



sala4D

Landscape architecture.
Urban design.
Public domain.

BOWNING VILLAGE MASTERPLAN DESIGN REPORT

YASS VALLEY COUNCIL


sala4D

Landscape architecture.
Urban design.
Public domain.

Level 1, 244-246 Summer Street.
Orange. NSW. 2800

Directors.

 **Celia Baxter** AILA RLA
E. celia@sala4d.com
M. 0497 114 884

 **Shahreen Alford** AILA FRLA 1008
E. shah@sala4d.com
M. 0421 860 186

 www.sala4D.com

...let's make the world a better place

Document issue:	Revision:	Date:	Review	Sign-off:
Draft Design Report	-	21-12-23	S	Alford
Draft Design Report for Public Exhibition	1	18-03-24	-	C Baxter

sala4D is an approved contractor of Local Government Procurement

Thank you to all the community members who generously gave their time to participate in the community consultation event in Bowning; we look forward to receiving ongoing input into the design process.

CONTENTS

- 1.0 Bowning Village Masterplan Purpose
 - 1.2 The Brief
- 2.0 Design Foundation
 - 2.1 Community Consultation Process
 - 2.2 Community Design Values
 - 2.2.1 Conceptual Values
 - 2.2.2 Image and Word Values
 - 2.2.3 Plan Analysis
- 3.0 Principles for Design
 - 3.1 Guiding Principles for Design
- 4.0 The Village Masterplan
- 5.0 Prioritised Schedule of Works
- 6.0 Cost Plan

1.0 Bowning Village Masterplan

1.1 Purpose

Yass Valley Council has recognised the importance of strategic planning for all its villages; and the importance of quality consultation with the community in developing that planning.

This masterplan is the result of an engagement session with community members, along with telephone conversations and emails to clarify items.

Feedback on the draft masterplan is an important part of the consultation process and comment is encouraged.

1.2 The Brief

Council's brief requested a masterplan for Bowning to enhance the village centre and the main road (Bowing Road) by recommending improvements to promote the town's unique heritage buildings and character. This includes recommendations relating to entry points, the streetscape and public realm activation, enhancing vistas to surrounding agricultural lands, accessibility, amenity, as well as linkages

with surrounding open space.

The brief identified a triangular project focus area which extended from the junction of Leake Street and Bowning Road to the west, along Leake Street and Montem Street, to the junction of Montem Street and Bowning Road, to the east. However, during the community workshop there was conversation about village enhancement and actions items important to the community that extended beyond the project focus area. As a result the masterplan included these items with a community understanding that from Council's implementation perspective, action items within the project focus area (as per the original brief) would be of the highest priority.

2.0 Design Foundation

2.1 Community Consultation Process

Community consultation is the first step in the design process and is used to elicit the preferences of the community; these values described by the community become the guiding principles for the design.

The sala4D team conducted a community consultation workshop with the community on Saturday the 24th of November, 2023.

The information gathered through this process is critical in the development of the Village Masterplan, as it gives the design team a sound background of community preferences, ideals and values for their village.

2.2 Community Design Values

2.2.1 Conceptual Values

To start the workshops, sala4D uses a warm-up exercise that helps participants understand the value of planning for the whole community and how most people have very similar desires.

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?

Responses about childhood memories were very much about being in the outdoors with friends and family; about feeling part of the community was about volunteering, or helping others - these are great responses to see given the development of the masterplan.

The question about what they would do for the community gets more specific and helps inform the masterplan. Here we heard about the need for footpaths, the desire for more businesses, community infrastructure and plantings.

2.2.2 Image and Word Values

sala4D then moved to a word and image page exercise designed to uncover subconscious preferences. The results of these exercises are shown on the next few pages and reveal the following ideals from participants:

- Design and Aesthetic (what the Village should look like):
 - Ornamental trees
 - Vintage style



Community consultation workshop.

- Recognise Aboriginal heritage
- Amenity (what the Village should provide):
 - Shaded paths
 - Park amenity
 - Signage (wayfinding and interpretation)
- Activity (what you should be able to do in the Village):
 - Do things together (with the community)
 - Attract visitors
 - Keeping the community connected\
- Future Character Vision (word choice):
 - Pedestrian-friendly
 - Welcoming
 - Relaxed

The following pages show all the consultation image pages and word page used in the workshop.



sala4D
Bowling Village Masterplan - Community Consultation

Design and Aesthetic-
what it looks like



sala4D
Bowling Village Masterplan - Community Consultation

Activity-
what you can do



2.2.3 Plan Analysis

The final exercise in the workshop was an analysis exercise using a plan of the village, with the workshop participants, to identify locations, specific items, issues, opportunities etc.

The marked up plan is shown on the following page.

The main results from the consultation analysis, are:

- Provide quality pedestrian paths throughout the Village;
- Upgrade the facilities around the Community Hall;
- Rehabilitate the creekline and improve crossings;
- Interpretation of the high-quality native vegetation around the town could be an interest to tourists;
- Signage is needed to help potential visitors find the village centre,
- Better visitor amenity in parks could encourage travellers to come into Bowning; and,
- More tree planting will improve the town's appearance and encourage more use of the streets.

