be made by local people with local materials and resources.

### 4. THE ACTIONS

Bingara profiles = 5 actions to make the lives of 5 typical Bingara residents more resilient to changes in their neighbourhood.

Bingara places = 5 actions to make the neighbourhood more resilient.

### 5. THE PROCESS

#### The first step

A collaborative design think tank event will be held at the Roxy Theatre. Ten creative groups with up to ten people each will design ten actions for resilience over one day. Each group will comprise local residents and workers and be assisted by designers. The ten actions will be presented, shared and then posted on Council's website.

#### The second step

Designers will develop designs further as part of studio work, with residents providing review. Community groups will also take up individual actions and brainstorm how they can implement these actions for resilience and take ownership for an action.

#### The third step

Action! The Actions need to happen within one year! A celebration at the Orange Festival will complete the process.

Ten actions each year over ten years: many small things = big = resilience in place.



## Things to Fix



**Traffic Calming:** Discourage heavy vehicle speed and passing through the town centre. Create a 40 km speed limit and some country town style traffic calming.



**Rear Car Parks:** These areas are unresolved and inefficient. Better lighting, walkways and organised parking as well as future infill development with housing could occur.



**Pedestrian Friendly Streets:** Provide shaded walkways and bikeways throughout the town centre. Reduce ambient heat in town by a reduction of sealed surfaces.

**Town Park Improvement:** The park next to the Roxy Theatre is underutilised. It needs renovation to provide more shade, amenity and soft space.



**Roxy Theatre Surrounds:** The courtyard requires more shade. A vine trellis/arbours would assist. The fronting footpaths need renovation to encourage sitting and gathering in the cultural heart of town.



**Apex Park Improved:** This park needs renovation. The information sign needs updating and the planting needs alteration to encourage usage.



## Things to Fix



**Shady Avenues:** Shade trees need to be planted to replace missing/aged trees in poor condition. Trees need better care and maintenance and adequate soil area and drainage.



**Footpath Improvements:** Seats near shade trees will encourage walking in Bingara. The roads are wide enough to provide garden beds around trees as well as new bikeways.



**Universal access:** Less abled residents need to be better catered for in town. Footpaths and bikeways are needed to accommodate gophers and vision-impaired walkers.

**Town Entries:** The town's edges can be tidied up and better defined with entry signage and planting.



**Waterways:** Stormwater outlets into the waterways need improvement to reduce scouring and bank erosion.



## Things to Keep and Promote



**Town Medians:** The medians with shade trees distinguish Bingara from other towns and create a greener centre.



**Ceremonial Fruit Trees:** The orange trees on Finch street are unique. Fruit orchards could be planted on other streets to create a town identity.



**Rural Character:** New homes and buildings can continue rural traditions so that Bingara does not start to look like a suburb in a city.



**A Friendly Town:** People feel welcome in Bingara

**A Compact Main Street:** A two storey main street allows for a range of uses within walking distance of nearby residents. Street awnings are essential.



**Traditional Character:** The older homes with front porches create a sense of a village with a community feel.



**Footpath Activity:** The wide awnings in town create usable space for the community. More activity on the street will encourage visitors to stay longer.



## Things to Keep and Promote



**Rural Animals and Stock:** Maintaining stock and horses near town keeps Bingara's rural character, which is important for visitors.



**The river:** The Gwyder River is a scenic asset to promote. More activities on the river and gradual improvement of the banks are things to focus on.



**Public Art and Sculpture:** The town murals area featuring the work of local sculptors and artists in town would create more ambience and interest in Bingara.

**The Lookout:** This is a great spot for viewing the town and having a picnic. It needs small improvements to make it better for visitors.



**Big Shady Avenue Trees and Soft Swales:** The best streets in Bingara provide for comfortable walking and maintain the country town feel.



**Historical monuments and points of interest:** Elements such as the thresher can be interpreted through interesting signage and walk trail leaflets.



### The Bingara Strategy Plan Building Quality for Prosperity

The Bingara Planning Strategy Plan provides an instrument to achieve specific goals required to create a more lively and walkable town.

The new planning strategy is designed to create higher densities around the service heart of Bingara. Specific sites have been highlighted as potential development sites for private development. These sites are integral to the town's fabric and if developed as a priority would create a precedent for future development in town.

The Town Centre Precinct includes the opportunity for visitor accommodation and shop top housing designed to liven up the town area after normal work hours. The set back from the property boundary will be zero in this precinct to continue the existing streetscape character and fill in any gaps.

The town residential precincts have been divided into areas which promote greater density closest to the town centre to encourage people to live in the most walkable areas. Set back in the Town Centre Residential is 2.5 metres to allow maximum site usage and encourage a more compact streetscape. Development such as flats and senior accommodation will be encouraged as a priority in this area.

Town Residential is a more traditional approach to housing in Bingara – maintaining the wide open character. Second dwellings will be permitted in this area to allow for extra accommodation opportunities. The Town Centre Residential Transition Precinct is exactly that – a transition zone between dense and less dense housing. Town Rural and Large Lot Rural are aimed at providing people with the chance to live on a bigger block.

Overall the new strategy aims to promote a mix of housing opportunities within town in an effort to keep Bingara viable long into the future.





## LEGEND



Environmental rehabilitation priority areas

Town entries and edges to strengthen

Key focal places to enhance

## KEY SITES LEGEND

- 1 Riverscapes Park
- 2 Bingara Interpretive Agriculture Park
- 3 Market/Parking Integrated Site
- 5 Council Owned Site for Sustainable Village Housing
- 6 Council Owned Site for Sustainable Village Housing
- 7 Council Owned Site for Sustainable Village Housing

# BINGARA

## Community Plan

JOHN MONGARD LANDSCAPE ARCHITECTS © ABN 88 059 324 113

## Planning Strategy

Scale: 1:2500 @ A0  
 0 25 50 100 150 250 500 Metres  
 Issue: Prelim A Date: August 2008



## Town Centre - Zone B2

- 1 Objectives of zone**  
To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.  
To encourage employment opportunities in accessible locations.  
To maximise public transport patronage and encourage walking and cycling.
- 2 Permitted without consent**
- 3 Permitted with consent**  
Business premises; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Retail premises; Service stations; Shop top housing; Tourist and visitor accommodation; Roads.
- 4 Prohibited**

## Town Centre Residential - Zone R1

- 1 Objectives of zone**  
To provide for the housing needs of the community.  
To provide for a variety of housing types and densities.  
To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- 2 Permitted without consent**  
Home occupations
- 3 Permitted with consent**  
Attached dwellings; Boarding houses; Child care centres; Community facilities; Dwelling houses; Group homes; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Semi-detached dwellings; Seniors housing; Shop top housing; Roads
- 4 Prohibited**

## Town Residential - Zone R2

- 1 Objectives of zone**  
To provide for the housing needs of the community within a low density residential environment.  
To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- 2 Permitted without consent**  
Home occupations
- 3 Permitted with consent**  
Dwelling houses; Group homes; Secondary dwelling; Roads
- 4 Prohibited**

## Town Centre Residential Transition - Zone R3

- 1 Objectives of zone**  
To provide for the housing needs of the community within a medium density residential environment.  
To provide a variety of housing types within a medium density residential environment.  
To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- 2 Permitted without consent**
- 3 Permitted with consent**  
Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Multi dwelling housing; Neighbourhood shops; Places of public worship; Seniors housing; Dwelling houses; Residential flat buildings; Shop top housing; Group homes; Semi detached; Roads
- 4 Prohibited**

## Town Large Lot - Zone R5

### 1 Objectives of zone

To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.

To ensure that large residential allotments do not hinder the proper and orderly development of urban areas in the future.

To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.

To minimise conflict between land uses within the zone and land uses within adjoining zones.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Dwelling houses; Roads

### 4 Prohibited

## Town Rural - Zone Ru4

### 1 Objectives of zone

To enable sustainable primary industry and other compatible land uses.

To maintain the rural and scenic character of the land.

To ensure that development does not unreasonably increase the demand for public services or public facilities.

To minimise conflict between land uses within the zone and land uses within adjoining zones.

### 2 Permitted without consent

Home occupations; Extensive agriculture; Farm buildings; Horticulture; Roadside stalls

### 3 Permitted with consent

Dwelling houses; Roads

### 4 Prohibited



## Key Infill Sites

### LAND USE PRECINCT LEGEND

	Town Centre - 0m Setback - B2
	Town Centre Residential - 2.5m Setback - R1
	Town Centre Residential Transition - 4m Setback - R3
	Town Residential - 6m Setback - R2
	Town Rural - RU4
	Town Large Lot - R5
	Industrial
	New Parkland

### KEY SITES LEGEND

	1 Riverscapes Park
	8 Bingara Interpretive Agriculture Park
	2 Market/Parking Integrated Site
	3 Cluster and Town House Integrated Site
	Pedestrian Walk Zones
	5 Council Owned Site for Sustainable Village Housing
	6 Council Owned Site for Sustainable Village Housing
	7 Council Owned Site for Sustainable Village Housing



Key Infill Sites After



insert updated masterplan



1:5000 @ A3

**The Living Classroom  
Masterplan to All Nations Hill**

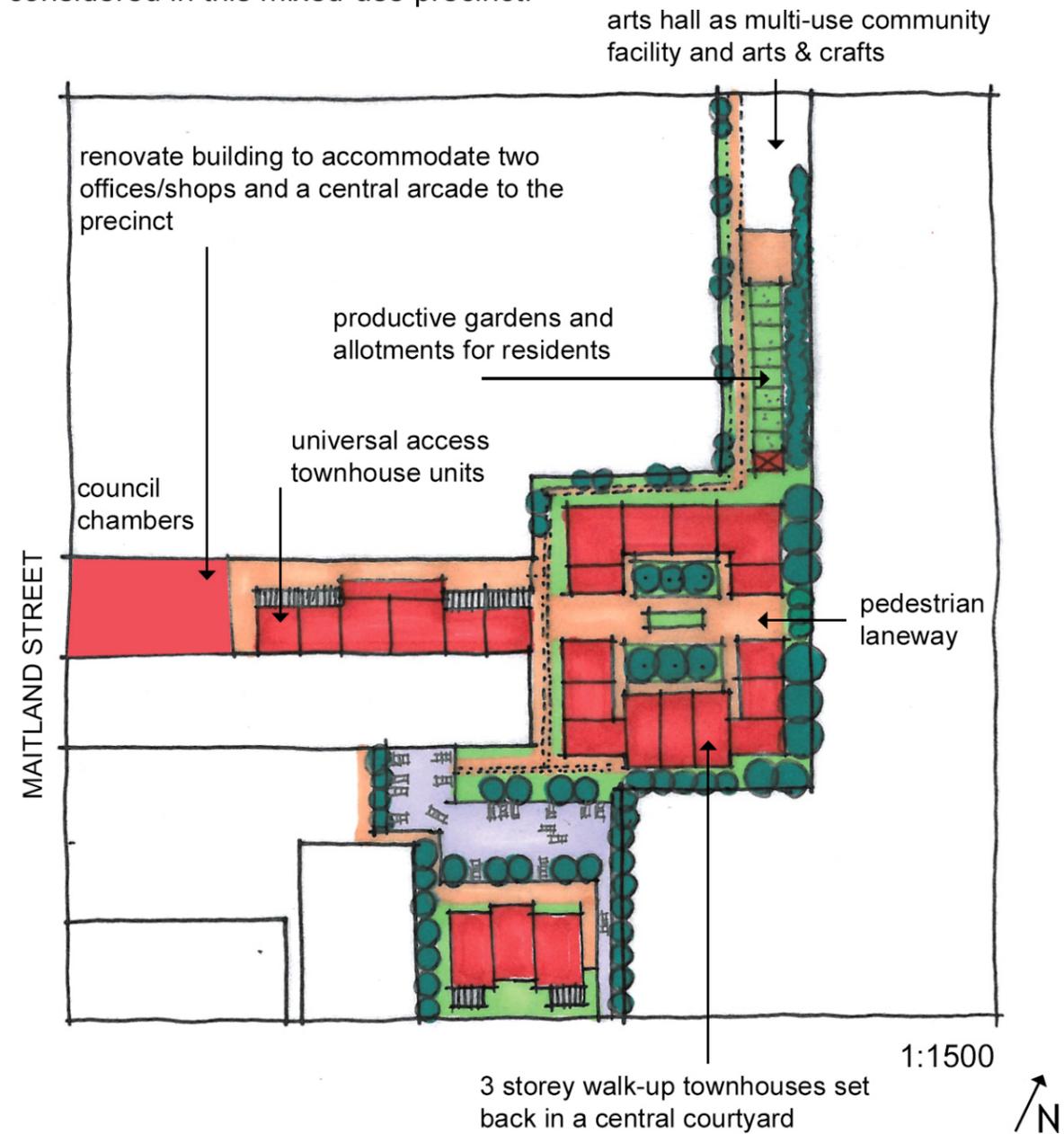
# Planning Strategy

The Council's depot site comprises land central to the town centre's main civic facilities, and has accessible links to three street frontages. The Council owned sites together make up a precinct which is ideal for providing a mix of residential living options within walking distance of the shops and services. North facing two and three storey townhouses can be built in clusters within a pedestrian precinct. Universal access walkways and ground level dwellings could be provided to suit elderly and less abled people. Dwellings on upper levels would suit singles or couples, particularly workers such as teachers and tradespeople who currently are underprovided with short-term or more compact accommodation options.



**Key Site 3**  
Council Depot and other Council owned land  
Maitland Street, Bingara

The existing arts hall can be incorporated into this precinct, providing meeting and activity spaces for residents. Outdoor courtyards and productive garden allotments could also be incorporated to provide local recreation and local food opportunities. Higher density living options such as in this precinct should be well-set into the town fabric, having no visual impact on the main street or the town's character. Indeed, if the demand exists, dwellings could easily be accommodated up to five storeys with a lift within the centre of the town block with minimal visual impact from the street. Provision of hotel/motel/short-term unit accommodation could also be considered in this mixed-use precinct.



