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DESIGN REPORT

YASS VALLEY COUNCIL
YASS, BOOKHAM AND WEE JASPER
MAINSTREET MASTERPLANS


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sala4D is an approved contractor of Local Government Procurement

Executive Summary

Yass Valley Council is pleased to present the Yass, Bookham and Wee Jasper Mainstreet Masterplans to its community. These plans will guide the management and development of Council assets over the next 5 to 10 years.

Landscape Architects sala4D, worked with the community of Yass Valley Council, but in particular those from Yass, Bookham and Wee Jasper, through a values led consultation process, to develop the concepts for the mainstreet masterplans. The final masterplans, photomontages and schedule of works present the refined results.

The three communities of Yass, Bookham and Wee Jasper expressed different values for each of their mainstreets. These values form each location's 'guiding principles for design', which inform the masterplans. These are outlined in each design report.

Individual projects of the mainstreet masterplans have been identified and included in a schedule of works cost estimate. These schedules allow Council and community groups to apply for grants with realistic budgets to achieve high quality built works.

A prioritised schedule of works has also been prepared for Yass. Individual projects for the mainstreet masterplan have been prioritised using a scoring tool that ranks each against a range of criteria. This method maintains transparency and allows funds to be directed towards the most effective solutions.

This prioritisation is valuable to demonstrate the importance of particularly disruptive or expensive projects, such as main street works. It also demonstrates the value of testing interventions through trialling temporary interventions. The 'Streets as Shared Spaces' TfNSW grant programme supports these types of initiatives.

Progress against the schedule of works should be reviewed every 5 years, to reassess priorities and evaluate use, to ensure the community's needs are being met.

The design reports for Yass, Bookham and Wee Jasper details the consultation process for each of masterplans. The appendices details the design, the component actions and projects, cost estimate for the entire masterplan; and their prioritisation (for Yass).

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1.0 Yass Mainstreet Masterplan Purpose

The Yass Mainstreet Masterplan (the Masterplan) will be the guiding plan for investment by Council over the next 10 years, to cater for the existing and future needs of the community. The Masterplan will be a synthesis of the existing mainstreet conditions and planning documents, community consultation, Council's planning direction for the good of Yass, Yass Valley and best practice design.

The Masterplan development process will deliver a prioritised schedule of projects that Council will use for scheduling works. This document details the process undertaken in developing the schedule of projects, providing clarity to the community and Council staff in their joint participation in the delivery of the Masterplan.

The first step in developing the Masterplan is to identify the Values of the community and, from that, to determine what the Guiding Principles for Design will be. This allows future potential projects not yet identified, to be tested for appropriateness and potentially to be added to the schedule of projects.

2.0 Design Foundation

2.1 Community Consultation Process

Community consultation is the first step in the design process, used to elicit the needs and aspirations of the people that will use Yass mainstreet for years to come; these values described by the community become the guiding principles for the design.

Yass Valley Council is particularly aware of the importance of community consultation in ensuring a project responds effectively to community needs and will therefore have enduring acceptance and value for the region.

To prepare for the community consultation, sala4D was asked to provide their consultation methodology to Council. The strategy was approved for delivery in March 2022.

The sala4D team conducted a community consultation workshop on Wednesday 6 April at 7pm in the Yass Soldiers Memorial Hall.

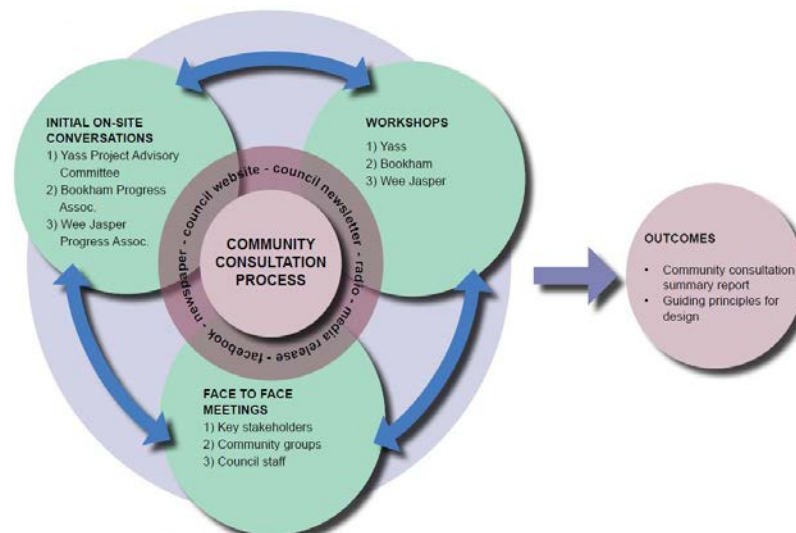
Yass High School students from year 8, 9 and 10 also participated in the consultation process, facilitated by their

teachers, with guidance from sala4D. Thanks to Brendan Roberts for facilitating this. Students also provided additional feedback, which has been included in the report.

Community consultation was also conducted with residents and staff at Thomas Eccles Gardens Aged Care on Thursday 7 April.

In the recognition that workshops only capture a small section of the community, sala4D also carried out a pop-up kiosk outside Woolworths on Saturday 30 April, from 10am to 12pm. Both Council and sala4D also received follow-up emails and phonecalls to make comment about the mainstreet.

Notes from all elements of the consultation are detailed in the following section, from a range of exercises designed to understand the community at a deeper level. The information gathered through this process is critical in the development of the design for Yass mainstreet, as it gives the design team a sound background on which to build a design that works for the community.



Community consultation process.

2.2 Community Design Values

2.2.1 Conceptual Values

To start the workshops sala4D uses a warm-up exercise that help participants understand the value of planning for the whole community and how most people have very similar needs. The answers to the three questions asked at each workshop are listed in the table on the following page.

The three questions were:

- Write down a fond memory of where you grew up?
- When do you feel part of your community?
- If you could do one thing for your community, what would it be?

In their response to the question about a fond childhood memory; workshop participants overwhelmingly mentioned outdoor activities, with particular reference to the landscape

setting; and these memories being with family and friends. This result shows an important recognition of the **value of public open space and the amenity it provides**.

Participants also highly valued **local events, community activities and interaction with their community**; which is a key value showing the types of spaces that should be provided in the Masterplan.

Finally, participants expressed a desire to see **mainstreet vibrancy, prosperity and inclusion**; another helpful value to guide the design process.

These results reinforce the importance of community in the mainstreet and that the public realm should support this value through better amenity.



Community consultation pop-up kiosk.

