

22.1125/01/2018
C68(Part 1)**MILAWA TOWNSHIP****Policy Basis**

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

Milawa Township Development Plan, September 2015

The *Milawa Township Development Plan September 2015* delivers a vision to enhance the rural character of Milawa by providing sensitive development supporting the values of the existing community, and by strengthening the role Milawa plays within the Gourmet Region. This plan also recognises the rural character of Milawa and delivers a sustainable future by supporting the local economy and protecting the landscape setting.

Milawa Township will continue to play a vital role providing for diversity in housing, strong economic investment and the continuation of farming enterprises. Supporting infrastructure, improved way finding and pedestrian and cycle links to tourist attractions will also contribute to achieving this future.

To enable appropriate use and development of land, Milawa Township has been divided into precincts, each with its own distinct character and policy to support decision making.

Precinct Objectives

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

Objective 1 Create a vibrant township core (along the Snow Road spine) in Precinct A - Township

In Precinct A - Township it is policy to:

- Policy 1.1 Strengthen the key gateway site (located at the corner of Snow Road and Milawa–Bobinwarrah Road) by requiring development to activate street frontages.
- Policy 1.2 Support innovative, environmentally sustainable design for gateway sites.
- Policy 1.2 Avoid direct access from the Snow Road for new development.
- Policy 1.3 Avoid car parking fronting the Snow Road.
- Policy 1.4 Require development to be of a high architectural and aesthetic standard.
- Policy 1.5 Support development that incorporates landscaping to improve township presentation.

Objective 2 Enable infill development in Precinct B – Vacant Low Density West

In Precinct B - Vacant Low Density - West it is policy to:

- Policy 2.1 Support development on sites with capacity to connect to the reticulated sewerage system.
- Policy 2.2 Facilitate development that provides enhanced connectivity.
- Policy 2.3 Avoid development that prevents future east/west connections beyond the township boundary to the west.

Objective 3 Provide opportunity for a connected low density residential future community in Precinct C – Vacant Low Density - East

In Precinct C - Vacant Low Density - East it is policy to:

- Policy 3.1 Support development proposals at a low density scale.
- Policy 3.2 Support development that enhances the rural character of Milawa.
- Policy 3.3 Avoid development that prevents future east/west connections beyond the township boundary to the west.

Objective 4 Maintain low density living in Precinct D - Chardonnay Drive

In Precinct D - Chardonnay Drive it is policy to:

- Policy 4.1 Protect the low density residential character of the precinct.
Policy 4.2 Create improved connections between Factory Lane and the recreation reserve on Cabernet Court.

Objective 5 Retain the exiting rural focus and mixed use character of Precinct E - Farming Cheese Factory and Cemetery

In Precinct E - Farming, Cheese Factory and Cemetery it is policy to:

- Policy 5.1 Maintain the residential character of small lots activating Factory Lane.
Policy 5.2 Re-enforce the role of the Cheese Factory complex as a gourmet tourist location anchor at the northern node of the precinct.

Objective 6 Retain the Low Density West - Precinct F as a way of securing a sustainable landscape.

In Precinct F - Low Density West it is policy to:

- Policy 6.1 Reinforce the low density residential character of the precinct.
Policy 6.2 As development occurs, support smaller lots fronting Milawa-Bobinawarra Road (Factory Lane).
Policy 6.3 As development occurs, facilitate north-south and east-west connections.

Objective 7 Identify surrounding land in Precinct G – Surrounding Land for long term future growth

In Precinct G - Surrounding Land it is policy to:

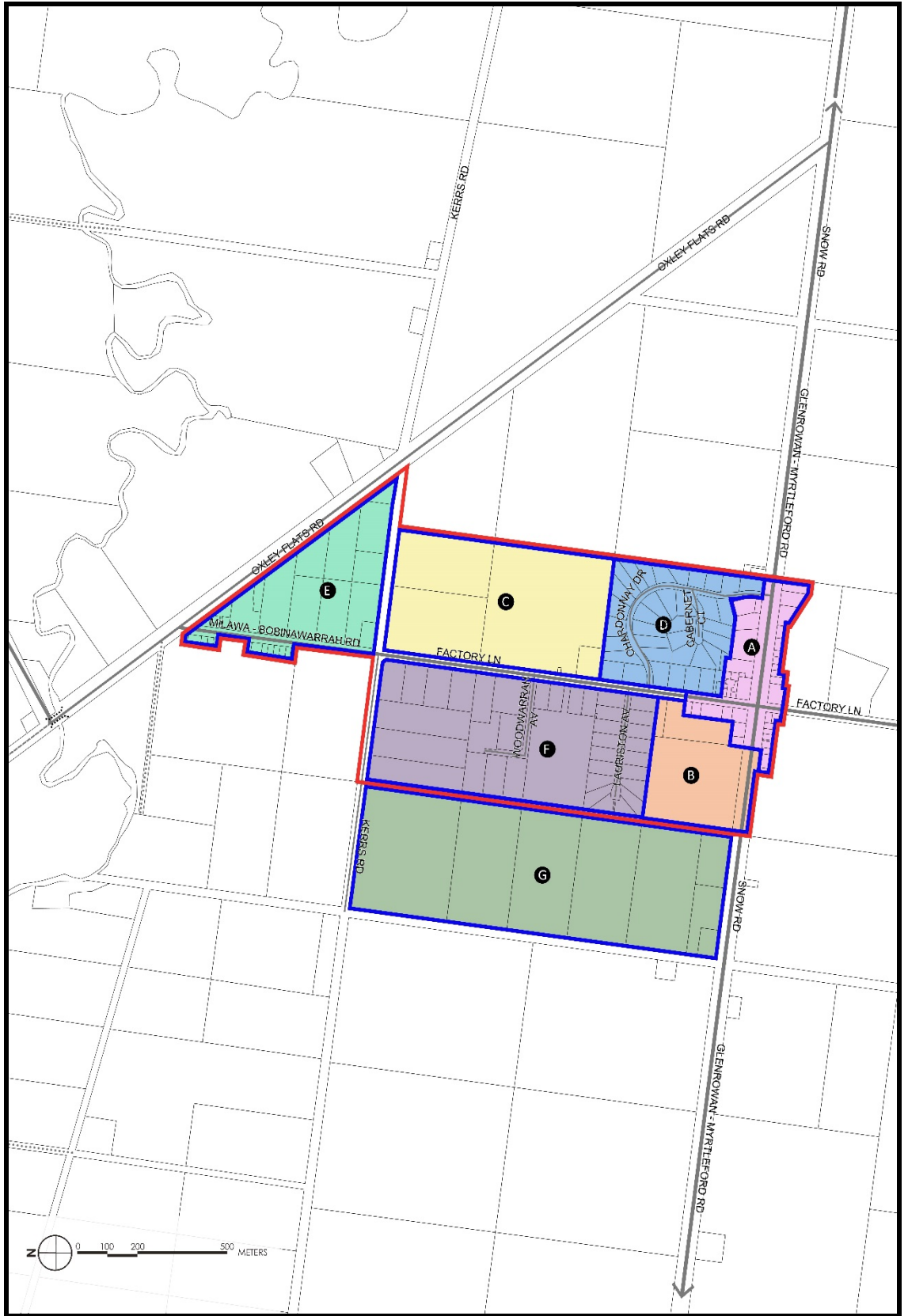
- Policy 7.1 Avoid development that will preclude long term future growth.
Policy 7.2 All development (including subdivision) within this precinct must be designed to consider established business and land uses located along the Snow Road.

Decision Guidelines

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

- Land capability and whether the proposal can be adequately serviced
- Contribution of the proposal to the character of Milawa
- Contribution of the proposal to the connectivity of the Township and whether the proposal inhibits long term future connectivity to surrounding land.

Figure 1 Milawa Township (Precincts):



Precinct	Name/Description
A	Township
B	Vacant Low Density - West
C	Vacant Low Density – East
D	Chardonnay Drive
E	Farming, Cheese Factory and Cemetery
F	Low Density - West
G	Surrounding Land Directly to the West