

# Village Development

## 1. Objectives

The objectives of these controls are to:

- provide controls and guidelines for the development of residential land in villages within Temora Shire
- support the efficient use of residential land and expand the variety of housing options to increase choice and affordability
- set appropriate guidelines for high quality design and landscaping of residential development and to encourage sustainable environmental design
- ensure development positively responds to the character of the surrounding area

## 2. Background

Development in village areas and other localities in Temora Shire is an important aspect of planning. Council has engaged with residents of these villages and localities in future planning of those communities. These controls provide guidance to the development of specific controls to support the current strategies that have and are being developed.

## 3. Aria Park

The historic village centre and Main Street in Aria Park have recently seen a significant up-grade. Aria Park is an active community that has produced a draft development plan and strategy for strengthening the village's future role and for exploiting the opportunities for growth which are offering. A key element of the Aria Park strategy refers to the needs of people who may be seeking opportunities for living on small acreages close to the township.

Other projects promoted within the Aria Park Strategy include improvements in Davey Park, shop-front up-grades in Coolamon Street, enhancement and expansion of the caravan park, improved signage and roadside information bays, and a rolling program of local events and attractions. A central aim of the strategy is to encourage tourism for the long term commercial and social benefit of the community.

Aria Park has reticulated water available and on-site treatment of sewerage effluent

The following are key strategies for Aria Park:

- Aria Park will continue to develop as an attractive residential area
- The release of land for large-lot residential use on its western outskirts will support development as will the continuing upgrade of its main street and heritage sites (Temora LEP 2010)
- Improve tourist facilities, caravan amenities; improve street lighting in the village; provide access ramps in front of shops; provide a waste re-cycling facility
- Undertake regular improvements to parklands
- Encourage and assist the restoration of verandah shops in the village centre
- Signage, notice boards and general community information facilities to be designed so as to emphasise the heritage of Aria Park and its location on the Burley Griffin Way and Mary Gilmore Way.

#### **4. Springdale village**

Springdale village is currently home to about 80 people – with another 40 or so in the adjoining rural area. Services are minimal, due in the main to Springdale's proximity to Temora. There is potential to attract new settlers. Village facilities are regularly used. Mains water supply is available to the village

The following are key strategies for Springdale:

- Street names, signs and lighting to be up-graded
- Restore/ repair the existing village hall or provide completely new facility
- Rebuild the playground area; install paved footpath on the main road within the village area
- Install a tourist information bay, as Springdale is the eastern entrance to the Shire
- Promote the sports oval as a sporting venue.

#### **5. Reefton**

Reefton is located 25km north of Temora. Reefton has mains water, highway location, power, good building land, and convenience to Temora town.

Council's general intention is to retain Reefton as a village.

## 6. Other localities

There are a range of reminders of earlier historic events, noted settlers, and places of importance to the traditional owners can be found in the names of localities on the Shire map including Combaning, Trungley Hall, Pucawan, Narraburra, Sebastopol, Mimosa, and Bectric. All these names contribute to the overall richness of the Shire's heritage and can be recognised as small yet valuable elements in Temora's cultural landscape.

Council has and continues to work with various local historical groups that have been established to research, record past histories of these villages and other localities and to appropriately mark historic sites. The final step will be to incorporate these identified important sites into a well co-ordinated and well presented cultural tourism program.

## 7. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Village Development include:

- *Activities in Public Places*
- *Bed and Breakfast Accommodation*
- *Car Parking*
- *Commercial Development*
- *Contaminated Land*
- *Development Applications*
- *Engineering Standards*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Food Premises Fitout and Construction*
- *Heritage and Conservation*
- *Industrial Development*
- *Landscaping*
- *Notification of Development Applications*
- *Multi Unit housing*
- *Sewage Management*
- *Signage*
- *Subdivision*
- *Temporary Occupation of Land*