

OXLEY TOWNSHIP DEVELOPMENT PLAN



Prepared for

RURAL CITY OF WANGARATTA

By

MESH PTY LTD

Revised and Adopted by Council, November 2016



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.

6.1

Introduction

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

6.2

Context

Oxley is located 13km southeast of Wangaratta and is about 17km north-east of Glenrowan. It is a rural township within the Milawa Gourmet Region and King Valley Wine Region and has a population of approximately 350 residents. Oxley has been identified as having potential to be a satellite town to Wangaratta.

Oxley residents value its natural surrounds and close proximity to Wangaratta. The small farm gate businesses add to Oxley's character and its strategic location in the centre of the gourmet and wine regions attracts many visitors. There is funding for a recreational vehicle (RV) dumping point in Oxley, this accommodates, amongst others, the touring caravan market.

Oxley serves an important role in providing equestrian facilities to a catchment beyond the township, while the neighbouring town of Milawa focuses on football, netball, cricket and lawn bowls. This distinct separation not only gives each township its own sporting identity but also provides opportunities to share facilities, giving the resident population a wider choice. This said, Oxley township is somewhat disconnected from its sporting facilities, which are located down Oxley-Meadow Creek Road to the south of the township. The TDP could address this through providing opportunities to better connect the two.

Table 1: Oxley snapshot

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

Location/Scale	13km south-east of Wangaratta and is about 17km north-east of Glenrowan Population: approx 350 people
Role	A hub within the Milawa gourmet region and King Valley wine region King River gateway Tourist accommodation (B&B) Small businesses to support snow traffic Recreational Vehicle and touring caravan friendly Country town with some development interest Equestrian facilities hub to wider catchment in region Supportive of families
Main Features and Character	King River to the west of the township Farm gate feel Open swale drains Separate from Milawa The whole town is in a special water supply catchment
Existing Infrastructure	Reticulated water Property connections of wastewater and sewerage reticulation to 100 lots with the capacity to accommodate and additional 100 lots (refer to appendix B for the Oxley servicing map). This provision can be shared with Milawa Off road shared trail in between Oxley and Milawa
Planning Controls and Strategies	Clause 21.07 Rural Townships and Settlements 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 36.01 Public Use Zone1, Public Use Zone3, Public Use Zone6 Clause 36.03 Public Conservation and Resource Zone Clause 36.04 Road Zone1 Clause 44.03 Flood Overlay Clause 44.04 Land Subject to Inundation Overlay Draft King Valley to Milawa Master Plan (2012)

6.3

Site Analysis

A detailed site analysis of the existing and planned structural and character features of Oxley 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 B to this report. Figure 1 provides a summary site analysis, with key features described below.

Movement Network

Oxley has been developed using a grid layout with Snow Road running through its centre. There are a number of small businesses on Snow Road that service the local community and takes advantage of the tourism traffic. This is also the key road that connects Oxley and Milawa for vehicles and the off road cycling trail.

Land Use Pattern

The development pattern is such that smaller lots exist in the central core on either side of Snow Road, with development dissipating to lower densities in the north and even more so in the south.

Oxley Primary School is separated from the core of the township, situated on the west of the river. A number of rural living style houses exist in this vicinity. It is considered that a connection between these

uses and the existing community needs to be recognised.

Although the school is disconnected from the township, Oxley has a centrally located town hall, which is a key community focus point and there are opportunities to strengthen this role as a community hub.

The Planning Panel report published for planning scheme Amendment C26 (the original amendment to introduce DPs to Oxley and Milawa, prior to the Housing Strategy) identified opportunities to consider the extension of the Township Zone in Oxley once the town is sewerred.

In this regard, there are a number of factors at play that impact on the development potential of this township. These being:

- Demonstration of demand – findings from the Housing Strategy do not predict high growth.
- Existing zoned land – there is a significant supply of vacant land that, with the introduction of sewer, is capable of subdivision in its current zone.
- Character – this is a rural township that is supported by the farming industry. As such, it is necessary to respect the relationship between these sensitive uses and farming

practices must not be pushed out. Furthermore, the wide streets with swale drains add to the character of the town and this feature is well regarded amongst the community.

- Community – The very reason that people live here is to enjoy its rural feel. Even so, there is some interest in future development amongst landowners in the existing LDRZ area and in the farming zoned land on the periphery of the township zoned core.

Natural Features

The township is characterised by its rural setting along the iconic King River. The King River effectively forms the town's western boundary and also acts as a picturesque entrance in to town from the west along Snow Road.

The following section provides a precinct analysis, followed by a description and recommendations for each precinct.

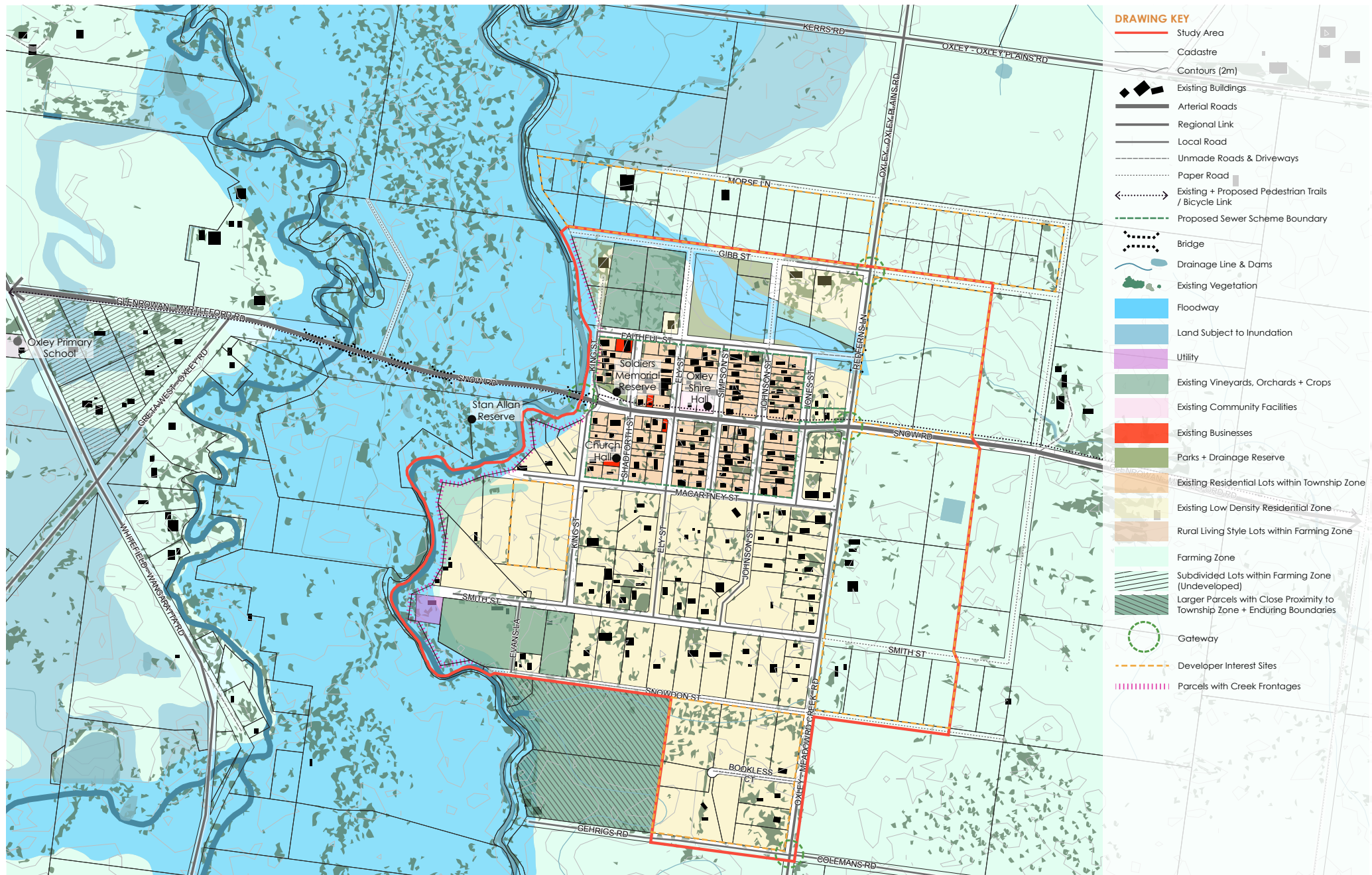


Figure 1: Oxley site analysis plan

6.4

Precinct Analysis

In order to provide additional analysis of the various issues and opportunities within Oxley, 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 design response), and identifies opportunities to be responded to in the Township Development Plan.

A Central core

This is the core of Oxley and encompasses all of the Township Zoned land.

The existing lots are approximately 2000sqm (0.2ha) in size, are double fronted and of an even rectangular shape. These lots are scheduled to be sewerred. This configuration presents an opportunity to subdivide the existing TZ lots neatly down the middle.