2.2.2 Image Values

sala4D then moved to an image page exercise designed to uncover subconscious preferences, free from the burden of vocabulary. The image page exercise results are shown on the next few pages, with the orange dots representing the Yass High School students and the yellow representing the adults. This exercise revealed the following ideals from participants:

- Activity (what you can do): a desire to
 - Participate in street events and activities
 - Dine on the street in an outdoor/ alfresco setting
 - Move with ease as a pedestrian on the street
- Design and Aesthetic (what it looks like): a desire for
 - Feature lighting
 - Street trees to provide character and shade
 - Wide pavements with space for activity
- Amenity (what it provides): a desire for
 - Shaded footpaths
 - More street furniture and signage
 - More electric charging stations

CONCEPTUAL VALUES

Fond memory of where you grew up?

- OUTDOOR ACTIVITIES, SETTING, FAMILY AND FRIENDS**
- Historic beautiful buildings transformed into a fairy tale place when it snowed.
 - Playing with friends in the park under large trees & ducks to feed.
 - Riding bike, playing cricket with friends.
 - Eating pomegranates, riding a gold coloured bicycle.
 - Open spaces/ the landscape.
 - Greenery and trees with not too much traffic
 - Having time to do things.
 - After school swims.
 - Walking through bush.
 - Yass Pony Club camps.
 - The clock chime in a mainstreet of Adelaide
 - BMX gang going to the creek to swim in Summer.
 - Freedom to play & playgrounds.
 - Street parade.
 - Bike riding.
 - Hearing clock chime while walking down the main street and having ice cream at a local store.
 - Going to the creek for a swim on a hot summer day.
 - Oak trees.
 - Spending time outdoors.
 - Starting school at Bookham.
 - Heritage buildings, local people, open spaces, safe streets and always getting a car park (Forbes).
 - Big skies - sunsets.
 - Yabbying in River Murray.
 - Almond blossom trees, bike riding in 'wild' places.
 - Playing in the street.
 - Willows around Wagga lagoon.
 - Waterskiing in Deep Water Bay (Hong Kong).
 - Movie at Liberty Theatre, family lunch at the club.
 - Seeing first ballet at the Memorial Hall.
 - School days.
 - Visiting old shop (Bon Marche).
 - Train tracks.
 - Scouting.
 - Having fun at the local pool.
 - Riding / playing with school friends and neighbours.
 - Drive-in theatre on Saturday night.
 - Ease of walking of riding around town

When do you feel part of your community?

- LOCAL EVENTS, COMMUNITY ACTIVITIES & INTERACTING**
- Being in the mainstreet.
 - Acknowledgement from locals.
 - Being at events and markets with people I know.
 - Being able to help and support locals.
 - People know and care for each other.
 - Public events with familiar people.
 - When people have room to move around.
 - When people are happy to just have a chat.
 - Involvement in local events when hosting.
 - Being remembered.
 - Spiritual & religious festivals.
 - Local facilities and people being kind to each other.
 - Chatting with locals during morning coffee at Thyme to Taste.
 - Local events: Yass show, Christmas parade & carols, street lights, outdoor movie nights, markets, the mainstreet, Anzac Day parade.
 - All the time, always felt part of the community
 - Socialising.
 - Engaging in community activities (including consultations).
 - Joining clubs and making friends.
 - By giving back in kind & cash.
 - Rotary Service.
 - Celtic Festival.
 - Community group - Mens Shed.
 - Live music in the parks.
 - Hospitality.
 - Helping visitors.
 - When I know people & places well.
 - Community vision to make the place better.
 - Walking down the mainstreet.
 - Going out to dinner in town.
 - Sports days.
 - Clear values and goals being worked towards.
 - Talking to friends & people in the mainstreet.

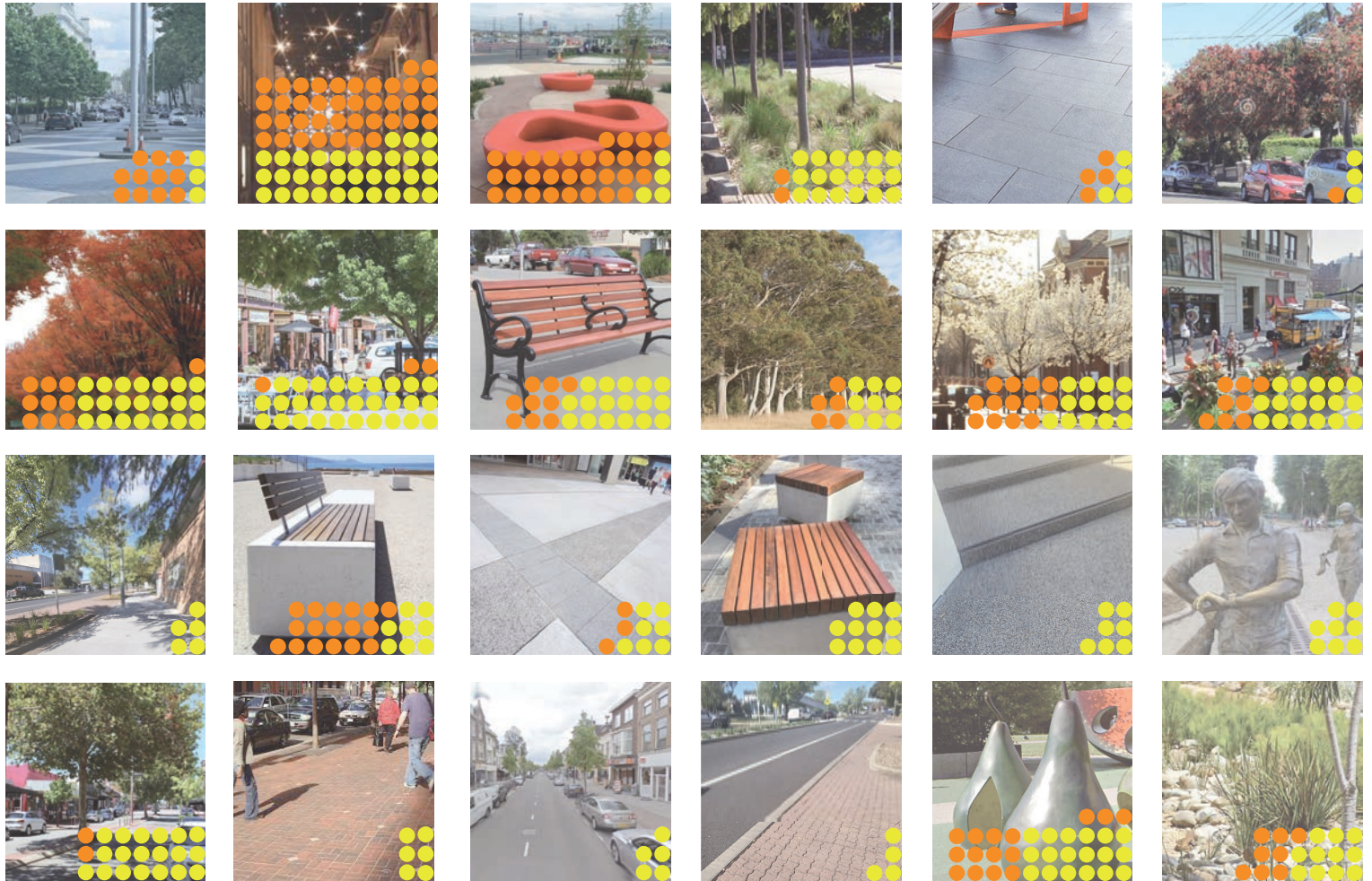
If you could do one thing for your community, what would it be?

