

21.0725/01/2018
C68(Part 1)**TOWNSHIPS AND RURAL TOWNSHIPS****Overview**

The municipality has a number of established Townships and Rural Townships. Townships provide an attractive lifestyle setting and have capacity to achieve a share of the municipality's residential growth. Townships are experiencing demand for residential lots at various densities including rural living/lifestyle lots. Upgrades to infrastructure in Townships provide an opportunity to facilitate residential growth.

Townships have potential for sustainable economic growth that will support the communities in the immediate vicinity.

In Rural Townships a lack of infrastructure is a limiting factor for further development, particularly if there is no reticulated water supply, drainage or reticulated sewerage.

Townships and Rural Townships

- Townships and Rural Townships embody characteristics that make them attractive places to live and visit.
- A number of circumstances relevant to Townships and Rural Townships have been recent drivers of change. Such circumstances include upgrades to infrastructure, (which impacts on as of right development density and provides additional opportunity for population growth), changes to planning provisions and the completion of integrated strategic land use and planning projects.
- Providing a vision for Townships (accompanied by objectives and strategies) will provide the basis for cohesive and coherent land use planning decisions for social, environmentally sustainable and economic investment in these places.

The Townships and Rural Townships sections of the Settlement Framework are shown in Table 1.

The Settlement Framework:

- Defines Townships and Rural Townships by specifying a set of criteria that is common to each place
- Identifies places, the applicable services and a hierarchy within the Settlement Framework.

Table 1: Settlement Framework

Settlement Status (and defining criteria)	Name of Settlement (and reticulated services)
Townships	Glenrowan (reticulated sewerage, reticulated water)
▪ Residential and commercial uses	Milawa (reticulated sewerage, ground water co-op)
▪ Have access to reticulated services	Oxley (reticulated sewerage, reticulated water)
▪ Identified potential for growth	
▪ Close proximity to Wangaratta Regional City	
▪ Support tourism opportunities	
Rural Townships	Boorhaman, Cheshunt, Eldorado, Everton, Peechelba, Tarrawingee, Whorouly (natural water supply)
▪ Residential and commercial uses	Moyhu (reticulated water, reticulated sewerage)
▪ Limited development infrastructure	Springhurst, Whitfield (reticulated water)
▪ Incremental growth	

Townships

Demand for rural housing to accommodate population growth is greatest in the Townships of Glenrowan, Oxley and Milawa. Part of the demand can be attributed to upgrades to infrastructure within these Townships, and their close proximity to Wangaratta.

Township Development Plans have been prepared for Glenrowan, Oxley and Milawa, to provide a strategic vision and a coordinated approach to population growth, housing provision, township revitalisation, protecting amenity and managing change.

Each Township identifies precincts. Each precinct provides recommendations about the preferred scale of development to protect a particular amenity outcome that is valued by the community.

Key Issues

Infrastructure in Townships and Rural Townships

- Managing development opportunities and pressure resulting from the delivery of infrastructure. Particularly from:
 - The extended scope of ‘as of right’ developments allowed by the zoning provisions, as a result of the delivery of reticulated sewerage in Glenrowan, Oxley and Milawa.
 - Moyhu (a Rural Township), is now connected to reticulated sewerage and may experience similar development opportunities and pressure in the future.
 - The delivery of reticulated water in Glenrowan, Oxley, Moyhu and Springhurst (increased development pressure).
 - Development in Rural Townships arising from limited water supply infrastructure and reticulated sewerage (as a constraint to township growth).
 - Limitations to development in Rural Townships from lack of effective stormwater drainage.
- Amenity matters from increased tourism development
- Cost deficit associated with managing provision and maintenance of services such as roads, electricity and water supply, resulting from residential subdivision and development.

Character of Townships and Rural Townships

- **Development Density:** Managing intensification of residential development density, allowed by the zone, as a result of introducing reticulated services. Increased density may threaten the amenity and ‘farm gate’ feel of Oxley and Milawa.
- **Design Guidelines:** The need to provide guidance for building design and materials and guide capital works, to ensure amenity is maintained in each township.
- **Gateway Approaches:** The need to maintain gateway approaches into Townships for their contribution to character, amenity, and tourism/economic potential.

