SETTLEMENT

This Clause provides local content to support Clause 11 Settlement of the State Planning Policy Framework.

Context and issues

- Wangaratta is a vibrant and strategically located regional centre that has been identified in the Hume Regional Growth Plan as a Regional City with opportunity for significant residential growth.
- The Rural City of Wangaratta’s population will increase by approximately 6,500 people by 2031 based on 2011 projections.
- Over 90% of this growth is planned to occur in Wangaratta Regional City.
- Most of this growth will be accommodated in the North-West Residential Growth Area and South Residential Growth Area.
- The balance of residential growth in Wangaratta Regional City will occur through intensification of residential development in the Central Activities Area (CAA) and infill development.
- Some residential development is projected to occur in Townships and Rural Townships where sewerage infrastructure and water supply is available.
- A small amount of residential development will occur incrementally in rural areas and settlements.
- There is demand for low density residential type lots in Wangaratta (lots in the 0.4 to 2 hectare size range), with market preference to the north (Waldara area), south-east (Wangaratta-Whitfield Road) and generally south-west (west of Reith Road). Potential lot sizes vary depending on whether reticulated sewer is available.
- The municipality has a number of established Townships and Rural Townships which form an attractive lifestyle setting and have capacity to accommodate a share of the municipality’s residential growth.
- Townships and Rural Townships are in demand for residential developments at various densities.
- Lack of infrastructure is a limiting factor for further development, particularly water supply, drainage and reticulated sewer in Rural Townships.
- Upgrades to infrastructure in Townships and Rural Townships provide an opportunity for residential growth and sustainable economic growth.
- Rural settlements are not suitable locations for residential development that is not associated with an agricultural use.
Table 1 - Settlement hierarchy

<table>
<thead>
<tr>
<th>Settlement Status</th>
<th>Name of settlement (and services)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Regional City</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Identified as a Regional City in the Hume Regional Growth Plan.</td>
</tr>
<tr>
<td></td>
<td>Regional services and facilities</td>
</tr>
<tr>
<td></td>
<td>Transport links</td>
</tr>
<tr>
<td></td>
<td>Wangaratta (reticulated sewer system, reticulated water)</td>
</tr>
<tr>
<td><strong>Townships</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Residential and commercial uses</td>
</tr>
<tr>
<td></td>
<td>Have reticulated sewerage</td>
</tr>
<tr>
<td></td>
<td>Identified potential for growth</td>
</tr>
<tr>
<td></td>
<td>Proximity to Wangaratta</td>
</tr>
<tr>
<td></td>
<td>Glenrowan (reticulated sewer, reticulated water)</td>
</tr>
<tr>
<td></td>
<td>Milawa (reticulated sewer, ground water co-op)</td>
</tr>
<tr>
<td></td>
<td>Oxley (reticulated sewer, reticulated water)</td>
</tr>
<tr>
<td></td>
<td>Moyhu (reticulated sewer and reticulated water)</td>
</tr>
<tr>
<td><strong>Rural Townships</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Residential and commercial uses</td>
</tr>
<tr>
<td></td>
<td>Limited development infrastructure</td>
</tr>
<tr>
<td></td>
<td>Incremental growth</td>
</tr>
<tr>
<td></td>
<td>Boorhaman, Cheshunt, Eldorado, Everton, Peechelba, Tarrawingee, Whorouly (natural water supply)</td>
</tr>
<tr>
<td></td>
<td>Moyhu (reticulated water and sewerage)</td>
</tr>
<tr>
<td></td>
<td>Springhurst, Whitfield (reticulated water)</td>
</tr>
<tr>
<td><strong>Rural Settlement</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>No residentially zoned land</td>
</tr>
<tr>
<td></td>
<td>Archerton, Bobinawarrah, Boorhaman East, Boorhaman North, Boralma, Boweya, Bowmans Forest, Bowser,</td>
</tr>
<tr>
<td></td>
<td>Brookfield, Byawatha, Carboor, Cheshunt South, Docker, Dockers Plains, Edi, Edi Upper, Everton</td>
</tr>
<tr>
<td></td>
<td>Upper, Greta Upper, Greta, Greta South, Greta West, Hansonville, King Valley, Killawarra, Laceby,</td>
</tr>
<tr>
<td></td>
<td>Londrigan, Markwood, Meadow Creek, M urnungee, Peechelba East, Tolmie, Toombullup, Warby Ranges,</td>
</tr>
<tr>
<td></td>
<td>Whitlands, Whorouly East, Whorouly South</td>
</tr>
</tbody>
</table>

