

VISIONS FOR BUNGENDORE

Bungendore Place Plan 2024



welcome to
Bungendore

Acknowledgements

of land and local community

arki_lab acknowledges the traditional custodians of the Queanbeyan-Palerang region and pays our respects to elders past, present and emerging. We acknowledge the stories, traditions and living cultures of First Nation people on this land and commit to building a brighter future together.



Team

TEAM BEHIND THIS DOCUMENT

arki_lab is an interdisciplinary urban design and consultation office specialised in engagement with citizens, stakeholders and users.

arki_lab were commissioned for this project to make sure the place plan sets a direction for future development that builds upon an ambitious and thorough consultation process.

The place plan was developed in close collaboration with Queanbeyan-Palerang Regional Council.



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0. Introduction

Purpose and role of the Place Plan

Setting a direction for the next 10 years

WHAT IS A PLACE PLAN?

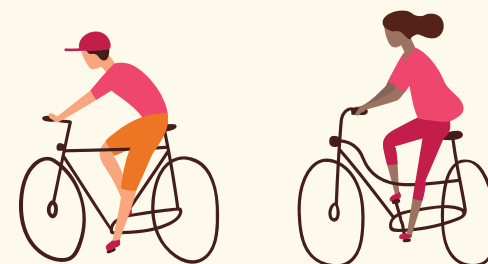
This specific place plan is a document created for the town of Bungendore with a focus on its town centre. It sets the scene for Bungendore as a town and guides the future character, look, feel, function, liveability and connectivity of the town.

It combines findings and recommendations from recent Council plans and strategies with the community consultation done for this place plan. The plan has a set of strategies with suggested actions that establish a vision and common understanding of Place. It also includes suggestions to a place approach for future projects.

HOW IS THE PLACE PLAN USED?

The place plan helps visualise and shapes how the Bungendore town centre could be activated and developed. It is based on the aspirations and ideas from the local community.

The plan is not a list of ready-to-go projects but helps to guide Council and consultants for future development projects, large or small.



Building on a strong foundation

The Bungendore Place Plan builds on existing Council studies, reports and strategies. These have all informed the understanding of Bungendore today and the strategies presented in the Place Plan.

The studies have been significant in understanding the visions and aspirations for Bungendore and its surroundings, especially in terms of visions, history, infrastructure, industry, and recreation. Relevant findings and recommendations from the following documents have been considered:

BUILDING ON TOP OF:

- Bungendore Town Centre Environs Committee's Town Centre Concept Plan of 2009
- QPRC Tourism Plan 2017-2025
- QPRC Bungendore Structure Plan 2018-2048
- QPRC Integrated Transport Strategy 2020
- Bungendore Bicycle and Pedestrian Facilities Plan
- QPRC Community Strategic Plan 2042
- Regional Economic Development Strategy 2023 Update
- Bungendore Floodplain Risk Management Plan and Study 2014

What the place plan is not

Concerns beyond the scope of the place plan

WHY MENTION THE CONCERNS?

The visions for upcoming development of Bungendore can cause some issues and concerns. Some of these were raised in the community consultation.

To acknowledge these, the most prevalent concerns are listed here.

It is important to acknowledge and address these concerns throughout the future activation of the town centre.

"Having a High School for Bungendore but in a different location so we keep our oval for the community"

/ kick-off event attendee

"Better bus services to Canberra, if there were a couple more options each workday in the am and pm I would sell my second car and catch the bus"

/ Male in his 40's



Is the plan set in stone?

No. The plan is a conceptual strategy suggesting a direction and vision for Bungendore town centre. It is based on views expressed by community members in combination with inputs from urban design professionals and Council. The plan is not set in stone and the presented level of detail serves to demonstrate how the overarching principles and strategies of the report could look in practice. It does not dictate specific development.

What about public transport?

In both QPRC reports and throughout the consultation, concerns about lack of public transport options to and from Bungendore have been raised. Although the topic is key for the future of Bungendore, the planning of expansions like these are beyond the scope of the place plan. Concerns raised on the topic are included within the Bungendore today chapter, and suggested solutions have been incorporated elsewhere in the report.

What about climate change resilience?

Ensuring that Bungendore remains a sustainable community in the face of coming climate change is essential to the future of the town. However, climate resilience strategies are beyond the scope of this vision document. Instead, relevant challenges within the town centre relating to the theme have been included in the place plan.

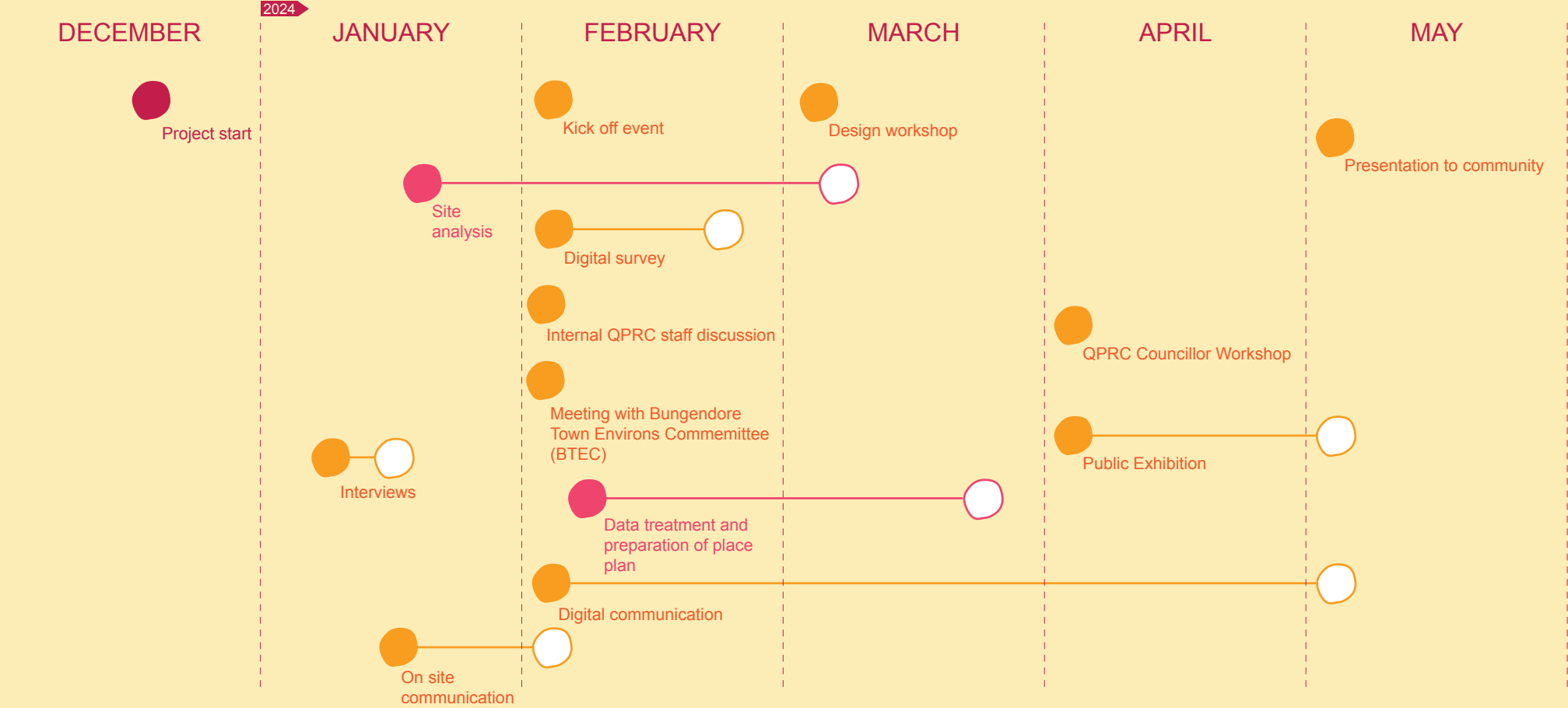
What about the high school and Mick Sherd Oval?

The plans for the new high school in Bungendore located in the very eastern part of the Mick Sherd Oval and Majara St, raised many concerns amongst the community. However, the place plan builds on a foundation of decisions beyond the scope of this report, including decisions on the location of the future high school.

What about other consultation issues raised beyond the scope of the Place Plan?

Inputs relating to topics beyond the scope of this plan that were provided during the consultation have been taken into account and been passed on to Council.

Timeline and Process



Methodology

Community consultation and data treatment

244 inputs with
a total of 331
comments

ON SITE COMMUNICATION

During the consultation process, opportunities for participation were advertised on posters and flyers throughout Bungendore and distributed to community groups.

Purpose: Establish awareness of the project and encourage people to join in the consultation.

DIGITAL COMMUNICATION

Your Voice QPRC was used to communicate about the Place Plan and host the digital survey.

Purpose: The website provided information on the purpose of the place plan as well as information about the project. This included a timeline of activities and the option to take part in the different consultation events or complete the digital survey.

INTERVIEWS

As a part of preparing for the community consultation, two qualitative interviews were conducted with local stakeholders.

Purpose: The interviews provided valuable insights on important aspects within the town and community that guided the format of the kick off event and design workshop.

SITE ANALYSIS

To support the understanding of the town layout, feel, look and structure, site analysis and photo documentation took place in Bungendore with a focus on the town centre.

Purpose: This provided a greater understanding of the inputs from the consultation in the analysis and data treatment processes.