- MAIN STREET VIBRANCY, PROSPERITY AND INCLUSION**
- Excite people to visit.
 - Have time for voluntary work.
 - To be a vibrant town: encourage growth; events & tourism
 - Connecting and bonding locals.
 - Attract people to experience climate and local businesses.
 - Make our main street pedestrian friendly and not feel threatened by the traffic.
 - Make our town a better place to be.
 - Encourage community events to make the town vibrant.
 - Support youth activities especially for teens.
 - Inclusion.
 - Fix WTP & potholes.
 - No vehicular access to main street.
 - Support youth & disadvantaged.
 - Add value by giving something it lacks.
 - Proactive council that values locals and encourages fresh ideas.
 - More footpaths so people can walk to places safely..
 - Maintaining it.
 - Getting a big public art grant.
 - Restore Liberty Theatre & Commercial Hotel.
 - Donate money for theatre restoration.
 - Provide some support in a time of crisis.
 - Helping old residents.
 - Better utilisation of waterways.
 - Community spirit.
 - Ban vehicles in the mainstreet.
 - A proactive Council that consults & works with the locals.
 - Preserve the things that make Yass unique.
 - Help with long-term vision making.
 - Support local initiatives.
 - Entertain the community with film & theatre.
 - Participate in community events that provide support.
 - Love to see the town thrive with activity, bike & walking paths & more food/ wine options.



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Activity-
 what you can do



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**Design and Aesthetic -
 what it looks like**



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Amenity -
 what it provides

2.2.3 SWOT Analysis

The final exercise in each workshop was a site analysis SWOT exercise with the workshop participants identifying strengths, weaknesses, opportunities and threats for the mainstreet. These findings are included in the SWOT Analysis plan over the following pages.

The main results from the consultation SWOT analysis, combined with on-site analysis and comments from various stakeholders and Yass High School students are:

- Create a mainstreet that is accessible, convenient and comfortable, provides variety and provides for activity
- The mainstreet should show-case the heritage buildings, be brighter and beautiful
- Comur Street should be Yass's point of difference and WOW factor
- Consider linkages between the mainstreet and rear parking areas to ensure they are legible and comfortable
- Create a mainstreet that is less dominated by traffic/ cars, and is safer for people
- Directional, wayfinding and interpretive signage should be improved
- Create mainstreet roundabouts that are interesting and robust
- Provide feature lighting including heritage lighting to buildings, laneways and make parks safer at night
- Investigate opportunities for more interesting public art and sculpture
- The facades of Aldi and Woolworths need to be activated and contribute to the streetscape
- Opportunities for water sensitive urban design should be investigated, to help manage stormwater as it runs into Yass River
- Strengthen connectivity to green links behind the main street (Chinamans Creek to Yass River and Riverside Park)
- Currently there is no provision for recycling bins
- Ensure the mainstreet masterplan includes connectivity to the walking/ cycling networks along the Yass River and proposed rail-trail
- The mainstreet masterplan should be integrated with other Council strategic plans and policy

- Notes:
- Kids work at McD / Service Station.
 - Parents Drop-Off.

- Lighting.
- Cycle lanes.
- Walking.

- RIVERSIDE DEVELOPMENT
- Connectivity paths can be created on either side of the river
 - Opportunity for creating a connection to Aidi / Museum using the Tramway Bridge

- Low, Floods, Slippery.

- RIVERBANK PARK
- More tables & chairs needed with the relocation of existing ones into the sunny area.

- Upgraded Amenity Building



- Dog poo bags dispenser.
- Rubbish Bins.

- Parkrun.
- Kids use river paths

- OVAL AREA
- Opportunity to have markets.
 - There are big 25 year old trees.
 - Outdoor cinema has been underutilised.
 - Landscape masterplan can include a provision for a stage.

- Bus Depot / Land Swap

- Roundabout works but could look better

- COMMUR ST. & ROSSI ST. ROUNDABOUT
- Resolving wheelchairs conflict at the pedestrian crossing.
 - Conflict in relation to the starting of main street.

- Quick Wins:
- Lighting to trees.
 - Social nodes with shade & shelter - beauty & practical.
 - Consistent furniture.

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Yass Mainstreet Masterplan

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COMUR STREET

- Possibility of having a shared zone.
- Alternate route can be communicated.



AMBULANCE SERVICE BUILDING

- The three storey building is empty and has an opportunity to be converted into an Art Hub.

- Busy streets.
- Good business vibe.

- Parking needs to be enforced.
- Crossing at lights because it forces to pass shops.

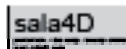
Chinaman's Creek



• Opportunity for low level crossings and Laneway Art for directional purpose.

• Improve accessibility

• Opportunities for WSUD and to improve street amenity



Yass Mainstreet Masterplan

Community Consultation





• Opportunity for low level crossings and Laneway Art for directional purpose.

• Improve accessibility

• Opportunities for WSUD and to improve street amenity

3.0 Principles for Design

3.1 The Brief

Principle objectives identified by the brief for the Yass Mainstreet Masterplan are:

- Identification and recommendations for vehicle parking and pedestrian accessibility issues (footpath grades, kerbing, location of disability parking, clear paths of travel etc);
- Recommendations for pedestrian pavement renewal (material, pattern, garden edging etc);
- Recommendations for improvements to roundabouts (materials, landscaping and associated pedestrian crossings);
- Recommendations for increased seating, outdoor dining opportunities and street furniture;
- Recommendations for street light design (for any future LED upgrade);
- Power pillar locations to accommodate outdoor markets/ events;
- Recommendations for public toilet/ amenities upgrades required to service main street;
- Recommendations for incorporating technology into design (wifi, sensors, real-time information etc);
- Recommendations for improvements to the laneway from

Comur Street to the library and Banjo Patterson Park;

- Locations for future public art; and;
- Concept designs and recommendations for locations of town entry, directional/ blade signage.

