

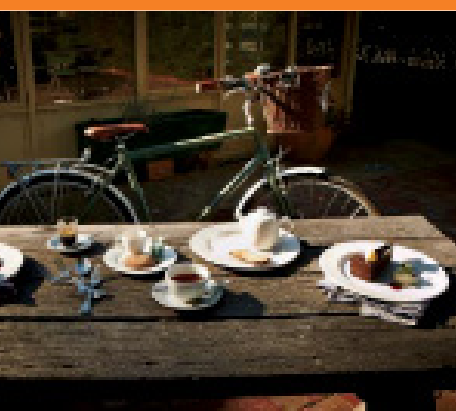
MILAWA TOWNSHIP DEVELOPMENT PLAN



Prepared for
RURAL CITY OF WANGARATTA

By
MESH PTY LTD

September 2015



0.1

Executive Summary

The Rural City of Wangaratta is renowned for providing a range of lifestyle, economic and recreational opportunities and services to both residents and visitors.

The success in providing these opportunities is embedded in the City's vision for the municipality that takes an integrated approach to social, economic and environmental considerations. This vision established the basis upon which the City intends to approach long-term land use planning decisions and strategies, and includes the following core components:

- *Be a vibrant, diverse and secure place to live*
- *Facilitate a growing and sustainable economy and employment base*
- *Preserve and enhance our heritage and the environment (Clause 21.03 of the MSS)*

An important element of achieving this vision relates to the planning and development of the various small townships and rural settlements that support the larger city of Wangaratta. The townships of Glenrowan, Oxley and Milawa, located within the King Valley Gourmet Region and surrounds, are key towns that embody a range of characteristics that make

them attractive places to live and visit, and include (among other characteristics):

- Glenrowan's rich Australian heritage,
- Oxley's attractive riverside setting, and
- Milawa's important tourism attractors.

In order to further the Rural City's vision for these three important townships, Council has engaged Mesh in association with the Department of Transport, Planning and Local Infrastructure's Regional Flying Squad, to prepare Township Development Plans for the three townships of Glenrowan, Oxley and Milawa.

Council have recognised the need to prepare clear Township Development Plans with a strategic vision for each of the townships, that provide guidance to the community and other stakeholders in the face of a number of drivers of change including:

- recent upgrades to servicing (in particular, provision of reticulated sewer within the core of each of the three townships);
- changes to minimum subdivision sizes and land use provisions within residential and farming zones; and
- other recent strategic planning

work that has been undertaken for these towns in recent years, including further work triggered by Panel recommendations from a recent Planning Scheme Amendment (C26), the Population and Housing Strategy, Bushfire Studies, and Draft King Valley – Milawa Masterplan.

While from a demand perspective, each of the three towns is furnished with sufficient supply of zoned land, collectively the above drivers have the potential to result in significant change to the scale and form of development within the three townships in the absence of any overarching strategic vision. As such, a key focus of the Township Development Plans is to provide guidance and certainty in relation to key land use planning issues, to ensure that changes within the township will:

- **Maintain and enhance the rural township lifestyle,**
- **Provide conditions for enhanced economic performance and investment,**
- **Deliver a range of residential opportunities,**
- **Contribute positively to the community; and**
- **Protect and enhance the natural landscape and heritage conditions, which attract people to the townships.**

In responding to the challenges outlined above, Council has directed Mesh to undertake a rigorous analysis of physical and policy conditions of each of the townships. The unique attributes provide a number of opportunities for each of the towns that can be drawn upon in the Township Development Plans (TDPs) accompanied by thorough community consultation, to arrive at a set of TDPs that offer specific guidance for future development.

It is important to recognise the Rural City of Wangaratta's commitment to providing strategic leadership in delivery of a set of TDPs that will positively influence development outcomes in Glenrowan, Oxley and Milawa and to provide lifestyle, economic and tourism benefits.

It is ultimately intended that the three Township Development Plans will be implemented via amendments to the Wangaratta Planning Scheme Municipal Strategic Statement, Local Policies and via application of Development Plan Overlays. Once implemented, the Plans will provide the basis for cohesive and coherent land use planning decisions and the conditions for positive private and public investment in the townships.

7.1

Introduction

Mesh has prepared a draft Township Development Plan for Milawa, which has been developed having regard to the regional and planning analysis undertaken in the previous chapters, the feedback and advice received in the community consultation sessions (refer to separate Consultation Report) and further site-specific analysis for the Township (this chapter).

7.2

Context

Milawa is located 18km southeast of Wangarata and only 4.5km east of Oxley along the Snow Road. Milawa is a rural township with a population of approximately 210 people. Milawa has been identified as having potential to be a satellite town to Wangaratta.

Milawa is located approximately 4.5km east of Oxley and, as discussed previously, it is the community focus for football, netball, cricket and lawn bowls. The link between the two towns, along Snow Road, is scenic and picturesque. This enhances its appeal for cyclists travelling along the established path network and presents an opportunity to encourage farm gate businesses along this trail.

Table 1 provides a snapshot of some of the key features of Milawa.

Table 1: Milawa Snapshot

Location/Scale	<ul style="list-style-type: none"> ■ Located 18km southeast of Wangaratta and only 4.5km east of Oxley along the Snow Road ■ Population: approx 210 people
Role	<ul style="list-style-type: none"> ■ Linked to the gourmet region ■ Tourist hub (food and wine) ■ Cycle tourism ■ Farming businesses ■ Country town integrated with farming practices ■ Football, netball, cricket and lawn bowls focus ■ Has been identified as having potential to be a satellite town to Wangaratta
Main Features and Character	<ul style="list-style-type: none"> ■ Farm gate feel ■ Separate from Oxley ■ The whole town is in a special water supply catchment ■ North and south commercial and tourism - T-shaped township
Existing Infrastructure	<ul style="list-style-type: none"> ■ Water provided by three co-operatives (no plans for standard reticulation) ■ Property connections of wastewater and sewerage reticulation to 120 lots with the capacity to accommodate and additional ■ 50 lots (refer to Appendix C for the Milawa servicing map). This provision can be shared with Oxley ■ Off road shared trail in between Oxley and Milawa
Planning Controls and Strategies	<ul style="list-style-type: none"> ■ Clause 21.07 Rural Townships and Settlement ■ Clause 21.05 Rural Land Use and Agriculture ■ Clause 32.03 Low Density Residential Zone ■ Clause 32.05 TZ Township Zone ■ Clause 35.07 Farming Zone ■ Clause 43.01 Heritage Overlay ■ Clause 36.01 Public Use Zone2, Public Use Zone 3, Public Use Zone 5 <ul style="list-style-type: none"> ■ Draft King Valley to Milawa Master Plan (2012)

7.3

Site Analysis

A detailed site analysis of the existing and planned structural and character features of Milawa has been undertaken. These features have been carefully mapped and analysed in order to inform preparation of the Township Development Plan. These detailed 'layered' plans are provided in Appendix C to this report. Figure 1 provides a summary site analysis, with key features described below.

Land Use Pattern

Unlike Oxley, Milawa has developed in a completely different manner, presenting in the shape of an upside down 'T', with Factory Lane acting as the central spine between two nodes of activity of either end. Small businesses have developed in a lineal manner along each side of Snow Road to take advantage of the passing trade. Residential development has occurred to the north and on each side of Factory Lane, forming this upside down 'T' shaped township.

The famous Brown Brothers vineyard and winery is well established on the southern side of Snow Road, this together with a number of accommodation outlets south of Snow Road has resulted in this precinct as being a tourist hub.

As well as the winery, the Milawa Cheese Factory on Factory Lane, at the north of the township is another tourism destination. These two businesses are key attractors to the town.