The houses in this grid have varied setbacks and many of the driveways are unsealed. The streets are wide with no footpaths, swale drains in the front nature strips and limited street tree planting. Combined this presents a unique streetscape character and enhances the rural townscape. This character differs from urban streets in Wangaratta, many of which have uniform setbacks, sealed driveways and hardstand guttering. This existing character is well regarded amongst the community.

While it will be important to retain this existing character within the central core into the future (and ensure that the town does not become suburban in character by way of over development), there is some opportunity to enhance the streetscapes with the introduction of street trees.

B LDRZ north

This precinct is closely connected to the town although there is a large portion of land in the public use zone. This land is also constrained by the Flood Overlay due to the existing creek line (Horseshoe Creek) resulting in low lying, flood prone land.

There is an established vineyard tucked away in the north-west corner of this precinct, beautifully situated adjacent to the King River. Due to its proximity to the river, a sliver of this landholding along its western boundary affected by the FO. Even so, and acknowledging the limitation of the land in the FO, there is a long term potential for the development of this precinct due to its proximity to the township and the future potential to provide some amenity around the creek line area.

C LDRZ south and east

The lots in this precinct range in size from approximately 0.2ha – 2.5ha, reflecting that subdivision to create smaller lots has started to occur in this precinct. The road network is effectively structured to accommodate intensification of this area.

D LDRZ adjacent to King River

This precinct has river access via crown land adjoining the river bank giving it a secluded rural feel. Grazing is permitted (via short term licensing agreements), which may give the impression that there is no public access. The crown land provides opportunity for a connected linear open space network. The western boundary of this precinct is encumbered by the FO, which reflects its close proximity to the river. There is an opportunity to retain the rural character of this precinct, particularly with the farming zoned land abutting its northern boundary that is occupied by a winery with a cellar door.

There is an opportunity to enhance connectivity to and surveillance of this area of the river in the future through sensitive subdivision design.

E Low Density far south

The properties in this precinct range from approximately 0.4ha – 2.8ha in size. The larger size of these landholdings reflects the zone as well as the distance from the township and this stepped approach in lot sizes from the township is an effective way of protecting the sensitive uses between farming practices and residences. In addition to this, there are a number of farm gate style businesses in the west of this precinct, highlighting the close relationship between the farming industry and the residential community.

Retention of the larger lots in this location is substantiated by advice from North East Water who have highlighted that this location has poor drainage/waterlogging as a result of local runoff.

F Farming

This is a large parcel of farming zoned land located to the east of the township. This land is currently used for farming purposes. It is considered that this is the most appropriate use for this land.

G Farming Zone in western corner

This precinct is made up of an existing vineyard with a cellar door. It is in the farming zone and this is an appropriate reflection of its use.

H Triangular land in the west

Although these landholdings are not part of the study area, they are in close proximity to the Oxley Primary school, have been subdivided into blocks of approximately 2ha and have existing dwellings on them. As such, there is an opportunity to undertake future investigations for rezoning this area to RLZ1.

I Farming land in close proximity to study area

The northern parcel has historically been subdivided and is therefore no longer reflective of farming sized lots.

Subdivision of lots in proximity of the southern parcel has already begun, as such the parcel will increasingly become unsuitable for farming purposes. Due to this, there is an opportunity to investigate these areas of the township in the future.

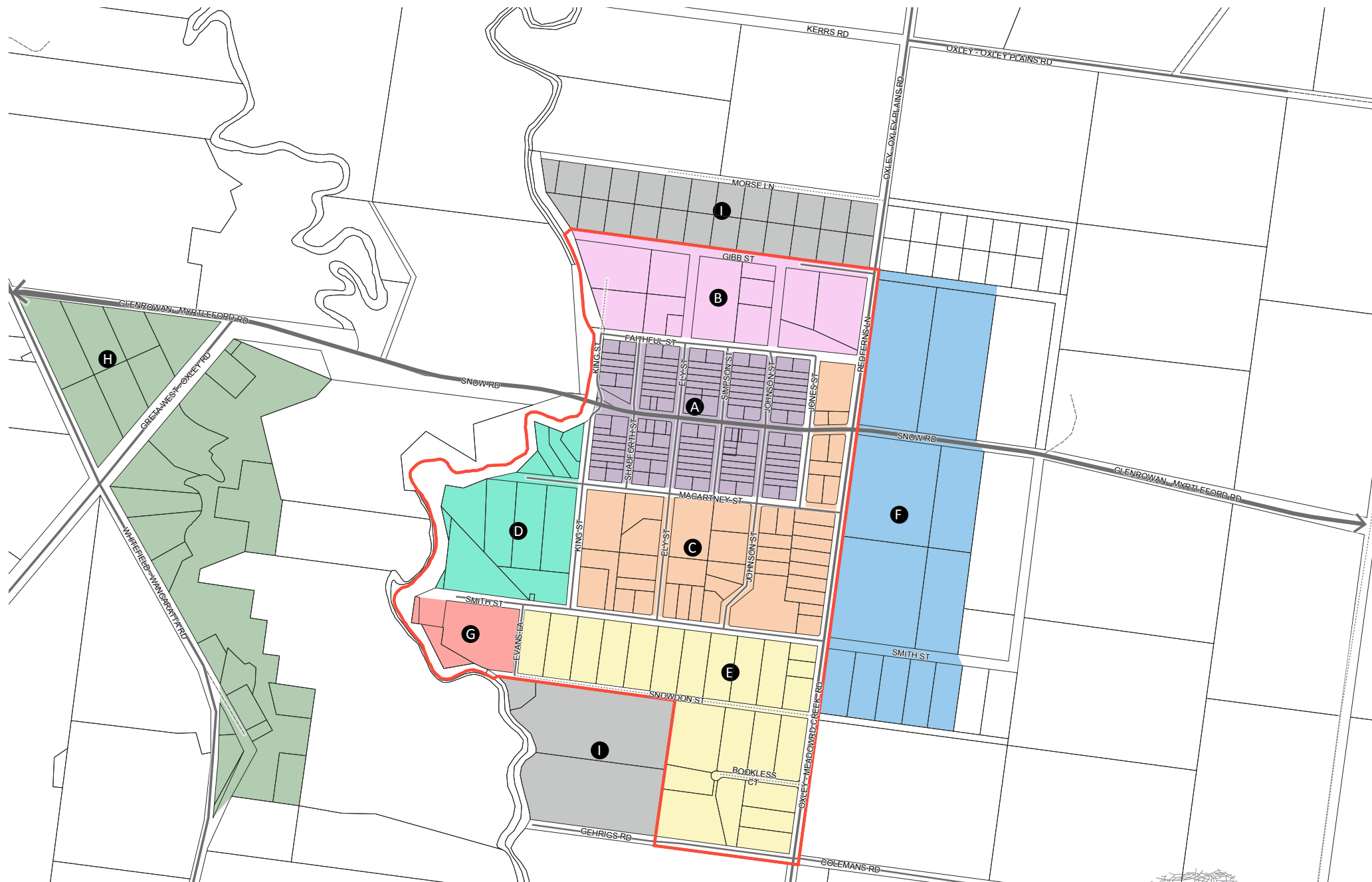


Figure 2: Oxley precincts

6.5

Oxley Design Response

The vision for Oxley is:

Enhance the rural character of Oxley as being part of a network of rural towns. Encourage new development that is complementary to the scale and character of the township, while meeting different needs. Farm gate businesses and small-scale tourist attractions are supported and coincide with the existing farming practices of the town. Enhanced pedestrian and cycle connections link to the King River and to the existing sporting facilities to the south.

Objectives

Key objectives are to:

- Support subdivision and development in the town core that is responsive to and enhances the rural streetscape character;
- Ensure land is capable of being adequately drained and serviced prior to any rezoning or approvals that would result in intensification of development.
- Encourage low density development to the south of the town core at a variety of lot sizes that responds to servicing access;
- Enhance the amenity and accessibility opportunities of the King River by progressively creating a linear open space reserve along the river floodplain with shared path (in public land only) and active development interface.
- Recognise that Oxley primary school and the surrounding rural residences are part of the town;
- Improve the connections between the township and the sporting precinct to the south by providing a footpath from Snow Road along Oxley-Meadows Creek Road;
- Enhance gateways to township through built form and open space;
- Encourage opportunities for use of alternative modes of transport through upgrades and additions to pedestrian/cycle links;
- Support the network relationship between Oxley and Milawa;
- Encourage rural businesses to establish in between the two settlements and discourage linear extensions of residential development;
- Support the distinction between urban and rural by acknowledging Oxley Meadow Creek Road as the logical eastern extent of residential development.
- Encourage permeable and connected subdivision design that respects the existing rural character.









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







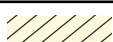


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Design Response

The following drawing key addition description for the Design Response PPlan at Figure 3.

DRAWING KEY

	Snow Road	Key connection between Oxley and Milawa.
	Local Road Network	Well-designed grid network.
	Possible Road Link	Opportunities to link roads to provide better connectivity in the study area.
	Main Street	Reinforce this section of Snow Road as the main street, promoting business and tourism uses.
	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.
	Floodway	To avoid development in the floodway. Opportunity to create a linear reserve within the floodway to improve the length of the river as a community amenity.
	Community Hub	Utilise the exiting community hall as the focus for community facilities in the town.

