

PART C

Section 6 Villages

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*** Sections not being amended have been removed for exhibition purposes ***

6.1 Village Character Statements

The following Character Statements describe the unique qualities of each village.

Development applications are to comply with the controls in Section 6.2.

6.1.1 Collingullie

Collingullie is a closely settled village. Although the “Gullie” shop is on the northern side of the Sturt Highway, the main village area is on the southern side of the road.

The Collingullie Public School, which opened in 1878, is a prominent feature at the northern edge of the village. The school’s location on the side road allows safe access and movement to the residential area.

Lots in the village are a consistent size and shape. The roads are sealed and have wide verges. Most streets have a pattern of consistent front setbacks. Frontages are often open (without fences) or have low, rural style fences.

Collingullie Village will be revitalised into a thriving, sustainable and well-serviced village in close proximity to Wagga Wagga, providing a diverse mix of housing and semi-rural ‘lifestyle’ residential development opportunities.

Explanatory Note(s):

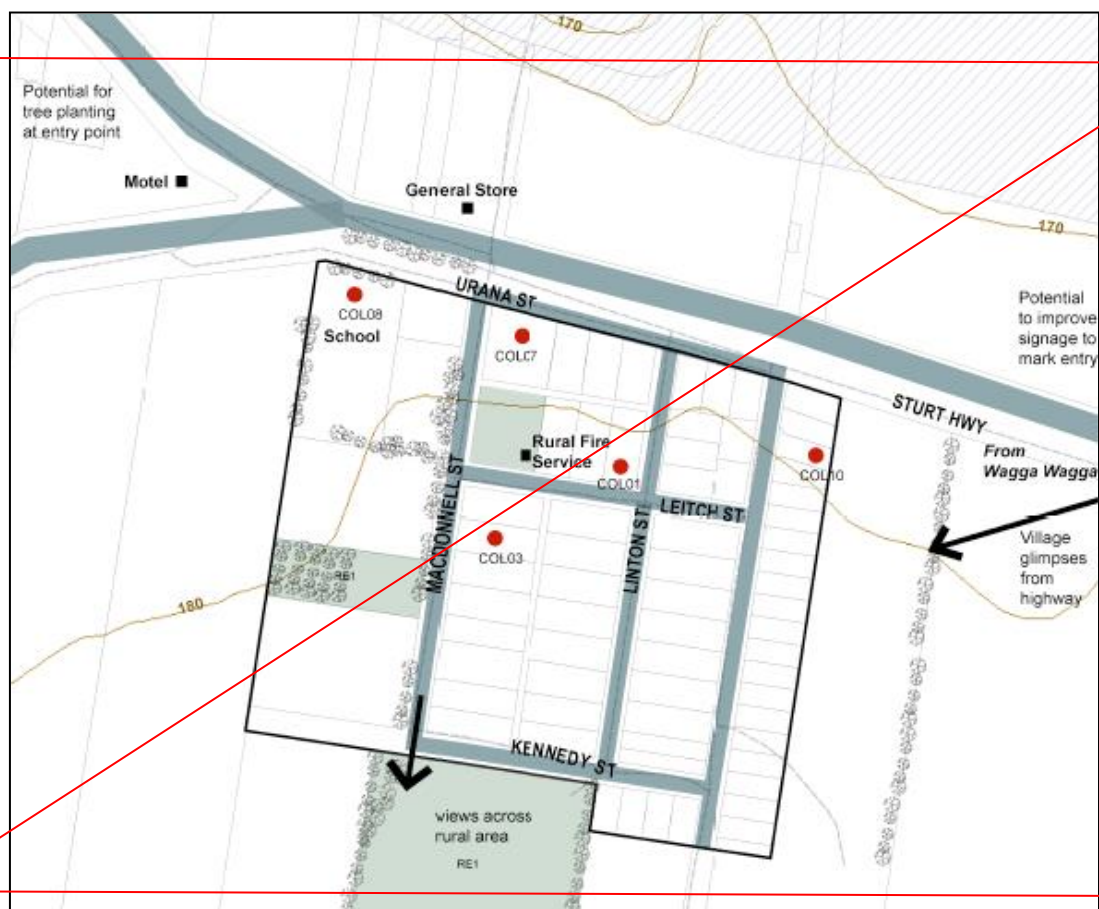
6.2 Development in the Villages

It is recognised that each village has its own distinct character, needs and future potentials. The following objectives, village plans and controls are intended to achieve appropriate outcomes.

Objectives

- O1 allowing for appropriate development while preserving existing levels of village amenity
- O2 recognising and preserving character of all existing villages while encouraging appropriate forms of development
- O3 supporting the viability and sustainability of the villages as non-urban places

Collingullie Village Plan



Existing plan to be removed and replaced with the Collingullie Village Structure Plan from the Collingullie Urban Design Report.