The residential development, school, cheese factory and Milawa town hall are all accessed from Factory Lane. The hall is situated in front of a small recreation reserve that is also accessible from Cabernet Court. Due to the location of the town hall on this site, the recreation reserve is tucked away and would not be seen by passers by. This presents an opportunity to investigate opportunities to enhance the hall and surrounding open space as a recreation reserve that is more visually prominent from Factory Lane.

Apart from the cemetery in Milawa, all of the land north of Kerrs Road in the township boundary is currently zoned farming. This zoning does not reflect the current subdivision patterns, with lots on the eastern side of Factory Lane being much smaller than the 40ha farming minimum, as such, are not large enough to support sustainable farming practices.

In addition to this, there is a strip of residential development on the west of Factory Lane that is similar in size to some of the township-zoned properties. It is understood that a planning scheme amendment is currently underway to rezone these parcels on the west of the cheese factory to better reflect its existing use.

Milawa recreation reserve is not located in the township boundary; rather it is situated to the east of the township in between Oxley Flats and Snow Roads. An existing off road path extends along Snow Road from the township to this facility.

Movement Network

Aside from the smaller lots in the township zone along Snow Rd, the majority of land in the township is in the low-density residential zone and subdivisions have occurred accessing off Factory Lane. This subdivision pattern presents some difficulties from a north south connectivity perspective. However, an opportunity exists to strengthen the role of this north-south connector as this road connects the cheese factory, Snow Rd and the winery. Any development in between these nodes will assist in bringing the township together and the central location of the Milawa Primary School has commenced this process.

Natural Features

Milawa is topographically flat and it is understood that this presents issues from a drainage perspective. Any future development would need to resolve these issues prior to further intensification, in the form of a land capability assessment.

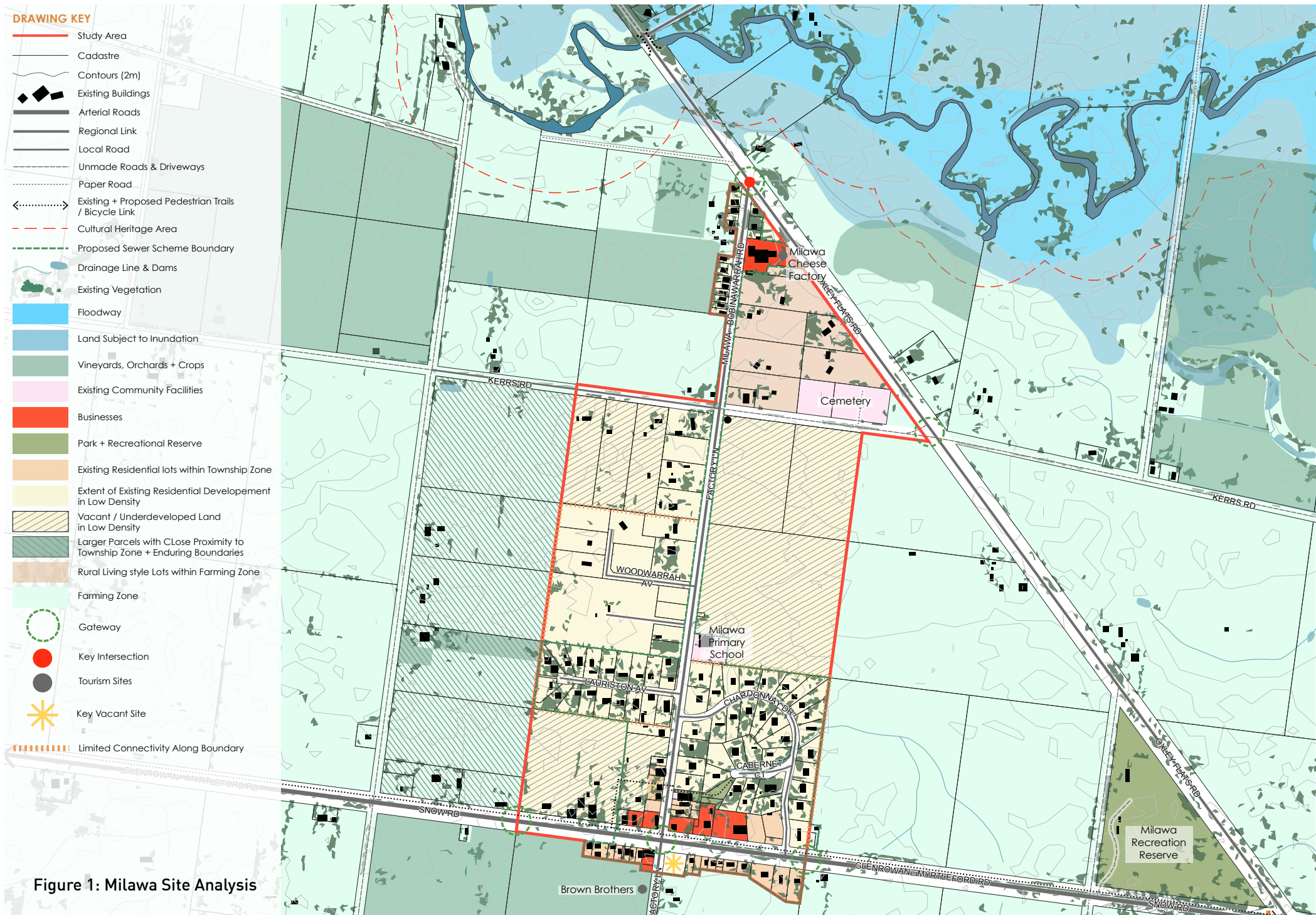


Figure 1: Milawa Site Analysis

7.4

Precinct Analysis

In order to provide additional analysis of the various issues and opportunities within Milawa, a range of precincts have been identified (for the purposes of this TDP). The following provides a description of each precinct (Figure 2) (including an analysis of character), and identifies opportunities to be responded to in the TDP.

A Township

The small businesses in this precinct service the existing community and also capitalise on passing trade. While a number of businesses exist, there is a vacant corner block at the prominent intersection of Snow Road and Factory Lane.

It is understood that there is insufficient supply of parking bays along Snow Road, which causes congestion of this precinct.

Opportunity exists for the vacant site on the corner of Snow Road and Miliwa-Bobinawarra Road as a proposed gateway building or use with the potential for the land to the rear of the hall to accommodate overflow parking.

B Vacant low density west of Factory Lane

This precinct is the closest infill opportunity to the central strip along Snow Road.

C Vacant low density east of Factory Lane

This precinct has the Milawa Primary School in its south-western corner and is capable of accommodating development, which would assist in merging the north and south of the township.

D Chardonnay Drive

This is an existing subdivision that is accessed from Factory Lane and Snow Road. The size of the lots is approximately 0.4ha and they are irregular in shape. The dwellings are well setback from the road with manicured front gardens.

E Farming zone, Milawa Cheese Factory and cemetery

Although the land in this precinct is currently zoned farming, this zoning is not reflective of the existing uses, which include a scattering of rural living style dwellings. Amendment C58 is addressing this for the cheese factory and associated commercial uses, but further work is required for the residential parcels to determine the most appropriate zone.

F Low density west of Factory Lane

Development in this precinct has started to occur, resulting in poorly connected subdivisions that limit opportunities for north south and east west connections in these locations. Even so, there is an opportunity for an east west connection in the northern landholding of this precinct, as this land is not yet fully developed. Furthermore, opportunity exists to expand Woodwarrah Avenue northwards to accommodate a north south connection from this point connecting in to Kerrs Road.

