

Broke Village Master Plan – Strategy and Actions

Strategy	Action	Indicative Cost	Priority – as indicated by the Community
The Village Centre			
<i>Wayfinding - Improving legibility</i>			
Gateway sign for Broke /Fordwich set in a landscaped theme associated with the area, ie. vines and the nominated street trees to provide a familiarity with the area and sense of arrival.	This is part of an overall signage strategy		4
Information board located within the park adjacent to the carpark to entice people to stop and spend time in the village.			4
Informal pathways leading to the various destinations. Pathways to use appropriate materials suitable to the rural village but ensuring safety and accessibility.	To be incorporated in the detail planning associated with McNamarra Park		4
<i>Reinforcing the Village Centre</i>			
Intensify development to provide a mix of complementary services eg galleries, food and wine, tourist information centre fronting onto Wollombi Street and use of the rear laneway for servicing.	Review land use planning controls to ensure a mixture of development outcomes can be realised.	In kind	
Inclusion of the park as part of the village centre and meeting place by providing appropriate facilities for all age groups.	Ensure physical linkages to park within the Village structure		1
<p>Connect McNamarra Park to McTaggart Park and the village centre and meeting place by providing appropriate facilities for all age groups, including the following;</p> <p>The Children's Room</p> <ul style="list-style-type: none"> • Upgrade children's play equipment to meet the needs of children <6 years. • Provide shade cover over play equipment. • Provide seating in close proximity. • Use rural fencing along the edge to separate from the road and off road cycleway/footpath. This fence could partly enclose the space improving safety for its users. <p>The Teenagers' Room</p> <ul style="list-style-type: none"> • Create a separate space with more sophisticated equipment where teenagers will want to gather. • A Flying Fox over water with a beach and deck chairs. The Flying Fox is also representative of the area as stated in the park as one of early ways to cross the Brook. <p>The Adults' Room</p> <p>A separate space for the adults where supervision of the other spaces is possible. This could include barbeque areas, the fire pit, picnic shelters, exercise equipment, access to the Wollombi</p>	Develop a detailed masterplan for McNamarra Park incorporating these elements.	\$15,000 for planning and initial costing	1

<p>Brook and a range of seating to entice the user to stay longer. Incorporate additional infrastructure to assist in gathering and attract tourists such as:</p> <ul style="list-style-type: none"> • Hire bicycles or recycled bicycles by the community • Wifi station • Water station • Reconfiguration of the carpark and provide parking for large vehicles, e.g. RVs and parking for motorcycles. • Maintain access and prominence of the War Memorial. • Provide direct and clear access from the park to the amenities at the RFS building. 			
Creating sticky streets			
<p>Sticky streets assists in slowing traffic, creating a pedestrian friendly environment and enticing visitors to stop longer. Clear definition of the road edge and the land uses incorporating the rural characteristics through:</p> <ul style="list-style-type: none"> • Rain water gardens along the verge to define the edge with the open space. • Street tree planting to complement existing trees and retain rural characteristics. Street trees should be native to the area and located to maintain views. Appropriate species to be selected if located near or under power lines. • Rural fence along part of the open space to define paths and access ways and also increases safety for the children's playground. • Pedestrian refuge to provide a connection between the uses in the meeting place. 	<p>Develop concept designs for Public Domain including streetscape improvements and excluding McNamarra Park</p>	<p>Detailed Design \$50,000 Approx \$3 – \$4M – streetscape improvements 7 subject to detailed design</p>	<p>3</p>
The Church Precinct			
Improve connectivity and permeability			
<p>Ensure the village is well connected to the meeting place, items of significance and open space areas.</p>			
<p>Pathways to lead visitors and residents to items of interest, e.g. Wollombi Brook, heritage buildings.</p>	<p>Include in Public Domain Concept Design Plan</p>		
<p>Promote the Yellow Rock Trail including mapping, signage, identifying key landmarks and destinations.</p>			
<p>Avenue tree planting to assist in identifying paths to items of interest within the street network.</p>	<p>Include in Public Domain Concept Design Plan</p>		
<p>Informal pathways to be used throughout the open space areas.</p>	<p>Include in McNamarra Park Design Plan</p>		
<p>Provide pedestrian refuges at appropriate places.</p>	<p>Consider in Public Domain Concept Design Plan</p>		
<p>Define the edge of the road and separate the pathways with rainwater gardens and trees.</p>			

