

REVIEW OF FIFTEENTH STREET LAND (BENETOOK TO SANDILONG)

HAVE YOUR SAY



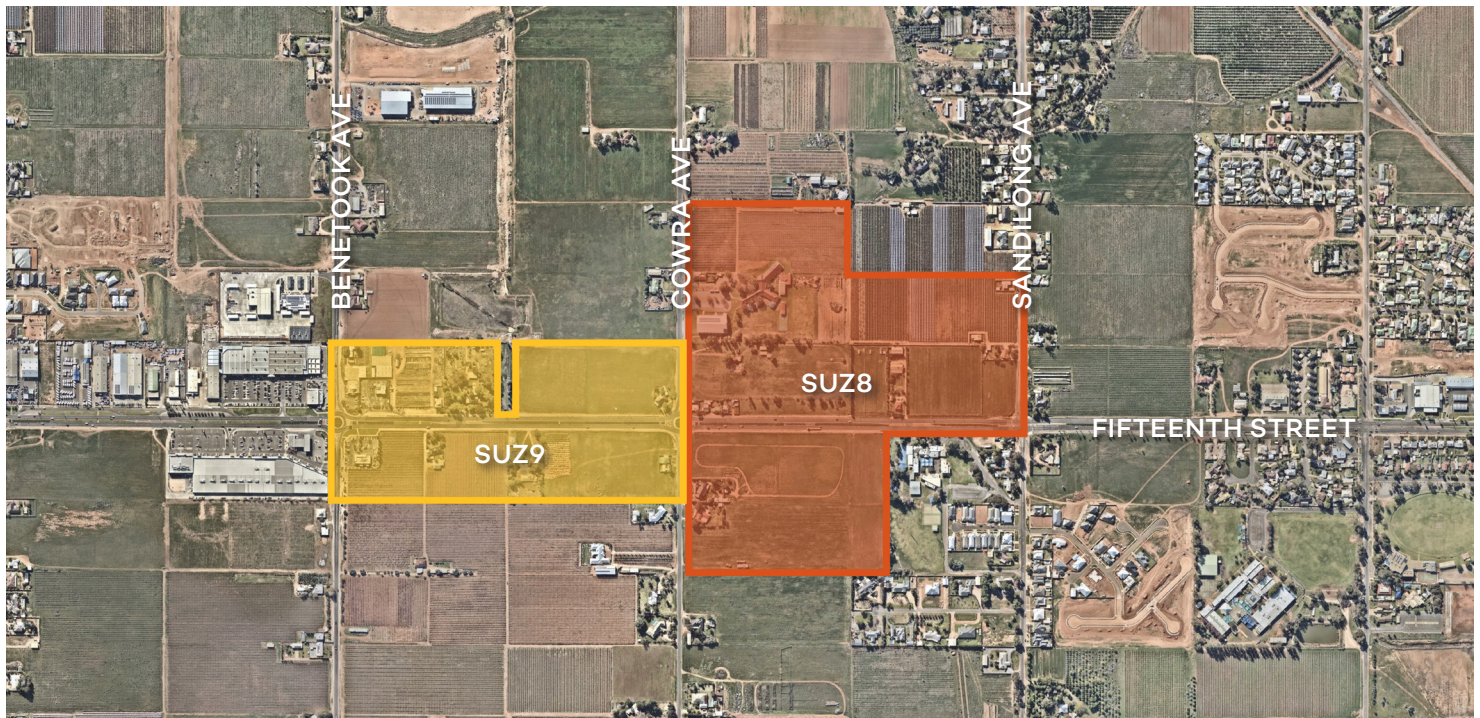
Mildura Rural City Council

Mildura Rural City Council is reviewing the rules that guide development of land in the Special Use Zone on Fifteenth Street between Benetook and Sandilong Avenues, and we're keen to hear from the community in an information evening to be held at **Henderson College at 5:30-7pm on Wednesday, 18 October 2017.**

A range of uses are currently allowed in the area which separates Mildura and Irymple in two distinctive precincts:

- **Special Use Zone 9** (Benetook to Cowra) which has a business focus
- **Special Use Zone 8** (Cowra to Sandilong) which allows for a range of community and recreational uses.

