

3 Project Bulletin

MILDURA EAST GROWTH AREA STRATEGIC FRAMEWORK | JANUARY 2022

WHAT IS THE PROJECT?

Work is progressing on an important project to guide development for land to the east of Mildura, between Irymple and Nichols Point. A team of specialist consultants (Hansen Partnership, SGS Economics, E2 Designlab and Trafficworks) are working with Mildura Rural City Council to undertake this important project.

The Framework will provide a clear picture of how this area will develop over time, and importantly, what parts of this area will transition to residential uses from current farming uses, including providing some clarity around timing. It will identify what infrastructure is required to support that development, how infrastructure will be funded, and how the area will look and will contribute to resilience as climate change impacts intensify. Importantly, it will also consider how development in the growth area will relate to both existing communities at Irymple and Nichols Point, and to ongoing agricultural production in the area.



WHAT IS HAPPENING NOW?

The project team has brought together the background analysis, which included work on identifying demand for different types of land and input from a range of different stakeholders to prepare a document called the "*Mildura East Growth Area Vision & Key Directions*".

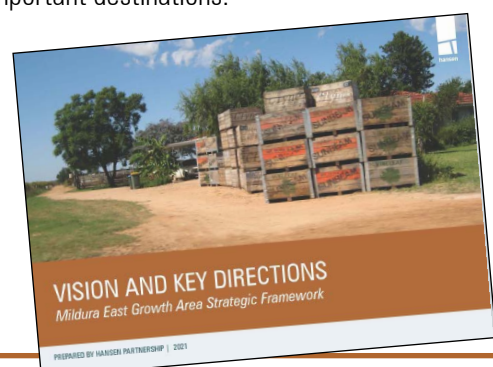
This is an important document as it sets out some key ideas about how the area will evolve over the years. It's being exhibited publicly to give both key stakeholders and the broader community a chance to review it and provide their thoughts before the Framework Plan is drafted.

The document also identifies some of the things that the Framework Plan will need to do to make sure the 'Vision' is delivered. Interested community members and others are invited to let the team know if there are other issues which will also need to be covered. Opportunities to participate are outlined overleaf.

WHAT IS THE VISION FOR THE AREA?

The *Vision & Key Directions Report* currently on public exhibition is based on a number of key ideas including:

- A 'Vision' built around a place that is safe, sustainable, connected and child friendly.
- Without sufficient demand to develop the whole area, areas which deliver the most *community* benefit in transitioning to residential development have been identified.
- While new areas for residential development have been identified close to Irymple, a 'break' in residential development between Mildura and Irymple has been maintained so Irymple retains a separate identity.
- Development of land to the north responds to Nichols Point and the existing character of larger, more heavily vegetated lots.
- A new 'green wedge' area, which recognises that, while demand for residential development means that rezoning for housing cannot be supported, the area is not a traditional 'farming area' but instead a more diverse area of activity which could include niche agriculture and tourism uses.
- A new network of Canopy Corridors has been identified to provide safe and pleasant connections between settlements, and to contribute to an urban forest.
- A new focus on the intersection of Cowra and Cureton Avenue / Fifth Street to resolve movement, and deliver a new catalyst parkland / drainage basin / wetland at this highly visible corner, providing an open space asset in an area with a lack of larger parkland.
- Local Nodes within each identified 'development cell' focussed on integrated drainage outcomes set within local open space, all connected to a series of new linear open spaces linking existing and future communities and will facilitate social interactions across all parts of the community.
- Required non-residential land located where it can support development along Benetook Avenue, address existing land use conflicts and support a sense of transition between Irymple and Mildura. Use of a linear forest to reinforce this transition.
- Reimagining the rail corridor as a key connection linking important destinations.



HOW CAN I BE INVOLVED? Round 3 Consultation - Community

- Read the 'Vision and Key Directions Report' on exhibition here until the end of February: <https://www.mildura.vic.gov.au/Contact-Us/Have-Your-Say> or in hardcopy at Council offices and Mildura Library

- Drop in and have a chat to the consultants, ask your questions!

Date: Wednesday 9 February 2022 **Time:** 12pm to 1pm **Venue:** Council office, 76 Deakin Avenue

Date: Wednesday 9 February 2022 **Time:** 6pm to 7pm **Venue:** Council office, 76 Deakin Avenue

- To participate please register your interest by contacting Council (see details below).
- All attendees are required to be double-vaxed. Given the ongoing uncertainty in regard to Covid-19 restrictions which may be in place, the session may be required to be conducted on-line. In this case, a link will be sent to all registered participants when confirmed and no later than a day prior to the session
- Provide a written submission to Council letting them know what you like, what you think needs be be reconsidered and why before the end of February (see contact details below).
- Fill in a survey to provide a quick insight into your thoughts, find it online here: <https://www.mildura.vic.gov.au/Contact-Us/Have-Your-Say> or pick up a hardcopy at Council offices and return it to Council before the end of February

Contact Details: The Strategic Planning Team (03) 5018 8100, PO Box 105 Mildura, VIC, 3502

Email: planning.services@mildura.vic.gov.au

Project Page Council Website: www.mildura.vic.gov.au/MEGA_SF



WHAT AREA DOES THE FRAMEWORK COVER?

Mildura's *Housing and Settlement Strategy* identified a large area to the south-east of Mildura as a 'Growth Area'. The area extended from Irymple to Nichols Point, and from the urban edge to Irymple Avenue (see map to right). While the Framework to be prepared in the next stage of this project (see timeline below) will provide direction for the whole of the Study Area, it is clear, based on the evidence gathered in the early stages that only a small portion of this land will be needed to support residential development.

The *Vision & Key Directions Report* currently on exhibition divides the Study Area into three clear 'zones', a growth precinct to the south, a 'larger lot' growth area to the north and a 'green wedge' separating the two. There is also a final area close to the Mildura Marina which will be addressed in more detail in the next stage of the project.