**Urban Renewal Concept**

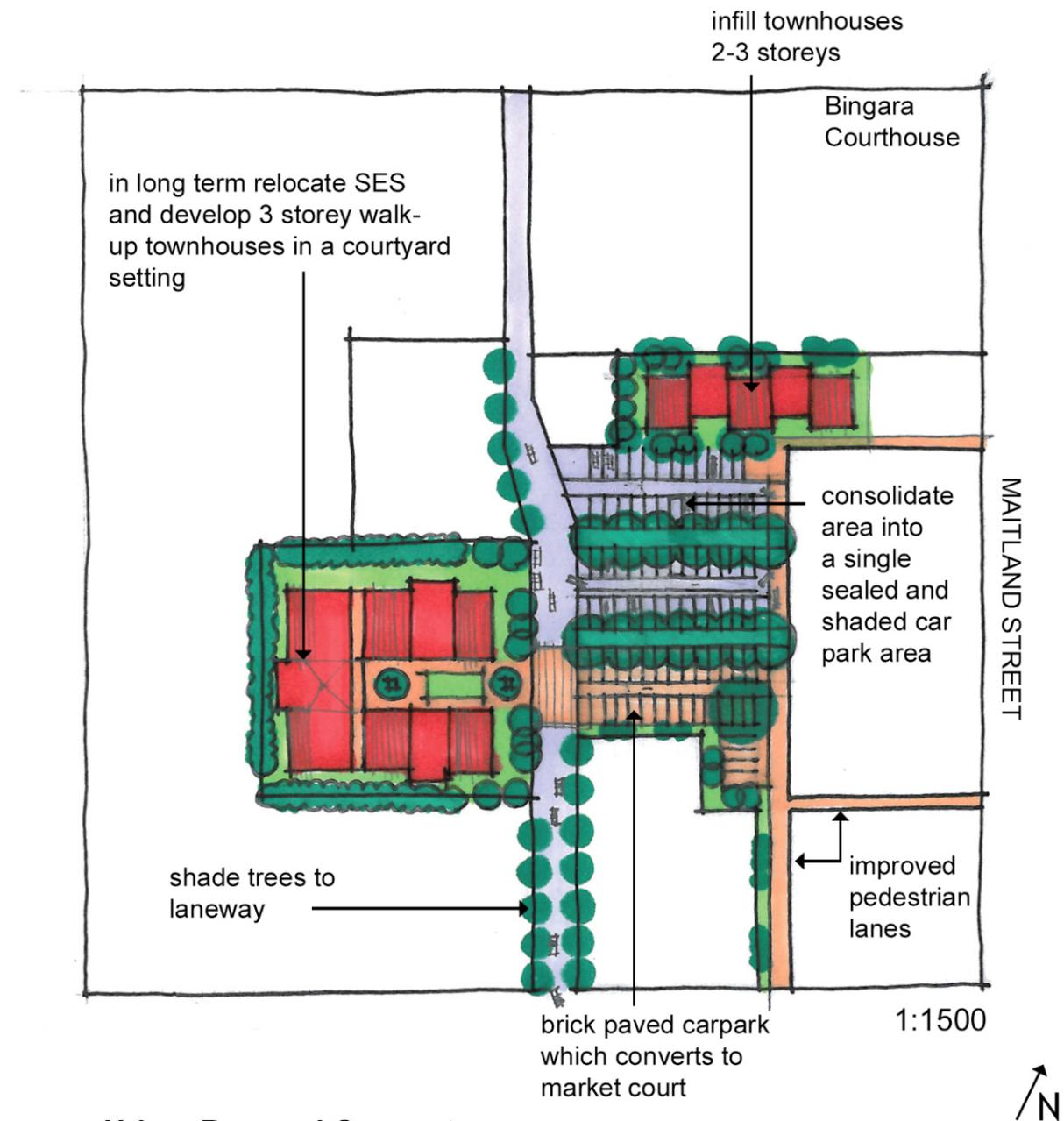
# Planning Strategy

Memorial Avenue is currently a simple laneway fronting the AES sheds and also accesses an unsealed area which comprises informal rear car parking to Maitland Street, predominantly used by workers in town. Memorial Avenue can become a lively precinct incorporating a diversity of town centre living centred around an integrated car park with a pedestrian focused area which can be utilized for markets and events. A farmers market could be established at Bingara to sell local produce and goods.



**Key Site 4**  
Rear Carpark and Emergency Services  
Memorial Avenue

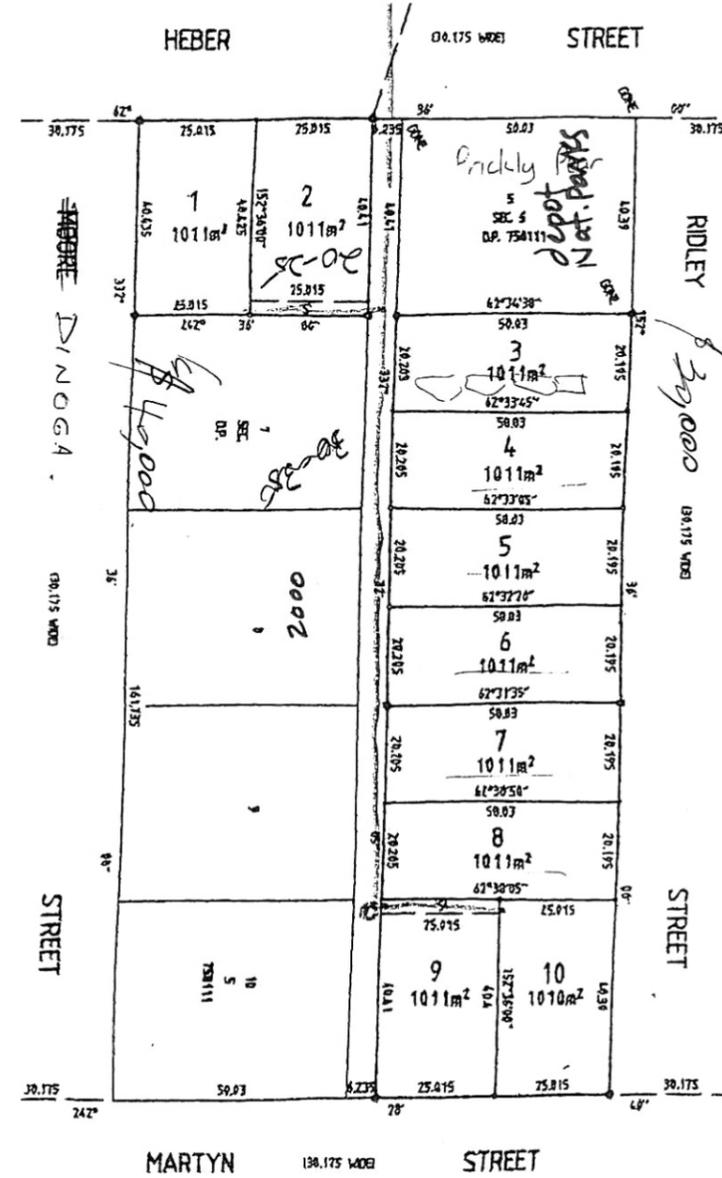
The AES sheds are best located in the long term to a less central site, adjacent to other industrial sheds on the town's outskirts. The Memorial Avenue site can be utilized to provide three storey walk-up townhouses in a cluster around a courtyard facing the market precinct. This is an ideal site to cater for elderly and less abled residents. Behind the old NAB building, Council could develop terraced north-facing units of two to three storeys providing ideal worker accommodation and rentals, in either one or two bedroom configurations.



**Urban Renewal Concept**



Key Site 5



1:1500





**Key Site 6**  
Brainard Street and Moore Street



Infill Cottage Housing Concept

1:1500





**Key Site 7**  
South Street and Riddell Street



Infill Cottage Housing Concept

1:1500



# Housing Strategy

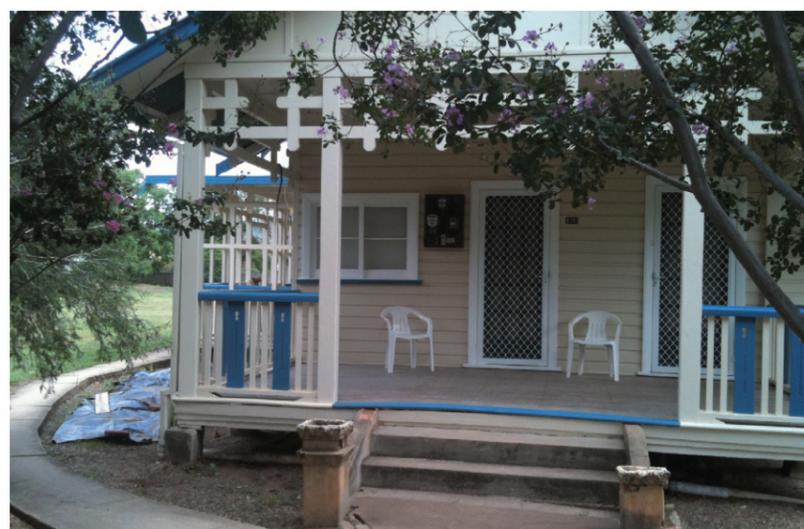
The housing stock within the grid of the township proper comprises of mainly older detached dwellings on generous blocks. To the areas north of the river, larger and newer houses on rural residential blocks predominate.

New house construction has been steady but slow over numerous years. Existing homes have been renovated as evidenced by the high standard of home and garden presentation in Bingara.

Most of the housing activity has in recent times occurred on the periphery of the town. If this continues it will place increasing pressure on the provision of additional public infrastructure (roads, services, lighting, rubbish collection, etc.).

A more prudent town planning approach would be to focus on creating desirable housing within the walkable footprint of the township grid. Within this area, the council owns at least seven large lots which have the possibility to provide most of the housing demand into the next twenty years. Ideas for how these lots could accommodate a diversity of housing to fulfil the next unmet needs of particular parts of the community have been explored in this report.

Like most country towns facing declining populations in Australia, Bingara faces the pressure of allowing any kind of development in order to maintain growth. The challenge is to create smaller homes on smaller lots in order to provide affordability and diversity. These homes should be built as a priority within the town grid so that as the population ages, the town can better service its community without a ballooning infrastructure impost.





**PATHWAYS LEGEND**

-  Pedestrian Priority Zone 40 km limit
-  Sealed Bikeway/Gopher/Walk Way
-  Informal Recreational Walk / Bike Trail
-  Investigate bypass for heavy vehicles
-  Interpretive Signage/Viewing/Rest points



to look-out and camping

# BINGARA

## Community Plan

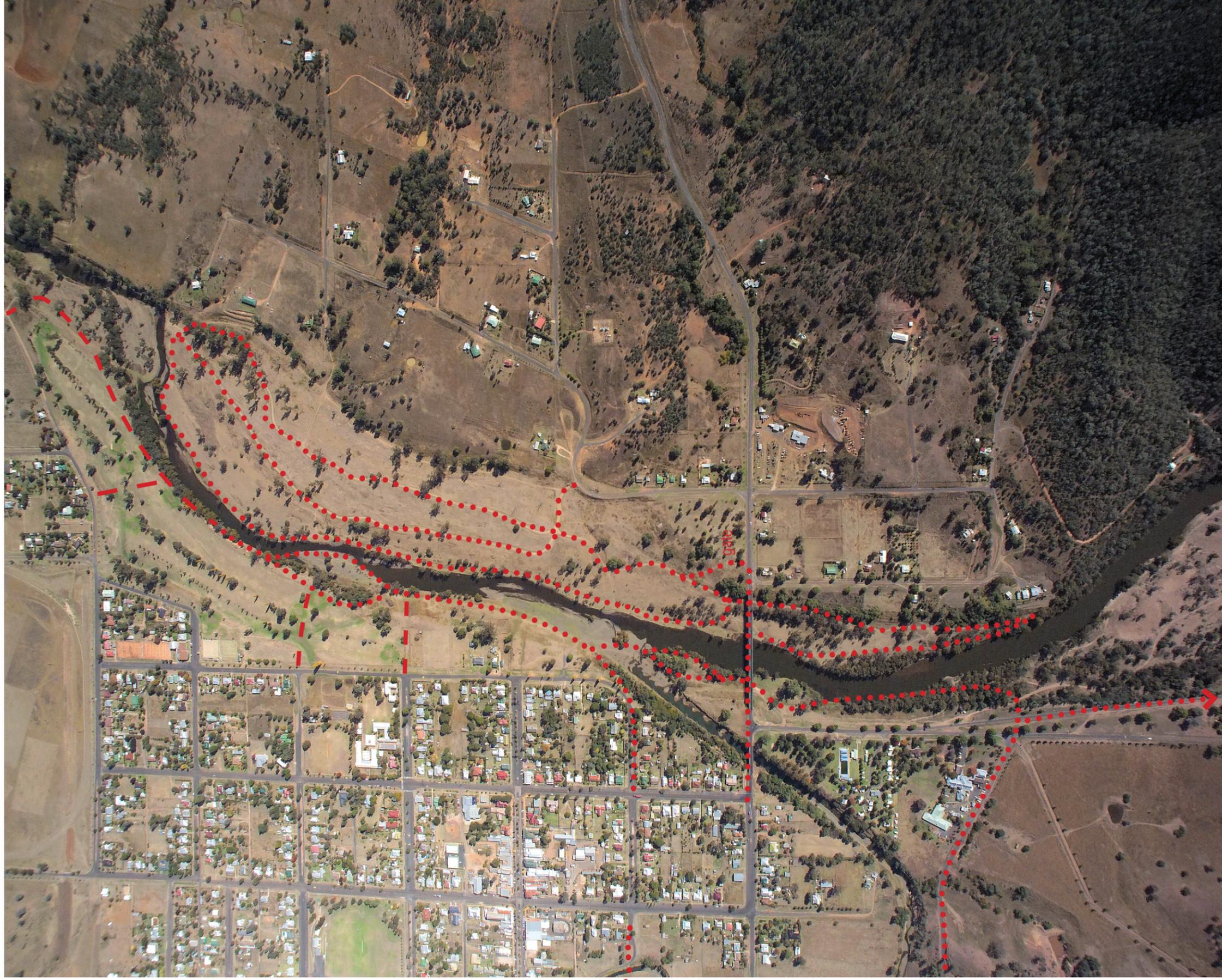
JOHN MONGARD LANDSCAPE ARCHITECTS  
© ABN 88 059 324 113

