

COLLINGULLIE VILLAGE EXPANSION

URBAN DESIGN REPORT

JUNE 2021



City of
Wagga Wagga

ACKNOWLEDGMENT OF COUNTRY

**WAGGA WAGGA CITY COUNCIL
ACKNOWLEDGES THE TRADITIONAL
CUSTODIANS OF THE LAND, THE
WIRADJURI PEOPLE, AND PAYS
RESPECT TO ELDERS PAST, PRESENT
AND FUTURE AND EXTENDS OUR
RESPECT TO ALL FIRST NATIONS
PEOPLES IN WAGGA WAGGA.**

**WE RECOGNISE AND RESPECT THEIR
CULTURAL HERITAGE, BELIEFS AND
CONTINUING CONNECTION WITH
THE LAND AND RIVERS. WE ALSO
RECOGNISE THE RESILIENCE, STRENGTH
AND PRIDE OF THE WIRADJURI AND
FIRST NATIONS COMMUNITIES.**

Wagga Wagga City Council has a long history and association with local First Nations communities. Council values the diversity of the local community and supports reconciliation by working consistently in partnership with the local Wiradjuri and First Nations community, ensuring the process is based on respect, trust and spirit of openness.

The Wiradjuri people are known as the 'people of the three rivers', and traditionally these rivers (the Lachlan, Murrumbidgee and Macquarie Rivers) were the primary source of food for the Wiradjuri people. Collingullie is located south of Murrumbidgee River, in the vicinity of Beavers Island Creek that runs off Murrumbidgee River. The word 'Collingullie' is Wiradjuri for 'springy boggy ground'.



City of
Wagga Wagga

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This section discusses Collingullie in the current context of Wagga Wagga and the purpose of this document.

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This section sets the scene for the Collingullie Village Structure Plan, and identifies Collingullie's strategic context, its emerging role and function, its community, as well as the site opportunities and challenges.

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This section outlines the vision and structure plan for the Collingullie Village Expansion. This section sets the overarching place principles to achieve the vision with key strategies and desired outcomes to guide future implementation of actions.

INTRODUCTION

BACKGROUND

The Collingullie Village Expansion Planning Proposal was submitted to DPIE for Gateway determination in December 2020. It seeks to rezone 37 hectares of land bordering the existing Collingullie township from RU1 Primary Production to RU5 Village. The land is currently used for agricultural purposes (grazing) and is proposed to transition to semi-rural residential use.

Collingullie is one of several existing villages in the Wagga Wagga LGA. It is located on the Sturt Highway, approximately 25 kilometres west of the Wagga Wagga CBD by road and has a population of approximately 400 people. It is Council's strategic intention to support semi-rural / 'lifestyle' residential development as an extension of existing rural villages, away from the Wagga Wagga city fringe.

The village has access to infrastructure, including reticulated water and sewer and community facilities. Collingullie Oval also sits at the southern boundary of the village.

The objectives of the Planning Proposal are to:

- Facilitate additional housing opportunities in Collingullie village.
- Increase the resident population of Collingullie to assist the sustainability of existing and future services and community facilities.
- Facilitate more affordable housing opportunities in the local government area.
- Meet community demand for larger residential lots, in a location that would not compromise future urban development, as supported by Council in the LSPS.

PURPOSE OF THIS REPORT

In early 2021, the Planning Proposal received Gateway determination from NSW DPIE.

This high level Structure Plan and Urban Design Report has been prepared to set out Council's vision for the future expansion of Collingullie, and to help inform site-specific DCP provisions and any associated updates to Council's infrastructure contributions plan.

This report documents:

- Wagga Wagga City Council's vision for the rural villages within the LGA.
- The anticipated growth and desired future character of Collingullie.
- The vision and structure plan for Collingullie; and
- The layered strategies that informed Collingullie Structure Plan.

Precinct Description

Collingullie Village expansion area (Study Area) forms a precinct that wraps around the existing village of Collingullie. The 36.4ha site is identified as part of a Future Growth Area (Wagga Wagga LSPS 2020).

The expansion area is bound by Urana Street and Lockhart Road to the north, farmland to the east, and The Rock-Collingullie Road to the west.

The land is separated from the existing village by the Collingullie Crossroads Oval, and extends south to the Collingullie sewerage treatment works. The southern boundary of the expansion area is defined by the 400m buffer required from the sewerage treatment plant.

Road Access

Sturt Highway serves as a regional road connection for Collingullie Village. It provides Collingullie Village with access to Adelaide, Wagga Wagga CBD, Sydney and Canberra.

The Rock-Collingullie Road and Lockhart Road provides access to the site off Sturt Highway. Urana Street to the north is a local street off Lockhart Road, providing access to the former Collingullie Public School.

Macdonnell Street, Linton Street and Bristol Street provide north-south connection for the expansion area to Sturt Highway.

Existing Uses and Land Ownership

The village of Collingullie is currently zoned RU5 Village, comprising residential development, with a community hall and a former public school along Urana Street to the north, and a sporting field (Crossroads Oval) at the south.