KICK OFF EVENT

- **Saturday 3 February 2024**
- **10 am to 12.30 pm**
- **The Village Square (Farmers Market)**
- **244 inputs with a total of 331 comments**

The kick off event took place at the popular weekly Farmers Market at the Village Square in Bungendore. Representatives from both QPRC and arki_lab were present to chat with the community and talk about the project. Participants could read about the project and the purpose of the Place Plan as well as provide their personal insights on challenges and qualities in Bungendore, as well as ideas for improvement.

Purpose: The kick off event resulted in a strong foundation as to what the essence of the Place Plan should be and to sharpen the frame of the design workshop. It also made for a good setting to have people signing up for the coming events and find out about the digital survey.



Playing arki_nopoly (05.03.2024)



Kicking off visions (03.02.2024)



Posters and inputs provided at the Kick off event (04.02.2024)



Community and Council at Design workshop (05.03.2024)

Methodology

Community consultation and data treatment

33 workshop
participants
providing
349 inputs

What is
arki_nopoly?

DIGITAL SURVEY

- Saturday 3 February to 19 February 2024

The digital survey consisted of both checkbox and open-ended questions providing both quantitative and qualitative data. The survey was focused on investigating community opinion about:

- attractiveness and identity of Bungendore
- main streets of the town centre
- infrastructure and connectivity
- recreational spaces.

Purpose: The digital survey allowed for an even broader part of the community to contribute to the place plan in their own time.

112 survey
responses

DESIGN WORKSHOP

- Tuesday 5 March 2024
- 5pm to 7pm
- Rose Cottage (Carrington Inn)

The design workshop ran over two intense hours. The workshop began with an introduction covering preliminary findings from the digital survey and kick off event and a guide to the arki_nopoly game. Participants were divided into eight groups of 3-5 people mixing different age groups and backgrounds to play the arki-nopoly game. Council representatives were present at all tables listening in and contributing to the discussions.

Purpose: As the final consultation initiative, the arki_nopoly design workshop worked at a more strategic level, in order to establish a foundation for the visions of the place plan. The community was asked to think of the big picture, coming up with both short and long term solutions for challenges identified earlier in the consultation process. By starting off with a presentation on preliminary findings and having Council representatives participate, the workshop underscored the commitment of Council and arki_lab to a process where the community is essential in qualifying the conclusions made based on their inputs.



Consultation gamified

The arki_nopoly workshop draws upon gamification methodology using the arki_nopoly board game for 4 to 5 players. It builds on three steps: Introduction, Identification and Aspirations. The game is always adjusted to the project in question, and in this case there was a focus on the community's aspirations for Bungendore and what a Place Plan should be.

Through gamification, arki_nopoly offers a great way to create a discussion among people with different (and sometimes conflicting) opinions and to turn complex concepts into more comprehensible ones.

Methodology

Community consultation and data treatment

MEETINGS WITH QPRC TEAMS AND BTCEC

As a part of understanding Bungendore in terms of ongoing development, two information meetings took place in the preliminary phases of the project. At the first one, a series of teams within Council were invited to give information about transport strategies, resilience, tourism and marketing, water supplies, and more. The second meeting included the Bungendore Town Centre and Environs Committee and other community representatives and provided further insights on opinions concerning ongoing development.

Purpose: *The two meetings provided valuable information and knowledge on local plans and concerns. Such insights are essential, as the Place Plan is a strategic document that will guide current and future planning.*

DATA TREATMENT

Every received input from the kick-off event, the digital survey, the design workshop and arki_lab's place analysis of Bungendore have been combined to serve as the foundation for this place plan. All of these insights have been taken into account, and their combined essence is brought forward in this report. In keeping with the nature of the consultation process, the kick-off event and digital survey have mainly informed the understanding of Bungendore today, whereas the strategies for Bungendore tomorrow to a larger extent are informed by the design workshop.

The inputs from the different consultations were analysed based on themes representing relevant aspects related to both the present day challenges and future visions for solutions and improvements. The inputs were also placed into categories, repre-

senting the most prevalent topics in the discussion that emerged while analysing the inputs. This was done to ensure that the essence of all inputs were covered while respecting the diversity of perspectives found in the feedback.

Purpose: *It is not possible to characterise Bungendore as a town, including its geographical and historical context, the local community and future aspirations without thorough consultation with the people living there. While it is impossible to include each individual perspective in a report like this, great effort has been made to represent the combined inputs in a clear way, creating a path for a common direction forward.*





1. Introducing Bungendore

Rural town or Canberra satellite suburb?

Bungendore structures and community

Bungendore is a small town located in New South Wales (NSW) in the southeast of Australia. It is part of the Queanbeyan-Palerang Regional Council area, in the South East and Tablelands region. The town is well located, with Canberra 30 minutes to the east by car and Sydney a 3 hour drive away. Bungendore is situated in a green, predominantly rural valley, in close proximity to various national parks, the eastern coastal mountain range and the south coast.

Bungendore dates back to 1837, with many of the original colonial buildings still standing. These are concentrated around the town centre and include the still-functioning red brick railway station from 1885. The heritage buildings are built from stone, brick and timber and provide a glimpse of 19th century rural atmosphere in the Australian bush.

CONNECTIONS AND TOWN LAYOUT

Bungendore is connected on a regional level by car to Canberra and the coast via the Kings Highway, which runs through the town. It is also serviced by rail, coach and bus. Placed on the Sydney-Canberra railway line, the train passes through Bungendore three times a day in each direction, reaching Sydney in 3.5 hours and Canberra in 45 minutes. The trains are used relatively infrequently by the local population, although the connection to Canberra is essential to some. Buses are primarily used within Bungendore and to go to Queanbeyan, however the service is not frequent and the service span is limited.

For the people above the age of 15 the car is the primary mode of transport with 72% commuting to work as either driver or passenger. Only 2% of the local population commute by foot and 0.5% use public transit. The residents of private dwellings in Bungendore usually have two motor vehicles (46%). Around one third (32%) have three motor vehicles and 21% have only one vehicle. Just 1% of residents live without one.

The town centre is concentrated around the two parallel streets of Gibraltar Street and Malbon Street. These are intersected by three perpendicular streets; Ellendon, Butmaroo and Majara Street. The centre is bounded by the train station and railway in the east, and the green area Frog's Hollow in the west. The main services and amenities are concentrated around these streets. Bungendore Park, including Mick Sherd Oval is also part of the centre and the largest green space within the urban town centre. This is the geographical scope of the place plan.

From here, the town mainly expands towards east and north, with a residential area east of the railway connected to the centre via the Kings Highway and another in the north separated by the green area Turallo Creek. The northern residential area, Elmslea, is the largest of the two. The residential areas are built in a grid layout, with smaller lots compared to the centre, leading to a dense alignment of single houses. The new developments have a significantly lower density of public amenities or services. Of the 1,303 occupied private dwellings in Bungendore 93% are single-family houses. All of this makes Bungendore a sprawling town, with mostly separate houses and a heavy focus on car transport.



/ Female who has lived in Bungendore for more than 10 years

Bungendore Rd.

275 km
3 hours (car)
to Sydney

Turallo Creek

Turallo Terrace

Gibraltar st.

Ellendon st.

School

Malbon st.

Butmaroo st



Majara st.

Kings Hwy.

110 km
1 hour 20 min (car)
to Batemans Bay

30 km
35 min (car)
to Canberra

Kings Hwy.

- 1 km

500 m

500 m

5 min

5 min



Rural town or Canberra satellite suburb?

Bungendore structures and community

POPULATION AND DEMOGRAPHY

The population of Bungendore is 4,809 (2022). 1,144 families live there, around half of which have children. Among these, the child rate is 1.8 children per family. The population is mostly non-indigenous (94%), with a small number of Aboriginal and/or Torres Strait Islanders (3%) and 3% abstaining from responding.

The median age of Bungendore is 37 years and thus slightly younger than the Australian median of 38. The young residents of up to 14 years of age are a relatively big group in Bungendore and make up 24% of the town's population, compared to 18% in all of Australia. The population of Bungendore consists primarily of married couples with 59% of residents declaring themselves as such, compared to 47% nationally.

OCCUPATION AND EDUCATION

The population of Bungendore has high levels of educational attainment, employment and income. Of the people aged 15 years or older, 42% have an education at Bachelor's or Diploma level and above. More than 76% of the 15+ population are in the labour force, compared to 61% at the national level. The median weekly income is also high at \$2,863 in comparison with \$1,746 in all of Australia.

The Queanbeyan-Palerang regional economy is diverse, with major industrial, knowledge and public service sectors. Public administration and defence industry are characteristic economic pillars of the region. Of the employed people above the age of 15, 10% are working in central government administration, 10% in defence and 3% in state government administration. On a national level, these values are all around 1%. Advanced manufacturing and construction also continue to be essential economic sectors in the area, contradicting the nationwide trend of declining manufacturing industries.

Emerging industries in the Queanbeyan-Palerang region include knowledge intensive industries (information, media and communication), as well as tourism, including hospitality and arts and crafts. The primary sector, which includes agriculture, forestry and fishing, is also growing, driven forward mostly by livestock and wine production.

With the advanced manufacturing capabilities, specialised agriculture and tourism the Queanbeyan-Palerang region is growing faster than any other part of regional NSW.

Bungendore's local economy does not include manufacturing nor large-scale farming. Instead, the township is known for arts and crafts - notably the Wood Works Gallery and other local smaller galleries and boutique shopping. A limited selection of wineries and restaurants as well as the local Farmers market also caters to the needs of locals and tourists.





