

# Have your say about the Irymple Structure Plan and Urban Design Framework Review 2020



**We want to hear from the Irymple community, and those that visit Irymple, about what is important, what is valued, and what you want the vision for the town to be.**

# What is a Structure Plan and Urban Design Framework?

A Structure Plan sets out the long-term vision for an area or town, and identifies the key strategic directions about how the town may evolve and change overtime. A Structure Plan provides details on important town features, like shopping areas, community uses, open spaces and how they may develop and transform as a result of private and public investment. A Structure Plan also provides direction on planning zones and land use changes, and new or additional infrastructure required to meet the needs of a growing community.

An Urban Design Framework (UDF) provides an integrated design vision for Irymple's key buildings, streetscapes, public spaces and the landscape. It identifies the key characteristics and features that are important to the town's identity, provides guidance, through diagrams, examples and actions, to ensure Irymple is developed as a safe, attractive and comfortable place.

**A Structure Plan is a 'blueprint' for development, investment and any planning and/or policy changes, to achieve the long term economic, social and environmental vision of Irymple.**

**An Urban design Framework will show how we want Irymple to look in the future - it will guide Council's investment in public spaces and provide direction on preferred built form and landscape outcomes.**

## Why are we doing this?

— A previous *Irymple Structure Plan* was completed in 2012.

Since that time there have been several changes to the township, including the development of new commercial and residential areas. In addition, there have been changes to state and local planning policy and updated strategies that identify changes to growth patterns in the municipality. MRCC is seeking to review the Irymple Structure Plan in light of these changes and prepare the 2020 Irymple Structure Plan and Urban Design Framework Review.

The review seeks to prepare an updated long-term vision and action plan for Irymple to guide future changes to land use, built form, and public spaces. The Structure Plan will be used to update relevant aspects of the Mildura Planning Scheme, to ensure Council's decision-making achieves enhanced economic, social and environmental objectives for the future of this important precinct for the next 15 years.

**THE IRYMPLE STRUCTURE PLAN AND UDF IS A KEY PRIORITY PROJECT FOR MILDURA RURAL CITY COUNCIL.**

## Building on what we know

As Irymple has been subject to a previous Structure Plan and Community Plan, we have a basis of information to work with. This phase of the project seeks to understand what is important to the Irymple community, verify what we know, and identify any gaps that need to be filled. This information will be used to prepare an updated strategic vision for Irymple for the next 15 years.

Mildura Rural City Council (MRCC) is preparing a Structure Plan and Urban Design Framework (UDF) for Irymple, and we are looking for your input to help shape the future of the town. We have identified five matters we think the Structure Plan should address:

1. **Irymple's role and identity**
2. **Homes and jobs**
3. **Local centres and destinations**
4. **Getting around**
5. **A greener town**

Here, we focus on two key areas:

1. **What we know**  
– Facts and observations from earlier strategies, studies and plans.
2. **Key Questions for the Structure Plan and UDF**  
– Things that we want to address through the planning process.

# What is our study area?

— The precinct study area is bounded by Sandilong Avenue, Morpung Avenue, Fourteenth Street and Sixteenth Street. The study area is approximately 9 square kilometres in size.

It is approximately 7 kilometres from the Mildura Central Business District (CBD), which is north-west of the site, and it is surrounded by future urban growth to the north between Nichols Point and Irymple, and farmland to the south and east.