Note: Table 1 - Settlement Hierarchy to be read in conjunction with Figures 2, 3, 4, 5 and 6.
Objectives and strategies

Objective 1  To support residential development in appropriate locations in the municipality (refer Figure 2 and Table 1).

Strategy 1.1  Locate the majority of residential development in Wangaratta Regional City.
Strategy 1.2  Support residential development in appropriately zoned areas in Townships.
Strategy 1.3  Avoid residential development in Rural Settlements.
Strategy 1.4  Avoid residential development in areas of environmental significance, landscape significance and agricultural value.

Objective 2  To build the residential population of Wangaratta Regional City (refer Figure 4).
Strategy 2.1  Facilitate new housing to the North-Western Growth Area and the Southern Growth Area.
Strategy 2.2  Locate intensive housing forms within the Wangaratta Central Activities Area.
Strategy 2.3  Support other appropriate intensive housing forms within the Residential Growth Zone.
Strategy 2.4  Support infill development on larger, and corner lots in established residential areas.
Strategy 2.5  Support live-work opportunities for small to medium businesses in the South Wangaratta Urban Renewal Area where they are not detrimental to the ongoing use of the area for industry.
Strategy 2.6  Support infill development in the Low Density Residential Zone areas of Waldara and south of Mason Street.
Strategy 2.7  Limit infill development in the Neighbourhood Residential Zone.
Strategy 2.8  Limit infill development in court locations.
Strategy 2.9  Protect residential neighbourhoods with heritage and/or environmental constraints as areas of minimal change.

Objective 3  To achieve sustainable development
Strategy 3.1  Direct new development to locations close to existing infrastructure (public transport, walking and cycling facilities, community facilities, fresh food providers and reticulated services).
Strategy 3.2  Support infill development and brownfield site regeneration.
Strategy 3.3  Require new development to demonstrate walkable connectivity.
Strategy 3.4  Support development that reduces the impact of climate change.
Strategy 3.5  Support new development that demonstrates consideration of environmental landscape values in street orientation and dwelling location.
Strategy 3.6  Support development that demonstrates environmentally sustainable design at the planning stage.
Strategy 3.7  Require new development to demonstrate the use of passive sustainable design principles (including road and housing orientation, solar access, shading, natural ventilation and thermal mass and insulation).

Objective 4  To achieve sustainable development in Townships and Rural Townships.
Strategy 4.1  Require rural living subdivision and housing proposals to provide independent sewerage and water infrastructure if not connected to services.
Strategy 4.2  Require connections to reticulated water and sewerage in Townships prior to allowing new residential development.
Strategy 4.3  Support development of compact housing in Townships close to town centres.

Objective 5  To facilitate appropriate subdivision patterns.
Strategy 5.1  Require adequate infrastructure be provided to service new subdivisions.
Strategy 5.2  Require a diversity in lot size to accommodate a variety of dwelling types.
Strategy 5.3  Facilitate opportunities for affordable housing.
Strategy 5.4  Support innovative subdivision and housing design that:
  - fosters a sense of neighbourhood and community
  - creates a sense of place

Implementation

Policy guidelines
When considering requests for rezoning to the Rural Living Zone ensure the land:

- is in proximity to the Wangaratta Regional City or established townships
- is not located in areas that are required for residential expansion of Wangaratta Regional City or townships
- is not located on highly productive agricultural land
- has access to a range of physical and community services
- can be supplied with infrastructure
- has had a Land Capability Assessment prepared.