2. Bungendore Today

“ How do you see Bungendore? ”

What the community considers the challenges and qualities of their town

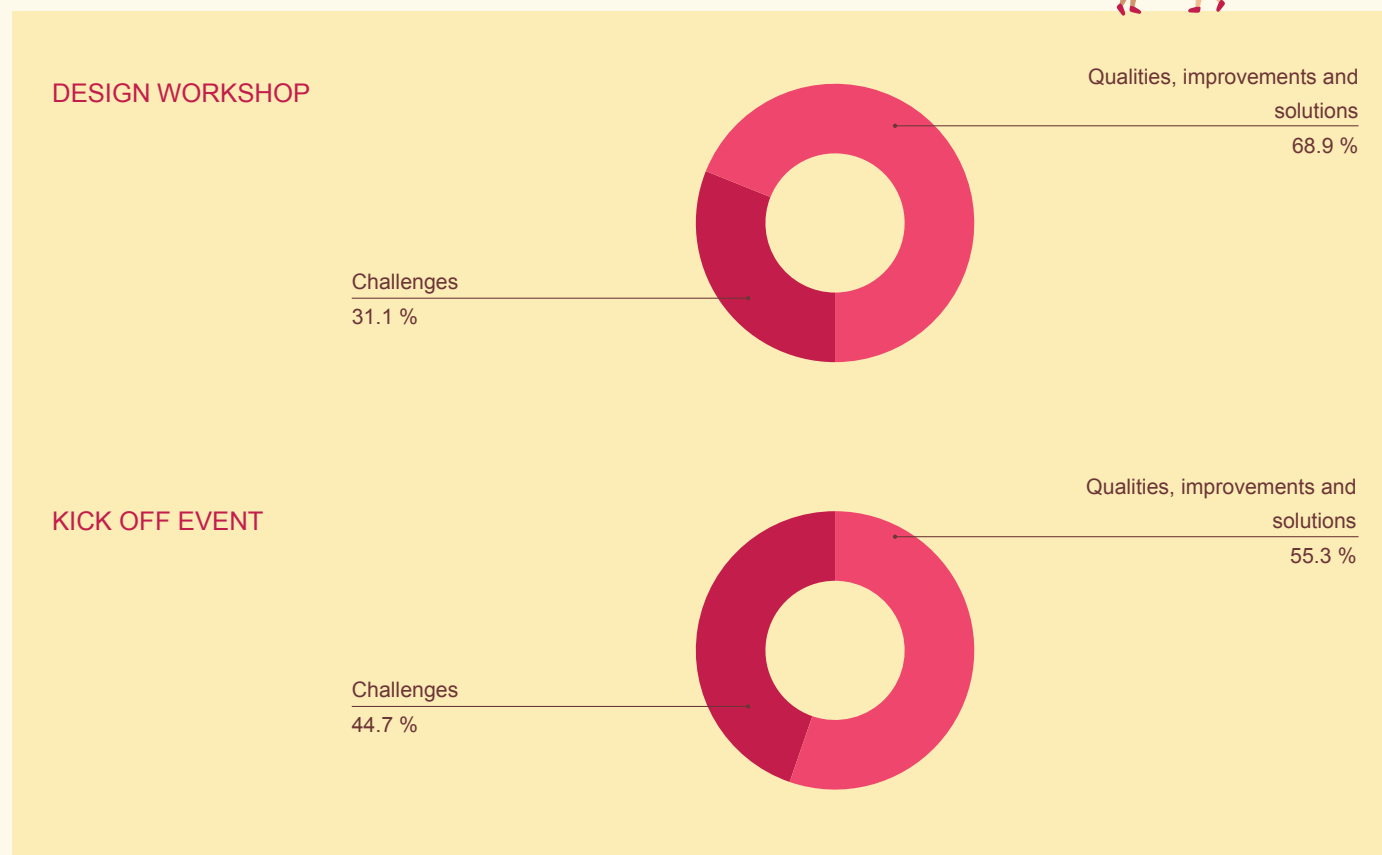
During the consultation process, community members have shared their perspectives on the challenges, strengths, and possible solutions for the Bungendore town centre. This chapter presents the current state of Bungendore as conveyed by the community, incorporating architectural site analysis and local knowledge.

Insights gathered from the kick-off event, design workshop, and digital survey form the basis of community descriptions, highlighting both challenges and qualities. The subsequent chapter will focus on solutions and improvements, outlining strategies for shaping the future of Bungendore.

Based on the insights provided by the community, this chapter is divided into the following themes:

- **Identity**
- **Infrastructure**
- **Business**
- **Recreation**
- **The streets of the town centre**

The two diagrams show the distribution of challenges compared to qualities and improvements. As can be seen, the design workshop had a greater focus on solving identified challenges whereas the kick off event had a focus on understanding how Bungendore looks today.



Identity

Bungendore identity today

People like Bungendore for its “semi-rural” living. The town is small enough to foster a community feeling, and big enough to support a large selection of urban amenities like education, health, shopping, dining out, sports, recreation and cultural offerings. The size of the town allows people to safely conduct their daily comings and goings on foot, enjoying proximity to nature and neighbours at the same time. The “country feel” of the town is supported by heritage buildings and a strong sense of community.

Over the past two decades, Bungendore has experienced significant growth, nearly tripling its population. This surge has led to a perception among many residents that Bungendore risks becoming a satellite suburb of Canberra, fostering a pronounced scepticism towards further development. Echoing this scepticism towards further development, several respondents brought up the strained relationship between Council and local communities. They report an experience of being neglected and under-prioritised, resulting in a distrust of Council priorities.

GENERAL FEELING TOWARDS THE PROSPECT OF FURTHER DEVELOPMENT

Very positive Reasonably positive Moderately sceptical Very sceptical No strong feelings



Summary

- Bungendore’s town centre has a pronounced country feel, characterised by its heritage buildings, spacious lots, and strong sense of community. This is viewed as an asset by residents and tourists alike.
- Bungendore is perceived as a thriving town, benefitting from its proximity to Canberra, local job opportunities and recent population growth.
- Many locals express concerns that the on-going growth may jeopardise Bungendore’s rural charm. This calls for careful consideration and community-Council collaboration in future planning.

“It’s a town because, in spite of housing estate growth, people still act as a community. People pitch in when there are urgent things to be done”
/ Female in her 80’s

“Great community vibe, people are friendly and non-judgemental, close proximity to Queanbeyan and Canberra, excellent environment in which to bring up the kids, easy to be involved in community activities”
/ Male in his 40’s

Infrastructure

Internal and external infrastructure today

Bungendore’s infrastructure is of special concern for the residents, and throughout the community consultation, it was a central talking point. At both the kick-off event and the design workshop, infrastructure, traffic and accessibility were some of the most touched-upon themes.

Safety-related comments and inputs primarily addressed the conditions for pedestrians and cyclists, noting the priority of car-related infrastructure in Bungendore today. Residents particularly voiced concerns for vulnerable groups such as children and the elderly as well as young parents with prams. Commonly cited challenges include lack of footpaths, road crossings, and appropriate speed limits. Additionally, issues such as tripping hazards and inadequate maintenance of existing footpaths were identified as risk factors. In response, workshop participants and survey respondents proposed the creation of pathways linking key locations such as schools, parks and the pool. Specific areas mentioned as challenges in this regard include the railway crossing, Butmaroo Street, and Ellendon Street.

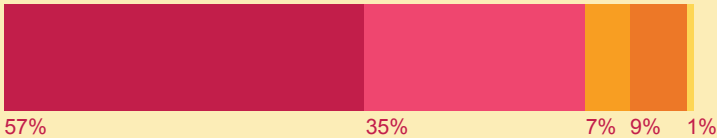
Some residents point out that the size of Bungendore makes the town “very walkable”. While many value the ability to walk to various destinations within and around the town, criticism is directed at the insufficient footpath network connecting differ-

“I would like to enjoy walking my dog with my wheelchair but areas in the town is nearly inaccessible due to the lack of footpaths making it necessary to use the roadway which is dangerous”
/ Male in his 60's

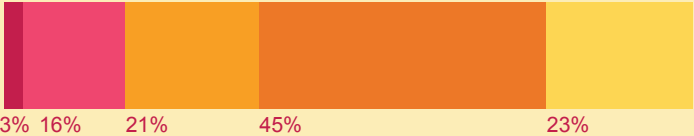
BUNGENDORE IS WELL CONNECTED TO ITS SURROUNDING AREA

Strongly agree Partially agree Partially disagree Strongly disagree I don't know

By car



Using public transport



Infrastructure

Internal and external infrastructure today

ent areas within the town. Specifically, concerns are raised about the limited options for safely walking or biking from Elmslea to the town centre, as well as accessing the sports hub or school on foot or bi-cycle. Survey respondents overwhelmingly agreed that improving pedestrian infrastructure should be a top priority for future development in Bungendore.

The external connections towards Canberra and the coast are seen as important assets to the town, and the survey respondents generally feel that Bungendore is well connected by car to its surrounding area. Even with the town’s strong car connectivity, a significant number of survey respondents aspire for improved access via public transport, as well as enhanced options for biking or walking.

