

ECHUCA VILLAGE RESTRUCTURE PLAN

Objectives

To manage the development of old subdivisions in flood prone land via an equitable approach to development rights in the area.

To ensure that future development maintains the environmental values of the area.

To ensure that development policy supports catchment management and floodplain management strategies.

To support the continued operation of remaining agricultural enterprises.

The Plan

Area

The Echuca Village Restructure Plan affects all land generally known as the Townships of Glanville and Boileau, and Echuca Village Central. In particular the area is bound by Lady Augusta Road to the west, the Murray River to the north, Looker Road to the east and Brown Road to the south.

Policy

It is policy that;

- 1 dwelling per 16 ha (40 acres) may be permitted on land with natural ground levels above 95.0m AHD as defined by the Land Subject to Inundation Overlay Control of the Campaspe Planning Scheme in the areas south of Bangerang and Glanville Roads, known as Echuca Village Central.
- 1 dwelling per 2ha (5 acres) may be permitted on land above 95.0m AHD in the Townships of Glanville and Boileau. Refer to attached Restructure Plan.
- no further new dwelling development is to be permitted in areas of Township of Boileau and Echuca Village Central that have natural ground levels less than 95.0m AHD.
- 1 dwelling per existing tenement may be permitted for the following properties:
 - ↳ Crown Allotment 39I Brown Road
 - ↳ Crown Allotment 37C Mitchell Road
 - ↳ Crown Allotment 27C Hicks Road
 - ↳ Crown Allotment 39E Brown Road

All Australian Height Datum levels are given as natural ground level.

Extensions to Dwellings

It is policy that extensions less than 20m² to dwellings may be constructed to the existing floor level of the dwelling, in accordance with Regulation 6.2 (1)(C) of the Building Regulations 1994. Dwelling extensions less than 40m² may be constructed to the existing floor level with agreement from the Goulburn Broken Catchment Management Authority Floodplain Manager.

It is policy that extensions greater than 20m² (or 40m² with agreement from the Goulburn Broken Catchment Management Authority) in area must be 300mm freeboard above the 1% AEP flood (97.75m AHD).