	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 Drainage Reserve	Improve pedestrian network and way finding to the King River. Opportunity to utilise the drainage reserve as a key area of open space for the community—subject to development.
	Residential Lots within Township Zone	Opportunity for subdivision within the township zone.
	Residential Lots with Subdivision Potential	Existing large allotments with potential for future subdivision.
	Existing Subdivided lots in LDRZ	Low density development within the township boundary.
	Larger Lots with Subdivision Potential in LDRZ	Existing large allotments with potential for future subdivision.
	Rural Living Style Lots within Farming Zone	Existing rural living development in the farming zone.
	Development to Respond & Overlook Parklands	Opportunity for development to respond to the King River and drainage reserve (if enhanced in the future).

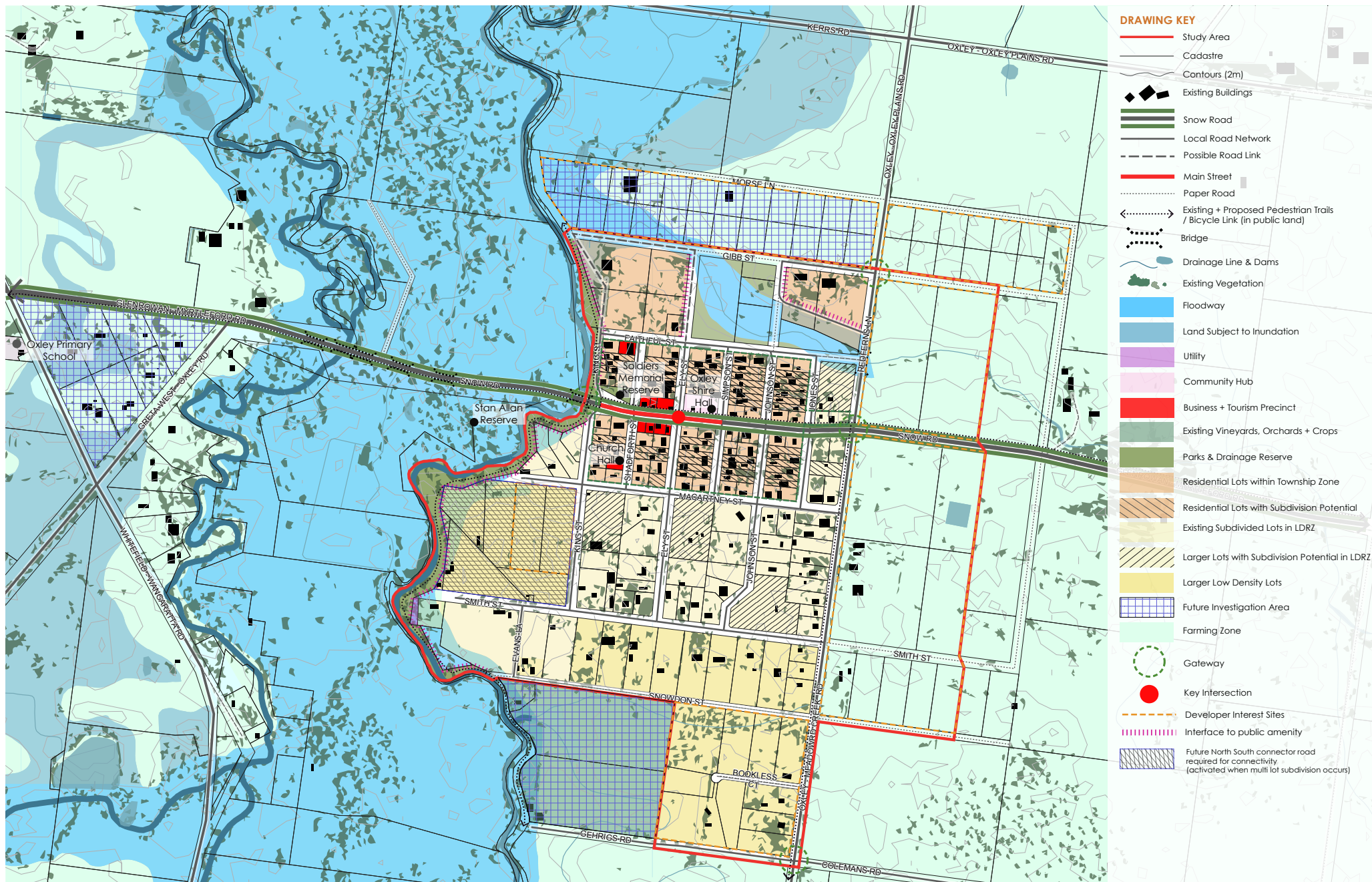


Figure 3: Oxley Design Response

6.6

Oxley Township Development Plan

The purpose of this Oxley Township Development Plan is to:

- Articulate the community vision for the Oxley 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 Oxley;
- Provide an overview of the design rationale underpinning the Township Development Plan;
- Identify a set of objectives specific to Oxley that can be used to guide discretionary decision making;
- Identify requirements of future planning permit applications for development and subdivision.

Oxley is unique in that it is well structured with a gridded layout. Many of the houses in the existing township have roads on two boundaries. With the introduction of sewer in the town, there will be significant subdivision potential. This, along 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 Oxley 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.