3.0 Principles for Design

3.1 Guiding Principles for Design

The following diagram is a summary of the consultation results, showing how the values translate to guiding principles of design and then how those flow into priority projects for the masterplan.

Consultation Workshop Values

Design and Aesthetic



- Ornamental trees
- Vintage Style
- Recognising aboriginal heritage

Amenity



- Signage (wayfinding and interpretive)
- Park amenity
- Shaded paths

Activity



- Doing things together
- Keeping the community connected
- Attracting visitors

Future Character Vision



Guiding Principles

Priority Projects in Schedule

- Plant tree per masterplan throughout Village
- Install seats and garbage bins around the village in vintage style
- Incorporate local Aboriginal artwork in Leake Street Park
- Install wayfinding and interpretive signage
- Install park amenity per the masterplan
- Install footpaths throughout the Village
- Improve the area around the community hall so that it is suitable for events (Community Hub)
- Install community notice boards
- Build new toilet and picnic facilities at the Community Hub
- Develop footpaths and laneway connections
- Develop Community Hub for visitors and residents
- Plant more street trees

4.0 The Village Masterplan

The Village Masterplan is designed to be a working, motivational document that can be used by the Council, the Community or even individual groups to plan works and to seek funding from other sources.

An indicative plant and material palette is included, and is representative of the stylistic preferences the Community expressed in the consultation session.

The Masterplan should be kept alive through regular reviews and updates, at least every five and ten years.

The Masterplan and Plant and Materials Palettes are included in the following pages.

5.0 Prioritised Schedule of Works

A prioritised schedule of works has been developed as part of the Bowring Village Masterplan. These are included in the finalised Masterplan and schedules. Individual projects for the masterplan have been prioritised using a scoring tool that ranks each project against a range of criteria. This method maintains transparency between Council, stakeholders and the community.

The criteria used to score projects includes the Guiding Principles for Design and best practice urban design guidelines including the “Planning Institute of Australia, Creating Places for People, an Urban Design Protocol for Australian Cities”, 2011.

Projects located within the 'Project Focus Area' will be given priority with funds directed towards the most effective solutions.

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

The rationale for the Bowning quick win projects is:

1. Any projects ranking 1 or 2, with the next highest 6 to 9.
These projects are:
 - Install linking footpath through the laneway (2.02) – could be done in advance of detail design as it's along the road easement and provides an important linkage through the town?
 - New Leake Street Park and all the associated projects (2.04a-2.08)
 - Community Hub and all the associated projects (2.16a – 2.20)
 - Seats & garbage bins in appropriate locations around village (2.24) – could this be a good one for the community funding?
 - Detail design for street trees in Fitzroy Street and extending the community garden around Montem Street bus stop (2.31a)
2. 1.05b as it's not a long length between the bus stop and school entrance, is relatively uncomplicated, high visibility and high usage

6.0 Cost Estimates

Cost estimates are for guidance only, with figures current in 2023.



Ref 0.03 Ensure proposals protect the cultural landscape and heritage values of the Aboriginal and non-Aboriginal community

Ref 2.18a - Fitzroy & Montem Street Planting - Commission detail design for street trees in Fitzroy Street using the Stockholm planting method within the road pavement and extending the community garden around Montem Street bus stop to include a seat, bike rack to improve town presentation (design work by consultant)

Ref 2.18b - Montem Street Planting - Extend community garden around Montem Street bus stop and include installation of a seat and bike rack to improve town presentation (construction budget)

Ref 1.13 Provide interpretive signage at Railway Station - seek co-operation/funding from Transport for NSW (design & construction budget)

Ref 0.25 Council to discuss with Railway Manager the long-term use and maintenance of the iconic railway terminus to provide community benefit

Ref 2.18c - Install street trees in Fitzroy Street using the Stockholm planting method within the road pavement (construction budget)

Ref 1.04 Install bus shelter on Montem Street, near the Hotel, or other agreed location

Ref 2.17 Council to continue discussions with landowners about storing personal belongings on the street, verge and footpaths

Ref 2.15 Extend footbridge handrail along Leake Street at creek crossing to make safe

Ref 1.14 Plant street trees to Airy Street, Cossack Street and Red Hill Road to provide shade and improve village amenity (construction budget)

Ref 1.06 Provide footpath connection along Airy Street and Cossack Street, per the PAMP and plans (construction budget)

Ref 1.09 Provide footpath connection along Main Southern Railway land, adjacent Wales Close and Travelling Stock Route per the plans (construction budget)

Ref 1.03 Install bus shelter on Bowning Road, opposite the other one, or other agreed location

Ref 0.22 Seek funding to regenerate Bowning Creek through riparian planting and terrestrial tree planting and remove weeds, rubbish/ debris to ensure the water can move easily through the creekline

Ref 1.08 Provide footpath connection along Red Hill Road, per the plans (construction budget)