Controls

Land uses, Interfaces and development patterns

- C1 Refer to village plans for policies on the preferred location of commercial and other non-residential uses (as relevant).
- C2 Non-residential uses adjoining residential property are to demonstrate that satisfactory measures are included to minimise potential conflicts with residential amenity. This may require additional setbacks, landscaping, site layout and design measures (including signs) or restrictions on hours of operation.

Respect the underlying subdivision pattern

- C3 Most of the villages have a grid pattern. New subdivisions are to respect and complement the existing subdivision pattern, especially where roads fringe the village zone and allow views out to the surrounding countryside.
- C4 Avoid cul-de-sac and no through road configurations which are not typical of the villages and are generally not appropriate.
- C5 The size and shape of new lots is to be compatible with the predominant characteristics of existing lots in the village. Refer also to any additional controls in Section 6.2 and the Village Plan for particular standards.
- C6 Subdivisions are to maintain a minimum frontage of 40 metre in the villages other than in the following specific locations (as supported by

Explanatory Notes:

the Character Statements):

Ladysmith (east side of village) – 30m. All other areas 30m or determined on merits of context

Tarcutta (east side of Sydney Street) – 20m; (west side of Hume Hwy) – 40m

Uranquinty (north end of village) – 20m; remainder of village – 40m or determined on merits or context

Collingullie – small lots – 20m, typical lots – 25m and larger lots – 30m as per Collingullie lot size map included in the Collingullie additional controls.

Collingullie Village – Lot size distribution



Streetscape, building location and form

- C7 The form and scale of buildings is to relate to the particular characteristics of the village. Refer to *streetscape reference buildings* near the site and *Village controls* where applicable.
- C8 Front setbacks are to correspond to the setbacks of adjoining buildings and the pattern of existing buildings near the site.
- C9 Side setbacks are to allow sufficient access for landscaping, maintenance and separation from adjoining properties. Dwellings in the villages are often sited towards the centre of blocks.
- C10 Site cover is to be consistent with the established pattern of the village. Refer to the Character Statement.

Landscaping

- C11 The villages tend to have an open landscape character. Design and locate new landscaping to reflect the particular landscape character of the village. Take cues from the existing landscape. Note that intensifying the landscaping is not always needed.
- C12 Consider use of native species rather than exotic plants.

Materials and colours

- C13 Use materials that are compatible with surrounding development and appropriate to their application taking into consideration orientation, energy efficiency and sustainability.
- C14 Use lightweight cladding (timber) and low intensity colours (lighter tones) for all finishes, including roofs.

Fencing

- C15 Use low, open or rural style fencing (without barbed wire) on frontages to roads or lanes, including secondary frontages.
- C16 Paling fences are preferred on rear and side fences (behind the building line).

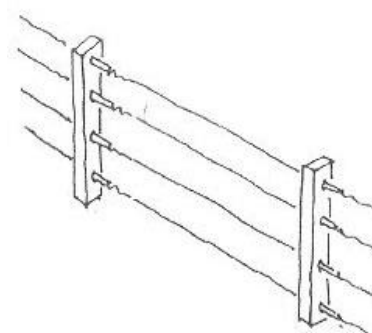
Stormwater drainage systems

- C17 Avoid further discontinuous kerb and guttering, especially where there is no subsurface drainage system.
- C18 Retain the combination of sealed and unsealed roads with swale drains that occur in most villages unless otherwise noted on the village plan.

Additional controls – particular villages

Collingullie

- ~~C19 New or replacement buildings are to respect the existing established front setbacks.~~
- C19 Development within Collingullie Village is to be in accordance with the Collingullie Urban Design Report, June 2021. The location and alignment of new roads, or extension to existing roads, is to be confirmed by a traffic study prepared by an appropriately qualified consultant.
- C20 Incorporate a green buffer along the eastern boundary of the Collingullie Village Expansion area to ensure future growth minimises impact to neighbouring farmland. The eastern green buffer is to be located within the road verge of a new perimeter road
- A landscape plan which includes proposed planting within the required green buffer is to be provided. Upon maturity, planting should achieve a height and density that provides effective visual screening and mitigation of spray drift.
- C21 Support a diverse lot mix in response to the proximity to amenities, and sensitive interface to neighbouring farmland in accordance with the Collingullie Village Structure Plan.
- C22 Any development application to subdivide land which adjoins land zoned RU1 Primary Production is to be accompanied by a Land Use Conflict Risk Assessment in accordance with the *Department of Primary Industries Land Use Conflict Risk Assessment Guide (October 2011)*.



Open, rural style fencing

Explanatory Note(s):