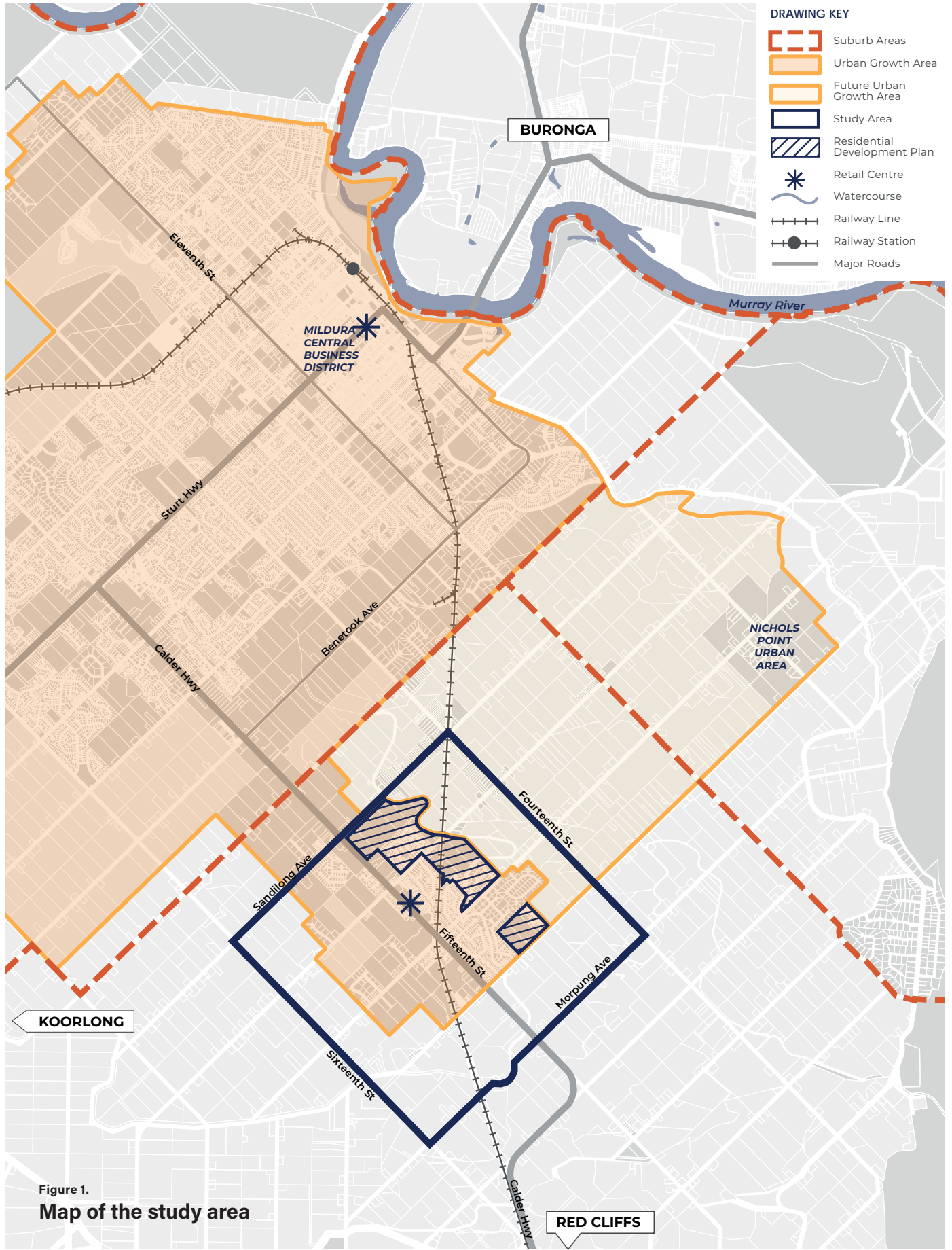


Figure 1.  
Map of the study area



# Project Phases

- **– 1 Background Research** Reviewing relevant plans, policies, strategies and studies undertaken to date to understand key issues, opportunities and potential gaps in knowledge. **ONGOING**

**– 2 Consultation 1: Visioning, Issues and Opportunities** Gaining an understanding of community and stakeholder interests, verifying what we know, and identifying a shared vision for Irymple. **WE ARE HERE**

**– 3 Reporting Back: Issues, Opportunities and Consultation Summary** Summarising what we have discovered by identifying the key issues, opportunities and consultation outcomes. **Oct-Nov 2020**

**– 4 Analysis** Analysing the information, refining the draft vision and key themes. **Oct-Nov 2020**

**– 5 Preparing Emerging Options** Preparing a set of Emerging Options that explore concepts for Irymple and options for the design framework based on the draft vision. **Oct-Nov 2020**

