

# mildura housing and settlement strategy

key issues and influences report

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aurecon and sbe

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# 1 introduction

Mildura Rural City Council appointed hansen partnership to prepare the Mildura Housing and Settlement Strategy. The aims of this project, as outlined in the project brief are as follows:

- To review best practice planning policy initiatives and ensure all outcomes accord with this;
- To identify, review and provide direction on key environmental, economic and social issues that impact/have the potential to impact housing within the municipality;
- To investigate and provide direction on the socio-economic impacts of current and projected climate conditions, with specific reference to retired horticultural land;
- To balance residential growth with the protection of environmental health and values, in managing development issues associated with greenfield, dispersed and consolidated development alternatives;
- To understand and strategically respond to deemed natural threats as relevant including flooding, drought and bushfire potential;
- To accurately and efficiently assess and provide direction on the current residential land supply and demand available across the municipality, with particular attention to each existing hamlet / township / precinct, under the provisions of the current Mildura Planning Scheme and completed strategies to date;
- To identify and include changes in demographics that will influence housing demand;
- To identify and provide direction on the special housing needs of groups including aged, emergency, public, low income, backpacker, immigrant, refugee, women, youth, indigenous, temporary (for people working on major projects) and homeless;
- To facilitate regional/community growth by identification and facilitation of new housing opportunities associated with rural change, consolidated infrastructure investment, regional centre population growth, eco-tourism and sustainability outcomes;
- To provide strategic housing, economical and social direction on the long term growth and development of land used for horticultural and agricultural purposes, inline with rural land use reviews completed to date;
- To review and provide direction on best practice initiatives in sustainable housing design, development and performance, in support of Council's leadership role in healthy living, innovation and learning;
- To analyse the projected global economic climate and provide direction on the likely impact on the local economy, with particular attention to the rural/residential interrelationship;
- To assess and provide direction on the affordability of housing across the municipality;

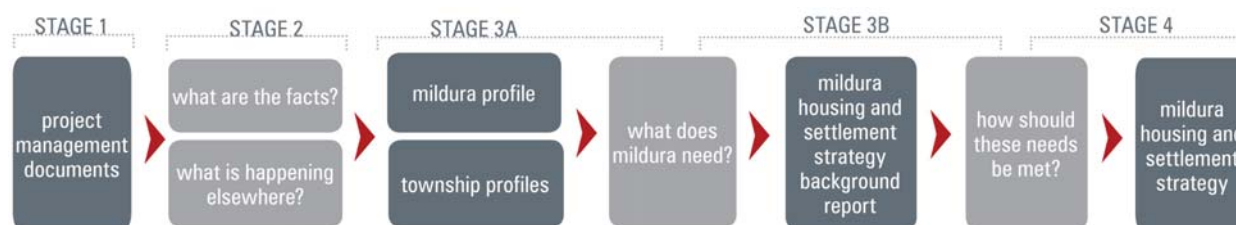
- To provide a précis of Industrial and Commercial land use viability in order to provide clear direction on the location of future housing needs;
- To ensure outcomes are in line with proposed Victorian Government initiatives, including the proposed residential zones;
- To provide Council with tools for the appropriate management of housing in providing long term development certainty for the wider community, key stakeholders and future housing initiatives and programmes; and
- To identify any consequential changes which need to be made to the Mildura Planning Scheme.

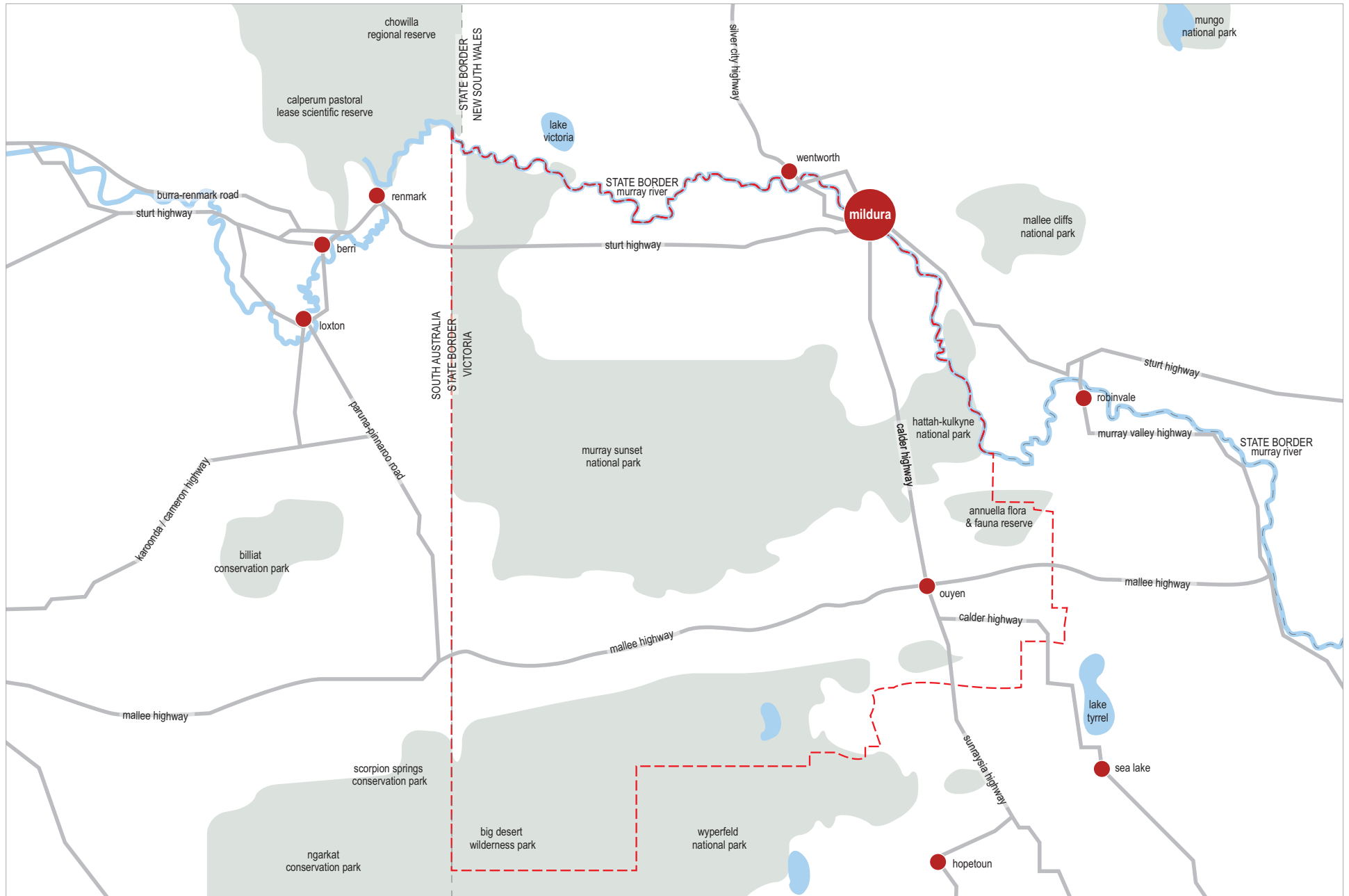
In a nutshell, the project seeks to put in place a strategic framework and associated guidelines for decision makers, to ensure that decisions about where rezoning should occur to provide an appropriate amount of land for development and the types of neighbourhoods and housing developed within the municipality will meet the current and future needs of the community. The project is not just looking at where the next rezoning of greenfield land should occur, but more holistically, at how Mildura can be best positioned to meet the challenges and make the most of the opportunities likely to arise in the coming decades.

This project will have a number of important stages as outlined in the diagram

below. One of the key outputs of this project is a Issues and Influences Report to be completed as part of Stage 2 which 'sets the stage' by identifying 'big picture' issues that affect Mildura as well as more localised issues that have emerged through other projects and plans. This initial assessment of key issues and influences forms the basis for the first phase of consultation for this project, allowing key stakeholders and the broader community to articulate how these issues are playing out in Mildura and to identify other issues.

Following consultation, the project team will then be well positioned to identify what background information needs to be analysed and documented to ensure that the recommendations and the Mildura Housing and Settlement Strategy to follow are underpinned by a robust and transparent evidence base.





## 2 mildura context

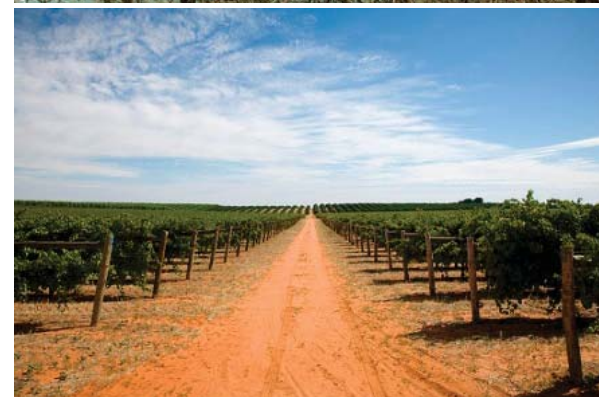
Situated in northern Victoria and sharing borders with New South Wales and South Australia, Mildura Rural City is the largest municipality in Victoria covering an area of 22,330 square kilometres. The plan to the left illustrates the broad characteristics of the region. The northern border of the municipality is the Murray River, which exerts a strong influence on both the settlement patterns in the region and the culture and identity of the place.

The main urban centre of the municipality is Mildura, surrounded by the 'satellite' townships of Irymple, Red Cliffs, and Merbein. These settlements and the remainder of the 'peri-urban' area accommodate over 90% of the municipality's population. The city of Mildura itself, and the associated irrigation areas were laid out by the Chaffey brothers as part of the original subdivision of the land and, as such, have a strong grid subdivision pattern of 10 hectare blocks aligned on a 45° angle.

Outside this major cluster of settlements, the Calder Highway heads south to Ouyen, the major settlement in the south of the municipality. To the west of Ouyen, along the Mallee Highway are a series of small townships, forming the southern 'string' of rural settlements, including Murrayville, Walpeup and Underbool. Separating this southern grouping of settlements and surrounding agricultural land from the northern section of the municipality is a significant expanse of public conservation areas including the Murray Sunset National Park, Hattah Kulkyne National Park and Annuello Flora and Fauna Reserve.

The Sturt Highway runs west from Merbein towards Renmark in South Australia, although most of the settlements in this northern 'string' are located along the Red Cliffs – Meringur Road which runs parallel to the south. In addition to this main settlement cluster and the northern and southern 'strings' there are also a number of more dispersed settlements, including along the Murray River, particularly where it forms the eastern boundary of the municipality.

While the Strategy will look at settlement through the whole municipality, more detailed assessments will be undertaken for the areas with either larger populations and / or known pressures for growth. These areas are included at Appendix 3.



## 3 existing policy framework

Before beginning the process of determining the most appropriate response for a sustainable long term housing and settlement strategy, it is important to both understand the existing policy context but also the decision making which has underpinned the current policy.

The following is a summary of the existing policy as expressed through the Mildura Planning Scheme. However, this chapter also documents where existing Development Plans and other strategic planning documents have already been undertaken (whether or not they are contained within the Mildura Planning Scheme) and also a section on the older irrigation areas which surround the city of Mildura, given the complexity of the decision making process that has affected those areas.

This chapter also contains an assessment of the current Council Plan (given the Municipal Strategic Statement (MSS) outlined below is out-dated) and also details the findings of the recent review of the MSS and associated Panel report. It should also be noted that Appendices 2 and 3 contain a full review of all relevant literature and planning related studies as well as a summary of previous amendments to the Mildura Planning Scheme, providing an awareness of recommendations that may have been provided by independent experts in relation to a range of matters.

### 3.1 state planning policy framework

The State Planning Policy Framework applies to the Rural City of Mildura, as it does to all of Victoria. This section of the Mildura Planning Scheme identifies that planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. The following state policies are considered relevant to the Mildura Housing and Settlement Strategy.

#### 3.1.1 clause 11.02 - urban growth

Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development, including land for residential, commercial, retail, industrial, recreational, institutional and other community uses. This should occur through monitoring development trends and land supply and demand for housing and industry; planning to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur; and restricting low-density rural residential development that would compromise future development at higher densities.

#### 3.1.2 clause 11.03 - open space

To assist creation of a diverse and integrated network of public open space commensurate with the needs of the community. This should occur through planning for regional and local open space networks for both recreation and conservation of natural and cultural environments; ensuring that land is set aside and developed in residential areas for local recreational use including pedestrian

and bicycle links; protecting large regional parks and significant conservation areas; ensuring that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction and peace and solitude; that community sports facilities are accommodated in a way that is not detrimental to other park activities; and that open space is designed to accommodate people of all abilities, ages and cultures. Long term management of public open space should also be considered.

#### 3.1.3 clause 11.05 - regional development

The objective for regional development is to promote the sustainable growth and development of regional Victoria through a network of settlements identified in the Regional Victoria Settlement Framework plan. Under this plan, Mildura is considered a second tier regional area classed as a 'Regional City and Centre'. Strategies for sustainable development include guiding the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks; as well as providing for growth in population and development of facilities and services across a region or sub-region network.

In regards to rural productivity the objective is to manage land use change and development in rural areas to promote agriculture and rural production. Strategies to achieve this include preventing inappropriately dispersed urban activities in rural areas; limiting new housing development in rural areas; and restructuring old and inappropriate subdivisions.

In regards to regional planning strategies and principles, the objective is to develop regions and settlements which have a strong identity, are prosperous and are environmental sustainable.

The following principles for settlement planning in Victoria's regions can be applied:

- Support a network of integrated and prosperous regional settlements.
- Maintain and provide for the enhancement of environmental health and productivity of rural and hinterland landscapes.
- Maintain and enhance regional Victoria's competitive advantages.
- Respond to the impacts of climate change and natural hazards and promote community safety.
- Support the growth and development of distinctive and diverse regional settlements.
- Promote liveable regional settlements and healthy communities.

### 3.2 municipal strategic statement (current)

The current Municipal Strategic Statement for Mildura identifies the total resident population of the municipality in 2003 was approximately 51,300. The municipality experienced strong and sustained population growth for the period 1991 – 2003 (average annual population growth of 1.26%). Detailed population projection analysis undertaken for the municipality in 2003 (refer Review of Mildura & Irymple Land Strategies) indicated that by the year 2030 the municipality's population is likely to grow to between 74,300 and 86,000 people (an increase of 23,000 – 34,700 people). In recent years there has been a proportional increase in both the number of persons that are 60+ years and those that are less than 4 years of age. This trend (which reflects national demographic changes) is projected to continue with resultant impacts on a range of community based services and facilities.

To accommodate the 2030 growth projections the MSS identifies an estimated additional 500 dwellings per annum will be built throughout the municipality and anticipates that approximately 85% of these new dwellings will be constructed in the existing and expanded urban areas of Mildura, Mildura South and Irymple. It also identifies a demand for a variety in housing opportunities and styles throughout the municipality. The current MSS also highlights that while some of the municipality's smaller centres are experiencing population decline and resultant loss of community services and amenities, the municipality is generally well served with leisure, health and educational services. Schools and recreation facilities provide a major focus point for the majority of the municipality's communities. It also identified that the municipality's economy is largely reliant on the horticultural and agricultural activity that characterise the region, while tourism, retail/commercial and industrial sectors are also significant in the municipality.





The above is supported by a number of other clauses which are outlined below:

### 3.2.1 clause 21.02 - key influences

The key influences on settlement and housing within Mildura Rural City include:

- Mildura is one of the fastest growing regional centres in Victoria.
- There is an existing hierarchy of urban centres in the municipality.
- Mildura is the dominant centre that serves a regional catchment extending into New South Wales and South Australia.
- The municipality has experienced very high growth rates over the last 12 years and this trend is forecast to continue.
- The failure to adequately anticipate and provide for population growth can lead to serious distortions in the residential and other land markets.
- 85% of population growth is expected to occur as urban growth in Mildura, Mildura South and Irymple.
- The rate of residential housing construction within Mildura, Mildura South and Irymple is being constrained by the lack of appropriate stormwater infrastructure.
- Stormwater infrastructure is expensive and require a long time to fund and construct.
- The staging and location of urban land release should be co-ordinated with Council's infrastructure program.
- The staging and location of urban land release should recognise the need to protect the integrity and functioning of rural and horticultural activity in interface areas.



- Urban salinity and rising groundwater levels are a threat to urban development.
- The municipality's heritage and environmental values can be easily and irreparably damaged by inappropriate development.

### 3.2.2 clause 21.03 - vision and strategic land use framework

This clause documents the Council Plan for the period 2003 – 2006. This identified that in the year 2030, in relation to 'Settlement and Housing':

- Mildura Rural City will have a population of approximately 86,000 people.
- The major concentration of population in the region will be at Mildura, Mildura South and Irymple. Other significant concentrations of population will be in the townships of Merbein, Red Cliffs, and Ouyen and to a lesser degree at Murrayville and Underbool.
- The municipality's townships will be clearly defined.
- The urban transition area between Irymple and Mildura on Fifteenth Street (between Sandilong Avenue and Cowra Avenue) will have a range of education, health, tourism and community uses with attractive buildings within a spacious landscape setting.
- The townships will be maximising the use of infrastructure and services in a staged and orderly manner avoiding out of sequence development and avoiding development in environmentally sensitive or prime agricultural areas.
- Major road entrances to each of these townships will be well designed and landscaped and will reflect the character and charm of these communities.
- Residents will be living in a variety of housing styles and environments. They will range from attractive and consolidated medium density clusters in the major townships, to rural living in low density allotments in clearly defined rural settings that are in harmony with the environment and that are not inhibiting the productivity of agricultural and horticulture activities.
- Deakin Avenue will be Mildura's main boulevard providing residents and visitors a grand entrance to and exit from the City. All development and use along its route will be sensitive and enhance its visual amenity.
- Residents throughout the entire municipality will have access to affordable essential services and facilities and be well served by a diverse range of community infrastructure.

### 3.2.3 clause 21.04 - strategic directions

This clause outlines six key objectives and associated strategies (included at Clause 21.04-2 – Settlement) which are current Council policy and which the Mildura Housing and Settlement Strategy will need to consider, as follows:

*Objective 1: To facilitate orderly development*

- Reinforce the development of Mildura as the key service centre of the Region providing a wide range of community and commercial services along with residential, industrial, commercial and community development opportunities.
- Facilitate the urban expansion of Mildura, Mildura South and Irymple as the prime residential growth areas of the municipality and wider region.
- Reinforce Merbein as a service centre for the local community.
- Reinforce Red Cliffs as a service centre for the surrounding horticultural industry.
- Reinforce Ouyen as a service centre providing important support services for the communities in the southern areas of the municipality.
- Support the continued growth and role of the other smaller towns and settlements through the provision of adequate residential land, convenience shopping and community services for their surrounding areas and as gateways to public land such as National Parks.
- Prepare Development Plans that identify subdivision layout, staging and provision of services as a precursor to subdivision of land zoned for residential purposes.
- Ensure that proposals for residential development have access to stormwater infrastructure in accordance with Council's infrastructure program as indicated on the Town Structure Plans.
- Support well designed infill residential development and urban consolidation within the existing residential areas of Mildura and Irymple.
- Ensure that there is at least a 10 year supply of vacant zoned residential land able to readily access required infrastructure.
- Ensure that the residential growth areas of Mildura, Mildura South and Irymple are contiguous with existing residential estates and in locations that reflect logical and cost effective infrastructure servicing options.
- Implement residential development and rezonings in accordance with the Town Structure Plans contained in this Clause.
- Implement the strategic directions of the Town Structure Plans contained in this Clause.