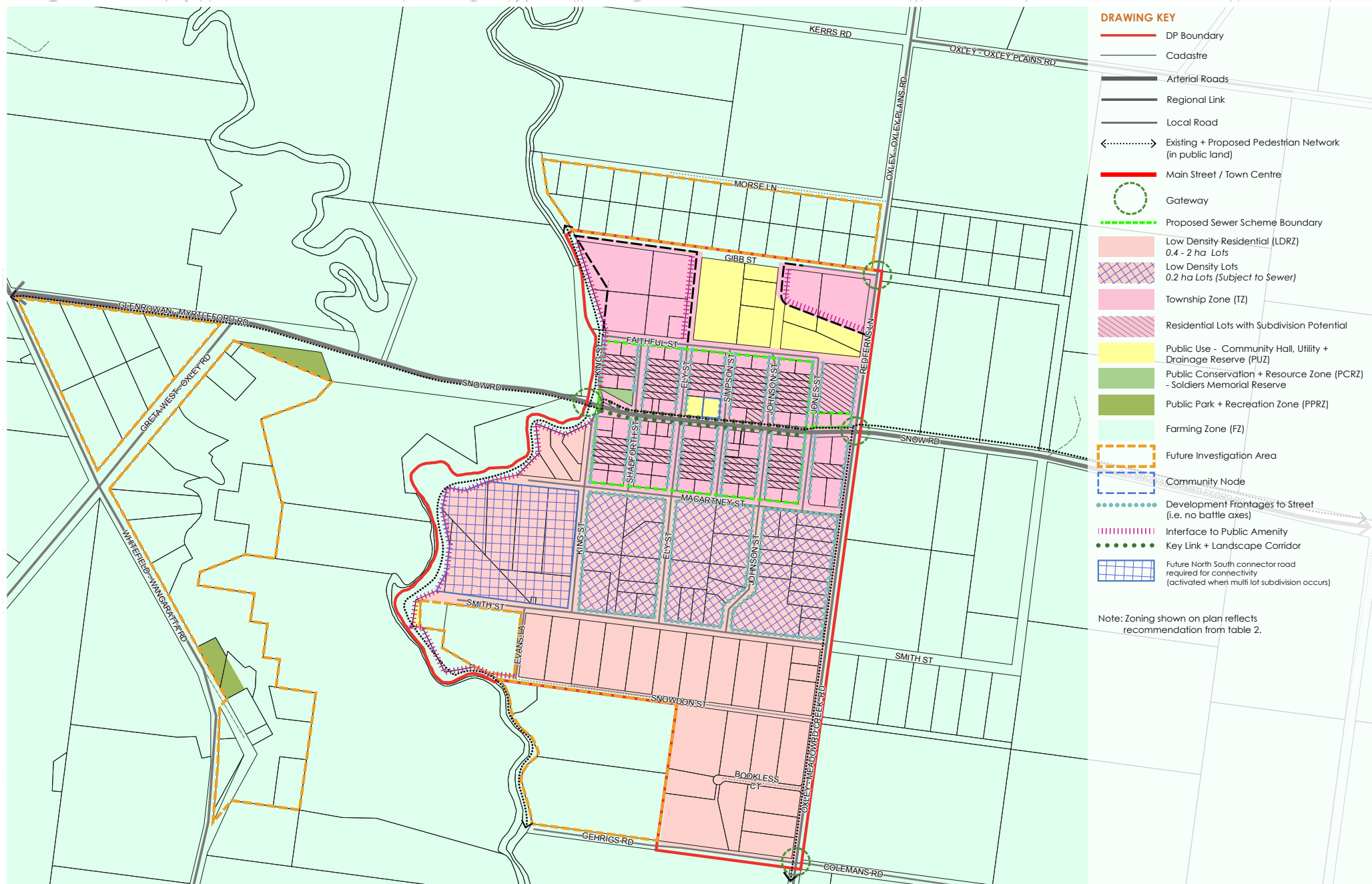


Figure 4: Oxley Township Development

Table 2: Oxley Recommendations

Precinct/Feature	Recommendations
A	<p>Central core</p> <ul style="list-style-type: none"> Encourage re-subdivision and intensification of development of large, double fronted and underdeveloped sites (between Shadforth and Jones Streets on the north and south of Snow Road), subject to demonstration that development: <ul style="list-style-type: none"> <i>Will provide a positive contribution to the streetscape character; and</i> <i>Can be appropriately serviced.</i> Continue to support Snow Road as the core business and tourism node in the town. Reinforce the town hall as a community node by way of directing open space and way finding upgrades to the site. Encourage pedestrian links from Snow Road to the King River. Investigate opportunities to enhance gateways to the township through enhanced landscaping and signage.
B	<p>Low density north</p> <ul style="list-style-type: none"> Consider the longer-term development of this precinct, subject to connection to sewer. Provide for long-term township opportunities, when and if demand requires (future rezoning to township zone if required). Encourage development to incorporate the public use area (Horseshoe Creek) as an amenity within the subdivision design through active frontage and edge road treatments where appropriate. Ensure that any development adjacent to the designated waterways of King River and Horseshoe Creek is consistent with the 30m waterway offset requirements of Cl 14.02-1 and that a Works On Waterways License is attained as necessary. Support development that addresses the King River.
C	<p>Low density south and east</p> <ul style="list-style-type: none"> Support 0.2ha lots, with preference for development of these lots to occur in the vicinity of Macartney Street and gradually moving south, subject to sewer connection. Provide for long-term township opportunities (between Faithful St and Macartney St) when and if demand requires (future rezoning to TZ if required) and subject to sewer connection.
D	<p>Low density adjacent to King River</p> <ul style="list-style-type: none"> Require the progressive transfer of floodplain land into Council ownership as open space (as development occurs). Support delivery of a shared path in the future King River open space. Protect the rural character of this precinct with preference for retention of larger lot sizes (minimum 0.4ha with sewer). Reinforce the requirement for larger lots as a buffer to the farm zoned precinct to the south and to retain the character of this precinct. Support development that addresses the King River, whilst ensuring key aspects of the preferred rural character are retained. Support the development of a pedestrian network on public land.
E	<p>Low density far south</p> <ul style="list-style-type: none"> Support larger lot sizes in this precinct as a logical buffer between residential and farming uses. Undertake a Land Capability prior to intensification to determine feasibility and capacity of the land to dispose of wastewater

Table 2: Oxley Recommendations continued

Precinct/Feature	Recommendations
F	Farming <ul style="list-style-type: none"> ■ Farming zone recommended to remain in place in this precinct ■ Discourage linear residential development along Snow Road outside of the township core.
G	Farming zone in western corner <ul style="list-style-type: none"> ■ Continue to support the establishment of rural businesses in this location. ■ Farming zone recommended to remain in place in this precinct in the medium term. ■ In the medium term, re-evaluate the appropriateness of the farming zone with its surrounding residential context. ■ Support development that addresses the King River, whilst ensuring the key aspects of the preferred rural character are retained.
H	Triangular land in the west <ul style="list-style-type: none"> ■ Reinforce the role of Oxley Primary School as part of the town by strengthening the pedestrian connectivity along Snow Road ■ Consider rezoning land to Rural Living Zone 1 in future to reflect existing land use pattern.
I	Farming land in close proximity to study area <ul style="list-style-type: none"> ■ Due to the lots having already been subdivided and their close proximity to the township (and DPO area), investigate these two precincts (north and south) for their long term residential potential. ■ Support development that addresses the King River, whilst ensuring the key aspects of the preferred rural character are retained.

6.7

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: Oxley Implementation

Action	Comment	Responsibility
Immediate and Ongoing		
Adopt the Oxley Township Development Plan.	Following public exhibition and detailed consultation, the final Oxley Township Plan should be adopted by Council.	Strategic Planning (RCoW) ■ To be finalised by Mesh following community consultation.
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.	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	Land owners/applicants to undertake studies, followed by Strategic and Statutory Planning involvement to rezone and access applications.
Continue to improve pedestrian connections throughout the town and along Oxley Meadow Creek Road to the sporting grounds in the south of the township.		Council action
Short Term		
Undertake a Planning Scheme Amendment to: ■ Update Clause 22.03 Rural Townships and Settlements policy to introduce the objectives of the Oxley 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 Oxley at Clause 43.04.	These updates to the LPPF will ensure that, where relevant, the objectives of the township development plans are introduced into the MSS and local policy.	Strategic Planning (RCoW) ■ To be prepared by Mesh following finalization of community consultation
Subject to an approved Rural Land Use Study, progress rezoning of precinct H to RLZ1.	This action will more accurately reflect the existing land use.	Strategic Planning (RCoW)

Table3: Oxley Implementation continued

Action	Comment	Responsibility
Medium Term		
Council to consider a drainage and land capability assessment to facilitate orderly development in precincts D + E.	This assessment will ensure that any drainage issues are resolved prior to intensification of the land.	Strategic Planning (RcoW) in consultation with Technical Services
As development adjacent to the river occurs, council to consider rezoning the land in the FO along the King River to PPRZ once land is transferred into Council ownership as open space (subject to Council approval).	This action will facilitate the delivery of a high quality open space network and future pedestrian connections along the river within the future open space reserve. No paths are proposed within private land.	Strategic Planning (RcoW) in consultation with north east catchment management authority
Investigate rezoning potential of the land in precinct G to LDRZ.	This medium term action will ensure that the opportunity to re-evaluate demand for residential development is available.	Strategic Planning (RcoW)
Council to consider rezoning the land in precinct C (between Faithful and McCartney Streets) to TZ	Subject to demand, this is a logical extension of the township zoned area..	Strategic Planning (RcoW)
Long Term		
Investigate rezoning potential of the land in precinct B to TZ subject to sewer connection and demonstrated demand.	This long-term action will enable a future assessment of need for residential land in Oxley.	Strategic Planning (RcoW)
Subject to saturation of demand, undertake planning assessments to extend the DPO to include future investigation areas in precinct I.	This long- term action will enable a future assessment of need for residential land in Oxley	Strategic Planning (RcoW)
Include a review of the land located west of the King River and east of Oxley Greta Road.	To be investigated as a separate process in the future.	Strategic Planning (RcoW)