**– 6 Consultation 2: Emerging Options** Obtaining feedback from the community and stakeholders on the Emerging Options to guide the preparation of the Draft Structure Plan and UDF. **Nov 2020 - Jan 2021**

**– 7 Preparing the Draft Irymple Structure Plan and UDF** Refining the preferred option and preparing the Draft Structure Plan and UDF, key tools to help manage growth and change within Irymple. **Feb 2021 - April 2021**

**– 8 Consultation on the Draft Irymple Structure Plan and UDF** The Draft Structure Plan and UDF will be made available for public feedback before being finalised **April - May 2021**

**– 9 Adoption of Final Draft** The Draft Structure Plan and UDF will be updated, where relevant following feedback from the community and will be adopted by MRCC **June 2021**

Throughout the project MRCC, with the assistance of Mesh Planning, will be undertaking community engagement to:

- Gain an understanding of the interests of the community and key stakeholders
- Scope community and stakeholder issues
- Verify what we currently know
- Identify what we need to know further
- Develop a strategic vision for Irymple for the next 15 years, which focuses on:

1. **Irymple's role and identity**
2. **Homes and jobs**
3. **Local centres and destinations**
4. **Getting around**
5. **A greener town**

Further consultation will be undertaken at key phases of the project to gain feedback on the draft plan.

## We want to get your input.

You can have your say in the following ways:

COMPLETE THE SURVEY ONLINE BY CLICKING ON THE LINK BELOW:

<https://www.surveymonkey.com/r/IrympleSPUDF-Survey>

SEND A WRITTEN SUBMISSION TO  
Mildura Rural City Council  
PO Box 105, Mildura VIC 3052

REGISTER AND ATTEND THE COMMUNITY ONLINE WORKSHOP BY  
CLICKING ON THE LINK BELOW:

<https://www.surveymonkey.com/r/IrympleSPUDF-OnlineWorkshopRegister>

**Date:** Wednesday, 16 September **Time:** 6:00 - 7:30pm

If you would like to discuss the project in more detail, or ask any questions, please contact MRCC Strategic Planning via

**Email:** [planning.services@mildura.vic.gov.au](mailto:planning.services@mildura.vic.gov.au)

**Phone:** 03 5018 8100



1.

# Irymple's role and identity

Irymple is known as a rural self-contained town that is clean, attractive and green. It is also a growing town that requires careful planning to protect and enhance what is important to Irymple's current and future community.

Defining Irymple's role and identity now and in the future is an important step in building a shared vision. We know from the *Irymple Community Plan 2020-2025* that the local community values the town's peaceful rural lifestyle, which is physically separated from Mildura.

Fifteenth Street forms the main thoroughfare through town, and is an important connection to Mildura, through the 'urban break' which physically separates Irymple from Mildura. The community values this 'urban break,' however, there are concerns that this break is at risk of disappearing as new development occurs.

THE KEY QUESTIONS THE STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK WILL BE LOOKING TO ANSWER ARE:

What does the community value about Irymple's character and identity now?

How should Irymple evolve and change over the next fifteen years?

What is the preferred future of Fifteenth Street and the urban break?

How can new development contribute positively to Irymple's character and identity?

The Structure Plan will set the long-term vision for all of Irymple and will set strategies for how this vision can be achieved over the years through policy, development, and investment.

The Urban Design Framework will show how Irymple's identity and character can be enhanced through landscape works and built form guidelines in key areas, including along Fifteenth Street.

Home to approximately 6,874 people and 2,662 dwellings predominantly households are made up of families with children.

Irymple is expected to grow to over 7,700 people by 2036 and, like most places in regional Victoria, Irymple's population is ageing (Victoria in Future, 2019).





# Homes and jobs in Irymple

Irymple is highly sought after as a place to live in the Mildura region. While located close to Mildura, it is a self-contained town with access to a range of facilities and services, including retail, schools, open space and community and medical facilities. Several changes have occurred in the township in the past eight years, since the 2012 Structure Plan, including development of Irymple Hub, and new industrial and residential areas.