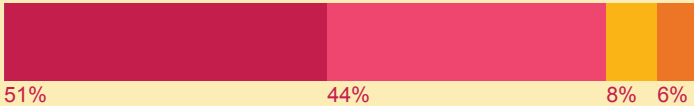
RAILWAY AREA

The railway station and its surroundings hold significant importance in defining Bungendore’s identity. The railway contributes to the town’s heritage charm, with its historic building being a key element. The railway station is part of the town centre and connected to the major roads. Despite its significance, the area surrounding the railway is perceived as neglected and underused. Concerns are raised about the accessibility of the railway crossing and the connectivity - particularly for pedestrians - to the town centre.

IT IS EASY GETTING AROUND WITHIN BUNGENDORE:

Strongly agree Partially agree Partially disagree Strongly disagree I don't know

By car



On bike



On foot



Using public transport



Infrastructure

Internal and external infrastructure today

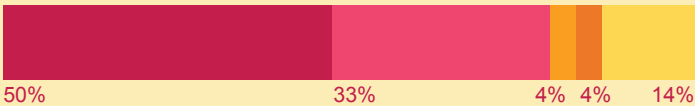
IT IS IMPORTANT TO PRIORITISE IMPROVING INFRASTRUCTURE IN BUNGENDORE

Strongly agree Partially agree Partially disagree Strongly disagree I don't know

By car



On bike



On foot



Using public transport



Summary

- Bungendore is perceived to be well connect- ed by car, both internally and to its surround- ing areas.
- Bungendore's town centre is very walkable however several roads and streets face signif- icant challenges such as missing or neglected footpaths. Improved pedestrian infrastructure emerged as an important priority in future planning and development.
- The railway station adds to the heritage charm of Bungendore, though the town is very poorly connected with public transport.

"Footpath along Butmaroo from the current footpath (on Turallo Terrace) to the tennis park / playground driveway, approximately 200 m, is NOT there. Each day I watch kids ride on the road and mums struggle with pushing prams on this stretch of gravel, as there is NO footpath continuing from the current path. It seems ridiculous to have such an amazing playground with BBQ facilities and no SAFE active travel pathway continuing between the housing estate and the playground. This last 200m of missing pathway is DANGEROUS and someone is going to have an accident there sooner rather than later"

/ Female in her 40's

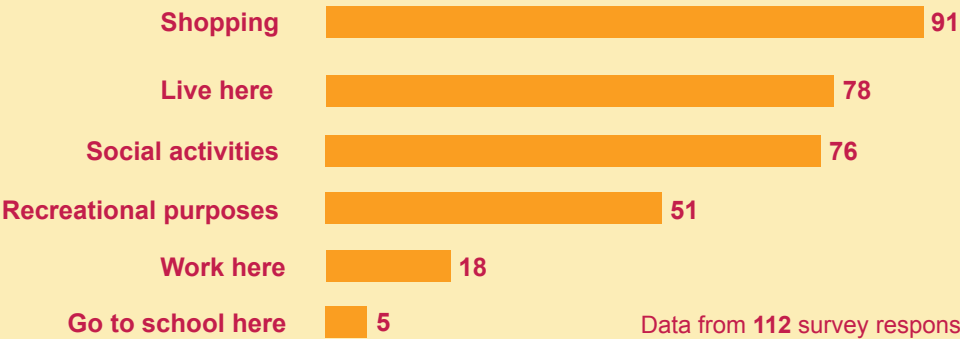
Business

Business life today

Among its residents, Bungendore is regarded as a tourist destination because of its rural and heritage charm, its placement on the route between Canberra and the coast, and its arts and crafts community. Annual and recurring events such as the farmers’ market add to its attractiveness. Similarly, local products and small stores are enjoyed by visitors and residents alike. The cafes and pubs serve an important function for the town centre as places for socialising and spending time. Recognizing this importance, residents of Bungendore are concerned about the ongoing viability of the local stores and cafés. Contributing to this concern, some residents experience empty storefronts or vacant businesses as disturbing the town centre character. To invite more visitors, some

residents argue, stronger town marketing and a greater variety of attractions are needed. The arts and crafts scene of Bungendore is recognised as a special feature of the town. The Bungendore Wood Works Gallery on Malbon Street, as well as other art galleries on Gibraltar and Ellendon Street form an arts and crafts cluster in the town centre. With eight art related galleries Bungendore can be considered as an arts hub. This cluster both attracts people from outside Bungendore, and is appreciated by residents who enjoy strolling through these galleries and recognise their cultural importance. This has also led the community to suggest focusing marketing around artisans and supporting the local art scene.

IS THERE AN ACTIVITY YOU ESPECIALLY ENJOY IN BUNGENDORE TOWN CENTRE?



Data from 112 survey responses, multiple answers possible

Summary

- The arts and crafts businesses and galleries are a strong asset to the identity of Bungendore
- Hospitality is considered crucial for a vibrant town centre, catering to the needs of both residents and tourists.

"The town centre could benefit from improving the range of retail that enhances the "arts and crafts" vibe that attracts visitors"
/ Male in his 70's

"Greater emphasis on the arts. Bungendore is known around the country for the Wood Works Gallery and to a lesser extent, the ability to browse art and antiques in a pleasant and friendly environment"
/ Male in his 70's

Recreation

Recreational options today

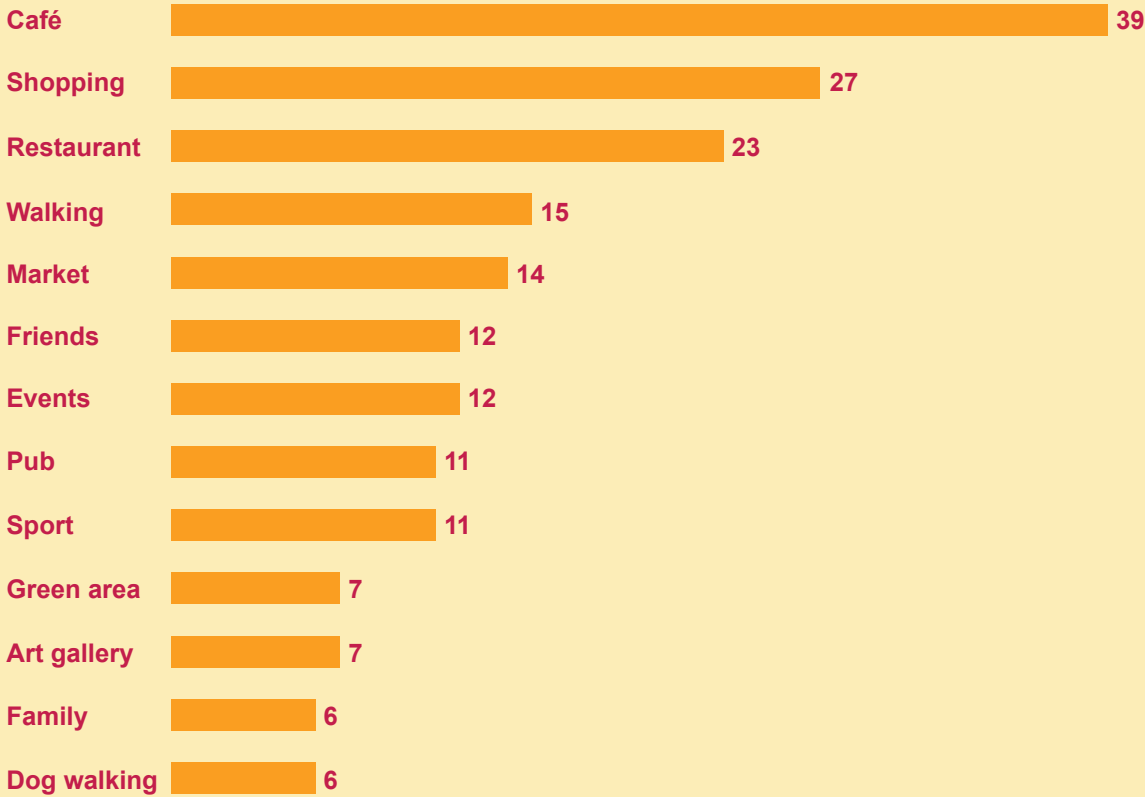
Recreational activities in Bungendore are diverse and essential for the community. Green spaces, like Turallo Creek with the Warren Little Oval, and the dog park, are cherished and provide recreational opportunities. Bungendore Park, located centrally, serves as a hotspot for various outdoor activities. Spook’s Hill is another popular green area and lies in the northeast next to the Elmslea estate. However, feedback from residents highlights the need for better maintenance, cleanliness, and the inclusion of native vegetation in these green areas, as well as a wish for more smaller green pockets throughout the town centre.

During the consultation process, Turallo Creek emerged as a significant natural asset, appreciated for its beauty and potential for leisure activities like walking and running. However, concerns were raised regarding its accessibility and the safety of the dog park due to the lack of fencing. Participants suggested enhancing the area’s landscaping and accessibility to fully utilise its potential.

Bungendore Park, boasting various recreational facilities like playgrounds and tennis courts, is a popular spot for social gatherings and activities. However, concerns about its future due to proposed



IS THERE AN ACTIVITY YOU ESPECIALLY ENJOY IN BUNGENDORE TOWN CENTRE?



Data from 112 survey responses, multiple answers possible

Recreation

Recreational options today

high school plans were voiced, reflecting the community’s attachment to the area. Sporting activities thrive in Bungendore, with facilities like Bungendore Park offering options for swimming, tennis, and more. Residents emphasise the importance of maintaining existing facilities while also expressing the need for additional sports amenities, especially for the youth.