Ref 1.15 Plant small flowering trees to verge on Bowning Road to minimise mowing areas and improve amenity (construction budget)

Ref 0.17 Install fire retardant and drought tolerant street trees (including ongoing watering and maintenance), per the Bowning Village Masterplan

Ref 1.02a Commission Planting Plans along Bowning Road, to signal drivers to reduce speed and village surrounds to improve village presentation, with appropriate species selected under power-lines (design work by consultants)

Ref 1.02b Plant street trees along Bowning Road (with ongoing watering and maintenance) in accordance with Planting Plans (construction budget)

Ref 1.10 Provide footpath connection along Harrow Street to provide scenic pathway circuits (construction budget)

Ref 1.05a Commission detail design of proposed footpaths throughout Bowning, including cycling/ pedestrian nodes (design work by consultants)

Ref 1.05b Provide footpath connection along Bowning Road, outside the Bowning Public School (construction budget)

Ref 1.07 Provide footpath connection along Bowning Road, per the PAMP and plans (construction budget)

Ref 0.27 Commission a town-wide Public Art Plan to optimise active travel and tourism opportunities

Ref 1.11 Provide footpath along Bowning Road from Montem Street to the recreation ground (construction budget)

Ref 2.14 Provide footpath connection along Silver Street, per the PAMP and plans (construction budget)

Ref 2.16 Install trees throughout the Village per the plans (construction budget)

Ref 0.10 Update Pedestrian Access and Mobility Plan (PAMP) or develop an Active Travel Plan to include masterplan proposals and promote active travel

Ref 1.12 Provide cycling/ pedestrian node (concrete pad with seat) to footpaths (construction budget)

Ref 1.01 Install new village entry signage and directional signage for the Village centre (includes removing existing signage)

Ref 0.18 Install seats every 200m along shared footpaths to improve accessibility options for the aged & others

Ref 0.26 Council to investigate with TfNSW re-extending and widening the slip lane, north bound, southern entrance to Bowning to improve safety

Ref 0.24 Install new village name entry signage at each of the village approaches, including removal of signage, landscaping and weed removal. (Signage design finalised separately.)

Ref 0.20 Ensure the Masterplan for the Recreation Ground addresses improvements for the playground, connectivity to the village, infrastructure and amenity improvements and provision of shade

Ref 0.23 Develop a maintenance agreement between Council and Bowning Progress Association which addresses insurances, risk management and WHS requirements

Ref 0.11 Commission a village-wide Wayfinding and Interpretive Signage Plan to optimise active travel, tourism and trail opportunities

Ref 0.05 Develop a Council policy which minimises mowing in parks and open green space to reduce maintenance & maximise habitat, for example, mulching around groups of trees, rather than mowing between



Ref 2.01a - Village Linking Footpaths - Commission detail design of proposed linking footpaths throughout Bowning village, including cycling/ pedestrian nodes (design work by consultants)

Ref 2.01b - Install linking footpaths along Leake Street per the PAMP and plans (construction budget)

Ref 2.04a - Leake Street Park - Commission detail design for the new park on Leake Street to provide additional amenity, attract visitors and provide a continuous footpath link (design works by consultants)

Ref 2.04b - Provide fenced leash-free dog park per the plans (construction budget)

Ref 2.04c - Provide footpath connection from Leake Street Park to Short Street through the road easement, per the plans (construction budget)

Ref 2.04h - Commission local Aboriginal art for installation in Leake Park (design & construction budget)

Ref 2.04d - Provide a footbridge over Bowning Creek per the plans (construction budget)

Ref 2.04e - Provide a picnic shelter, accessible picnic table and BBQ per the plans (construction budget)

Ref 2.04f - Provide public toilet signage in Leake Street Park

Ref 2.04g - Plant trees in Leake Street Park per the plans (construction budget)

Ref 2.03a Commission Planting Plans throughout Bowning Village to improve village presentation, with appropriate species selected under power-lines (design works by consultants)

Ref 2.03b Plant small ornamental trees along laneways per the plans (construction budget)

Ref 2.01c - Install linking footpaths through the laneways (construction budget)

Ref 2.02 Install pedestrian street lighting along laneway to improve safety (design & construction budget)

Ref 2.06 Install community notice boards in appropriate locations around town

Ref 2.11 Install seats and garbage bins in appropriate locations around the Village, ensuring seats are located where shade is available

Ref 2.09h - Upgrade toddler play space to rear of Community Hall with new equipment and shade sail, eliminating trip hazards (design & construction budget)

Ref 2.09i - Develop flat area next to Community Hall to create a community hub so that it can be used for events such as markets or community dinners. Include level ground, power outlets, festoon lights etc, per the plan (construction budget)

Ref 2.05a - Commission the design of an interpretive signage suite for the Village and promote a self-guided walking tour using the signs (design work by consultants)

Ref 2.05b Develop an interpretive signage suite for the Village and promote a self-guided walking tour using the signs (construction budget)