The expansion area has historically been used for agricultural activities over three private landholdings. The expansion area is formerly known as:

LOT ADDRESS	LOT DESCRIPTION	SITE AREA (M ²)
84 Bristol Street	Part Lot 5 DP 833514	87,675
9 Lockhart Road	Part Lot 39 DP 754561 Part Lot 1 DP 120715	184,894
39 Bristol Street	Part Lot 20 DP 843207	91,268
Bristol Street	-	5,780
Expansion Area Total	-	364,415 (36.4ha)

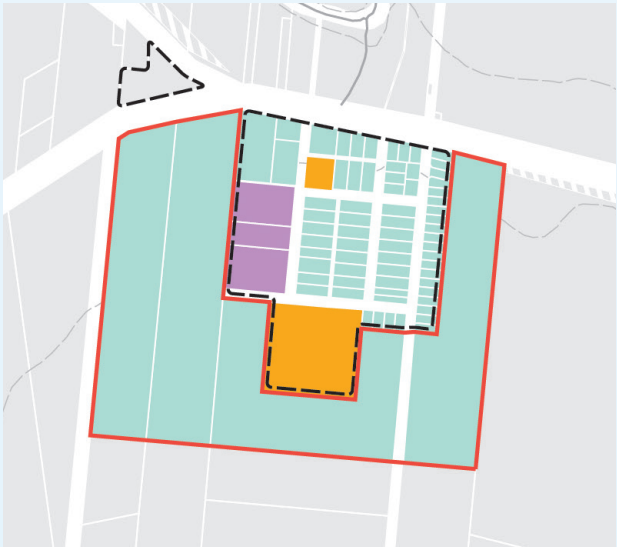


Figure 1 Current Land Ownership
(Source: DPIE Dataset, Price Finder and Core Logic)

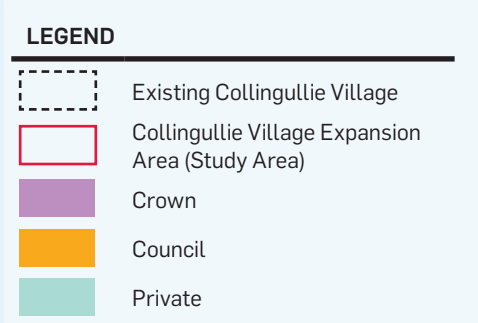




Figure 2 Collingullie Village Expansion Area - Aerial Plan

COLLINGULLIE TODAY

Collingullie Village was established in around 1959 under a village plan developed by the former Mitchell Shire. In 1981, Mitchell Shire was amalgamated with Wagga Wagga, and Collingullie formed one of the nine rural villages within the Wagga Wagga Local Government Area. Collingullie is located approximately 23km west of Wagga Wagga CBD.

Collingullie Village has retained its' rural community lifestyle since 1980s. The village has a population of approximately 400 people, supported by a general store, hotel, and the Collingullie Oval.

Collingullie Public School was closed in 2018 due to lack of enrolments. However, the school remains a landmark for local families, and still holds potential to be revitalised as Collingullie Village grows.

The rural community around the village is still engaged in sheep production and broadacre farming.



"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."

(Wagga Wagga DCP 2010)



1

Surrounding Context: Rural Farming



2

Collingullie Soldiers Memorial Hall off Urana Street at the north

"Collingullie is a small, friendly and safe village, a great place to live and ideal for raising children. Collingullie community has the vision to further development and grow the village while keeping the rural character."

(Collingullie Community, Wagga Wagga Spatial Plan 2013-2043)



3

Former Collingullie Public School, closed in 2018 due to lack of enrolment



4

Entrance of Collingullie Crossroads Oval, at Macdonnell Street and Kennedy Street



5

Collingullie Crossroads Oval



6

Existing Playground at Collingullie



7

Existing Residential Development



8

The Gullie Store off Sturt Highway

STRATEGIC CONTEXT

STRATEGIC LOCATION

Collingullie is one of nine existing villages in the Wagga Wagga City Council LGA.

It is located on the Sturt Highway, approximately 23 kilometres west of Wagga Wagga CBD by road.

Collingullie benefits from services including a primary school, supporting infrastructure including sewer and a playing field, in addition to some commercial premises.

It is also well-placed to benefit from the expansive public services, higher-order commercial offerings and varied employment opportunities in Wagga Wagga CBD.

Collingullie is included in Council's broad strategic planning intent to direct demand for semi-rural and lifestyle residential development towards the peripheral townships and away from the fringe of the city proper.

Due to Collingullie's location proximate to the Sturt Highway, the availability of services and lack of natural hazards (flood, bushfire), it is well placed to accommodate future rural-residential growth.

