



LEGEND

- Town entries and edges to strengthen
- ✱ Key focal places to enhance

↑ N NOT TO SCALE



The main street could be consolidated by creating a market place, relocating the council depots in the long term to provide higher density infill housing and temporary accommodation within walking distance for the elderly, single parents and workers.

Sites for affordable housing construction and renting have been designed to potentially target Federal Government grants for regional Australia. Houses to provide affordable rental are 20% less than the market rate in the federal rental scheme. The urban form of the infill housing would retain the strong country town character by ensuring green open spaces flow through each infill site.

The two key council owned sites on either side of the main street could be designed to actively seek out regional developers and entrepreneurs through an expression of interest process. This could be part of an ongoing stage which will involve the relocation of the Council works depot and the emergency services depot to the industrial land.

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**

Housing Strategy

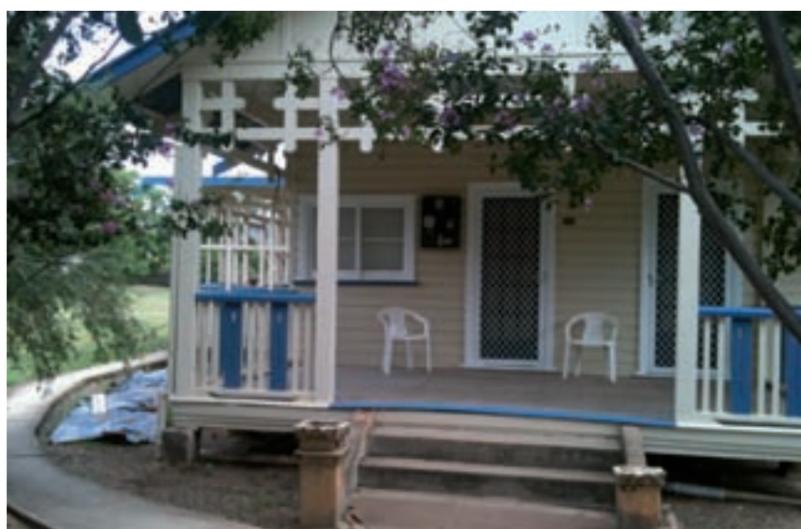
The housing stock within the grid of the township proper comprises of mainly older detached dwellings on generous blocks. To the areas north of the river, larger and newer houses on rural residential blocks predominate. New house construction has been steady but slow over numerous years. Existing homes 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 (better roads, power, water, 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. There is a strong opportunity to create more dwellings by leveraging the need for temporary housing for mine and industry workers in the region. 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.





Key Infill Sites

All of the growth required for the next fifty years in Bingara could potentially be catered for by developing Council-owned vacant lots within 10 minutes walk of the centre. These lots are to be subdivided to appear like normal village living, but with clever setbacks, use of duplexes and terraces, the density is to be nearly tripled.

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 Village Infill Sites

Developers and entrepreneurs rarely invest in rural places like Bingara unless they are residents from the area, and so whilst there is plenty of quality infill land, there are few redevelopment initiators.

Bingara has a shortage of rental accommodation for teachers, tradesmen and single/elderly people combined with a recent upward adjustment in the price of houses in the town, this is creating less opportunity for new home buyers, tree changers seeking country living or working families looking to relocate to employment. This is forcing younger workers away to other towns.

The Bingara Town Strategy thus targets land for infill development that the Council has bought and can facilitate sustainable and affordable living options, including cottage duplexes, terraces and zero lot homes. Smaller lots with smaller footprints will allow more affordable options given the low income levels in the town. Council can then joint venture with builders and developers to provide homes for workers and the elderly or apply joint funding for subsidised construction or rental homes through the various federal and state housing schemes.

The five council owned sites within 5-10 minutes walking distance of the centre in combination could provide most of the affordable and targetted housing needs for Bingara into the next fifty years. Building approvals for new homes are currently at fairly low rates in the district. The five sites could accommodate nearly all the homes that might be required in the district in a combination of housing types. By prioritising development of these sites and limiting growth outside of town, the Council can concentrate its infrastructure and resources and the ageing population can become less car dependent over time.