Irymple's residential areas are primarily located to the north-east of town, with pockets of housing to the south surrounding farming and industrial land. Mildura's Housing and Settlement Strategy seeks to continue to accommodate residential growth between Irymple and Nichols Point in the distant future. The *Irymple Community Plan 2020-2025* and *Irymple Structure Plan 2012* flagged the community's desire for affordable housing options and a range of housing types. Caravan parks and retirement living opportunities currently exist in Irymple. It will be important to know how neighbourhoods can continue to offer a mix of housing for various needs.

Based on statistics from 2016, the four main employing industries within Irymple are retail trade, health care, construction, and agriculture (ABS 2020). Land for farming activities such as fruit and tree nut growing, take up majority of the study area. Such activities support Irymple's local agricultural sector, which also offers a potential tourist market for sale of fresh produce.

The town has a well-developed industrial estate, along Koorlong Avenue. Since the completion of the *The Irymple Structure Plan 2012*, the area has experienced increasing industrial development and is expected to expand further. *The Irymple Structure Plan 2012* also identified land for a mix of future uses including higher density residential and offices, which would contribute to local employment and the future fabric of the town. Irymple Hub has also contributed to the local retail and commercial industry over the years.

There are opportunities through the Structure Plan to identify key redevelopment sites, or areas that should be rezoned for other uses.

The UDF will give guidance on the design expectations for these sites in relation to preferred arrangement of uses, built form and landscaping.

THE KEY QUESTIONS THE STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK WILL BE LOOKING TO ANSWER ARE:









What form should residential and employment development take, as Irymple grows?

Where are the opportunities for different development types?

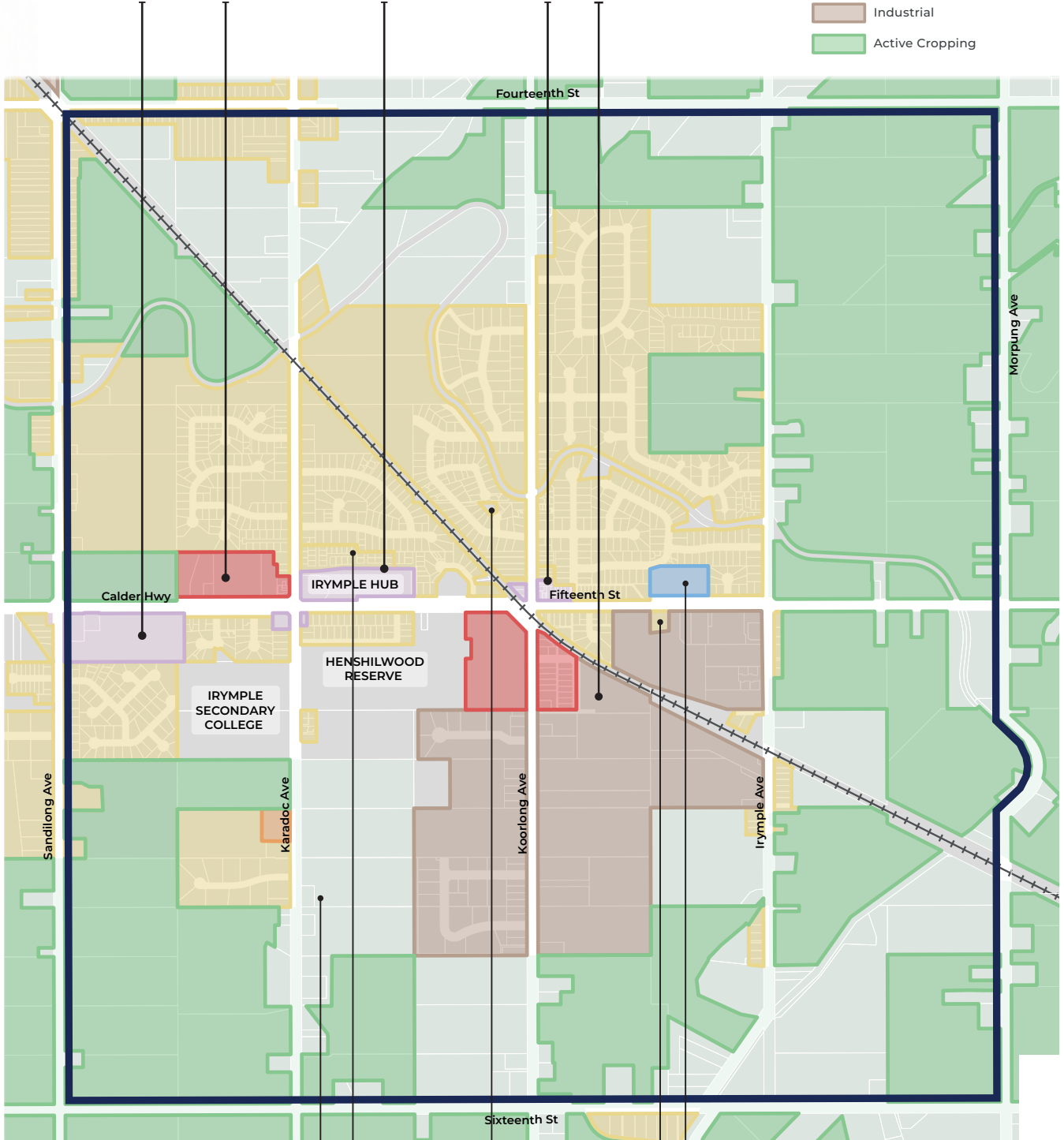
What are the opportunities for changes to land use?