LEGEND

	Wagga Wagga City Council Local Government Area
	Collingullie Village Expansion Area (Study Area)
	Wagga Wagga City
	Rural Villages Growth Opportunities
	Rural Villages Growth Constrained
	Existing Rail Network
	Potential Rapid Bus Routes and Interchanges
	Arterial Roads
	Major Roads
	Connectivity Improvements
	Key Industry Clusters and activity areas
	Employment Land
	Residential Land

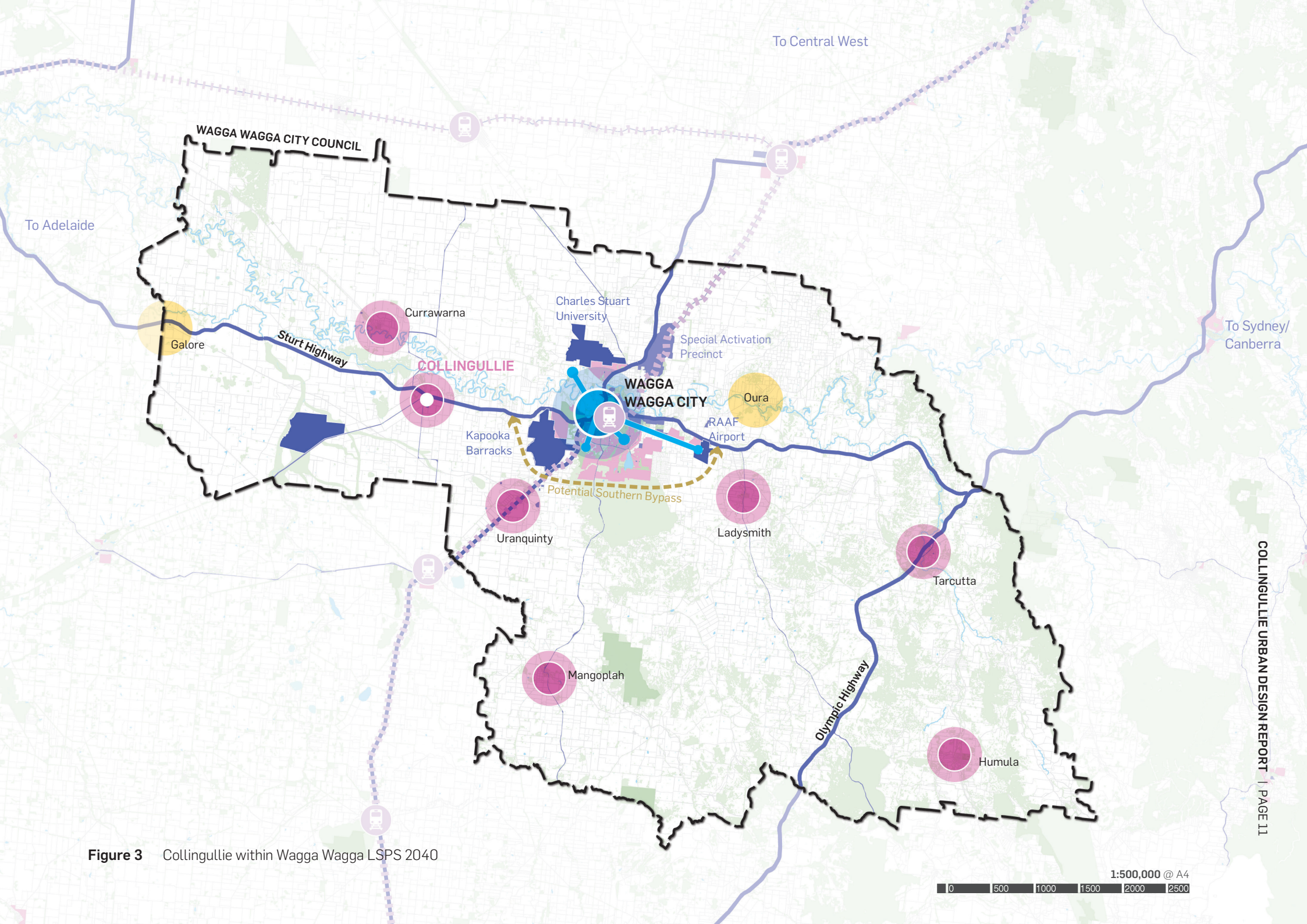


Figure 3 Collingullie within Wagga Wagga LSPS 2040

PLANNING CONTEXT

RIVERINA MURRAY REGIONAL PLAN 2036

The Riverina Murray Regional Plan provides a 20-year vision to guide the NSW Government's land use planning priorities and decisions in the region. The Collingullie village expansion is consistent with the Directions of the Region Plan because it:

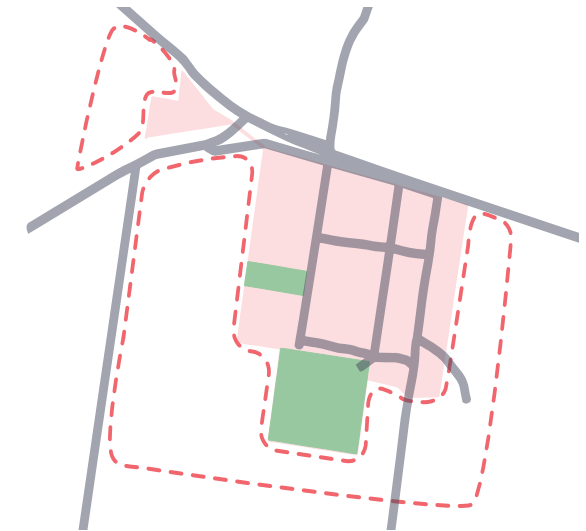
- Will support the orderly and organic growth of the Collingullie village. This growth will provide additional rural-residential housing options in the LGA (in an area with existing access to services and infrastructure), reduce pressure on the Wagga Wagga Regional Centre and support the ongoing viability of the Collingullie village.
- Will protect existing agricultural activities through appropriate strategies (buffers, design controls) to manage interfaces between residential and agricultural land. While some agricultural zoned land will be rezoned, this land has been identified as suitable for residential use since 2013. The site boundary minimises agricultural land fragmentation and directs residential uses to pre-identified growth corridors.
- Does not propose to clear any vegetation with high environmental value, nor does it propose to place residential development in areas that are vulnerable to natural hazards (e.g. bushfire, flood).