Development in Townships and Rural Townships:

- Subdivision design, and development, will depend on the capability of land to accommodate drainage and effluent.
- Townships are in demand for new residential, low density residential and rural living growth options. Particularly:
 - Townships - Glenrowan, Oxley and Milawa (because of proximity to Wangaratta)
 - Rural Townships – Tarrawingee and Everton (because of the natural water supply)

- Rural Townships – Springhurst and Eldorado (from commuters to Albury Wodonga, possibly increasingly associated with the future freight logistics centre at Barnawartha)
- Established Townships and Rural Townships have potential for expansion of low density residential and rural living areas. Further development of this nature will assist in advancing the social and financial viability of these areas.
- The Rural Living Zone requires proximity to an established Township or Rural Township to provide a level of physical and community services and without fragmenting agricultural land.

Objectives and Strategies - All Townships and Rural Townships

These objectives and strategies apply to all Townships and Rural Townships (identified in Table 1).

Objective 1: Achieve sustainable and serviced Townships and Rural Townships

- Strategy 1.1 Require appropriate development infrastructure for any rezoning proposals and development applications that would result in intensification of development.
- Strategy 1.2 Support connection to reticulated water and sewerage in Townships (and Rural Townships as appropriate) to protect public health and the natural environment.
- Strategy 1.3 Require appropriate development infrastructure and connections for any rural living subdivision.
- Strategy 1.4 Protect future potential for residential development with reticulated services in the existing townships and for low density residential development to the north and east of Milawa and the east of Oxley.
- Strategy 1.5 Require any new rural living zoning in proximity to an established Township or Rural Township is not located in an area that is required for residential expansion of townships; is not located on highly productive agricultural land; has access to a range of physical and community services; can be supplied with infrastructure; and is based on land capability.
- Strategy 1.6 Require rural living subdivision design, development, drainage and effluent disposal on land capability assessment.

Objectives and Strategies - Glenrowan Township

These objectives and strategies apply to all the land in the Glenrowan Township (identified in Figure 1.)

Objective 1: Develop a sense of place unique to Glenrowan

- Strategy 1.1 Protect heritage to reveal the many layers of the Kelly story.
- Strategy 1.2 Connect the disparate elements of the Kelly story within a wider town and regional context.
- Strategy 1.3 Protect the Siege Site.
- Strategy 1.4 Require any new installations of services, such as electricity, to be located underground (preferably in conjunction with any existing above ground services).
- Strategy 1.5 Improve the landscape amenity.
- Strategy 1.6 Minimise visual clutter of the township in the vicinity of the ‘Siege Site’ and commercial precinct.

Objective 2: Preserve the landscape character of Glenrowan

- Strategy 2.1 Retain existing vegetation.
- Strategy 2.2 Require/Support landscaping works to select native vegetation species to preserve ‘bushland’ character, with species selected from the following list:

Native Species – Upper storey

<i>Eucalyptus camaldulensis</i>	Red Gum
<i>Eucalyptus macrorhyncha</i>	Red Stringybark
<i>Eucalyptus melliodora</i>	Yellow Box
<i>Eucalyptus microcarpa</i>	Grey Box
<i>Eucalyptus polyanthemos</i>	Red Box
<i>Eucalyptus blakelyi</i>	Blakely Red Gum (Hill Gum)

Native Species – Understorey

<i>Dianella longifolia</i>	Flax Lily
<i>Dianella revoluta</i>	Black Anther Flax Lily
<i>Lomandra filiformis</i>	Mat Rush
<i>Poa labillardierei</i>	Tussock Grass
<i>Xanthorrhoea australis</i>	Grass Tree
<i>Calytrix tetragona</i>	Common Fringe Myrtle
<i>Grevillea alpina</i>	Cats Paw Grevillea

- Strategy 2.3 Facilitate planting to reflect the landscape characteristics of the 1880's.
- Strategy 2.4 Support buildings to be constructed with a strong emphasis on environmental sustainability and sensitivity.

