Project Bulletin

MILDURA EAST GROWTH AREA STRATEGIC FRAMEWORK

APRIL 2024

WHAT IS THE PROJECT?

The Mildura East Framework Plan is setting in place objectives and actions that will shape how the area of land between Mildura, Irymple and Nichols Point will develop. It will also provide recommendations for another small area near the marina.

The area was identified as a 'growth area' as part of the Mildura Housing and Settlement Strategy - in recognition of its good location, existing residential community and the need for a variety of options for growth. However, it's a large area and so a Framework Plan was needed to ensure that it develops in a coordinated manner, ensuring affordable infrastructure and liveable communities.

The Framework Plan puts in place the 'blueprint' but further, more detailed planning will need to be undertaken as different parts of the area develop - but the current project sets in place the staging and key 'rules' for how this will happen.

WHAT IS HAPPENING NOW?

Council adopted the Vision & Key Directions Report at the end of 2022. There have subsequently been significant investigations into the drainage systems of both the study area, but also the intersecting systems (which include Mildura South). It's important to get this right to ensure that the stormwater management systems in this new growth area respond to the increasingly intense rainfall events that can be anticipated under climate change, but also that they contribute to the amenity of these new neighbourhoods.

The Framework Plan and a short report on the Cureton Avenue Precinct are now on exhibition to allow landowners, government agencies and other interested stakeholders to provide feedback on the Plan before it is finalised, adopted by Council and then translated into planning controls.

A Stormwater Management Strategy has now been finalised for the Mildura East Growth Area and is on exhibition with the draft Framework Plan.



HOW CAN I GET INVOLVED?

The *Mildura East Strategic Framework Plan* will be on public exhibition up until **Friday 10 May 2024**. You can find a copy of the documents on council website **https://yoursay**.



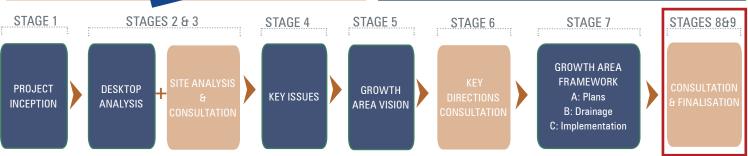
mildura.vic.gov.au/MEGASFP. There's also a video that talks you through the Plan in more detail. You can also find hard copies at key Council locations including Council offices, the library and the aquatic centre.

Feedback on the draft documents can be provided in a number of ways including:

- You can complete the online survey which can be found alongside the draft plans on Council's Your Say webpage or access via the **QR code above**.
- You can attend a drop in Q&A session below where you can ask questions of the consultants and provide feedback directly. This will be held on 15th April 2024 at the Irymple Leisure Centre from 4:30pm to 7:30pm. Please register your interest in attending by emailing strategic.planning@mildua.vic.gov.au and nominate a time slot: 4.30pm to 5.00pm, 5.00pm to 5.30pm, 5.30pm to 6.00pm, 6.00pm to 6.30pm, 6.30pm to 7.00pm, 7.00pm to 7.30pm
- You can provide a written submission to Council (including via email if that's easier!)

In providing feedback its important to remember that Council has adopted the *Vision & Key Directions Report* already - so key aspects of the plan are already agreed. This stage of engagement is where we are looking for feedback from stakeholders as to the *details* of the plans, things like:

- What issues do we need to be aware of with a focus on implementation?
- What might be barriers to implementation that haven't been considered?
- What aspects of the plan are you most excited about and want council to prioritise?
- What isn't clear to you in the plan and needs more explanation?



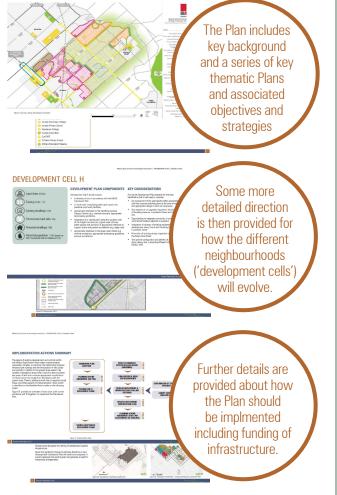
WHAT AREA DOES THE FRAMEWORK COVER?

The Vision & Key Directions Report 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. Another area (the Cureton Avenue Precinct) is subject to a separate report.

Importantly, development inside the town boundaries of Irymple and Nichols Point are guided by separate projects that have already been undertaken for those communities (the Irymple Structure Plan and the Nichols Point Development Plan).

Also underway is the *Irymple Low Density Residential Development Plan* which relates to low density land between Irymple and Mildura southwest of Fifteenth Street.





WHAT ARE THE KEY IDEAS?

- A 'Vision' built around a place that is safe, sustainable, connected and child friendly.
- 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.
- Providing areas for larger lot development to the north, adding to housing diversity and supporting the retention of agricultural land for ongoing use.
- A new network of Canopy Corridors has been identified to provide safe and pleasant connections between settlements, and to contribute to a growing 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.
- Identification of a series of community meeting points (Local Nodes) within each neighbourhood, focused on areas of open space, and connected to other neighbourhoods and key destinations through a 'green web' of pedestrian focused corridors.
- Locating areas for light industrial and commercial uses adjoining existing industrial land to support a sense of transition between settlement. Ensurng that interfaces between these areas are buffered by a service road and linear urban forest.

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