WAGGA WAGGA LSPS 2040

The Wagga Wagga Local Strategic Planning Statement (LSPS) outlines the vision for land use planning over the next 20 years to manage the growth and change of the LGA. The LSPS sets out planning priorities that are consistent with the Riverina Murray Region Plan and is informed by the work already undertaken by Council in the Wagga Wagga Spatial Plan 2013 - 2043.

The Collingullie village expansion is consistent with the strategic direction of the Wagga Wagga Local Strategic Planning Statement (October 2020). The LSPS states that "villages will play a key role in meeting housing diversity in the local housing market", and "opportunities for village extension and smaller rural lots around the villages will cater for new demand and interest in lifestyle-oriented rural residential housing".

The Collingullie village expansion will result in a sustainable population increase that generates inward investment in Collingullie. This will in turn revitalise the village and sustain its local service provision, improving its longer-term sustainability and resilience.



LEGEND

- Environment / Open Space
- Growth

WAGGA WAGGA SPATIAL PLAN 2013 - 2043

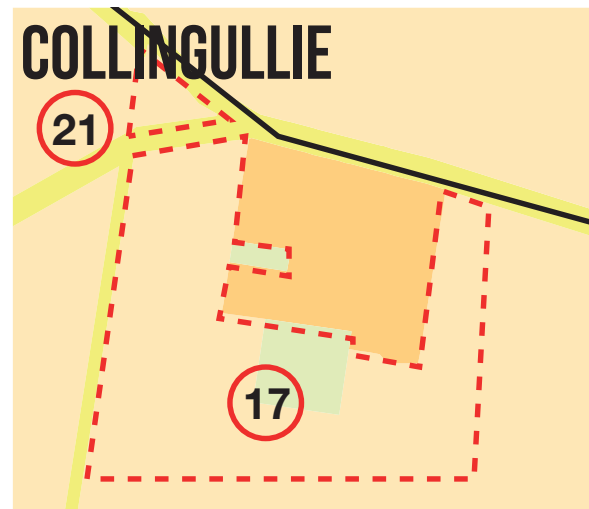
The Wagga Wagga Spatial Plan 2013 was endorsed by the Department of Planning on 27 February 2014. It provides strategic direction for the growth of rural villages outside of the main urban centre of Wagga Wagga.

These locations are the focus areas for semi-rural and rural large lot residential development in the LGA, removing housing pressure from the fringes of the Wagga Wagga urban centre. The redirection of housing demand to villages, including Collingullie, provides ongoing support to these smaller communities and improves their ongoing viability.


A growth area for the Collingullie township has been specified within the Spatial Plan and overlaps with the subject land area for the proposed village expansion. The Wagga Wagga Spatial Plan identifies a demand in Collingullie of approximately 10-15 dwellings per annum, rising to 12-18 dwellings in 2030.

The provision of potentially 150 dwelling lots as part of the proposed village expansion is considered a reasonable future supply, of approximately 10-15 years.

The village expansion is also consistent with other parts of the Spatial Plan, such as biodiversity protection, managing impacts on natural systems and hazards, accommodating population growth and facilitating infrastructure.



LEGEND

 Potential Urban Development

CHALLENGES

Below are four challenges to overcome at Collingullie.

Potential Land Contamination

The land has historically been used for farming and associated agricultural activities. Given the potential for land contamination, a Detailed Site Investigation (DSI) has been undertaken by JBS&G (June 2021).

The DSI was undertaken in accordance with relevant EPA made and endorsed guidelines.

Based on the findings of the investigation and with consideration to the SEPP 55 Planning Guidelines, the DSI concludes that the site is suitable for the intended residential land use except for Part Lot 20 DP843207, which can be made suitable for the proposed residential use subject to remediation and/or management of identified isolated surface asbestos containing material (ACM) and a suspected underground storage tank (UST).

Sewage Treatment

The 400m buffer from the sewage treatment plant (southern boundary) has been determined in accordance with the former Planning Circular E3, which suggests a 400m buffer between residential development and sewage treatment works. The 400m buffer also allows for minor expansion of the treatment plant, if required. With the 400m buffer in place, such expansion may avoid being placed within of 250m to residences, which is the threshold at which sewerage works are deemed 'designated development'.