Objective 3: Recognise bushfire risks

- Strategy 3.1 Require the use of low threat vegetation in areas recognised as having high bushfire risk.
- Strategy 3.2 Support the use of low threat vegetation throughout the township.
- Strategy 3.3 Recognise that vegetation contributes to the landscape character of the Glenrowan Township.
- Strategy 3.4 Avoid development in areas recognised as having high bushfire risk
- Strategy 3.5 Site new development so the risk of bushfire is minimised.
- Strategy 3.6 Support development and construction techniques that mitigate bushfire risk.

Objectives and Strategies - Milawa Township

These objectives and strategies apply to all land in the **Milawa Township (Figure 2)** and the Snow Road frontage between Milawa and Oxley.

Objective 1: Maintain the close links between Milawa and Oxley

- Strategy 1.1 Support the provision of rural businesses between the Milawa and Oxley Townships.

Objective 2: Enhance gateways to the Milawa Township

- Strategy 2.1 Reinforce development that enhances identified gateways to the Township through built form and open space.

Objective 3: Support non-vehicular connectivity within the Milawa Township

- Strategy 3.1 Provide upgrades to pedestrian and cycle links.
- Strategy 3.2 Facilitate east-west connectivity in subdivision design.

Objective 4: Require new development to be adequately serviced.

- Strategy 4.1 Require land to be adequately drained prior to rezoning or approvals resulting in intensification of development.

Objectives and Strategies - Oxley Township

These objectives and strategies apply to all land in the Oxley Rural Township (identified in Figure 3) and the Snow Road frontage between Oxley and Milawa.

Objective 1: To enhance the rural character of Oxley

- Strategy 1.1 Reinforce the rural character of Oxley.
- Strategy 1.2 Support farm gate businesses and small scale tourist attractions that coincide with agriculture and farming.
- Strategy 1.3 Support new development that is complimentary to the scale and character of the township.
- Strategy 1.4 Support development that meets a range of different needs.
- Strategy 1.5 Improve gateways to the township through built form and open space opportunities.

Objective 2: To strengthen the community infrastructure and facilities network between Oxley and Milawa

- Strategy 2.1 Support rural businesses to establish between Oxley and Milawa.
- Strategy 2.2 Avoid linear extensions to residential development between Oxley and Milawa.

Objective 3: To enhance the amenity and accessibility opportunities of the King River

- Strategy 3.1 Support active frontages to the King River.
- Strategy 3.2 Create an open space reserve along the King River reserve with a shared path on public land.
- Strategy 3.3 Improve access, cycle connections and links to the King River and existing sporting facilities.
- Strategy 3.4 Support the creation a footpath along Oxley Meadow Creek Road (from Snow Road as shown on the Oxley Open Space and Movement Network Plan in Clause 22.09).

Objective 4: To ensure new development can be adequately serviced.

- Strategy 4.1 Require that land is capable of being adequately drained and serviced prior to approving any rezoning, subdivision or planning permit applications that would result in intensification of development.
- Strategy 4.2 Support low density development to the south of the town core at a variety of lot sizes that respond to servicing access.

Implementation - Relevant policy guidelines and implementation actions:

The following issues and clauses are relevant to this strategic direction:

- Tourism in Townships and Rural Townships:
Refer to Clause 21.08 *Economic Development and Tourism*.
- Groundwater, stormwater, effluent disposal and environmental issues in Townships and Rural Townships:
Refer to Clause 21.10 *Environmental Management and Heritage*
- Heritage issues in Glenrowan:
Refer to Clause 21.10 *Environmental Management and Heritage*.
- Significant landscapes and ridgelines in the Glenrowan township area:
Refer to Clause 21.10 *Environmental Management and Heritage*.
- Residential, low density and rural living water and sewerage infrastructure and development contributions in Townships and Rural Townships:
Refer to Clause 21.11 *Infrastructure and Community*.

The following policy is relevant to this strategic direction:

- 22.03 *Glenrowan Township*
- 22.09 *Public Open Space Contributions*
- 22.11 *Milawa Township*

Further work:

- Prepare an Urban Design Framework for the Townships and Rural Townships of the municipality.
- Undertake a municipal wide rural residential study that considers low density residential and rural living opportunities in proximity to rural towns.
- Undertake further work to progress the medium and long term recommendations of the *Glenrowan Township Development Plan*, Revised November, 2016, *Oxley Township Development Plan*, Revised December, 2016, and *Milawa Township Development Plan*, September 2015 in a timely manner guided by the implementation plan.