*Objective 2: To provide, maintain and make efficient use of infrastructure and community facilities*

- Provide drainage and other relevant infrastructure on at least two or ideally three development fronts within the Mildura, Mildura South and Irymple urban areas.

- Support proposals for residential development that can be serviced by Council's infrastructure program as indicated on the Town Structure Plans in preference to on-site infrastructure provision.
- Recover Council's upfront construction costs for the development of physical and community infrastructure on a staged basis through the application of Development Contribution Plans.
- Focus development around existing community infrastructure and services.
- Encourage the application of water sensitive design principles in subdivision and development.

*Objective 3: To provide a diversity of housing styles and living opportunities*

- Encourage future residential development at a range of lot sizes and densities (including medium density development) in appropriate locations, particularly in close proximity to town activity centres.
- Encourage a diversity of housing styles and densities reflecting changing market demands and recent trends such as the development of units and smaller housing lots.
- Accommodate the demand for rural residential and low density residential development in planned estates.

*Objective 4: Minimise the potential for future land use conflicts*

- Limit the location of sensitive land uses in the vicinity of industries or other activities with significant off site effects such as noise, traffic and residual air emissions.
- Discourage housing in locations where amenity may be negatively impacted by farming and related activities, or where the location of housing may inhibit rural activities.
- Discourage the siting of sensitive land uses such as residential development along either side of Benetook Avenue (from Eleventh Street to Seventeenth Street) and along the heavy vehicle by-pass designation of Seventeenth Street (from Benetook to Deakin Avenue).
- Ensure that development is in accordance with the Mildura Airport Master Plan 2000-2015, particularly in relation to noise and height restrictions.

*Objective 5: Minimise the potential for future land use conflicts*

- Minimise the impacts of salinity and potential increase to salt loads in the Murray River associated with residential development.
- Maintain Deakin Avenue as a grand boulevard and gateway to Mildura.
- Improve access to the Murray River foreshore from Mildura CBD.

*Objective 6: To provide a long term vision to guide future planning in the urban transition area between Mildura and Irymple*

- Reinforce Fifteenth Street as the 'public face' of the 'urban transition' between Mildura and Irymple.

- Develop Fifteenth Street (between Benetook Avenue and Sandilong Avenue) as an urban strip incorporating a diversity of uses and forms that are underpinned by a strong landscape presence that maintains a notion of transition in identity between the two adjoining towns.
- Establish Fifteenth Street between Benetook and Cowra Avenue as an area of smaller scale restricted retailing within a landscaped setting.
- Establish Fifteenth Street between Cowra and Sandilong Avenue as displaying an identity that can be associated with Irymple through a transition in the scale of activity in this area that builds on the existing sense of openness and low profile development.
- Encourage the development of community based uses along the road frontage to Fifteenth Street between Cowra and Sandilong Avenues accommodating uses that can support the existing and new community in this area in the future.
- Encourage the development of a range of education, health, tourism and community uses within the "Urban Transition Area" between Irymple and Mildura on Fifteenth Street (between Sandilong Avenue and Cowra Avenue) that achieves the following design outcomes:
  - Buildings of a low scale appropriately setback from the road;
  - Significantly landscaped frontages;
  - Car parking at the rear of the specified building setback; and
  - Breaks between buildings;
- Encourage the development of a range of smaller scale restricted retail premises and commercial activities within the "Urban Transition Area" between Irymple and Mildura on Fifteenth Street (between Benetook Avenue and Cowra Avenue) that achieves the following design outcomes:
  - Buildings of a low scale appropriately setback from the road;
  - Significantly landscaped frontages;
  - Car parking within the landscaped front building setback; and
  - Breaks between buildings.
- Recognise the western end of the Precinct as the urban edge of Mildura.
- Recognise the eastern end of the Precinct as the urban edge of Irymple.
- Ensure that there is a gradual shift in use, form and image in the private realm through the transition area.
- Ensure that there is a sense of exit and entry in the public realm through the transition area.
- Implement a program of public works along the Fifteenth Street corridor to enhance the appearance, image and effect of the primary city entry.

### 3.3 local policy

The local policies outlined below are relevant to the Mildura Housing and Settlement Strategy (noting the recommendations of the recent review of the Mildura Planning Scheme outlined in Section 3.8 which would see the deletion of some of these policies).

#### 3.3.1 clause 22.05 - public lands policy

This policy applies to all land which abuts the Public Conservation and Resource Zone (PCRZ). The objective is: *'To encourage the protection of public land at the interface with rural and urban land.'* It is policy that:

- Urban or other intensive forms of use or development adjacent to public land be minimised where such use or development could have a detrimental impact on public land values.
- The Department of Sustainability and Environment will be notified, pursuant to Section 52 of the Planning and Environment Act 1987, of any applications for the use and development of land, or for the subdivision of land, within 100 metres of the Public Conservation and Resource Zone (PCRZ).

#### 3.3.2 clause 22.06 - agricultural land policy

This policy applies to all land within the Farming Zone (FZ). The objective is: *'To retain high value rural land for agricultural and horticultural production purposes.'* It is policy that:

- Subdivision of land (within a gazetted irrigation district or where a Water Licence has been issued and applied to land for horticulture) in order to provide a lot for an existing or additional dwelling which is not incidental to the use of the land for crop raising, is strongly discouraged.





- The use of rural land for purposes other than agriculture, horticulture, extractive industry, leisure and recreation, mining or natural systems, or uses which support these uses, be strongly discouraged.
- If a lot is to be created in accordance with the provisions of Clause 35.07-3 which allow subdivision to create a lot for an existing dwelling, the following principles should be applied:
  - the minimum size of the lot prior to subdivision should be at least 10 ha;
  - no further subdivision should be allowed from the parent lot;
  - a note or agreement is to be placed on the title of both the parent lot and the new lot, indicating that they have been the subject of subdivision and that no further subdivisions are possible; and
  - where possible, the houses on the parent and subdivided lot should use a common accessway/driveway and common services, be located as close as possible so as to achieve a grouping of buildings and sited so as not to require the removal of native vegetation.

### 3.4 land use zoning

The vast majority of the Mildura region is zoned either in Public Conservation and Resource Zone (PCRZ) or Public Parks and Recreation Zone (PPRZ) with east west bands of Farming Zone (FZ), and Township Zone (TZ) generally utilised in dispersed settlements. The Mildura CBD has a mix of zoning regimes as would be expected in a regional centre. Settlement areas are mainly Residential 1 Zone (R1Z) with some dispersed pockets of Low Density Residential Zone (LDRZ). Other predominant zoning includes B1Z, IN1Z, PUZ, and PCRZ. Areas along the Murray River are mainly zoned UFZ, PUZ, PPRZ and PCRZ.

The satellite settlements of Irymple, Red Cliffs, and Merbein have predominately R1Z in the central settlement area, with some pockets of LDRZ, and a mix of



other zoning such as Business 1 Zone (B1Z), Industrial 1 Zone (IN1Z), Public Conservation and Resource Zone (PCRZ) and Farming Zone (FZ). From within the suite of zones, there are a number of zones available within the Victorian Planning Provisions which are not utilised by Council. These include the Rural Activity Zone (RAZ), the Rural Living Zone (RLZ), Residential 2 Zone (R2Z) and the Residential 3 Zone (R3Z). The zoning pattern is illustrated on the following page.

Within the Mildura Planning Scheme, Council has the ability to modify schedules which can affect the development potential of particular areas. The following is a list of Schedules to the current zones within the Mildura Planning Scheme which are considered relevant to the MHSS:

SCHEDULE	REQUIREMENT
Schedule to LDRZ	▪ Default minimum of 0.4 ha applies
Schedule to RCZ1	▪ Minimum subdivision area is 1 hectare with a maximum of 3 hectares and an average of 1.5 hectares
Schedule to RCZ2	▪ Minimum subdivision area is 100 hectares
Schedule to FZ	<ul style="list-style-type: none"> <li>▪ The minimum subdivision area, for land which is within a gazetted irrigation district or where a water use licence has been issued and applied to land for horticultural production purposes, is 40 hectares.</li> <li>▪ The minimum subdivision area, for all other land, is 100 hectares.</li> <li>▪ Minimum area for which no permit is required to use land for a dwelling, for all land which is within a gazetted irrigation district or where a water use licence has been issued and applied to land for horticultural production purposes, is 20 hectares</li> <li>▪ The minimum area for which no permit is required to use land for a dwelling, for all other land, is 100 hectares</li> </ul>
Schedule to SUZ8 (Mildura - Irymple Urban Transition Area)	<ul style="list-style-type: none"> <li>▪ A permit is required to subdivide land.</li> <li>▪ A permit may be granted for the re-subdivision of existing lots, so long as the number of lots is not increased, and the number of dwellings that the land could be used for does not increase.</li> </ul>
SUZ9 Mildura – Irymple Urban Transition Area)	<ul style="list-style-type: none"> <li>▪ A permit is required to subdivide land.</li> </ul>
Schedule to CDZ1	<ul style="list-style-type: none"> <li>▪ The use of the land affected by the schedule must be generally in accordance with the Mildura Golf Resort Redevelopment Masterplan, June 2012.</li> </ul>

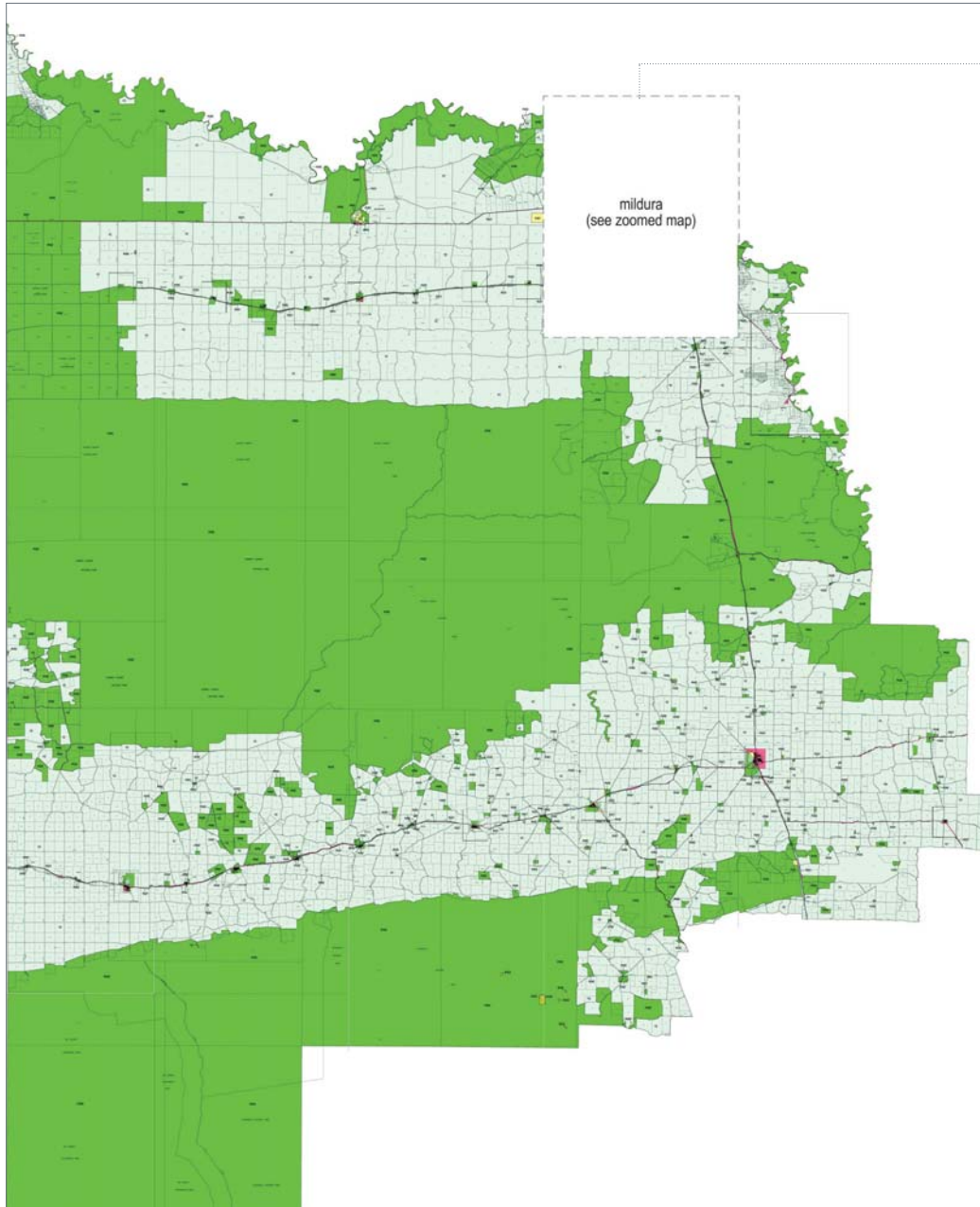
### 3.5 development plans

Council's current management of residential growth areas involves the application of a Development Plan Overlay to land which is being rezoned for residential use. This Development Plan Overlay requires a coordinated plan to be prepared which indicates clearly how the area will develop and enables Council to ensure that appropriate infrastructure is provided. It also assists Council in seeking contributions through the application of a Development Contributions Plan Overlay to offset costs of providing this infrastructure by clearly identifying this infrastructure. Currently Development Plans (or equivalent) have been prepared for the following areas. These areas are at different stages of development:

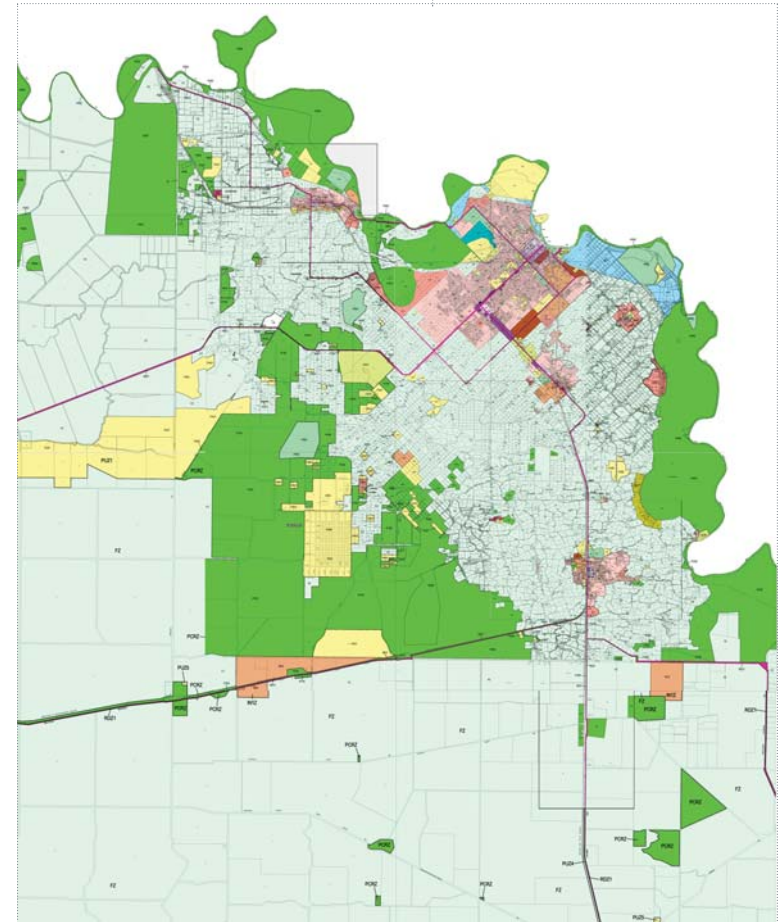
- Mildura South
- Mildura Riverfront
- Etiwanda
- Riverside
- Nichols Point
- Irymple
- Red Cliffs
- Ouyen
- Cullulleraine
- East of the Grange, Mildura
- Mildura Marina Resort
- Ontario-Flora Precinct

Understanding the populations and / or housing anticipated for these existing identified growth areas will be important for the Mildura Housing and Settlement Strategy.





overall zoning



mildura zoning

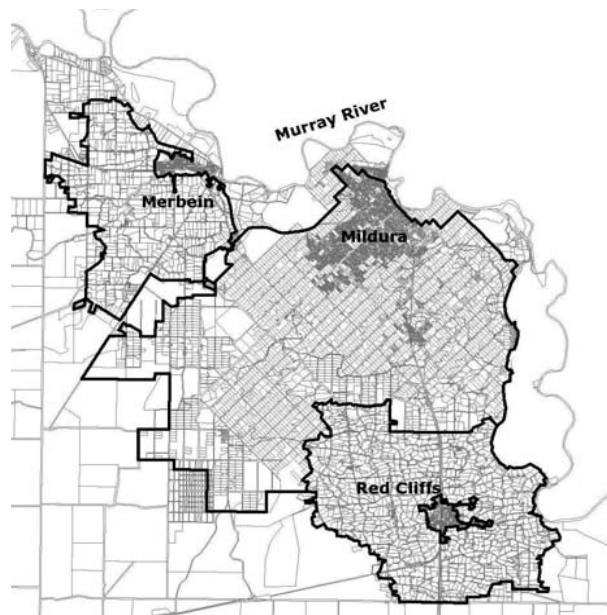
### 3.6 mildura older irrigation areas summary

The following summary is taken from the MOIA Rural Strategy Final Report (2008):

*"The Mildura Older Irrigation Area (MOIA) comprises the older pumped districts of Mildura, Merbein and Red Cliffs. These districts have a strong farming history particularly in the production of table grapes, dried grapes, wine grapes and citrus. Horticulture underpins the Mildura Rural City's economy directly with products for the local and export markets. It also supports a significant agricultural services industry and food processing, packaging and manufacturing sector that accepts products grown within the City and from the wider region."*

*Much of the employment in Mildura is associated with horticultural servicing and processing of horticultural produce. Increasingly the MOIA is valued for the landscape amenity it provides, in particular for rural residential living as the "green oasis" and is a fundamental part of the character and identity of Mildura."*

The management of these areas has been a significant planning challenge for the Council due to a number of complex and interrelated issues. Extensive work and numerous studies were undertaken prior to the adoption of the Mildura Older Irrigation Area Incorporated Document and its incorporation into the Mildura Planning Scheme (and therefore as statutory law). The areas affected are shown in the diagram below.