Cultural experiences are valued in Bungendore, with amenities like art galleries, the library, the School of Arts, and the War Memorial Hall providing spaces for community gatherings. Suggestions for enhancing cultural facilities, including the estab-

lishment of a dedicated community or youth centre, were put forward by residents.

Despite challenges in pedestrian infrastructure, strolling through the town centre is positively highlighted by the respondents, often combined with visits to art galleries, cafes, and pubs along Gibraltar, Malbon, and Ellendon Streets. Improving walking paths and addressing safety concerns could further enhance this experience for residents and visitors alike.

THERE IS A GOOD SELECTION OF ACTIVITIES FOR ME IN BUNGENDORE

Strongly agree Partially agree Partially disagree Strongly disagree I don't know

By car



Summary

Most people in the community consultation said that there is a good selection of activities in the town centre.

One of the main issues that was brought forward is the lack of public amenities connecting the different recreational areas such as footpaths, shading, seating, green spaces, and public toilets.

"Bungendore Park is most important for our town. The large green space that the kids can run around in and it is right next to the play area. It is very enjoyable to catch up with friends while watching a game of football"
/ Female in her 50's

The streets of the town centre

Gibraltar Street, Malbon Street and Ellendon Street today

Bungendore's town centre has a grid layout and consists of two main parallel streets; Gibraltar and Malbon Street. These are connected by Ellendon, Majara, and Butmaroo Streets. Most commercial and recreational activities are located at these two main streets, creating a somewhat fragmented town centre.

GIBRALTAR STREET TODAY

Gibraltar Street has the widest street area in Bungendore with a lot of space dedicated to parking along the centre of the street. The street offers cafés, galleries, the Post Office and other amenities. It has historically been the main street of Bungendore, but competes today with Malbon Street, which, being a part of the Kings Highway, has a lot of through-traffic.

Overall, community feedback is positive, highlighting the abundant car parking, historic architecture, businesses, and the country-town atmosphere. However, during peak hours, it's often described as

busy, raising concerns about pedestrian safety and walkability. Issues include the absence of pedestrian crossings and the parked cars in the middle of the street, which impede visibility for both drivers and pedestrians.

Gibraltar Street is essential for Bungendore's identity, with its rural streetscape and the historic charm described by the residents. It serves as a hub for both commercial and community activities, hosting a variety of businesses, cafes, pubs, and essential services like the post office, making it a popular destination for leisurely strolls. The influx of new businesses alongside existing local stores contributes to the vibrant street life. With its array of amenities and rich heritage, Gibraltar Street plays a crucial role in nurturing community identity and fostering engagement through social interactions, dining experiences, leisurely walks, and shopping opportunities.

"One of my favourite streets in Bungendore but it needs more trees. It's the heart of the town, and has some excellent galleries at the top end"

/ Female in her 60's



The streets of the town centre

Gibraltar Street, Malbon Street and Ellendon Street today

MALBON STREET TODAY

Malbon Street runs parallel to Gibraltar Street and serves as the main highway connecting Batemans Bay on the coast to Canberra. This leads to heavy through-traffic on weekends and holidays, mainly from people travelling to and from Canberra. Malbon Street also forms part of the Kings Highway which is a designated heavy vehicle route and its functionality as a local street is questioned by the community. Pedestrian safety is a significant concern, with inadequate and poorly maintained footpaths for strollers, children, and other pedestrians. This also impacts access to the Sports Hub, making it challenging for cyclists, pedestrians, and children to reach. Accessibility issues, including parking for disabled individuals and service vehicles, are also highlighted by residents. The intersection with Ellendon Street is considered very dangerous.

Vacant lots and empty storefronts, along with limited store variety, are perceived as more pronounced issues on Malbon Street compared to Gibraltar Street. Similar to Gibraltar Street, Malbon Street boasts many historic buildings, contributing to its heritage look and the overall identity of Bungendore. Despite these challenges, the commercial activities, shops, and cafes along the highway make it a bustling street frequented by tourists. Some residents point to the well-designed roundabout where Malbon Street intersects with Molongo Street as a potential model for other crossings in Bungendore.

"The street has a lot of heritage to preserve but as a main thoroughfare there is also a lot of traffic which can make it difficult to enjoy as a pedestrian. The feel has improved since the co-op shops took residence on the corner and footpaths were extended. Some shading trees would be nice"

/ Person in their 40's



The streets of the town centre

Gibraltar Street, Malbon Street and Ellendon Street today

ELLENDON STREET TODAY

Ellendon Street connects Malbon Street with Gibraltar Street. Similar to these two streets, heavy car traffic, speeding and high noise levels during peak hours make it an unpleasant street to spend time on for pedestrians. However, the street offers many everyday amenities to the Bungendore community such as medical services, hospitality facilities, a hotel, bank and galleries making it a busy and frequently visited spot. Between these functions, people describe the streetscape as negatively affected by empty or far-away shopfronts, a lack of retail variety, derelict buildings, as well as recent developments, which do not follow the heritage architecture aspects many would like them to. There is a general lack of pedestrian infrastructure such as safe crossing points.

Like the other two streets, Ellendon Street has architectural appeal with its heritage buildings and is lined with large mature trees on the east side of the street, which people are fond of. Many also appreciate the quality of the new and larger parking space accessible from Ellendon Street, but point to the ample existing on-street parking. The empty lots at the corner of Malbon Street and Gibraltar Street are pointed to as missed opportunities.

"It's nice but the development of some of the new buildings lack heritage sympathy e.g. that new medical centre with the concrete car park and ramp out the front. More footpaths required either side of the main section to encourage walking to the main streets and more pedestrian crossings"

/ Male in his 40's

"The junction with Malbon Street is a problem. Many facilities which locals use such as the Medical Centre, the Dentist, the Bank and the Chemist are here and convenient. The off street parking often is not used - people don't seem to realise it is there. The 2 undeveloped blocks of land are an eyesore"

/ Female in her 60's

Summary

Gibraltar Street has been the historic main street of Bungendore and plays a crucial role in nurturing community identity and services. However, it is also described as a busy street lacking pedestrian safety.

Malbon Street, like Gibraltar Street, contributes to Bungendore's heritage look and offers commercial activities, shops and cafes. However, as it connects Canberra to the coast, the street is affected by heavy traffic. This means that the commercial life here is more oriented towards people passing through, and makes pedestrian safety a special concern.

Ellendon Street is the commercial connector between the two main streets and offers many everyday functions to the community. Like with the two other streets, citizens point out a lack of sufficient pedestrian safety.



3. Future Bungendore

Visions for the next 10 years

Setting a direction together

Visions, dreams and ideas for improving the Bungendore town centre begin with its community. At the design workshop, community-generated initiatives for long and short-term improvements were collected, and the many inputs from this event make up the foundation for the strategies in this chapter.

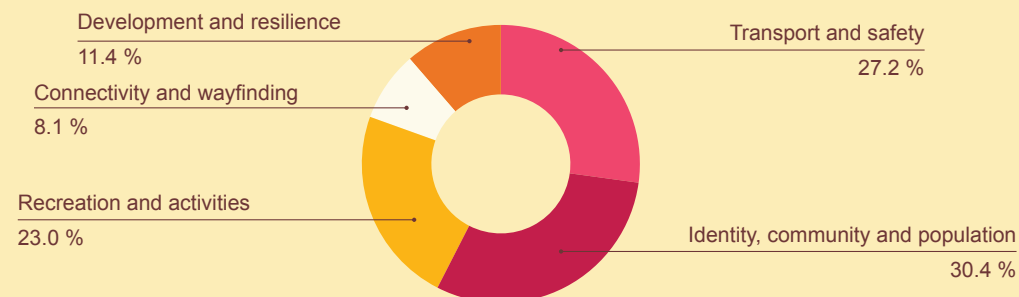
WHAT CONCERNED THE COMMUNITY?

The following is an overview of the topics that the community put forward for solutions and improvements for Bungendore. The many inputs were assigned different sub-themes according to their focus, and these sub-themes were then combined into the following five major themes:

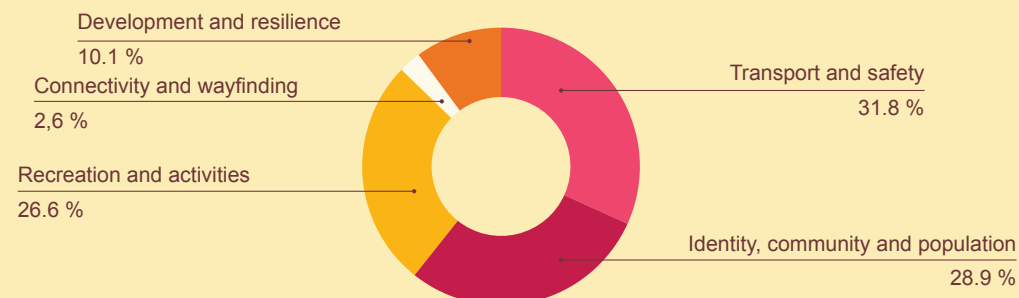
- **Transport and safety**
- **Identity, community and population**
- **Recreation and activities**
- **Connectivity and wayfinding**
- **Development and resilience**

As the diagram shows, participants throughout the consultation process focused especially on the first three themes. The strategies presented in this chapter relate to all of five different themes in different and overlapping ways.