Figure 1: Glenrowan Township

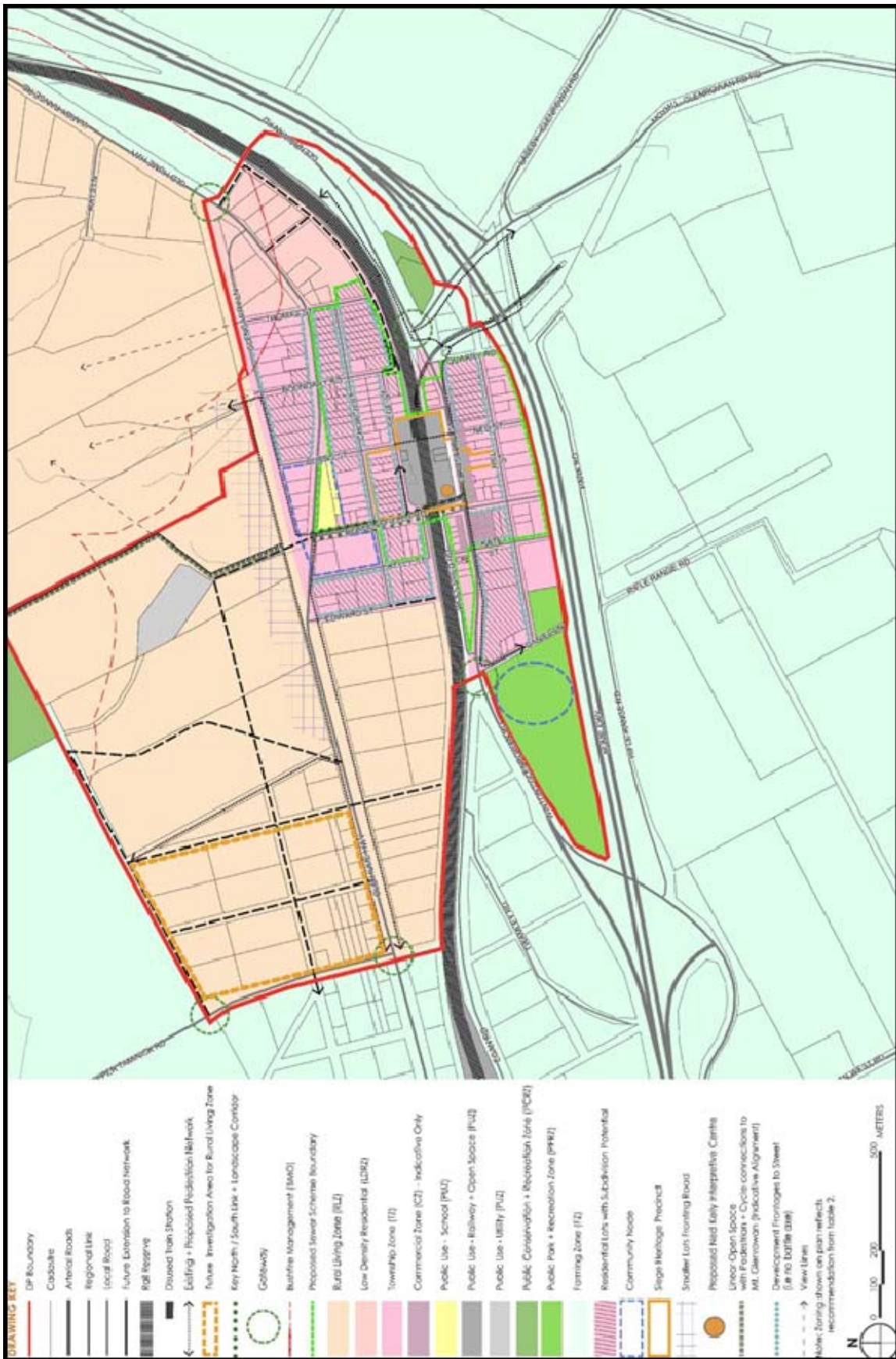