Ref 2.13 Provide footpath connection along Montem Street from the bus stop to Bowning Road, per the PAMP and plans (construction budget)

Ref 2.09a - Community Hub: Commission detail design to provide additional amenity for the community and visitors including an upgraded toilet, connection to the toilet, toddler playground, the multi-use event space, basketswing, lighting, furniture (design work by consultants)

Ref 2.09b - Provide internal concrete path connection from the War Memorial to the Community Hall per the plan (construction budget)

Ref 2.09g - Provide footpath connection along the street from the War Memorial to Short Street, per the plans (construction budget)

Ref 2.08 Replace Short Street pedestrian crossing over creekline (design & construction budget)

Ref 2.10 Seek funding and assist community members in rehabilitating the Bowning creekline through the Village

Ref 2.07 Provide footpath connection along Short Street from Bowning Road to Montem Street, per the plans (construction budget)

Ref 2.09j - Investigate septic tank issues associated with the toilets with the option to replace

Ref 2.09c - Replace toilets at Community Hall to include accessible and ambulant options per the plan (construction budget)

Ref 2.09d - Install trees to improve shade amenity in the toddler playground (construction budget)

Ref 2.09f - Install nest swing in park next to Community Hall per the plan (construction budget)

Ref 2.09e - Provide decomposed path connection around the nest swing in the park next to the Community Hall per the plan (construction budget)

Ref 2.12 Replace Montem Street culvert with appropriately sized pipes and rehabilitate surrounds (design & construction budget)

PARK AMENITY



Timber structure picnic shelter (image from Landmark)



Timber toilets (image from Landmark)



Steel truss pedestrian bridge (image from Landmark)



Fibre reinforced plastic mesh boardwalk (image from Envirowalk)

PATHS, FURNITURE AND SIGNAGE



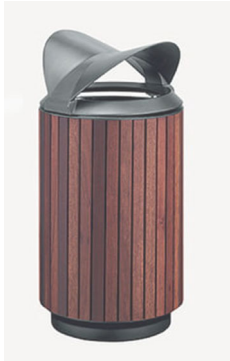
Decomposed granite path



Concrete path



Seats with backs and arms (image from Furphy)



Garbage bin (image from Street Furniture Australia)



Interpretive and wayfinding signage



Nest swing (image from Moduplay)



Double, wheelchair accessible BBQ (image from Town and Park)

MAIN STREET TREES



Fraxinus pennsylvanica 'Cinnamon'
Cinnamon Ash
13m H x 8m W



Acer x freemanii 'Autumn Blaze'
Canadian Maple
13m H x 10m W



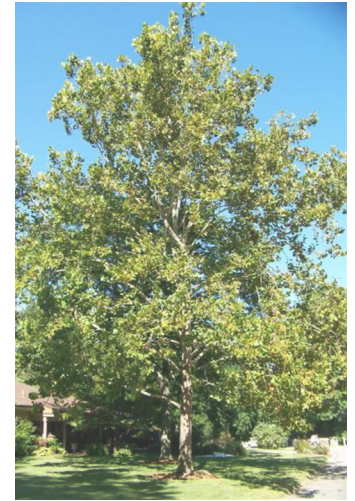
Eucalyptus albens
White Box
15m H x 10m W



Eucalyptus viminalis
Ribbon Gum
20m H x 15m W



Quercus coccinea
Scarlet Oak
12m H x 8m W



Platanus x acerifolia
London Plane Tree
14m H x 10m W

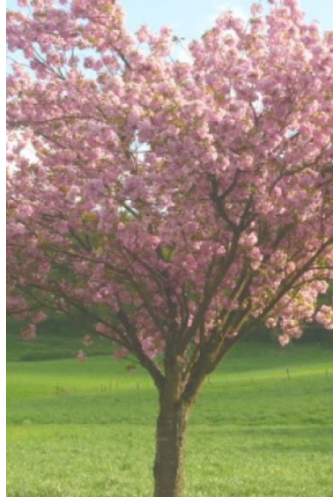
SIDE STREET TREES (UNDER POWERLINES)



Pistacia chinensis
Chinese Pistachio
8m H x 6m W



Prunus cerasifera 'Nigra'
Black Cherry Plum
5m H x 4m W



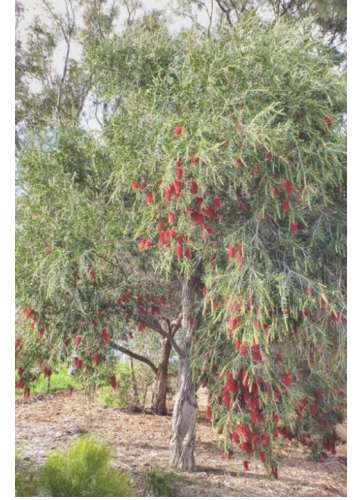
Prunus serrulata 'Kanzan'
Flowering Pink Cherry
5m H x 4m W



Fraxinus excelsior 'Aurea'
Golden Ash
7m H x 7m W



Melaleuca linariifolia 'Snow in Summer'
Snow in Summer Melaleuca
8m H x 6m W



Callistemon viminalis
Weeping Bottle Brush
5m H x 4m W

NOTE:
Indicative species only. Exact planting selections to be confirmed separately.