B

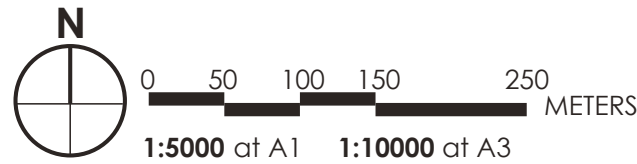


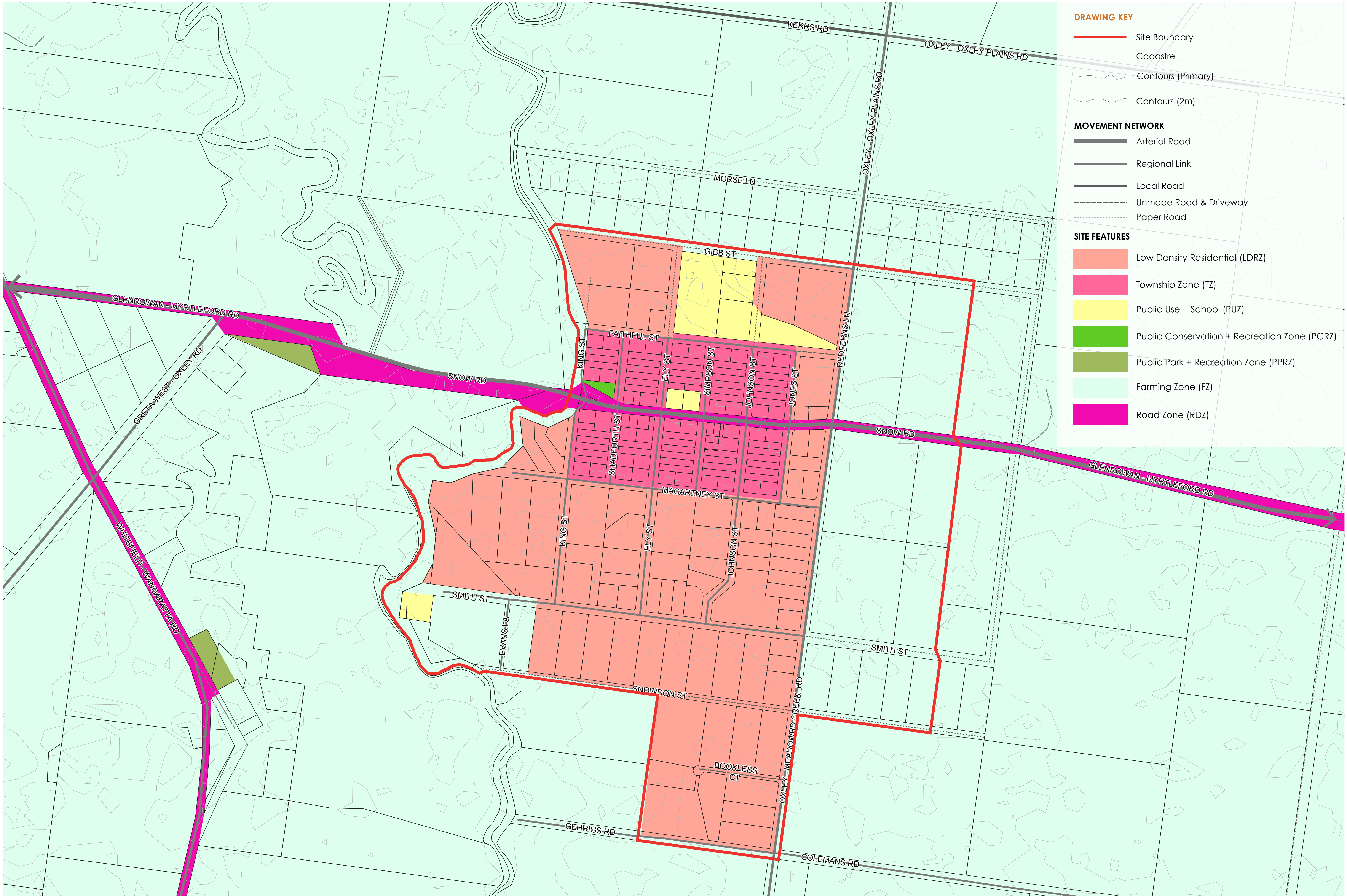
DRAWING KEY

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

MOVEMENT NETWORK

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



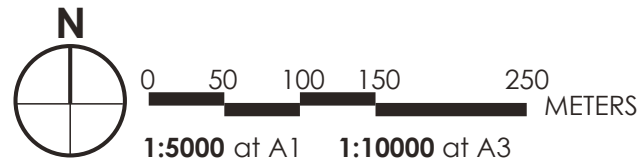


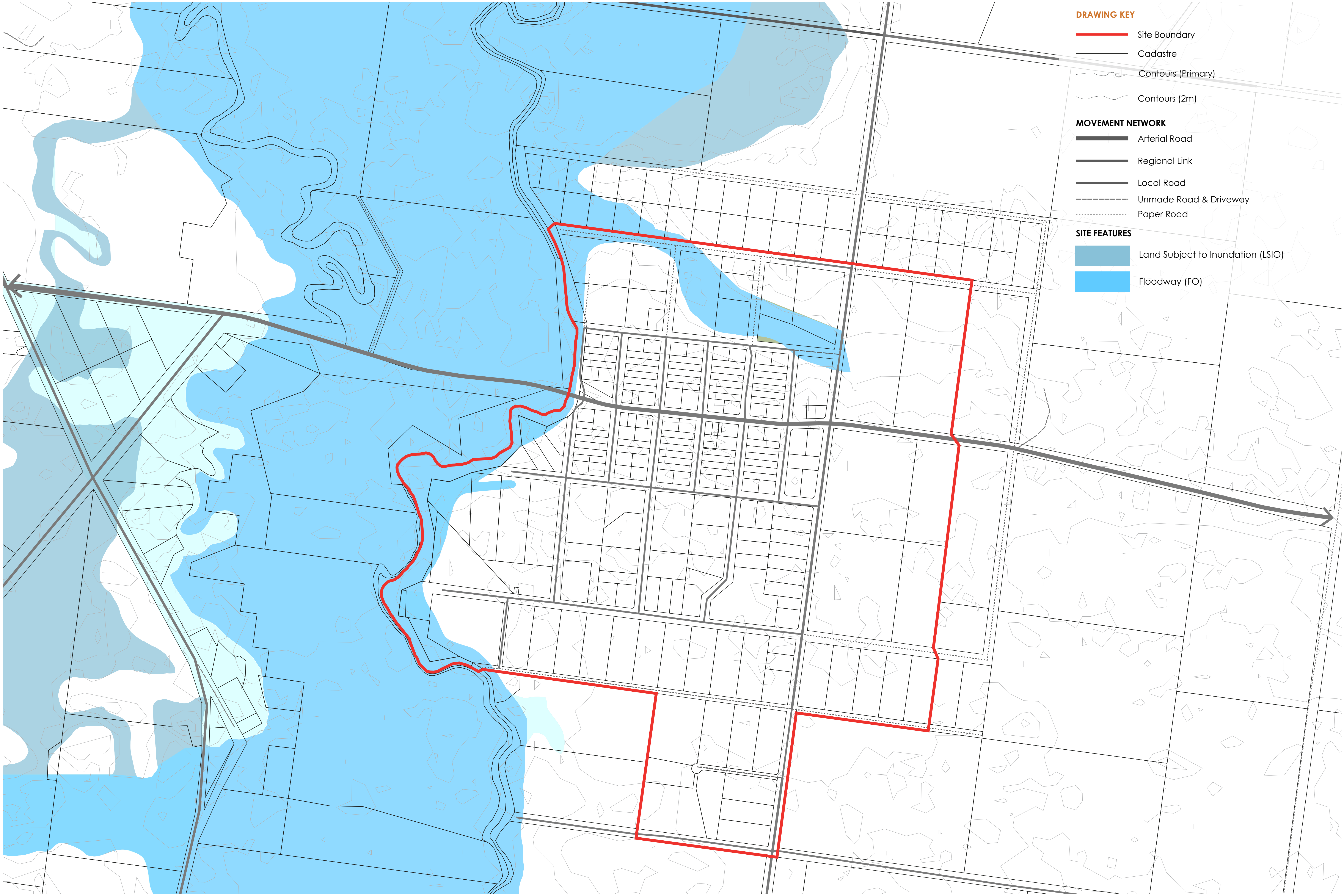
DRAWING KEY

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 - Contours (2m)
- MOVEMENT NETWORK**
- Arterial Road
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 - Local Road
 - Unmade Road & Driveway
 - Paper Road

SITE FEATURES

- Low Density Residential (LDRZ)
- Township Zone (TZ)
- Public Use - School (PUZ)
- Public Conservation + Recreation Zone (PCRZ)
- Public Park + Recreation Zone (PPRZ)
- Farming Zone (FZ)
- Road Zone (RDZ)