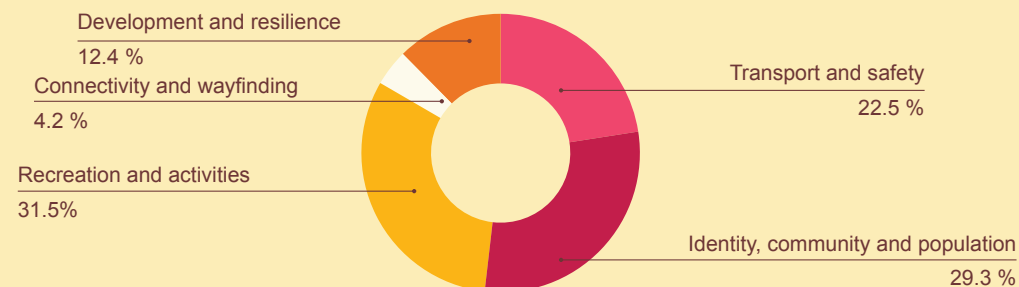
DESIGN WORKSHOP



KICK OFF EVENT



DIGITAL SURVEY



Visions for the next 10 years

Setting a direction together

PRIORITIES WITHIN THE COMMUNITY

At the design workshop, participants were asked to select their top three priorities for the development of Bungendore. In their own words, participants summarised what was the most important among the many challenges, qualities, solutions, improvements and visions that had been put forward during the workshop. As can be seen from this selection of Top 3s, the visions cover both urban development and community focus.

"We think that what should be prioritised is:

1. Village connectivity to nature walks
2. Heritage conservation charter for the town centre (existing heritage + new development)
3. Encouraging active transport and safety"

/ Workshop participants



"We think that what should be prioritised is:

1. Create green spaces where people can gather, sit and relax. Include a rotunda and seating.
2. More bike / pedestrian paths. Particularly long recreational rides such as to Bungendore Showground and along the rail line. Also improve safety.
3. Youth activities and focus. Could include youth workers and a youth centre - things for the youth to do"

/ Workshop participants



"We think that what should be prioritised is:

1. Shared pedestrian / traffic zone; cohesive connected high street - destination Bungendore
2. Bungendore cycling urban destination - cafes, recreation, nature, family
3. Upgrade paths throughout town and improving signage"

/ Workshop participants

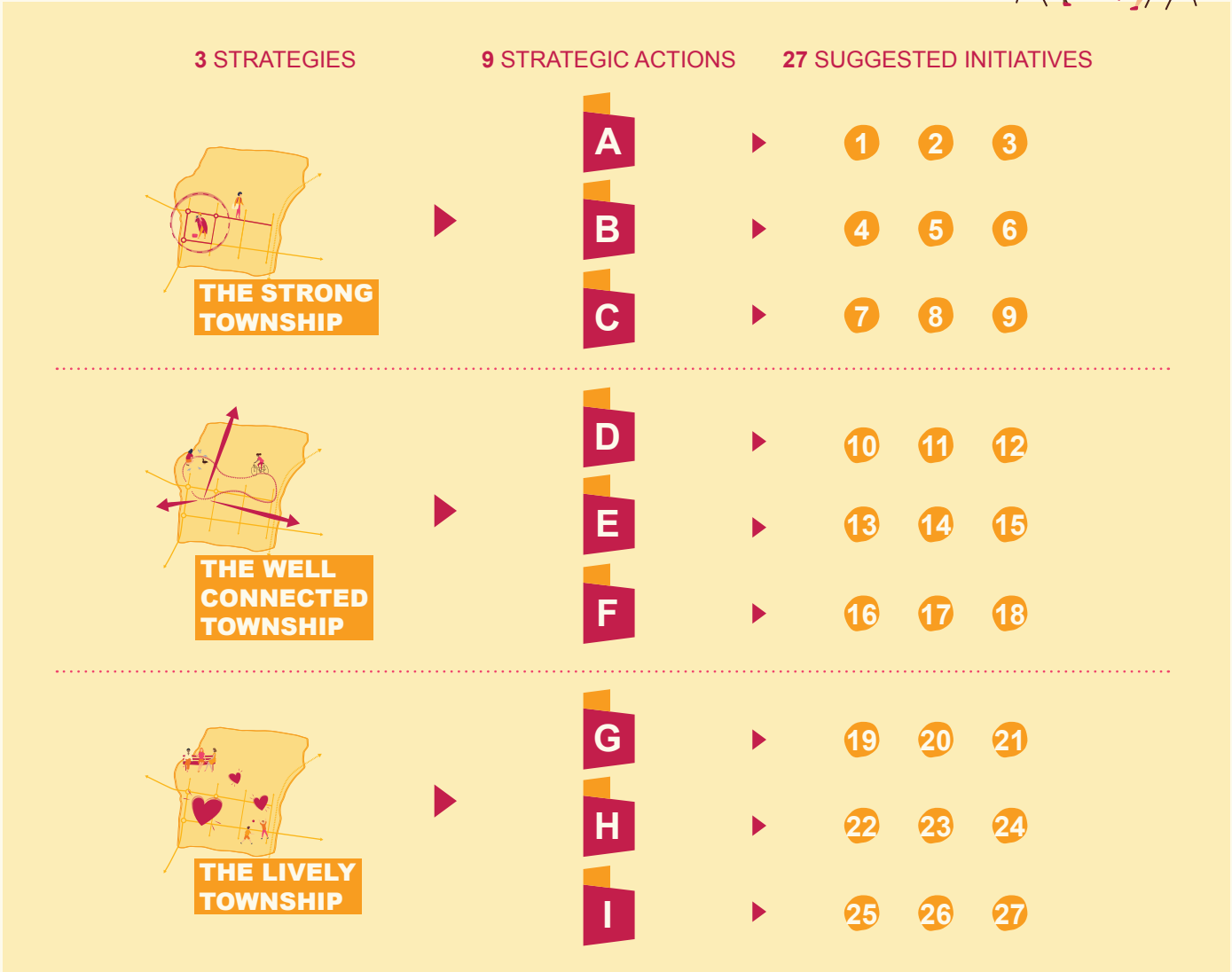


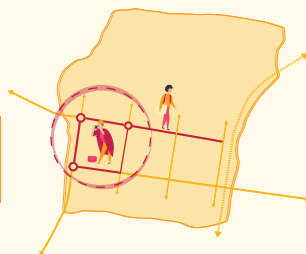
Strategies for development

The Place Plan strategies



This figure demonstrates the overarching structure of the strategies presented in the following section. The strategies are all part of one common vision of development, but describe three different themes within the vision.

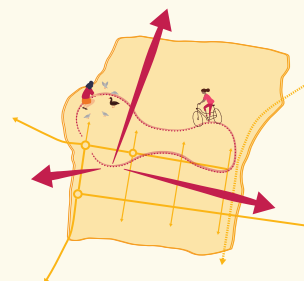


Strategy 1**THE STRONG TOWNSHIP**

The location of Bungendore brings with it both challenges and sought-after possibilities as can be seen in the many people bringing up the proximity to Canberra as a strength for the town. However, it is also clear from the consultation that there is a strong wish amongst the community to not just be an extension of Canberra - a satellite sleeping town but instead have an internal focus to be proud of, with an enforced and visibly present identity. There are community wishes to enhance the local small town feeling - a town where heritage and proximity to nature is present, where you can walk and cycle safely between your everyday needs in a thriving local town centre. This way, Bungendore preserves the quality of proximity to Canberra while ensuring a strong local town where you not only sleep but live your local community life.

Strategic actions:

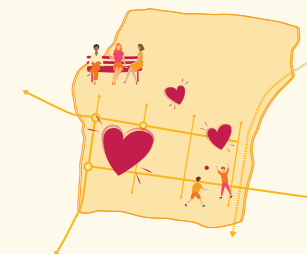
- **Redefining the main streets**
- **Encourage and enable community initiatives**
- **Upgrading the streetscapes**

Strategy 2**THE WELL CONNECTED TOWNSHIP**

Being one of the most present concerns in the consultation, the second strategy concerns connectivity. Bungendore is surrounded by nature, which is a great asset to the town and allows inhabitants as well as tourists to use these spaces for recreation. Still, it has been described as difficult to go to and use the green spaces such as Frogs Hollow and Turallo Creek. As a pedestrian it is at times not comfortable or even safe to use the existing pathways. This is especially a problem for kids, young people and elderly people. The community has also raised wishes to connect Bungendore and Elmslea better, enabling a stronger community and independence.

Strategic actions:

- **Improving connectivity within the town**
- **Creating loops through nature and parks**
- **Connecting the heart to outskirts**

Strategy 3**THE LIVELY TOWNSHIP**

Bungendore's location on the way to the coast with traffic flowing through is a challenge and opportunity at the same time. By highlighting Bungendore's heritage and nature, it holds the prospect of becoming a destination for tourists and cyclists, not just a stopover. By putting special emphasis on the local people and heritage, both residents and visitors can benefit from an inviting atmosphere and welcoming events. The vacant buildings and lots of land which are present in the town centre right now can be used to promote and facilitate different kinds of activities. It gives the opportunity to arrange intergenerational and youth activities, local markets or exercise classes.

The new Council building coming into the town centre is an opportunity to provide valuable spaces for the community to connect.

Strategic actions:

- **Enhancing visitor attractors**
- **Ensuring intergenerational activities**
- **Ensuring resilience for the future**

Strategic Action

Redefining the main streets



The diagram numbers are not specific to the locations, they are indicators of the theme.