BOWNING VILLAGE MASTERPLAN

PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA														SCORE	RANK	QUICK WIN PROJECTS		
		PRINCIPLES OF DESIGN										OTHER								
		Ornamental trees	Vintage style	Recognising aboriginal heritage	Signage (wayfinding and interpretive)	Park amenity	Shaded paths	Doing things together	Keeping the community connected	Attracting visitors	Tourism	Health	CPTED	Multi-Use	Operational Benefit				Environmental Gain	
0.16	Review Council's tree planting methods to ensure optimal growing environment														X	X	3	13		
0.17	Install fire retardant and drought tolerant street trees (including ongoing watering and maintenance), per the Bowning Village Masterplan	X								X						X	X	4	12	
0.18	Install seats every 200m along shared footpaths to improve accessibility options for the aged & others		X			X		X	X	X	X	X						7	9	
0.19	Review Council's LEP settlement strategy with particular regard to ensuring there is sufficient residential land available for purchase														X		1	15		
0.20	Ensure the Masterplan for the Recreation Ground addresses improvements for the playground, connectivity to the village, infrastructure and amenity improvements and provision of shade	X	X		X	X	X	X	X	X	X	X	X	X	X	X	14	2	✓	
0.21	Encourage projects which improve the environmental sustainability of the village														X	X	2	14		
0.22	Seek funding to regenerate Bowning Creek through riparian planting and terrestrial tree planting and remove weeds, rubbish/ debris to ensure the water can move easily through the creekline										X	X			X	X	4	12		
0.23	Develop a maintenance agreement between Council and Bowning Progress Association which addresses insurances, risk management and WHS requirements														X		1	15		
0.24	Install new village name entry signage at each of the village approaches, including removal of signage, landscaping and weed removal. (Signage design finalised separately.)				X					X	X				X		4	12		
0.25	Council to discuss with Railway Manager the long-term use and maintenance of the iconic railway terminus to provide community benefit									X	X				X		3	13		
0.26	Council to investigate with TfNSW re-extending and widening the slip lane, north bound, southern entrance to Bowning to improve safety														X		1	15		
0.27	Commission a town-wide Public Art Plan to optimise active travel and tourism opportunities			X					X	X	X						4	12		

BOWNING VILLAGE MASTERPLAN

PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA													SCORE	RANK	QUICK WIN PROJECTS	INSIDE PROJECT FOCUS AREA		
		PRINCIPLES OF DESIGN								OTHER										
		Ornamental Trees	Vintage style	Recognising aboriginal heritage	Signage (wayfinding and interpretive)	Park amenity	Shaded paths	Doing things together	Keeping the community connected	Attracting visitors	Tourism	Health	CPTED	Multi-Use					Operational Benefit	Environmental Gain
1.00	VILLAGE ENTRANCES AND SURROUNDS																			
1.01	Install new village entry signage and directional signage for the Village centre (includes removing existing signage)			X					X	X				X			4	12		
1.02a	Commission Planting Plans along Bowning Road, to signal drivers to reduce speed and village surrounds to improve village presentation, with appropriate species selected under power-lines (design work by consultants)	X							X	X					X		5	11		
1.02b	Plant street trees along Bowning Road (with ongoing watering and maintenance) in accordance with Planting Plans (construction budget)	X							X		X				X		5	11		
1.03	Install bus shelter on Bowning Road, opposite the other one, or other agreed location		X												X		2	14		
1.04	Install bus shelter on Montem Street, near the Hotel, or other agreed location		X												X		2	14		✓
1.05a	Commission detail design of proposed footpaths throughout Bowning, including cycling/ pedestrian nodes (design work by consultants)								X	X	X	X	X		X		6	10		
1.05b	Provide footpath connection along Bowning Road, outside the Bowning Public School (construction budget)								X	X	X	X	X		X		6	10	✓	
1.06	Provide footpath connection along Airy Street and Cossack Street, per the PAMP and plans (construction budget)								X	X	X	X	X		X		6	10		
1.07	Provide footpath connection along Bowning Road, per the PAMP and plans (construction budget)								X	X	X	X	X		X		6	10		
1.08	Provide footpath connection along Red Hill Road, per the plans (construction budget)								X	X	X	X	X		X		6	10		
1.09	Provide footpath connection along Main Southern Railway land, adjacent Wales Close and Travelling Stock Route per the plans (construction budget)								X	X	X	X	X		X	X	8	8	✓	
1.10	Provide footpath connection along Harrow Street to provide scenic pathway circuits (construction budget)								X	X	X	X	X		X		6	10		
1.11	Provide footpath along Bowning Road from Montem Street to the recreation ground (construction budget)								X	X	X	X	X		X		7	9	✓	✓
1.12	Provide cycling/ pedestrian node (concrete pad with seat) to footpaths (construction budget)	X							X	X	X	X	X				6	10		✓
1.13	Provide interpretive signage at Railway Station - seek co-operation/funding from Transport for NSW (design & construction budget)			X							X	X					3	13		