This review will determine whether these uses and their design controls should be reviewed.



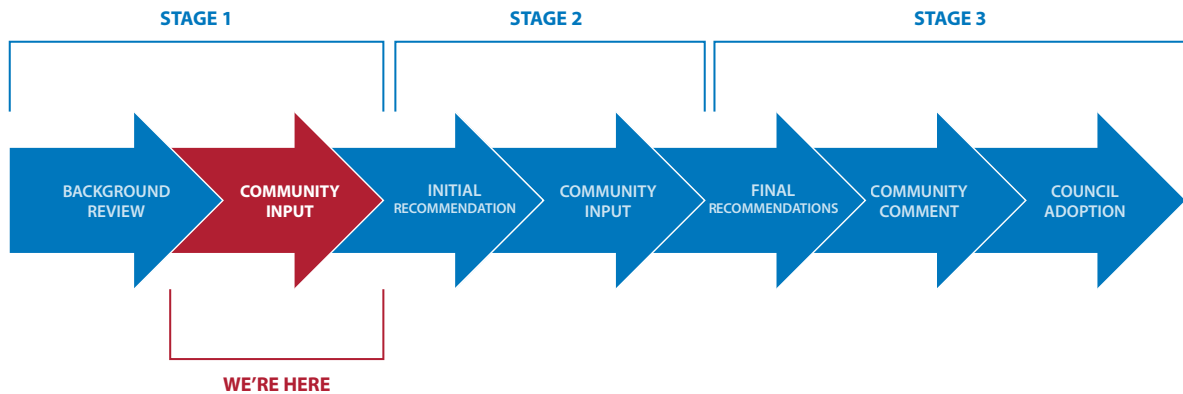
THE PROJECT

Approximately 10 years ago, the Special Use Zones 8 & 9 were introduced to reinforce a separation between Mildura and Irymple, while recognising a decline in farming in the area and to provide some development opportunities. Design and Development Overlays were also introduced to establish building density, setbacks and landscaping requirements.

The aim of the zones and overlays was to retain a 'non-urban' break between Mildura and Irymple and now, 10 years on, after additional policy development, studies and projections, Council has determined a need to review the zones and overlays and is seeking community input on the future planning for these areas.

THE PROCESS

Extensive research and reviews were undertaken during Stage 1 of the project. It is now important for us to hear from the community on the future use of this land.



DEVELOPMENT ACTIVITY WITHIN THE AREA

Take up of development within both zones has been slow with only two developments completed in Special Use Zone 9 and one application for Special Use Zone 8. This could be influenced by:

- Significant supply of land zoned for commercial and community uses at more suitable locations
- Low demand for commercial and community uses
- The remoteness of the two zones.

IMPORTANT QUESTIONS

It is important to review not only the existing conditions of these zones, but also the role the locations may play in the future planning for Mildura. Key questions to be considered by this review include:

- What role might these two locations play in the future growth of Mildura?
- How do they integrate with planning for a future growth front in Mildura's east?
- Should the zones seek to preserve options for integration into a future growth area?
- What new development opportunities might exist for the zones?
- How should the 'gateway' treatment be addressed?

COMMUNITY INFORMATION EVENING

WEDNESDAY, 18 OCTOBER 2017

5:30PM – 7:00PM

HENDERSON COLLEGE - LIBRARY

807 COWRA AVENUE, IRYMPLE VIC 3498



Residents are urged to attend the community information session to provide input, however you can still contribute until Monday 23 October. Your comments should be addressed to **Mr Peter Douglas, Coordinator Strategic Planning** and can be emailed, mailed or hand delivered to one of our service centres.

MAIL

Mildura Rural City Council
PO Box 105
Mildura VIC 3502

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



HAND DELIVER

Deakin Avenue Service Centre
76-84 Deakin Avenue, Mildura

Madden Avenue Service Centre
108 Madden Avenue, Mildura