The timeline below is adapted from Mildura Planning Taskforce, Final Report, 2009:

- In November 2005 Mildura Rural City Council (MRCC) adopted the Mildura Rural Areas Strategy (MRAS).
- In December 2005 Council requested authorisation for Planning Scheme Amendment C30. Amendment C30 would have revised the Local Planning Policy Framework and would have introduced the Farming Zone in response to recommendations of the MRAS, however it would make no changes to the scheduled 10-hectare minimum for subdivision or dwellings for the MOIA.
- Between January and June 2006 Council prepared two further reports; the Economic Sustainability Study (ESS) for the Sunraysia horticultural areas, and the Horticultural Sustainability Planning Options report (HSPO). Among the recommendations of the ESS was a planning scheme amendment to enable the excision of dwellings from lots with a minimum size of at least four hectares. Accordingly, Council requested the Minister for Planning consider such an amendment.
- In July 2006 the Minister for Planning advised that the HSPO and ESS did not provide a sufficient strategic basis for the proposed amendment and provided an alternative approach, which included the following three actions:
  - Direct translation of the new Farming Zone via, Ministerial amendment 20(4).
  - Authorisation for MRCC to exhibit Amendment C30 (local policy only).
  - Commencement of a study by MRCC (with financial assistance from Department of Primary Industries [DPI]) to investigate options for the MOIA.
- In August 2006 Council agreed to this approach and received authorisation for Amendment C30 to be exhibited.
- In September 2006 Amendment C37 was introduced to the Mildura Planning Scheme comprising a direct translation of all land from the Rural Zone into the Farming Zone.
- The exhibition period for Amendment C30 was completed in February 2007, but, due to the commencement of the study to investigate options for the MOIA in 2007, was not forwarded to the Minister for Planning for approval until July 2008. A steering committee comprising representatives of Council, DPCD and DPI was established to oversee the study. Consultants RMCG and Parsons Brinckerhoff were engaged to undertake the study.
- In April 2008, Council received the final report of the MOIA rural strategy (RMCG), which presented a number of options for the MOIA. The strategy recommended Option B for adoption. Option B included the following recommendations for land-use:
  - Only lots between 4000 m<sup>2</sup> and 1 hectare have an entitlement to apply for a permit for a dwelling.
  - All existing dwellings can be excised regardless of lot size.

- No further subdivision via a boundary realignment.

However, at this meeting Council passed an alternative motion to commence a further study: The Mildura Older Irrigation Area: Study into Land Values, (SGS 2008). This study concluded: option B will provide superior regional economic returns than reversion to the [then] current Mildura Planning Scheme.

- The MOIA rural strategy (RMCG 2008) report was adopted by council in October 2008 and was provided to the Minister for Planning in consideration of Amendment C30.
- In May 2009 the Minister for Planning refused Amendment C30 and introduced Amendment C58 to the Mildura Planning Scheme under Section 20(4) of the Planning and Environment Act 1987 to implement the MOIA rural strategy (RMCG 2008). The amendment prohibited all new dwellings and any further subdivision of land within the MOIA, with the exception of excisions of existing dwellings from lots with an area of four hectares or greater subject to specific requirements.

In addition, it is also noted that in September 2009, the then Minister for Planning adopted Amendment C59, which:

- Amends the schedule to Clause 52.03 to delete the Mildura Older Irrigation Area Incorporated Document, May 2009 and apply the Mildura Older Irrigation Area Incorporated Document, September 2009.
- Amends the schedule for referral of permit applications under local provisions at Clause 66.04 to make the Department of Planning and Community Development a referral authority for applications to use land for a dwelling on specific sites identified in the Mildura Older Irrigation Area Incorporated Document, September 2009.
- Amends the Schedule to Clause 81.01 to delete the Mildura Older Irrigation Area Incorporated Document, May 2009 and include a revised Incorporated Document called Mildura Older Irrigation Area Incorporated Document, September 2009.
- The Amendment provides transitional arrangements for the owners of specific sites whose reasonable expectations were directly affected by the implementation of Amendment C58. The transitional arrangements will provide an opportunity for the owners of these specific sites to apply for a planning permit for a dwelling.

In March 2010, the Minister for Planning then adopted Amendment C65, which:

- Amended Clause 21.06 to include the Mildura Planning Taskforce, Final Report December 2009 as a Reference Document.
- Amended the Schedule to the Farming Zone to change the minimum area for which no permit is required to use land for a dwelling from 40 hectares to 20 hectares for all land within a gazetted irrigation district or where a water use licence applies to the land.



- Amend the schedule to Clause 52.03 to delete reference to the Mildura Older Irrigation Area Incorporated Document, September 2009 and apply the Mildura Older Irrigation Area Incorporated Document, February 2010.
- Remove the DPCD as a referral authority for application to use land for a dwelling on specific sites as identified in the MOIA Incorporated Document, September 2009.
- Specific details for use and development of land for dwellings and subdivisions can be found in Mildura Older Irrigation Area Incorporated Document, February 2010.

In January 2012, the current Minister for Planning adopted Amendment C72, which makes the following changes to the previous February 2010 version of the Mildura Older Irrigation Area Incorporated Document:

- Extends the date by which an application must be made to use and / or develop land for a dwelling on a lot of between 0.3 hectares and 1.2 hectares from 31 December 2012 to 10 January 2014; and
- Deletes the requirement that a permit must not be granted to use land for a dwelling on a lot of between 0.3 hectares and 1.2 hectares unless the lot had a legal title at the date of gazettal of Amendment C65 to the Mildura Planning Scheme (9 March 2010).

### 3.7 current council plan

While the Municipal Strategic Statement (MSS) outlined in Section 3.2 reflects the existing policy context, Mildura Rural City Council have a more current Council Plan which has been prepared for the period 2009-2013. This outlines Council's position and objectives on a range of settlement related issues, which should be considered to be replacement or supplementary to that currently outlined within the Mildura Planning Scheme. This includes identifying an estimated resident population of 53,122 (as opposed to the 51,300 identified in the MSS), with 28,743 of these residents living in Mildura city.

The framework is structured around the key themes of:

Liveable Community: our community will be one that is a safe and supportive place to live, encouraging diversity, well-being and lifestyle opportunities for everyone.

Management of the Environment: our community will manage, develop and initiate a healthy, sustainable environment and resources.

Growth of the Economy: our community encourages visionary growth built on innovation, creating sustainability and prosperity.

Active Community: our community recognises the essential role played by arts, culture, sport and recreation in enhancing well-being

Management of Resources: our Council will manage resources effectively and efficiently to provide services that are relevant, of a high standard and that address identified community needs.

Planning related objectives from within the Council Plan 2009-2013 include being a community:

- With a well-developed long term land use vision that is understood, sustainable and is the result of community engagement.
- Where Council delivers best practice in planning and building assessment procedures.
- Where people have ownership of their neighbourhoods and retain an individual sense of place.
- That is connected to the river.
- That is proactive on environmental initiatives and opportunities.
- That creates and maintains a healthy and sustainable environment.
- That is environmentally aware and educated in sustainable living.
- Where there is conservation of land and natural vegetation.
- With an enhanced natural environment and biodiversity.
- With appropriate, integrated and sustainable land use, development and infrastructure provision.
- That maximises use of existing facilities.
- With vibrant, active, viable and attractive industrial, commercial, tourism and retail precincts.
- That recognises and fosters the distinct qualities of small communities, their unique events and attractions.
- Where all people have access to appropriate recreation facilities and services.

### 3.8 mss review and panel report

It should be noted in light of the above that there has been a recent review of the Mildura Planning Scheme and a number of changes are proposed to update the Scheme to reflect both the updated information contained in the current Council Plan, but also other strategic planning that has been undertaken recently. The proposed changes are documented in the Mildura Planning Scheme Review Report, undertaken by Isis Planning in 2010. The key findings of that review included:

- There are not new planning issues affecting Mildura, but the key significant issues of challenges in rural areas, climate change, general land supply, college lease land and the need for long term frameworks remain.
- It identifies that the MSS needs to be updated to align with the Council Plan outlined in the above section and rewritten to align with the preferred format.
- Strategic reports need to be incorporated into the Planning Scheme. Those identified are:

- Mildura South Strategic Framework Plan (2007)
- Mildura CBD Structure Plan (2007)
- Mildura Riverfront Masterplan (2005)
- Ouyen Structure Plan (2006)
- Cullulleraine Structure Plan (2006)
- Etiwanda Residential Development Plan (2006)
- Riverside Residential Development Plan (2006)
- Nichols Point Residential Development Plan (2007)
- Irymple Residential Development Plan (2007)
- Domestic Wastewater Management Plan (2006)
- Red Cliffs Development Plan (2009)
- 514 Deakin Avenue Development Plan (2010)
- Alfresco Dining policy (2009)
- Site Salinity Management Plan Review (2009)
- A number of new strategic work requirements also need to be reflected in the Scheme.
- It recommends deletion of the following policies from the Mildura Planning Scheme:
  - Clause 22.01 Introduction
  - Clause 22.02 Woorlong Wetlands
  - Clause 22.03 Deakin Avenue Function and Appearance
  - Clause 22.05 Public Lands
  - Clause 22.07 Service Agency
  - Clause 22.08 Heritage Precincts
  - Clause 22.09 Mildura Airport

The proposed updates were then presented to an independent Planning Panel whose findings supported the implementation of the amendment as proposed subject to a few minor changes.

These findings have been documented in the Panel Report provided to Council but have yet to be implemented fully. It should also be noted that both the Planning Scheme Review and the associated Panel hearing received a number of rezoning requests for particular areas or parcels of land. Some of these have been referred to recent work undertaken in reviewing the Fifteenth Street area, but many were referred to this project. All submissions made in relation to residential land will be considered as part of this process (and inform the key issues and influences outlined in Section 5 of this report.)

## 4 population growth

As noted the population figures contained within the Municipal Strategic Statement are very outdated. The same could be said for the figures contained within the current Council Plan, which will have been based on figures available in 2008.

The figures within this section are based on the latest census data available from 2011. It should be noted, however, that the figures in this table may be lower than other population estimates contained in Council plans or documents prepared before the release of Census 2011 results. This is because the ABS has rebased its prior estimates of regional population growth for the period 2006 to 2011, resulting in a downward revision in many regional LGAs.

Perhaps the most crucial consideration in determining the future housing and settlement strategy will be the amount of people expected to live within the Rural City of Mildura over the coming years and what housing needs will be associated with these new residents. As such an analysis of the population trends, and the characteristics of these residents will underpin the Strategy. Following is an initial assessment of the level of growth that can be expected in Mildura to 2031, noting that more detailed analysis for individual settlements will be prepared as part of the next stage of background research.

### residents

The resident population of Mildura (RC) was 51,850 persons in 2011, having increased by 2,240 persons, or 0.4%, since 2001. Over the period 2001-2011, the rate of population growth in Mildura was below that of regional Victoria, as shown at Table 1.

Most of the population increase in the municipality occurred between 2001 and 2006 (+0.8%), with very little increase from 2006 to 2011 (+0.1%, or just +260 persons).

Looking at the composition of the total municipal figure, it is clear that population has been increasing in the Mildura (RC) - Pt A Statistical Local Area (SLA), and declining in Mildura (RC) - Pt B.

Since Pt A takes in the main urban areas of Mildura (RC), and Pt B the rural region and surrounding smaller townships, the evidence indicates that the urban regions are absorbing populations away from the rural regions (the so-called 'sponge city' effect), while the rural regions are losing people, either to urban Mildura, or elsewhere.

### dwellings

Over the period 2001 to 2011, the total increase in the number of occupied private dwellings (+6.0%), as shown in Table 2, outpaced that of the growth in the resident population (+0.4%). This is reflected in a decline in the average household size from 2.6 persons per household in 2001, to 2.5 persons per household in 2011, according to official ABS estimates.

Most of the increase in the number of dwellings occurred between 2001 and 2006, with the majority of new dwellings being separate and semi-detached houses. Over the ten years to 2011, the number of semi-detached dwellings has approximately doubled from 520 dwellings to 1,000 dwellings, representing a total change of +480 dwellings, or +92% on 2001 levels.

However, over the same period, the number of flats, units and apartments declined by some 16%, perhaps reflecting a change in buyer tastes.

**Table 1: Population Trends, Mildura, 2001-2011**

Location (SLA)	2001	2006	2011	Change 01-06	Change 06-11	Total Change
	#	#	#	%	%	%
Mildura (RC) - Pt A	45,290	47,700	48,380	1.0%	0.3%	0.7%
Mildura (RC) - Pt B	4,320	3,890	3,470	-2.1%	-2.3%	-2.2%
Mildura (RC)	49,610	51,590	51,850	0.8%	0.1%	0.4%
Regional Victoria	1,333,100	1,383,520	1,426,580	0.7%	0.6%	0.7%
Metropolitan Melbourne	3,471,630	3,743,020	4,107,950	1.5%	1.9%	1.7%
Victoria	4,804,730	5,126,540	5,534,530	1.3%	1.5%	1.4%

Source: ABS Regional Population Growth, Australia 2011, 3218.0; Essential Economics

**Table 2: Dwellings Structure Trends, Mildura Rural City, 2001-2011**

Mildura LGA	2001	2006	2011	Change 2001-2011 (No.)	Change 2001-2011 (%)
<b>Occupied Private Dwellings</b>					
Separate House	14,820	15,910	16,420	+1,600	+11%
Semi-detached	520	1,100	1,000	+480	+92%
Flat, unit or apartment	1,760	1,620	1,480	-280	-16%
Other	900	740	370	-530	-59%
Not Stated	150	0	10	-140	-94%
Total Occupied Private Dwellings	18,150	19,370	19,280	+1,130	+6%
<b>Average Household Size (Persons)</b>	<b>2.6</b>	<b>2.5</b>	<b>2.5</b>	<b>-0.1</b>	<b>-3.8%</b>

Source: ABS Census of Population and Housing; Essential Economics

Note: Figures rounded

### population and dwelling forecasts

DPCD has released updated population and household projections for Victoria (Victoria in Future 2012), based on the 2011 ABS population estimates.

Like the earlier 2008 projections, the VIF 2012 projections focus on two main components of population change:

- Natural increase (births minus deaths)
- Net migration (people moving into an area minus those moving out).

The population of Mildura (RC) is expected to expand by more than 9,600 persons over the 20 years to 2031, and the number of occupied dwellings is expected to increase by more than 5,000 units.

The rates of growth in both population and the number of dwellings are projected to be lower than those of Regional Victoria as a whole, as shown at Table 3.

Within Mildura (RC), population and occupied dwelling growth will be generated by the urban areas (Mildura-Pt A), whereas the rural areas (Mildura-Pt B) will experience population decline, thus continuing the current trend described above.

**Table 3: Total Forecast Change in Population and Occupied Private Dwellings, Mildura Rural City, 2011-2031**

Location (SLA)	Population (2011-2031)		Occupied Private Dwellings (2011-2031)	
	Change (No.)	Change (%)	Change (No.)	Change (%)
Mildura (RC) - Pt A	+9,850	+19.3%	+5,090	+20.5%
Mildura (RC) - Pt B	-240	-6.4%	-45	-2.9%
<b>Mildura (RC)</b>	<b>+9,610</b>	<b>+17.6%</b>	<b>+5,045</b>	<b>+19.1%</b>
<i>Regional Victoria</i>	<i>+430,850</i>	<i>+29.0%</i>	<i>+221,220</i>	<i>+26.5%</i>

Source: Department of Planning and Community Development, *Victoria in Future 2012* and Essential Economics

Note: Figures rounded

**Table 4: Total Forecast Change in Average Household Size, Mildura, 2011-2031**

Location (SLA)	2011	2031	Change (2011-2031)
Mildura (RC) - Pt A	2.53	2.38	-5.8%
Mildura (RC) - Pt B	2.31	2.19	-5.4%
<b>Mildura (RC)</b>	<b>2.51</b>	<b>2.37</b>	<b>-5.7%</b>
<i>Regional Victoria</i>	<i>2.48</i>	<i>2.34</i>	<i>-5.7%</i>

Source: Department of Planning and Community Development, *Victoria in Future 2012* and Essential Economics

### household sizes

The average household size in the Mildura municipality is currently 2.51 persons per household, with the average size slightly higher in the urban region (2.53 persons), and lower in the rural balance of the LGA (2.31 persons). This compares to an average household size of 2.48 persons in Regional Victoria as a whole, as shown in Table 4.

Over the twenty years to 2031, the average household size in Mildura is expected to decline to 2.37 persons. The urban region is forecast have an average household size of 2.38 persons, and the rural balance 2.19 persons. This compares to a forecast household size of 2.34 in Regional Victoria by 2031.

These projections reflect nation-wide trends for a slow decline in household size.





## 5 key issues and influences

As outlined in the introduction, this report seeks to begin the process of identifying the factors which will potentially influence the settlement patterns and housing provision within the Rural City of Mildura. It also seeks to identify current pressure points or issues that exist today, in order to ensure that the recommendations of the Mildura Housing and Settlement Strategy place the Council, and other decision makers, in the best position to address these in the future.

The matters outlined within this chapter represent a broad range of issues and influences and should not be considered to be comprehensive. Rather this chapter seeks to begin a 'conversation' that should ensure the Strategy to follow is appropriately targeted to address local issues in a meaningful manner.

Community and stakeholder responses to these issues are outlined in the following chapter.

