

Echuca West Precinct Structure Plan Information Sheet (C117)

WHAT IS IT?

For more than 25 years, Echuca West has been considered for future urban development. The land within the Echuca West Precinct Structure Plan (PSP) boundary is outlined within the Echuca Development Plan and the Echuca Housing Strategy.

PSP is a long-term plan for urban development. It describes how land is developed and the location of planned services to support development.

The Echuca West Development Contributions Plan (DCP) has been developed similarly to the PSP, informing and directing the future planning and development of the precinct. The DCP requires developers make a contribution towards infrastructure. Additionally, the DCP sets out the requirements for infrastructure funding across the precinct.

The proposal requires infrastructure developments which include roads, shared paths, open space through parks and a drainage corridor to accommodate residential expansion.

The PSP and DCP have been prepared by the Victorian Planning Authority in partnership with Council. Campaspe Shire is the responsible planning authority.

WHAT THE AMENDMENT DOES

The PSP and DCP rezones approximately 615 hectares of land located to the west of the Echuca CBD. The PSP and DCP provide a vision for future planning and development of the precinct. Combined, they will coordinate development and infrastructure delivery transitioning the area from non-urban to urban land uses. A Native Vegetation Precinct Plan (NVPP) has also been prepared to provide a precinct wide response to the retention and removal of native vegetation. This aligns with future development of the PSP.

The amendment rezones the land into the Urban Growth Zone (UGZ) to allow for use and development in keeping with the PSP. The Development Contributions Overlay (DCO) is for the purpose of levying contributions for the provision of works, services and facilities before development can start. This is in accordance with the DCP.

KEY ELEMENTS

Based on the above reports, the following have been identified:

Expanding the existing community of Echuca West

The primary land use within the Echuca West Future Urban Structure (FUS) is for residential purposes and will accommodate up to 5,000 new homes.

Key connections and seamless interfaces of the Echuca West expansion will complement and enhance the existing development in the area and to the east of the site. The precinct will ensure that it treats existing farming land bordering to its west and south in a sensitive manner to certify that there is no impact to existing activities on this land.

Local parks and drainage

A new drainage network will be constructed through the precinct. The drainage network will connect parks and areas of native vegetation to create a new open space network for the community.

Road network

New roads through to the precinct will ensure alignment with existing roads adjacent the precinct. This includes Yakoa Natya Avenue which will be extended through and integrated into the new precinct. A new internal road network will need to be established to ensure safe and efficient connection for new residents to the area. The network will include new intersections to ensure safety and reduce cut through driving across the precinct.

Road surface upgrades and new intersection works will be required on existing roads including Mount Terrick Road, McSwain Road, Echuca West School Road, Northern Highway, Murray Valley Highway and Stratton Road.

HOW YOU CAN INSPECT THE AMENDMENT

Documents supporting the amendment as well as the explanatory report, can be inspected free of charge during office hours at the following locations:

- Campaspe Shire Council, 2 Heygarth Street, Echuca.
- Via Council's website:
www.campaspe.vic.gov.au

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- At the Department of Environment, Land, Water and Planning website
www.delwp.vic.gov.au/public-inspection

Information Sessions

Two drop-in sessions have been arranged at the Echuca Library, 310 Hare Street, Echuca.

Tuesday, 3 August between 5pm to 7pm

Thursday, 12 August between 5pm to 7pm

Information about the proposed amendment will be available, and the sessions will allow for one-on-one consultation.

Submissions

Any person who may be affected by the amendment may make a submission to Council as the planning authority for the amendment. Submissions must be made in writing clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Submitters are required to provide name and contact details for Council to consider the submission, as well as to notify of the opportunity to attend Council meetings and any public hearing relating to the submission.

Submissions close on **Thursday, 26 August 2021**.



BACKGROUND REPORTS

Preparation of the PSP, DCP and NVPP have been supported by the following documents:

- State and local planning policy framework as set out within the Campaspe Planning Scheme
- Plan Melbourne 2017 – 2050, DELWP, 2017
- Loddon Mallee North Regional Growth Plan, Department of Transport, Planning and Local Infrastructure, 2014
- Precinct Structure Planning Guidelines, Growth Areas Authority, 2008
- Echuca Housing Strategy, Beca 2011
- Flora and Fauna Assessment, Ecology and Heritage Partners, 2017 (updated 2019)
- Echuca West Aboriginal Cultural Heritage Assessment, Biosis, 2017
- Echuca Post Contact Heritage Assessment, Deborah Kemp, 2018
- Echuca West Land Capability Assessment, Meinhardt, 2018
- Echuca West Drainage Strategy, Alluvium, 2018
- Echuca West North Functional Design Report. Alluvium, 2020
- Echuca West South Functional Design Report. Alluvium, 2020
- Echuca West Integrated Transport Assessment, TraffixGroup, 2019
- Echuca West Concept Road Design Report, TrafficWorks, 2020
- Echuca Commercial Strategy, Shire of Campaspe, (adopted 2017)
- Echuca West Activity Centre Review, VPA, 2019
- Echuca West Open Space and Landscape Assessment, Hansen, 2021
- Echuca West High Level Community Infrastructure Assessment, VPA, 2019
- Echuca West Utility and Services Assessment, GHD, 2019