

Irymple Structure Plan and Urban Design Framework

The first Irymple Structure Plan was prepared in 2012. Since that time there have been several changes to the township, including new commercial and residential areas. As a result, Council is preparing an updated Irymple Structure Plan and Urban Design Framework. This will guide future changes to land use and built form, as well as address future community needs in terms of housing, social services and public spaces.

Where is the study area?

The Irymple Structure Plan and Urban Design Framework addresses the area bounded by Sandilong and Morpung Avenues and Fourteenth and Sixteenth Streets.

What is a Structure Plan and an Urban Design Framework?

The 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 for Irymple.

The 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 landscaping.

What has been done so far?

Council conducted an initial round of public consultation in September 2020 to gather the community's thoughts on the future Irymple township, including future opportunities and residents' aspirations.

This information was gathered through online workshops and an online survey and revealed the following long-term vision for the town:

- It will be a well-defined and self-sufficient town that is distinct from Mildura
- It will provide safe and purposeful connections for vehicles, pedestrians and cyclists

- It will be a sustainable and greener town with considerations for its unique weather conditions.

A summary of the themes and directions to come out of this initial consultation process was released to the public in January this year in a further round of consultation seeking feedback.

Based on the comments received, a draft Irymple Structure Plan and Urban Design Framework has now been developed.

What will the future Irymple look like?

Four main precincts have been identified within the Urban Design Framework

Town Centre Precinct

Provides a range of public services, such as allied health, specialty stores, grocery stores, offices, housing, restaurants, and bulky goods.

Community Precinct

Provides recreation, leisure and sports facilities, such as a dog park, a BMX track and a new soccer pitch and additional spaces for passive recreation within the Council Drainage Reserve land.

Industrial Precinct

The existing industrial precinct will be maintained as it is without any expansion.

Residential Precinct

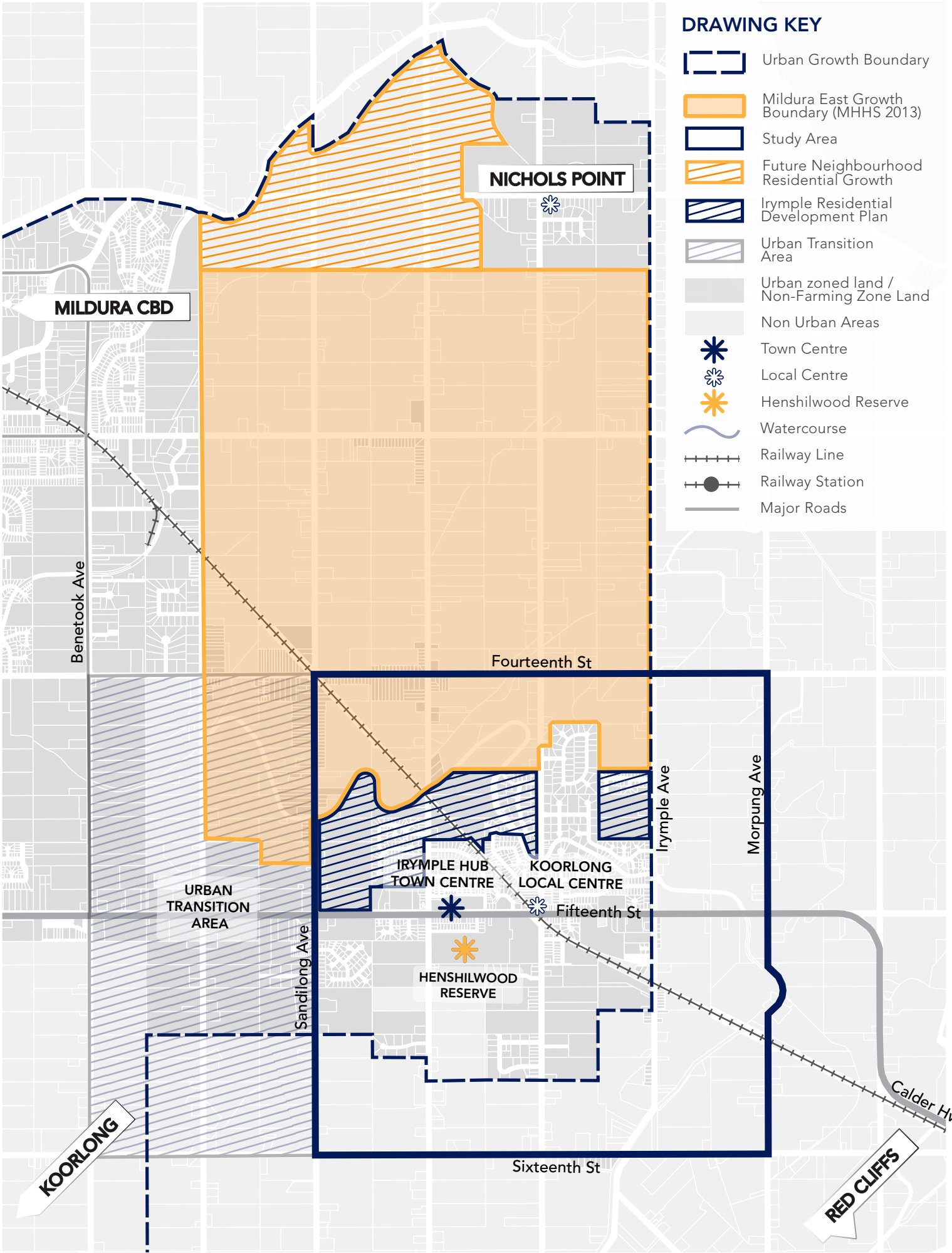
New residential precincts will be developed to the north of Fifteenth Street in accordance with the Mildura Housing and Settlement Strategy 2013 report.

What are the next steps?

The Irymple Structure Plan and Urban Design Framework Draft Report can now be viewed on Council's Have Your Say Page at www.mildura.vic.gov.au/HaveYourSay. Final feedback can be provided by Friday 4 June 2021.

Councillors will consider the Irymple Structure Plan and Urban Design Framework at an upcoming Ordinary Council Meeting.





DRAWING KEY

-  Urban Growth Boundary
-  Mildura East Growth Boundary (MHHS 2013)
-  Study Area
-  Future Neighbourhood Residential Growth
-  Irymple Residential Development Plan
-  Urban Transition Area
-  Urban zoned land / Non-Farming Zone Land
-  Non Urban Areas
-  Town Centre
-  Local Centre
-  Henshilwood Reserve
-  Watercourse
-  Railway Line
-  Railway Station
-  Major Roads

KOORLONG

RED CLIFFS