Further strategy work
- Review residential zonings within the Wangaratta Infill Area and apply appropriate Residential Zones and local policy to areas without environmental constraints or heritage controls.
- Prepare a structure plan for Moyhu township to identify opportunities for growth.
- Review the application of the Low Density Residential Zone around Wangaratta Regional City.
Investigate the application of the Low Density Residential Zone on the parcel of land bound by Reith Road Equine Precinct to the south, North-west Growth Area to the north and west, and Three Mile Creek to the east.

Activity centres

This clause should be read in conjunction with local area policies at Clause 21.11 Local Areas.

Context and issues

- Wangaratta Central Activities Area is the principal activity centre in Wangaratta and serves the local and regional community with a range of employment, community, education, cultural, commercial and retail services.
- There is opportunity to strengthen these functions through facilitation of development in the Wangaratta Central Activities Area.
- Car parking provision and location is an important issue for Wangaratta and the Wangaratta Central Activities Area.
- Medical uses have emerged around the Wangaratta public and private hospitals, creating some potential amenity conflicts with residential uses, pressure on the residential dwelling supply and car parking difficulties.

Table 2: Activity Centre Hierarchy

<table>
<thead>
<tr>
<th>Designation</th>
<th>Activity Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Activity Centre</td>
<td>Wangaratta Central Activities Area</td>
</tr>
<tr>
<td>Neighbourhood Activity Centre</td>
<td>NONE IDENTIFIED</td>
</tr>
<tr>
<td>Future Neighbourhood Activity Centre</td>
<td>North West Residential Growth Area</td>
</tr>
<tr>
<td></td>
<td>(Lindner Road - Worland Road)</td>
</tr>
<tr>
<td></td>
<td>South Residential Growth Area</td>
</tr>
<tr>
<td></td>
<td>(Greta Road – Joyce Way)</td>
</tr>
<tr>
<td>Local Activity Centre</td>
<td>Murdoch Road</td>
</tr>
<tr>
<td></td>
<td>Burke Street</td>
</tr>
<tr>
<td></td>
<td>Vincent Road,</td>
</tr>
<tr>
<td></td>
<td>Muntz Street</td>
</tr>
<tr>
<td></td>
<td>Appin Street (south)</td>
</tr>
<tr>
<td></td>
<td>Appin Street (north)</td>
</tr>
<tr>
<td></td>
<td>Edwards Street</td>
</tr>
<tr>
<td>Local Activity centres are defined by commercial zoning.</td>
<td></td>
</tr>
<tr>
<td>Bulky Goods Retail Centre</td>
<td>Parfitt Road</td>
</tr>
<tr>
<td>Future Bulky Goods Retail Centre</td>
<td>Tone Road – Newman Street</td>
</tr>
</tbody>
</table>

Note: Table – Activity Centre Hierarchy to be read in conjuction with Figures 3 and 4.
Figure 3: Activity Areas in Wangaratta Regional City
To build Wangaratta Central Activities Area as a vibrant commercial, mixed use, residential, tourism and educational centre for the region.

Objective 1
Reinforce the role of the Wangaratta Central Activities Area as the Principal Activity Centre to serve the needs of the local community and regional population

Strategy 1.1 Facilitate the development of a mixture of higher order goods, services and community facilities to cater for the wider region including office, retail, housing, community services, recreation and open space facilities and civic functions

Strategy 1.2 To facilitate appropriate commercial development in existing and future activity centres.

Objective 2
Facilitate bulky goods retailing in locations specified as existing and future Bulky Goods Retail Centres.

Strategy 2.1 Facilitate bulky goods retailing in locations specified as existing and future Bulky Goods Retail Centres.

Strategy 2.2 Support a mixture of community, service industry and commercial uses in Future Neighbourhood Activity Centres to service the wider neighbourhood.