Existing dwellings within the village of Collingullie operate on pressure sewer system. A new sewer pump station of 200m² is to be located towards the northern extent of the expansion area due to its topographically lower location. This is to ensure future expansion of residential area will be well serviced and waste water is well managed.

Interface with adjoining land uses

Future redevelopment within the expansion area will need to respond to the rural character of Collingullie.

Specifically, the shared boundaries with agricultural land will need to be treated so that impacts are minimised. This includes the incorporation of a green buffer along the boundary of the expansion area.

Traffic Management at the north

Access off Sturt Highway and Lockhart Road is currently unconstrained and should be consolidated.

- Sturt Highway is a TfNSW Classified State Road. As a result, any changes to the intersection operations will need TfNSW's concurrence.
- The existing access points are suitable for a rural environment and speed management is required for any new access points.
- Walking and cycling access and movement is currently constrained to using the road carriageway which provides a safety risk during poor weather/darkness.
- Public transport access is limited to school bus services connecting local children to schools in Wagga Wagga. The bus stop is not accessible and unlit and provides a discouraging environment.

LEGEND

- Existing Collingullie Village
- Collingullie Village Expansion Area (Study Area)
- Main Roads
- Road Access to Site
- Interface to existing residential (requires to be closely managed)
- 400m buffer from Sewage Treatment
- Collingullie Sewage Treatment
- Existing Traffic Island

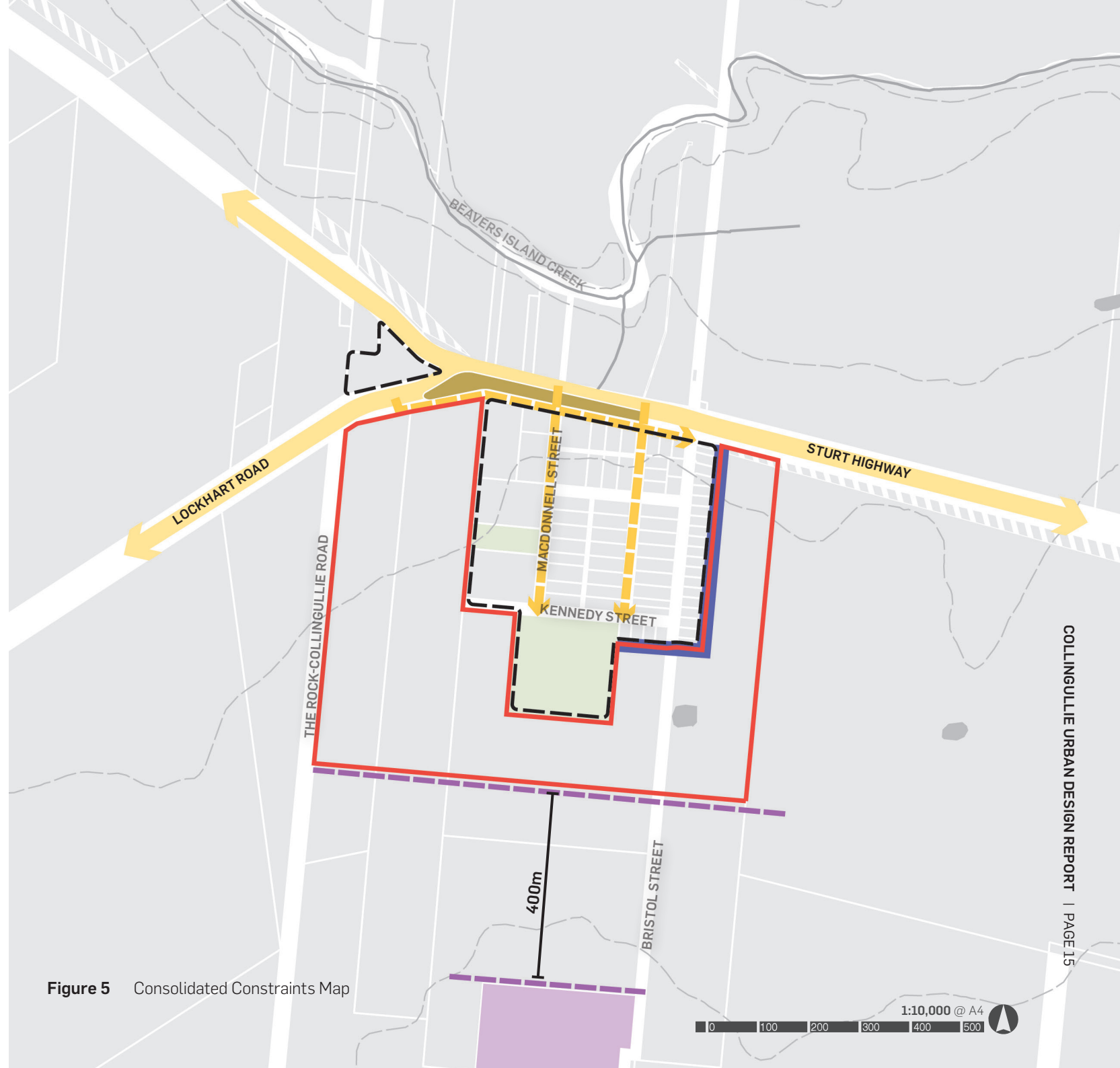


Figure 5 Consolidated Constraints Map

OPPORTUNITIES

Below are four overarching opportunities to leverage at Collingullie.