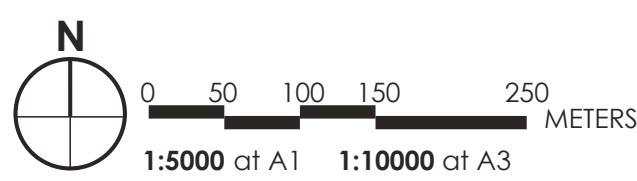


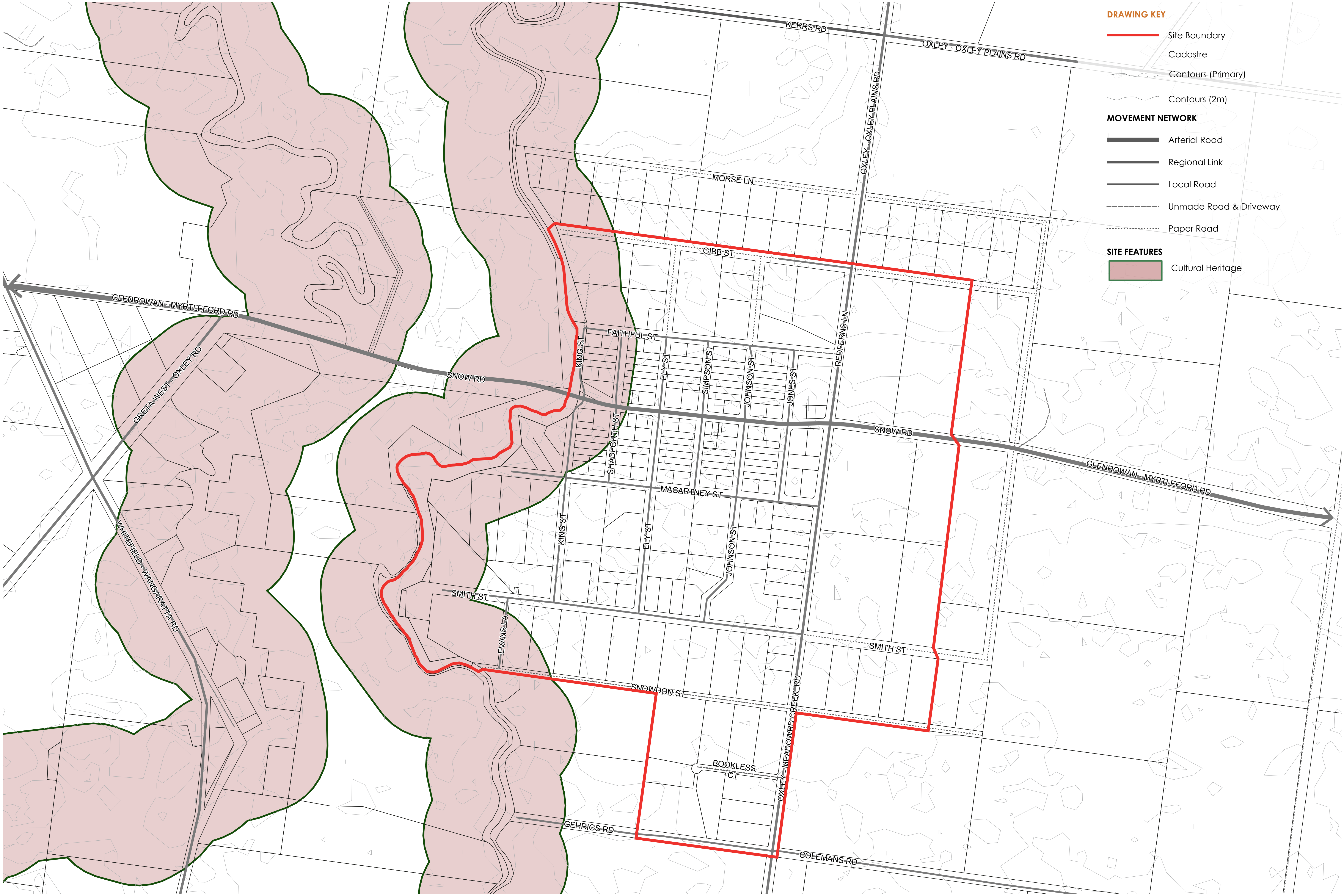
DRAWING KEY

- Site Boundary
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 - Contours (2m)
- MOVEMENT NETWORK**
- Arterial Road
 - Regional Link
 - Local Road
 - Unmade Road & Driveway
 - Paper Road

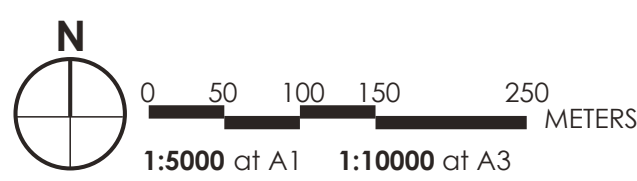
SITE FEATURES

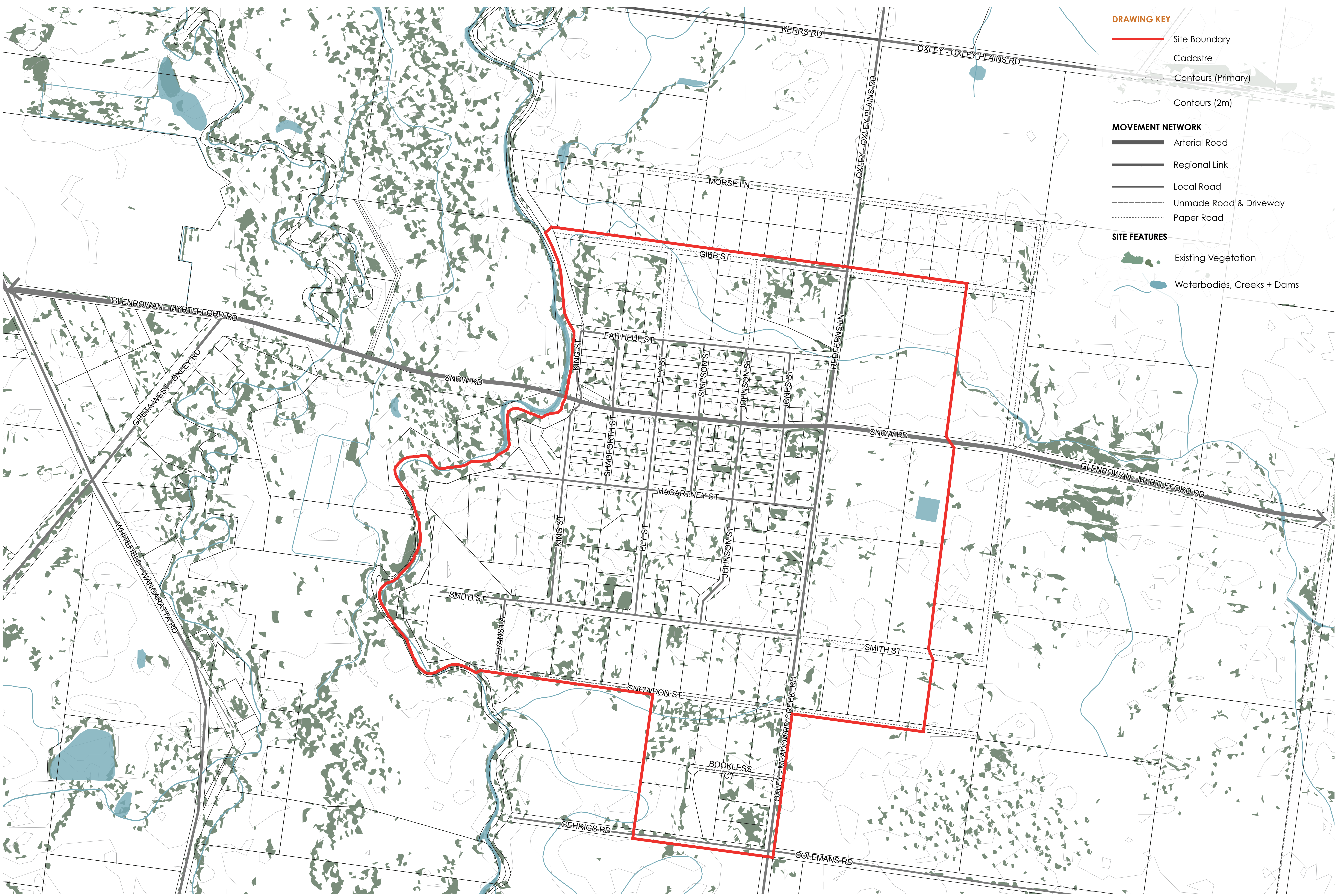
- Land Subject to Inundation (LSIO)
- Floodway (FO)



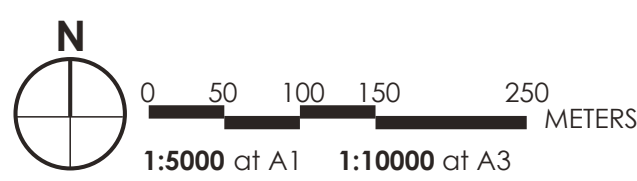


- DRAWING KEY**
- Site Boundary
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- Arterial Road
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 - Paper Road
- SITE FEATURES**
- Cultural Heritage



