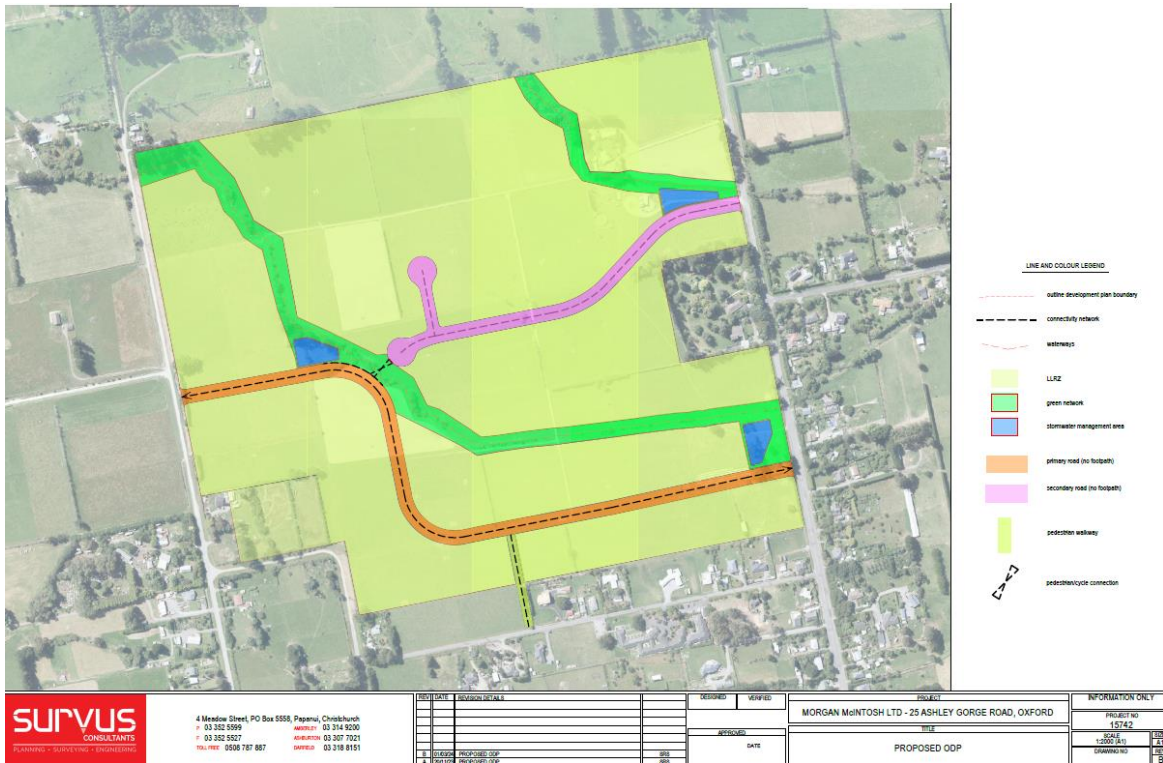


Attachment 1- DEV-OX-

25 Ashley Gorge Road Outline Development Plan



Land Use Plan

The design and layout of development is dictated by Bay and Ashley Gorge Roads determining the west and east boundaries. To the south is the urban area of Oxford. To the north Somerset Drive provides a further area of transition to the rural area.

The dominant views are to the north and north-west to the foothills. The land is mostly flat with two dominant Council drains traversing the Site diagonally from the NW to the SE and providing opportunities for ecological enhancement and a green link incorporating a cycleway and walkway; they add interest and drive specific roading and lot layout features to the ODP.

Movement Network

The Site will be accessed by two local roads heading north out of Oxford township. Access in to the Site is restricted to the two main roads through the Site with limited private access to both Bay and Ashley Gorge Roads.

Future consideration needs to be given to reducing the posted speed limits on the existing local roads as development proceeds.

The local roads connecting to Oxford provide direct links for pedestrian and cyclist access to the amenities and facilities of Oxford. A pedestrian link is also proposed linking the primary internal road to Queen Street.

The local purpose reserves to be laid off against the two drains (anticipated to be 10m wide on either side of the Drain) provide opportunities for walking access through and across the Site.

Open Space and [Stormwater](#) Reserves

Local purpose reserves are to be laid off against the two drains diagonally traversing the Site providing for some public open space suitable also for recreation activity. It is anticipated that the drains will be naturalised with riparian planting.

Three stormwater areas help create further areas of open space that will also assist in maintaining and enhancing the ecological values and biodiversity in the Site. These can be vested as Local Purpose Reserves serving recreation and open space functions or as Stormwater Reserves

[Water](#) and [Wastewater](#) Network

The Site will be reticulated from the Oxford water supply either directly or on a restricted supply basis.

The Site can be serviced for wastewater but is subject to confirmation by the Council as to capacity at the treatment facilities for the Oxford Sewerage scheme.

Fixed Outline Development Plan Features for the Ashley Gorge Road ODP

- Green links adjoining the Council drains
- [Water body setbacks and buffers](#)
- Attenuation of peak stormwater flows in [stormwater](#) detention areas subject to specific design and conditions of subdivision consent
- Two primary [road](#) connections to Ashley Gorge Road and one primary access to Bay Road.