How can we encourage diverse and affordable housing in Irymple?



- DRAWING KEY**
-  Study Area
- HOMES**
-  Medium Density Residential
  -  Standard Residential
  -  Retirement Living
  -  Caravan Park Accommodation
- JOBS**
-  Commercial / Retail
  -  Offices
  -  Industrial
  -  Active Cropping

**NEED TO DEFINE THE FUTURE ROLE AND DESIGN INTENT FOR KEY AREAS:  
COMMERCIAL AREAS, MIXED USE AREAS AND INDUSTRIAL AREAS**



**Figure 2.**  
**Homes and jobs in Irymple**

KNOWN INTEREST IN LAND USE CHANGE

MISMATCH BETWEEN ZONING AND EXISTING RESIDENTIAL USES



3.

## Local centres and destinations

Local centres offer everyday services as well as spaces to gather and interact. An updated UDF will be prepared to guide the vision for Irymple's town centre, which has emerged over the years with the development of Irymple Hub. The Hub includes the Fishers Supa IGA, post office and medical centre, specialty stores, and restaurants. A smaller shopping centre is located at the corner of Fifteenth Street and Koorlong Avenue, with a milk bar, op shop and several restaurants. As Irymple changes and grows over time, so might the role of these centres.

Community facilities are important local destinations that play a key role in enhancing wellbeing and community interaction within centres. Local community facilities, including One Hub Irymple, the Senior Citizens Centre, schools, and recreational spaces such as Henshilwood Reserve, Lloyd Park and the Green Belt and Irymple Swimming Pool are valued community assets.

**We want to know how the community imagines these facilities to be in the future.**

The Structure Plan will investigate at the quantity and distribution of retail, community and open space areas, to ensure the growing community's needs are met.

The UDF will look at how we can enhance the appearance and functionality of these centres and community assets, including Henshilwood Reserve, so they are safe, accessible, well-connected and attractive places to visit.

THE KEY QUESTIONS THE STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK WILL BE LOOKING TO ANSWER ARE:

What is needed, in terms of retail, community facilities and open space, to meet the needs of a growing community?

How can we enhance the look feel, and functionality of the Irymple's local centres and community assets?