G Surrounding land directly to the west

The size of the allotments to the west of the study area (to Church Lane) is reflective of rural living development (Schedule 2) and is too small to be utilised for sustainable farming practices. Notwithstanding, there is not a demonstrated need for additional land to be zoned for residential development at this time, however, the area may be appropriate to consider for development in the longer term once the existing zoned land supply within town becomes exhausted. In this instance, the logical solution

for a TDP would be to ensure that possible future connections are not limited in an east-west direction.

Other Surrounding land directly to the east

The land to the east of the study area, bound by Snow Road and Oxley-Flats Road is a farming parcel. These lots are much larger and it is understood that there might be drainage constraints due to how flat the land is. The recreation reserve is located at the intersection of Oxley-flats and Snow Road. While physically separated from the Township, high quality connections are provided via the shared bike path along Snow Road. In this regard, land to the east would be a logical future investigation area. Notwithstanding, the TDP will ensure that there are logical road connections so as not to restrict the long-term future development potential of this land.

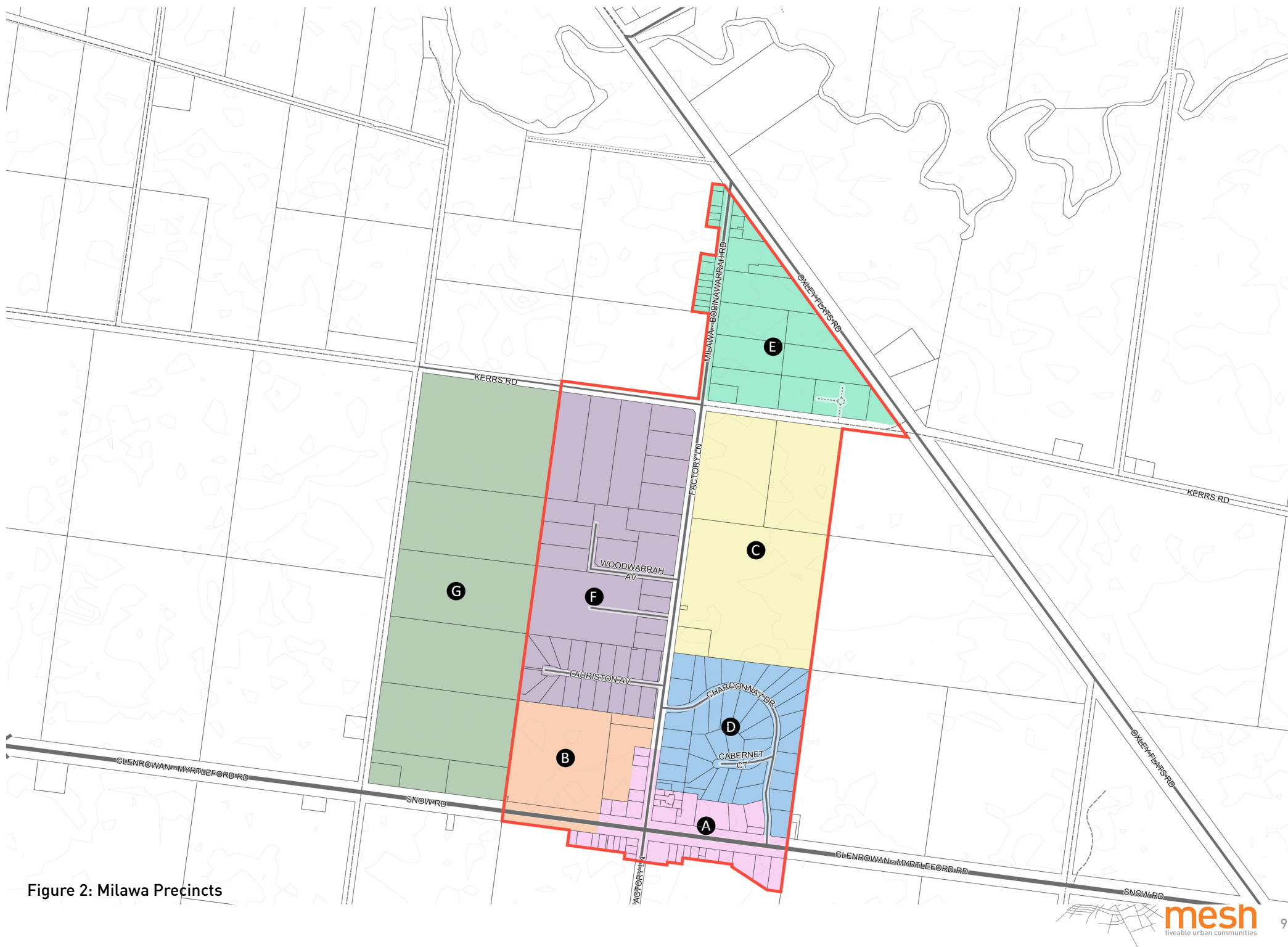


Figure 2: Milawa Precincts

7.5

Milawa Design Response

The vision for Milawa is to:

Maintain and enhance the rural character of Milawa through providing sensitive development that supports the values of the existing community. Milawa's role within the Gourmet Region is strengthened by continuing to improve wayfinding, pedestrian and cycle links to the key tourist attractions.

Objectives

Key objectives are to:

- Reinforce the town core along Snow Road by encouraging the establishment of additional businesses and community uses.
- Support the close link between Milawa and Oxley and encourage rural businesses in between the two settlements;
- Enhance gateways to the township through built form and open space;
- Encourage opportunities for use of alternative modes of transport through upgrades and additions to pedestrian and cycle links;
- Link the southern and northern nodes through encouragement of low-density development along Factory Lane.
- Provide for enhanced east-west connectivity in subdivision design.
- Encourage permeable and connected subdivision design that respects the existing rural character.
- Ensure land is capable of

being adequately drained and serviced prior to any rezoning or approvals that would result in intensification of development. capability assessment prior to any development.










Figure 3 provides a design response, which has resulted from the site and presinct analysis. These plans culminate in the final TDP for Milawa in Figure 4..



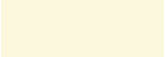
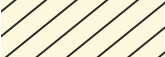


This page has been intentionally left blank.

Design Response

The following drawing key addition description for the Draft Township Development Plan at Figure 3.

DRAWING KEY

	Snow Road	Key connection between Oxley and Milawa.
	Main Street	Reinforce this section of Snow Road as the main street, promoting business and tourism uses.
	Factory Lane	Reinforce Factory Lane and the key north south pedestrian and vehicular connection.
	Paper Roads	Utilise existing paper roads where possible to facilitate development.
	Existing and Proposed Pedestrian Trails/Bicycle Link	Continue to establish a connected link of pathways between key uses and community facilities.
	Drainage Line and Dams	Respond to designated waterways with appropriate buffers.
	Community Facilities	School is a key link between residential development on Factory Lane.
	Business and Tourism Precinct	Encourage the clustering of businesses along the 'main street' of Snow Road to invigorate the area and attract passing trade.
	Existing Vineyards, Orchards and Crops	Protect and enhance the existing rural nature of the surrounding area.

	Park and Recreational Reserve	Improve pedestrian network and way finding to the Milawa Recreation Reserve and the park at Cabernet Court.
	Existing and Proposed Residential Lots within Township Zone	Smaller lot sizes reflecting their location within the township.
	Existing Subdivision within Low Density	Low-density development along Factory Lane.
	Low Density Lots with Subdivision Potential	Existing large allotments with potential for future subdivision.
	Future Investigation Area	Farming land in close proximity to DPO boundary.
	Key Vacant Site	Key site situated in the centre of the township. Opportunity to explore this site for a key gateway building.

