

# 1 Project Bulletin

## MILDURA EAST GROWTH AREA STRATEGIC FRAMEWORK

SEPTEMBER 2021

### WHAT IS THE PROJECT?

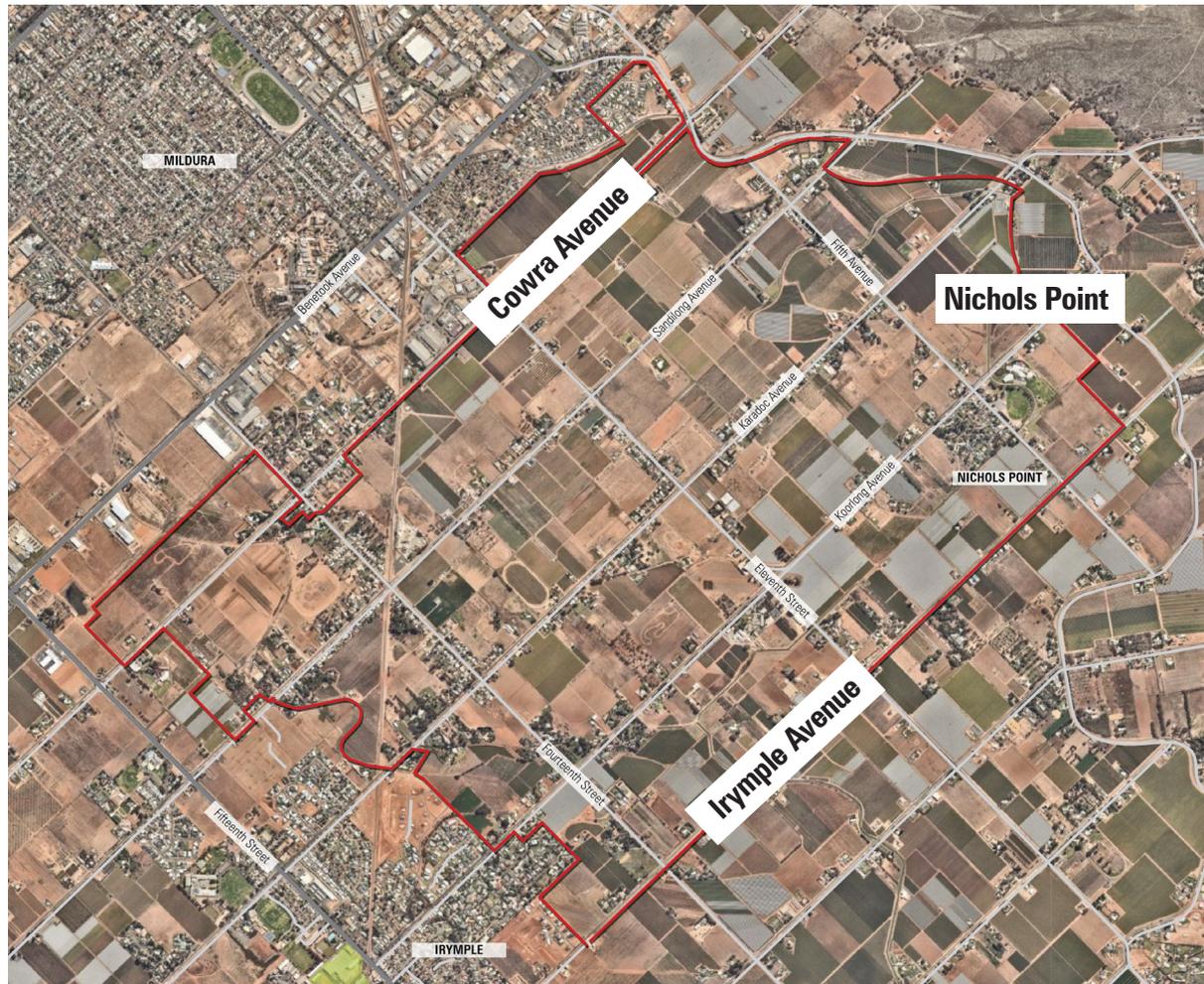
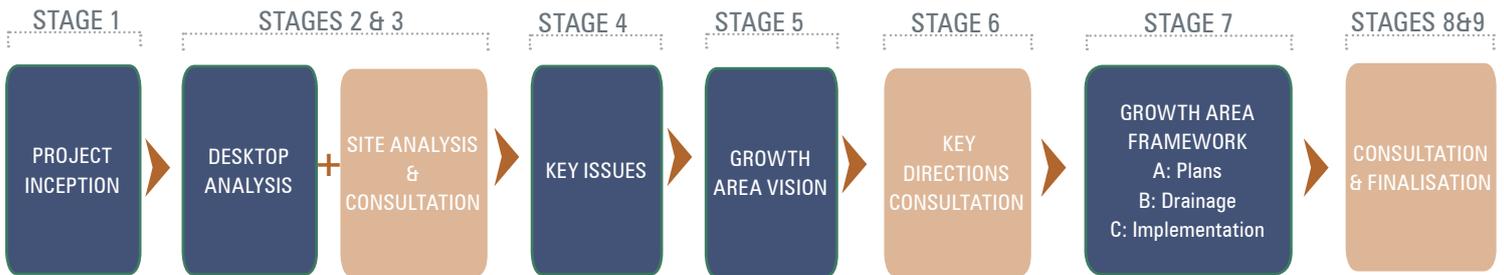
Mildura Rural City Council has started work on a framework to guide development in the Mildura East Growth Area. A team of specialist consultants (Hansen Partnership, SGS Economics, E2 Designlab and Trafficworks) are working with Council to undertake this important project.