BOWNING VILLAGE MASTERPLAN

PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA													SCORE	RANK	QUICK WIN PROJECTS	INSIDE PROJECT FOCUS AREA	
		PRINCIPLES OF DESIGN								OTHER									
		Ornamental Trees	Vintage style	Recognising aboriginal heritage	Signage (wayfinding and interpretive)	Park amenity	Shaded paths	Doing things together	Keeping the community connected	Attracting visitors	Tourism	Health	CPTED	Multi-Use					Operational Benefit
1.14	Plant street trees to Airy Street, Cossack Street and Red Hill Road to provide shade and improve village amenity (construction budget)	X				X									X	3	13		
1.15	Plant small flowering trees to verge on Bowning Road to minimise mowing areas and improve amenity (construction budget)	X				X									X	3	13		✓
2.00	VILLAGE																		
2.01a	Village Linking Footpaths - Commission detail design of proposed linking footpaths throughout Bowning village, including cycling/ pedestrian nodes (design work by consultants)						X	X	X	X	X		X		6	10		✓	
2.01b	Install linking footpaths along Leake Street per the PAMP and plans (construction budget)						X	X	X	X	X		X		6	10		✓	
2.01c	Install linking footpaths through the laneways (construction budget)						X	X	X	X	X	X	X		7	9	✓	✓	
2.02	Install pedestrian street lighting along laneway to improve safety (design & construction budget)		X			X				X	X		X	X	6	10		✓	
2.03a	Commission Planting Plans throughout Bowning Village to improve village presentation, with appropriate species selected under power-lines (design works by consultants)	X				X								X	3	13		✓	
2.03b	Plant small ornamental trees along laneways per the plans (construction budget)	X				X						X		X	4	12		✓	
2.04a	Leake Street Park - Commission detail design for the new park on Leake Street to provide additional amenity, attract visitors and provide a continuous footpath link (design works by consultants)	X	X	X	X	X	X	X	X	X	X	X	X	X	14	2	✓	✓	
2.04b	Provide fenced leash-free dog park per the plans (construction budget)					X	X	X	X	X	X		X	X	8	8	✓	✓	
2.04c	Provide footpath connection from Leake Street Park to Short Street through the road easement, per the plans (construction budget)					X	X	X	X	X	X		X		8	8	✓	✓	
2.04d	Provide a footbridge over Bowning Creek per the plans (construction budget)					X	X	X	X	X	X				7	9	✓	✓	
2.04e	Provide a picnic shelter, accessible picnic table and BBQ per the plans (construction budget)		X			X	X	X	X			X			7	9	✓	✓	
2.04f	Provide public toilet signage in Leake Street Park			X					X	X					3	13	✓	✓	
2.04g	Plant trees in Leake Street Park per the plans (construction budget)	X				X	X						X		4	12		✓	

BOWNING VILLAGE MASTERPLAN

PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA													SCORE	RANK	QUICK WIN PROJECTS	INSIDE PROJECT FOCUS AREA		
		PRINCIPLES OF DESIGN								OTHER										
		Ornamental Trees	Vintage style	Recognising aboriginal heritage	Signage (wayfinding and interpretive)	Park amenity	Shaded paths	Doing things together	Keeping the community connected	Attracting visitors	Tourism	Health	CPTED	Multi-Use					Operational Benefit	Environmental Gain
2.04h	Commission local Aboriginal art for installation in Leake Street Park (design & construction budget)			X	X				X	X							4	12	✓	
2.05a	Commission the design of an interpretive signage suite for the Village and promote a self-guided walking tour using the signs (design work by consultants)		X	X					X	X		X					5	11	✓	
2.05b	Develop an interpretive signage suite for the Village and promote a self-guided walking tour using the signs (construction budget)		X	X					X	X		X					5	11	✓	
2.06	Install community notice boards in appropriate locations around town		X					X	X				X				4	12	✓	
2.07	Provide footpath connection along Short Street from Bowning Road to Montem Street, per the plans (construction budget)							X	X	X	X	X		X			6	10	✓	
2.08	Replace Short Street pedestrian crossing over creekline (design & construction budget)							X	X	X	X	X		X			6	10	✓	
2.09a	Community Hub - Commission detail design to provide additional amenity for the community and visitors including an upgraded toilet, connection to the toilet, toddler playground, the multi-use event space, basketswing, lighting, furniture (design work by consultants)	X				X		X	X	X	X	X	X	X	X		10	6	✓	✓
2.09b	Provide internal concrete path connection from the War Memorial to the Community Hall per the plan (construction budget)					X		X	X	X	X		X				7	9	✓	✓
2.09c	Replace toilets at Community Hall to include accessible and ambulant options per the plan (construction budget)						X	X	X		X	X	X	X			8	8	✓	✓
2.09d	Install trees to improve shade amenity in the toddler playground (construction budget)	X				X	X								X		4	12	✓	
2.09e	Provide decomposed path connection around the nest swing in the park next to the Community Hall per the plan (construction budget)					X		X	X	X	X	X	X				8	8	✓	✓
2.09f	Install nest swing in park next to Community Hall per the plan (construction budget)					X		X	X	X	X	X	X				8	8	✓	✓
2.09g	Provide footpath connection along the street from the War Memorial to Short Street, per the plans (construction budget)							X	X	X	X			X			6	10	✓	
2.09h	Upgrade toddler playspace to rear of Community Hall with new equipment and shade sail, eliminating trip hazards (design & construction budget)					X		X	X	X			X				6	10	✓	
2.09i	Develop flat area next to Community Hall to create a community hub so that it can be used for events such as markets or community dinners. Include level ground, power outlets, festoon lights etc, per the plan (construction budget)					X		X	X	X		X	X	X			8	8	✓	✓
2.09j	Investigate septic tank issues associated with the toilets with the option to replace						X	X	X		X	X	X	X			8	8	✓	✓

