



Mildura Rural City Council



MILDURA HOUSING & SETTLEMENT STRATEGY (MHSS)

Changes 2016

FACT SHEET

Following adoption of **Amendment C89** by Council, the Minister for Planning has approved changes to the **Mildura Planning Scheme** to implement the strategic intent of the **Mildura Housing and Settlement Strategy 2013 (MHSS)**. In conjunction with directions developed for the Mildura Older Irrigation Area, the MHSS sets out Council's plan for managing residential development to respond to the current and future housing needs of the Mildura community.

Key changes are as follows:

- *The Municipal Strategic Statement is amended and includes the new Mildura East Growth Area in the Mildura structure plan (Map 1) and amends the town structure plans for Fifteenth Street, Irymple, Merbein and Red Cliffs as well as to introduce a new local policy in relation to healthy and sustainable neighbourhood design at Clause 22.02.*
- *The Neighbourhood Residential Zone, the Rural Living Zone and the Rural Activity Zone are newly introduced to the Mildura Planning Scheme together with associated new schedules and/or overlays.*




Strategic Intent

By implementing the strategy, the amendment:

- *Identifies key housing issues for the municipality, such as housing diversity, accessible and adaptable housing, environmentally sustainable design, the appropriate locations for different housing types and the role of different settlements.*
- *Provides greater long term certainty over areas where residential development will be supported, including lower density and rural living development.*
- *Identifies long term growth areas to allow for early planning of infrastructure.*
- *Provides for more efficient use of peripheral areas of Mildura city.*
- *Facilitates the development of housing in areas with access to services and facilities and which meets the diverse needs of the Mildura community.*
- *Ensures appropriate responses to new and amended residential zone changes are facilitated.*
- *Provides a locally relevant response to matters addressed by Clause 56 which reflect the particular climatic and social characteristics of the municipality.*
- *Provides protection from residential encroachment of key areas for Mildura's economic development (Mildura Airport, future industrial areas and Benetook Avenue heavy vehicle bypass) and the on-going protection of horticultural land in the MOIA.*

17 November 2016



- Mildura South Growth Area 
- Mildura East Growth Area 
- Mildura South By-Pass Corridor 

Map 1:

What the Amendment does

Local Planning Policy Framework

- Amends the *Municipal Strategic Statement*
- Amends *Clause 21.03 (Vision and Strategic Framework)*, amends the 'Sub-regional Context Plan' at *Cl. 21.03* and introduces a new plan, the 'Settlement Structure Plan'
- Amends *Cl. 21.10*, introduces a new plan to *Cl. 21.10* 'Main Urban Area Framework Plan' and amends the *Urban Transition Area Plan, Irymple Town Structure Plan, Merbein Town Structure Plan and Red Cliffs Town Structure Plan*
- Inserts a new *Local Policy 'Healthy and Sustainable Neighbourhood Design'* at *Cl. 22.02*.
- Introduces the *Neighbourhood Residential Zone, the Rural Living Zone and the Rural Activity Zone* to the *Mildura Planning Scheme*.

Land Zoning

- Rezones land in *Nichols Point* to the *Neighbourhood Residential Zone (NRZ)*
 - Introduces a schedule [1800sqm min] to the *Neighbourhood Residential Zone*
- Rezones land in *Irymple (Sandilong Avenue), Cabarita (McEdward St Sth) and Koorlong (20th St)* to the *Low Density Residential Zone*
 - Introduces a new schedule [4000sqm min.] to the *Low Density Residential Zone* and applies this to new and existing *Low Density Residential* areas in *Mildura (Lake Hawthorn and Flora Ave north), Irymple (Sandilong Ave), Merbein (nth), and Cabarita*
- Rezones land in *Cabarita (McEdward St West/Dow Ave), Merbein (Nth/Whiting St & South-east/McEdward St Nth) and Cardross* to the *Rural Living Zone*
 - Introduces a schedule [1ha min.] to the *Rural Living Zone* and applies this to new *Rural Living* areas in *Merbein (south-east), Cardross and Cabarita*
- Rezones land in *Mildura* to *Rural Activity Zone (Ontario Ave)* including schedule [1ha min]
- Rezones land in *Mildura* to *Rural Conservation Zone (Flora Ave Nth)*
 - Introduces a new schedule [4ha min] to the *Rural Conservation Zone (Flora Ave Nth)*

Overlays

- Applies a *Salinity Management Overlay* to new and existing *Low Density Residential Areas* in *Koorlong*.
- Applies a *Floodway Overlay* in *Mildura* to former *Urban Floodway Zone (Flora Ave)*.
- Deletes an existing *Development Plan Overlay (DPO2)* from *Nichols Point* and applies a new schedule (*DPO6*) to the new *NRZ*.
- Applies a new *Development Plan Overlay (DPO4)* to new *LDRZ* in *Irymple*.
- Applies a new *Development Plan Overlay (DPO5)* to new *LDRZ* in *Cabarita*.
- Applies the existing *Development Plan Overlay (DPO2)* to new *LDRZ* in *Koorlong*.

Further Information

More detailed information is available from Council's Strategic Planning Staff on **5018 8419** or on Council's website www.mildura.vic.gov.au