Figure 2: Milawa Township

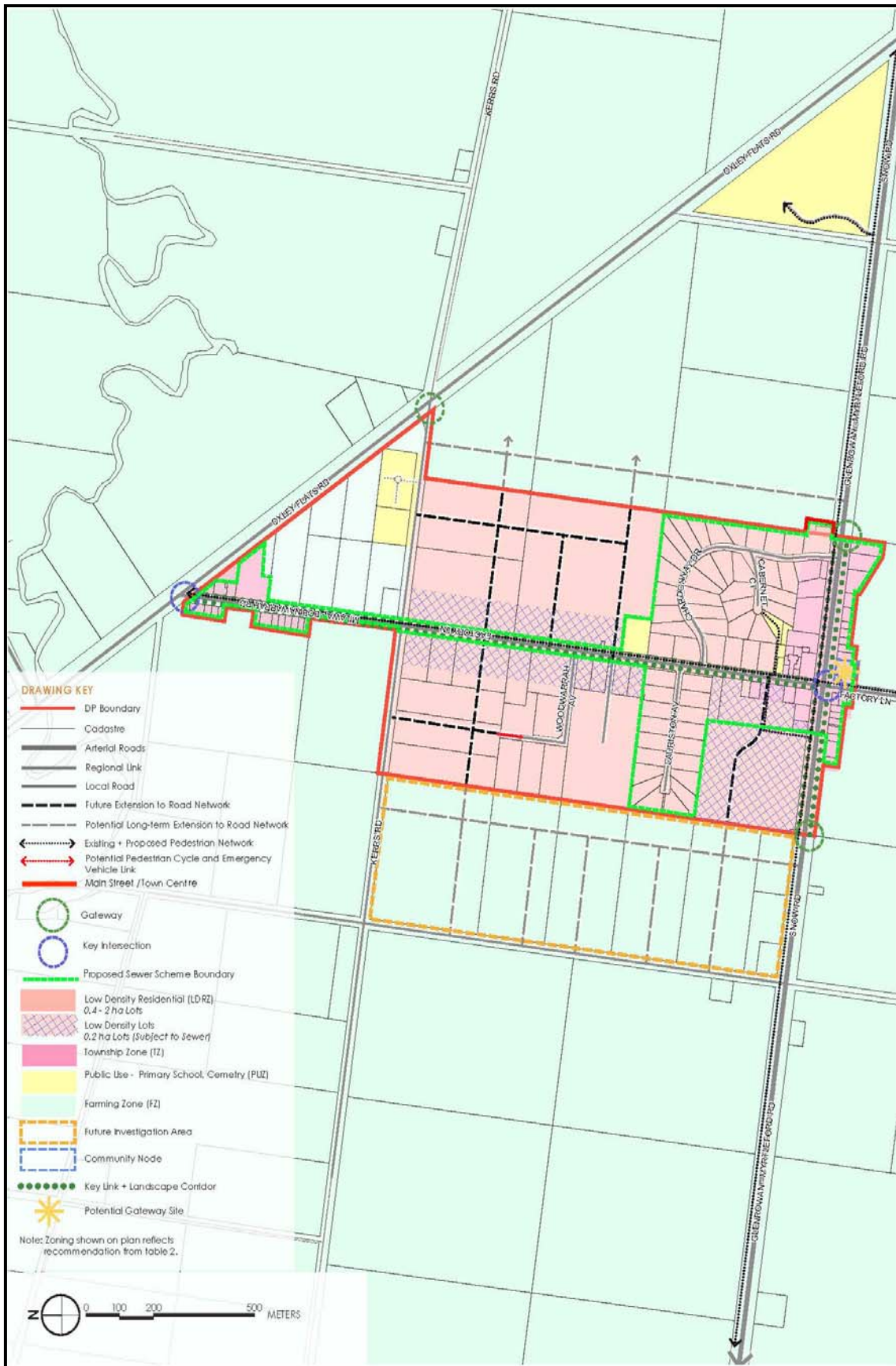


Figure 3: Oxley Township