Precinct Activation

The former Collingullie Public School, the Collingullie Soldier's memorial hall and the immediate surrounding off Sturt Highway have the potential to be revitalised as a new community hub of Collingullie.

Active Transport

Macdonnell Street has the potential to be upgraded as Collingullie expands. Macdonnell Street could be upgraded as a main local road, supporting pedestrian and cycling connection to Crossroads Oval and enabling a healthy community.

Access between the key locations of the Service Station, Hotel/Motel and Crossroads Oval can be improved by safer walking routes and crossing opportunities to encourage local active travel.

Improve Site Permeability

Existing road connectivity can be reconfigured to manage traffic entering the site, and better define the road hierarchy within the expansion area.

Urana Street has the potential to be upgraded as a main local street servicing the expansion area from Macdonald Street by extending it to run in parallel with The Rock-Collingullie Road.

The increased traffic as a result of the village expansion allows the consolidation of intersections, allowing a Gateway to the township.

The increased road access will allow for the intersections with the Sturt Highway and The Rock- Collingullie Road to be formalised with safety improvements.

Variety of Lot Mix

Existing lot typology at Collingullie comprises a mix that ranges from 1,000m² to 2,500m².

Future expansion has the opportunity to deliver a balanced mix of lot typologies to support different lifestyles of both the current and future communities.

Smaller lots can be located around existing open spaces to leverage the visual amenity.

Adequate Servicing Capacity

Existing service capacity at Collingullie is sufficient to support the expansion and anticipated growth.

- The existing sewage treatment plant has capacity for 175 additional dwellings. Council estimates that the village expansion would generate approximately 150 dwellings, this is within the existing sewage treatment plant capacity.
- It is noted that existing dwellings within the village of Collingullie operate on pressure sewer systems. In future, it is preferable to service properties by gravity sewer to a single consolidated pumping station onward to the Collingullie sewerage treatment plant. Based on the topography of the land, the structure plan will accommodate a new sewer pump station at the lowest point of the village expansion area (i.e. to the west of the public school site).

LEGEND

- Existing Collingullie Village
- Collingullie Village Expansion Area (Study Area)
- Existing Road Network
- Potential Road Connection
- Potential Area for Activation
- Church of Saint Michael
- Former Collingullie Public School

Existing Lot Mix

- 1,000m² - 1,100m²
- 1,100m² - 1,500m²
- 1,500m² - 2,000m²
- 2,000m² - 2,500m²
- > 2,500m²