### Key Movement Strategy

Scale: 1:2500 @ A0  
0 25 50 100 150 250 500 Metres

Issue: Prelim A

Date: July 2008



## PATHWAYS LEGEND

- ..... Informal Recreational Walk / Bike Trail (existing)
- - - Informal Recreational Walk / Bike Trail (proposed)

# BINGARA

## Community Plan

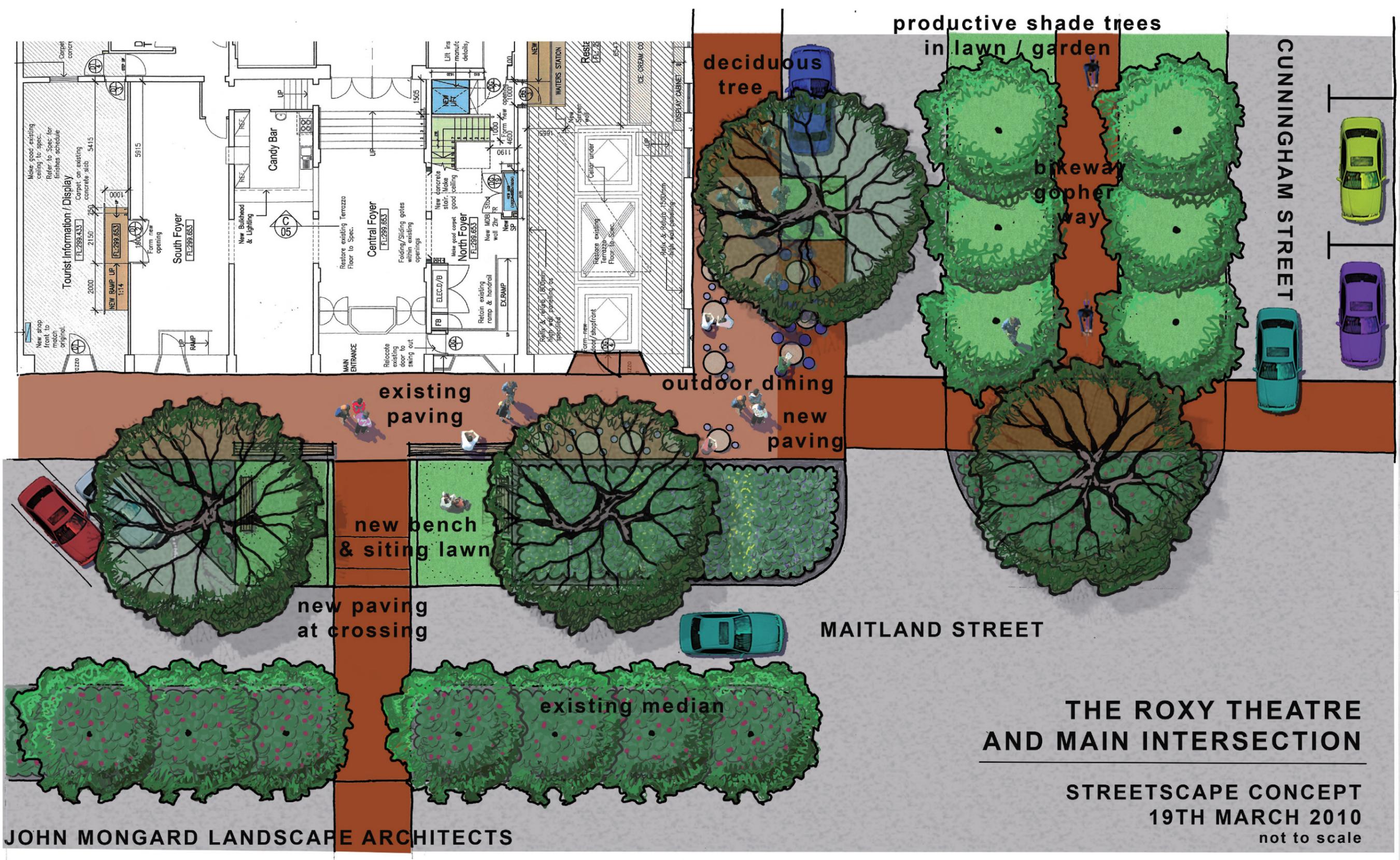
JOHN MONGARD LANDSCAPE ARCHITECTS © ABN 88 069 324 113



Scale: 1:2500 @ A0  
0 25 50 100 150 250 500 Metres  
Issue: Prelim A

insert district trail map

insert trail images



JOHN MONGARD LANDSCAPE ARCHITECTS

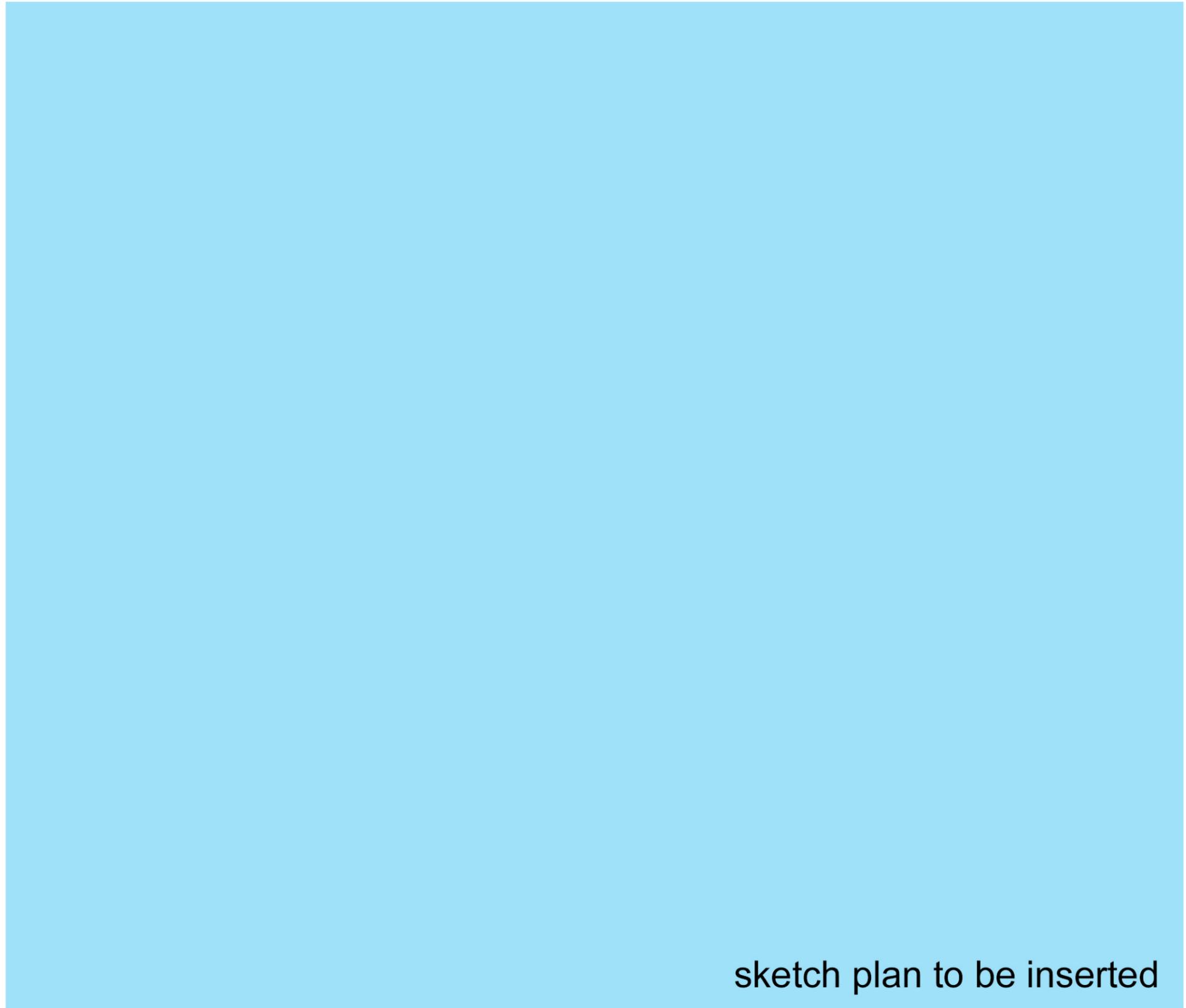
THE ROXY THEATRE  
AND MAIN INTERSECTION

STREETScape CONCEPT  
19TH MARCH 2010  
not to scale

The Roxy Theatre  
Maitland St



before



after

sketch plan to be inserted

### Maitland Street

Maitland Street provides a snapshot of a country town over time. There are good quality buildings from many periods and they work together to make up an excellent main street. Whilst other towns have seen more growth, their modernisation has robbed them of their traditional clothes, and they have lost their past and their character.

Maitland Street is worth fostering and its character carefully taken care of. Changes to old buildings should be carefully considered, and new buildings should fit into the 'family' of buildings on the main street.

#### Actions To Care For Maitland Street

1. Retain deep awnings and awning posts and continue these with any new commercial or mixed use buildings.
2. Retain all buildings on the front boundary, and off-street carparking behind buildings.
3. Provide detail to new buildings and front facades, incorporating recesses, window detail and brickwork consistent with the Main Street's character.
4. Develop a signage trail – The stories of Bingara, focusing on interesting tales regarding particular buildings, and celebrating history.
5. Improve the laneways to provide better footpaths, lighting and linkages.
6. Promote public spaces by encouraging more sitting, gathering and circulation in key areas of the town.



## Streets for People

Bingara was designed with wide avenues set into a country town grid. Even in the early days Maitland Street was planted out with rows of broad spreading shade trees. This pattern of shady avenues extended outwards and today we still see old avenues of trees such as on Finch and Keera Streets. Over time the road seal increased and so did the ambient heat in town. The trees have not been sustained and have died off over time. The town is no longer shady for walking. Bingara now has roads twice as wide as those in the centre of Sydney city catering for a very small resident population.

It is now time to reclaim the street for the walkers. This can be simply done by replanting rows of trees where they used to be. No loss of adequate car space is required, merely a focus on trees rather than road seal. This simple action will create a leafy centre and assist in attracting people to live and work in Bingara.

### Adopt A Tree

The ceremonial avenue of orange trees on Finch Street is a great example of how new tree and shrub planting can make a difference to the town. An idea to create more tree plantings which are enduring is for the community to be involved in caring for their trees outside their homes.

Each year there could be a town tree planting day in Bingara. One street block at a time would be planted. Council would prepare the tree holes and drainage, provide trees and guards/stakes and residents would assist in planting. Those residents who wanted to could adopt a tree outside their home: a small label on the tree stake would identify "Mr Smith's Tree". In this way Bingara's shady avenues would be connected to the life of its residents, who can take care of the trees with council's assistance.



