

22.04 OXLEY TOWNSHIP16/08/2018
C75**Policy Basis**

This policy applies to applications for use and development of land located in the precincts identified within the *Oxley Township (Precincts) - Figure 1*.

Oxley Township Development Plan, 2015

The *Oxley Township Development Plan, September 2015* establishes a vision to protect the rural character of Oxley as part of a network of rural townships within the municipality. This plan delivers policy to implement the vision by reinforcing the rural character of Oxley, upholding the 'farm gate' character, providing opportunity for new development which is of a scale complimentary to the character of the town, supporting surrounding farming activity and small scale tourism. An enhanced and connected pedestrian and cycle network linking the township to its recreation reserve and the King River and surrounding natural environment is also the focus of this plan.

To facilitate land use and development consistent with the *Oxley Township Development Plan September 2015*, the township has been divided into precincts, each with its own distinct character.

Precinct Objectives and Policy:

These objectives apply to individual Precincts within the Oxley Township (shown in Figure 1).

Objective 1: To focus township development in Precinct A - Central Core

In Precinct A - Central Core it is policy to:

- Policy 1.1 Facilitate re-subdivision and intensification of development of large double fronted and undeveloped sites.
- Policy 1.2 Support the Snow Road as the core business and tourism node in the Township.
- Policy 1.3 Create pedestrian links from the Snow Road to the King River. □
- Policy 1.4 Support development that makes a positive contribution to the streetscape character.

Objective 2: To ensure appropriate subdivision within Precinct B – Low Density North and Precinct C – Low Density South and East

In Precinct B - Low Density North and Precinct C - Low Density South and East it is policy to:

- Policy 2.1 Support site layout and design that allows for intensification if there is significant housing demand in the long term future.
- Policy 2.2 Support subdivision design with activated front edge treatments along Horseshoe Creek and public land interfaces in Precinct B.
- Policy 2.3 Require sewer connection in Precinct C prior to any subdivision of land.
- Policy 2.4 Support 0.2 ha minimum lot sizes in Precinct C.
- Policy 2.5 Direct development of lots closest to Macartney Street first, then progressively moving south in Precinct C.

Objective 3: To enhance the amenity and accessibility opportunities in Precinct D – Low Density Adjacent to King River

In Precinct D - Low Density Adjacent to King River it is policy:

- Policy 3.1 As subdivision occurs, use open space contributions to acquire land adjacent existing public land (and located in flood plain areas) to increase existing open space, along the King River.

Policy 3.2 Provide open space in accordance with the Oxley Movement and Access Plan (refer Figure 1 at Clause 22.09).

Policy 3.3 Protect rural character by requiring larger lot sizes (minimum lot size 0.4ha where reticulated sewer is available).

Policy 3.4 Require development to address the King River.

Objective 4: Retain the low density character in Precinct E – Low Density Far South

In Precinct E - Low Density Far South it is policy to:

Policy 4.1 Support road layouts, subdivision, and site layouts that do not preclude the potential for future road connections and residential development.

Policy 4.2 Support larger lot sizes in this precinct as a buffer between residential and farming uses.

Objective 5: To retain the Farming Zone in Precinct F – Farming

In Precinct F - Farming it is policy to:

Policy 5.1 Protect the existing Farming Zone applying to this land in the medium term.

Objective 6: To encourage the establishment of rural business in Precinct G – Farming Zone in West Corner

In Precinct G - Farming Zone in West Corner it is policy to:

Policy 6.1 Support the establishment of rural businesses.

Objective 7: To support connectivity to Precinct H – Triangular Land in the West (outside rural township)

In Precinct H - Triangular Land in the West it is policy to:

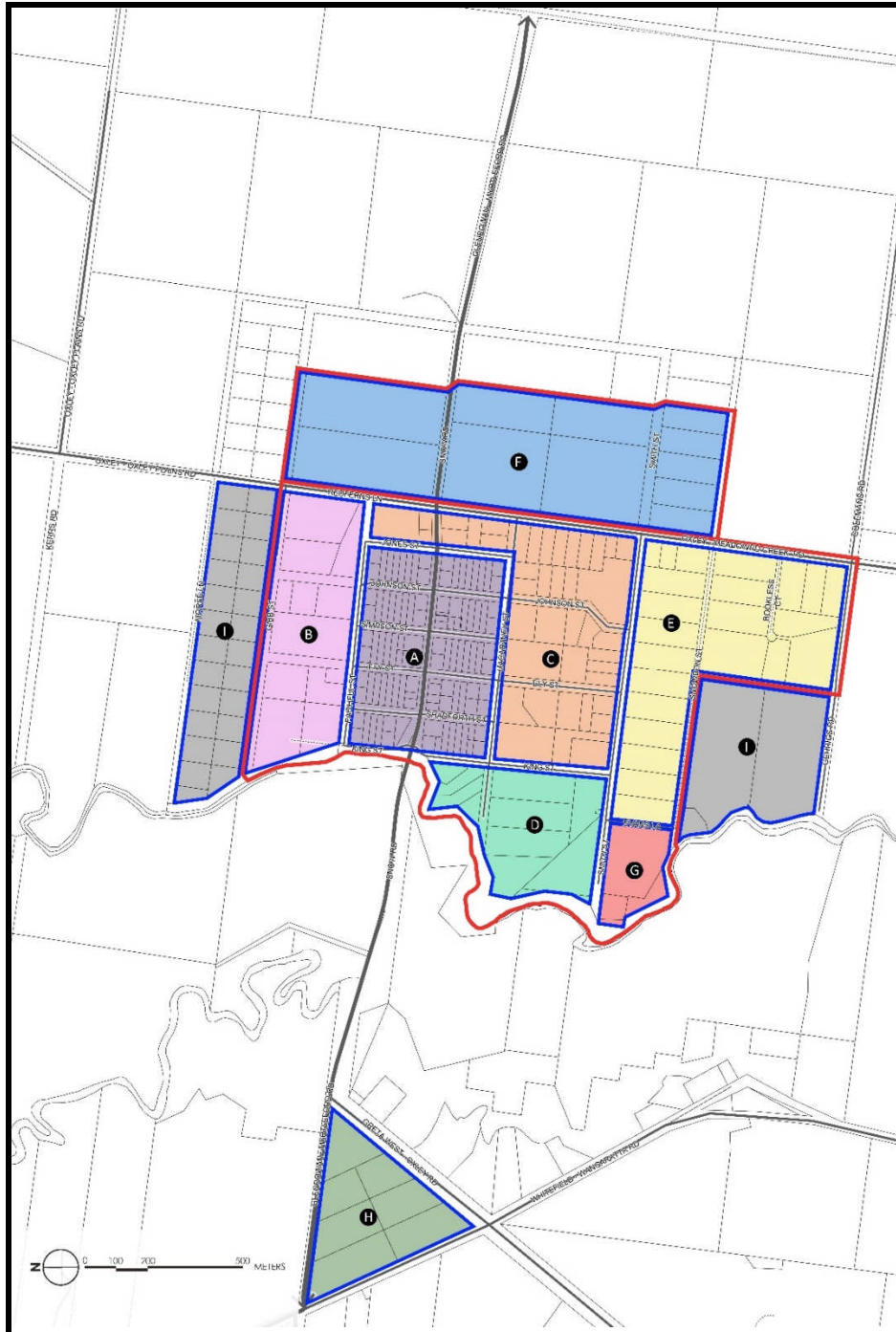
Policy 7.1 Support pedestrian (and shared pathway) connectivity between Precinct H and the Snow Road.

Decision guidelines

Before deciding on an application, the responsible authority will consider as appropriate:

- How the proposal can be adequately serviced, particularly in relation to wastewater management.
- How the proposal contributes to the streetscape character of Oxley.
- How the proposal contributes to the entrances of the Oxley township if located on a gateway site.
- How the proposal addresses frontages to the King River and the level of passive surveillance created.

Figure 1: Oxley Township – Precincts



Precinct	Name/Description
A	Central Core
B	Low Density North
C	Low Density South and East
D	Low Density Adjacent to King River
E	Low Density Far South
F	Farming

Precinct	Name/Description
G	Farming Zone in Western Corner
H	Triangular Land in the West
I	Farming Land in Close Proximity to Study Area