### 5.1 regional considerations

#### key issue

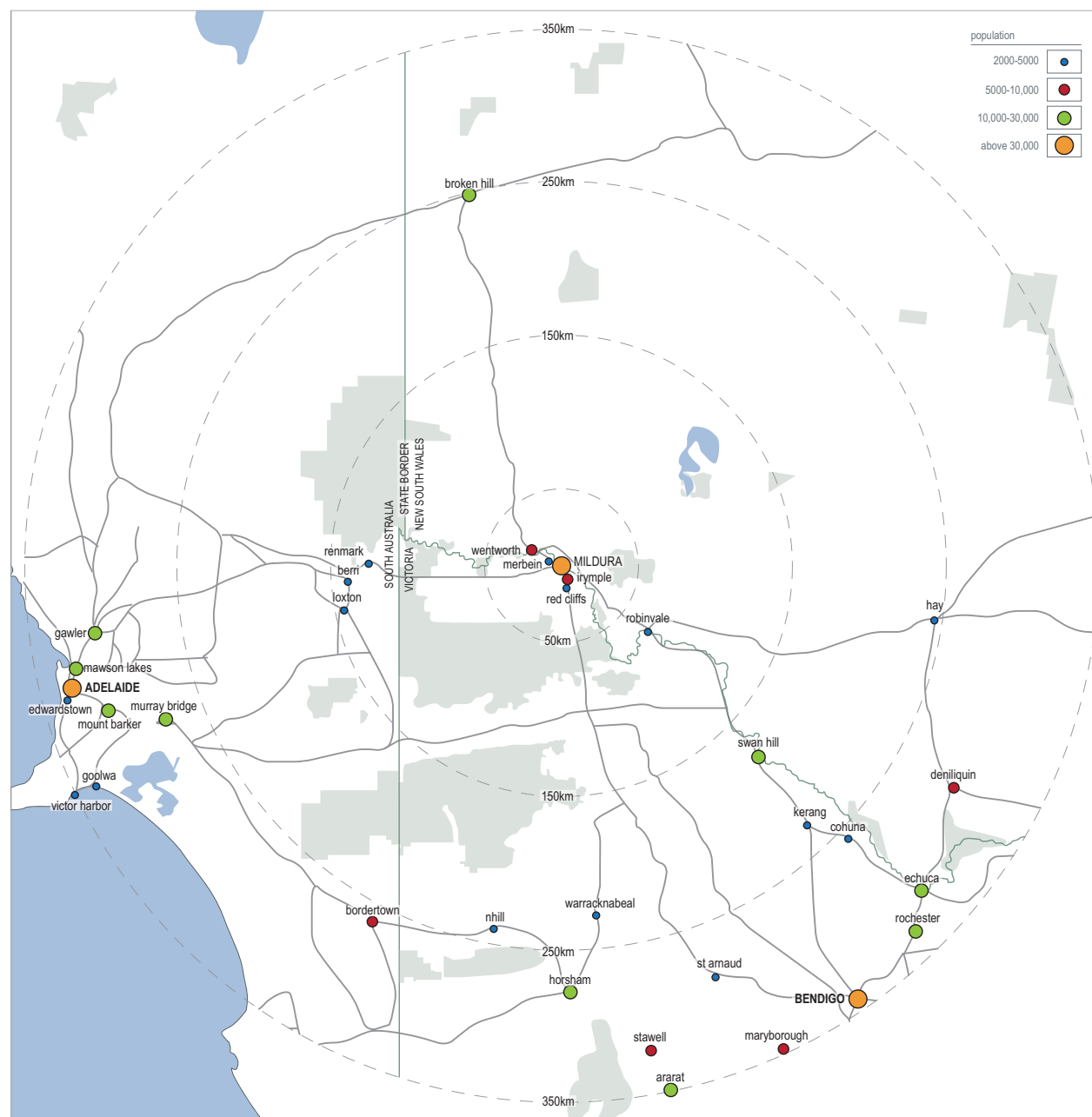
- regional significance impacts on growth trends
- cross border policy consistency
- supported population vs rate base

At the broader level of settlement in a Mildura context, it is important to acknowledge the interactions and relationships between Mildura and surrounding areas. These not only include adjoining municipalities but also New South Wales to the north and South Australia to the west, both of which abut the municipality. This is important to acknowledge for a number of reasons.

Firstly, given the lack of major centres in either NSW or SA proximate to Mildura (the closest settlements over 10,000 people are Broken Hill and Murray Bridge around 250km to the north and southwest respectively) it is clear that many of the services and facilities provided by and within the municipality, and Mildura in particular will be meeting the needs of the residents beyond the Victorian borders (see diagram to the right). The 'sponge' effect mentioned in the previous chapter is also relevant.

However, it must also be acknowledged that, even within Victoria, Bendigo is the next centre able to provide the same levels of population and therefore associated levels of retail, entertainment and other opportunities. Within a 350km radius the only other settlements providing a centre of equal or greater magnitude are Bendigo and Adelaide itself. Given the long term trend towards consolidation and critical mass it will be important for the Strategy to acknowledge the role the city in particular plays in a wider context, supporting a population over and above the existing rate base.

The Strategy will also be influenced by a number of existing plans and strategies



which have been (or are being) developed at a regional level. These include the work current being undertaken by the State Government through the Loddon-Murray North Regional Strategic Plan (and the Growth Plan currently being prepared), but also the work being undertaken through the Murray River Settlement Strategy, which involves Councils outside the Victorian framework. It is considered that these plans are likely to provide a broad framework for the development of this Strategy but how the principles sought by the plans are to be implemented in a local context will require resolution.

There are also some important associated matters that will need to be considered in relation to the location of Mildura being close to two State borders in terms of potential inconsistencies in planning or policy direction which may mean development occurs 'cross border' but services and infrastructure does not. Potential differences in economic or planning policy may skew decision making if not carefully monitored.

## 5.2 aging population

### key issue

- age appropriate housing provision

Mildura's population is ageing. During the period 2011 to 2031, the 65yrs-plus cohort is forecast to increase by 6,075 persons to 14,815 persons, representing a total increase of 80% on current levels. This trend will have important implications for housing in Mildura, including the need to construct age-appropriate dwellings for older people, retirement units, units that are suitably

equipped for people with disability, and units that can be retro-fitted with the necessary fixtures so that people can 'age in place' without having to move house or leave Mildura.

The ageing trend is shown at Figure 1. The figure also shows that rural Mildura is likely to lose many of its young and working age people, either to Mildura's urban areas or to other locations. Please note that Pt A and Pt B are outlined in Section 4 but generally align to the main settlement area in the north east (Mildura, Irymple, Red Cliffs and Merbien) being Pt A, and the remainder of the municipality being Pt B.

## 5.3 macroeconomic trends and drivers

### key issue

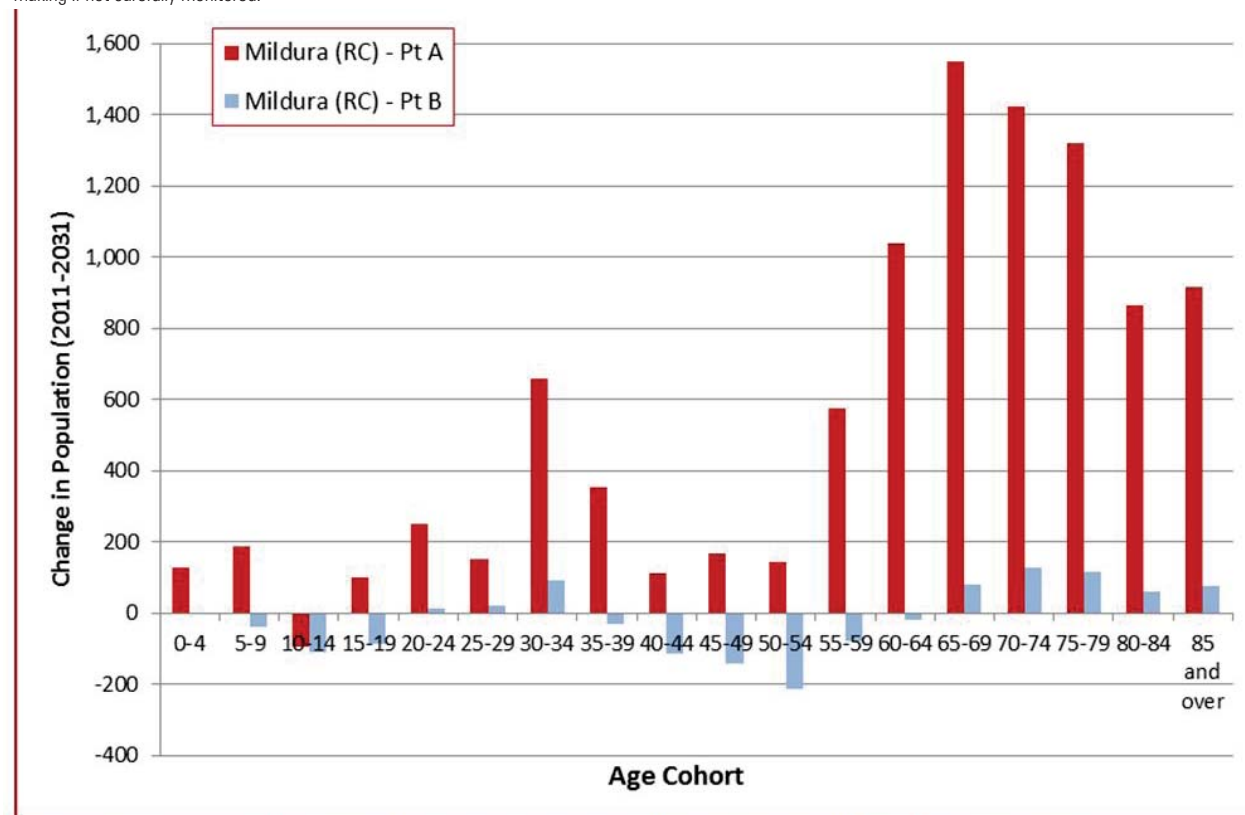
- changing commercial opportunities
- increased productivity to support older population

At a higher level, the growth and development prospects of cities and regions are fundamentally shaped by economic trends, events and policy decisions at the regional, national and international level. At the outset, it is worth considering how recent and current economic developments may affect the Rural City of Mildura, its townships and its hinterland. These considerations are important because local economic performance will influence Mildura's population growth prospects, which will in turn influence housing and settlement patterns.

### international trends

The first step is to consider how international strategic trends, sometimes referred to as global 'megatrends,' may have an impact at the local level in Mildura. The three megatrends likely to influence Victoria's regions are:

- Climate Change and Energy Supply and Demand** - In a carbon-constrained future, industries and businesses will have to change or modify their practices, and place increased emphasis on renewable energy. Strong incentives will exist for individuals and firms to design or adopt renewable energy technologies, with large market opportunities in non-fossil fuels.
- Emerging Markets and Technological Innovation** - Higher standards of living in emerging economies will raise demand for higher-quality products and services. Some parts of the economy will become more trade-exposed, leading to a re-location of low skill / low wage service activities to countries with structurally lower labour costs. However, increased trade exposure provides Australian firms with the opportunity to compete, and possibly expand internationally in some service sectors, and technological innovation and its dispersion will help create new industries that have not yet even been conceived.



Source: Department of Planning and Community Development, *Victoria in Future 2012* and Essential Economics

- **Structural Demographic Change** - A pronounced trend in developed countries is towards an ageing population, and a commensurate decline in the proportion of working-age people to support those who will no longer be working. A smaller working-age population means a smaller revenue base for governments, and at the same time governments need more revenue to fund aged care services. Western economies will need to achieve much higher levels of productivity to bridge the gap, or will need to modify their welfare systems.

The broad economic effects of these international megatrends will be felt throughout local communities around Australia, presenting both challenges and opportunities in communities like Mildura. These challenges will mean that Mildura households and businesses will have to find ways of adapting their behaviour in a carbon-constrained environment, find a place for themselves in the digital global economy, and find creative ways of addressing the local effects of changing demography and the ageing population.

#### **national and regional trends**

Partly in response to some of these global megatrends, the Australian economy is undergoing a period of profound structural change. The 'mining boom' has elevated the value of the Australian dollar to record levels, placing local manufacturers of non-resource goods and services in regional centres such as Mildura at a double disadvantage: it makes it harder for them to export, because their products become more expensive; and harder for them to sell in the domestic market, because of competition from cheaper imported substitutes. Despite the overall decline in manufacturing, one-in-ten jobs in Mildura are manufacturing jobs.

The implications of these trends means that if Australian manufacturing is to be viable in the future economy, then local industries will need to offset the cost disadvantage of domestically-produced goods by obtaining a quality advantage over foreign-produced goods. In trade-exposed sectors, the quality advantage will have to be large enough to also offset the currency disadvantage imposed by the high dollar.

A quality-advantage can still be found by Australian manufacturers, for example in niche products, ie those that are not mass-manufactured or mass-consumed, and which rely upon more sophisticated inputs or processes; and products that need to be highly quality assured, such as pharmaceutical products, scientific equipment, and food products (especially meat and dairy).

Thus, Mildura's manufacturing sector can still be viable in the future, provided that local businesses can seek out the right opportunities.

## **5.4 climate change impacts**

### **key issue**

- impact on agriculture
- housing response to a changing climate
- impacts on infrastructure

The impact of a changing climate will also have a strong influence on the future growth and settlement within Mildura. Perhaps more directly, it will also have an influence on the types of housing and the design of neighbourhoods into the future. Climate change affects not only agricultural viability and the availability of water but also a range of other matters, many of which are detailed in the recent Strengthening Victoria's Foodbowl assessment. As the viability of certain land uses become more marginal, looking critically at what alternative land uses may be supported will increase in importance. There are significant social issues associated with changes to the climate, particularly as it relates to agricultural areas, many of which are already suffering from a steady decline in population.

As well as looking at the potential land use changes that may occur into the future as a result of climate change, the following are also identified as changes that Mildura will need to address going forward:

- Increased risk of flooding.
- Increased bushfire risk.
- Adverse impacts on small town populations due to decline in agricultural viability.
- Hotter and more extreme temperatures.



As a result, this project will need to consider if more specific policy in relation to housing may be required in order to ensure that both at a neighbourhood and at an individual housing level, Mildura is well positioned to respond to these challenges. Social issues in relation to building stock have the capacity to be magnified into the future with residents requiring increased cooling due to climate change, while at the same time the cost of energy may be increasing, thereby reducing social equity. Ensuring housing is designed to place communities in the best position to respond to climate change impacts will be important. A similar scenario regarding increases to fuel costs, and the availability of alternate modes of transport also needs to be considered.

### **impacts of climate change on infrastructure**

The development of new infrastructure needs to consider the long term sustainability and the potential impacts of climate change. Environmental variables such as rainfall intensity, wind speed, temperature, humidity, evaporation etc will have a significant impact on the requirements to service future development and the capacity of existing infrastructure to meet increased demand, not only from population growth but environmental changes.

This will place a greater focus on the need to implement sustainable design principles such as water reuse, solar power generation etc to minimise the demands on supply services and reduce costs associated with the provision of new infrastructure.

Some of the key impacts on the provision of infrastructure as a result of climate change include:

- An increase in the intensity of extreme rainfall events could lead to an increase in flood events, impacting on the drainage system and low lying urban areas.
- An increase in average temperatures and increased frequency of extreme heat events may have impacts on material degradation and heat stress. (eg. impacts on road pavement design)
- Extreme heat events can also affect soil through drying and cracking of soil, leading to degradation of pipes and road sub-grades. This is particularly a concern across the Mildura region where highly reactive clays are prevalent.
- Ecosystems influence climate through exchanges of energy, water, CO2 and other chemicals in the atmosphere. As part of an ecosystem parameter, bushfires may have the biggest impact on infrastructure.



## 5.5 older irrigation areas and water rights

### key issue

- pressure for subdivision of agricultural land
- rural / urban interfaces
- long term and sustainable solutions

Perhaps the most complex and emotional of the issues which will need to be addressed by the Strategy will be the issue of development within the Older Irrigation Areas. The long history of this matter is outlined within an earlier section of this document, but many issues remain unresolved and there is still a clear perception among parts of the Mildura community that there is a need for more land to be rezoned for lower density type of development within these areas. This is discussed in more detail in the following Section 5.11. As well as the provision of land for low density and / or rural living opportunities, these areas also raise a number of other important issues, including the protection of agricultural land. Once lost to housing, agricultural land is extremely difficult to reclaim and interface issues between agricultural and residential uses can often severely compromise the viability of agricultural land even where this is retained.

While they represent matters beyond the control of 'planning' the issue of water rights and federal buyback requirements (such as the removal of irrigation infrastructure) will be a strong influence on the future viability of agricultural land. Understanding where significant buybacks have occurred and where infrastructure still exists to allow ongoing use of the land for agricultural production is important. To realistically build a solid understanding of the influencing factors, the background stage will also need to consider matters such as the differing land values between 'rural' and 'urban' land and land ownership



patterns in these areas. While this may not be a direct influence on the Strategy, which will be developed to provide the greatest 'net' community benefit, rather than individual benefit, to ignore the influence that matters such as land values have on decision making would be unwise.

Given the extent of the older irrigation areas and the extremely ad-hoc development that has occurred to date the matter remains complex. Allowing residential development across these areas is likely to severely compromise existing viable agricultural businesses and would likely result in a massive oversupply of lots, leading to a lowering of prices across the municipality, with significant negative economic consequences. Determining if there is an evidence-based need for additional low density and rural residential land and, if so, where this should be located will require a solid understanding of how development (both residential and agricultural) is occurring in these areas and what the outlook is over the next 20 years.

The Strategy will need to address these matters by clearly providing directions for development, recognising and acknowledging the different approach that will be required in new irrigation areas vs old irrigation areas. Determining a role of these 'peri-urban' areas of Mildura will be a vital output of this project, providing clear direction of the principles that should be considered in relation to this land and clear direction of what the land can be used for.

## 5.6 role and function of small rural settlements

### key issue

- provision of services and facilities to towns with declining populations
- clarifying roles and functions for smaller townships
- regional consideration of service needs

While many of the pressures for growth are occurring within and immediately around the city of Mildura, this project seeks to look carefully at the housing and settlement needs across the *whole* municipality. Providing a clear direction for future growth and development of areas outside the immediate Mildura city area provide a very different set of planning challenges which it is important this strategy acknowledges and investigates. Many smaller townships face declining growth rates, and, particularly around the issue of the provision of community infrastructure and services, this can have a devastating impact on communities if not sensitively managed. The tension between the important role that local services and facilities play in retaining (or attracting) residents is detailed further at Section 5.9. However, settlements with declining population often struggle to access funding for these services and facilities, particularly when other areas are subject to strong growth pressures and associated populations who also require new services and facilities. Defining a role for different settlements and providing clear direction for how those communities will be supported will be an important component of the Mildura Housing and Settlement Strategy.

## 5.7 environmental influences

### key issue

- management of land subject to flooding
- bushfire risk management
- pressure on areas of natural beauty
- salinity, erosion and native vegetation management
- native vegetation management

One of the key issues affecting the roll out of any infrastructure is the physical characteristics of the land. In particular in a Mildura context, issues around flooding and how development and settlement patterns should respond to this will be important. For many years it is clear that the flood mapping around Mildura has been in need of updating and while this process is underway it will be important for the project to have regard, not only to the extent of land affected by flooding, but also current water management positions on development of land which is less severely affected by flooding. Recent severe flood events across the Mildura Region has highlighted the need for future development to consider not only the potential for flood impact from the river systems but to also assess the potential for localised flooding as a result of storm events. There is a significant amount of data and flood mapping available for the Murray River system and this is used to inform the progression of development along the river frontage. Development is restricted within the 1 in 100 year flood boundary for the river.

The development of future residential areas will need to further consider the potential for localised flooding in low lying areas due to storm impact. This may limit or prohibit future development in some areas. The potential impacts of climate change will further influence the areas affected by storm and river flooding and this will need to be considered in future planning.