Cunningham Street

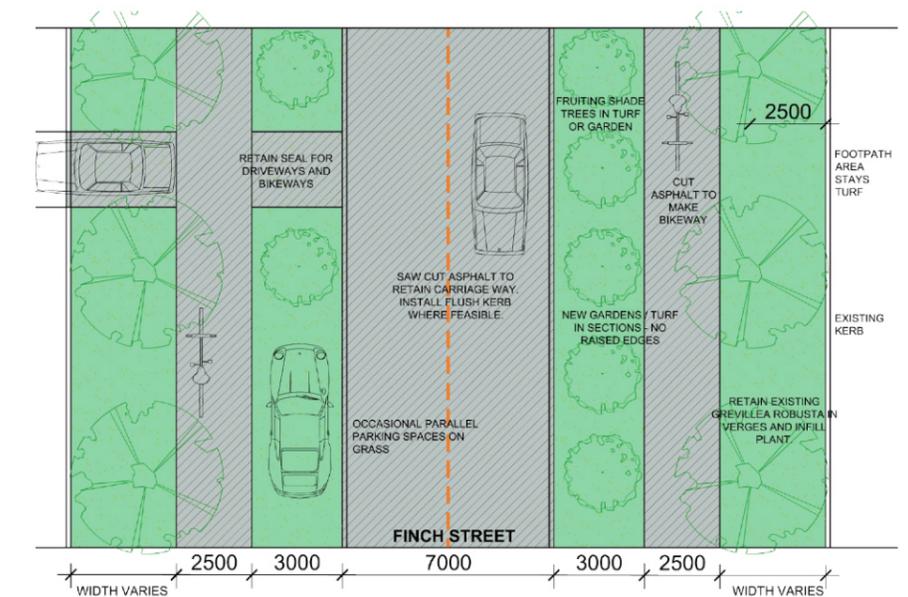


Junction Street

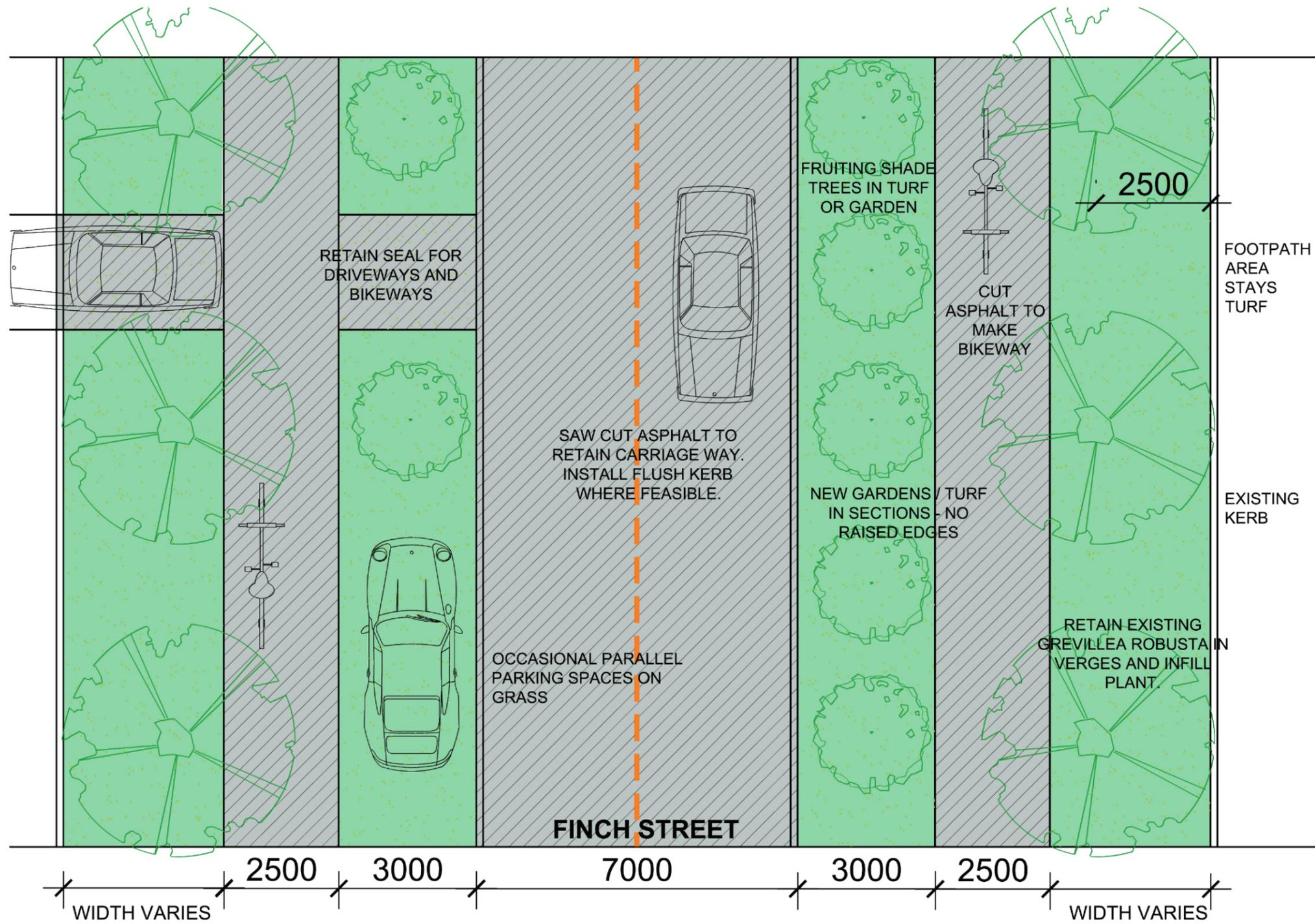




Finch Street

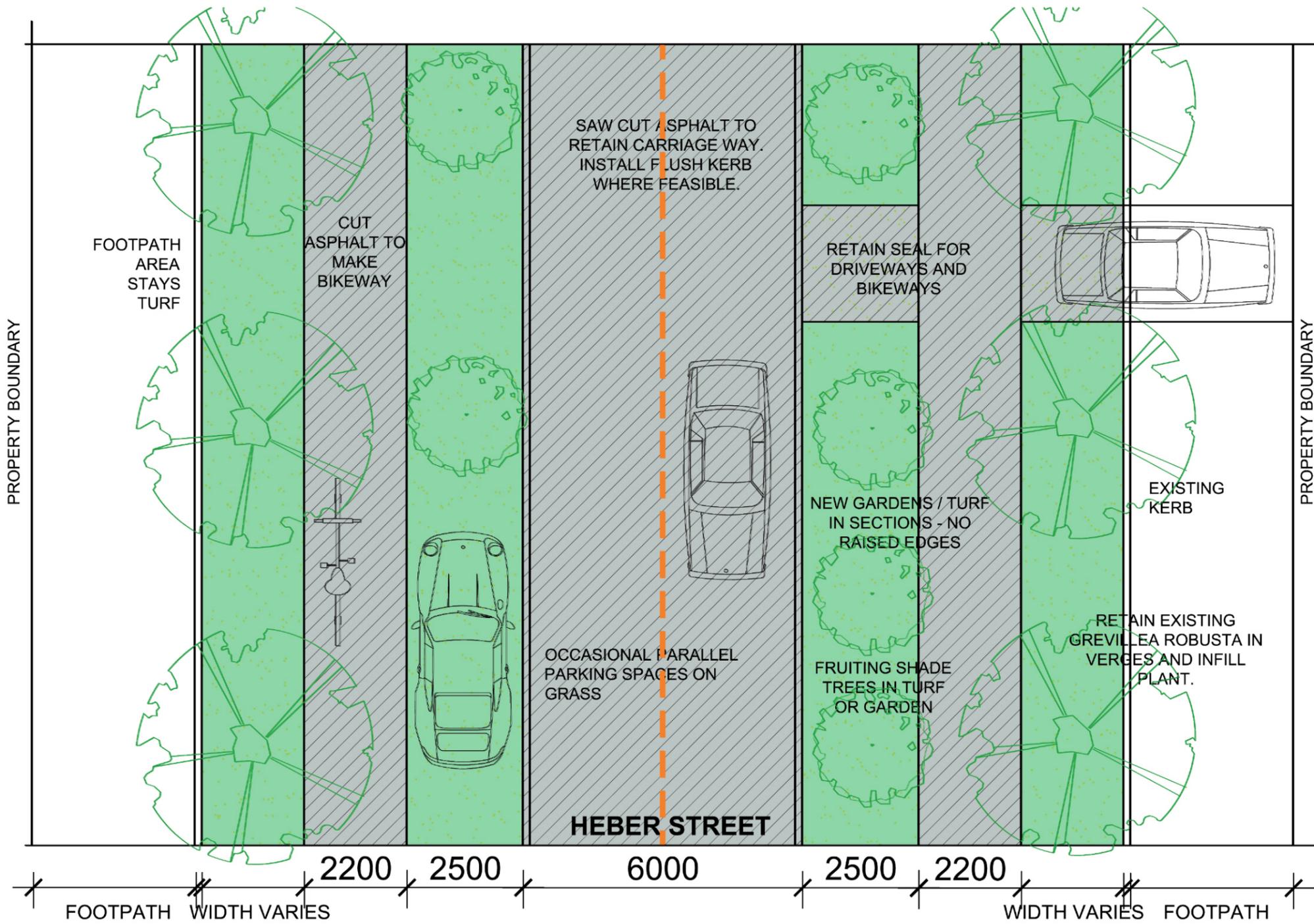


Finch Street Plan



Finch Street Plan

# Streets for People



**Heber Street Plan**

Town Heart Traffic Calming



# Streets for People

after

images to be inserted



before



Cunningham Intersection and Fay Park

sketch plan to be inserted

## Ideas for Sustainability



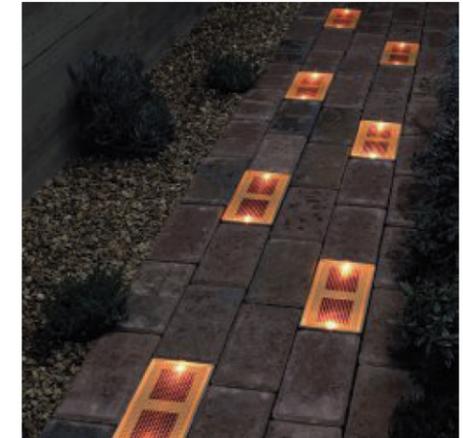
Bingara can grow, process and sell more vegetables and meat locally. It has all the resources in the district to be nearly food self sufficient.



Streets and community lighting can utilise solar power. Community parks can be lit with solar power from panels sited on picnic shelters and awnings.



Solar bricks can be installed on footpaths and even car parks to provide no maintenance low level illumination in public areas.



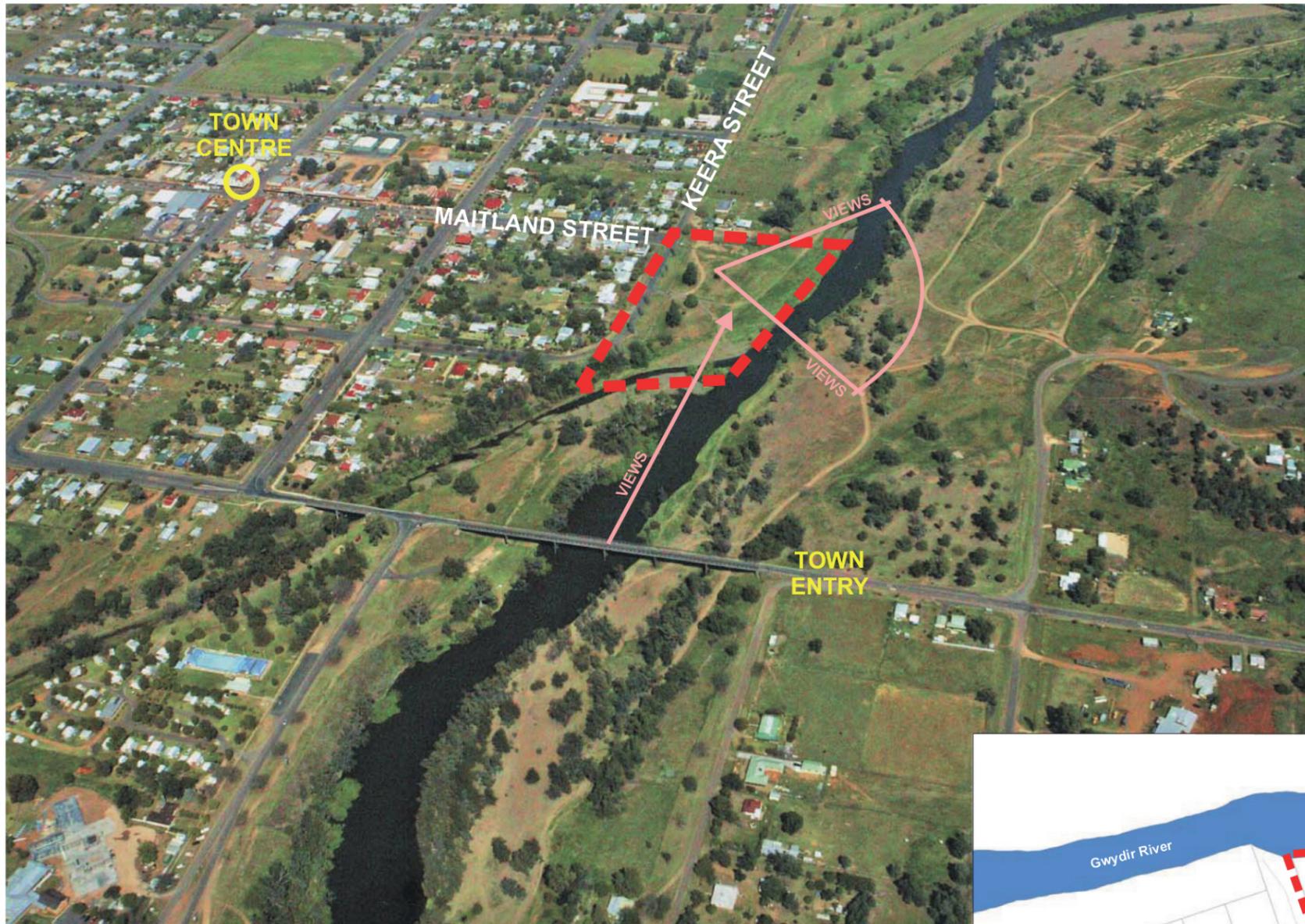
Wind power can be harnessed in Bingara town and its valleys in order to reduce energy reliance in the future.



Riverscapes

# Bingara Riverscapes Project

John Mongard Landscape Architects  
for Gwydir Shire Council



Bingara's riverfront open spaces: an asset waiting to be enhanced

## Bingara Riverscapes

Bingara Riverscapes is a project aiming to gently improve the town centre's most proximate riverbank open space.

The town of Bingara has to date focused on its exemplary grid of traditional streetscapes. It has not actively or visually linked itself to its river which, in the past flooded, but is now controlled by floodgates up river.

In the future the town will embrace the river and provide a wider range of passive recreation activities by its gentle waters.

By providing paths, park amenities and low key gardens the open space will be transformed into an open parkland with value to both local residents and to visitors of the town. Local people will have more places to relax in the town, and visitors will be encouraged to stay longer. The Riverscapes Project will enhance the appearance of the town and provide park at the terminus of the Main Street.

The park will also feature a memorial garden which celebrates the sister city arrangements with Willoughby City Council, who would be invited to supply sandstone and flowering plants, to be incorporated in a geological interpretive walk in the park.



Walking Distances to Town 1:5000 @ A3





### On-Site Design Process

Landscape Architects John Mongard, Jacqueline Ratcliffe and Wes Mortensen met up with steering group members for the Bingara Riverscapes project on Saturday 16th February 2008.