**DRAWING KEY**

 Study Area

 Key Buildings

**LOCAL CENTRES**

 Commercial Sites

 Community Facilities/Services

 Schools

 Open Space / Reserves

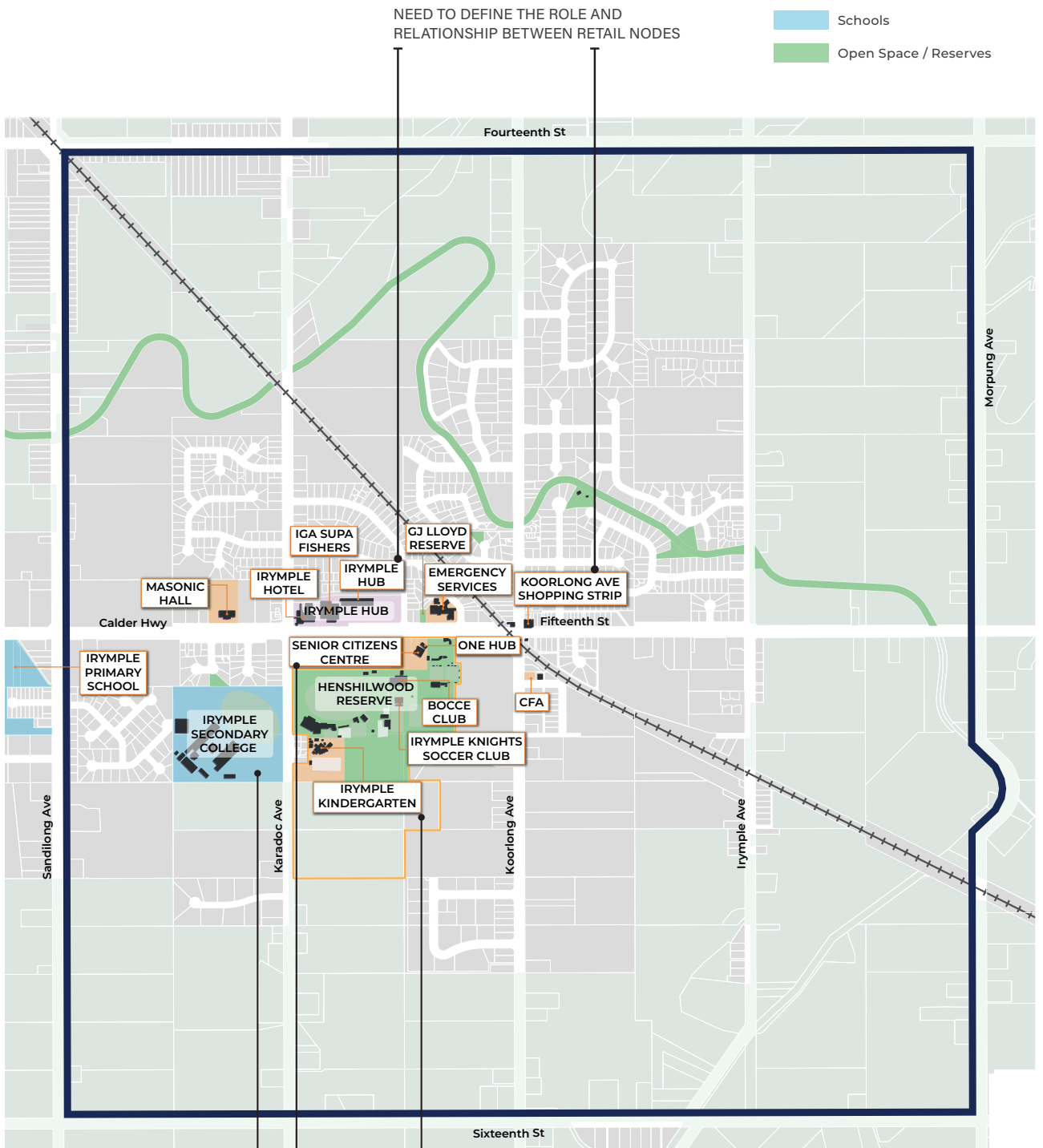


Figure 3.  
**Local centres**

NEED TO DEFINE THE ROLE AND RELATIONSHIP BETWEEN RETAIL NODES

NEED TO UNDERSTAND THE ROLE AND POTENTIAL OF PUBLIC LAND

CONNECTIVITY ISSUES AROUND IRYMPLE HUB AND SURROUNDS

OPPORTUNITY FOR MULTI-PURPOSE SCHOOL GROUNDS



4.

