



Rural City of  
**Wangaratta**

# Oxley Update

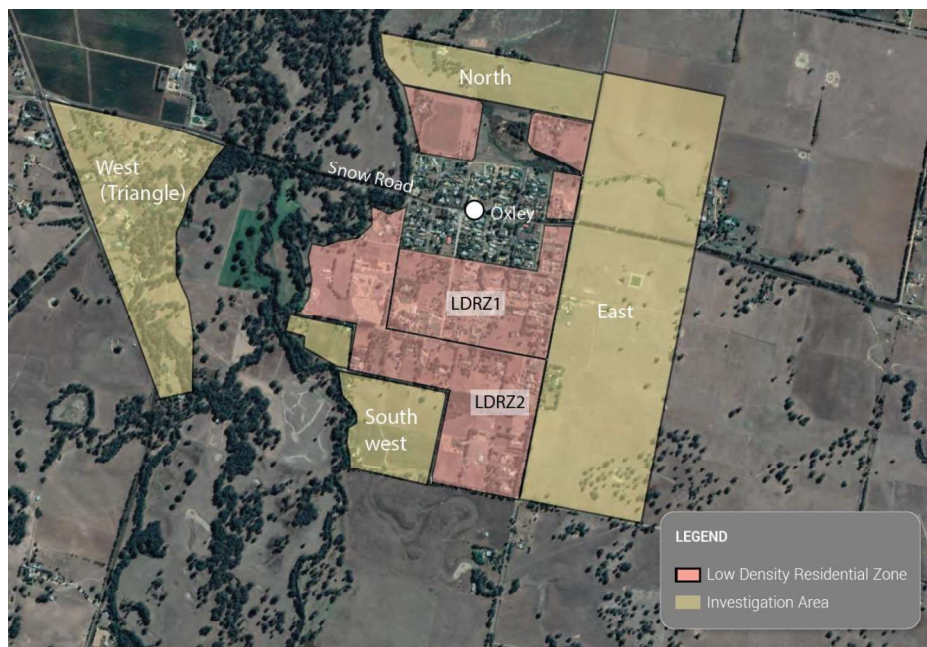
## Draft Low Density and Rural Residential Strategy

September 2021

### 5.3.5. OXLEY

Investigation areas were identified to the north, east, south and west of the township as shown in Figure F20.

F20. OXLEY INVESTIGATION AREAS



Source: Urban Enterprise, 2019.

Table T38 summarises the findings against the assessment criteria.

T38. OXLEY ASSESSMENT SUMMARY

Criteria	Findings
Planning policy and strategic planning	There is policy support for residential growth in Oxley, although the location of strategic agricultural land and widespread flooding near the town should be considered. In addition, there is planning policy to avoid development to the east of the town (medium term). This is to avoid linear development towards Milawa, retain quality agricultural land and to maintain the current amenity.
Alignment with housing needs	Strong alignment with housing needs, rated as 'high'.
Bushfire Risk	The township is rated as low bushfire risk however land to the north, west and south-west of the township are the higher bushfire risk aspects. Development to the east is lowest risk.
Infrastructure and developability	Generally rated as high infrastructure availability, however some areas as expected have material flooding issues which prevent development (west of King River) or will limit developable areas (land in proximity to Horseshoe Creek).

Source: Urban Enterprise.

Oxley has policy support for growth, is strategically located proximate to employment and services in Wangaratta and is identified as a location of high demand for rural residential buyers. The following considerations are relevant to specific sub-precincts:

- Whilst the Oxley west (triangle) investigation area already has considerable flooding issues and high bushfire risk identified, it is proposed to rezone the land from Farming Zone to Rural Living Zone 2. A Council assessment has provided support for rezoning this sub-precinct to the Rural Living Zone Schedule 2 which would better reflect the existing land use pattern, reduce the regulatory burden of planning permit triggers for

minor applications, and be consistent with existing Council strategies. A review of current lot sizes indicates that no further subdivision would be possible within the RLZ2 with a minimum lot size of 8 hectares.

- The previously identified investigation area to the south-west of the township has limited land area (and therefore limited potential lot yield), is adjacent to very high quality agricultural land and currently accommodates an existing agricultural use.
- The existing settlement policy direction is to avoid development to the east..
- The retired landfill located in the Oxley Bushland Reserve should be considered as part of any rezoning proposal.
- The Bushfire Assessment found that:
  - Oxley overall is a low risk township;
  - The **eastern aspect** of the town has the lowest bushfire risk as the area is not mapped within the BMO and is not exposed to bushfire hazards with potential for neighbourhood level destruction. Existing bushfire hazard is confined to grasslands, the land is not subject to planning controls likely to increase bushfire risk in the future and the area is located adjacent to the existing Oxley township, therefore providing safe access to an area identified as BAL-LOW.
  - Land to the **south-west** and **north** of the township (east of the King River) is not suitable for rural living development, and are higher risk than the east.