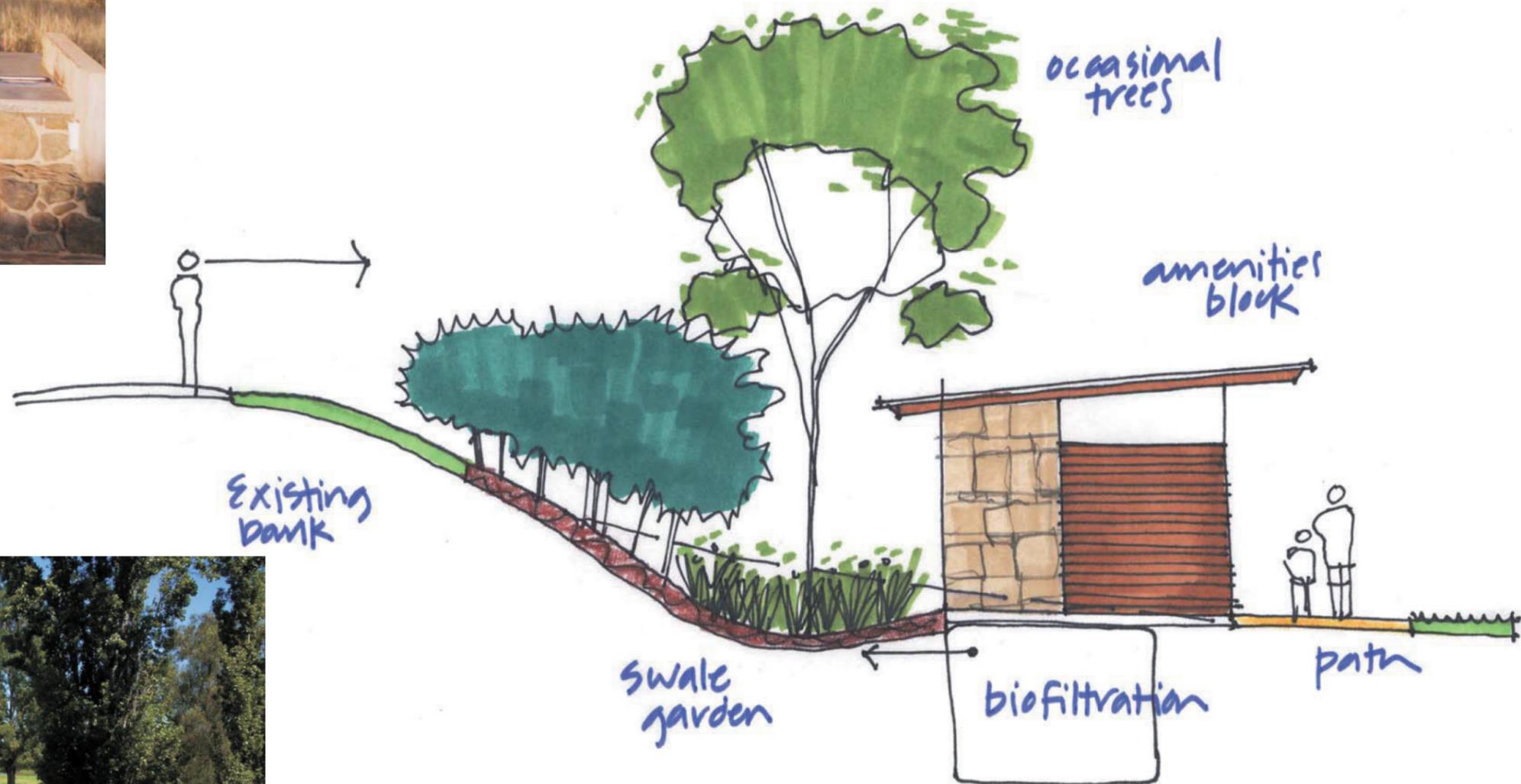
Site based design was carried out throughout the day, with sketches and plans 'truthed' on the land. The Bingara Riverscapes concept plan emerged. Earlier ideas for the park were tested, refined and incorporated where suitable and additional site constraints confirmed.



A new picnic shelter with table and chairs and BBQ facilities will be established in a couple of locations on site behind existing trees.

### Better Amenities and Facilities

On the Eastern part of the site, an amenities building will be set into the base of the existing embankment by the roadway. A garden with trees will be established above the building to harvest the recycled water. The buildings would feature stone faced blockwork, timber screens and good ventilation. It would be easily seen and reached from the rest of the park, but set out of the views of residents on the street.



AFTER  
swale garden and amenities block

1: 50 @ A3



BEFORE

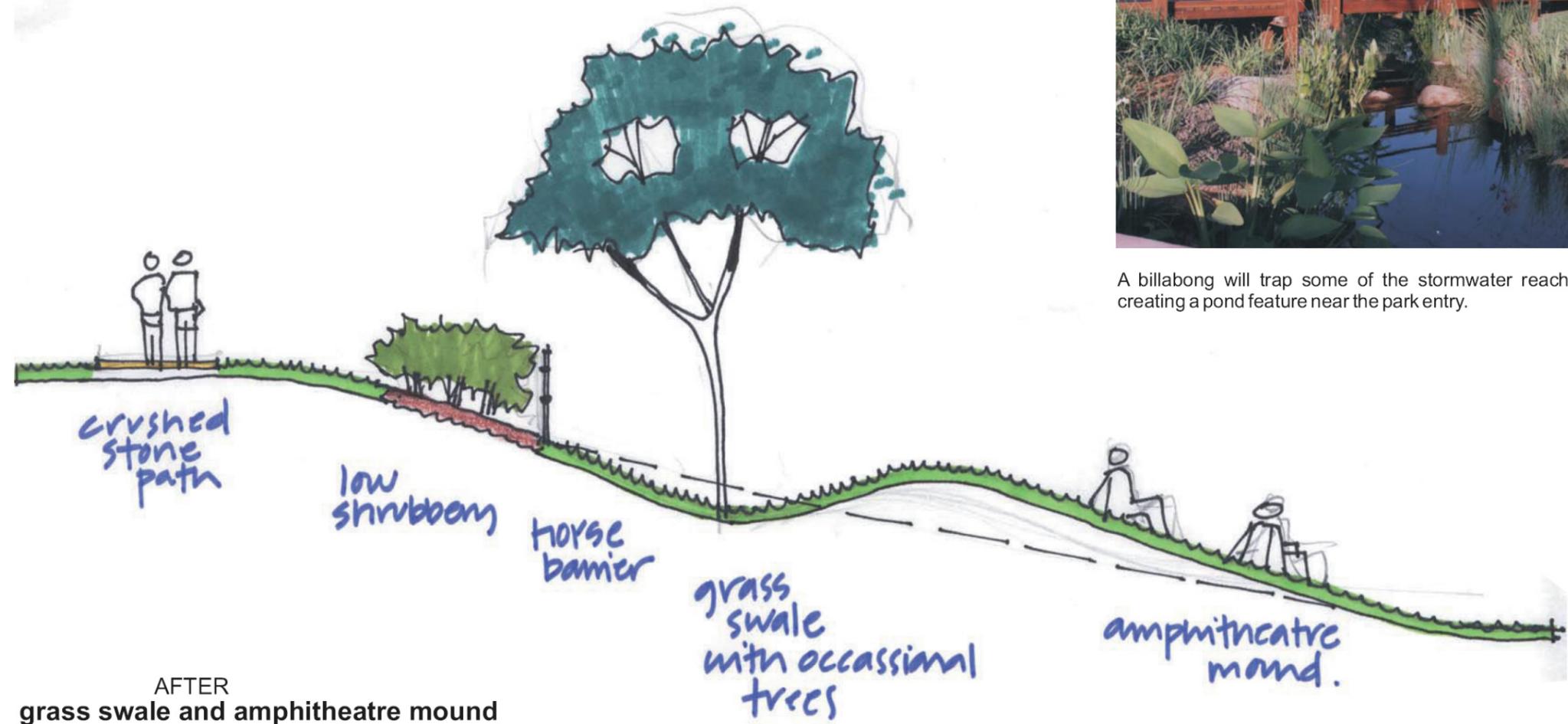
### A Natural Amphitheatre

The site currently provides for informal recreation for vehicular and pedestrian users of the river. The gently undulating land contains some scattered shade trees.

The improved park will create a drainage swale and garden central to the slope to drain and absorb stormwater from the town centre falling down Maitland Street. A post and rail fence will limit horse grazing to the lower slopes and protect garden plantings. The low grasses and plantings will hide the fence and also trap/harvest site stormwater. The swale soil will be used to shape a more defined slope to act as a natural outdoor amphitheatre for events and picnics.



A billabong will trap some of the stormwater reaching the site creating a pond feature near the park entry.



AFTER  
grass swale and amphitheatre mound

1: @ A3

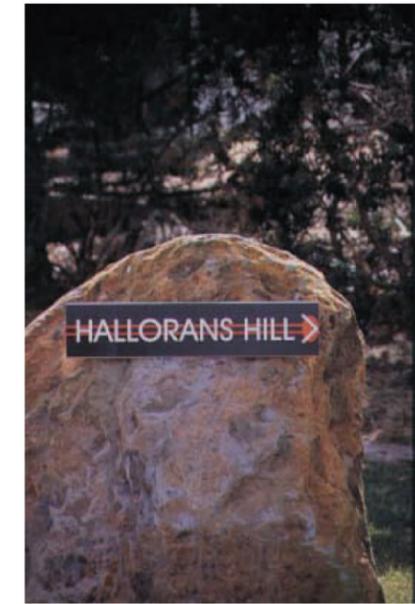


### Paths and Walkways

Angled car parking will be simply created by limiting vehicles across the grass with cut boulders set into ground approximately five metres from the existing fence toward the roadway. The fence will be removed and an adjacent walking path built, thus visually enlarging the park space.

The rocks will create a geological walk which interprets geomorphological patterns in the Bingara district. The path may feature crushed compact stone in the same geomorphic materials.

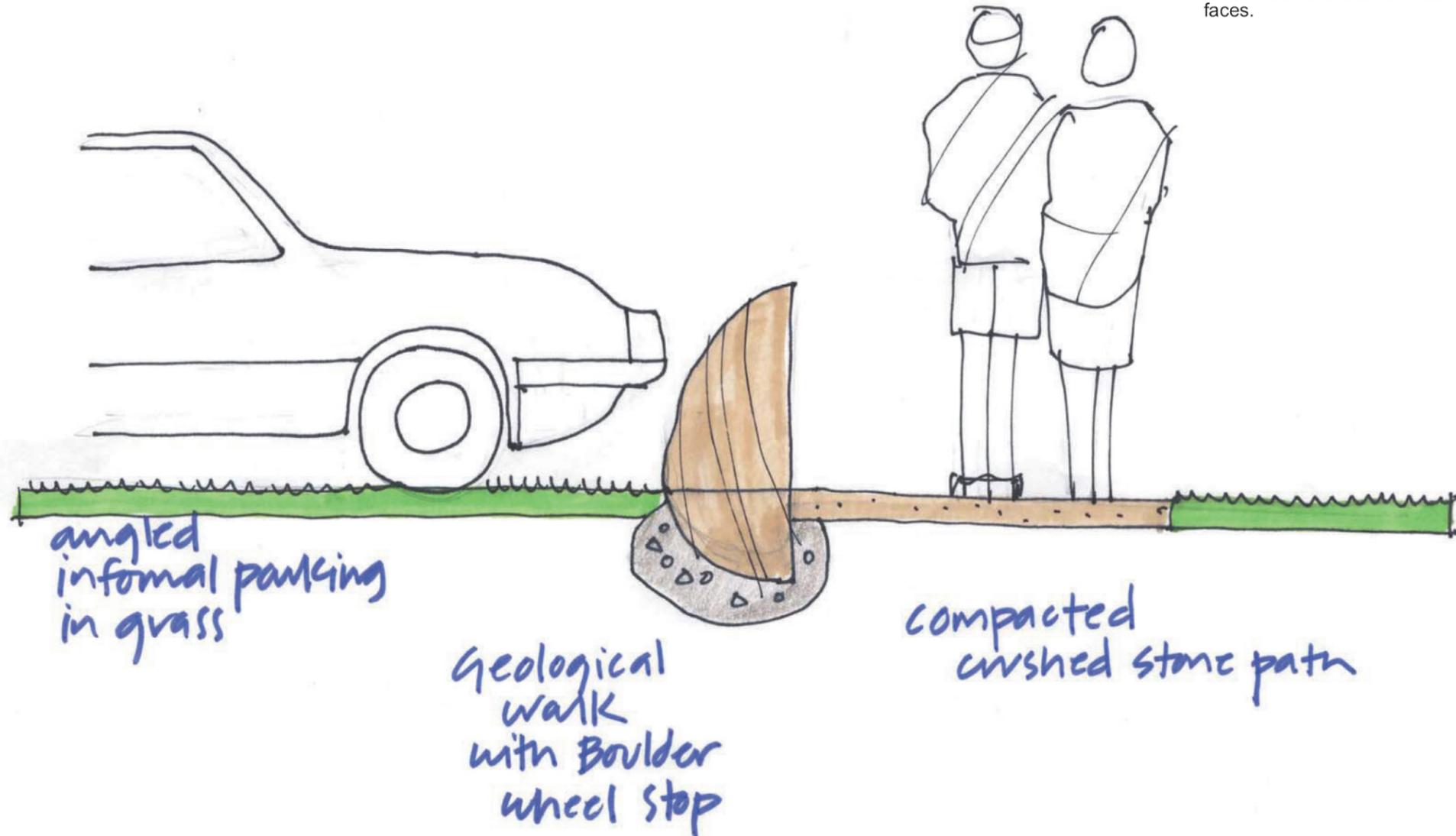
In the eastern part of the park the grass is too steep to park on, so parallel parking can be adequately provided on the existing bitumen carriageway and will be linemarked.



Cut or flat boulders can be installed into the pathway edge and act as vehicular barriers. Signage can also be incorporated into the pedestrian faces.