BOWNING VILLAGE MASTERPLAN

PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA													SCORE	RANK	QUICK WIN PROJECTS	INSIDE PROJECT FOCUS AREA	
		PRINCIPLES OF DESIGN								OTHER									
		Ornamental Trees	Vintage style	Recognising aboriginal heritage	Signage (wayfinding and interpretive)	Park amenity	Shaded paths	Doing things together	Keeping the community connected	Attracting visitors	Tourism	Health	CPTED	Multi-Use					Operational Benefit
2.10	Seek funding and assist community members in rehabilitating the Bowning creekline through the Village														X	1	15		✓
2.11	Install seats and garbage bins in appropriate locations around the Village, ensuring seats are located where shade is available		X			X		X	X	X	X	X				7	9	✓	✓
2.12	Replace Montem Street culvert with appropriately sized pipes and rehabilitate surrounds (design & construction budget)												X	X		2	14		✓
2.13	Provide footpath connection along Montem Street from the bus stop to Bowning Road, per the PAMP and plans (construction budget)							X	X	X	X	X	X			6	10		✓
2.14	Provide footpath connection along Silver Street, per the PAMP and plans (construction budget)							X	X	X	X	X	X			6	10		✓
2.15	Extend footbridge handrail along Leake Street at creek crossing to make safe												X			1	15		✓
2.16	Install trees throughout the Village per the plans (construction budget)	X				X	X							X		4	12		✓
2.17	Council to continue discussions with landowners about storing personal belongings on the street, verge and footpaths												X			1	15		✓
2.18a	Fitzroy & Montem Street Planting - Commission detail design for street trees in Fitzroy Street using the Stockholm planting method within the road pavement and extending the community garden around Montem Street bus stop to include a seat, bike rack to improve town presentation (design work by consultant)	X	X			X	X			X	X			X		7	9	✓	✓
2.18b	Montem Street Planting - Extend community garden around Montem Street bus stop and include installation of a seat and bike rack to improve town presentation (construction budget)	X	X			X								X		4	12		✓
2.18c	Fitzroy Street Planting - Install street trees using the Stockholm planting method within the road pavement (construction budget)	X					X			X	X			X		5	11		✓

BOWNING VILLAGE MASTERPLAN

SCHEDULE OF WORKS COST PLAN

REF.	ACTION	COSTING			
2.00	VILLAGE				
2.01a	Village Linking Footpaths - Commission detail design of proposed linking footpaths throughout Bowning village, including cycling/ pedestrian nodes (design work by consultants)	PC	1	\$7,500	\$7,500
2.01b	Install linking footpaths along Leake Street per the PAMP and plans (construction budget)	m2	182	\$200	\$36,400
2.01c	Install linking footpaths through the laneways (construction budget)	m2	345	\$200	\$69,000
2.02	Install pedestrian street lighting along laneway to improve safety (design & construction budget)	PC	1	\$40,000	\$40,000
2.03a	Commission Planting Plans throughout Bowning Village to improve village presentation, with appropriate species selected under power-lines (design works by consultants)	PC	1	\$10,000	\$10,000
2.03b	Plant small ornamental trees along laneways per the plans (construction budget)	ea	20	\$1,000	\$20,000
2.04a	Leake Street Park - Commission detail design for the new park on Leake Street to provide additional amenity, attract visitors and provide a continuous footpath link (design works by consultants)	PC	1	\$20,000	\$20,000
2.04b	Provide fenced leash-free dog park per the plans (construction budget)	ea	1	\$10,000	\$10,000
2.04c	Provide footpath connection from Leake Street Park to Short Street through the road easement, per the plans (construction budget)	m2	225	\$200	\$45,000
2.04d	Provide a footbridge over Bowning Creek per the plans (construction budget)	ea	1	\$200,000	\$200,000
2.04e	Provide a picnic shelter, accessible picnic table and BBQ per the plans (construction budget)	ea	1	\$140,000	\$140,000
2.04f	Provide public toilet signage in Leake Street Park	ea	1	\$250	\$250
2.04g	Plant trees in Leake Street Park per the plans (construction budget)	ea	17	\$500	\$8,500
2.04h	Commission local Aboriginal art for installation in Leake Street Park (design & construction budget)	item	1	\$10,000	\$10,000
2.05a	Commission the design of an interpretive signage suite for the Village and promote a self-guided walking tour using the signs (design work by consultants)	PC	1	\$10,000	\$10,000
2.05b	Develop an interpretive signage suite for the Village and promote a self-guided walking tour using the signs (construction budget)	ea	10	\$5,000	\$50,000
2.06	Install community notice boards in appropriate locations around town	ea	2	\$2,000	\$4,000
2.07	Provide footpath connection along Short Street from Bowning Road to Montem Street, per the plans (construction budget)	m2	278	\$200	\$55,600
2.08	Replace Short Street pedestrian crossing over creekline (design & construction budget)	Item	1	\$120,000	\$120,000