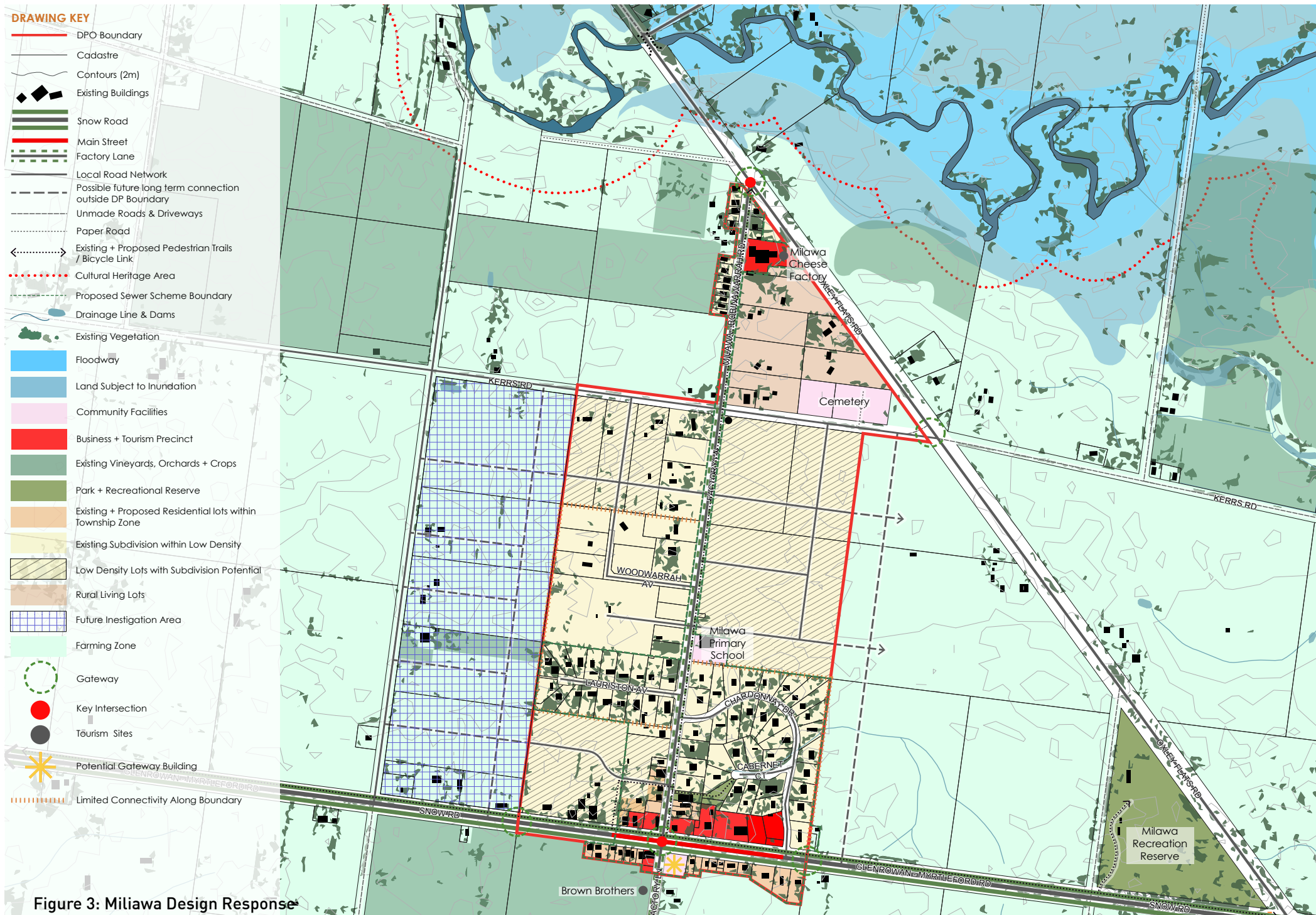


Figure 3: Miliawa Design Response

7.6

Milawa Township Development Plan

The purpose of this Milawa Township Development Plan is to:

- articulate the community vision for the Milawa township,
- identify and describe the existing precincts within the township, and the opportunities and constraints of each precinct;
- provide a higher-level plan to provide certainty and guidance for future development in Milawa;
- Provide an overview of the design rationale underpinning the Township Development Plan;
- Identify a set of objectives specific to Milawa that can be used to guide discretionary decision making;
- Identify requirements of future planning permit applications for development and subdivision.

With the introduction of sewer in the town, there will be significant subdivision potential. There is also a noteworthy supply of undeveloped land that is appropriately zoned for low-density residential purposes. These points together with the background research, which confirms that there is sufficient supply of land available for further development, means that no rezoning of land (with the exception

of one small patch of RLZ1 to reflect its existing use) is being recommended in Milawa as part of this Township Development Plan.

The TDP at Figure 4 is to be read in conjunction with the recommendations at Table 2.

An implementation plan is provided at the end of this chapter.