Although current settlement policy does not encourage future expansion of the zoning of the town to the east in the medium term, this is the area of lowest bushfire risk and the investigation area which is most supported by bushfire policy. The alternative growth options are less supported by policy on balance based on the following considerations:

- The northern area is the highest bushfire risk aspect east of the King River in Oxley. Although planning controls could be utilised to reduce the overall level of bushfire risk in this area, bushfire risk would be lower in other growth area options.
- The south-west area has a slightly lower bushfire risk than the northern area but has a higher bushfire risk than the east.
- Lot size controls within the existing Oxley LDRZ could potentially be reduced in order to facilitate additional lot supply within the established township boundary given the challenges associated with creating additional zoned land in the town. The main candidate for this action would be the LDRZ2 land in the southern section of the town which currently has a minimum lot size of 0.4ha. A reduction from 0.4ha to 0.2ha (to align with the LDRZ1 minimum) would create additional development potential, however the Oxley Township Development Plan specifically supports the retention of larger lots in this section due to their role in enabling a transition in lot sizes between the town and agricultural uses. The Township Development Plan also identifies poor drainage in this area as a potential constraint to further development.

Based on the above considerations and the overarching policy priority given to bushfire risk, the east investigation area is the most appropriate for rezoning.

It is recommended that land to the east of the existing township and south of Snow Road as identified in the Oxley recommendation map (Section 6) be rezoned to facilitate the following outcome:

- A transitional minimum lot size from LDRZ1 (2000sqm) to 1ha moving in an eastwards direction for land North of Smith Street.
- A transitional minimum lot size from LDRZ2 (4000sqm) to 1ha moving in an eastwards direction for land South of Smith Street.
- The establishment of a landscaped Presentation Buffer (minimum 20m setback to any perimeter road) along the sites Snow Road frontage and township entrance.

The above outcome would enable the provision of additional low density rural lots of a variety of sizes to meet demand. Suitable planning tools should be selected at the time of rezoning to facilitate this vision whilst having regard to the interface with a major tourist route and township entrance.

To facilitate this rezoning, an update to Council planning policy including amendments to the Oxley Township Development Plan and to Clause 22.04 of the Wangaratta Planning Scheme will be required. These changes to existing planning policy are considered appropriate as the land to be rezoned has the lowest bushfire risk of any investigation area in Oxley, has the greatest lot capacity, has low risk of flooding and will not result in the loss of land designated as being of 'very high' agricultural versatility.

## KEY PRECINCTS

### Preferred Areas for New Supply

The Strategy plans to accommodate housing demand across each of the key market segments in the following locations:

#### Wangaratta

- Wangaratta south-east (Precinct W-1c) LDRZ and RLZ.

#### Commuter Towns

- Milawa – LDRZ.
- Oxley – LDRZ (various lot sizes);
- Springhurst – potential long term LDRZ or RLZ.

#### King Valley

- Moyhu – LDRZ.