## Getting around

Irymple's structure has developed around a formalised grid of north south roads, connected via Fifteenth Street. The town is bisected by a railway (currently used as a Melbourne-Mildura freight route), which forms a physical barrier to movement, and does not offer any local services to Irymple's residents. This structure, combined with the landownership pattern, has resulted in developments characterised by cul de sacs, a heavy reliance on Fifteenth Street (especially by trucks) for east west movements, and concerns about safety and connectivity for pedestrians and cyclists.

However, there are opportunities available, including extension of pedestrian paths along the Green Belt, and redirection of heavy vehicles to alternative routes (subject to a broader transport study by MRCC). Previous plans flagged the need to ensure a safe and accessible town by identifying improvements for road safety (including crossings of Fifteenth Street), footpaths, lighting, parking and walking and cycling tracks.

The new Structure Plan will identify strategies and actions for improving the movement networks within Irymple, having regard to broader strategies that are being investigated by Council, and having regard to planned growth.

The UDF will consider localised improvements that can be made to key areas such as Fifteenth Street.

THE KEY QUESTIONS THE STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK WILL BE LOOKING TO ANSWER ARE:

**Where are the opportunities to enhance the Irymple movement network?**

**What changes are needed to the movement network to support future growth?**





## Matters raised in the Irymple Structure Plan 2012

- Poor pedestrian and bicycle connections to Mildura
- Concerns for pedestrian and cyclist safety
- Concerns about potential barriers for emergency services on narrow residential streets

**DRAWING KEY**

- Study Area

**ROAD NETWORK**

- Highway
- Key Local Roads
- Local Roads
- Driveways / 2WD Tracks
- Proposed Local Roads
- Proposed Freight Route
- Existing Carpark
- Dangerous Junctions
- Positive East-West Connectivity
- Barrier to East-West Connectivity

**PUBLIC TRANSPORT**

- Red Cliff - Mildura Bus Route
- Bus Stop
- Active Rail Line
- Potential to Reinstate Station