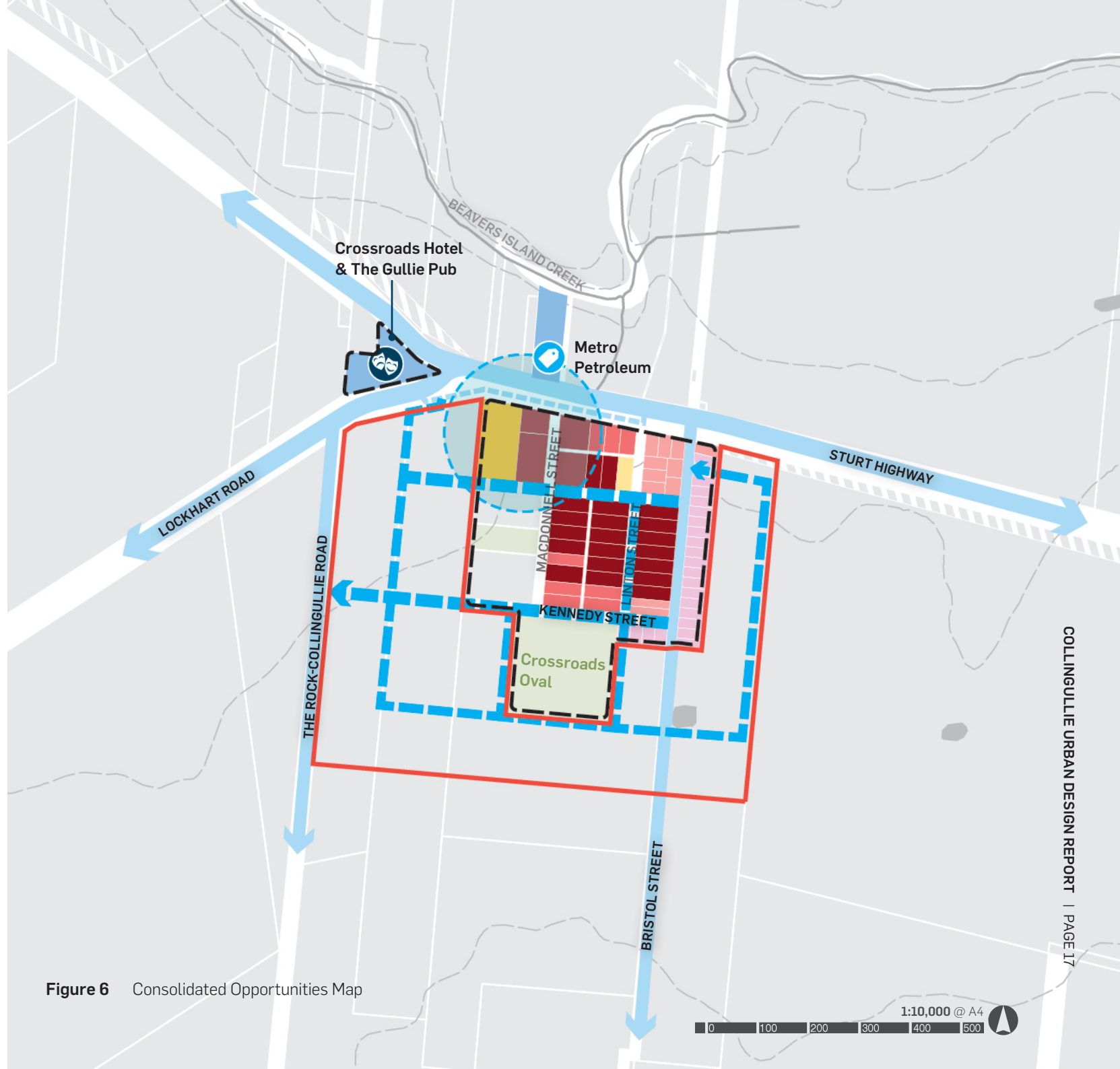


Figure 6 Consolidated Opportunities Map

COLLINGULLIE VILLAGE EXPANSION

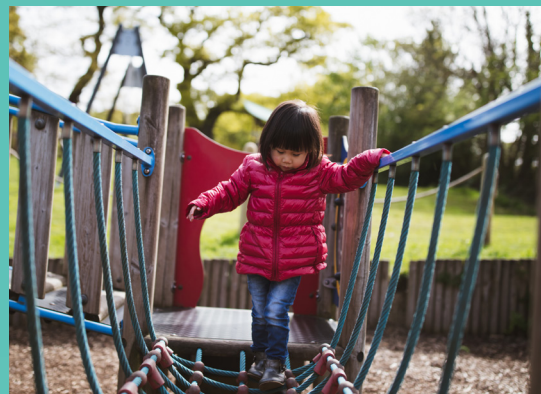
"Collingullie will continue to be a quiet country village on the Murrumbidgee River, benefiting from growth, community garden, improvements to existing oval and playground, truck parking facilities and youth recreation facilities." (Wagga Wagga LSPS 2040)

THE VISION

Collingullie 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.



Places for community to meet and interact, a continuity of agricultural living.



Places for children to play and engage with the nature.

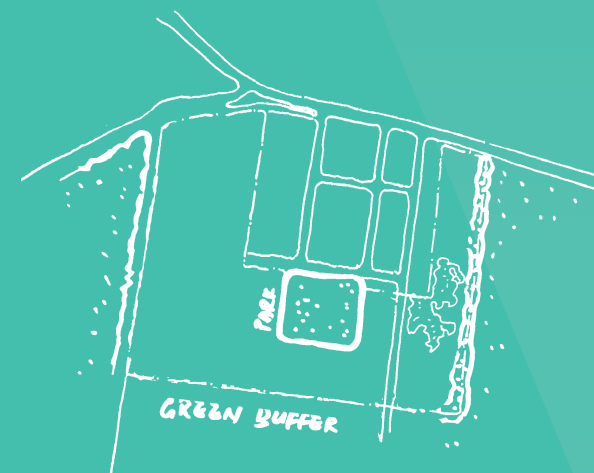
COLLINGULLIE PLACE PRINCIPLES

Wagga Wagga LSPS 2040 Themes and Principles

The Environment

Protect and enhance the natural landscape features and manage growth sustainably.

Collingullie Village Structure Plan



1 Response to rural character and utilise existing natural amenities

Incorporate a green buffer along the boundary of the Collingullie Village Expansion Area to ensure future growth minimises impact to neighbouring farmland.

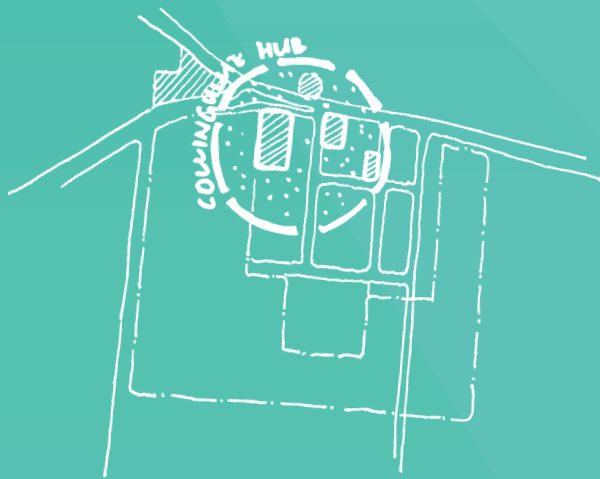
Ensure areas of potential ecological sensitivity are protected.