3.2 Guiding Principles for Design

Based on the findings from the community consultation, the following guiding principles have been developed for use in the design of Yass Mainstreet Masterplan. They form a useful rationale that grounds the project in the values of the community and provides a basis for future design stages.

Guiding principles:

- **PARTICIPATE:** Provide a street for participating in events
- **DINE:** Provide a street for alfresco dining
- **MOVE:** Provide a street that facilitates ease of pedestrian movement
- **LIGHTING:** Provide feature lighting
- **TREES:** Provide more street trees for character & shade
- **SPACE:** Provide wide pavements for activity
- **SHADE:** Provide shaded footpaths
- **FURNITURE:** Provide more street furniture & signage
- **CHARGERS:** Provide more electric vehicle charging stations

GUIDING PRINCIPLES FOR DESIGN



PARTICIPATE

Provide a street for participating in events



DINE

Provide a street for alfresco dining



MOVE

Provide a street that facilitates ease of pedestrian movement



LIGHTING

Provide feature lighting



TREES

Provide more street trees for character & shade



SPACE

Provide wide pavements for activity



Provide shaded footpaths



FURNITURE

Provide more street furniture & signage



CHARGERS

Provide more electric vehicle charging stations

4.0 The Masterplan

The Yass Mainstreet Masterplan has been developed by sala4D using the Guiding Principles for Design, community design requirements and best practice urban design methods.

The Masterplan has been presented to the community and Council, through the public exhibition process, and has been reviewed by council staff.

The masterplan seeks to enhance the town's existing assets, whilst rationalising redundant infrastructure and introducing new infrastructure that:

- Promote the history and architecture of Yass;
- Create a continuous green link called Yass Shared Path, which connects Yass River paths, Yass Tramway the rail trail, Chinaman's Creek and parks;
- Create attractive and comfortable linkages between the mainstreet, side streets and rear parking areas;
- Provide an activated mainstreet through a series of social nodes and wider pavements; and,
- A street that is easier and safer to cross through reducing vehicular speeds and making pedestrians the priority.

5.0 Project List

A prioritised list of projects have been developed as part of the Mainstreet Masterplan. These are included in the finalised Masterplan and schedules.

The documentation included in the Yass appendix includes: the adopted masterplans; sections; photomontages; material palette; prioritised schedule of works; and a schedule of works cost estimate (present day costed projects).

1.0 Bookham Mainstreet Masterplan Purpose

The Bookham Mainstreet Masterplan (the Masterplan) will be the guiding plan for investment by Council over the next 10 years, to cater for the existing and future needs of the community. The Masterplan will be a synthesis of the existing mainstreet conditions and planning documents, community consultation, Council's planning direction for the good of Bookham, Yass Valley and best practice design.

The Masterplan development process will deliver a prioritised schedule of projects that Council will use for planning works. This document details the process undertaken in developing the schedule, providing clarity to the community and Council staff in their joint participation in the delivery of the Masterplan.

The first step in developing the Masterplan is to identify the Values of the community and from that, to determine what the Guiding Principles for Design will be. This allows future potential projects not yet identified, to be tested for appropriateness and potentially added to the schedule of projects.

2.0 Design Foundation

2.1 Community Consultation Process

Community consultation is the first step in the design process, used to elicit the needs and aspirations of the people that will use Bookham mainstreet for years to come; the values described by the community become the guiding principles for the design.

Yass Valley Council is particularly aware of the importance of community consultation in ensuring a project responds effectively to community needs so that it will have enduring acceptance and value for the region.

To prepare for the community consultation, sala4D was asked to provide their consultation methodology to Council. The strategy was approved for delivery in March 2022.

The sala4D team conducted a community consultation workshop on Thursday 7 April at 7pm in the Bookham Memorial Hall.

Both Council and sala4D also received follow-up emails and phonecalls to make comment about the mainstreet and environs.

Notes from all elements of the consultation are detailed in the following section. The information is gathered from a range of exercises, designed to understand the community at a deeper level, and is critical in the development of the design for Bookham mainstreet, as it gives the team a sound background on which to design a masterplan that works best for the community.

2.2 Community Design Values

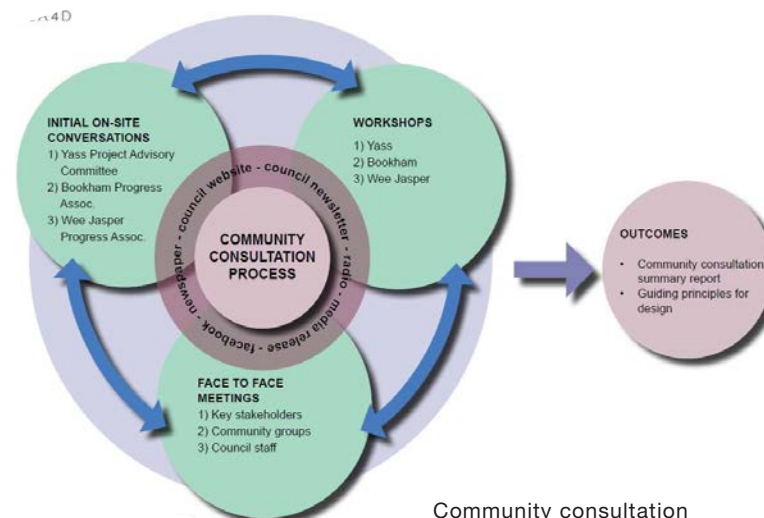
2.2.1 Conceptual Values

To start the workshops sala4D uses a warm-up exercise that help participants understand the value of planning for the whole community and how most people have very similar needs. The answers to the three questions asked at each workshop are listed in the table on the following page.

The three questions were:

- Write down a fond memory of where you grew up?
- When do you feel part of your community?
- If you could do one thing for your community, what would it be?

In their response to the question about a fond childhood memory; workshop participants mentioned outdoor activities,



Community consultation

with particular reference to quality of open space and local context. This result shows an important recognition of the **value of public open space and the amenity it provides**.

Participants also highly valued **community engagement and charity, both receiving and giving**; which is a wonderful guiding principle for the type of activities and spaces that should be provided in the Masterplan.

Finally, participants expressed a desire to see **ongoing community spirit and pride**; another wonderful value to guide the design process.

These results reinforce the importance of community in the mainstreet and that the public realm should support this value through better amenity.



Community consultation workshop.

CONCEPTUAL VALUES

Fond memory of where you grew up?