BOWNING VILLAGE MASTERPLAN

SCHEDULE OF WORKS COST PLAN

REF.	ACTION	COSTING			
2.09a	Community Hub - Commission detail design to provide additional amenity for the community and visitors including an upgraded toilet, connection to the toilet, toddler playground, the multi-use event space, basketswing, lighting, furniture (design work by consultants)	PC	1	\$10,000	\$10,000
2.09b	Provide internal concrete path connection from the War Memorial to the Community Hall per the plan (construction budget)	m2	84	\$200	\$16,800
2.09c	Replace toilets at Community Hall to include accessible and ambulant options per the plan (construction budget)	PC	1	\$300,000	\$300,000
2.09d	Install trees to improve shade amenity in the toddler playground (construction budget)	ea	3	\$1,000	\$3,000
2.09e	Provide decomposed path connection around the nest swing in the park next to the Community Hall per the plan (construction budget)	m2	86	\$40	\$3,440
2.09f	Install nest swing in park next to Community Hall per the plan (construction budget)	ea	1	\$35,000	\$35,000
2.09g	Provide footpath connection along the street from the War Memorial to Short Street, per the plans (construction budget)	m2	75	\$200	\$15,000
2.09h	Upgrade toddler playspace to rear of Community Hall with new equipment and shade sail, eliminating trip hazards (design & construction budget)	PC	1	\$150,000	\$150,000
2.09i	Develop flat area next to Community Hall to create a community hub so that it can be used for events such as markets or community dinners. Include level ground, power outlets, festoon lights etc, per the plan (construction budget)	PC	1	\$30,000	\$30,000
2.09j	Investigate septic tank issues associated with the toilets with the option to replace	PC	1	\$20,000	\$20,000
2.10	Seek funding and assist community members in rehabilitating the Bowning creekline through the Village	PC	1	\$120,000	\$120,000
2.11	Install seats and garbage bins in appropriate locations around the Village, ensuring seats are located where shade is available	ea	12	\$5,000	\$60,000
2.12	Replace Montem Street culvert with appropriately sized pipes and rehabilitate surrounds (design & construction budget)	PC	1	\$250,000	\$250,000
2.13	Provide footpath connection along Montem Street from the bus stop to Bowning Road, per the PAMP and plans (construction budget)	m2	860	\$200	\$172,000
2.14	Provide footpath connection along Silver Street, per the PAMP and plans (construction budget)	m2	75	\$200	\$15,000
2.15	Extend footbridge handrail along Leake Street at creek crossing to make safe	item	1	\$3,000	\$3,000
2.16	Install trees throughout the Village per the plans (construction budget)	m2	122	\$1,200	\$146,400
2.17	Council to continue discussions with landowners about storing personal belongings on the street, verge and footpaths	Item	1	\$5,000	\$5,000
2.18a	Fitzroy & Montem Street Planting - Commission detail design for street trees in Fitzroy Street using the Stockholm planting method within the road pavement and extending the community garden around Montem Street bus stop to include a seat, bike rack to improve town presentation (design work by consultant)	PC	1	\$7,000	\$7,000

BOWNING VILLAGE MASTERPLAN

SCHEDULE OF WORKS COST PLAN

REF.	ACTION	COSTING			
2.18b	Montem Street Planting - Extend community garden around Montem Street bus stop and include installation of a seat and bike rack to improve town presentation (construction budget)	PC	1	\$5,000	\$5,000
2.18c	Fitzroy Street Planting - Install street trees using the Stockholm planting method within the road pavement (construction budget)	ea	3	\$20,000	\$60,000
				Subtotal	\$2,282,890
				Contingency	30% \$684,867
				Estimate	\$2,967,757
				1.0 VILLAGE ENTRANCES AND SURROUNDS	\$1,658,280
				2.0 VILLAGE	\$2,967,757
				MASTERPLAN TOTAL	\$4,626,037