The identification of areas of high salinity or high risk of erosion, as well as more local knowledge regarding soil conditions and ability to roll out drainage, power and other services will be of relevance to this project. The presence of endangered flora and fauna, particularly around the Lake Hawthorn and Ranfurly area is also important to acknowledge. Areas where protected flora and fauna are identified will also need to be acknowledged so that these areas can be protected as required under State and Federal policy. It is noted that there are likely to be changes to the current planning for Native Vegetation as a result of an ongoing review.

Recent changes to the State policy position on fire risk mean that planning for settlements must have a much greater regard for the risk to human life that may occur as a result of encouraging development at or near any areas identified as being subject to high levels of risk from wildfire. As such, the strategy will need to pay careful attention to which areas are currently at risk, but also which areas may be affected more severely into the future.

Along with environmental risks that must be considered, the Mildura Housing and Settlement Strategy will also need to consider positive influences environmental matters may have on settlement patterns. Areas of natural beauty close to Mildura will be subject to increased pressures for lower density living and an awareness of these opportunities should underpin the strategy. Closer in to the existing urban area of Mildura, the role and relationship of Lakes Ranfurly and Hawthorn to residential or other development will also need to be considered. These lakes can be both a positive influence (through higher levels of amenity when full) and a negative (due to odour issues when less full). The environmental functions of these two lakes are also linked to urban development through the stormwater systems which are intended to accommodate urban drainage outflows during storm events.

## 5.8 infrastructure provision

### key issue

- impact of DCPs on development timeframes
- new infrastructure types (i.e. WSUD, high speed internet)
- physical constraints to development
- impacts of climate change

The provision of adequate service infrastructure and its funding is a key issue to allowing the development of new residential areas across all of the study townships. Most of the areas identified for future residential development are effectively greenfield areas, largely used for horticultural purposes, where the provision of new infrastructure such as water, power, gas and telecommunications is relatively easy compared with areas of high density, where the existing infrastructure can become a limiting factor on the design and installation of new infrastructure.

Future planning by the service authorities has generally considered the potential growth across the major districts of Mildura and as such the existing infrastructure currently has sufficient capacity or planning is in place to upgrade the infrastructure to accommodate residential growth areas as required.

Relatively limited planning has been undertaken in the remote communities such as Werrimull, Underbool, Murrayville etc where future growth rates are anticipated to be minimal.

Questions around the provision of infrastructure and how this is best managed also have a strong influence on the provision of housing in Mildura, and can create significant issues and delays in the roll out of residential development if not carefully considered. There are issues around who pays for infrastructure (and when) and how infrastructure can be provided efficiently in areas where development might be slow and piecemeal and existing tools such as Development Contribution Plans (DCPs) may not be realistic options. The need to prepare Development Plans, followed by Development Contribution Plans, is

blamed by some for delays in the release of greenfield residential land in and around Mildura. Proposed changes to the DCP system, including the potential for 'off-the-shelf' regional specific (i.e. not metro based) DCPs may affect the way development is rolled out across Mildura into the future.

More specifically, changes in the way infrastructure may be delivered in the future and opportunities to explore different ways which may provide a better 'fit' for the Mildura context will also be important. Changes associated with localised energy generation (with the Municipal Association of Victoria currently undertaking precinct based work on how this may be facilitated) and the growing acceptance of Water Sensitive Urban Design as a key driver in stormwater management, will both need to be considered in positioning Mildura's housing and settlement policy for the next phase of development.

The roll out of faster internet will also need to be considered in relation to the changes this may bring. The availability of higher speed internet connections may increase opportunities for small business development and subsequent increase in home offices etc but most pertinently, the strategy will need to consider the implications for the provision of services. The use of remote consulting and education offers real benefits for communities which may otherwise be isolated from these services, but such opportunities will require consideration of how this may be optimised and what real infrastructure would be needed to facilitate these types of services within different settlements. This is discussed further in Section 5.9.

Transport connections between settlements will also play a role in determining how and where growth is accommodated. As petrol prices rise, given the distances between many of the settlements, communities risk becoming isolated, and it will therefore be important to determine where meaningful public transport exists.

At a more localised level, the location of existing drainage infrastructure and the locations where additional future infrastructure has already been identified (such as proposed retarding basins under development plans), as well as assessments of where will be the easiest areas to develop in relation to drainage infrastructure (often one of the most expensive components of land development) will need to underpin the Strategy.

Existing infrastructure frameworks in the municipality are outlined below:

### stormwater

The provision of new or upgraded stormwater infrastructure to new residential areas is subject to Council approval via its annual budget and inclusion in its capital works program. The approval of any individual development's stormwater system under this policy does not commit Council to the provision of any new or upgraded stormwater infrastructure.

Current design standards specify that the underground stormwater system should cater for the 1 in 10 years ARI rainfall event, whilst the overland system should allow for the 1 in 100 years ARI event.

Since some of the existing drainage infrastructure is of a lesser standard than present design standards (formerly design for a 1 in 5 year event) the only current means of allowing development to continue in areas that is reliant on existing drainage infrastructure, is by the provision of drainage detention / retardation systems within the new development areas.

An irrigation subsurface drainage system exists in the rural areas surrounding Mildura and was established to capture subsurface water from the irrigated horticultural areas. These irrigation drainage systems effectively become obsolete when the urban development extends and encroaches into the rural areas, therefore the systems are decommissioned or in some cases major components may be considered for connection and use in the stormwater network.

Council has initiated a number of drainage studies to identify critical issues and infrastructure requirements for drainage systems across the municipality. The improvement and development of the drainage system will be a function of population growth.

### water supply

Lower Murray Water is responsible for water supply to the northern portion of the municipality. Currently larger urban centres have access to treated town water supply and have the capacity of providing for future development with minor adjustments to the system.

Grampians Wimmera Mallee Water is responsible for water supply for the southern portion of the municipality. This includes Ouyen, Underbool, Walpeup and Murrayville.

The extension of the Water supply network towards the small rural centres has been assessed by LMW as not being economically viable; this will largely limit the potential for residential developments. However, rural zoned areas (such as Nangiloc, Colignan and Iraak) within the irrigated area have access to non-potable supply (i.e. domestic and stock), and in a large population boost these systems may be upgraded to potable water supply.





### sewer

LMW is responsible for sewer for the northern portion of the municipality. Most of the urban areas within the region are currently serviced, however future developments may have limitations on the sewer systems due to depth, distance to pump stations, and other factors.

GWMWater is responsible for sewer for the southern portion of the municipality. This includes Ouyen, Underbool, Walpeup and Murrayville.

Small urban centres and urban areas (such as Nangiloc, Colignan and Iraak) do not have sewer service and are not expected to get supply in the near future as it has been assessed as not economically viable. These areas utilise septic systems. The lack of a sewer grid is a limiting factor in future residential development and due to the large costs associated with the extension of existing infrastructure it would only become feasible when large population growth is observed.

Consideration should be made to provide treatment on-site for future developments. Development of the sewer grid usually has a time lag compared with water supply and is a function of population density, block size and location of existing grid.

### power supply

There have been significant changes in the structure and regulation of the electricity industry as part of the national competition policy reforms. This allows more options for the developers and users to select the electricity retailer and to be informed on the conditions of the connection agreement.

An application for connection is required to enable the network service provider to determine the suitable connection. Generally, sufficient infrastructure is currently in place for residential development in the Mildura region. Further developments will require an extension of the existing grid at a cost to the developer.



### gas

The federal government has proposed the Murray River Gas Pipeline, and has committed \$1 million toward the feasibility study. The pipeline will extend from Echuca to Mildura and will benefit the Murray River Group of Councils.

Currently there is a high pressure transmission main from Berri to Mildura but it offers limited distribution for Irymple and Mildura. No gas is currently available to the remaining areas.

### telecommunications

Australia's federal government released the National Broadband Network signing a new contract worth \$280 million for the infrastructure to deliver fast and reliable broadband service to regional and remote Australia. Mildura was not included in the first stages of the NBN rollout however the NBN is anticipated to be available within the next ten years. Future developments will need to consider the provision of in-ground infrastructure suitable for the future installation of the NBN.

## 5.9 community health and well being

### key issue

- links between healthy communities and urban design
- access to health and recreation facilities
- role of services and facilities in attracting new residents

Links between settlement and housing patterns and community health and wellbeing are also strengthening. Recent work by the Heart Foundation, in particular around the idea of 'healthy by design' guidelines which provide a clear nexus between the design of neighbourhoods and the health of residents is clarifying these matters. Ensuring that Mildura's housing is provided in a way which has a positive rather than a negative impact on the communities health will be a significant challenge for the Council but one which this Strategy must address, particularly as Mildura (along with the rest of Australia) deals with a range of implications due to increasing rates of obesity.

The physical availability of health and recreation facilities in association with residential areas is vital to the ongoing health and well-being of Mildura's residents, a fact acknowledged in the current Council plan. As such, making the most of existing facilities and ensuring that mechanisms for ensuring that areas proposed for new growth have the capacity and mechanisms to ensure these facilities are provided is important. How more isolated settlements can gain access to these services (particularly health services) and how access, or lack of it, may influence where people choose to live within the municipality, may influence this strategy.

Furthermore, during the previous decade or so, the Victorian Government has invested significantly in promoting the liveability of 'provincial' Victoria. Much of the emphasis has been on the liveability of the major regional cities and towns relative to metropolitan Melbourne, in terms of access to affordable family homes, finding employment, starting a small business, and enjoying a more relaxed lifestyle.

Housing and settlement in Mildura will also be heavily influenced by Mildura's liveability, especially compared to Melbourne but more importantly compared to other regional centres. Some of the factors that influence personal and family decisions on liveability include:

- Access to health services.
- Access to schools and further education institutions.
- Digital connectivity and, through it, access to the wider world.

### provision of health services

In relation to health services, Table 6 shows that Mildura does not fare as well as other major regional city municipalities in terms of the number of residents for each available hospital bed, since there is one bed per 273 municipal residents in Mildura, compared to, say, one bed for 98 residents in Ballarat. However, Mildura is better served by GPs than Shepparton or Ballarat.

### provision of education services

Table 7 to the right shows that Mildura is reasonably well-provided with school places, but has relatively more residents competing for fewer tertiary places compared with other regional cities. The availability of training places at TAFE and university places is an important long-term decision-making factor affecting settlement growth and development, and can directly affect housing demand by influencing higher levels of in-migration and population retention.





**Table 6: Heath Indicators for Selected Municipalities, 2011**

Heath Indicator	Mildura	Ballarat	Greater Bendigo	Latrobe	Greater Shepparton	Warrnambool
Residents per Hospital Bed	273	98	132	254	186	152
Residents per GP Doctor	994	1,178	782	737	1,451	712

Source: Essential Economics, *Regional Cities Resources and Infrastructure Survey 2012*; ABS ERP 2011

**Table 7: Education Indicators for Selected Municipalities, 2011**

Education Indicator	Mildura	Ballarat	Greater Bendigo	Latrobe	Greater Shepparton	Warrnambool
Residents per Primary School Place	12	13	12	11	10	10
Residents per Secondary School Place	12	15	17	13	12	10
Residents per TAFE Places	16	17	11	6	6	4
Residents per University Places	127	8	21	19	106	25

Source: Essential Economics, *Regional Cities Resources and Infrastructure Survey 2012*

**Table 8: Unmet Broadband Demand, 2012**

	Mildura	Ballarat	Greater Bendigo	Latrobe	Greater Shepparton	Warrnambool
Household (no.)	1,811	1,133	3,066	1,709	1,833	789
Household (%)	9.1%	3.1%	7.7%	6.2%	8.1%	6.4%
Business (no.)	453	208	633	316	720	246
Business (%)	9.1%	3.1%	8.4%	6.9%	10.5%	9.7%
<b>Total (no.)</b>	<b>2,264</b>	<b>1,341</b>	<b>3,699</b>	<b>2,025</b>	<b>2,553</b>	<b>1,035</b>
<b>Total (%)</b>	<b>9.1%</b>	<b>3.1%</b>	<b>7.8%</b>	<b>6.3%</b>	<b>8.7%</b>	<b>7.0%</b>

Source: Deloitte Access Economics, *Telecommunications Spend and Demand in Victoria, 2012*

#### provision of broadband internet

According to a recent report (Telecommunications Spend and Demand in Victoria, 2012, prepared by Deloitte Access Economics) an estimated 1,800 households and 450 businesses in Mildura have unmet demand for second wave fixed broadband, the most commonly used broadband prior to roll-out of the higher-speed NBN. These figures are shown in Table 8.

Although Shepparton and Warrnambool have a greater proportion of businesses with unmet broadband demand, Mildura has the highest proportion of households whose high-speed internet needs are not being fulfilled.

This is likely to have implications for the relative attractiveness of Mildura as a 'tree-change' location for new internal migrants, its long-term population and economic outlook, and its ability to compete with other regional centres as a place where footloose businesses or new and emerging industries can establish themselves.

#### 5.10 affordable and diverse housing

##### key issue

- decline in housing affordability
- ensuring the market provides a diversity of options
- relationship between infill and greenfield housing
- appropriate housing for non-permanent residents

Issues of housing diversity and affordability, which in many ways relate to each other, are also likely to be key issues the Strategy needs to address.

The median house price in Mildura in 2011 is \$211,250, having increased from \$130,000 in 2001, as shown in Table 5. Most of the increase occurred between 2001 and 2006, at an average annual rate of +8% pa. However, house price growth slowed between 2006 and 2011 to +2% pa. Units/Apartments increased significantly in value between 2001 and 2006, but declined slightly between 2006 and 2011. A similar pattern is observed in relation to vacant house blocks, which increased in price between 2001 and 2006 at an average annual rate of 11%, but then underwent no appreciation at all between 2006 and 2011.

In terms of housing affordability, units/apartments remain the most affordable, representing a multiple of around 3.3 years of median household income. By contrast, the current median house price in Mildura represents 4.6 years of household income. This has increased from 2001 levels, when the median house price represented 3.8 years of household income. In other words, house prices have increased more than household incomes during the past ten years, and this is commensurate with a decline in dwelling affordability over the period.

The issue of affordability and diversity covers a wide spectrum of matters, including but not limited to questions around:

- How can the planning system be used to provide for more affordable housing?
- How can the planning system be used to provide greater diversity of building stock?
- Does the system need to include specific directions and controls to mandate diversity of stock or is the market better placed to respond to such matters?

The broad consensus seems to be that the market is failing in this area. While some shifts in the types of dwelling stock available has occurred within Metropolitan Melbourne and there have been some isolated examples within larger regional centres, overwhelmingly the market is still producing large detached dwellings. While this is clearly an important element of the housing market it does not necessarily meet the needs of Mildura's residents. Mildura may not be well positioned to respond to the above discussion regarding the aging population and declining household sizes on this basis.

It will be important for the Strategy to have a clear idea of what types of housing are being proposed through current Council plans; for instance, what will be the impact of the types of housing proposed as part of the Riverfront development on the diversity of housing stock?

Urban renewal exercises such as the Mildura Riverfront are likely to be as

important in accommodating population growth as greenfield areas. How to encourage investment in existing urban areas while still providing for areas of greenfield development is a complex matter and getting the balance right to both provide greenfield opportunities while not undermining the feasibility of infill development is a difficult matter. This is even more complex within rural settlements where renewal may be required to retain and attract new residents.

The issue of providing appropriate accommodation for a range of transient workers who contribute to Mildura's economy, whether as seasonal workers or temporary workers associated with large projects such as solar power is also a challenge. Backpackers and other illegal accommodation for transient workers will proliferate if appropriate provision for legal accommodation for these parts of the Mildura community are not addressed.

### 5.11 low density and rural living opportunities

#### key issue

- rigorous assessment of market for low density and rural residential housing

There are a number of areas where submissions have previously been made seeking rezonings of various types. The areas subject to the most pressure for rezoning are around Cardross, Koorlong, Cabarita and Kings Billabong, within the 'peri-urban' area of Mildura. There are ongoing issues with the extent of development to date of land around Nichols Point, which are understood to relate to the minimum lot size. These issues may be addressed through the proposed new zones but whether this settlement should remain exclusively low density will need to be assessed as part of an overall strategy to ensure appropriate housing diversity.

The distribution of rural living or low density opportunities and their relationship to hamlets and townships can help sustain communities and will be an important issue for this project to consider. It should also be acknowledged, however, that the issue is complicated by different patterns of demand for low density land in different areas (i.e demand around Kings Billabong vs demand around Koolong), which will need to be understood by the project team going forward.

### 5.12 college lease land

#### key issue

- college lease impact on land supply

Unique to Mildura is the on-going issue of College Lease land. Much of this land is in prime urban areas and is zoned for residential land uses (such as within Mildura South and around Lake Hawthorn). These parcels have the potential to skew the figures relating to available land for development, and to impact on the urban structure of new neighbourhoods. Exploring the future role and potential uses for these parcels and determining the development parameters of these areas will allow the team to acknowledge these influences and ensure that the strategy has considered and responded to them.



**Table 5: Median Property Values, Mildura Rural City, 2001-2011**

	2001	2006	2011	Average Annual Growth Rate 2001-2006	Average Annual Growth Rate 2006-2011
<b>Median Property Values</b>					
Houses	\$130,000	\$191,000	\$211,250	+8%	+2%
Units/Apartments	\$105,000	\$154,500	\$150,000	+8%	-1%
Vacant House Blocks	\$48,500	\$82,000	\$80,000	+11%	0%
<b>Median Income and Housing Costs</b>					
Median household income (\$/weekly)	\$659	\$783	\$878	+4%	+2%
Median mortgage repayment (\$/monthly)	\$650	\$1,000	\$1,268	+9%	+5%
Median rent (\$/weekly)	\$120	\$150	\$170	+5%	+3%

Source: ABS Census of Population and Housing; Department of Sustainability and Environment, *A Guide to Property Values 2011*; Essential Economics.

### 5.13 mildura irymple interface area

#### key issue

- timing and staging of development in this area

Another of the areas facing strong pressure for development is the area known as the Mildura – Irymple urban transition area. The existing strategy for this area outlines a clear future, which has been translated in the Mildura Planning Scheme and guides decision making. However, all strategic plans need to be reviewed periodically, and the impact of any planning controls ‘on the ground’ investigated. It will be important for the Strategy to resolve the long term future development of this land, having consideration for changes which may have occurred in the intervening years as well as the ‘take-up’ of existing zoned land within the area for the intended purpose. Currently large areas of Industrial 3 Zone form the border of the Mildura urban area, with land north of Fifteenth Street identified for longer term residential development. However, with residential development occurring in a range of different areas around Mildura, there is little certainty as to when this land should be developed and where it ‘sits’ in the staging of residential land releases. This leads to pressure for decisions which may compromise the long term outcomes sought by the relevant plan. It is therefore important that the strategy looks at the suitability of this land in comparison to some other areas and provides clear direction for where the release of this land should sit relative to other areas. Similar to the rural / urban interface issues raised in Section 5.5, the extent of industrial interfaces in this area remain a concern to many and should be assessed as part of any decision making in regard this important interface area.