Improve the sense of wellbeing and amenity			
<p>Broke Recreational Grounds Provide new and upgrade facilities:</p> <ul style="list-style-type: none"> • Fitness equipment. • Tennis courts, amenities and parking facilities. • Provide a multipurpose court. • Improve the cricket oval with turf and a white picket fence. • Provide seating around the cricket oval as well as raised stadium seating. 	<p>Develop concept designs for upgraded facilities at Broke Recreational Grounds (improvement Concept Plan/Detailed Design)</p>	<p>\$10,000 - detailed concept plan</p> <p>\$500,000 – works & subject to detailed design</p>	<p>7</p>
<p>Broke Community Hall</p> <ul style="list-style-type: none"> • Update and improve with a new colour scheme, front entry, fence and landscape. • Provide shade for the preschool. • Upgrade parking off the rear lane. • Provide outdoor seating. <p>Refer to visualisation.</p>	<p>The Hall has been refurbished and funded through the Bulga Optimisation VPA with a capital cost of \$120,000.</p> <p>The external works require detailed costing.</p>	<p>\$120,000 expended</p> <p>\$10,000 for detail external improvements planning and design</p>	
<p>The Churches</p> <ul style="list-style-type: none"> • Improve the amenity and definition by providing a complementary heritage rural fence around the church grounds. • Creation of pathways to the front entries from Wollombi Street and connections to McNamara Park. • Identification and upgrade of grave stones. 	<p>Assist the Church to access funds</p>		<p>8</p>
<p>McNamara Park</p> <ul style="list-style-type: none"> • Provide various informal access paths to and from and within the Park. • Combine pedestrian / cycle / horse path along the edge of the Wollombi Brook. • Possible location for the longest picnic table. To be incorporated with seating and barbeque facilities to ensure greater use of the table. • Fitness equipment located along the pathways creating an exercise route. • Improve facilities - amenities block, toilets, BBQ's, and showers to provide facilities for day trippers, campers and for the festivals. Include appropriate signage for camping. • Investigate an RV dump point. • Potential to increase area for camping area for certain festivals. Preparation of a Plan of Management for the camping area. • Rural fences to define access areas and camping 	<p>Develop a detailed concept plan to enable costing of key elements</p>	<p>\$20,000.00 – detailed concept plan</p> <p>\$750,000 – subject to detailed design</p>	<p>2</p>

<p>areas in the park.</p> <ul style="list-style-type: none"> • Provide a skate board park 			
<p>Wollombi Brook</p> <ul style="list-style-type: none"> • Improve the amenity and usability of Wollombi Brook Creek by clearing debris and rubbish. • Provide access to Wollombi Brook for recreational use e.g. kayaking, fishing. • Provide a boardwalk along part of the Brook and viewing platforms. 	<p>Develop a detailed concept plan for improvements to the Brook in the vicinity of McNamarra Park and Stewart McTaggart Park.</p>	<p>\$30,000 for planning and costing</p>	<p>5</p>
<i>Improving the adaptability and being flexible</i>			
<p>Festivals</p> <p>Various festivals are held throughout Broke / Fordwich in various areas including the vineyards and McNamara Park.</p> <p>Other opportunities are available for festivals to add and maintain interest including the street network up to and including the Recreation Ground. The Longest Dinner could be held by adding temporary tables along Rogers Street to link with the longest picnic table located in McNamara Park.</p>	<p>Funding has been provided via the Bulga Optimisation Project VPA to support events.</p>	<p>\$10,000</p>	<p>6</p>

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Bulga Village Master Plan – Strategy and Actions

