

# 4 Project Bulletin

MILDURA EAST GROWTH AREA STRATEGIC FRAMEWORK | SEPTEMBER 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?

A draft 'Vision and Key Directions Report' was the subject of extensive consultation with the community and key stakeholders in the first half of 2022. Members of the community were invited to provide a written submission in relation to the exhibited draft 'Vision and Key Directions Report' or to fill out an online survey. All submissions made in response to the exhibited draft 'Vision and Key Directions Report' were carefully reviewed by Council and the project team, and a number of adjustments were made to the document based on the issues and suggestions raised in submissions.

Some of the key changes that were made in response to submissions include:

- The removal of Cells C and D from the framework, given the impact on Lower Murray Water irrigation infrastructure.
- An expansion of Cell B to provide additional capacity.

The 'Vision & Key Directions Report' adopted by the council at a meeting held on 28th July 2022.

## WHAT IS THE VISION FOR THE AREA?

The *Vision & Key Directions Report* was adopted by Council based on a number of key ideas including:

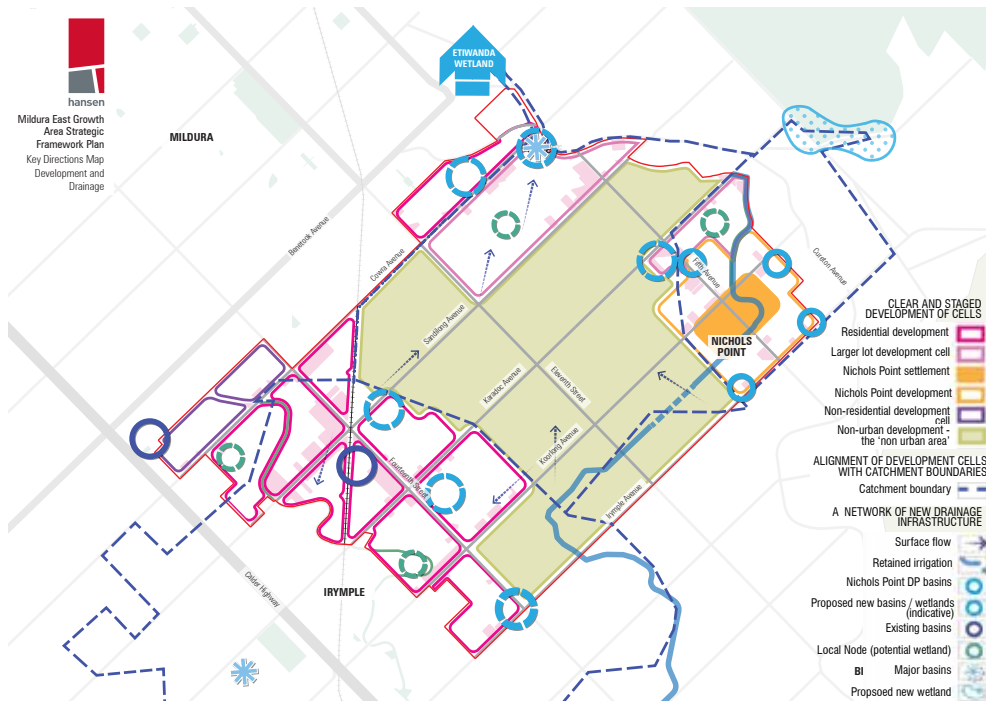
- A 'Vision' built around a place that is safe, sustainable, connected and child friendly.
- Without sufficient demand to develop the whole area, areas which deliver the most *community* benefit in transitioning to residential development have been identified.
- While new areas for residential development 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 'non-urban 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 / Fifth Avenue 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 parklands.
- 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.
- Re-imagining the rail corridor as a key connection linking important destinations.



## WHAT ARE THE NEXT STEPS?

The next phase of the project has commenced, which involves the drafting of the Framework Plan and the associated technical documents. In combination the Framework Plan and associated documentation will provide a lot more detail about what can be expected in the area as it evolves.

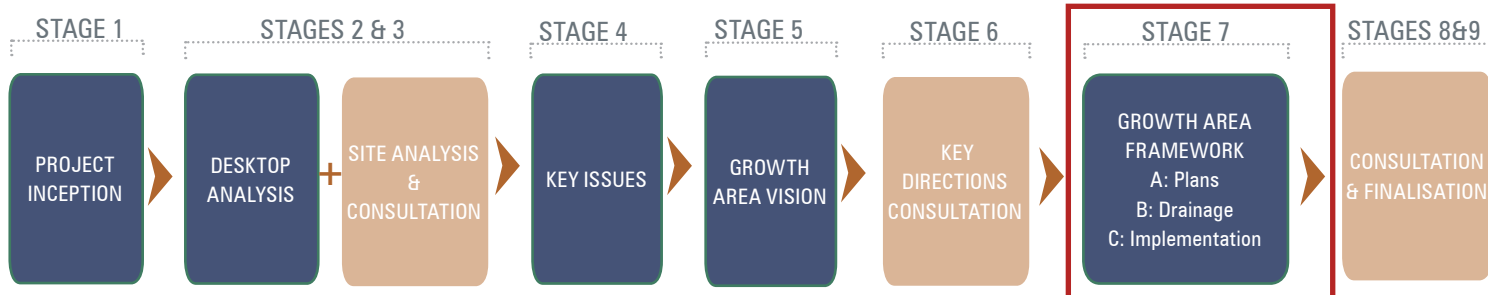
Once the Framework Plan and associated technical documents have been prepared in draft format, there will be further consultation with the community and key stakeholders through Stages 8 & 9 (Consultation and Finalisation).



## 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 Plan to be prepared in the current Phase of the 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* was adopted by council divides the Study Area into three clear 'zones', a growth precinct to the south, a 'larger lot' growth area to the north and a 'non-urban area' separating the two. The final study area, Cureton Avenue Precinct (close to the Mildura Marina), was commenced in Phase Two of the project and it is currently being investigated in detail.



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