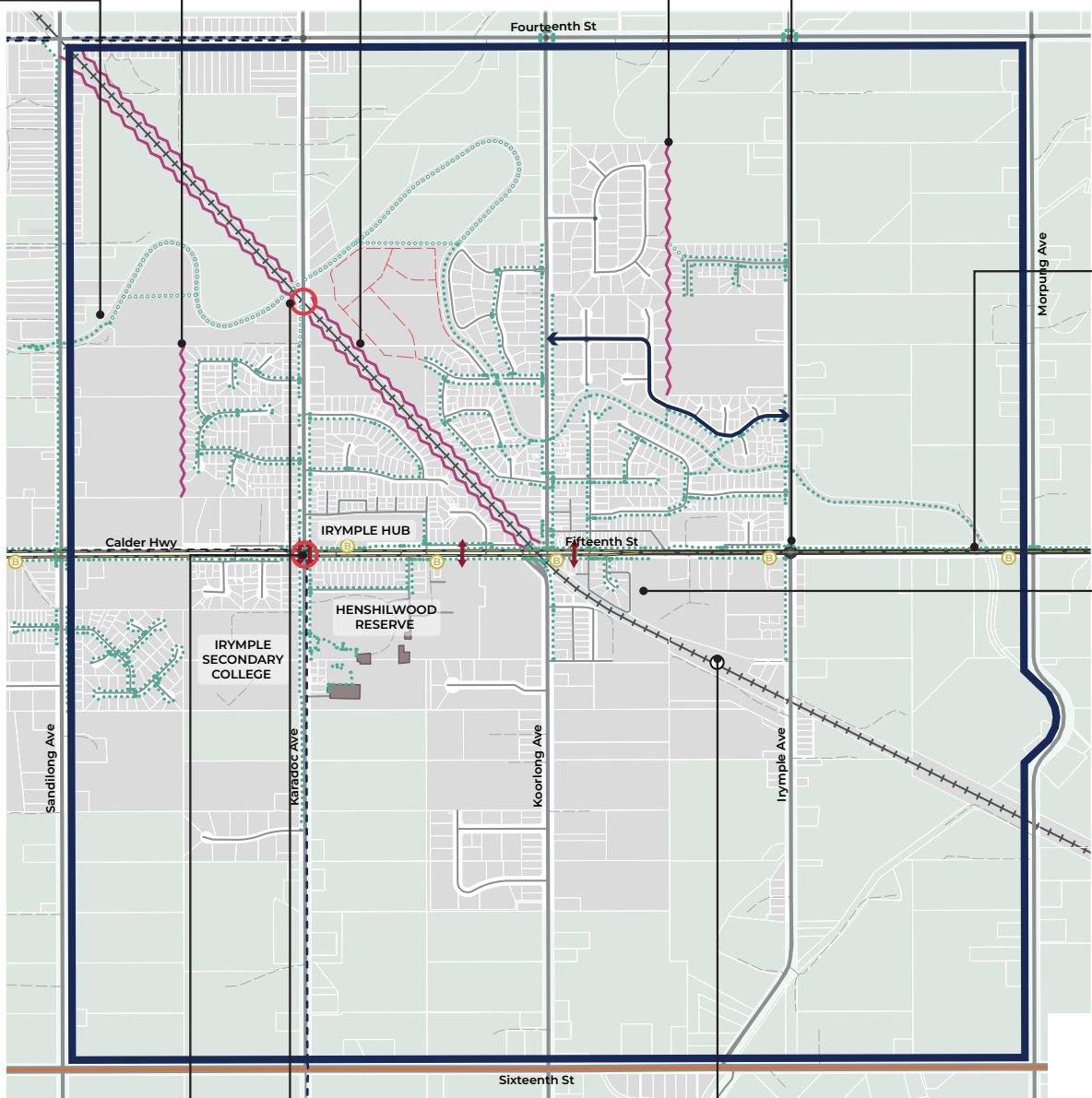
**ACTIVE TRANSPORT**

- Existing Bike Path
- Existing Footpath
- Proposed Footpath
- Pedestrian Highway Crossing

Future pedestrian connections to Mildura via the Green Belt

REGIONAL ROADS VICTORIA CURRENTLY CONSTRUCTING A NEW DUAL LANE ROUNDABOUT

BARRIERS TO EAST-WEST CONNECTIVITY



A SINGLE BUS SERVICE ALONG FIFTEENTH STREET

LIMITED PEDESTRIAN OR CYCLIST LINKS SOUTH OF FIFTEENTH STREET

Figure 4. Movement

Concerns for traffic control and management along Fifteenth Street and around the railway

Potential to reinstate a train station for passenger rail to Mildura

Potential to redirect heavy vehicle traffic from Fifteenth Street to Sixteenth Street

5.

## A greener town

In February 2020, MRCC declared a state of climate change emergency. MRCC will be taking action to mitigate the effects of climate change. Community consultation will be conducted in the future to develop a climate change mitigation and adaptation strategy. However, we can start thinking about Irymple's role in creating a climate resilient and adaptable future now.

Irymple's community plan has identified opportunities for sustainability focused improvements, which focus on urban cooling, and improving approaches to managing water. Specific opportunities include planting more trees for shade and planning for more green space. Given the flat landform of the Mildura region, managing stormwater can be complex. However, there are opportunities to take a water-sensitive approach to development (known as Water Sensitive Urban Design, or WSUD) that will provide more attractive public spaces for people and wildlife.

The Structure Plan will identify specific actions that should be taken to ensure Irymple is resilient and adaptable to climate change.

The UDF will provide guidance on key landscape changes that should occur to support MRCC's climate response, including street tree planting and other landscaping enhancements.

THE KEY QUESTIONS THE STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK WILL BE LOOKING TO ANSWER ARE:

**How can Irymple be more adaptable and resilient to climate change?**