- Open spaces & nature walks.
- Living in a small community and being part of it.
- Playing sport.
- Picnics with my family.
- Going to the beach.
- Grew up in Bookham; attended primary school in this hall.
- Friendly, close community.
- Locally born.
- Quiet open spaces.
- Walking through paddocks and soaking in the scenery.
- Horse riding.
- Bookham gymkhana.
- Village events when everyone got together; bonfire nights, fetes, sports days etc.

OUTDOOR ACTIVITIES AND OPEN SPACES

When do you feel part of your community?

- Involved in community events
- All the time.
- Always.
- Helping members of the community.
- Helping others.
- Receiving assistance from my neighbours.
- Community support in hard times, especially during the fires etc.
- Being part of tennis club (secretary) and helping form the Agricultural Bureau and cricket club.
- Being involved in local committees and clubs.
- Community gatherings.
- Asked an opinion.
- The cafe; when locals come and have a coffee and chat.
- Engage with other people in the community, usually on a project
- Sheep shows.
- When we gather, especially if there is a purpose.

ENGAGEMENT AND CHARITY

If you could do one thing for your community, what would it be?

- Creating a base for community gatherings & events.
- Clean up Bookham.
- Own a pub / accommodation in town.
- Improve the sporting oval.
- Bring them together socially.
- Encourage people to come together on a more regular basis.
- Maintain the spirit through the next generation.
- Make us proud of Bookham.
- Repair the damage.
- Small business opportunity.
- Improve the Community Hall.
- Make it a more inspiring place for the wider community.
- Riding/ walking trail; promote the natural and historic environment.
- Assist at community functions.
- Get to know people, especially newcomers and individuals and make them feel welcome and part of the community.

ONGOING COMMUNITY SPIRIT AND PRIDE

2.2.2 Image Values

sala4D then moved to an image page exercise designed to uncover subconscious preferences, free from the burden of vocabulary. The image page exercise results are shown on the next few pages. This exercise revealed the following ideals from participants:

- Activity (what you can do): a desire to
 - Play sporting events at the oval
 - Rest whilst traveling and use facilities
 - Participate in street events
- Design and Aesthetic (what it looks like): a desire for
 - Trees to provide seasonal colour and sense of place
 - Heritage style furniture such as seats
 - Entrance signage with colourful planting
- Amenity (what it provides): a desire for
 - Play equipment
 - Kerb and gutter to organise the street edge
 - Trees with seasonal colour

2.2.3 SWOT Analysis

The final exercise in each workshop was a site analysis SWOT exercise with the workshop participants identifying strengths, weaknesses, opportunities and threats for the mainstreet. These findings are included in the SWOT Analysis plan over the following pages.

The main results from the consultation SWOT analysis, combined with on-site analysis and comments from various stakeholders are:

- The sports oval is considered the heart of the community where facilities require upgrading;
- The cemetery has historical significance and should be promoted through interpretive signage, fencing, paths and botanical plant tags with remnant 'grassy box-gum woodland' habitat;
- Memorial Hall upgrades should ensure the hall can be used as an Evacuation Centre and possible conferencing centre (good internet and close to Canberra and Yass) which supports local businesses and attract people to Bookham;
- The rest-stop area and additional facilities, such as an enclosed leash-free dog area, outdoor exercise equipment and free camping, provides opportunity to attract more travelers and encourage people to stop for longer - a healthy highway hub
- The underpass needs maintaining and made to feel safer and more user friendly; it is an important town linkage
- Crown land for public recreation purpose and road reserve around the cafe provide opportunities to make this area attract visitors into Bookham and to stay longer
- Town entrances need a 'joosh' and the cattle grid installation details needs review (it's noisy)



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Activity-
 what you can do



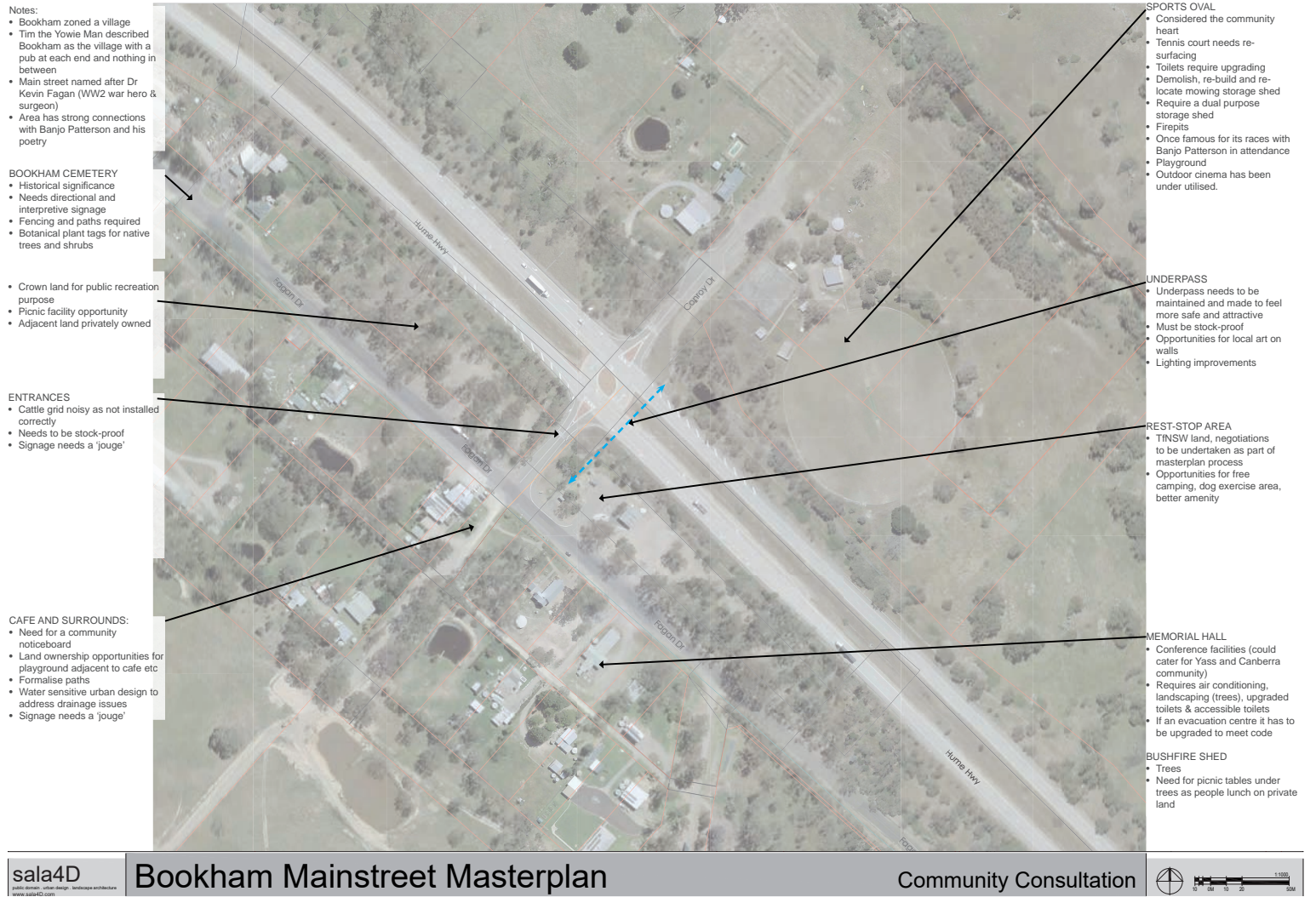
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Design and Aesthetic -
 what it looks like