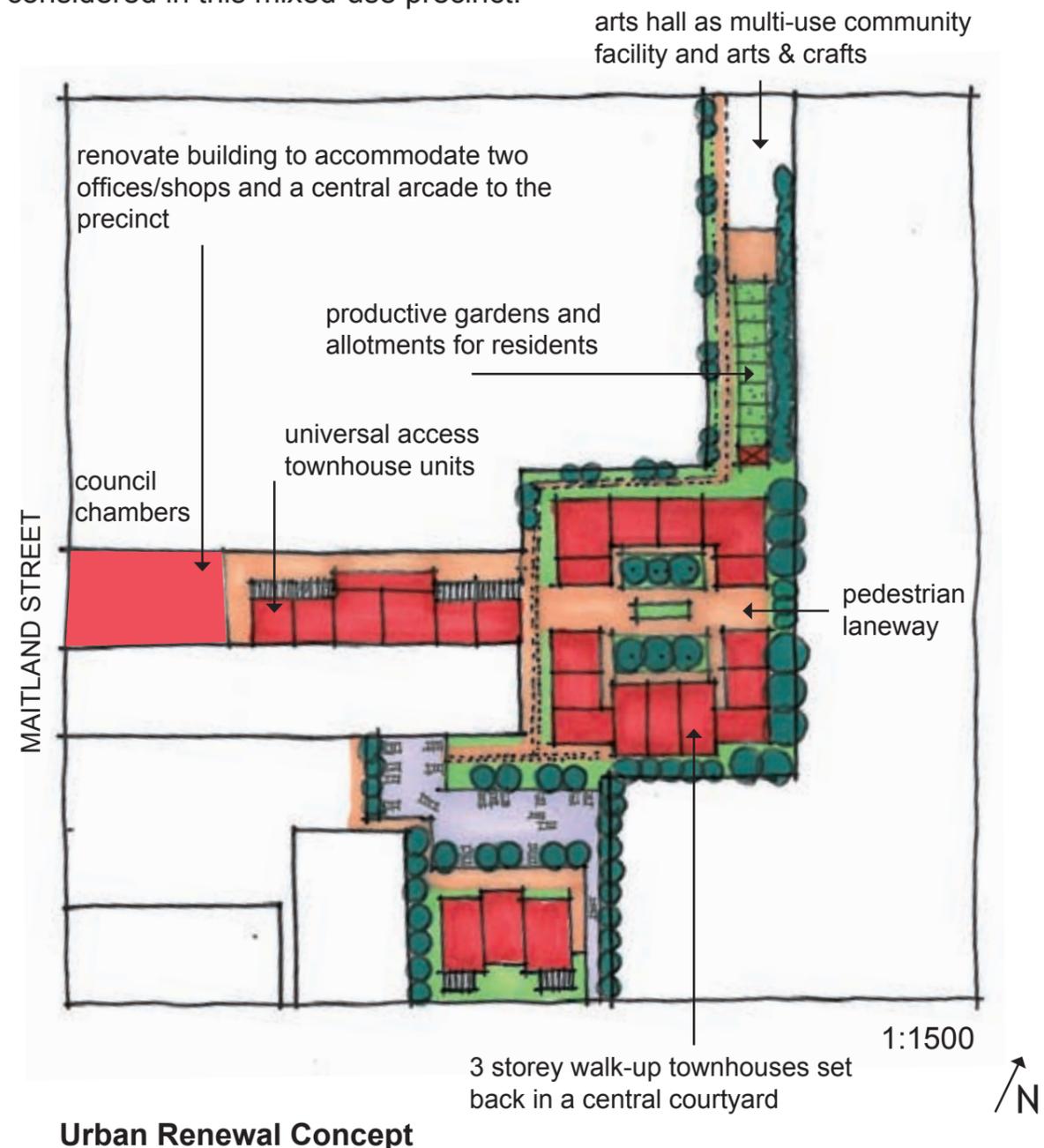
Housing Strategy

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

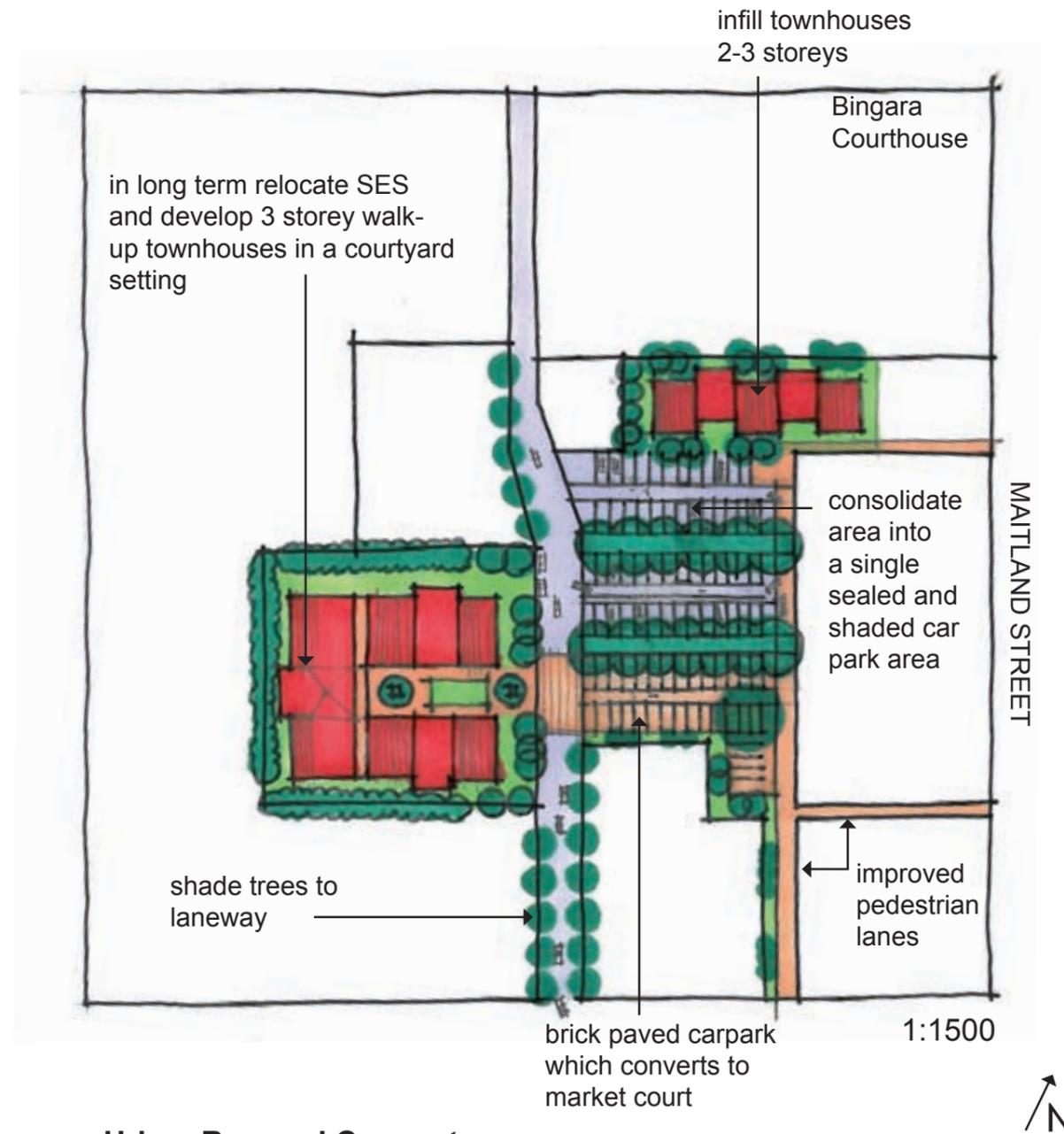
Housing Strategy

Memorial Avenue is currently a simple laneway fronting the SES and RFS 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

These 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



HEBER STREET

MARTYN STREET



RIDLEY STREET

1:1500



Key Site 5