### 5.14 connectivity and movement

#### key issue

- need to de-couple connectivity from private car use
- long term planning and infrastructure for freight and public transport
- increasing importance of walking and cycling

#### private car travel

The costs of running private vehicles is ever increasing. In addition it is now recognised that heavy reliance on private vehicles has local and global implications in relation to congestion, air pollution, noise and other amenity issues. Strategically, Councils and State Government are looking to develop housing and other land use solutions that can reduce reliance on the private vehicle and will be able to adapt to changing travel patterns.

In addition, it is noted that the population of Victoria is ageing. As populations age their travel patterns will change with often a move away from private vehicles towards motorised and other mobility aids such as scooters and use of public transport options.

Furthermore, recent studies have shown that major cities in Australia have experienced a significant decline in the number of young adults owning and operating private vehicles. Whilst at present this trend is typically limited to the major cities such as Melbourne it is anticipated that (assuming adequate alternatives) this trend will eventually reach more rural locations such as Mildura.

#### public transport

Public transport at present is relatively limited within the strategy area. At present it is unlikely to be a viable alternative to the private car but more of a “last resort”. There is a need to increase the level of infrastructure and protect options for the future. PTV is now looking at protecting and reserving infrastructure to accommodate the public transport networks in the long term future (100 years) in addition to the near and medium future.

#### active transport

Active transport covers walking, cycling and the use of mobility aids. From the literature review it is apparent that there is a lack of infrastructure to promote these modes of transport, particularly in some areas.

It is recognised that some environmental aspects of the area may limit the attractiveness of these active transport (such as the heat), particularly at certain times of the year. However, they are still an essential part of a healthy community’s infrastructure and there is a need to incorporate measures (for example, the planting of trees) to help to alleviate these impacts.

#### freight

Freight is increasing – as a rule of thumb it is expected to double over the next 20 years. To accommodate this increase in freight, transport decisions may be required. This may involve introduction of bigger and longer vehicles and greater use of rail. However it is still likely to result in more trucks on the road network, particularly the arterial network.

With longer vehicles and more freight movements the impact of these vehicles on existing and future communities centred on the arterial network will increase. As a result, in the future many communities might need the provision of bypasses in order to maintain a reasonable level of amenity for residents. Truck bypasses are extremely controversial issues and as such early identification of potential routes around communities is essential to ensure efficient transport routes with minimal social impact. The identified bypass along Seventeenth Street and Benetook Avenue therefore needs to inform the Strategy.

#### highway roads

There are existing highways that service a number of local communities. These are administered by Vicroads. A number of roads currently administered by

MRCC may change to have a more strategic role than their current role and this would suggest that they ought to be transferred into VicRoads jurisdiction.

However future funding for roads under the responsibility of VicRoads may be limited. This may impact on VicRoads willingness to take on responsibility for more roads or ability to upgrade roads.

Existing traffic volumes in the area are anticipated to be relatively low with capacity not necessarily a major issue. However upgrades may be required to bring infrastructure up to grade. This is particularly the case for rural intersections where minor increases in traffic may warrant the upgrade of basic intersections to include auxiliary and / or channelisation.

A potential issue is the single crossing of the Murray close to the urban centre – this is a two way bridge with one traffic lane in each direction, in addition to the Abbotsford Bridge at Yelta. Given that Mildura is the main centre serving communities both sides of the border then significant growth or demand to travel between Victoria and NSW may ultimately result in capacity issues on the main bridge. There may therefore be a need to provide, or at least protect land for, another centrally located river crossing.

#### local roads

Main roads are available. New developments will require construction of internal roads and provision of linkages with other areas. Consideration needs to be made to the provision of footpaths, pedestrian crossings and bicycle ways.

A focus will be required to ensure that local movements can be accommodated by alternative means of transport.





## 5.15 decision making frameworks

### key issue

- long term vs short term outcomes
- need for robust evidence base to support decisions

One of the less tangible influences on the Mildura housing and Settlement Strategy will be the decision making frameworks within which planning occurs in Mildura. Given the complexity of the issues affecting the municipality it will be vital that the project is approached with a view to long term rather than short term outcomes. This is particularly the case in regards to land within the older irrigation areas as discussed. However, not only do the findings of the plan need to resist short term solutions, but they also need to be underpinned by a rigorous and critical analysis of supply and demand. The current perception of a lack of supply of low density land is a case in point, with concerns over the development viability of large areas of zoned land. While the economic feasibility of development may not provide justification for the rezoning of additional land, it is nonetheless important that the Strategy looks at all these matters in a clear and transparent manner to ensure robust decisions can underpin recommendations. Looking at the nuances of the market for land in different areas and ensuring that considerations such as College Lease land (as discussed above) are considered will be important to ensure that the balance between supply and demand in Mildura is appropriately managed to encourage sustainable long term settlement patterns. This project should not be constrained because of an existing situation in relation to planning but should critically look at all current positions and recommend changes to status quo where these changes are supported by robust evidence.

## 5.16 proposed new zones

### key issue

- impact on supply of land
- potential impacts on existing network of activity centres

Another factor which will need to be considered through this project is the suite of available tools that will be available through the Victoria Planning Provisions. While currently there are some zones which have not yet been utilised within Mildura (such as the Rural Living or Rural Activity Zone), there are also a proposed suite of new zones which have recently been released for discussion by the State Government. Many of the biggest impacts from these new provisions will be felt most strongly in Victoria's regional areas, and particularly in relation to rural and commercial zones. Among other factors which would need to be

considered, should the draft zones as proposed progress, are the following:

- Changes to the LDZ mean the minimum subdivision in the LDRZ when sewer connection is available would be 0.2ha, meaning a potential doubling of the supply of land in this zone.
- Changes to the Township Zone mean Council can identify precincts with different objectives within a Township Zone and provide a tailored suite of controls through a new schedule.
- Changes to the INZ3 and B4Z allowing supermarkets and shops the potential to introduce new retail nodes and undermine existing identified activity centres.
- A suite of three new residential zones, with differing levels of control and objectives will be introduced. Where Council introduces these zones may have a significant impact on the density of residential development possible within different areas. Non-residential uses allowed under the new zones will also need to be considered.

## 5.17 urban structure

### key issue

- impact on where people chose to live
- implications for the mildura-irymple interface area

Another matter which is exerting an influence on the settlement patterns and housing choices within Mildura City itself relate to the recent increase in development along the Fifteenth Street spine. Recent upgrades to the Centro and the approval of two, as yet unbuilt, supermarket developments in addition to a wide range of other retail developments within the 'bulky goods' category have increased the attractiveness of this area as a key retail destination. A further application for another supermarket also needs to be considered given it indicates the critical mass of development pressure in this area. As such, proximity to Fifteenth Street is becoming a clear factor in locational decision making for home buyers. The impacts of this on both the demand for land in proximity to Fifteenth Street and the corresponding impacts on the likelihood and viability of other retail developments in the area will need to influence the strategy. Further, the increasing number of services and facilities which may co-locate with this key retail node will increase the pressure on land in the Mildura-Irymple interface area to be developed for residential purposes given this proximity.



## 6 consultation

These key issues and influences were presented to the community at a series of stakeholder and community meeting sessions held over a week in October 2012. A summary of the response to these issues by different stakeholder groups is provided below.

### merbein

- Shifts in the agricultural economy and the long term sustainability of agriculture in the region needs to be considered.
- More public transport provision and connections are needed.
- Key housing within Merbein as the 'affordable' housing market, offers an alternative to Mildura but is still very close.
- Fast rail connection is needed to generate growth, and concerns over potential loss of rail on existing industry.
- Good sporting facilities and schools are a drawcard and should be promoted.
- There is a lack of employment in the area, with most people working in Mildura.

### red cliffs

- Residential development has been slow over previous years but is starting to increase.
- Commercial development is slow and more regeneration and employment opportunities are needed.
- Irrigation districts are hampering development as it is much easier to farm outside the MOIA.
- Solar farm developments and other new industries have the potential to bring new industry and business.
- Support for 'small' and 'large' size lots rather than 'medium' blocks.
- Developers and builders are having a significant influence on the type of housing being built, but this may not necessarily reflect what people want.
- The provision of drainage infrastructure is often an impediment to new development.
- Rental market is very tight.
- ESD should be considered for housing, including blocks large enough to incorporate verandas, shade trees and eaves.
- More public transport options are required, and the road between Mildura and Red Cliffs needs to be urgently duplicated.

### mildura and irymple

- Mildura plays a regional role for settlements in the region, including those across the border and is growing as a base for fly-in/ fly-out workers.
- More affordable housing is required to address diverse community needs.
- Rental availability is less than 1% in Mildura, therefore provision and diversity in rental stock is needed.
- A lack of connections in public transport and pedestrian infrastructure (footpaths, lighting) creates isolation between different suburbs, particularly for older persons and young people.
- New neighbourhoods need character and design guidelines to make sure they consider all community needs (some roads are too narrow for those with disability/ wheelchair vehicles).
- Infrastructure and drainage costs for new developments is an issue for both Council and developers.
- There is a lack of choice and diversity in the low density market (linked to schools, services, views) and no rural living options available.
- College lease land won't be developed for housing and rezoning should be considered.
- Rural / urban interface is an issue in terms of spray from agriculture and this needs to be better managed (farming is an industry, with similar impacts).
- Education opportunities (schools, TAFE and university) and social services are a drawcard for Mildura.
- Mildura's airport is a vital asset for the region and needs protection.

### other settlements

- Population demographic changes with family sizes decreasing, an aging population and young people leaving smaller townships.
- Housing options are needed for older persons, many who are living on large lots which are difficult to maintain.
- There is a need for rental properties, particularly high quality rentals for professional staff and families.
- Very little public housing is available outside of larger settlements.
- Vulnerability to food insecurity and access to fresh food needs to be considered.

The matters outlined above by no means cover the full extent of feedback received during these sessions but rather provide a summary of the broad direction of discussions with the community. A 'feedback form' was also circulated at consult sessions which sought to identify which of the 'key issues' identified resonated most with the community.

In addition, feedback from the relevant stakeholder groups such as the development industry and service authorities was fully documented and will inform the process going forward.



The key matters overall which were identified through the first stage of consultation were as follows:

- A need for more considered, varied and sustainable subdivision design in new areas.
- Provision of rural living / low density opportunities.
- Population movement from 'rural' to 'urban' areas.
- Lack of services and facilities in smaller settlements, particularly those needed for older residents.
- Impact of the decline in agriculture on economy, lifestyle and employment.
- Infrastructure and stormwater drainage costs impacting new development (provision through developer contributions). Feasible areas for residential growth need to consider infrastructure capacity and constraints.
- An aging population requiring a diversity of housing types including aged care and retirement living opportunities.
- Deficiency in the number and diversity of rental stock, including both affordable and high end options for a range of groups including temporary and permanent workers.
- A lack of public transport services and connections, within and between settlements.
- Retention of young people in the region due to a lack of employment opportunities.

An abstract geometric design featuring several intersecting lines. A thick, dark gray line runs diagonally from the bottom left towards the top right. Two thinner, light gray lines intersect this thick line at different points. One thin line is nearly horizontal, while the other is more vertical. The background is a light gray gradient.

# appendix 1

literature review





## mildura housing and settlement strategy: literature review

#	document name	summary of contents	implications for the mildura housing and settlement strategy
<b>Community Plans</b>			
1	Merbein Community Plan (2007) Neil Noelker Consulting	<p>The <i>Merbein Community Plan 2007</i> represents the key community intentions identified in the April workshop to continue to develop the Merbein community as a wonderful place for people to live, work and to undertake recreation. The following priorities and issues were raised from this workshop for future development of Merbein:</p> <ul style="list-style-type: none"> <li>• Improvement of town entrances;</li> <li>• Improved indoor sport and recreation opportunities and facilities;</li> <li>• Promotion of long term water sustainability including water efficiency within the town;</li> <li>• Development of a larger cultural precinct, by increasing the size of the library and developing it as one facility with the historical centre;</li> <li>• Introduction of reticulated natural gas to Merbein;</li> <li>• Increasing pedestrian and bike safety in Merbein for all residents, particularly at the town centre and primary school;</li> <li>• Enhancing perceptions and promotion of Merbein;</li> <li>• Supporting local businesses and increasing economic activity within the town; and</li> <li>• Promoting participation in walking and cycling among Merbein residents.</li> </ul> <p>Other relevant issues include the development of a town square and development of an industrial estate to retain and attract business.</p>	<ul style="list-style-type: none"> <li>• Create healthy, vibrant and active communities through walking, cycling and recreation opportunities</li> <li>• Create employment opportunities locally</li> <li>• Strengthen community facilities and opportunities</li> <li>• Provide safe movement of people through the town centre</li> <li>• Create civic pride through improvement and promotion of Merbein</li> <li>• Recycling water for sports grounds</li> <li>• Supply of natural gas to Merbein is needed</li> <li>• Bike and pedestrian crossings required</li> <li>• Walking and bike paths</li> </ul>
2	Murrayville Community Plan (2007) Neil Noelker Consulting	<p>The <i>Murrayville Community Plan 2007</i> represents the key community intentions identified in the March 2007 workshop to continue to develop the Murrayville community as a wonderful place for people to live, work and to undertake recreation. The following priorities and issues were raised from this workshop for future development of Murrayville:</p> <ul style="list-style-type: none"> <li>• Ensure that the widest possible range of care and living options are available to Murrayville's older and frail aged residents;</li> <li>• Upgrade the caravan park in order to generate additional usage of the park by tourists, thus increasing tourism generated spending in the town at local businesses;</li> <li>• Upgrade the existing rail that services the Murrayville community and is of paramount importance for limited freight movements, such as grain removal;</li> <li>• Redevelop the recreation reserve facilities to encourage participation and create a more</li> </ul>	<ul style="list-style-type: none"> <li>• Provide housing options for elderly residents so they can remain in the community</li> <li>• Create opportunities for tourism to boost local economy</li> <li>• Support local economy through freight transport upgrades</li> <li>• Create opportunities for social connectedness and community pride</li> <li>• Research opportunities for regional employment through solar energy</li> <li>• Create opportunities for a healthy and connected community</li> <li>• Improve the town identity to attract tourism</li> <li>• Create a wetland in Duthie's Oval</li> <li>• Increase solar energy use</li> </ul>

## mildura housing and settlement strategy: literature review

#	document name	summary of contents	implications for the mildura housing and settlement strategy
		<p>enjoyable experience;</p> <ul style="list-style-type: none"> <li>• Improve indoor sport and recreation opportunities and facilities;</li> <li>• Create a wetland at Duthie's Oval as a feature for the community;</li> <li>• Develop a model of the planets alongside the highway as a town entrance feature and tourist attraction for star-gazers;</li> <li>• Stage a successful, well-attended and enjoyable community festival; and</li> <li>• Increase the use of solar energy for the town's energy requirements, and consider the provision of solar energy to the wider area.</li> </ul>	<ul style="list-style-type: none"> <li>• Water efficient designs</li> <li>• Other relevant issues include coordinating public transport to regional centres; renovating buildings on the main street; and identifying opportunities for ecotourism</li> </ul>
3	Underbool Community Plan (2007) Neil Noelker Consulting	<p>The <i>Underbool Community Plan 2007</i> represents the key community intentions identified in the March workshop to continue to develop the Underbool community as a wonderful place for people to live, work and to undertake recreation. The following priorities and issues were raised from this workshop for future development of Murrayville:</p> <ul style="list-style-type: none"> <li>• Buy a tractor for shared use by community groups;</li> <li>• Refurbish Memorial Hall to improve functionality, comfort and presentation to promote continued use by the community;</li> <li>• Increase the community's access to education opportunities within Underbool;</li> <li>• Recycle water for public recreation lands and parks;</li> <li>• Upgrade Outen Park Facilities;</li> <li>• Improve sport and recreation opportunities and facilities;</li> <li>• Increase the rate of recycling of general waste in Underbool;</li> <li>• Develop a web page for Underbool;</li> <li>• Initiate a town clean up day; and</li> <li>• Ensure that funding for home and community care is continued, to allow older residents to remain in their homes.</li> </ul>	<ul style="list-style-type: none"> <li>• Enhance civic pride and the town image to attract tourism</li> <li>• A more connected community through places to meet and events</li> <li>• A more dynamic and interesting skills base within the community to further Underbool's economic and social advancement.</li> <li>• Improve opportunities for a healthy and safe community</li> <li>• Increase opportunities for a socially connected community</li> <li>• Greater civic pride from community recycling efforts</li> <li>• Increase connections and the flow of information within the community</li> <li>• Provide housing options for elderly residents so they can remain in the community</li> </ul>
4	Walpeup Community Plan (2007) Neil Noelker Consulting	<p>The <i>Walpeup Community Plan 2007</i> represents the key community intentions identified in the June 2007 workshop to continue to develop the Walpeup community. The following priorities were identified:</p> <ul style="list-style-type: none"> <li>• Develop the Mallee Research Station, including a conference and accommodation centre, to attract visitors to the town;</li> <li>• Upgrade facilities at the recreation reserve to provide for a more enjoyable experience for users and spectators, and encourage participation;</li> </ul>	<ul style="list-style-type: none"> <li>• Create opportunities for a healthy and socially connected community</li> <li>• Improve communication throughout the town</li> <li>• Increase sense of pride and belonging and community cohesion</li> <li>• Increase local employment opportunities and economic benefit from tourism related development</li> </ul>