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**Amenity -
what it provides**



3.0 Principles for Design

3.1 The Brief

Principle objectives identified by the brief for the Bookham Mainstreet Masterplan are:

- Concept designs and locations for street furniture;
- Water sensitive landscape and street tree plan;
- Power pillar locations to accommodate outdoor markets/ events;
- Recommendations for integration with adjacent Crown Land and other land opportunities;
- Concept designs and recommendations for location of village entry signage;
- Location of community notice board.

3.2 Guiding Principles for Design

Based on the findings from the community consultation, the following guiding principles have been developed for use in the design of Bookham Mainstreet Masterplan. They form a useful rationale that grounds the project in the values of the community and provides a basis for future design stages.

Guiding principles:

- **PLAYING:** Enhance the oval for various sporting activities
- **TRAVEL RESTING:** Provide travellers with facilities
- **PARTICIPATING:** Provide a street for events
- **TREES:** Provide trees for seasonal colour and sense of place
- **HERITAGE:** Provide heritage style furniture
- **SIGNAGE:** Provide entrance signage with colourful planting
- **PLAY:** Provide play equipment
- **GUTTERS:** Provide kerb & gutter to organise the street
- **TREES:** Provide trees with seasonal colour

GUIDING PRINCIPLES FOR DESIGN



PLAYING

Enhance the oval for various sporting activities



TRAVEL RESTING

Provide travellers with facilities



PARTICIPATING

Provide a street for events



TREES

Provide trees for seasonal colour & sense of place



HERITAGE

Provide heritage style furniture



SIGNAGE

Provide entrance signage with colourful planting



PLAY

Provide play equipment



GUTTERS

Provide kerb & gutter to organise the street



TREES

Provide trees with seasonal colour

4.0 The Masterplan

The Bookham Mainstreet Masterplan has been developed by sala4D using the Guiding Principles for Design, community design requirements and best practice urban design methods.

The Masterplan has been presented to the community and Council, through the public exhibition process, and has been reviewed by council staff.

The masterplan seeks to enhance the town's existing assets, whilst rationalising redundant infrastructure and introducing new infrastructure that:

- Promote Bookham as a healthy highway hub, by improving the rest-stop area and providing additional attractions which encourage visitors to stop, stay and enjoy Bookham. These interventions include: an enclosed leash-free dog area; concrete circuit paths, with outdoor exercise equipment, and seating;
- Create a presentation garden and playspace which reflects Bookham's community spirit and pride. Key project elements include: a memorial sculpture; garden beds; kerb and gutter incorporating water sensitive urban design; an accessible basket swing; concrete circuit bike path; and a community noticeboard;
- Revitalise the sports oval as the heart of the community, in particular improving the safety, appearance and accessibility of the pedestrian underpass connection

5.0 Project List

A prioritised list of projects have been developed as part of the Mainstreet Masterplan. These are included in the finalised Masterplan and schedules.

The documentation included in the Bookham appendix includes: the adopted masterplans; photomontages; and a schedule of works cost estimate (present day costed projects).

1.0 Wee Jasper Mainstreet Masterplan Purpose

The Wee Jasper Mainstreet Masterplan (the Masterplan) will be the guiding plan for investment by Council over the next 10 years, to cater for the existing and future needs of the community. The Masterplan will be a synthesis of the existing mainstreet conditions and planning documents, community consultation, Council's planning direction for the good of Wee Jasper, Yass Valley and best practice design.

The Masterplan development process will deliver a prioritised schedule of projects that Council will use for scheduling works. This document details the process undertaken in developing the schedule of projects, providing clarity to the community and Council staff in their joint participation in the delivery of the Masterplan.

The first step in developing the Masterplan is to identify the Values of the community and from that, to determine what the Guiding Principles for Design will be. This allows future projects not yet identified, to be tested for appropriateness and to potentially be added to the schedule of projects.

2.0 Design Foundation

2.1 Community Consultation Process

Community consultation is the first step in the design process, used to elicit the needs and aspirations of the people that will use Wee Jasper mainstreet for years to come; these values described by the community become the guiding principles for the design.

Yass Valley Council is particularly aware of the importance of community consultation in ensuring a project responds effectively to community needs and will therefore have enduring acceptance and value for the region.

To prepare for the community consultation, sala4D was asked to provide their consultation methodology to Council. The strategy was approved for delivery in March 2022.

The sala4D team conducted a community consultation workshop on Saturday 30 April at 1pm in the Wee Jasper Memorial Hall.

Both Council and sala4D also received follow-up emails and phonecalls to make comment about the mainstreet and environs. Also considered in this work is a record of conversations had by Mary Murray with Wee Jasper residents about the community vision of public spaces.

Notes from all elements of the consultation are detailed in the following section. The information is gathered from a range of exercises, designed to understand the community at a deeper level, and is critical in the development of the design for Wee Jasper mainstreet, as it gives the team a sound background on which to build a design that works for the community.