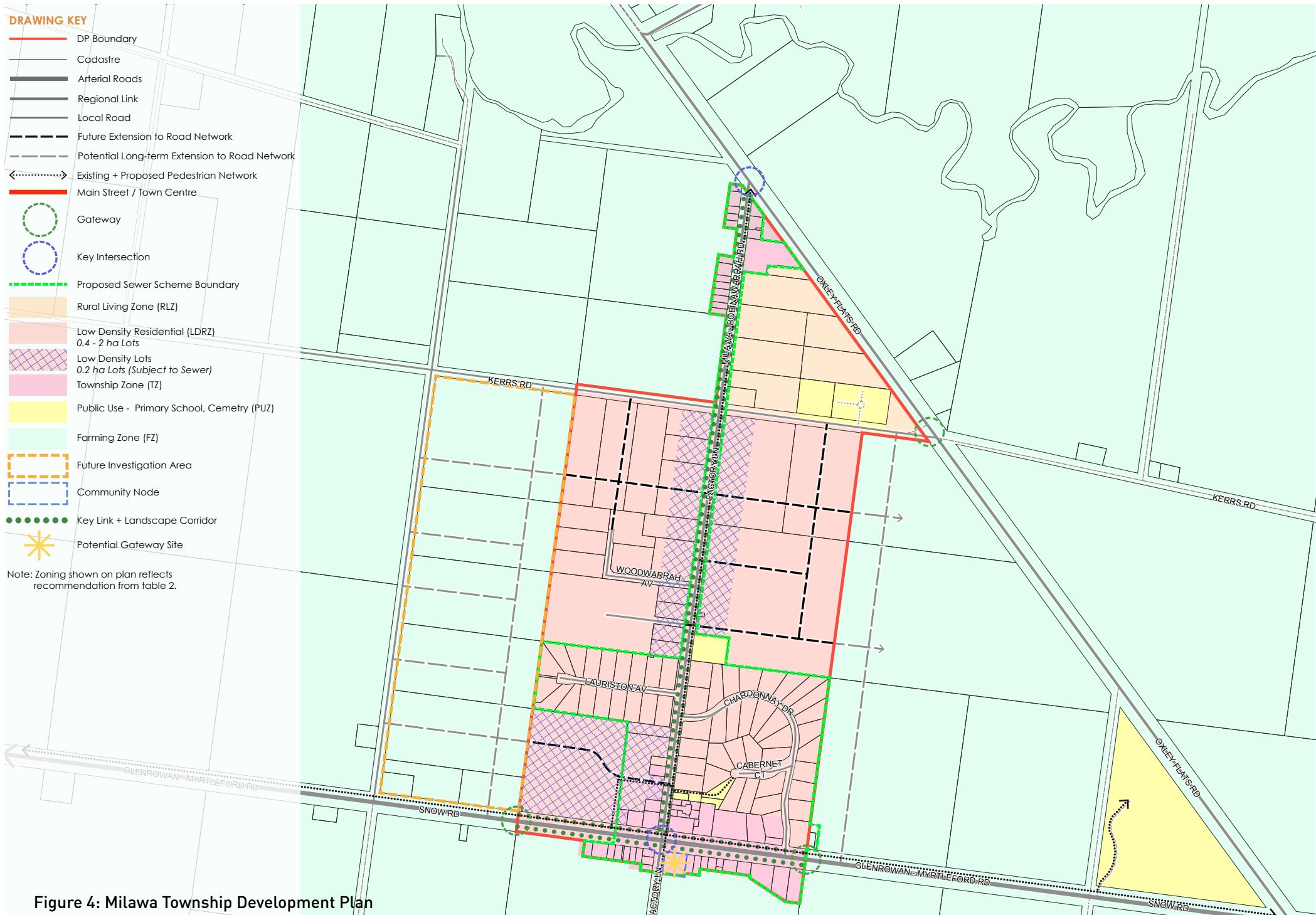


Figure 4: Milawa Township Development Plan

Table 2: Milawa Recommendations

Precinct/Feature	Recommendations
A	Township <ul style="list-style-type: none"> ■ Continue to support the existing township role along Snow Road through identification of additional parking locations. ■ Encourage development of a key gateway building on the vacant corner of Snow Road and Factory Lane. ■ Encourage enhanced landscaping to improve the gateway in to the township.
B	Vacant low density - west <ul style="list-style-type: none"> ■ Encourage infill development to enhance the role of the township and to leverage the sewer supply, achieved through supporting lot sizes of approximately 0.2ha with sewer. ■ Ensure that any development provides enhanced connectivity and does not prevent future east west connections.
C	Vacant low density - east <ul style="list-style-type: none"> ■ Support future LDRZ development with lot sizes of approximately 0.2ha if connected in to sewer. ■ Ensure that any development does not prevent future east west connections. ■ Encourage subdivision design that responds to the rural character of Milawa (i.e in cross-section design, approach to drainage and limited use of cul-de-sac).
D	Chardonnay Drive <ul style="list-style-type: none"> ■ Low-density residential zone recommended to remain in place in this precinct. ■ Encourage improved connections from Factory Lane to the park on Chardonnay Drive
E	Farming, cheese factory and cemetery <ul style="list-style-type: none"> ■ Consider rezoning land on the east of Factory Lane to Rural Living Zone 1 in future to reflect existing land use pattern ■ Determine the most appropriate zone for the small lots on the west of Factory Lane.
F	Low density - west <ul style="list-style-type: none"> ■ Continue to support low-density development. ■ Ensure that future north-south and east-west road connections are provided for. ■ Encourage subdivision design that responds to the rural character of Milawa (i.e in cross-section design, approach to drainage and limited use of cul-de-sac).
G	Surrounding land directly to the west <ul style="list-style-type: none"> ■ Investigate this precinct for its potential incorporation in to a residential zone in the long term.

This page has been intentionally left blank.

7.7

Implementation

The implementation plan is divided in to a number of actions. These actions have been divided in to four sections as discussed below:

Immediate and ongoing:

Actions to be undertaken as a direct result of this document.

Short term:

Clear recommendations for actions that can be commenced and progressed.

Medium/Long term:

Actions that involve further investigation/work to be undertaken prior to reaching specific strategies and objectives.

Table 3: Implementation

Action	Comment/Purpose	Responsibility
Immediate and Ongoing		
Adopt the Milawa Township Development Plan.	Following public exhibition and detailed consultation, the final Milawa Township Plan should be adopted by Council.	Strategic Planning (RCoW)
Require preparation and submission to Council of a land capability assessment to support any applications or proposals to rezone, or subdivide land outside the Township Zone.	Land capability assessment is required prior to rezoning or subdivision to confirm that the land can be adequately drained and support further intensification of subdivision development as a result of any proposed rezoning.	Owners/applicants to undertake studies, followed by Strategic and Statutory Planning involvement to rezone and assess applications.
Continue to improve pedestrian connections throughout the town and to the sporting oval by way of improved signage.	Additional footpaths and signage where necessary will improve the linkages to community and tourist facilities.	Council action
Short Term		
Undertake a Planning Scheme Amendment to: <ul style="list-style-type: none"> ■ Update Clause 22.03 Rural Townships and Settlements policy to introduce the objectives of the Milawa Township Development Plan. ■ Update Clause 21.07 Rural Townships and Settlements to reflect the necessary outcomes of the Township Development Plan. ■ Introduce Development Plan Overlay for Milawa at Clause 43.04. 	These updates to the LPPF will ensure that, where relevant, the objectives of the township development plans are introduced in to the MSS and local policy.	Strategic Planning (RcoW)

Table 3: Implementation continued

Progress rezoning in precinct E (between Kerrs Road-east of Factory Lane and the Cheese Factory) to RLZ1.	This will more accurately reflect the existing land use.	Strategic Planning (RcoW)
---	--	---------------------------

Action	Comment/Purpose	Responsibility
--------	-----------------	----------------

Medium Term

Council to consider a township wide drainage assessment to facilitate orderly development.	This assessment will ensure that any drainage issues are resolved prior to intensification of the land.	Strategic Planning (RcoW)
--	---	---------------------------

Long Term

Subject to saturation of demand, undertake planning assessments to extend the DPO to include future investigation area (G).	This action will ensure that land availability and demand are reassessed.	Strategic Planning (RcoW)
---	---	---------------------------