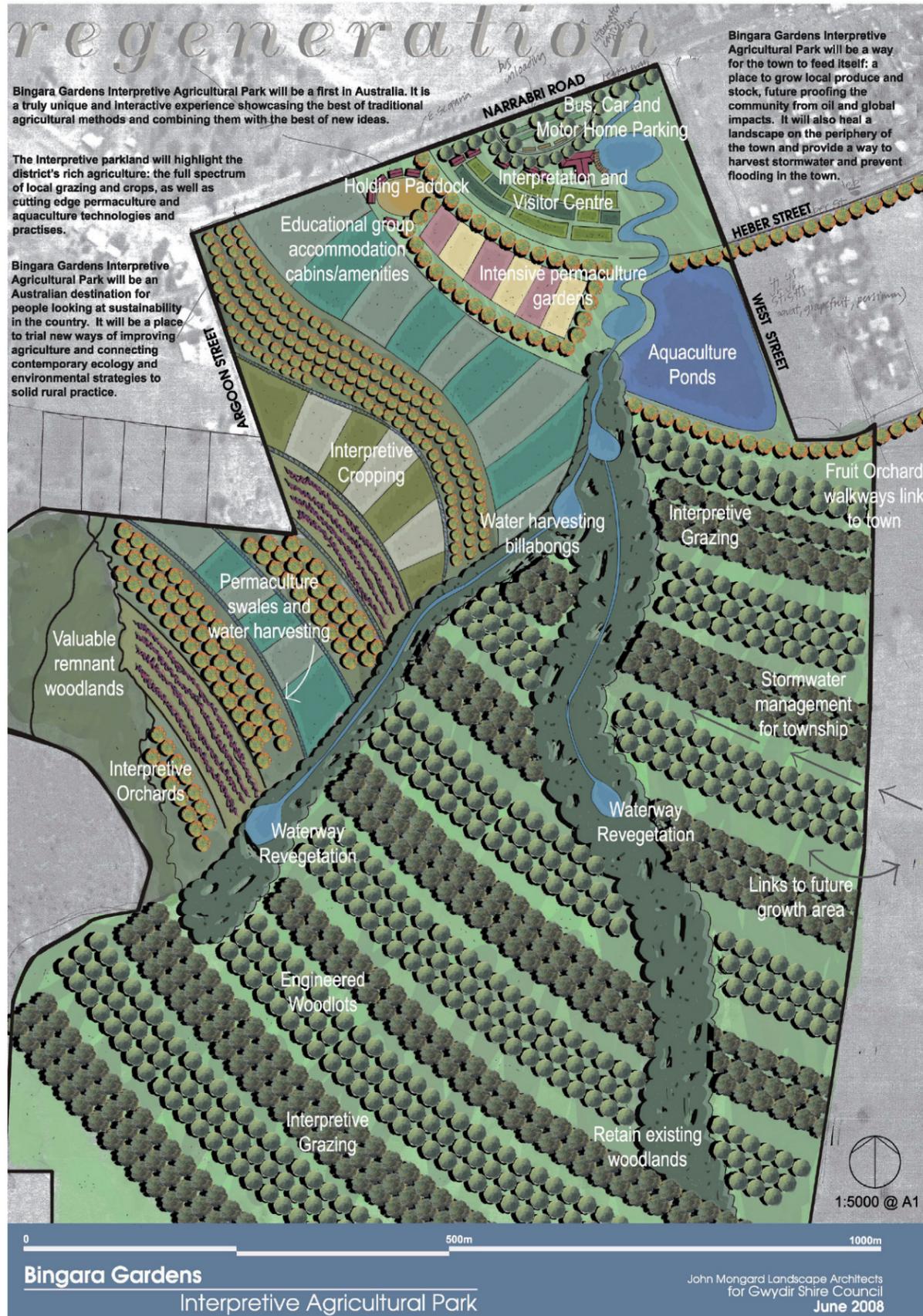
Interpretive signage will provide information and points of interest for visitors.



AFTER  
geological walk - boulder wheel stop and stone path

1:20 @ A3

# The Living Classroom



The Living Classroom will be a first in Australia. It is a truly unique and interactive experience showcasing the best of traditional agricultural methods and combining them with the best of new ideas.

The Park highlights the district's rich heritage and displays the agricultural diversity of the region. It will be THE Australian destination for people to discover 'regeneration'. The Living Classroom will be a way for the community to expand its self sufficiency in food, water and energy.

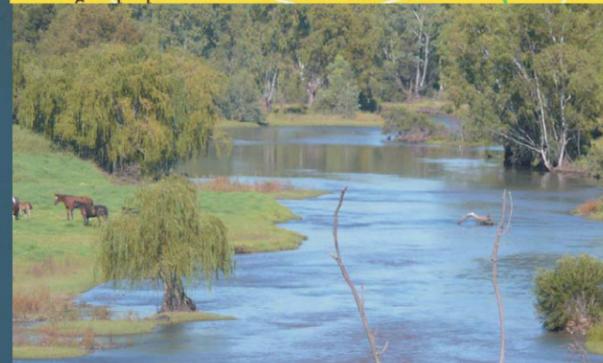
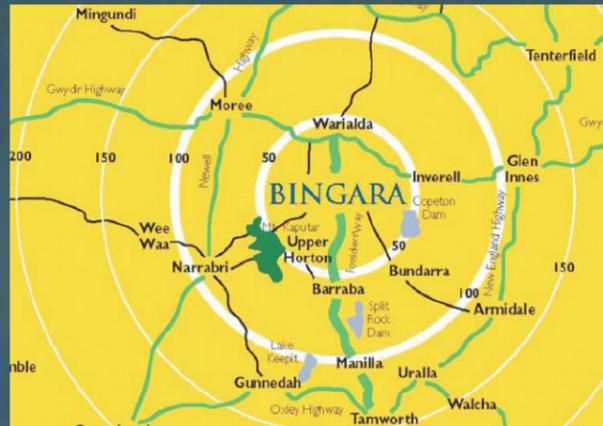
The Park will be a major Australian destination for people to discover 'regeneration'. It will be a place trialing "cutting edge" techniques including Permaculture, aquaculture and biodynamic farming technologies.

It will be a place which educates, involves and entralls all ages. The Park will lead visitors and students into a discovery of the area's true wealth, value and tenacious character. A place to "regeneract" and get down and dirty.

The Living Classroom is a community project, involving all who want to participate, from pre-schoolers to seniors. It plays a major role in bringing the urban and rural populations together. It is cooperative, well organised and managed. It provides a teaching environment and is a major tourist attraction. The project is commercial, and provides employment opportunities. The majority of the town's green waste is turned into compost on site and utilised on the farm.



# The Living Classroom

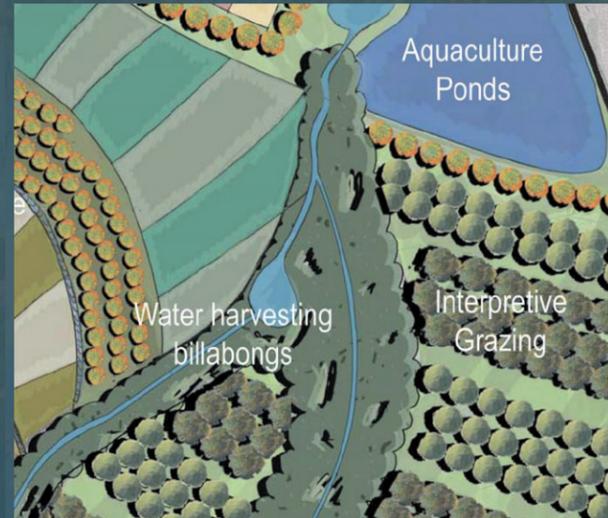


## Vision

Our VISION for Bingara and District for the year 2020 has been created by the whole community. It seeks to inspire and embrace everybody.

Our VISION seeks to build on the strengths of the town and district in 2005, and to preserve and enhance those things our community values.

Our VISION is built around the theme of REGENERATION. It details the future of each major asset - our people, our infrastructure and our environment.



In the year 2020...

The Common, now known as Bingara Gardens Interpretive Agricultural Park, resembles a luxurious and productive garden and provides a major enhancement to the town environment.

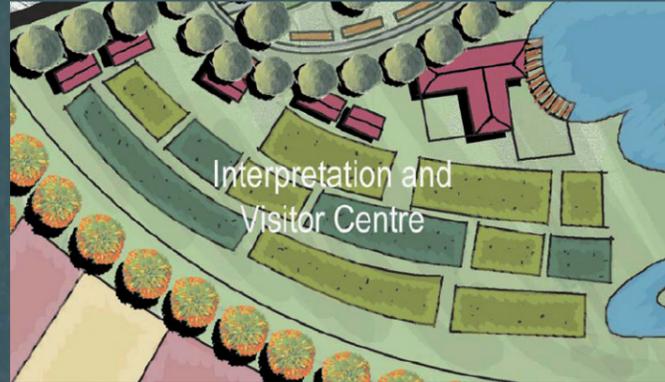
Bingara Gardens Interpretive Agricultural Park, an area of 150 hectares, is now an 'agricultural oasis' producing a multitude of products. The farm is designed utilising the best of lessons from permaculture, biological farming and traditional farming and is at the forefront of agricultural design. Enterprises are 'stacked' so that each compliments the other. The project utilises both plants and animals.

Buildings on the site are unique structures utilising environmentally effective materials designed for maximum efficiency and aesthetic appeal.

The project is designed for maximum water efficiency. It largely utilises 'grey' or recycled water which is pumped to the back of the Garden, filtered through a natural waterway, then meanders through the site as a permanent stream (utilising the north facing slope) to emerge and link with the hatchery. There is the opportunity to 'shandy;' fresh water as the town now has a second reserve.

Bingara Gardens Interpretive Agricultural Park is a community project, involving all who want to participate, from pre-schoolers to seniors. It plays a major role in bringing the urban and rural populations together. It is cooperative, well organised and managed. It provides a teaching environment and is a major tourist attraction. The project is commercial, and provides employment opportunities. The majority of the town's green waste is turned into compost on site and utilised on the farm.

# The Living Classroom



The Interpretive parkland will highlight the district's rich agriculture: the full spectrum of local grazing and crops, as well as cutting edge permaculture and aquaculture technologies and practices.

Bingara Gardens Interpretive Agricultural Park will be an Australian destination for people looking at sustainability in the country. It will be a place to trial new ways of improving agriculture and connecting contemporary ecology and environmental strategies to solid rural practices.



By 2020...

Bingara has largely achieved its goal of being self-sufficient in fresh produce. The produce is grown organically and is marketed, through local retailers, as a range of fresh and processed product under the label 'Bingara Organics'. This complements other locally produced branded product.

As a promotion for the District's strong stud cattle industry, each stud agists a top quality cow and calf so that there is a display of cattle representing every breed. Additionally, promotional material is included in the building on-site.

Bingara Gardens Interpretive Agricultural Park is unique in Australia. The whole process, from design through to management, has been facilitated by the community which continues to own the project (various partnerships with industry and government having assisted the project where appropriate).

Bingara Gardens Interpretive Agricultural Park will be a way for the town to feed itself: a place to grow local produce and stock, future proofing the community from oil and global impacts. It will also heal a landscape on the periphery of the town and provide a way to harvest stormwater and prevent flooding in the town.

# The Living Classroom



The Living Classroom is an active learning precinct designed to provide Certificate 3 Level horticultural training as part of Bingara High School's teaching curriculum.

Funding from the State Education Department provide for establishment of buildings and associate capital assets, with the recurring costs to be met by Gwydir Shire Council. \$880,000 is provided for these capital works within a larger 3 site integrated government grant.

The general brief is to provide a large, multi-function auditorium/teaching space with small teaching spaces and associated toilets and servicing facilities. Car park/bus unloading areas may be required.

The Living Classroom is the first component precinct of a much larger Masterplan for the overall site known as Bingara Gardens. Bingara Gardens is an Interpretive Agricultural Park with many community goals. The idea to convert the commoners' grazing land on the edge of Bingara to a productive interpretive park came from Bingara's Community group Vision 2020.

The Community would like to be involved in planning, building and maintaining The Interpretive Gardens. The overall Masterplan for the site reflects their goals to date.

The Living Classroom needs to be conceptualised to marry the various goals of the Education Department, The Gwydir Shire Learning Strategies, The Gwydir Shire, Vision 2020, Bingara High School and Bingara Community.



Household Flyer and Newspaper Advert

Council Logo

### Bingara Township Study

Gwydir Shire Council has engaged the services of John Mongard Landscape Architects to prepare a planning and visioning strategy for improving Bingara Township, as part of the process of reviewing the Town Plan. Concepts may include improvements to parts of the Town Centre as well as to areas near the town.

**Setting-Up Shop for Community Consultation in the former Adam's Garage**

**Tuesday 17<sup>th</sup> June 2008**  
 Open Shop : 10:00am - 4:00pm  
 Community Meeting : 6:30pm - 8:30pm

**Wednesday 18<sup>th</sup> June 2008**  
 Shopfront Open : 10:00am - 4:00pm

Residents are encouraged to visit John throughout the day on either the 17<sup>th</sup> or 18<sup>th</sup> and to attend the Community Meeting on Tuesday night.

This is your chance to be involved in developing plans and concepts to re-invigorate Bingara and to be engaged in concepts and plans, as part of the review of the Town Planning scheme.

Draft Concept Plans and Sketches for the Riverscapes and the Bingara Gardens Interpretive Agricultural Park project, prepared by John Mongard Landscape Architects for the Council, can also be viewed and commented on in the shop.

The purpose of the 'Set-Up Shop' process is to create plans and improvements for Bingara which are well-grounded in local conditions and local culture. The shop becomes a space to exhibit the growing list of ideas and issues of the community. People can come in to look at the evolution of the concepts and then add further comments and suggestions.

For further information please contact Carmen at Gwydir Shire Council on Ph:.....

Community issues + ideas TUE: IIIIIIIIIII

- Keep old buildings, like the old courthouse, the antique shop and the Roxby theatre. Keep some sort of history
- Get over the 'them and us' differences between Warialda and Bingara: make Gwydir Shire work as a whole.
- "Preserve the history of the whole Gwydir Shire"
- need interpretation & signage *next close is 100km (30min) Health Encouragement.*
- Bingara needs a gym.
- older people like to stay in their home
- We need appropriate housing for the aged within the town.
- are there enough compassionate young people to help care?
- there is a need for better more professional careers.
- Dog walking area. (riverscapes project). (Dog Bins) for those who
- Bingara Riverscapes Toilet to have parallel parking with adjacent path; and a secondary path on the rivers edge.
- Business owners & staff to park BEHIND shops. To open up spaces for shoppers; elderly.

"I came here because I liked the peace."  
 - Keep it the way it is: not too busy with cars and people.

Inverell is a good example of a larger town. Bingara could aim toward this in next 30 years.

as the population ages, a small community bus will be an essential element.

In the 1950's people used to ride their pushbikes to work and home for lunch.

String of Walking Tracks that integrates into the street systems. With feature nodes/destination points.

MPS (multi purpose surface) near Hospital

Hydro-therapy pools (baths)

'Bingara needs to give more attention to town ctr planting' (HOWARD) life of 2-3yrs.

**Youth Club**  
 - Teach youths how to drive.  
 - Exercise for youths

**BMX tracks**, need to be located close to town for supervision; "gets the kids active; makes them burn their energy; outcome is that they sleep at night & off the

TUE:

- Walks along river
- 'Common' to be regenerative & innovative
- Medical skills/staff to be maintained
- Learning across all ages
- Shade trees
- Utilising stormwater
- Look at alternative cheap ways to 'poisify' water eg Granders, - not chemicals
- Utilise solar energy
- Self-sustaining eco 'Bingara'
- UNDERSTANDING THE ECOLOGY. - THE ROLE OF INSECTS
- Empty shops - display memorabilia of history



**Set-Up Shop**

Over the week long consultation process in June 2008 the community produced an extensive list expressing their visions and ideas for Bingara in the long term. These visions were listed on the walls of the shop adjacent to Rivercare on Maitland Street. One hundred and fifty seven residents and visitors contributed ideas over the week. Whilst residents were asked to think about the long term future of the town, they found it easier to visualise shorter-term improvements. The strategy combines both large and small actions for positive change.



