

# 2 Project Bulletin

MILDURA EAST GROWTH AREA STRATEGIC FRAMEWORK

OCTOBER 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.

## DEVELOPING A VISION & KEY DIRECTIONS

The project team has undertaken a review of current site conditions and background materials, and have engaged with interested stakeholders on the issues that will need to be considered as this area develops over time. A summary of those issues can be found overleaf.

Now the team wants to hear from stakeholders about the **future** of this area.

The feedback and ideas they receive through this round of consultation will help the team develop:

- An overall 'vision' for the precinct;
- Some clear guidance on which parts of the study area will (or won't) be developed over time for urban uses and the best 'staging' of any development;
- The urban structure of the area (**what** should go **where**); and
- Some 'key directions' about how the area will be planned and developed.

The engagement sessions outlined below are an important opportunity to talk to the team about your ideas and to discuss appropriate responses to issues affecting the area.

These will inform a *Vision & Key Directions Report* that will be exhibited for public comment and then adopted by Council.



## ROUND TWO CONSULTATION - COMMUNITY & LANDOWNERS

**Date:** Thursday 11 November 2021

**Time:** 5:30 - 7pm

**Venue:** Zoom (online)

*It's critical for the project team to understand what type of place residents would like to see delivered over the coming decades. The team are therefore holding another community session to explore some of the key questions above. The team will use real-time mapping to explore options with the community and to identify what is most important in delivering the 'right' type of new development.*

*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.*

Contact Details:

The Strategic Planning Team (03) 5018 8100

Email: [planning.services@mildura.vic.gov.au](mailto:planning.services@mildura.vic.gov.au)



Mildura Rural City Council



## THE KEY ISSUES

A number of issues have been identified, and this round of consultation will seek to respond to many of these. Key issues identified include:

- How to deliver affordable drainage infrastructure - this is often a key cost and a lack of proper staging for development can lead to lands remaining undeveloped in perpetuity or for a substantial time period.
- The right housing 'product' - what size lots are provided has an impact on how much land is needed and how many people might live in the area
- The staging and timing of development. Mildura doesn't have a high growth rate and any growth accommodated here means less growth somewhere else. Landowners, investors and authorities need certainty to guide investment decisions.
- Timing and certainty - not all land in the area will be needed for urban development over the next 50 years or more, so there needs to be clear direction to support productive use of land which won't be developed for urban uses.
- Responding to climate change and urban heat impacts - how to deliver a liveable community when there will be double the amount of days over 40 degrees and urban development increases temperatures
- Providing the right services and facilities for new communities - new schools, parks, footpaths etc., will likely be needed but can be hard to deliver with slow rates of growth.