## mildura housing and settlement strategy: literature review

#	document name	summary of contents	implications for the mildura housing and settlement strategy
		<ul style="list-style-type: none"> <li>Recognise and celebrate the significance of the Research Station to the Walpeup community , by celebrating the 75<sup>th</sup> birthday of the facility;</li> <li>Ensure that the community newsletter 'Walpy News' continues to be produced through the support of the community;</li> <li>Upgrade of the community hall to ensure it is utilised to its full capacity; and</li> <li>Promote Walpeup through focusing on the environmental aspects of the township, including Mallee, Murray Sunset National Park and Wyperfeld National Park</li> </ul>	
5	Ouyen - A Town of Choice. Community Plan (2008) DPI, MTHCS, RFI	<p>From the Ouyen Rural Futures Forum held in March 2008, the Ouyen Community developed the vision: <i>Ouyen, A Town Of Choice</i>. That vision is a town where people choose to live, choose to work and invest, choose to retire, choose to visit and choose to participate in education. The forum identified a number of significant projects that would move the community toward becoming a Town of Choice. These include:</p> <ul style="list-style-type: none"> <li>Solar towers power generation;</li> <li>Recycling park;</li> <li>Retirement Village;</li> <li>Recreation facilities for young and older members of the community not focussed around sport;</li> <li>Become a key centre for transport for freight and passenger movement;</li> <li>Develop Ouyen as a climate change role model;</li> <li>Develop an agricultural college, based around the Mallee research station; and</li> <li>Water harvesting including storm water infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>Increase economic activity and employment through new major projects</li> <li>Create opportunities to reduce the carbon footprint of the community through renewable energy, recycling and rainwater collection</li> <li>Examine the need for retirement housing in Ouyen and future development locations</li> <li>Create opportunities for social interaction and recreation for those not involved in sport</li> <li>Increase transport options for freight and people</li> <li>Retain young people in the region through agricultural education opportunities</li> <li>Affordable medium density housing located close to the city centre</li> <li>Solar towers power generation</li> <li>Recycling park</li> <li>Retirement villages</li> <li>Agricultural college</li> <li>Improve stormwater infrastructure</li> <li>Other relevant projects include: Affordable medium density housing located close to the centre of Ouyen</li> </ul>
6	Nangiloc / Colignan & District Community Plan (2009) Noelker Consulting	<p>The goal of the <i>Nangiloc / Colignan &amp; District Community Plan</i> is for the community to ensure the future of the district is secure, and the best quality of life opportunities are available to the residents of the district. Their vision is 'To secure the future of the community through the development of a resilient local economy and quality of life that supports the wellbeing of all its residents'. The development of the Community Plan has evolved through a series of meetings, public discussions, surveys and groups within the community, which commenced in May 2008. The following are focus areas with some initial suggestions:</p> <ul style="list-style-type: none"> <li>Events and activities.</li> <li>Recreation, sport and leisure.</li> </ul>	<ul style="list-style-type: none"> <li>Create opportunities for social interaction and community connectedness</li> <li>Create opportunities for access to a broad range of local recreation and leisure activities.</li> <li>Opportunities for community support to increase community spirit and health</li> <li>Enhance environmental sustainability and manage impact from development on the natural environment</li> <li>Maintain and improve community infrastructure, including multi-use of facilities</li> <li>Support the sustainability of farming in the district in the future, including during drought</li> <li>Involve young people in community activities and matters</li> </ul>

## mildura housing and settlement strategy: literature review

#	document name	summary of contents	implications for the mildura housing and settlement strategy
		<ul style="list-style-type: none"> <li>• Community wellbeing.</li> <li>• Environment.</li> <li>• Community infrastructure</li> <li>• Farming.</li> <li>• Youth activities.</li> </ul>	
7	Red Cliffs Community Plan (2009) Red Cliffs Community	<p>The <i>Red Cliffs Community Plan</i> is the result of consultation which commenced during March 2009. The following themes and visions were determined from this consultation process:</p> <ul style="list-style-type: none"> <li>• Business development.</li> <li>• Infrastructure and environment.</li> <li>• Recreation.</li> <li>• Safety.</li> <li>• Youth.</li> </ul>	<ul style="list-style-type: none"> <li>• Increase tourism and local employment opportunities</li> <li>• Improve local facilities including beautification of Red Cliffs CBD</li> <li>• Increase opportunities for recreation and participation</li> <li>• Improve pedestrian safety at rail crossings and in Barclay Square</li> <li>• Provide facilities for young people</li> <li>• Increase residential development</li> <li>• Promote solar farming</li> <li>• Improve bus services</li> </ul>
8	East Mildura Community Plan (2010) Mildura Rural City Council	<p>The <i>East Mildura Community Plan</i> outlines the following 7 priority themes, which arose out of the visioning sessions held with the community in April 2010:</p> <ul style="list-style-type: none"> <li>• Safety.</li> <li>• Transport.</li> <li>• Connectedness/ community involvement.</li> <li>• Community/ street pride.</li> <li>• Infrastructure.</li> <li>• Sport and recreation.</li> <li>• Education.</li> </ul>	<ul style="list-style-type: none"> <li>• Increase community safety through public space design</li> <li>• Increase transport opportunities, including for school travel</li> <li>• Create opportunities for community involvement</li> <li>• Create community pride through beautification of East Mildura and provision of open space on undeveloped land</li> <li>• Create opportunities for residents and tourists to use public space i.e. playgrounds, bike paths, parks</li> <li>• Create opportunities for access to sport and recreation</li> <li>• Provide more education opportunities</li> </ul>
9	Millewa Community Plan (2010) Supported by Mildura Rural City Council, State Government of Victoria	<p>The <i>Millewa Community Plan</i> aims to allow the whole community to share in a vision of the future for the community. The following themes are the result of consultation which commenced in July 2009:</p> <ul style="list-style-type: none"> <li>• Access.</li> <li>• Communication.</li> <li>• Community connection.</li> </ul>	<ul style="list-style-type: none"> <li>• Greater access to health services in the region</li> <li>• Assess sustainable education options for the future</li> <li>• Increase community connectedness, through events and projects</li> <li>• Enhance community pride through beautification of the town</li> <li>• Maintain local business and create opportunities for growth</li> </ul>

## mildura housing and settlement strategy: literature review

#	document name	summary of contents	implications for the mildura housing and settlement strategy
		<ul style="list-style-type: none"> <li>Community future.</li> <li>Promotion of the area.</li> <li>Recreation/ sport.</li> </ul>	<ul style="list-style-type: none"> <li>Explore agricultural education opportunities</li> <li>Promote tourism opportunities, and Millewa as a place to live</li> <li>Improve recreation and sport facilities and participation</li> </ul>
10	Cardross & Koorlong Community Plan (2011) Supported by Mildura Rural City Council, State Government of Victoria	<p>The <i>Cardross and Koorlong Community Plan</i> is the result of discussion which commenced with both communities in June 2010. The following 8 themes emerged from the various discussions and public meetings that were held:</p> <ul style="list-style-type: none"> <li>Street life and town pride.</li> <li>Public facilities.</li> <li>Community wellbeing and involvement.</li> <li>Safety.</li> <li>Public transport.</li> <li>Education and youth.</li> <li>Identify community priorities.</li> <li>Have a plan for the future.</li> </ul>	<ul style="list-style-type: none"> <li>Improve civic pride through beautification of both towns</li> <li>Improve utilisation of and access to public facilities</li> <li>Improve community connection and social cohesion</li> <li>Improve safety through traffic management and lighting in public spaces</li> <li>Improved accessibility and availability of public transport</li> <li>Provide social opportunities for children and youth</li> <li>Increase playgrounds and BBQ areas</li> <li>Increase public space facilities</li> <li>Increase bus routes to Mildura and Red Cliffs</li> </ul>
11	Irymple Community Plan (2011) Supported by Mildura Rural City Council, State Government of Victoria	<p>The <i>Irymple Community Plan</i> is the result of consultation with the community which started in July 2010. Through this process the community identified 5 general themes, and 3 young people themes, as follows:</p> <p>General themes:</p> <ul style="list-style-type: none"> <li>Business/ Economic.</li> <li>Health.</li> <li>Safety.</li> <li>Transport.</li> <li>Infrastructure/ town pride.</li> </ul> <p>Young people themes:</p> <ul style="list-style-type: none"> <li>Business/ economic.</li> <li>Sport/ recreation.</li> <li>Community connection/ activities.</li> </ul>	<ul style="list-style-type: none"> <li>Increase economic opportunities through supporting and increasing local business and increasing the size of the industrial estate</li> <li>Improve health facilities</li> <li>Improve pedestrian safety</li> <li>Improve public transport services in Irymple and access to Mildura</li> <li>Improve infrastructure for tourism, identity and town pride</li> <li>Consider development of a shopping centre</li> <li>Increase recreation and arts facilities</li> <li>Improve community connection through activities</li> <li>Increase pedestrian crossings along 15th Street</li> <li>Provide more routes and bus stops</li> <li>Develop a green belt</li> <li>Flood recovery projects</li> </ul>
12	DRAFT Mildura West	The <i>Mildura West Community Plan</i> aims to be inclusive of the community in its entirety and looks	<ul style="list-style-type: none"> <li>Improve community cohesion</li> </ul>



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	Community Plan (May 2012) Mildura West Community Action Group	to provide for the areas future wellbeing. Through a consultation process which ended in February 2012, the following six key objectives were identified: <ul style="list-style-type: none"> <li>• Committee and Governance.</li> <li>• Connectiveness.</li> <li>• Safety and Access.</li> <li>• Sports, Recreation and Leisure.</li> <li>• Arts and Culture.</li> <li>• Environment.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain and improve safety and accessibility of the public realm</li> <li>• Improve transport connections and availability</li> <li>• Increase opportunities for sport, recreation and leisure</li> <li>• Support music, cultural and art initiatives</li> <li>• Enhance environmental sustainability</li> </ul>
13	DRAFT Mildura South Community Plan (2012) Supported by Mildura Rural City Council, State Government of Victoria	The following themes emerged from consultation with the Mildura South Community: <ul style="list-style-type: none"> <li>• Safety &amp; Transport.</li> <li>• Town/Street Pride &amp; Planning.</li> <li>• Sport &amp; Recreation.</li> <li>• Environment &amp; Public Facilities.</li> <li>• Education &amp; Youth.</li> <li>• Wellbeing/Connectedness/Health.</li> </ul>	<ul style="list-style-type: none"> <li>• Improve safety including pedestrian environments and bike tracks</li> <li>• Improve public transport provision and access</li> <li>• Improve civic pride through town development and beautification</li> <li>• Increase opportunities and facilities for sport, recreation and healthy lifestyles</li> <li>• Maintain and develop public areas, such as community gardens</li> <li>• Improve education and social facilities for children and young people</li> <li>• Improve community wellbeing and connectedness</li> </ul>
14	DRAFT Nichols Point Community Plan (2012) Supported by Mildura Rural City Council, State Government of Victoria	The following six themes are currently identified in the Nichols Point Community Plan <ul style="list-style-type: none"> <li>• Safety and transport.</li> <li>• Recreation and leisure.</li> <li>• Robust Community Connectedness.</li> <li>• Town/ Street Pride.</li> <li>• Nature.</li> <li>• Promote Nichols Point.</li> </ul>	<ul style="list-style-type: none"> <li>• Improve safety and transport, including walking, horse riding, and cycling</li> <li>• Improve public bus transport</li> <li>• Improve civic pride through town beautification and maintenance</li> <li>• Increase participation and access to sporting and recreation, including through development of new public spaces</li> <li>• Preserve and maintain the natural environment, through responsible community use</li> <li>• Celebrate and promote the local history of Nichols Point</li> <li>• Support local businesses and local economy</li> <li>• Enhance community involvement and connectedness</li> </ul>
<b>Economic Development</b>			
15	Industrial Land Strategy Update (2006) Mildura Rural	This industrial land audit and strategy is a comprehensive assessment of existing industrial areas	<ul style="list-style-type: none"> <li>• Access to suitable employment opportunities will be an important consideration for the MHSS and the</li> </ul>

## mildura housing and settlement strategy: literature review

#	document name	summary of contents	implications for the mildura housing and settlement strategy
	City Council	<p>and provides advice on the location of potential future industrial areas.</p> <p>The study found that 70ha of land should be rezoned for IN3Z (services to industry) activities in order to meet demand to 2020 in the Mildura urban area. The study recommended that the rezoned areas be close to, or contiguous with, existing industrial areas.</p> <p>Overall the study recommended that a comprehensive planning scheme amendment be undertaken in order to implement a co-ordinated suite of industrial, business and special use zoning supported by accompanying statutory controls, including modifications to the Municipal Strategic Statements and new overlay controls, to provide for the industrial development needs of the region over a 20 year planning horizon.</p>	<p>distribution of housing across the Rural City of Mildura.</p> <ul style="list-style-type: none"> <li>The MHSS should consider the location of major employment and industrial lands so that long-term planning decisions about housing, and the housing mix, take into account the nature and quantity of local employment opportunities available to residents.</li> </ul>
16	Mildura Retail Strategy (2010) Essential Economics	<p>The <i>Mildura Retail Strategy</i> 2010 assessed demand and supply trends for retailing in the urban Mildura area, and provided advice to guide the future location of retail development from 2010 to 2025. The Strategy provided advice on future retail land requirements in Mildura, Merbein, Irymple and Red Cliffs.</p> <p>The strategy estimated a retail floorspace provision of 151,200m<sup>2</sup> across the four precincts as at February 2010, and found that this level of provision is <i>"substantial in relation to the urban population and reflects the regional role Mildura performs along with its role in serving a visitor population."</i></p> <p>The strategy identified a lack of private and public investment in the CBD, a lack of central development sites and a lack of neighbourhood shopping facilities. However, it also identified opportunities in relation to tourism development around the riverfront, the refurbishment of buildings and increasing the presence of national brand retailers and specialty fresh-food retailers.</p>	<ul style="list-style-type: none"> <li>Over the next 15 years, the potential exists for new retail development of up to 67,000m<sup>2</sup> in Mildura, Merbein, Irymple and Red Cliffs; including a new town centre in Irymple and new neighbourhood facilities in the Mildura South growth area.</li> <li>The MHSS should have regard for the existing and optimum future locations of retail activity and capacity, as this will help to inform the most efficient and cost-effective locations for future housing projects in terms of access.</li> <li>In turn, the preferred location of housing projects will 'feedback' to inform sensible retail planning decisions, so that all residents in the Rural City of Mildura can have access to an appropriate hierarchy of services.</li> </ul>
<b>Environment and Sustainability</b>			
17	Environmental Sustainability Strategy 2010 – 2015 (2010) AECOM	This report sets strategic direction on Council environmental policies and identifies a set of targets and strategies for implementation.	<ul style="list-style-type: none"> <li>Consider Sustainability goals when designing the development.</li> <li>Use the checklists developed by Aurecon for easy approach</li> <li>Promote sustainable transport</li> <li>Use smart lighting, solar, etc</li> <li>Water savings, water quality</li> </ul>
18	Mildura Rural City Council: Planning for Reduced Water Availability (2011) PSI Delta	This report documents the climate and water availability risk assessment for Mildura, including an estimate of the Murray Darling Basin Plan effects and developed and adaptation process.	<ul style="list-style-type: none"> <li>Need for social infrastructure likely to be increased</li> <li>Prioritising infrastructure to accommodate expected changes in climate</li> <li>Using water efficient systems in designs</li> <li>Urban drainage will be challenged by increased frequency and severity of major storm events and floods</li> </ul>

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			<ul style="list-style-type: none"> <li>• Drainage design standards need to change to adapt to expected changes in climate</li> <li>• Increased deterioration of roads due to flood events</li> <li>• Rural unsealed roads maintenance will be very expensive</li> <li>• Lower rates of population growth</li> </ul>
19	Sustainable Gardening in the Mildura Region (2011) Mildura Rural City Council	<p>Sustainable gardening is about maximising benefits to our natural environment and reducing some negative environmental impacts gardening can have. This may involve:</p> <ul style="list-style-type: none"> <li>• Planting local plants.</li> <li>• Conserving water.</li> <li>• Reducing use of chemicals.</li> <li>• Composting waste.</li> <li>• Purchasing renewable materials.</li> </ul>	<ul style="list-style-type: none"> <li>• No specific implications</li> </ul>
20	Final Greenhouse Action Plan 2007 – 2012 (2007) Maunsell Australia	This document identifies Council targets to reduce greenhouse emissions and that the main greenhouse emissions are due to MRCC buildings (electricity), fleet and street lights.	<ul style="list-style-type: none"> <li>• Consider greenhouse emissions goals when designing the development.</li> <li>• Use the checklists developed by Aurecon for easy approach</li> <li>• Use smart lighting, solar, etc</li> </ul>
21	Mildura Drought Response Strategy & Action Plan (2009) AEC Group	The Mildura Drought Response Strategy & Action Plan identifies the socio-economic impacts of the drought and strategies to mitigate impacts.	<ul style="list-style-type: none"> <li>• Less farming areas more land for residential use</li> <li>• Water savings and efficiency in design</li> </ul>
22	State Water Report 2005-2006: A Statement of Victorian Water Resources (2007) The State of Victoria Department of Sustainability and Environment	This documents a summary of Victoria's water allocation and use.	<ul style="list-style-type: none"> <li>• Increase in recycling water</li> <li>• Use of water in irrigation is 76.2%</li> </ul>
<b>Housing</b>			
23	Housing Costs Through the Roof: Australia's Housing Stress (2011) Australian's for Affordable Housing	<p>Across Australia more than one in ten households are in housing stress, defined as those who, after paying for housing costs, are at risk of financial hardship and poverty. The highest rates of housing stress are felt by renters and first home buyers with 26 per cent of renters and 15 per cent for first home buyers in housing stress in Australia.</p> <p>In Victoria, over 180,000 households are in housing stress. The total number of renters in housing stress is 116, 222 (25%). The total number of mortgages in housing stress is 86, 145 (11%).</p>	<ul style="list-style-type: none"> <li>• Many households are in housing stress</li> <li>• The highest rates of housing stress are felt by renters and first home buyers</li> <li>• The cost of housing is a critically important to communities everywhere, and especially to regional communities. The MHSS should ensure that, over the long-term, residential planning policies taken by the Rural City of Mildura provide for a sufficient quantity and diversity of housing types so as to place downward pressure on house prices. This would help to ensure that a wide range of good quality, affordable dwellings</li> </ul>