**Community Issues & Ideas** TUE:

- a bike riding / bmx area.
- solar power as much of town as possible.
- In ten years time, will need a local public transport system.
- **HACC Health & Community Car.**
- **Bingara Gardens**
  - 'make it a principle to state that this facility will not effect Local Economy / Business'
  - Main Goals; Tourism Facility & not a 'large scale' produce production.
  - Supporting Local Business
  - Bingara Gardens could be an international tourist spot.
  - Heated 25m pool
    - Year round place for community to use & meet.
    - doubles as hydrotherapies.
    - **USE FRIENDLY** - all ages - swimming pool. (addition to heated pool). located near hospital; make it a wellness ch!

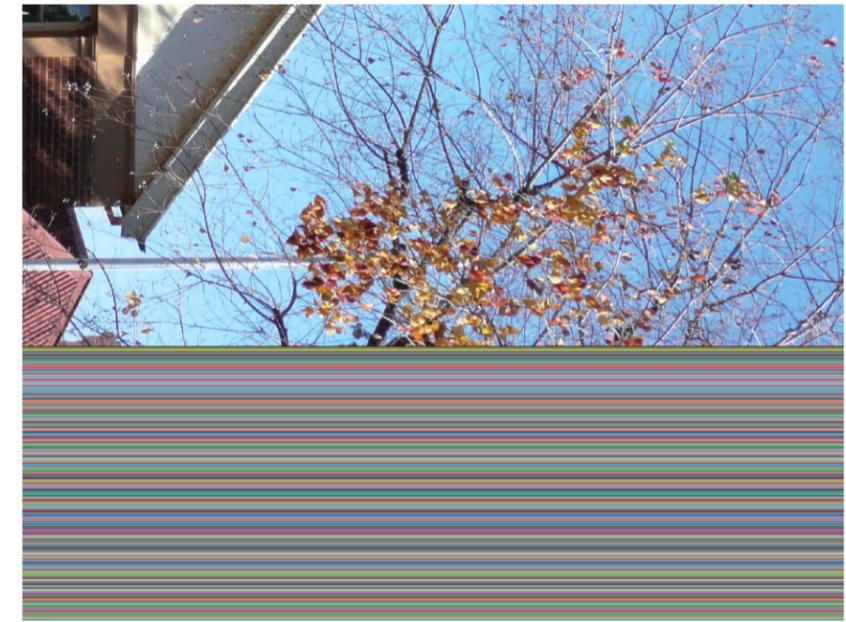
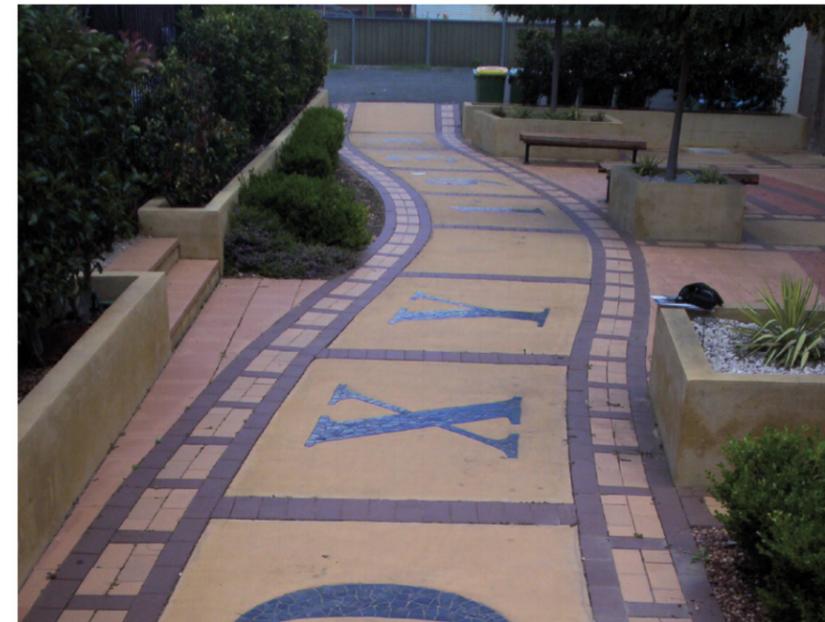
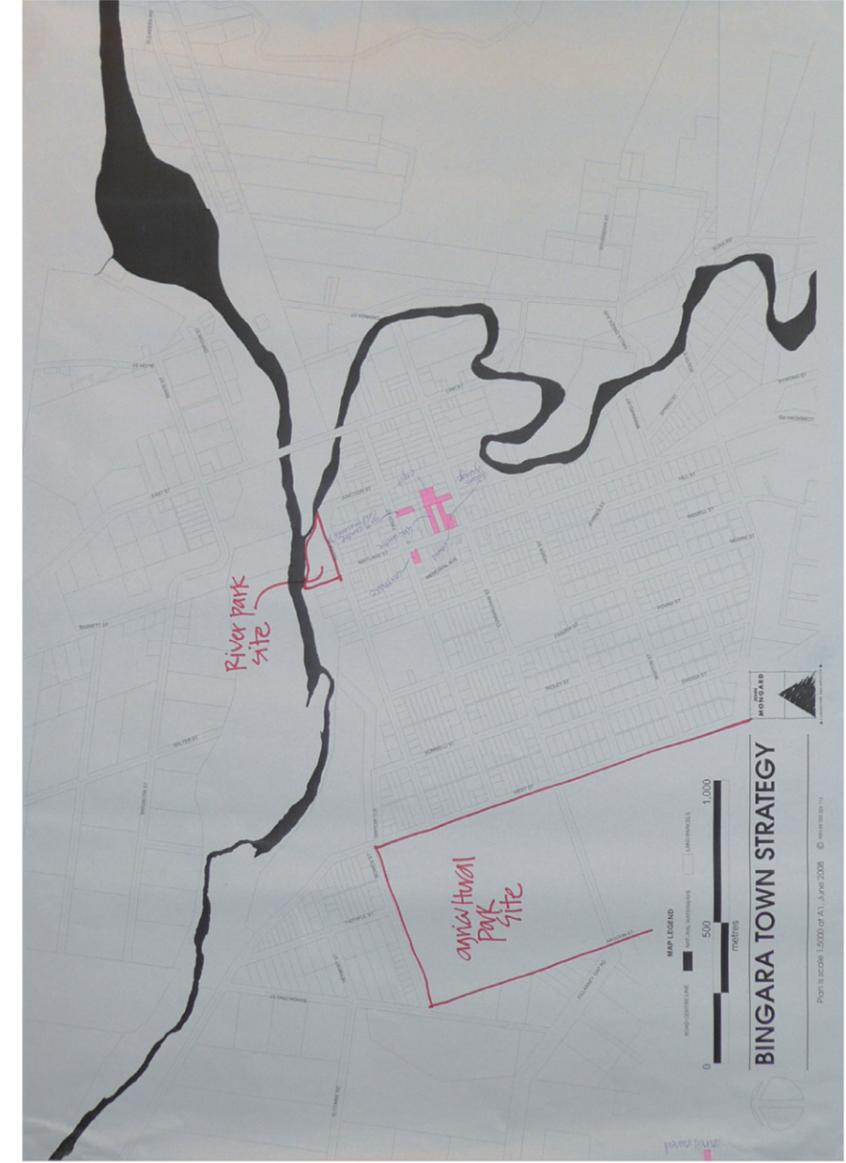
**'Bingara has a good feeling about it: its safe and friendly'**

- Council to provide the correct information. 'USER FRIENDLY!'
- 55-65 yrs old; get these ppl to get involved. New facilities to inspire new community members.
- AREA of parallel parking - older people find it easier to use the current parks
- **Transport 'Daily to Inverell** currently no transport provide to do day trips.
- Encouragement to Local Youth; to remain in town & go to Local Schools.
  - the mantaility needs to change. Bingara is a good place to go School.
  - Encourage Secondary School.
- Kill the illusion of Bingara being an ageing community. Encourage Families to move here.
- Utilise the need for facilities to bring the people in.

Encourage Families to move here.

**Community Issues & Ideas** TUE:

- \* Sign: horse crossing on Bridge! - dangerous to cross, cars often honk; tail-gate & spook the horses. - often its tourists; not informed.
- Designated Cycle tracts; characteristics to be wide paths; shade provided; well signed; connectivity around Town.
- Park on Cunningham St; where school activities take place; could use an upgrade. to facilities.
- Bike Racks on Main Street
  - 3 locations
  - Fines
  - Post office
  - outside council
 } community want to feel comfortable to leave their bikes in an appropriate place.
- When the Youth BMX; SKATE FACILITIES are provided; members of the community would be happy to be on a 'rotate program to supervise.' QUOTE: We all want a safe place for our children to play.
- Boxing Hall; new facilities.
- Learning Club; teach Youth basic skills of life.
  - Sewing; wood works; horticulture; problem solving strategies. orienteering (scouts)
- Utilise the River; Water sports. ~~from town~~
- Keep it low key; Informal Games; activities - invite sport & Rec. to host 'days' that provide these activities.
- Motivate → Goals; levels of achievement
- Agric- farm gardens - unusual trees / fishery (glass wall to see fish) alternative energy / unusual vegetables as arrowroot / Yohimbi
- Recycle stormwater eg. via old mine - thru' Agric farm garden down to river
- Exercise stations around park
- Ratepayers given a choice of 1-2 trees per year - so leads to a uniformity
- Finish/start riverscape.
- Love the friendliness of town great shop keepers.
- Loo near river (end of Hartland)
- Shade for cars in main street
- Town - example of alternative energy & being able to shop locally for 90%.
- Golf course to have a 'hero' hole over the river,



Community Issues & Ideas TUE NIGHT:

- STOP: REST STOPS (upgrade).
- Truck STOPS! ✓✓ (Corner of Delongra & Warriada Rd).
- Historical Ctr.
- Bingara needs to become self-sufficient.
- "Get what we need"
- Try to get as many things as Local
  - Local work; Local produce; Local Play.
- more business enterprises need to be created (LOCAL).
- To maintain 'this' current lifestyle we need to maintain Growth.
- Wait for the future to happen; or be proactive & PROMPT Change.
- Get back to agricultural roots.
  - Motor Home village
  - professionals; bring opportunity.
  - Survey the land use; Empty Blocks - missed opportunity.

Community issues & Ideas TUE NIGHT

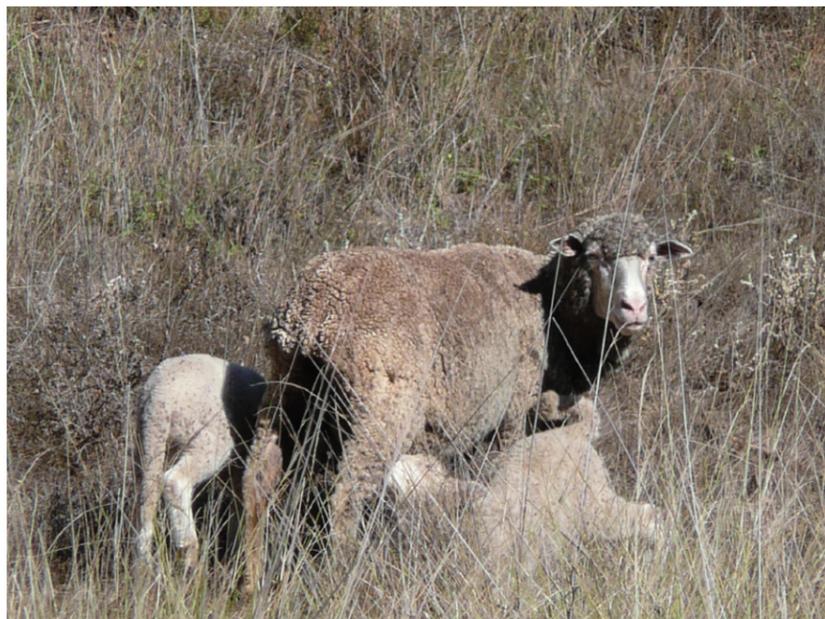
- Higher Education;
- Public House (to support teachers).
- Residention; Variety
  - low density; medium density; High density.
- Bring back the laneway, improve street Layouts.
- Provide homes; close to town; that is reflective of Life. (Getting older; who will care for us.) Half-way Step; to elderly care.
- Youth encouragement; training & apprenticeships.
- Truck Stop = employment
- Engineering.
- The RIVER. (utilise)
- Little industries & Tourism = FUTURE.
- Utilise the VIEWS (star watching).

Riverscapes Project: comments. (23 quests) TUE NIGHT

- underaged drinking (perhaps deterred due to the 'formality' of barriers to stop vehicles.
- Toilet Block locations.
- lighting; evening use; safety.
- NOISE CONTROL.
- A park where the objects dont discourage the view.
- Visualise the view of the fence from the opposite view.
- Flood levels.

Bingara Interpretive Agricultural Park.

- Business Plan; feasibility Study;
- Agriculture; Aquaculture; live stock.
- Individual to Australia; perhaps to the world.
- Experimental Crops; testing
- TOURISM
- REGIONAL CONFERRING
- EDUCATION.
- This project will evolve, we (Bingara community) need to be ahead of the game.
- open the mind; open the eyes; open up to opportunity.