The main streets of Bungendore should in the future not be defined as a tourist street of heavy traffic and a local street where the functions spread out from east to west. Instead, the two streets should be visually connected at entry from

north and south around Molonglo St. Ellendon St and Butmaroo St. These should be the new town centre - both in terms of pedestrian safety and centralisation of life to state a new heart and core of Bungendore.

- 1** Town centre orientation
- 2** Ellendon St as future connector and heart
- 3** Roundabout upgrades

A

Suggested Initiatives

Redefining the main streets

1 Town centre orientation

- Eastern core around Molonglo St, Gibraltar St, Malbon St and with a highlighted focus on Ellendon St.
- Orientating facades and public urban spaces towards the core of these streets.
- Unite the feeling of a tourist street and a local street by making the new core visibly and physically accessible for all.

2 Ellendon St as future connector and heart

- Create a shared space, focusing on pedestrians and cyclists, along Ellendon St between Gibraltar St and Malbon St.
- Have indications of the new zone in the road pavement - e.g. a raised level in a different colour or surface to indicate the shared space zone.
- Focus on improving the public amenity and encouraging future development such as restaurants, galleries, and shops in this area improve vibrancy and identity in the new heart - e.g. incorporate public art.
- Area to densify and substantiate the new heart.

3 Roundabout upgrades

- The two roundabouts at Molonglo St act as a gateway for Bungendore coming from the north, west and south.
- Consider opportunities to improve the visual aspects of the roundabouts to give them more character and identity; create a more appealing 'gateway' feel.



Strategic Action

Encourage and enable community initiatives



The diagram numbers are not specific to the locations, they are indicators of the theme.

The future Bungendore should not only be a place where people sleep but also live. To encourage this it is important for the town and especially the town centre to be vibrant. The strategic action to accommodate this lies in a community-anchored

activation of the town in terms of the vacant buildings and lots present in the streetscape as well as a stronger collaboration between the existing business community.

- 4** Temporary activities in vacant buildings
- 5** Temporary activities on vacant lots
- 6** Establish community driven collaborations

B

Suggested Initiatives

Encourage and enable community initiatives

4

Temporary activities in vacant buildings

- Prevent vacant buildings from having a negative impact on the surrounding businesses and town centre e.g. activate windows with local artworks.
- Extend the feeling of livelihood of the town by having more mixed used functions.
- Work with landlords of vacant buildings to offer temporary activities until permanent functions are established e.g. indoor markets, art galleries or pop-up retail.

5

Temporary activities on vacant lots

- Temporarily transform vacant lots and fenced off or hidden green spaces to support the wish for more green spaces in the town.
- The lot for the future council building at Ellendon St and Gibraltar St could provide temporary activities to kickstart the feel of Ellendon St as the new town heart.

6

Establish community driven collaborations

- Support the vision of a vibrant local township by anchoring initiatives within the community.
- Encourage the business community to collaborate and organise joint events.
- The temporary activation of vacant buildings and lots could also be assigned to members and organisations within the community.



Old motel, now vacant building (04.02.2024)



Vacant and fenced off plot at Gibraltar and Ellendon St. (04.02.2024)



Recurring meeting at Ellendon St. (04.02.2024)

Strategic Action

Visually upgrading the streetscapes



The diagram numbers are not specific to the locations, they are indicators of the theme.

The present heritage architecture and street layout is praised amongst the Bungendore community and should be enhanced to strengthen Bungendore's identity. The visually pleasing streetscape should also be strengthened by a good environment for

walking and enjoying the town with trees and vegetation to provide shade and places to sit and rest. General maintenance of streetscapes in terms of potholes and overgrown verges creates a feeling of a dead rural town and should be prevented.

7 Heritage design implementations

8 Densifying functions

9 Green pockets

C

Suggested Initiatives

Upgrading the streetscapes

7

Heritage design implementations

- Buildings of heritage architecture should be preserved.
- Future buildings should visually fit into the layout of heritage architecture with sensitive and sympathetic development of the town centre especially within the new heart of Bungendore to highlight and showcase its identity.
- Development of a cultural heritage plan describing material use such as timber, bricks, rocks, corrugated iron, pitched and galvanised roofs.



8

Densifying functions

- Empty lots within the town centre should be developed to provide active frontages that contribute to the identity and function of a vibrant town centre.
- Supporting functions such as parking spaces should be located behind the buildings to let the primary feel be a vibrant and safe town centre for pedestrians and cyclists.
- The densification could begin to take place at Council's lot on Ellendon St.



9

Green pockets

- The larger trees in the town centre are praised for the shade and contribution to the visual streetscape. Shady trees should be a part of the new Ellendon St.
- This quality should be extended to follow the pedestrian and shared space paths throughout the town.
- There should be more seating options to rest in the shade within the green pockets or under trees.



Strategic Action

Improving connectivity within the town



The diagram numbers are not specific to the locations, they are indicators of the theme.

The size of Bungendore allows for a walkable and rideable town and especially a town centre where everything is in close proximity. The grid axis dominated by cars however interferes with this. To accommodate the wish for a well connected

township, additional smaller connections providing safe and secure pedestrian options is important.

10 New pedestrian route

11 Improve pedestrian access to the parking spaces

12 Gibraltar St as safe local street

Suggested Initiatives

Improving connectivity within the town

10

New pedestrian route

- An east-west alternative to Gibraltar St. and Malbon St. for active transport users.
- Connecting the station area, educational precinct, church, and town core with a new pedestrian and cycle pathway.
- Improve access to existing green spaces within the town.

11

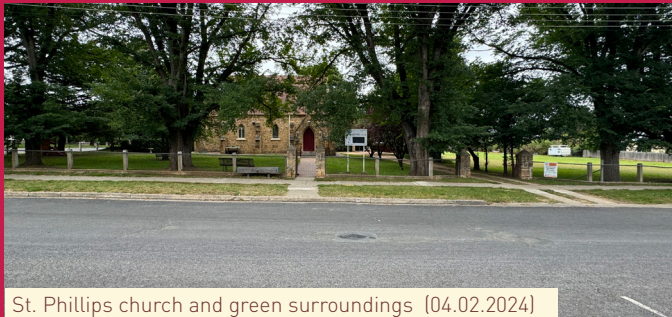
Improve pedestrian access to the parking spaces

- Make parking easily accessible but not visually dominating in the town centre streetscapes.
- The larger town centre parking spaces are located within proximity to one another and should have extended connecting footpaths between them and the town centre.
- This makes it easier to park your car in one place and walk between your daily errands within the town centre.

12

Gibraltar St as safe local street

- The speed limit for traffic on the street should be lowered to e.g. 30 km/h.
- The green zones between footpaths and the road should be made wider as green pockets that extend into the road and make cars slow down.
- More safe and dedicated crossing options along the street should be implemented for improved pedestrian safety and visibility.



St. Phillips church and green surroundings (04.02.2024)



Parking lot behind Elendon St. and Malbon St. (04.02.2024)



Green and parking at Gibraltar St. (04.02.2024)

Strategic Action

Creating loops through nature and parks



The diagram numbers are not specific to the locations, they are indicators of the theme.

Bungendore and its town centre is characterised by its close proximity to large open green spaces. This includes Bungendore Park, with Mick Sherd Oval, Frogs Hollow, and the Turallo Creek green area. It is important to create, communicate and maintain

the identity and purpose of the different spaces and make them accessible - both in terms of getting around within them and to them.

13 Frogs Hollow as nature intermediary

14 Recreational connections in nature

15 Getting from heart to nature

Suggested Initiatives

Creating loops through nature and parks

13

Frogs Hollow as nature intermediary

- The location of Frogs Hollow makes the green area a visible spot when entering Bungendore both from west, south and north and should therefore visually be strengthened in its relation to Gibraltar St. and Molonglo St.
- As a major green space bordering the town centre it should be connected to the surrounding green spaces and have wayfinding signage informing of parks and nature areas within and around Bungendore.



Frogs Hollow and surrounding nature (04.02.2024)

14

Recreational connections in nature

- The green areas should be connected around the town centre allowing people to walk and cycle from the southern part of Frogs Hollow to the north-western part of Turallo Creek, walking parallel with Elmslea and continue to follow the creek east of the rail lines.
- Existing pathways should be upgraded with paving, more shade and seating options.
- The green areas of Frogs Hollow, Bungendore Park, and Turallo Creek should all have their own identity and dedicated routes within them.