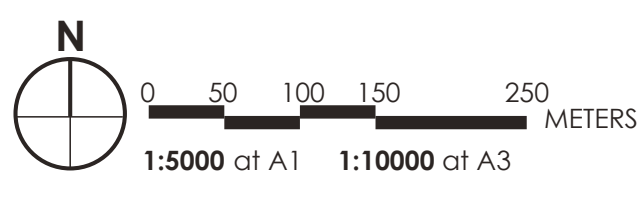


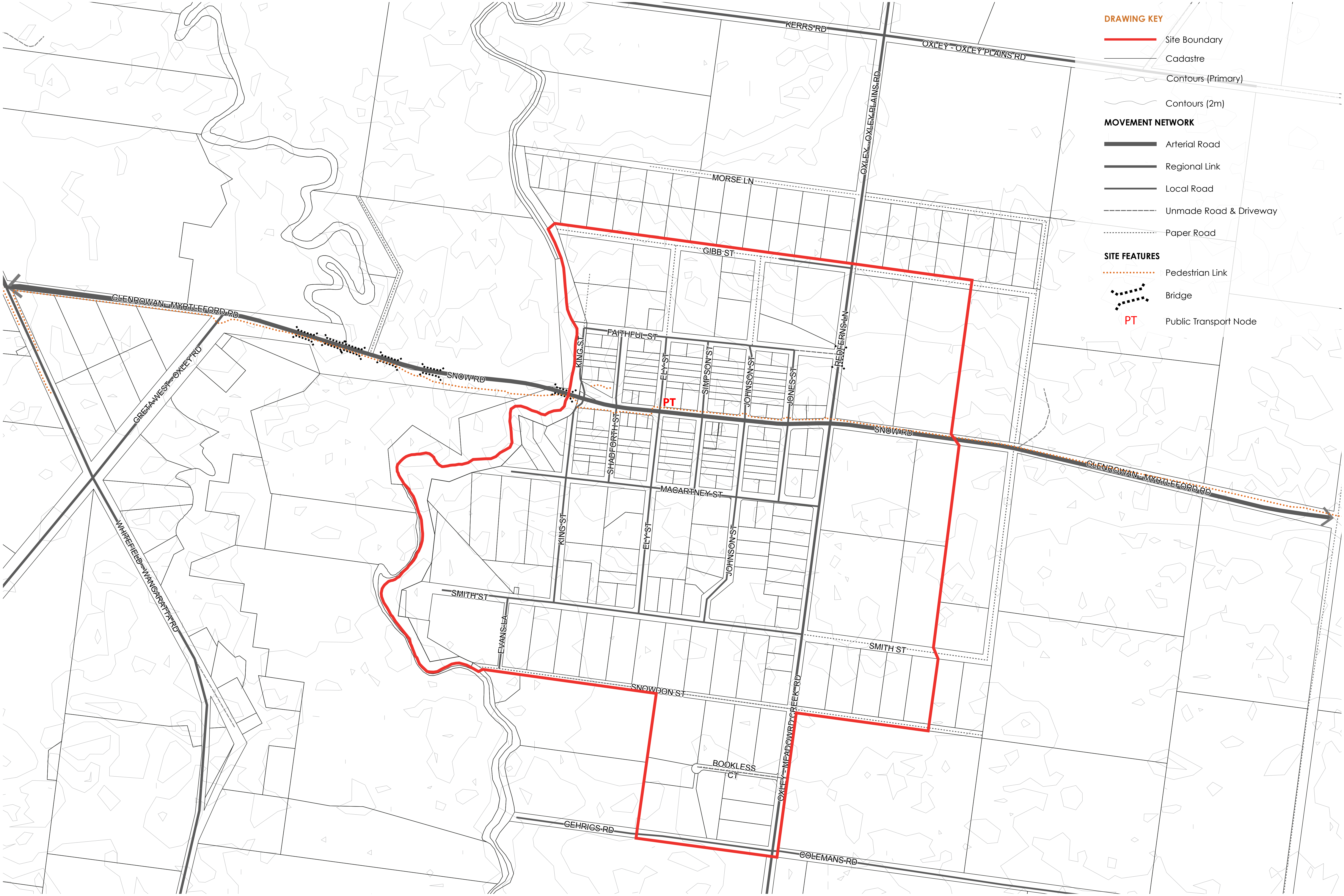
- DRAWING KEY**
- Site Boundary
 - Cadastre
 - Contours (Primary)
 - Contours (2m)
- MOVEMENT NETWORK**
- Arterial Road
 - Regional Link
 - Local Road
 - Unmade Road & Driveway
 - Paper Road
- SITE FEATURES**
- Existing Vegetation
 - Waterbodies, Creeks + Dams



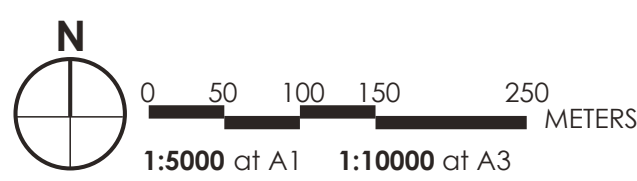


- DRAWING KEY**
- Site Boundary
 - Cadastral
 - Contours (Primary)
 - Contours (2m)
- MOVEMENT NETWORK**
- Arterial Road
 - Regional Link
 - Local Road
 - Unmade Road & Driveway
 - Paper Road
- SITE FEATURES**
- Existing Buildings





- DRAWING KEY**
 - Site Boundary
 - Cadastre
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 - Contours (2m)
- MOVEMENT NETWORK**
 - Arterial Road
 - Regional Link
 - Local Road
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 - Paper Road
- SITE FEATURES**
 - Pedestrian Link
 - Bridge
 - PT Public Transport Node



OXLEY SEWER SCHEME

Initial lots 100
Allowable Future lots 100



LEGEND

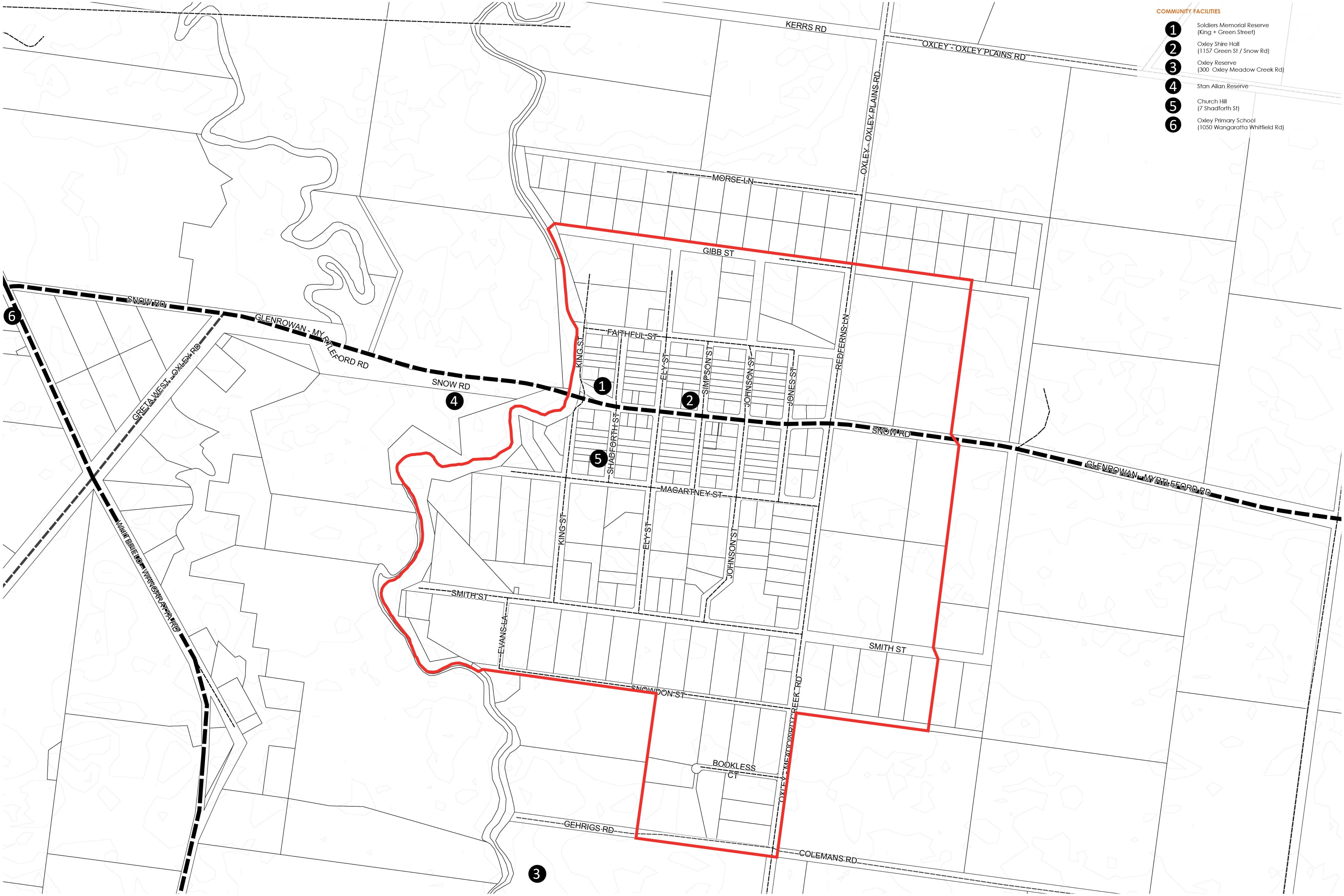
- PROPOSED SEWER SCHEME BOUNDARY
- EXISTING SEWER SCHEME BOUNDARY
- FUTURE SEWER SCHEME BOUNDARY EXTENSION
- SEWER DISTRICT - DECLARED
- SEWER DISTRICT - PROPOSED
- WATER DISTRICT - DECLARED
- WATER DISTRICT - PROPOSED