**Community Ideas & Issues** WED:

- proposed shelters need walls on at least 2 sides to block West Suns. (west side) - (1/2 height of shelter).
- Cycle paths/tracks could incorporate seating
- Look Out; toilet facilities would be great.
- Look Out; Water Tank, drinking facilities.
- Look Out; BBQ upgrade. Tbl & chairs to be spruced up.
- Public Park near Hospital needs shade for the open space so kids can use the facilities in summer
- Sand pit; Fence/barrier to stop dogs/cats using it as a 'pit' stop.
- Look out to provide SIGNAGE. (High light views, destinations etc)
- public Housing; close to town/Above shops. Residents to be teachers/low income earners/elderly.
- Flood Gates; use local knowledge and information to help plan this location.
- Toilet facilities needed for the park on the opposite side of the river [EAST] before Bridge.
- B.G. J.A.P; weather Station; facilities/Groups to record info (alternative location is on the look out).
- increase the potency on the weekends. (currently it is unman at this time)

**Community Ideas & Issues** WED:

- it is imperative that each local community become self sustaining
  - alluvial/rich soil areas proximate to Bingara should be safeguarded as future bread baskets.
  - 1.50 year flood line to be limit of growth
  - consider sustainable community developments/mini communities (up to 30 person communities)
    - people engaged in mix-farming based on sustainable agricultural practice.
- Street Lighting at night to extend out of main town streets.
  - leads onto footpath maintenance.
- Civic Ctr (Town Hall) upgrade. bring back to life.
- Swimming Facility Parkland Spots on opposite side of (proposed riverscape) Park; river; where ppl can still drive their cars to rivers edge.
  - SAFE ZONE FOR KIDS TO SWIM
- Southside entrance into town provides an eye sore; with the air-conditioning duct; Needs a screen.
- Fossick way Guide. increase local input; advertise businesses;
  - TOURISM.** (currently Regionalism; perhaps utilise Local community thoughts)
  - TOURISM-committee.
- Dental Service; Once a month; one comes into the hospital
- Pediatric Doctor
- Along main Streets have lines to indicate parking spaces. (maximise parking spot qty).
- used to be an old Squash Court in the sports Ctr. Needs to be easily accessed

**Bingara Town Strategy** community ideas

- when price of petrol 10x:
  - will need more convenience shopping locally, like at Inverell
- The river needs more park facilities: the park is a good idea \*\*\*
  - support for the elderly and the infirm is good in town
- park in river: needs a couple of picnic shelters & BBQ spots.
  - put a water tank for drinking
  - drinking water needs improvement in the town.
- fruit market comments
  - the produce from Interpark should not affect the economic livelihood of businesses in town -> it should be designed to help local businesses stay viable
  - the facility should be self supporting: it shouldn't be a drag on rates.
  - More details on deposits of mega fauna bone in the area (see Franis) for details
- The school could use Bingara gardens as part of their agricultural training area
  - I would have loved to have had a place like that when I was a kid to learn about agriculture
  - Its bad that people move into town but then don't buy/support things locally
  - people need to be re-educated to support local businesses.
  - Council needs to get on board & talk to local business & create local shop incentives.
  - a weir required in the river to create water recreation park.
  - picnic tables added to Fous park.
  - C.W.A. PARK - toilets require light
    - fix picnic tables
  - Train park - toilet block requires maintenance - doors don't close
  - Information brochure on history of murals & other historic sites
  - More Info sheets on geological features of the area (rock) glacial area etc.



**Bingara Town Strategy**  
community ideas & Issues TUE:

- "you can see the quality of the good people that live in Bingara: people are warm & friendly" → Keep it like that!
- It's a pretty little town: you can fish and camp and there is always something going on.
- It's a safe town
- It's not expensive to buy a house in town.
- The rates are too high in town
- Provide a workshop for youth to show them how to use tools and get work.
- Where can kids use their skateboards?
- Dider people can walk around without struggling: it's not steep.
- Public Transport is needed.
- Tourist need a place to stay. (bed; showers). Provide the required facilities that can host the tourists; then do the 'add on' ATTRACTIONS.
- Employment for 2. accommodate for partners & their need to work.

"The old people feel safe in Bingara"  
- people are there to help others.  
"some german people stumbled into town and never left"  
people are coming to live because it's a great little town  
"bob came in 1957 and never left"

- A bypass around town for heavy vehicles.
- The township is hotter in summer and cooler in winter than in higher areas.
- There could be more shade on the main streets: like near post office on Finch Street.

Don't put too much concrete and bitumen in town

Diagram labels: exist. bitumen, cut useless bitumen area and put parks with trees & turf.

TUE:

- extend Riverscape Park to include a circuit walk down river with a suspension bridge.
- promote tourist destinations of Shire by creating a holidayer's itinerary so they have to STAY!
- Bingara Gardens great idea. Can become a tourist attraction as well as educational opportunity and employment. Take Hunter Valley Gardens as an inspiration.
- encourage development of independent retirement complex.
- spend ratepayers' funds frugally. How much is the consultant costing?
- Relocate Tourist Info to Court house or Arts Centre - more room inside for local info & products, more room outside for RVs. Parking a nightmare at present location.

**TOWN PLANNING**

- Bring Back the Laneway.
- utilise the Entire Block.
- Medium → High density residential.
- services reduced; sprawl controlled.

The youth centre needs a makeover!  
SKATE PARK!  
Library need more books!  
NETBALL COMP LIKE THE BOYS DO THE CRICKET!

**Redevelop Adams Garage site as a special place - combination of community facilities (library etc) + commercial - link through to redeveloped Council Depot (med density housing). Open space in redevelopment.**

**Accelerate utilising potential of National Parks ("pocket parks") with first entre point close to town (to NE of bridge)**

**More Tourist Info Centre to Building currently Vet - enables link between Roxy & restaurant + more space for TIC**

**Community Issues & Ideas** TUE:

- NEVER start charging people to use the TIP.
- 1500 Camper trailers come for the rally! Opportunity to bring people in & to show them why to stay.
- The process of building a house is very hard and time consuming → Council's process needs to be more streamlined.
- Don't do too much: it's good that it's not too flashy
- Don't just talk about the good ideas; ACT! (do be pro-active).
- Indoor Sports Ctr. ✓
- Air Field; upgrade to these facilities; (Auden Aero club) - Ambulance could use this facility. (Invoice is the next closest) - TOURIST POTENTIAL - Charter Flights)
- Information Ctr; to be moved out of the ROXY.
- One combined learning Ctr. → maximise funds; resources; encouragement for ALL AGED LEARNING.

Bingara can retain its uniqueness and its simplicity to be continue to be a great place to live in the future

- Bingara Park Gardens: make some process to create inclusive / community involvement. "everyone should feel there is a way to contribute"
- Bingara Gardens Agricultural Park; needs to be globally recognised? → GAIT → North Wales → EDAN Project
- Maintaining & understanding the integrity of the TOWN CTR. (Retain)
- Transport System; reflection of fuel prices.
- Riverscape park: Immediate residents concerns:
  - underage smoking close to homes as a result of improved amenities.
  - structures blocking views of river
  - encourage lighting

Links into National Park of the Blue Mountains (Ag Bank)



### Community Ideas & Issues. WED.

- Child Care. Ctr; emergency Sitters**
  - There is not enough accommodation for school groups in Bingara.
  - attract retired, travelling volunteer teachers who can help with educational initiatives
  - Hands-on agriculture is popular: 50% of kids live on farms.
- High Ropes course:** community can get behind it. Tourism, Youth & community.
  - Wall climbing, ropes.
  - DESTOCK Halls Creek within town limits & manage conservatively
  - DESTOCK Guydin River frontage within town limits.
- Upper Bingara Area.**
  - Common Land; council have now leased; but property owners are denying access to creek.
  - Bed & Breakfast required in Town Centre
- Encourage new business to fill the Shop fronts.**
  - look after the fishing spots - rubbish bins, blogs, toilets
  - "most visitors are looking to go fishing on the river"
- Protect the 'stamper' at All Nations Hill.** (preserve the history).
  - provide the visitors & community with toilet facilities.
- Perhaps the Council can support a business. (Industry) Generate Job to the Young people.
  - Encourage families to move here & send their kids to Local Schools.

### Community Issues & Ideas WED.

- Convert the St. Mary's School Site into a multi sports complex / swimming pool / courts (valley ball; netball, etc) <sup>Hydrotherapy</sup>
  - additionally the Old Convent could be converted into a GYM!
    - Allocate the existing swimming pool (on other side of river) into an expanded Caravan Park!
- Recreate the Shire Yards out of TOWN & put into replace with a retirement village.
  - Water up the Lookout (tap) and possibly toilets (for those to use on picnics & using the walking tracks).
- 50m pool gives the kids the right training to help them when competitions are on against other schools the train with 50m pool facilities.
  - Stop the kids from jumping off the Bridge. (Banner is needed)
  - Finch Street: Council resurfaced the road right up onto the TREE TRUNKS! this will kill the trees.
  - School Kids need to get the to BAND Practice every Monday; provide the use of (Bus) Theater...
    - All Nations Hill - STAMPER REQUIRES A COVER & SIGNAGE
    - No community gardens.

### WED

- High school willing & able to start running agricultural training program based at the commons site
  - need competency activities such as fencing for their TU/FEI. curriculum.
- The cooking teacher could use produce for classes.
- The business class can look at concepts to create business possibilities as student learning → send the consultation outcomes & pdf images of gardens & river project.
- Bingara Gardens/Riverscapes
- sandstone used to reflect sister city - willowby.
- History of Bingara
  - needs to be documented
  - stories & interpretation need to be in the street.
- Grey nomads need have bikes:
  - there needs to be bike storage (near toy library)
  - more bikeways & bike facilities
- B.G.I.A.P; needs to start small, trial a small zone; then build in size; encourage Tourism to come back.
- Gophers - provide gopherways along streets
  - an electric charging point in town centre so they could charge whilst shopping.
- a meat butchering facility is needed locally: it is not sustainable to send it to Inverell or Casino. How would you know you got your own beef back?
- The bridge needs repainting
- many homes up for sale but not many homes up for rent
  - address the needs of aged home owners to allow them to keep renting without affecting their allowance
- Down Halls Creek Av. there is a dirt creek crossing that Judy wants to see concreted. This spot falls within Town Limits; its the only access route to the hospital in floods & the SES can't cross it!
- Riverscapes Park; The theory is good, but the location is discour- aged, due to the kids use this zone as a hang out. ITS THERE SPOT; and they do what ever they want.





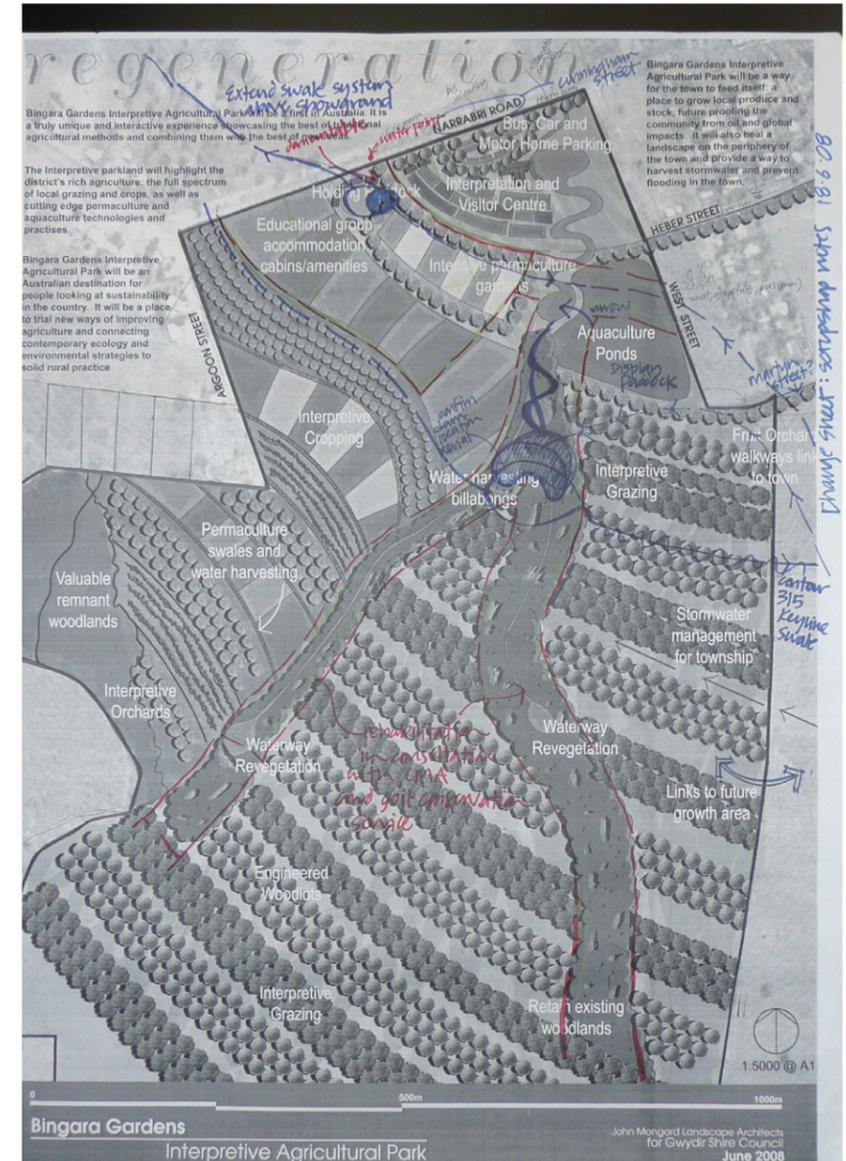
Community Ideas & Issues. TUE NIGHT

Bingara in 20yrs Time...

- Youth is the vitality. We need to provide interest to youths to stay.
- Currently attractive to older people, due to the relaxed attitude.
- Council needs to respond to community enquiries & Questions. (speed).
- 1 yr → 20yrs; everyone is made to feel welcome.
- Community needs to support community.
- Landscape:
- Transport. 20yrs from now, if there is an ageing population; who is responsible for transport facilities for the aged?

Community Issues & Ideas TUE NIGHT

- Affordable ways of Living: sub-divisions; walking distance to town hub;
- Utilise distance. Encourage walking & Cycle.
- population Growth; increase in recent years.
- Trends that have happened for the positive;
  - RDXM = cultural heritage
  - Streetscape planting
  - mobility.
- Thinking community; is an active/pride community.
- Industry (we have shop; Ag; cannal)
- Youth = Future. Encourage Secondary Schools; traineeship; provide the youth with the skills to support Bingara's Future.
- Characteristics of Bingara's setting:
  - the hills (backdrop)
  - the river.
- Town Identity (Gold mine town)
- Childcare; train community to facilitate these roles. (provide courses).



# Flood Map