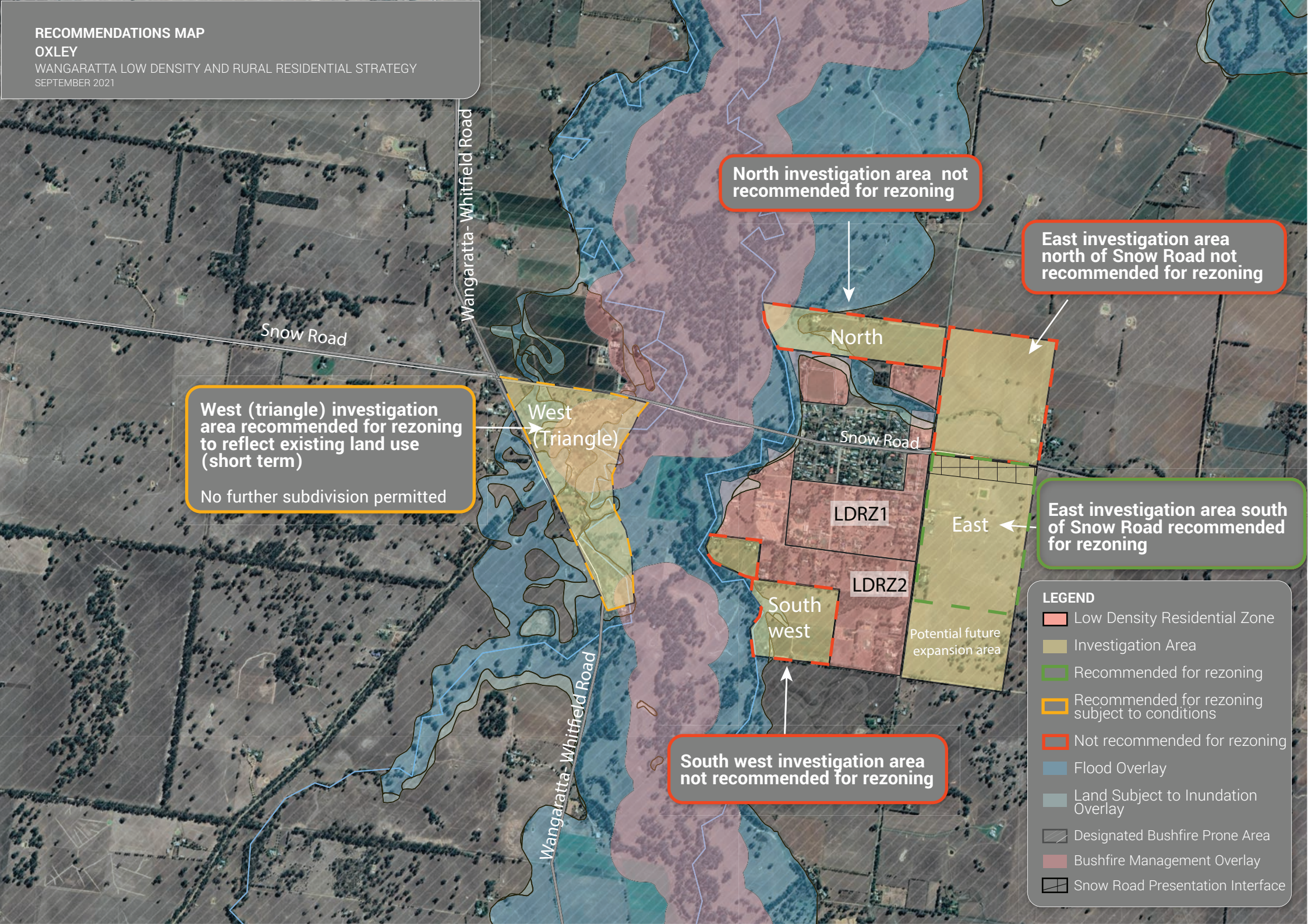
Location	Areas Suitable for Residential Use	Recommended Zone	Preferred Lots Size	Indicative Lot Capacity	Indicative Timing
Wangaratta W1C South	LDRZ preferred in eastern and northern sections.	LDRZ	0.2ha	500	Short
	RLZ possible in western section, AEO and freeway interface subject to detailed planning.	RLZ	2ha	70	Short
Wangaratta W1C North West	All land outside of the Mackay strategic buffer.	LDRZ	0.2 to 0.4ha	195	Short
Milawa	North (triangle)	LDRZ	0.2 to 0.25ha	50	Short
	East	LDRZ	0.2 to 0.4ha	320	Long
Oxley	East (south of Snow Road)	LDRZ	0.2 to 1 ha	78	Short - Medium
	West (triangle) – reflect existing use only	RLZ1	0.2 to 1 ha	0	
Mohyu	North	LDRZ	0.2 to 0.25ha	130	Short
Springhurst	To be determined through future investigation.			TBC	Long



**RECOMMENDATIONS MAP**

**OXLEY**

WANGARATTA LOW DENSITY AND RURAL RESIDENTIAL STRATEGY  
SEPTEMBER 2021



North investigation area not recommended for rezoning

East investigation area north of Snow Road not recommended for rezoning

West (triangle) investigation area recommended for rezoning to reflect existing land use (short term)  
No further subdivision permitted

East investigation area south of Snow Road recommended for rezoning

South west investigation area not recommended for rezoning

**LEGEND**

- Low Density Residential Zone
- Investigation Area
- Recommended for rezoning
- Recommended for rezoning subject to conditions
- Not recommended for rezoning
- Flood Overlay
- Land Subject to Inundation Overlay
- Designated Bushfire Prone Area
- Bushfire Management Overlay
- Snow Road Presentation Interface