C

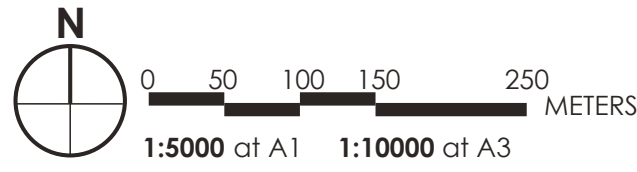


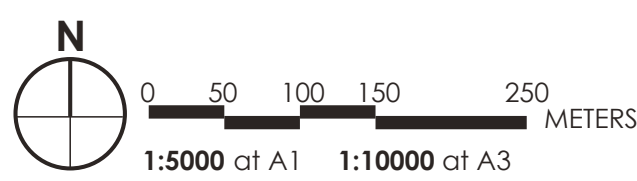
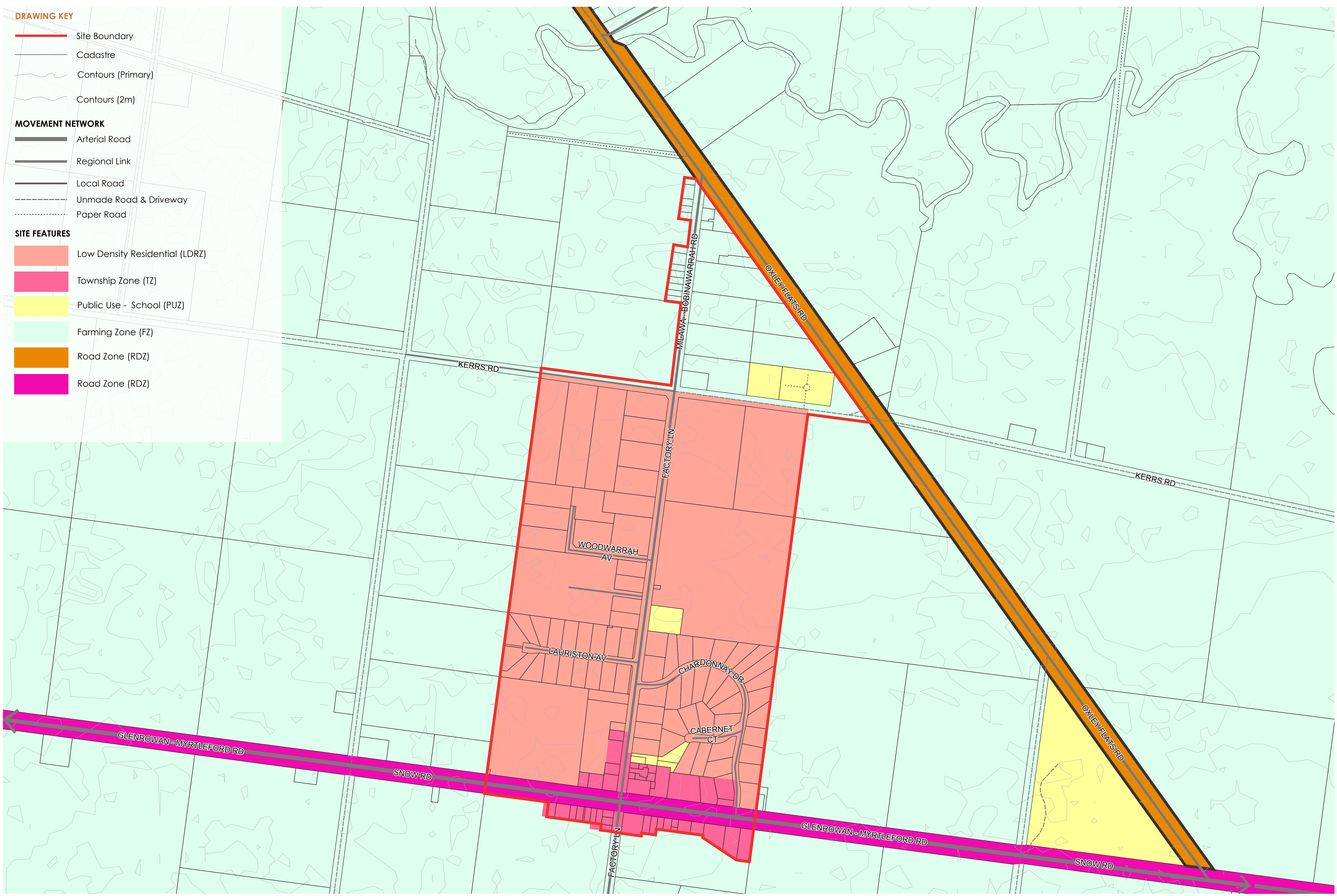
DRAWING KEY

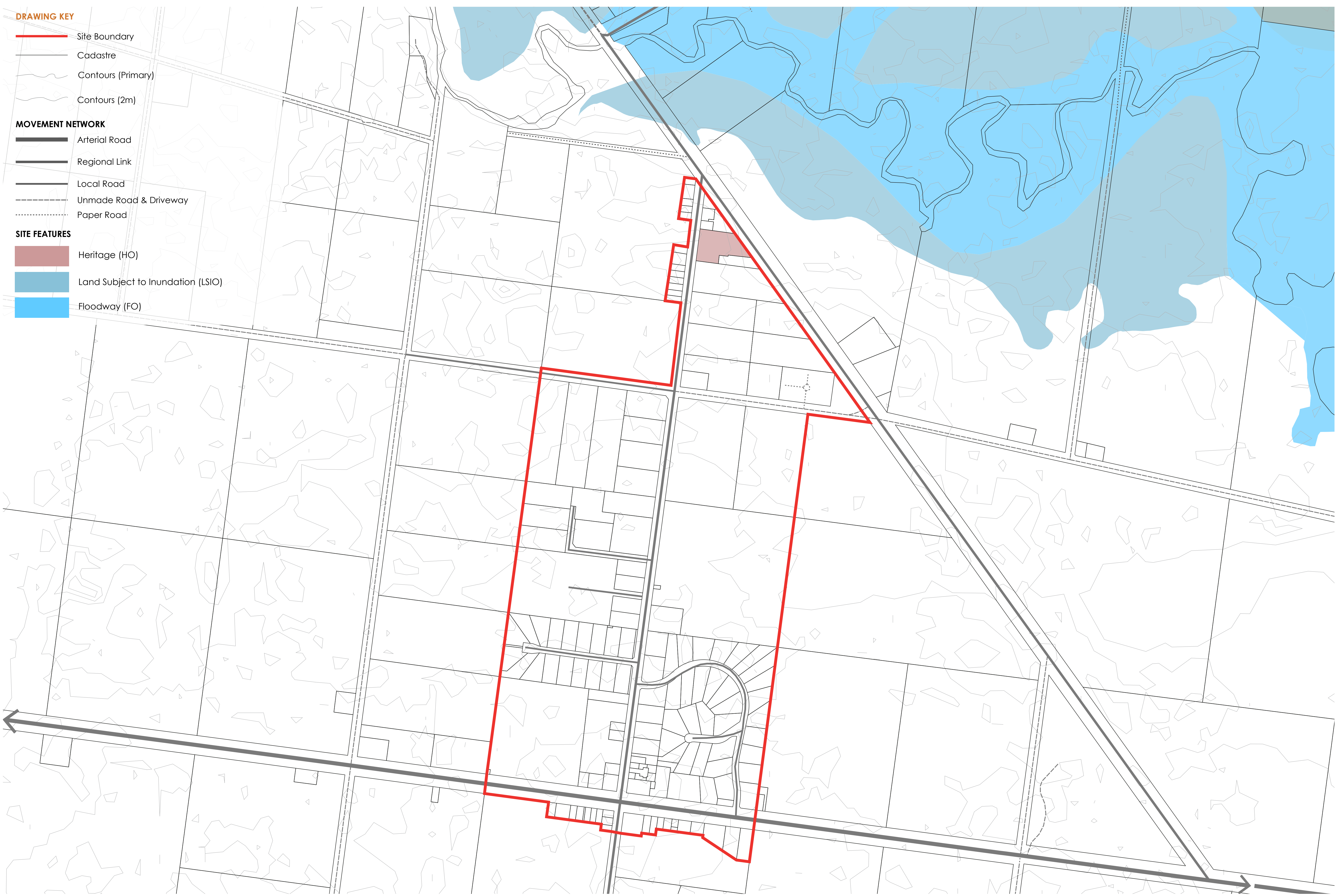
- Site Boundary
- Cadastre
- Contours (Primary)
- Contours (2m)

