

Statutory Planning Newsletter

September 2021



Planning Permit Fees

Statutory planning permit fees are required as part of the planning permit application under the Planning and Environment Act 1987 (P&E Act). Under these requirements a planning permit application is incomplete until the application fees have been paid or a waiver has been granted. Recently there has been an increasing occurrence of fees not being paid as part of an application, to ensure that applications can be processed in a timely manner it is important that all application requirements including the permit fee are submitted as part of the application.

New Member of the Team

The Statutory Planning Unit would like to welcome Tracy Sheung to the role of Town Planner. Tracy has taken over from Natalie while she is on leave for the next 12 months.

Tracy's contact details are:

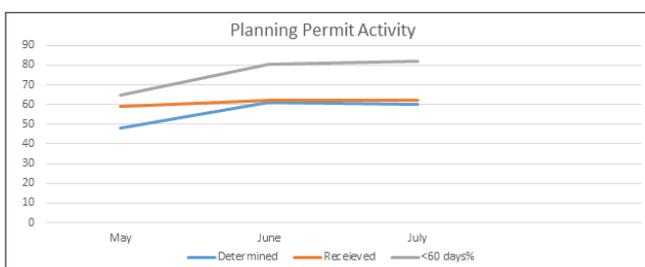
T 03 5018 8411

E Tracy.Sheung@mildura.vic.gov.au

Planning Permit Activity

A review of the statutory planning applications over the last three months shows a consistent number of applications received at around 60 days with a similar number of applications being determined. Applications determined within 60 days has also risen and sits at 82% for the current financial year. Further permit/ development information can be found at the following link:

<https://www.planning.vic.gov.au/resource-library/planning-permit-activity-in-victoria/planning-permit-activity-monthly-report#Report-tabs2>



COVID-19

With the latest State Government restrictions in place Council's Planners are required to work from home. Planners are still available on Team's, email and the phone.

Strategic Planning News

New Design Controls for Mildura CBD

In August 2020, MRCC adopted the new CBD Plan 2020-2035. A key element of this plan is contained in Direction 4 – Sustainable Homes, which aims to transform the challenge of living in Mildura's infamous summer heat into the opportunity to make new residential development in the Mildura CBD famous for its brilliant energy efficient, water wise design comfortable throughout the year, no matter how hot it gets, even if the power is cut!

In line with the forthcoming National Construction Code 22, which will require Seven Star energy rated homes for all new builds, the forthcoming amendment C111 will introduce specific design controls, consistent with NCC 22, to ensure new residential development in Mildura's CBD delivers a better standard of amenity, energy and resource efficiency for future residents of the CBD in particular.

Note too, Sustainability Victoria is already running a training program for builders, to ensure competency in meeting the new Seven Star NCC requirements.

For more information

www.sustainability.vic.gov.au/energy-efficiency-and-reducing-emissions/building-or-renovating/7-star-homes-program



Mildura Rural City Council

Sustainable Subdivisions Framework Trial

The creation of a subdivision is the creation of a community. Subdivision design commences with a relatively blank canvas, setting up the life of the community that will extend over hundreds of years. The initial subdivision design presents an enormous opportunity to create the fundamental conditions for a sustainable and resilient community.

The long-term nature of subdivision planning is now set against the backdrop of our climate fundamentally changing. Many councils are planning for population growth for the next 20-30 years, in some cases via Precinct Structure Plans, and are currently considering how these communities might contribute to achieving the 2050 net zero emissions target identified in the Victorian Climate Change Act.

Despite clear objectives in existing planning policy, which seek to influence sustainable design outcomes in the built environment, there are limited information requirements and standards to support a robust evaluation of a subdivision from a sustainability perspective.

• What is the Sustainable Subdivisions Framework?

The Framework seeks to mitigate the impacts of future climate projection scenarios, creating sustainable and liveable subdivisions that can adapt to the changing climate. The Framework identifies seven (7) categories that can assist in creating environmentally sustainable subdivisions:

- Site Layout and Liveability
- Streets and Public Realm
- Energy
- Ecology
- Integrated Water Management (IWM)
- Urban Heat
- Circular Economy (Materials and Waste)

The seven Framework categories each include objectives and measurable standards to facilitate stronger sustainability outcomes and apply innovation and implementation considerations to all categories.

• Sustainable Subdivisions Framework Trial

Mildura Rural City Council along with partnering local governments are testing the Sustainable Subdivisions Framework through existing planning processes for an 18-month trial from October 2020 to March 2022.

Statutory and Strategic Planners from council will work with the applicants to assess their subdivision applications greater than 3 lots against the Sustainable Subdivisions Framework for the duration of the trial. There is no additional application fee for developers to adopt this framework. While the take-up of sustainability recommendations is highly encouraged, it is voluntary, enabling capacity building and shared consideration of

innovative approaches. Through this process we aim to encourage the development community to adopt the voluntary recommendations, while simultaneously gaining detailed feedback on the Framework.

We invite you to talk to us about opportunities to apply the Framework to your project/subdivision applications.

If you would like to discuss the framework, and council's approach, please contact:

George Hibbard, Strategic Planner

George.hibbard@mildura.vic.gov.au, 5018 8531

For detailed information about the Framework, please visit the Council Alliance for a Sustainable Built Environment (CASBE) website.

There is an extensive array of resources available to support the Framework, including a copy of the Framework and sample submission requirements. A series of case studies have also been developed, which can be accessed from the same website for your convenience.

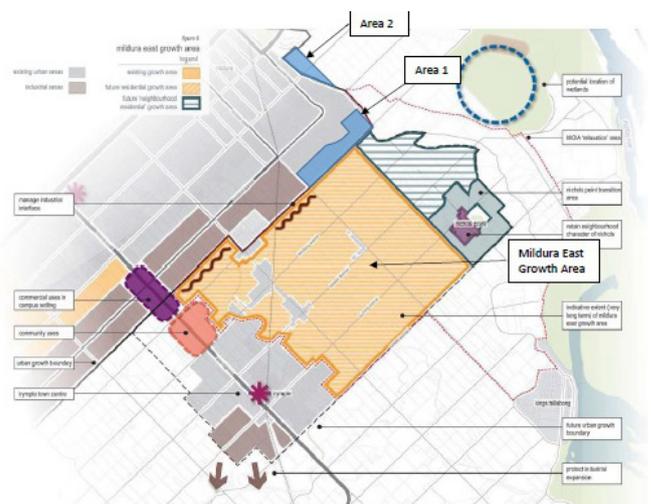
Mildura East Growth Area

Mildura Rural City Council has engaged Hansen Partnership to prepare a Strategic Framework Plan for the designated Mildura East Growth Area, along with two other areas shown as area 1 and 2 on Figure 1 below, to address future staged development in terms of drainage infrastructure, residential dwellings, open spaces, transport network and community facilities. The project also aims to plan for local employment creation and protection of local environmental and cultural characteristics of the area.

The project has several stages, including a background review, three rounds of consultation, qualitative assessments, as well as the development of policy and action plans. The first round of public consultation will be held on 17th September 2021 on the Zoom platform and an invitation link will be sent to those registered a day prior to the workshop. For registration or any questions please contact:

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