Strategy 2.3 Support commercial uses in Local Activity Centres which cater to the needs of local residents and are compatible with the surrounding residential areas.

Strategy 2.4 Discourage industrial uses in existing and future Neighbourhood Activity Centres and Local Activity Centres.

Urban growth

Context

- New residential communities require a range of physical and social infrastructure to enable them to function.

- Existing urban areas maintain extensive investment in infrastructure.

- Existing infrastructure should be capitalised on when providing for housing growth by fully considering the impacts on capabilities and supply networks.

- The expansion of the urban area to accommodate new housing must come with a coordinated approach to the provision of infrastructure to service the local population.

- Options for future urban growth should be explored through extension of the Wangaratta Regional City and in existing Townships.

- Most of the projected residential growth in the municipality will be accommodated in two growth areas: the North-Western Growth Area and the Southern Growth Area.

- Current zoning of these Growth Areas is the Farming Zone, which restricts development as Growth Areas until Development Plan Overlays, and Development Contribution Plan Overlays can be prepared.

- Council has committed to embed principles around energy, water, waste, transport, pollution, materials, local economy, land use and ecology, heritage, community and facilities, built environment and climate adaptation into the new residential areas within the Rural City.
Figure 4: Residential Growth Areas in Wangaratta Regional City
Figure 5: North Western Growth Area Structure Plan

Figure 6: Southern Growth Area Structure Plan
# Objectives and strategies

<table>
<thead>
<tr>
<th>Objective 1</th>
<th>To develop residential environments that are well planned and coordinated on a precinct wide basis in order to create high quality residential environments and maximise liveability.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 1.1</td>
<td>Plan for sustainable development.</td>
</tr>
<tr>
<td>Strategy 1.2</td>
<td>Plan residential growth areas on a precinct basis and:</td>
</tr>
<tr>
<td></td>
<td>- Recognise environment and landscape values and local urban character</td>
</tr>
<tr>
<td></td>
<td>- Design well defined movement networks</td>
</tr>
<tr>
<td></td>
<td>- Plan an open space hierarchy</td>
</tr>
<tr>
<td></td>
<td>- Consider future housing form</td>
</tr>
<tr>
<td>Strategy 1.3</td>
<td>Provide a consistent framework for the siting and design of future housing.</td>
</tr>
<tr>
<td>Strategy 1.4</td>
<td>Plan new residential areas to facilitate sustainable development including:</td>
</tr>
<tr>
<td></td>
<td>- Addressing car dependency</td>
</tr>
<tr>
<td></td>
<td>- Encouraging land uses which provide local employment</td>
</tr>
<tr>
<td></td>
<td>- Preparing climate change risk management strategies</td>
</tr>
<tr>
<td></td>
<td>- Using passive solar orientation in street networks and lot design.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Objective 2</th>
<th>To create well planned and designed residential communities to accommodate projected housing growth in Wangaratta Regional City.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 2.1</td>
<td>Prepare integrated development plans for the North-western and Southern Growth Areas shown in Figure 5 and 6.</td>
</tr>
<tr>
<td>Strategy 2.2</td>
<td>Plan appropriate infrastructure, transport, commercial and community services, open space and education facilities to service the North-western and Southern Growth Areas.</td>
</tr>
<tr>
<td>Strategy 2.3</td>
<td>Facilitate new housing to the North-western Growth Area and the Southern Growth Area.</td>
</tr>
<tr>
<td>Strategy 2.4</td>
<td>Conserve land identified for long term residential growth in Stage 2 of the North-western Growth Area to meet future residential needs.</td>
</tr>
</tbody>
</table>

## Implementation

### Policy guidelines
- Coordinate new development with the timely provision of infrastructure.

### Planning scheme implementation
- Apply residential, commercial and public use zones as appropriate and generally in accordance with the North-western Growth Area and Southern Growth Areas Structure Plans.
- Apply the Development Plan Overlay, the Public Acquisition Overlay and Development Contributions Plan Overlay as appropriate and generally in accordance with the North-western Growth Area and Southern Growth Areas Structure Plans.
Further strategic work

- Prepare a structure plan for Stage 2 of the North-western Growth Area, west of Reith Road, to direct future development.