The Framework will provide a clear picture of how the Mildura East Growth Area will develop over time. It will identify which parts of the area should develop first, what infrastructure is required to support that development, how infrastructure will be funded, and how the area will look. 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 AREA WILL 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 below). However, this Study Area should be considered as 'indicative' as work undertaken in early stages will establish the appropriate boundary for the Growth Area and its precincts, having regard to key inputs such as drainage.

The team are also looking at a number of smaller areas at the edge of Mildura which haven't yet developed to make sure they are understood, as well.



## HOW CAN YOU BE INVOLVED?

Consultants will soon be conducting the first round of consultation. There will be a number of ways you can be involved in the first stages of the project:

- All landowners and residents in the area will be provided with a survey that will give the team an idea of how they see their land being used in the future - will they keep farming? do they want to develop?
- The team will also hold a community session where interested landowners and community members can let the team know their thoughts on the issues and opportunities.
- A limited number of one-on-one sessions will be available for those with confidential matters, or matters not suitable for discussion in a group forum.
- They will also be holding a series of more targeted stakeholder sessions to get direct feedback from those with an interest and experience in relevant matters. This will include internal Council teams and agencies and authorities who might provide services (like drainage or transport), as well as those in the development and housing industry.



## HOW WILL THE FRAMEWORK BE DEVELOPED?

The project team will first produce a series of 'existing condition' assessments looking at what the physical and policy context of the area is.

This will then inform early consultation with landowners and other key stakeholders to identify the 'key issues' the Framework Plan will need to address.

We will then work with the community and other stakeholders to develop a Vision and 'key directions' for the precinct. These will be exhibited so everyone can have their say before the Framework Plan document is drafted.

The outputs of the project will include:

- The Framework which will show what will happen where in the precinct, and what areas will develop first.
- A Drainage Plan, to make sure that this key infrastructure is fully integrated.
- A Development Strategy which will provide guidance around things like developer contributions and management of land use conflicts which might arise.

## ROUND ONE CONSULTATION - Landowners and interested community members

**Date:** Friday 17 September 2021    **Time:** 6pm to 7:45pm

**Venue:** Zoom (online)

*Given the uncertainty in regard to COVID-19 restrictions which will be in place, engagement at this stage of the project will be conducted on-line. To participate, please register your interest by contacting Council (see details below). A link will be sent to all registered participants a day prior to the event.*

*If you have difficulty in accessing equipment or using technology to allow on-line participation, please contact Council and alternate arrangements will be made to ensure you can be part of this process.*

*A limited number of one-on-one sessions to provide background information to the consultants will also be available and can be booked via Council.*

Contact Details:

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Mildura Rural City Council