Strategy	Action	Indicative Cost	Priority
Improve connectivity and permeability			
Ensure the village is well connected to the community hub, items of significance and open space areas.	<ol style="list-style-type: none"> 1. A concept design be developed for the construction of pathways from the Hall to; <ul style="list-style-type: none"> • St Marks Church – northern side of Inlet Road, plus crossing to Recreation Grounds • Bulga Recreation Ground – southern side of Inlet Road • Service Station, Hotel and Bulga Bridge – southern side of Putty Road and/or around the northern side of the Hall • Stock Reserve and Wetland precinct – northern side of Putty Road 2. A Village signage strategy be developed and implemented. 	\$1,000,000	2
Promote the Yellow Rock Trail including mapping, signage, identifying key landmarks and destinations.	Develop tourism material to promote the Yellow Rock Trail	\$20,000	8
Provide access to the National Parks and the creation of the track to Jerrys Plains.	The NSW Department of Environment be approached to determine the viability of an access track.	Advocacy	7
Village gateway treatment including; <ul style="list-style-type: none"> • Feature tree planting and rainwater gardens to assist in identifying key locations at the entries to Bulga, • Improved definition of the right hand bend towards the Bulga Bridge and • Improved definition of the intersection at The Inlet Road to identify the path to tourist attractions. Realignment of the intersection to improve sightlines. • Provide pedestrian refuges at appropriate places 	A concept design be prepared for the Village gateway treatments As part of a Public domain improvement detailed design plan	Design - \$50,000 \$3,500,000 - implementation	6
Improve wellbeing and amenity			
Bulga Community Hall <ul style="list-style-type: none"> • Update and improve with a colour scheme, front entry, fence and landscape to meet the rural village theme. • Provide a deck with outdoor seating. • Provide community and tourist information. • Create a central hub. • Redo outdoor play area 		\$250,000 - implementation	3
St Mark's Church <ul style="list-style-type: none"> • Improve the amenity and definition by providing a complementary heritage rural fence around the church grounds and a picket fence around the grave yard. • Improve the pathway to the front entry. • Identification and upgrade of grave stones. 	Provide advocacy assistance to the Church to assist in sourcing funds		9

<p>Fences to be an appropriate material for low maintenance.</p>			
<p>Bulga Recreational Grounds Maintain the rural views to the surrounding National Parks. Provide new and upgrade facilities:</p> <ul style="list-style-type: none"> • Upgraded clubhouse including amenities and parking facilities • Tennis court resurfacing. • Shade structure over the playground. • Fitness equipment. • Investigate the provision of free Wifi. • Improve the oval with turf and a white picket fence. • Provide a dedicated area for events and separate camping areas. • Maintain access to the War Memorial Gates. • Provide seating around the oval as well as raised stadium seating appropriately located for events. 	<p>Bulga Recreational Grounds Improvement Plan – Detailed Concept design</p>	<p>Design - \$50,000</p> <p>\$500,000 - implementation</p>	<p>1</p>
<p>Bulga Stock Reserve and Wetland Encourage the development and beautification of the Stock Reserve in discussions with the State Government;</p> <ul style="list-style-type: none"> • Provide various informal access paths to and from and within the Park and to Wollombi Brook. • Provision of facilities including seating, barbeque facilities, amenities block, toilets, showers, fitness equipment located along the pathways creating an exercise route. • Possibility of bushwalking tracks and garden trails. • Short term camping site to reduce conflicts with the recreation grounds and as overflow camping when events are held in the recreation grounds. Investigate an RV dump point. • Rural fences to define access areas to the reserve. • Identify a potential area for a nursery to provide street and shade trees for the villages. 	<p>Bulga Stock Reserve & Wetland Detail Concept Design</p>	<p>Detailed design - \$100,000 Implementation - \$1,350,000</p>	<p>4</p>
<p>Wollombi Brook</p> <ul style="list-style-type: none"> • Improve the amenity and usability of Wollombi Creek by clearing debris and rubbish. • Provide access to Wollombi Creek for recreational use e.g. kayaking, fishing. • Provide a boardwalk and viewing platform to the Brook from the Stock Reserve. 	<p>Develop a detailed concept plan</p>	<p>\$30,000</p>	<p>5</p>