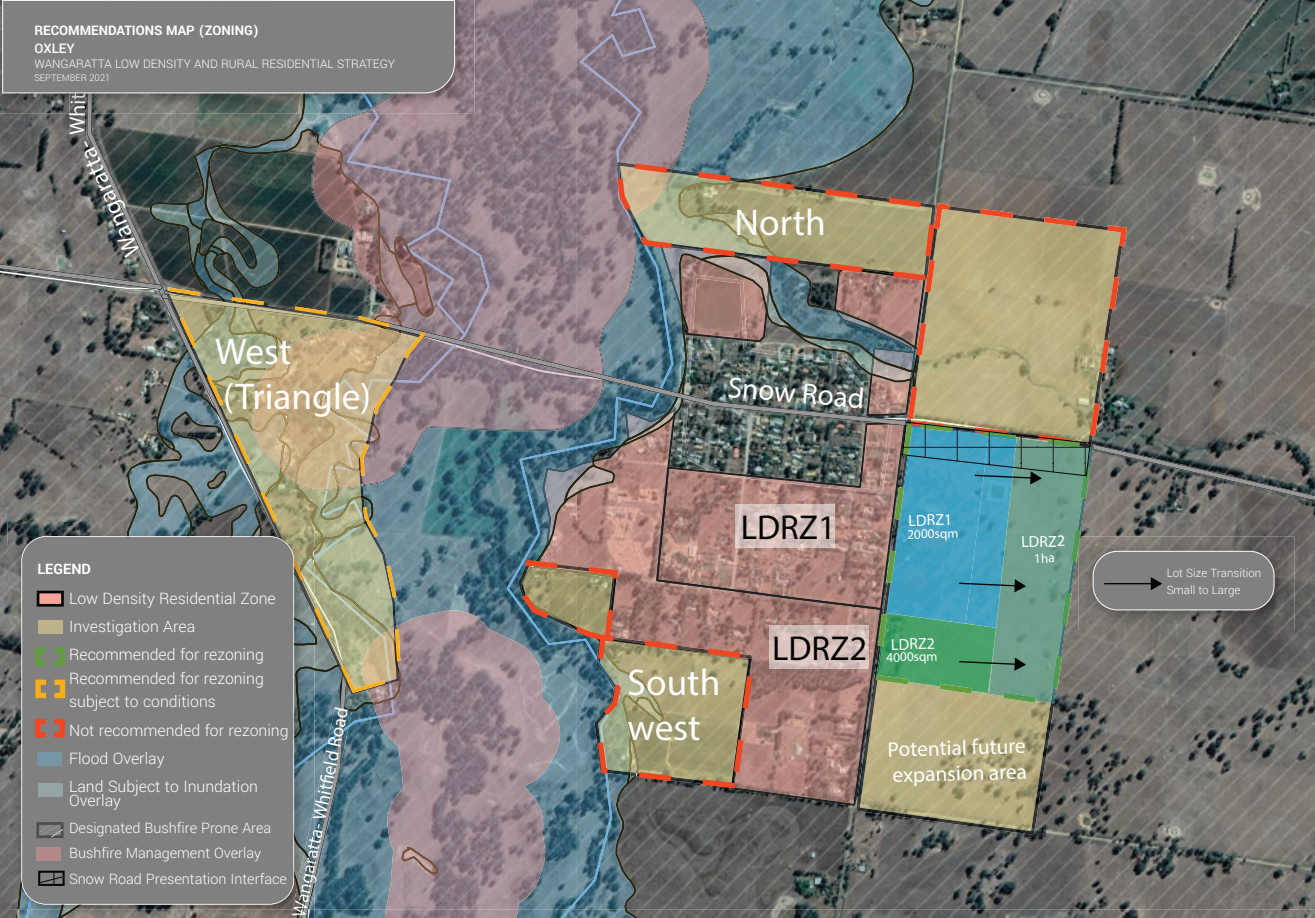


RECOMMENDATIONS MAP (ZONING)

OXLEY

WANGARATTA LOW DENSITY AND RURAL RESIDENTIAL STRATEGY

SEPTEMBER 2021



LEGEND

- Low Density Residential Zone
- Investigation Area
- Recommended for rezoning
- Recommended for rezoning subject to conditions
- Not recommended for rezoning
- Flood Overlay
- Land Subject to Inundation Overlay
- Designated Bushfire Prone Area
- Bushfire Management Overlay
- Snow Road Presentation Interface





Rural City of  
**Wangaratta**