- Investigate the identified ‘future investigation areas’, for rezoning to Low Density Residential or Rural Living Zone having regards to and pending resolution of environmental issues, including flooding, bushfire, localised drainage issues, airport environs, access issues, freeway interface and presence of key underground infrastructure including High Pressure Gas Transmission Pipelines etc.

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.

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 opportunity 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 – Tarrawingege 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 7.)

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**

- *Eucalyptus camaldulensis* - Red Gum
- *Eucalyptus macrorhyncha* - Red Stringybark
- *Eucalyptus melliodora* - Yellow Box
- *Eucalyptus microcarpa* - Grey Box
- *Eucalyptus polyanthemos* - Red Box
- *Eucalyptus blakelyi* - Blakely Red Gum (Hill Gum)

**Native Species – Understorey**

- *Dianella longifolia* - Flax Lily
- *Dianella revoluta* - Black Anther Flax Lily
- *Lomandra filiformis* - Mat Rush
- *Poa labillardieri* - Tussock Grass
- *Xanthorrhoea australis* - Grass Tree
- *Calytrix tetragona* - Common Fringe Myrtle
- *Grevillea alpina* - 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 8) 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 Milawa and Oxley Townships.

Objective 2: Enhance the 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 approval 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 9) 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 Figure 10).

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 21.06 Natural Resource Management

- Heritage issues in Glenrowan:
  Refer to Clause 21.06 Built Environment and Heritage

- Significant landscapes and ridgelines in the Glenrowan township area:
  Refer to Clause 21.03 Environment and Landscape Values

The following policy is relevant to this strategic direction:

- 22.02 Milawa Township
- 22.03 Glenrowan Township
- 22.04 Oxley 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 7: Glenrowan Township.
Figure 8: Milawa Township
Figure 9: Oxley Township.
Open space

Context and issues

- The municipality has a good supply of open space, however consistent with national and state trends, there is greater demand for recreational spaces across a wider range of recreational infrastructure types.

- The trend in choice of recreation activities is not only diversifying with greater choices of sports available, but is also moving more towards informal and casual pursuits such as passive recreation, walking, cycling, swimming and fitness activities.

- Provision will complement and contribute to the unique landscape, identity and vibrancy of the communities of the municipality.

- Provision of open space contributions from open space contributions in residential zones will ensure the community has access to open space and recreational activities as the population grows.

- A well balanced and diverse range of recreation and open space opportunities will be offered that enable people to achieve health and wellbeing benefits.

- Recreation activities and open space need to be inclusive and accessible to the whole community regardless of age, gender, cultural background, location, ability or interest.

- Flexible design and multi-use of facilities (where possible and appropriate) will ensure the most successful outcome in response to changing community needs and demands.

- Safe and well maintained facilities and spaces will encourage people to participate in secure and comfortable environments.

- New development of residential, industrial and business areas need to be provided with a range of strategically located, connected and usable recreation land that enhances liveability and passive and active recreation usage.

Objectives and strategies

Objective 1  To ensure the sustainable provision of open space, sport and recreation facilities.
Strategy 1.1 Improve the diversity of available open space and recreation opportunities
Strategy 1.2 Support co-location of open space with other community infrastructure and facilities.
Strategy 1.3 Improve open space in areas with a current or projected deficiency as a priority.

Objective 2  To ensure good access to a comprehensive open space network that expands with population growth.
Strategy 2.1 Develop linear links, shared pathways, walking and cycling routes to provide high quality facilities and safe access to a range of destinations.
Strategy 2.2 Require new residential subdivisions to be linked with existing and proposed pedestrian and cycling paths and trails
Strategy 2.3 Design open spaces which encourage use by residents of all ages, abilities and interests.
Strategy 2.4 Develop pedestrian and bicycle trails along the Ovens River riverine corridor to link recreation, residential, commercial and other areas and uses in Wangaratta.

