

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.

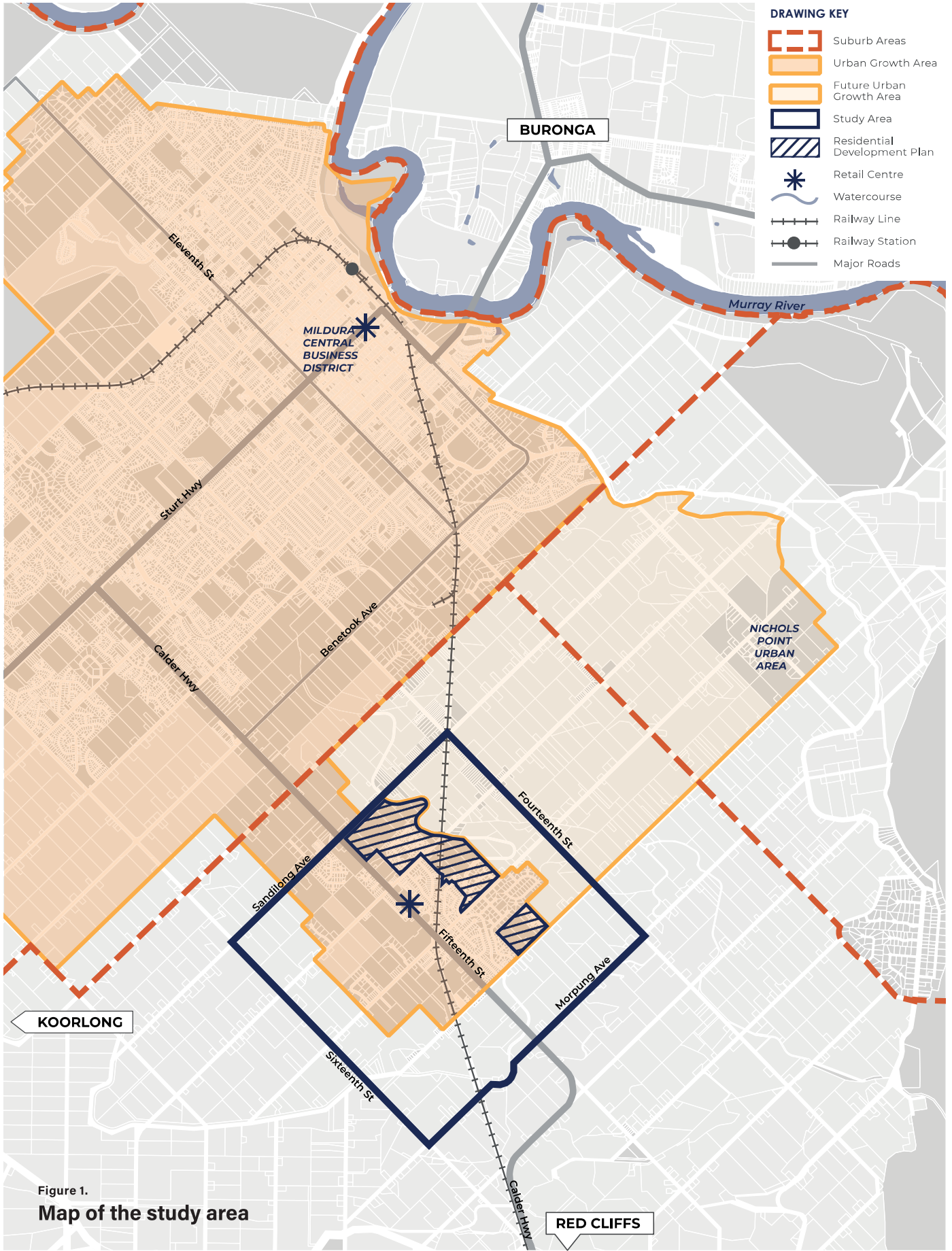


Figure 1.
Map of the study area