Turallo Creek and Elmslea (04.02.2024)

15

Getting from heart to nature

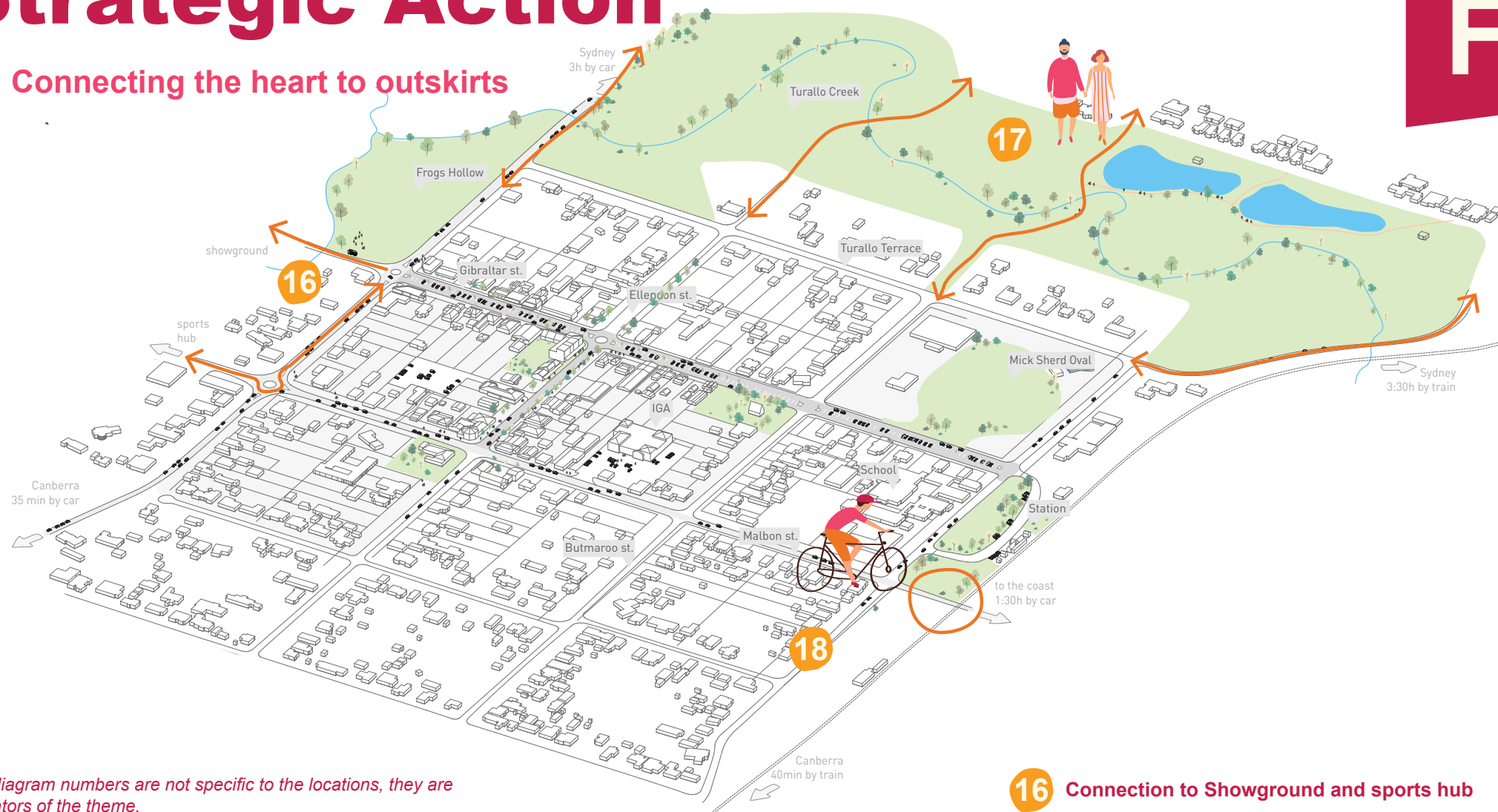
- The Turallo Creek green space is an asset that many praise and want to be able to walk through but it is important to connect it to the rest of the town.
- The connections from the Creek to and from Ellendon St. and Butmaroo St. should be strengthened visually and physically.
- More street lights in general on pathways to showcase accessible routes and make them usable and more safe at night.



Need of connections from town to nature (04.02.2024)

Strategic Action

Connecting the heart to outskirts



The diagram numbers are not specific to the locations, they are indicators of the theme.

Developing a strong identity and thriving Bungendore town centre is key, but it is also crucial to maintain connectivity to the rest of Bungendore. Elmslea is developing fast and it is important to engage the growing number of new and future

residents with the town centre. The new facilities at the sports hub and the other recreational areas that adjoin the town centre need to attractively and safely connect back to the town centre to encourage engagement.

16 Connection to Showground and sports hub

17 Connections to Elmslea

18 Connections to east

Suggested Initiatives

Connecting the heart to outskirts

16

Connection to Showground and sports hub

- The new sports hub and the Showground west of the town should connect back to the town centre in a safer and more accessible way and connect to one another.
- The sports hub could also be an extension of the experience of Frogs Hollow and vice versa to strengthen the town's options for recreational activities.

17

Connections to Elmslea

- Elmslea is a fast growing part of the town with many inhabitants that make up a community.
- It should be prioritised to make it easy to walk or cycle between Elmslea and the town centre to integrate the community and not cut it off.
- The connections should go through the Turallo Creek green space as well as east and west of it and also be possible to use in periods of flooding.
- The connections should focus on the Turallo Creek green space to connect to McMahon Dr. and Day Cct.

18

Connections to east

- The crossing over the railway line via Malbon St. should be made safer for pedestrians and cyclists by providing a more accessible and wider pathway.
- The underpass of the rail line in the north should be upgraded to be more accessible and robust.
- The pathway connecting Turallo Tce with Duralla St. should be upgraded and more accessible in terms of paving.



Strategic Action

Enhancing visitor attractors



The diagram numbers are not specific to the locations, they are indicators of the theme.

Bungendore's proximity to Canberra and the coast makes it a great stop for tourists and visitors whilst driving on the Kings Highway. Bungendore already has great assets to showcase and experience. Promoting as well as enhancing them will be a plus

for the township and community. The strongest assets concern the nature and green surroundings, markets of local produce as well as the art galleries and heritage architecture.

19 Wayfinding and communication

20 Strengthen markets and events

21 Strengthen arts and crafts

Suggested Initiatives

Enhancing visitor attractors

19

Wayfinding and communication

- There is a general need to update and improve wayfinding within the town centre.
- New information should be developed to strengthen connections within the town centre.
- Clearer signing of public amenities.
- Develop and improve the current tourist focused town centre walk to highlight the historic buildings and how to find them.
- More street lights in general on pathways to showcase accessible routes and make them usable and more safe at night.



No sign of the car parking from Ellendon St. (04.02.2024)

20

Strengthen markets and events

- Markets and events are seen as assets for the town both by locals and visitors.
- The markets, such as the weekly Farmers market could be strengthened by encouraging supporting community events to enhance and grow visitation and participation.
- Markets and community events could be strengthened by encouraging collaboration, knowledge sharing and building capacity with event organisers, local businesses and community groups.



Community consultation at Farmers market (04.02.2024)



21

Strengthen arts and crafts

- Gallery owners and the artistic community should work together to add value to the visitor experience by improving communication between locations.
- Support the development of a public art program across the town centre specifically along Ellendon St that creates identity, vibrancy and showcases local artists.
- Encourage opportunities to expand arts and cultural focused activities across the town centre.



The Malbon at Malbon St. (04.02.2024)

Strategic Action

Ensuring intergenerational activities



The diagram numbers are not specific to the locations, they are indicators of the theme.

The Bungendore community is made up of many different age groups and a variety of smaller interest focused community groups. It is important for the town to facilitate places for these community groups to meet, especially young people.

Improved access to meeting spaces. It would also encourage new and future residents of Bungendore to get involved within the community and therefore grow capacity and future opportunities for the whole community.

22 Community spaces

23 Education precinct

24 Dedicated youth community space



Suggested Initiatives

Ensuring intergenerational activities

22

Community spaces

- Community spaces will make up part of the Future Council building on the corner of Ellendon and Gibraltar St.
- Community spaces could be a part of and or collaborate with a future library to extend community hub options.
- The proposed future Council building should be inviting, welcoming and open to the surroundings to create ownership for the community.

23

Education precinct

- The NSW Government has committed to the development of the new highschool which will extend north of Gibraltar St.
- The youth and children zone should be visible and make for strengthened focus on safe crossings and connectivity to nearby functions.
- Just like today, the subdivision of the zone should be preserved to make the different age groups feel like they have their own space.

24

Dedicated youth community space

- Youth hub could be a mixed use function space within the education precinct for after school activities.
- Potentially a highly visible new building that sits within the precinct.



Activities at the Village Square (04.02.2024)



Bungendore Public School (04.02.2024)



Young person from the scouts playing arki_nopoly (05.03.2024)

Strategic Action

Resilience of the future



The diagram numbers are not specific to the locations, they are indicators of the theme.

Many of the development strategies for a more resilient future concern a variety of options for public transport and flooding resilience strategies, both are beyond the scope of a town centre place plan. It is however important to include local

strategies in terms of how such development plans could be implemented in a positive manner within the township to support the other strategies for a more attractive, vibrant town centre.

25 Local flooding resilience

26 Train station area

27 Continuing community consultation

Suggested Initiatives

Ensuring resilience of the future

25

Local flooding resilience

- Let the impacts of climate change on flood risk be communicated to the community e.g. in a community flood awareness and preparedness program.
- Mitigate flooding by implementing floodplain risk management strategies from the current and future Bungendore Floodplain Risk Management Study and Plan such as overflow channels, emergency responses and upgrades of Turallo Terrace.
- Reduce the risk of isolation during flooding by increasing connectivity that is not susceptible to flooding especially in relation to Tarago Rd.



26

Train station area

- The surrounding area around the train station should be upgraded to showcase the architecture of the station and create a nice environment.
- Encourage ongoing activities in and around the station area that could be of economic benefit to local businesses and add vitality to the space.
- The parking space should in the future be improved with additional disabled parking and parking in general of both vehicles and bicycles.



27

Continuing community consultation

- Continue community consultation not only in a strategic perspective but on specific projects within the town.
- There is a wish to see further consultation between community and council.
- This could be regarding school development, the community centre and visitors experiences.



'Have your say' (04.02.2024)