Objective 3  To establish Wangaratta Regional City as the centre for a wide range of accessible and high quality passive and active recreational sporting events and facilities.
Strategy 3.1 Support development of regional facilities.
Strategy 3.2 Support development of cycling and walking tracks to link a range of tourism experiences.
Strategy 3.3 Provide an integrated network of sporting and recreational opportunities that link with neighbouring municipalities including:
  - an integrated network of bike paths
  - a regional sports academy
  - a variety of events.

Objective 4  To maintain, protect and enhance the landscape, and environmental and natural heritage values of open space and unique habitats in a sustainable manner.
Strategy 4.1 Protect environmental values, including landscapes and places of natural heritage significance.
Strategy 4.2 Create open spaces as Australian landscapes using indigenous species except in circumstances where a flora theme exists for heritage or cultural reasons.
Strategy 4.3  Require landscapes to be drought tolerant and attractive to native animals and birds.
Strategy 4.4  Maintain the HP Barr Reserve, Merriwa Park and Apex Park as regional destinations for tourists, landscape and biodiversity resources and attractive backdrops and gateways to the Wangaratta Central Activities Area.

Objective 5  To obtain appropriate and sustainable public open space contributions at the time of subdivision.
Strategy 5.1  Require all land in residential, commercial and industrial zones applying for subdivision of three or more lots to pay a public open space contribution in the form of land or money.
Strategy 5.2  Require land contributions to be in accordance with any structure plan, master plan or township development plan where there is one referenced or incorporated into this scheme.
Strategy 5.3  Require a financial contribution toward the maintenance and improvement of existing open space in all other areas of the municipality.
Strategy 5.4  Require the creation of open space in the North-western and Southern Growth Areas and other areas identified for future residential growth.
Strategy 5.5  Improve upon existing open space and open space networks in Townships.

Figure 10: Glenrowan Access, Movement and Open Space Plan.
Figure 11: Oxley Access, Movement and Open Space Plan.
Figure 12: Milawa Access, Movement and Open Space Plan.
Implementation

Policy guidelines

- Dwellings should be within 400 metres walking distance of a neighbourhood park.
- The provision of open space and recreational infrastructure should consider any relevant strategic plans for the land and surrounds.
- The open space is to be fit for purpose and of a suitable size, location and usefulness.
- Open spaces are to integrate with the existing and planned network of open spaces and the shared path network.
- Where land is to be accepted the land is to be shown on the Development Plan and Plan of Subdivision (as relevant). Only unencumbered land will be counted towards a public open space contribution. Encumbered land is generally defined as land that cannot be normally considered developable for residential purposes. This includes:
  - Land subject to a 1 in 100 year floodway
  - Land that would be excluded from development due to the need to conserve flora and fauna values
  - Land that may be contaminated
  - Land that is steeply sloping (i.e. greater than one in three slope) or subject to landslip, or
  - Land that is affected by a servicing easement (e.g. including but not limited to high voltage power lines, water pipe and sewer easements).
- Any encumbered land that is offered to Council is at Council’s discretion to accept. Any such land is to be adjoining other unencumbered open space to maximise the corridor and habitat value. Open space that is provided as part of subdivisions should be developed fully and established under an agreed maintenance regime prior to being handed over to Council.
- Consider any relevant master plan or management plan in planning for the use and/or development of an open space.
- Apply sustainable approaches including alternative sources of water supply, incorporating water sensitive urban design, and minimising chemical use, embodied energy and waste.
- Master plans for new residential developments are to show the location of open space and recreational facilities.

Policy References

- *Wangaratta Recreation Strategy and Open Space Strategy, 2012*
- *Glenrowan Township Development Plan, September 2015*
- *Oxley Township Development Plan, September 2015*
- *Milawa Township Development Plan, September 2015*