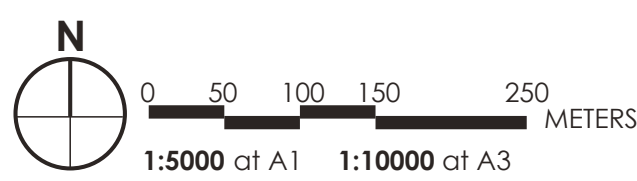
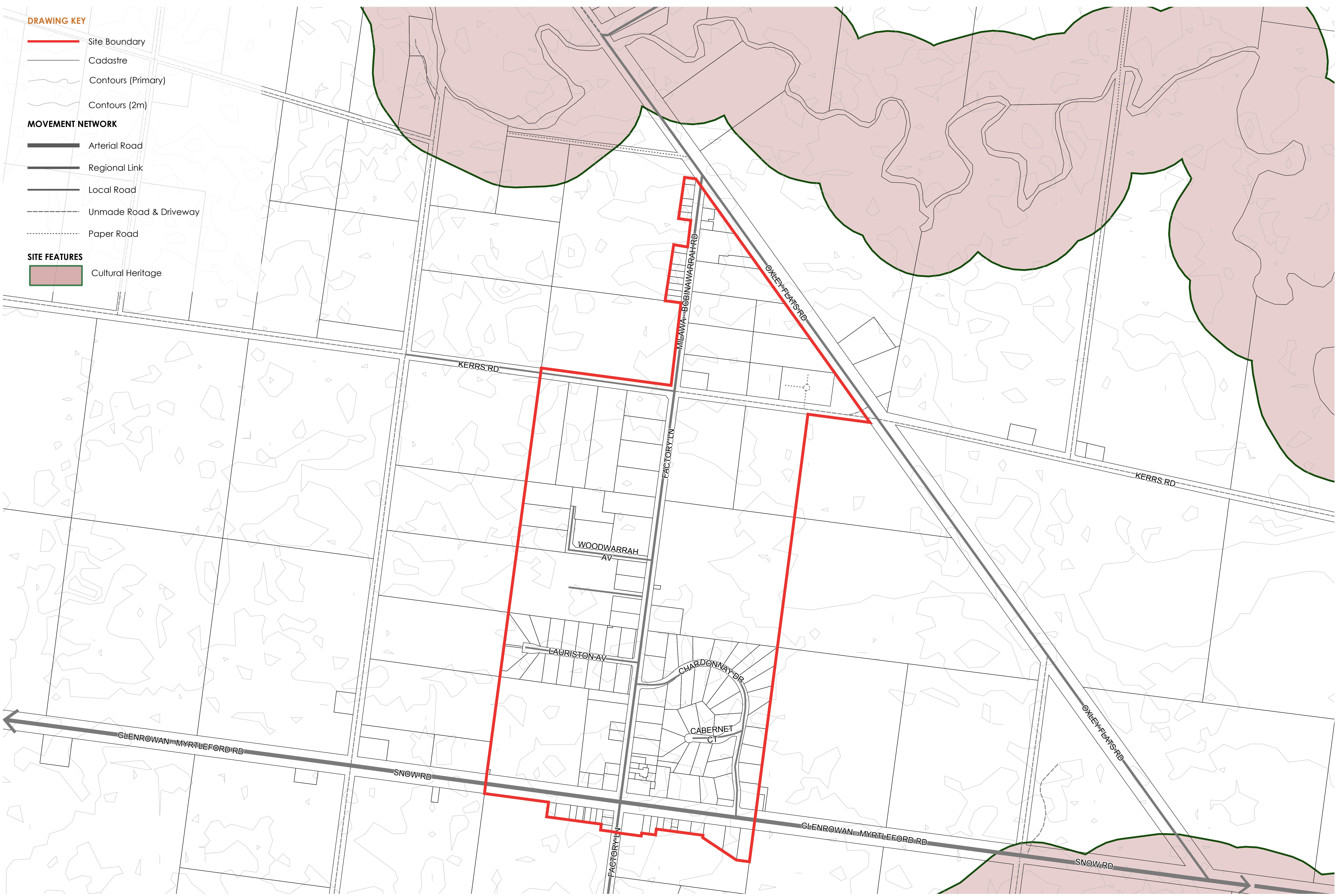
MOVEMENT NETWORK

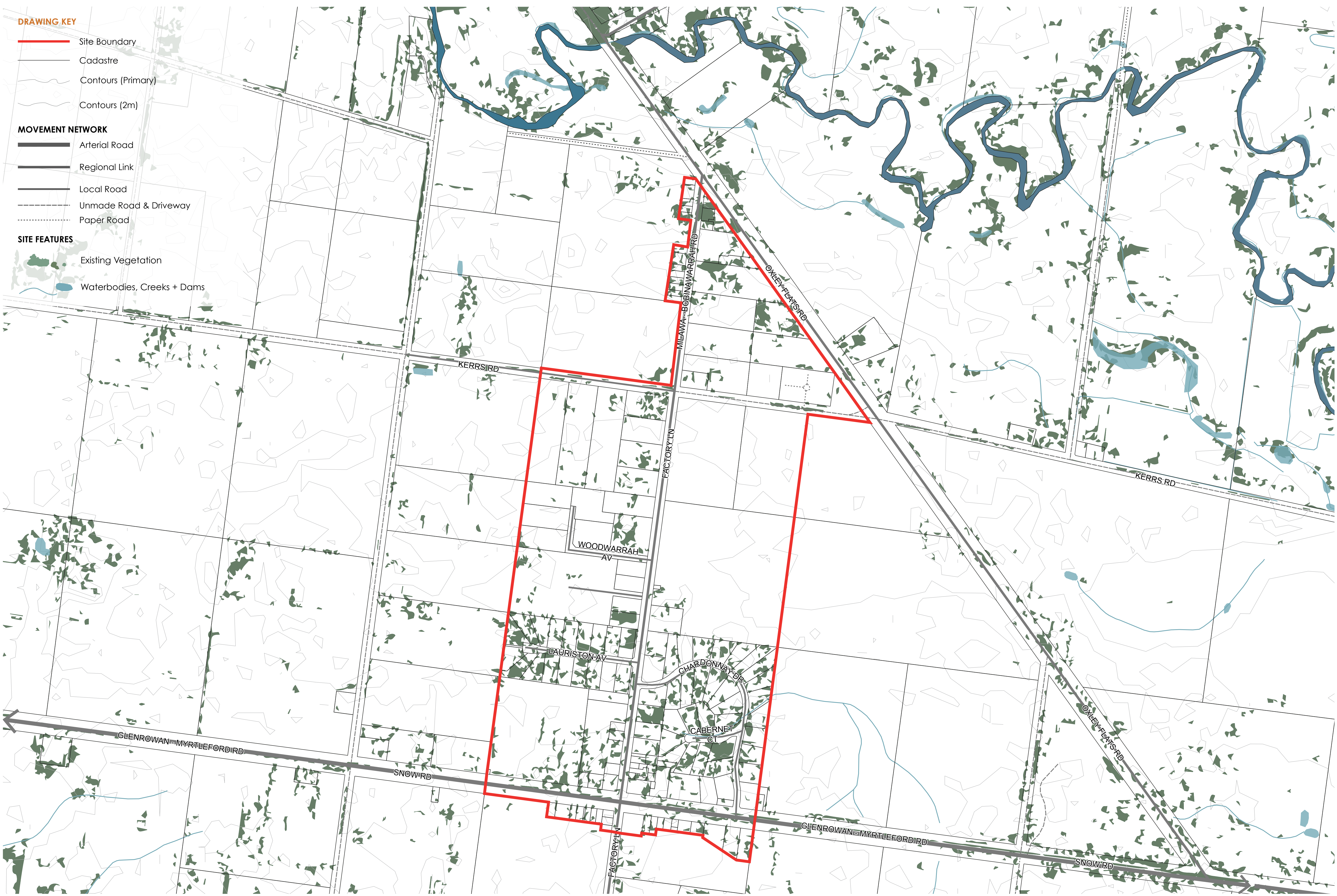
- Arterial Road
- Regional Link
- Local Road
- Unmade Road & Driveway
- Paper Road











DRAWING KEY

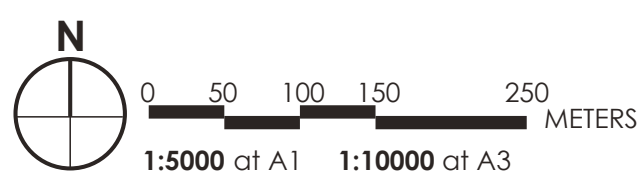
- Site Boundary
- Cadastre
- Contours (Primary)
- Contours (2m)