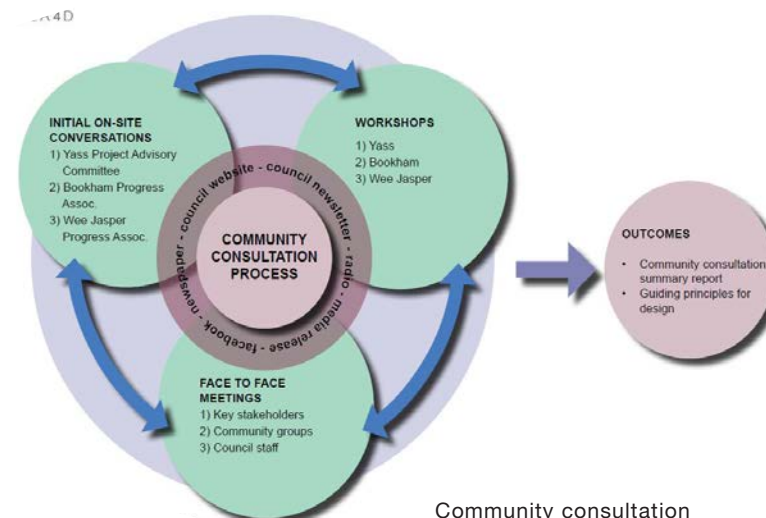
2.2 Community Design Values

2.2.1 Conceptual Values

To start the workshops sala4D uses a warm-up exercise that help participants understand the value of planning for the whole community and how most people have very similar needs. The answers to the three questions asked at each workshop are listed in the table on the following page.

The three questions were:

- Write down a fond memory of where you grew up?
- When do you feel part of your community?
- If you could do one thing for your community, what would it be?



Community consultation

In their response to the question about a fond childhood memory; workshop participants mentioned outdoor activities, with particular reference to being with family and friends. This result shows an important recognition of the **value of public open space and the amenity it provides**.

Participants also highly valued **community collaboration and socialising**; a fantastic guiding principle for the type of activities and spaces that should be provided in the Masterplan.

Finally, participants expressed a desire to see a **sustainable future for Wee Jasper with ongoing community involvement**; another great value to guide the design process.

These results reinforce the importance of community in the mainstreet and that the public realm should support this value through better amenity.



Community consultation workshop.

CONCEPTUAL VALUES

Fond memory of where you grew up?

OUTDOOR ACTIVITIES WITH FAMILY AND FRIENDS

- Swimming at Micalong Creek Water Holes.
- Rope swing at Billy Grace Reserve.
- Floating on logs at Burrinjuck Dam with all my siblings.
- Grenfell where my grandparents lived; fond memories of my grandfather coming back from shooting rabbits and grandmother making rabbit stew.
- Time spent in the countryside.
- Growing up in Wee Jasper.
- Fishing in the river.
- Picnics with friends & family.
- Wee Jasper Public School.
- Visiting Great Aunt Betty in Port Eynon, Wales.
- Riding tramways, open carriages & going to school (in Belgium).
- Sitting under the bridge by the river floating little sticks down the rapids.
- Brisbane, trips to Moreton Island.
- Safe environment.
- Playing in the streets with other kids.
- Jacaranda trees.
- Melva Morris running the show at the hall, dances, New Years, Cracker Night etc.

When do you feel part of your community?

COLLABORATING AND SOCIALISING

- When I come home; the drive into Wee Jasper is good for the soul.
- Getting involved in community projects, like this.
- Socialising at the community hall.
- Community Association meetings.
- Community BBOs, gatherings and celebrations.
- When you are buried.
- Always.
- Interacting with other members.
- Since arriving to Wee Jasper in December 2011.
- Working together.
- Socialising.
- Community events.
- Familiarity.
- When people are pleased to see you.
- Bushfires ...

If you could do one thing for your community, what would it be?

SUSTAINABLE FUTURE AND ONGOING INVOLVEMENT

- Advocate for how wonderful Wee Jasper is.
- Help beautify certain areas with gardens.
- Strength the Community Association; make it more cohesive & effective.
- Help valley to have a sustainable future.
- Not just a valley of retirees.
- Blow up the dropbox (the existing public toilet)
- Help people enjoy life.
- Help with Dragon Dreaming Music Festival.
- Have more community members involved.
- Improve emergency centre at the hall.
- Be perpetually useful.
- Everyone has something to offer.
- Using your skills as part of a team.
- Build strength & sustainability.
- Landscape gardening.

2.2.2 Image Values

sala4D then moved to an image page exercise designed to uncover subconscious preferences, free from the burden of vocabulary. The image page exercise results are shown on the next few pages. This exercise revealed the following ideals from participants:

- Activity (what you can do): a desire to
 - Picnic
 - Enjoy outdoor activities
 - Enjoy water activities
- Design and Aesthetic (what it looks like): a desire for
 - Modern structures
 - Well formed paths
 - Native trees
- Amenity (what it provides): a desire for
 - New public toilets
 - Interpretive & directional signage
 - Shaded furniture for gatherings

2.2.3 SWOT Analysis

The final exercise in each workshop was a site analysis SWOT exercise with the workshop participants identifying strengths, weaknesses, opportunities and threats for the mainstreet. These findings are included in the SWOT Analysis plan over the following pages.

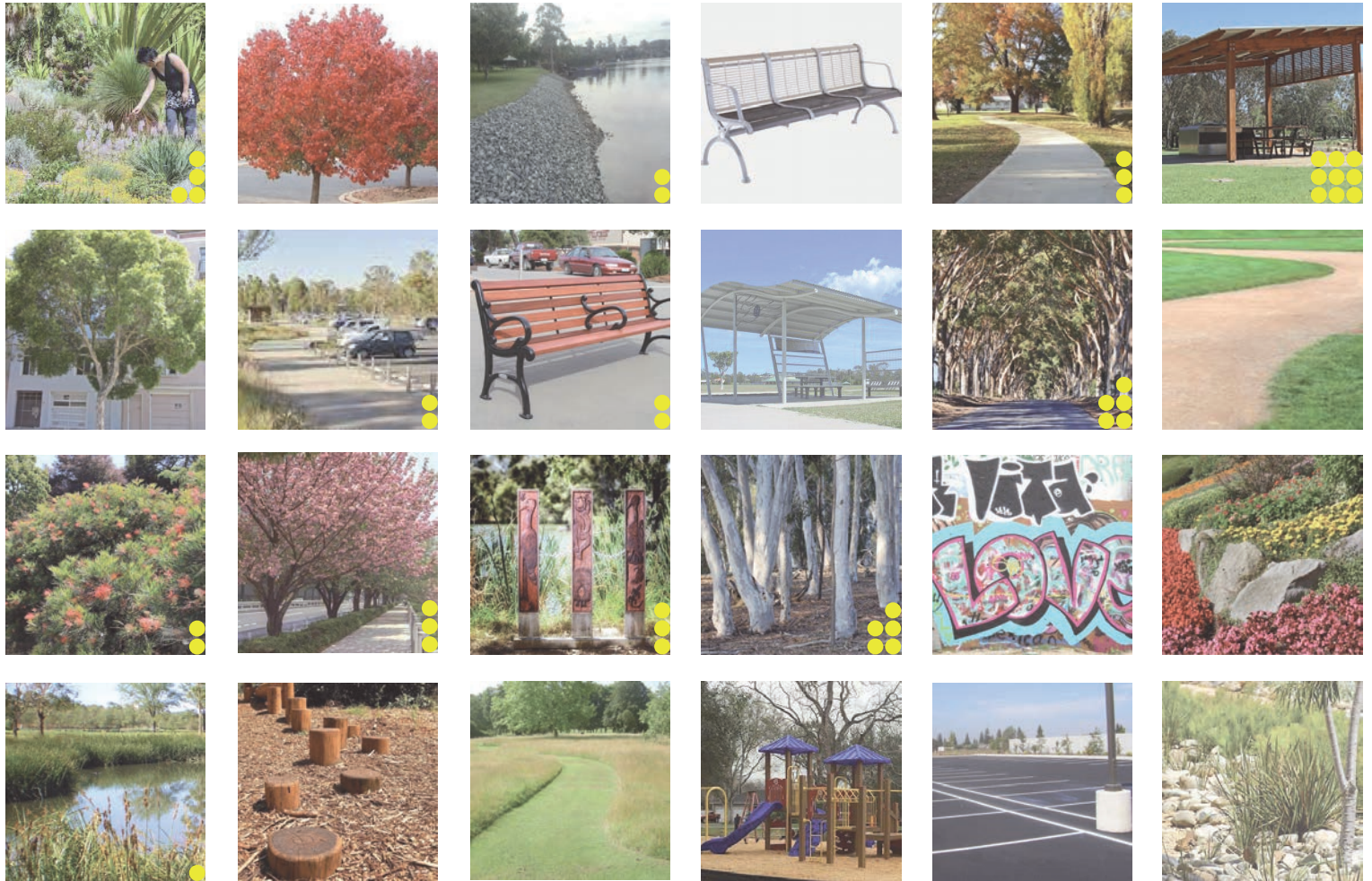
The main results from the consultation SWOT analysis, combined with on-site analysis and comments from various stakeholders are:

- Review the layout of the entrance into Wee Jasper (east side) to address turning circles for large vehicles, parking and discourage traffic on the no-through road;
- Opportunities for the spectacular views over Burrinjuck to be appreciated though formalising lookouts with paths and seats;
- Provide better linkages between the main street, Crown and Community Land;
- Memorial Hall upgrades should ensure the hall can be used as an Evacuation Centre and other hire purposes;
- Opportunities for the tennis courts to be re-purposed for other games
- Proximity of public amenity to the tavern should be considered to assist with operational management of the Tavern
- Opportunities to access and connect with water should be explored
- Existing toilets are considered unsatisfactory



sala4D
 Wee Jasper Mainstreet Masterplan - Community Consultation

Activity-
 what you can do



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**Design and Aesthetic -
 what it looks like**



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 Wee Jasper Mainstreet Masterplan - Community Consultation

Amenity -
what it provides



3.0 Principles for Design

3.1 The Brief

Principle objectives identified by the brief for the Wee Jasper Mainstreet Masterplan are:

- Concept designs and locations for street furniture;
- Water sensitive landscape and street tree plan;
- Power pillar locations to accommodate outdoor markets/ events;
- Recommendations for integration with adjacent Crown Land and other land opportunities;
- Concept designs and recommendations for location of village entry signage;
- Location of community notice board.

3.2 Guiding Principles for Design

Based on the findings from the community consultation, the following guiding principles have been developed for use in the design of Wee Jasper Mainstreet Masterplan. They form a useful rationale that grounds the project in the values of the community and provides a basis for future design stages.

Guiding principles:

- **PICNICKING:** Provide opportunities for picnics
- **OUTDOOR ACTIVITY:** Provide opportunity for enjoying outdoor activity
- **WATER ACTIVITY:** Provided opportunity for water activity
- **MODERN:** Use modern structures
- **PATHS:** Provide clear, well-formed paths
- **TREES:** Plant native trees
- **TOILETS:** Provide new public toilets
- **SIGNAGE:** Provide interpretive & directional signage
- **FURNITURE:** Provide shared furniture for gatherings

GUIDING PRINCIPLES FOR DESIGN



PICNICKING
Provide opportunities for picnics



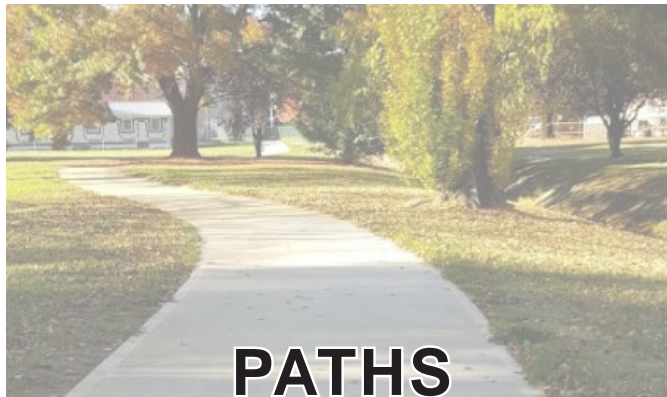
OUTDOOR
Provide opportunity for enjoying outdoor activity



WATER ACTIVITY
Provide opportunity for water activity



MODERN
Use of modern structures



PATHS
Provide clear, well-formed paths



TREES
Plant native trees



TOILETS
Provide new public toilets



SIGNAGE
Provide interpretive & directional signage



FURNITURE
Provide shared furniture for gatherings

4.0 The Masterplan

The Wee Jasper Mainstreet Masterplan has been developed by sala4D using the Guiding Principles for Design, community design requirements and best practice urban design methods.

The Masterplan has been presented to the community and Council, through the public exhibition process, and has been reviewed by council staff.

The masterplan seeks to enhance the town's existing assets, whilst rationalising redundant infrastructure and introducing new infrastructure that:

- Provide public open space for community markets, events and gatherings. Key elements include: creating a community square with an accessible toilet; playground; picnic shelter; barbeque; tables; and parking/ events area;
- Utilise the community paddock to create a woodland walk with concrete paths, boardwalks and interpretive signage, which provides better linkages and walkability throughout the town;
- Upgrade the cricket pitch to encourage community activities;
- Provide better public access to the water and create a designated fishing area through paths, picnic tables, seats, watercraft slip; and signage; and,
- Create a slow along Wee Jasper Road by: reducing the speed limit; planting an avenue of trees; and line marking in bright, fun colours to create strong entrances.

5.0 Project List

A prioritised list of projects have been developed as part of the Mainstreet Masterplan. These are included in the finalised Masterplan and schedules.

The documentation included in the Wee Jasper appendix includes: the adopted masterplans; photomontages; and a schedule of works cost estimate (present day costed projects).