NORTH EAST REGION WATER CORPORATION

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

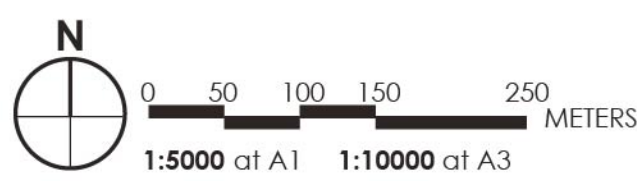


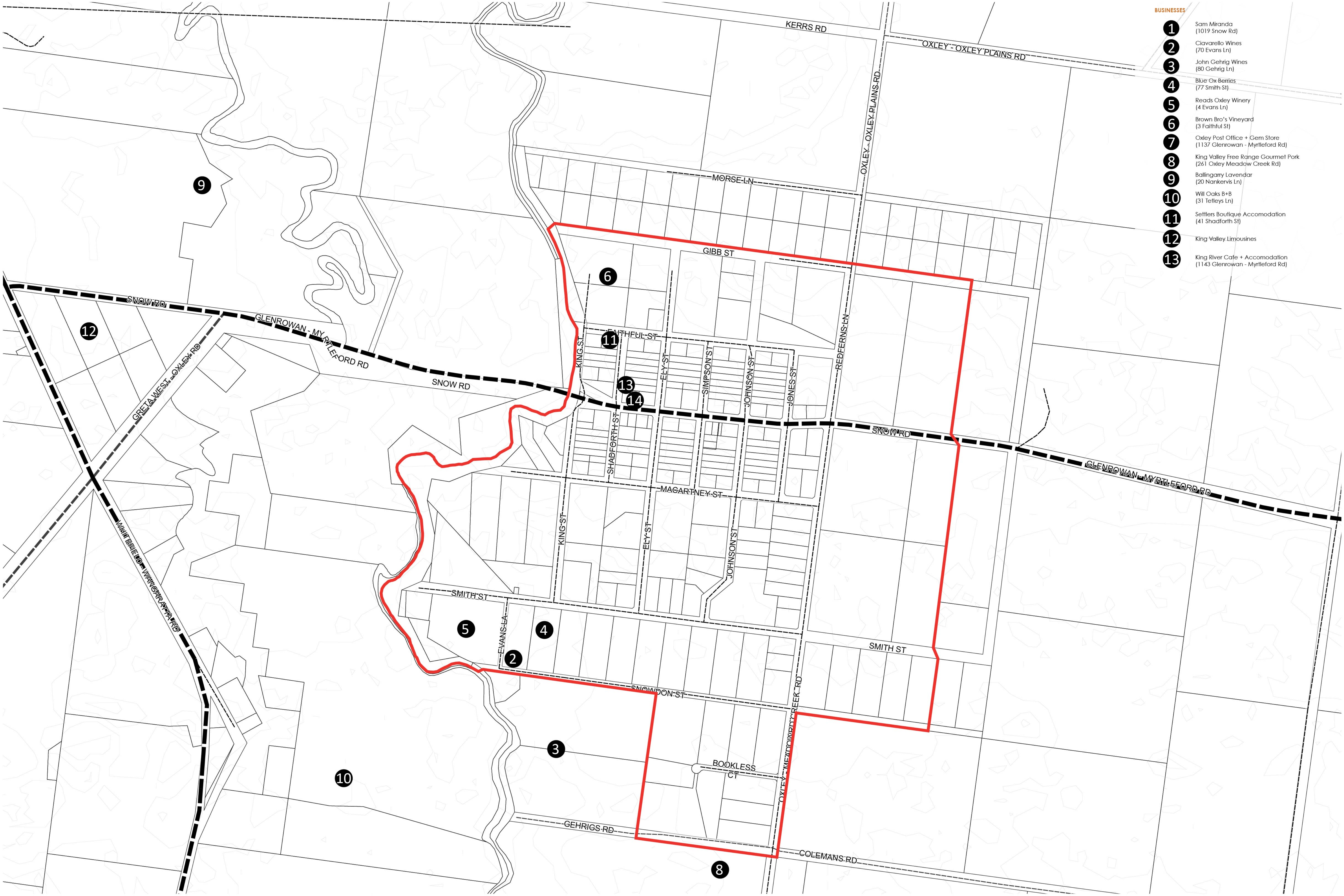
DRAWING NUMBER
STSS_OXL01
DATE
OCTOBER 2010
DRAWN BY
MELANIE MURRAY
SCALE
NOT TO SCALE



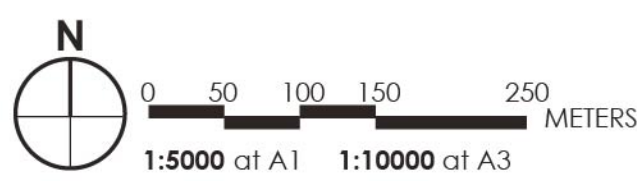
COMMUNITY FACILITIES

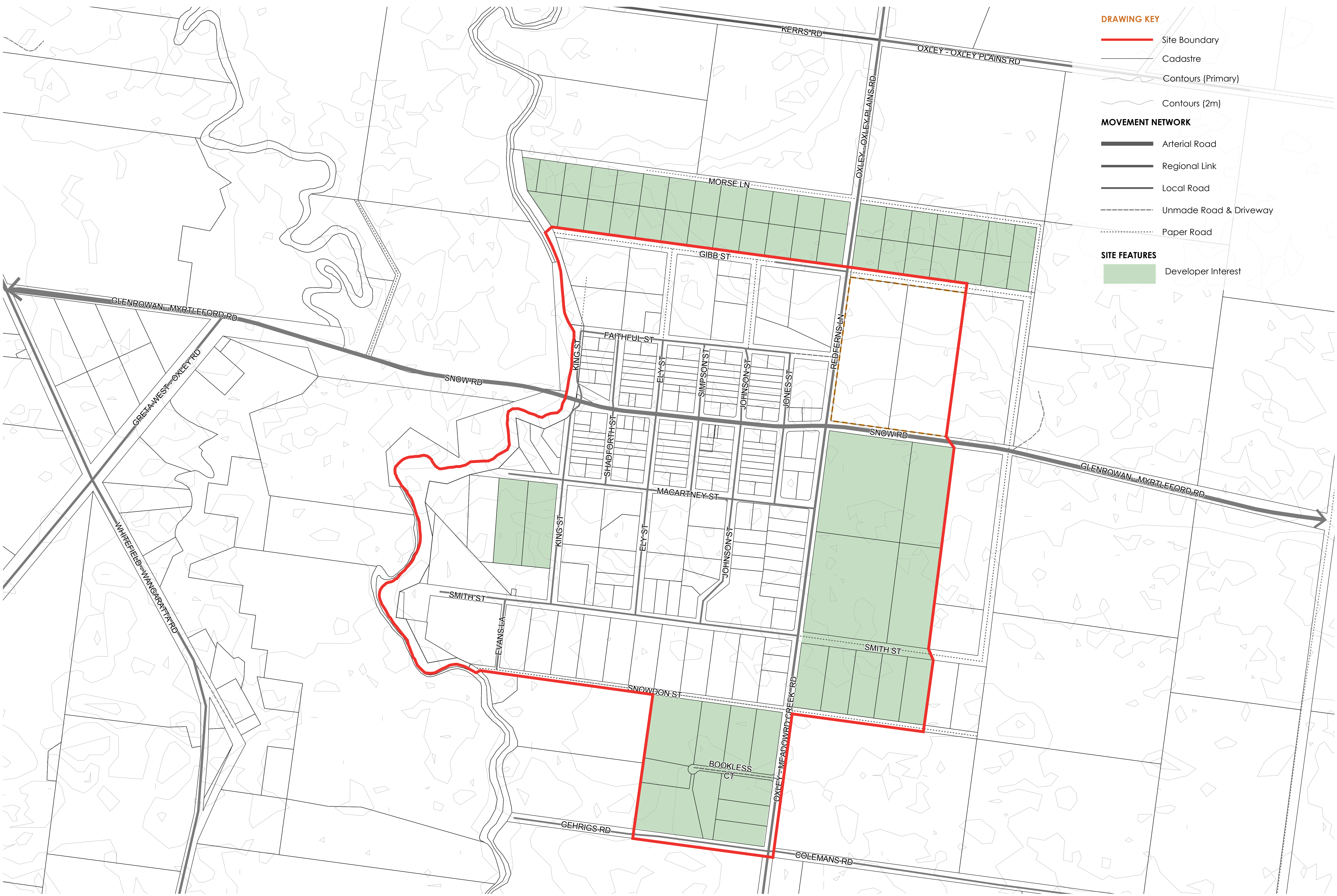
- 1 Soldiers Memorial Reserve (King + Green Street)
- 2 Oxley Shire Hall (1157 Green St / Snow Rd)
- 3 Oxley Reserve (300 Oxley Meadow Creek Rd)
- 4 Stan Allan Reserve
- 5 Church Hill (7 Shadforth St)
- 6 Oxley Primary School (1050 Wangaratta Whitfield Rd)



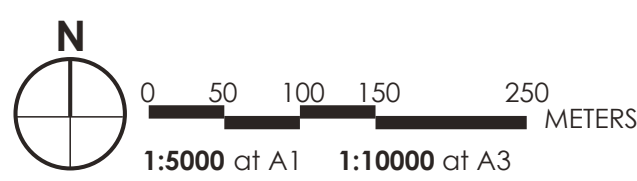


- BUSINESSES**
- 1 Sam Miranda (1019 Snow Rd)
 - 2 Ciavarella Wines (70 Evans Ln)
 - 3 John Gehrig Wines (80 Gehrig Ln)
 - 4 Blue Ox Berries (77 Smith St)
 - 5 Reads Oxley Winery (4 Evans Ln)
 - 6 Brown Bro's Vineyard (3 Faithful St)
 - 7 Oxley Post Office + Gem Store (1137 Glenrowan - Myrtleford Rd)
 - 8 King Valley Free Range Gourmet Park (261 Oxley Meadow Creek Rd)
 - 9 Ballingarry Lavendar (20 Nankervis Ln)
 - 10 Will Oaks B+B (31 Telleys Ln)
 - 11 Settlers Boulique Accomodation (41 Shadforth St)
 - 12 King Valley Limousines
 - 13 King River Cafe + Accomodation (1143 Glenrowan - Myrtleford Rd)





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 - Local Road
 - Unmade Road & Driveway
 - Paper Road
- SITE FEATURES**
- Developer Interest



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