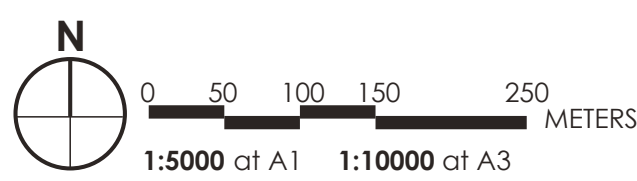
MOVEMENT NETWORK

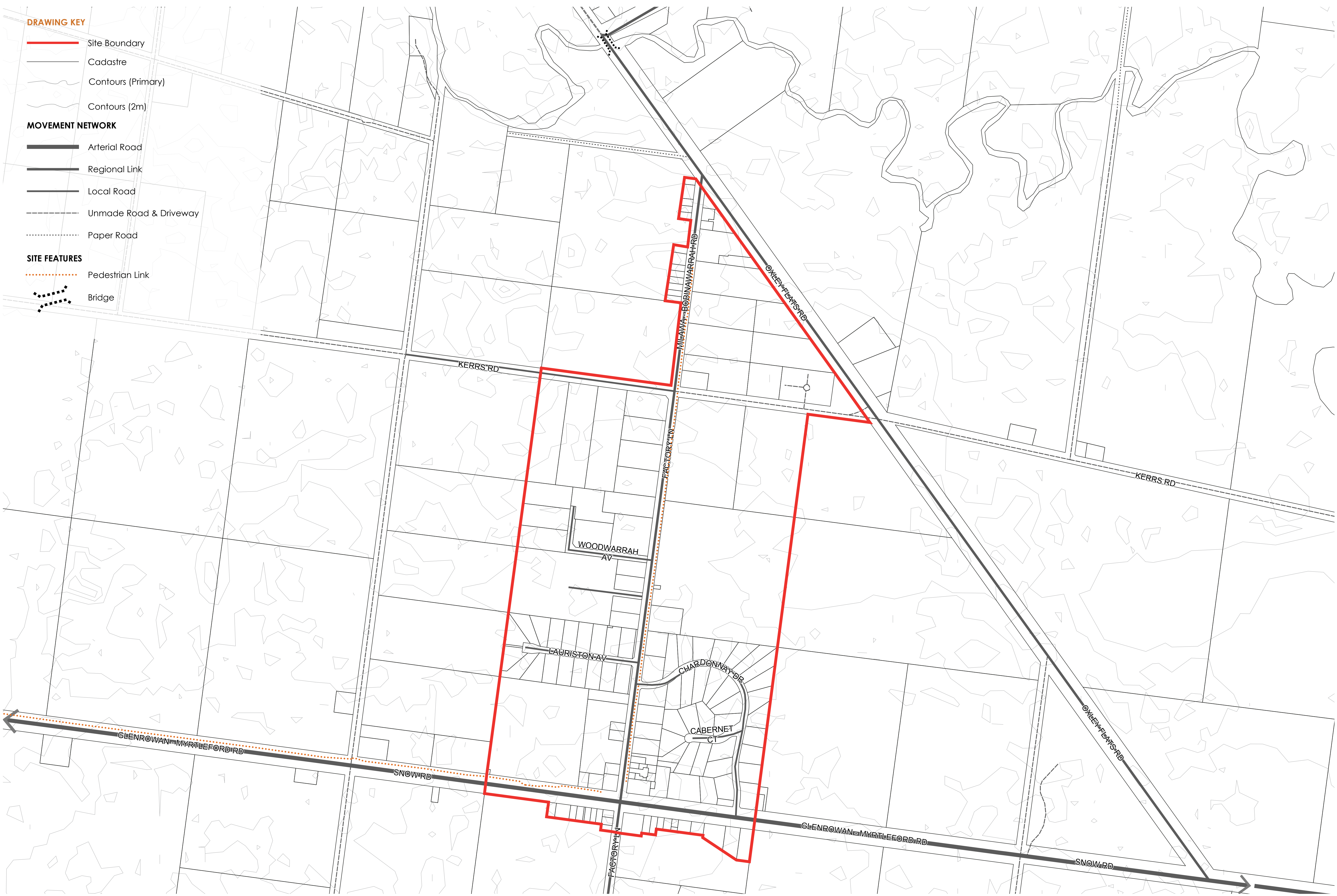
- Arterial Road
- Regional Link
- Local Road
- Unmade Road & Driveway
- Paper Road

SITE FEATURES

- Existing Vegetation
- Waterbodies, Creeks + Dams







DRAWING KEY

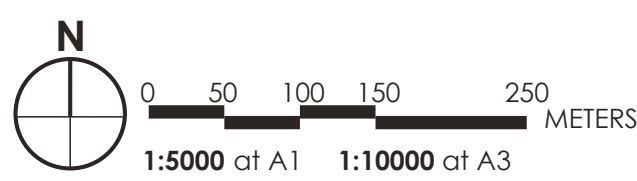
- Site Boundary
- Cadastral
- Contours (Primary)
- Contours (2m)

MOVEMENT NETWORK

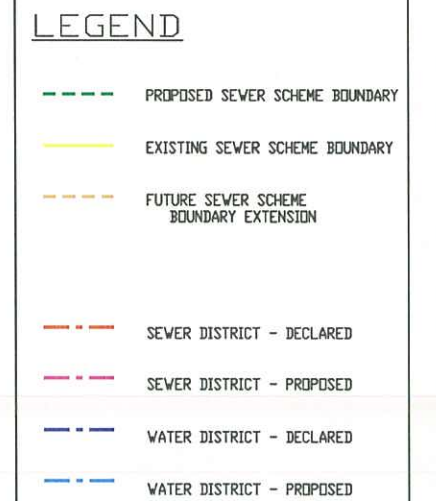
- Arterial Road
- Regional Link
- Local Road
- Unmade Road & Driveway
- Paper Road

SITE FEATURES

- Pedestrian Link
- Bridge



Initial lots	120
Allowable Future lots	50



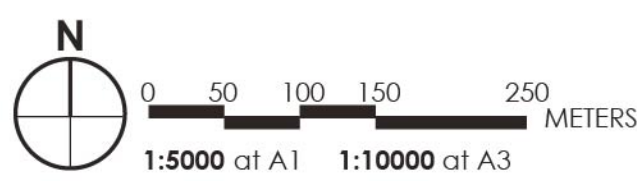
PO BOX 863
106 HOVELL STREET
WODONGA VIC 3690
TEL: 1300 361 622
FAX: 02 6024 7454



DRAWING NUMBER
STSS_MIL01
DATE
OCTOBER 2010
DRAWN BY
MELANIE MURRAY
SCALE
NOT TO SCALE

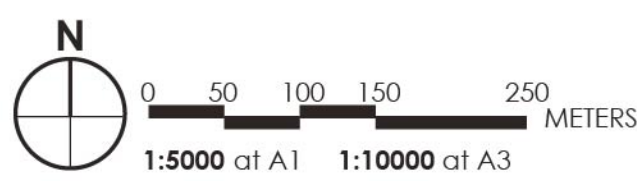


- COMMUNITY FACILITIES**
- 1 Milawa Primary School
(133 Milawa - Babinawarra Rd)
 - 2 Milawa Recreation Reserve
 - 3 Cabernet Court Recreational Reserve
 - 4 Milawa Hall
(181 Milawa - Babinawarra Rd)
 - 5 John M^cLeese Park
(1850 Milawa - Babinawarra Rd)



BUSINESSES

- 1 Milawa Cheese Factory
(17 Milawa - Bobinawarra Rd)
- 2 Brown Brothers Winery
(239 Milawa - Bobinawarra Rd)
- 3 Millawa Bakery
(1605 Glenrowan - Myrtleford Rd)



© Mesh Pty Ltd 2014

This work is copyright. Apart from any use permitted under the Copyright Act 1968, no part may be reproduced by any process without written permission from Mesh Pty Ltd, Level 1, 6 Riverside Quay Southbank VIC 3006.