Growing Economy

Provide a connected and accessible township, where growth is supported by sustainable infrastructure

Community Place & Identity

Provide high quality public space and diversity of housing that support strong and resilient village communities



2 Define the community hub of Collingullie and support its growth

Strengthen the hub of Collingullie Community by supporting the agglomeration and growth of community facilities and amenities. This includes supporting the future reopening of the former Collingullie Public School and adaptive reuse of the Collingullie Soldiers' memorial hall.

3 Enhance public realm through street design and activation

Clearly define McDonnell Street as a new green street, supporting both pedestrian and cycling connectivity to Collingullie Oval.

Kennedy Street and new streets around Collingullie Oval will serve as green streets.

4 Provide housing diversity that supports community of all age

Support a diverse lot mix in response to the proximity to amenities, and sensitive interface to neighbouring farmland. This includes incorporation of smaller lots around Crossroads Oval, and larger lots wrapped around the existing village.

STRUCTURE PLAN

The objective of the Structure Plan is to set out the vision for the future expansion of Collingullie and promote the development of a thriving, sustainable and well-serviced village.

LEGEND

- Collingullie Village Expansion Area (Study Area)
- Proposed Pump Station (200m²)
- Local Facilities
- Existing Roads
- ● ● ● Proposed Extension of Urana Street
- Retained Urana Street Access
- Proposed Closure of Intersection
- Small Lots (1,000 - 1,500m²)
- Typical Lots (2,000 - 2,500m²)
- Larger Lots (2,500 - 4,000m²)
- Larger Lot (Approximately 8,000m²)
- Green Buffer
- Open Space
- ▶ Proposed Intersection

Figure 7 Collingullie Village Structure Plan





STRATEGY 1

ACCESS AND MOVEMENT STRATEGY

Overall Objective/Purpose of the strategy

Desired Outcomes

1. Investigate potential for upgrades to Urana Road.

Investigate potential for upgrades to Urana Street as part of the village expansion to provide access to the school and residential areas. This street will provide local access to residential area off Macdonnell Street.

2. Access point off The Rock-Collingullie Road.

One new intersection to be provided off The Rock-Collingullie Road, providing direct connection to Kennedy Street.

The new intersection provides a connection to the entrance of Collingullie Oval.

3. Macdonnell Street is to be upgraded as a main local road, providing pedestrian and cycle network to Collingullie Oval.

Increased usage of the Crossroads Oval and increased residential population will require improved facilities for walking and bicycle riding while maintaining visitor access to oval.









4. The school bus stop on Urana Street is to be upgraded to provide short term parking and improved seating and shelter.

The bus stop forms a community focal point in the morning and afternoon for the children of Collingullie and surrounding areas.

5. Access points to Sturt Highway

Options to consolidate and/or upgrade existing intersections to Sturt Highway to be investigated in the future.

LEGEND

-  Collingullie Village Expansion Area (Study Area)
-  Proposed Intersection
-  Closure of Intersection
-  Major External Road
-  Main Local Roads
-  Local Roads
-  Macdonnell Street Upgrade
-  Retained Unara Street Access





STRATEGY 2

OPEN SPACE AND WATER MANAGEMENT STRATEGY

Overall Objective/Purpose of the strategy

Desired Outcomes

1. Green Buffer along The Rock-Collingullie Road

A landscaped buffer area is to be provided east of The Rock-Collingullie Road.






2. Utilise Existing Open Spaces

Revitalise open spaces within the existing village to support the growth of Collingullie and its future community.

3. Water Management

A new pump station of 200m² is to be provided at the north of the village.

LEGEND

-  Collingullie Village Expansion Area (Study Area)
-  400m - 800m Radius
-  Pump Station
-  Local Park
-  Sporting Field (Crossroads Oval)
-  Green Buffer
-  Verge Landscape





STRATEGY 3

HOUSING MIX STRATEGY

The Collingullie Village Expansion Area will support a mix of housing, catering for different lifestyles and needs of the current and future community.

Desired Outcomes

1. Small lots wrapping around the oval

Lots around the Collingullie Oval are to be approximately 1000 m² in range. This will represent 8.8% of the total expansion area.

2. Typical Lots that responses to the rural character

The typical lot type of the structure plan is between 2,000 - 2,500m² range.

3. Larger Lots

Larger lots greater than 2,500m², up to 4,000m² have been provided along the western and southern periphery of the village to provide a transition from village to rural.

4. Larger Lot of approximately 8,000m²

A larger lot of approximately 8,000 m² has been proposed on part Lot 20 DP DP843207, covering an area within a significant cluster of established trees. This lot will need to be further investigated prior to any redevelopment, so that adequate consideration is given to ecological values of the trees.



(Renwick Drive, Renwick)








(Renwick Jamieson Display Home)



(Renwick, Landcom)

LEGEND

-  Collingullie Village Expansion Area (Study Area)
-  Small Lots (Approximately 1,000m²)
-  Typical Lots (2,000 - 2,500m²)
-  Larger Lots (2,500 - 4,000m²)
-  Larger Lot (Approximately 8,000m²)