Improving the adaptability and being flexible			
<ul style="list-style-type: none"> Facilitating festivals being held throughout the village including the Recreation Grounds and the Bulga Stock Reserve. Heritage Trail - Implement appropriate markers to identify the heritage sites / buildings of Bulga. 	Identify key stakeholder and develop a schedule of events.	\$10,000 pa	
Milbrodale Strategy and Actions			
<ul style="list-style-type: none"> Improve the amenity at the Truck Drivers Memorial. Informal tree planting along the road edge. Better definition of entry and parking area. Nominated crossing area across Milbrodale Road. Enhance and beautify the reserves with landscape treatment and public art complementary to the School's public art. Rural fences to define the reserve areas. Provide new playground equipment, including shade structure and exercise equipment. Link the areas safely with the school. Supplementary roadside tree planting along Milbrodale Road to match existing. Maintain open rural views and views to the mountains. Identify appropriate access to Wollemi National Park. Investigate possibility of short term camping / RVs to allow walks into the National Park and Baiame Cave. Investigate possibility of using the unnamed reserve as a camping / RV area. Investigate possible use of the reserve as a nursery for street and shade trees for the villages. 	Develop a detailed design	\$30,000 Implementation - \$250,000	1

Jerrys Plains Village Master Plan – Strategy and Actions

Strategy	Action	Indicative Cost	Priority
Village Centre			
<p>Implement gateway treatment for both approaches along the Highway to the village incorporating signage, rural fences and street trees.</p> <p>An opportunity for the Jerrys Plains Recreational Grounds and the Jerrys Plains Pony Club to form part of the gateway to the village of Jerrys Plains.</p>	Develop concept designs for detailed costing based on Signage Strategy	<p>Concept design \$20,000</p> <p>\$100,000 – indicative project costs, subject to design</p>	2
<p>Implement a main street upgrade program along the Golden Highway including the following:</p> <ul style="list-style-type: none"> • Landscape to front setback and along the fenceline between gateway treatments. • Front fences eg post and rail or picket fence dependent on the location and to meet the proposed theme for Jerrys Plains. • Painting of facades. • Pedestrian/cycle path on northern side due to topography - improve the verges along the highway. • Enhance the main street with small deciduous trees landscape theme, e.g. Crepe Myrtle planted in blisters with low ground covers to minimise conflict with power lines. • Possible upgrade of the service road to provide access to the dwellings and pedestrian connections, subject to no impact on existing dwellings. • Provide for a cycleway/pathway along the service road or separated from highway to improve safety. • Reposition and lengthen the truck / RV parking that has occurred by nature due to conflicts with driveways and the service road with landscape treatment • Enhance the Highway frontage outside the service station defining entries / exit for petrol and parking and Piribil Street to improve safety. Type and location of landscape to improve sightlines. • Provide pedestrian refuge across the Highway to improve accessibility. 	Develop concept designs for Public Domain including streetscape improvements and excluding Jerrys Plains Recreation Grounds	<p>Concept design \$80,000</p> <p>\$3m to \$4m – indicative project costs subject to design</p>	1

Jerrys Plains Recreation Grounds			
<p>Upgrade the Recreation Grounds to include the following:</p> <ul style="list-style-type: none"> • Rural fence to contribute to overall theme for the village. Rural fence to incorporate rail and post to be consistent with the existing rural theme. • Provide a water feature generally in the area of the drainage in the grounds, enhancing the visual amenity for visitors. Rural fence could be incorporated surrounding the water feature and seating. • Allocate areas for campers so that markets and festivals can occur at the same time. • Incorporate street tree planting along verge. Incorporate additional trees for shade within the grounds and car parking areas. • Separate vehicle and pedestrian movements to provide safety to children's playground. • a shelter over the playground. • Provision of exercise equipment. • Provision of an RV dump point 	<p>Develop concept designs for upgraded facilities at Jerrys Plains Recreational Grounds</p>	<p>Concept design - \$20,000</p> <p>\$300,000 – indicative project costs subject to design</p>	<p>3</p>
Jerrys Plains Pony Club			
<p>Upgrade to the Club area to include:</p> <ul style="list-style-type: none"> • Rural fence to contribute to overall rural theme for the village. • Provide avenue of tree planting along the Highway as part of the gateway treatment. Trees to be incorporated on the grounds due to power lines. Fence could be located either along the road verge or on the property side of the trees • Upgrade facilities and provide carparking 	<p>Develop concept designs for upgraded facilities at Jerrys Plains Pony Club</p>	<p>Concept design - \$10,000</p> <p>\$100,000 – indicative project costs subject to design</p>	<p>4</p>