## mildura housing and settlement strategy: literature review

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		<p>These figures are derived from the Australian Bureau of Statistic's Household Income and Income Distribution, Australia, 2009-10, and calculate rates of housing stress defined as households on the lowest 40 per cent of equivalised household incomes who spend more than 30 per cent of their income on housing costs, and therefore face difficulties meeting the other basic costs of living.</p> <p>This pamphlet by the campaign group Australians for Affordable Housing highlights the societal impacts of the high costs of housing in Australia, most notably rent-stress, and also mortgage-stress for first-time buyers.</p> <p>According to the report, 24% of renters and 20% of first-home buyers in Victoria are in housing stress.</p>	are available to RCM residents
24	Annual Report 2010. Mallee Accommodation and Support Program	<p>Mallee Accommodation and Support Program (MASP) is a community based organisation with a history of over 25 years service provision to youth, adults and families. The overall aim of MASP is to deliver a coordinated range of services which facilitate the most appropriate, timely and cost effective support to people in need.</p> <p>Current MASP Services include Housing Services, Family Services, Out of Home Care &amp; Placement Support, and Disability Services. MASP owns and runs several properties in the region to support their service delivery. In 2010, MASP had a total of 81 staff, both ongoing and casual, and total revenue of \$4,351,960.</p>	<ul style="list-style-type: none"> <li>Current MASP Services include Housing Services, Family Services, Out of Home Care &amp; Placement Support, and Disability Services. MASP owns and runs several properties in the region to support their service delivery.</li> </ul>
25	State of Victoria (2010). Affordable, accessible and sustainable homes: The Victorian integrated housing strategy. Victorian Government, Melbourne.	<p>Planning for housing influences the size, nature and diversity of our communities. As our population grows and changes, more diverse housing and tenure arrangements will be needed to reflect the circumstances, lifestyles and choices of Victorians. Our housing sector will also need to respond to changing economic conditions, social inequality, changes in the make-up of households and climate change. In other words, we have to rethink the type, size and location of the homes we need for the future.</p> <p><u>Population Changes</u></p> <p>By 2030, Victoria is likely to be home to 7 million people, with 5.2 million living in Melbourne. To match this growth, we will need to provide around 200,000 dwellings in regional Victoria over the next 20 years.</p> <p>Meanwhile, an ageing population and more people of all ages choosing to live alone means that the number of people in the average Victorian household has been declining, with this trend projected to continue albeit at a slower rate.</p> <p>While this suggests that smaller homes could meet the housing needs of many Victorians, our homes are getting larger. The average floor area of new free-standing homes in Australia has increased by 13 per cent over the past decade. In 2009, Victorian homes averaged 249.5m<sup>2</sup>, slightly more than the average for Australia of 245.3m<sup>2</sup>.</p> <p>There have also been changes in the profile of the private renter. Where renting was once a step between a person's childhood home and independent home ownership, it is now a longer term or permanent housing choice for many Victorians due to a combination of lifestyle preferences,</p>	<ul style="list-style-type: none"> <li>The Government recognises that a good housing market is one that meets demand, is affordable and competitive, delivers safe, accessible and environmentally sustainable housing, and provides enough diversity to meet community needs. The strategy outlines a series of priorities across five strategic directions: home buyers, tenants in the private market, social housing, homeless Victorians and better homes.</li> <li>Around 200,000 new homes will need to be provided in regional Victoria in the next 20 years to match population growth.</li> <li>An ageing population and more people of all ages choosing to live alone means that the number of people in the average Victorian household has been declining</li> <li>Rising house prices, a more mobile labour force and a higher number of single person households are driving strong demand for rental housing in Victoria. But the supply of rental properties is not keeping up with demand and vacancy rates in Melbourne and regional Victoria remain very low. With more than 20 per cent of Victorians renting their homes, we need to ensure that the rental housing remains accessible, affordable and of good quality</li> <li>While there is some expectation of more modest growth in house prices in 2010, it is clear that unless underlying housing supply issues are addressed, affordability will continue to be an issue for many Victorians</li> <li>The tight rental market is increasing pressure on the availability of social housing in Victoria.</li> <li>Our ageing population and decreasing household size demand flexible and adaptable designs that can</li> </ul>

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		<p>financial circumstances and employment opportunities.</p> <p><u>The Victorian Integrated Housing Strategy</u></p> <p>The Victorian Integrated Housing Strategy identifies future strategic directions and emerging priorities that will be critical to creating a good housing market in Victoria. The strategy adopts a collaborative approach to developing and delivering policies and actions across the Victorian Government which will be delivered in partnership with not-for-profit housing providers, the private sector and the broader Victorian community. The strategy outlines a series of priorities across five strategic directions: home buyers, tenants in the private market, social housing, homeless Victorians and better homes. These priorities will guide the Victorian Government in making decisions about future programs and investment in housing.</p> <p><u>Direction 1: Home Buyers</u></p> <p>As Victoria's population grows and changes, we will need to increase the supply of housing, giving Victorians the opportunity to live in homes that meet their needs and that have good access to jobs, shops, transport, schools and other services. At the same time, we need to contain urban sprawl, reduce the impact of our homes and residential developments on the environment, and create strong, vibrant communities.</p> <p>Victoria's fast-growing population and the trend towards smaller households mean that we will need more housing than previously anticipated. Some areas – such as Melbourne's outer suburbs and our large regional centres – will experience more growth than others over the next 20 years and will need to supply housing to match this growth.</p> <p>Melbourne will need at least 30,000 more homes each year just to keep up with demand, with another 10,000 homes needed in regional Victoria.</p> <p><u>Direction 2: Tenants in the private market</u></p> <p>Rising house prices, a more mobile labour force and a higher number of single person households are driving strong demand for rental housing in Victoria. But the supply of rental properties is not keeping up with demand and vacancy rates in Melbourne and regional Victoria remain very low. This means that Victorians with low incomes, a lack of social connections or particular social, health or personal needs are finding it increasingly difficult to access and maintain private rental housing. With more than 20 per cent of Victorians renting their homes, we need to ensure that the rental housing remains accessible, affordable and of good quality</p> <p><u>Direction 3: Social Housing</u></p> <p>Social housing is in high demand in Victoria. The tight rental market is increasing pressure on the availability of social housing in Victoria. For some people, social housing will be needed only on a temporary basis as they recover from a crisis or an emergency. Others face circumstances and stresses that mean they will need stable, long-term accommodation.</p> <p><u>Direction 4: Homeless Victorians</u></p> <p>Around 20,500 people are homeless or in crisis accommodation on any one night in Victoria. The</p>	<p>accommodate people with limited mobility and people living alone.</p> <ul style="list-style-type: none"> <li>• With our homes contributing significant carbon emissions and accounting for more than half the water consumed in Melbourne, we also need to design houses for more efficient energy and water use.</li> <li>• Around 20,500 people are homeless or in crisis accommodation on any one night in Victoria. The majority of homeless Victorians are staying in crisis accommodation units or in marginal accommodation such as caravan parks and boarding houses or "couch surfing" with friends.</li> <li>• Good design creates more affordable, efficient and sustainable housing. Victorian homes should be socially, economically, environmentally and physically sustainable.</li> <li>• The broad-ranging Victorian Integrated Housing Strategy will have several important implications for the MHSS across all the strategic areas. The measures contained in the 'tenants in the private market' and 'social housing' streams are most likely to have the greatest implications for the MHSS, given the relatively higher proportion of rented properties in Mildura than in Regional Victoria.</li> <li>• Measures in relation to tenants in the private market include the need to achieve fairer rents, better regulation of student accommodation, promoting better quality in rental housing, increasing the supply of rooming houses, and reformed regulation of supported residential services.</li> <li>• In relation to social housing, the government undertakes to build better social housing, build the capacity of housing associations, strengthen social housing governance, encourage employment and opportunities for tenants, expand housing choice for older tenants, and support new independent living opportunities. The MHSS should be strategically consistent with these.</li> </ul>

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		<p>majority of homeless Victorians are staying in crisis accommodation units or in marginal accommodation such as caravan parks and boarding houses or "couch surfing" with friends. Young women, older men, Indigenous people and people with mental illness or drug and alcohol problems are at the most risk of becoming homeless.</p> <p><u>Direction 5: Better Homes</u></p> <p>Our ageing population and decreasing household size demand flexible and adaptable designs that can accommodate people with limited mobility and people living alone. With our homes contributing significant carbon emissions and accounting for more than half the water consumed in Melbourne, we also need to design houses for more efficient energy and water use.</p> <p>Good design creates more affordable, efficient and sustainable housing. Victorian homes should be socially, economically, environmentally and physically sustainable.</p> <p>The Victorian Integrated Housing Strategy outlines policies in relation to five strategic areas: home buyers; tenants in the private market; social housing; homeless Victorians; and better homes.</p> <p>The Strategy identifies measures to increase the supply of housing in existing urban areas by freeing up surplus government land; speeding up larger scale housing developments; encouraging more housing on under-used urban land; making sure that high growth areas plan for future aged care facilities; increasing the supply and quality of social housing; and a range of other policies and programs to bring about better housing outcomes across the state.</p>	
<b>Infrastructure and Drainage</b>			
26	Lower Murray Water Annual Report 2010/11 (2011) State of Victoria, Lower Murray Urban and Rural Water Corporation	This report outlines LMW's structure and objectives and provides an overview of the finances.	<ul style="list-style-type: none"> <li>N / A</li> </ul>
27	Mildura Stormwater Quality Improvement Plan 2009 – 2014 (2009) BMT WBM	The <i>Mildura Stormwater Quality Improvement Plan</i> outlines a framework for integrating stormwater quality management in projects. It documents stormwater management strategies and the way forward for implementation.	<ul style="list-style-type: none"> <li>Implement WSUD</li> <li>Refer to Table 5-2 (Section 5.1.2 page 5-6) for identified implementation plans</li> <li>Incorporate best practice stormwater management</li> </ul>
28	Mildura Rural City Council- Water Sensitive Urban Design Guidelines (2005) Parsons Brinckerhoff	These guidelines provide WSUD best management practice design specifications at subdivision and allotment scales applicable for Mildura.	<ul style="list-style-type: none"> <li>Implement WSUD</li> <li>Check type of soil and effects when implementing WSUD</li> </ul>
29	Implications of Population Growth on Infrastructure and	This document provides an assessment of future infrastructure and resource requirements and	<ul style="list-style-type: none"> <li>Increase water supply and sewer networks</li> </ul>



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	Resources in Regional Cities (2009). Essential Economics	<p>associated costs for Victoria's 10 largest regional centres over the period 2006 to 2036.</p> <p>This report identified and quantified the cost of new infrastructure investment that would be needed in Victoria's 10 largest regional cities (including Mildura) based on three population growth scenarios.</p> <p>It found that, under any of the population scenarios, significant additional infrastructure and resources would be required in the Regional Cities to support population expansion, business growth, employment and liveability.</p>	<ul style="list-style-type: none"> <li>• Increase power and gas supply</li> <li>• Increase broadband coverage</li> <li>• Increase release of residential land</li> <li>• Less road congestion providing relatively efficient car-based and public transport outcomes.</li> <li>• Increase in private car ownership</li> <li>• The number and frequency of bus routes will need to be increased</li> <li>• Rail and coach service to regional area will need to be increased</li> <li>• The report demonstrated that many positive social and economic development outcomes would flow from higher population levels in the Regional Cities, and that the redistribution of population growth to regional centres would produce more efficient settlement outcomes for Victoria, and especially for metropolitan Melbourne.</li> <li>• The MHSS should consider whether the diversity and supply of the housing stock in Mildura is encouraging a higher share of population growth in regional cities, and also whether the necessary capital investment in physical and social infrastructure is occurring in order to improve liveability and for existing and new residents, including retaining young people.</li> </ul>
30	Site Salinity Management Guidelines (2009) Sinclair Knight Merz	This document seeks to identify, understand and manage potential risks associated with salinisation in the area of proposed urban expansion in Mildura.	<ul style="list-style-type: none"> <li>• No urban development should be permitted in areas with very high salinity risk</li> <li>• Salinisation may develop where groundwater 2.0 m bgl and perched groundwater depth of clay is less than 4m bgl</li> <li>• Maps identifying areas with salinity risk</li> <li>• Moderate risk: all land uses but some actions need to be implemented (hydrogeological investigation, decommissioning tile drains, design and installation of subsurface drainage)</li> <li>• High risk: Use for sport fields or water features</li> </ul>
<b>Land Supply</b>			
31	Mildura Rural City Council Rachael Attwood (2011) Estimated Capacity of Existing Residential 1 Land in Irymple [LETTER]	<p>The aim of this letter was to provide estimate of the population-carrying capacity of existing Residential 1 zoned land (R1Z) in Irymple.</p> <p>Assumptions were applied regarding dwelling density per ha (9-10 dwgs) and average household size (2.25 persons/dwg), and actual existing 65ha of vacant R1Z land based on Google maps 2010.</p> <p>The result was an estimated capacity for 585 to 650 dwellings, supporting 1,360 to 1,460 persons. A rounded total of 1,400 additional persons can be supported on existing vacant land in Irymple as at 2010.</p>	<ul style="list-style-type: none"> <li>• The MHSS should update the estimate of vacant land in Irymple from more recent sources, and assess if the vacant land at identified on 2010 aerial photograph has been developed with dwellings, and to what extent (in terms of number of new dwellings and estimated population supported in those dwellings).</li> <li>• The MHSS should prepare new estimates for population-carrying capacity in Irymple, using latest available information.</li> </ul>

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32	Review of the Mildura & Irymple Residential Land Strategies (2003) Maunsell Australia	<p>This study reviewed existing residential strategies for Mildura and Irymple, and sought to determine if and what modifications were required to provide for residential needs of the townships to 2030.</p> <p>Population forecasts to 2030 for the municipality involved a 'conservative' figure (65,800 persons) and an 'ambitious' figure (86,000 persons). The 'ambitious' figure has been used in subsequent assessments, and this involves construction of up to 496 dwellings pa to 2030 (equivalent to a total of 13,390 new dwellings to 2030), with 85% to be located within the urban Mildura and Irymple study area. At the time, an additional 395ha of residential land had to be identified to meet forecast demand by 2030.</p> <p>Further development of Residential 1 zoned (R1Z) land was at the time severely constrained by the deficiency of reticulated infrastructure for drainage in particular. Mildura's population growth would be significantly restricted unless additional R1Z land can be provided which can tap into the existing storm water infrastructure at the developers' expense.</p> <p>Recommendations included infill development within township boundaries; rezoning 108ha south of 16<sup>th</sup> Street and 16ha north of 15<sup>th</sup> Street which can access existing/planned infrastructure; two new residential fronts to be opened up where infrastructure is available/planned; all rezonings to be conditional on developers agreeing to pay costs associated with infrastructure connections/maintenance; new DCP to be prepared to recover costs associated with infrastructure, social services and facilities; identify need for community facilities in the proposed growth areas; undertake further salinity investigations where potential R1Z land may be affected; and Council to maintain an integrated subdivision and building register in order to monitor residential land take-up.</p>	<ul style="list-style-type: none"> <li>• Mildura City, Mildura South and Irymple represent the dominant residential growth nodes</li> <li>• Existing undeveloped R1Z is sufficient to provide up to 2030 if lot sizes are 0-100 m<sup>2</sup></li> <li>• Additional 25% of open space, roads and services</li> <li>• Growth is restricted by the limited drainage infrastructure</li> <li>• See good maps with proposed development areas</li> <li>• Additional 108ha to be rezoned Residential 1 beyond 16<sup>th</sup> Street and between Walnut and Riverside Avenues, as it will be serviced by the 16<sup>th</sup> Street drain</li> <li>• Rezone 16ha of land in the vicinity of Sterling Drive to Residential 1 as the Ranfurly drain can service it.</li> <li>• Unlock 68ha between San Mateo Avenue and Etiwanda Avenue</li> <li>• 68ha at Irymple (North West and north east of the existing urban area) through the development of drainage infrastructure</li> <li>• The implications for the MHSS would include the need to monitor the forecasts for population and dwelling growth and supply and demand of R1Z land prepared in 2003 against actual development that has occurred in the subsequent period 2003 to 2012; update the statistics for population and dwelling growth, and estimates of residential land requirements with latest available data; and identify if infrastructure constraints which prevailed in 2003, principally involving storm water drainage, have been removed with subsequent infrastructure works program and, if so, to what extent.</li> <li>• The MHSS may also confirm if the recommended rezonings have occurred, and their present status; investigate if a new DCP was prepared and the extent to which it has been effective in capturing infrastructure costs on behalf of Council; investigate if a community facilities plan was prepared, and what may now be required to meet conditions now and to 2030; and investigate if a salinity plan was prepared, as per recommendation, and whether this is still relevant in guiding residential land development now and over the forecast period.</li> </ul>
<b>Open Space and Recreation</b>			
36	Mildura Rural City Council: Indoor Sport Stadium Strategy (2009) SGL Group	<p>Identifies that Mildura has witnessed a significant growth in the majority of sports and is anticipating increases in other sports in line with general sport participation trends as the area population increases and older people become more active. Of particular relevance to this study are the significant increase in participant numbers in basketball, gymnastics and volleyball and strong participation in junior squash programs in Mildura. The indoor sporting community has expressed frustration for some time about the lack of appropriate indoor court space; the need to address opportunities relating to sport development and Mildura as a location for regional and interstate events.</p> <p>Currently Rural City of Mildura has eight indoor sporting venues which contain between them a</p>	<ul style="list-style-type: none"> <li>• Need to address opportunities relating to sport development and Mildura as a location for regional and interstate events.</li> <li>• Have regard to where new sporting infrastructure is identified as being necessary.</li> </ul>

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		<p>total of thirteen courts. Six of these venues are located on school grounds (DE&amp;T and private), one is on Council owned land (Irymple) and one is owned/ managed by a sporting organisation. The project identified that there is significant 'peak time' court space available in Mildura. However, much of this space is at single court or undersized venues and therefore unlikely to be filled.</p> <p>All clubs and associations indicate that the region is missing opportunities to host major events because of a lack of appropriate facilities. Council's Tourism and Economic Development Strategies recognise the benefits of major events to Mildura and the need to optimise opportunities to host these. It has been well documented from a range of studies over many years that there is a need for additional indoor spaces in Mildura to accommodate the existing requirements for the indoor sports but also to cater for the expected increase in demand.</p> <p><u>Indoor sport stadium strategy</u></p> <p>The key aim of the project is to prepare a 10 to15 year development and management plan for indoor sport facilities that, together with other integrated development of facilities, will provide for the long-term indoor sport needs of the Mildura and surrounding area community. This project involves a detailed assessment of the local indoor sporting needs and associated capital and operational funding requirements for a new indoor sports facility to service Mildura and surrounds.</p> <p>1. Indoor Sport Stadium Strategy</p> <p>Demand assessment indicates the need for more indoor sport courts in Mildura and surrounding areas. The demand identified is high due to the lack of available indoor sport courts or the current courts provided being fully booked so some sports have had to restrict their usage and membership growth. The future indoor sport strategy will be best based on a mix of existing facility upgrades and two new indoor sport venues that would see a three prong approach based on:</p> <ol style="list-style-type: none"> <li>improving current facilities</li> <li>new school facility stadium</li> <li>new 5 court indoor sport complex</li> </ol> <p>2. New Outdoor Sport Facilities</p> <p>The new indoor stadium provides a great opportunity to have a dual role as also being the service and amenity area for new surrounding outdoor sport and parkland facilities. It is therefore recommended that two (2) Australian Rules football ovals, with one oval having capacity for cricket, and shared club rooms and associated amenities be based at the proposed Mildura South Sports Precinct at 16th Street and Deakin Avenue.</p> <p>3. Long Term Master Plan to Meet Future Demand</p> <p>The proposed concept plan and facility scope for the proposed Mildura South Sports Precinct has been designed to provide a 20 year plus master plan of truly integrated indoor and outdoor sport, entertainment, social and training facilities.</p>	



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37	Mildura Rural City Council: Mildura Recreation Reserve Master Plan (2009) SCL Group	<p>The <i>Mildura Recreation Reserve Master Plan</i> provides a 10 to 15 year development plan for the Mildura Recreation Reserve, including identification of implications for other sporting reserves that may emerge as a result of the recommendations made in the study.</p> <p>Mildura Recreation Reserve (MRR) is located within one km from the Mildura CBD and is one of the City's most significant sport and recreation assets. The reserve is 12 hectares in size and consists of 3 ovals, club room facilities, and other reserve facilities. The reserve which is owned by Council approximately is classified as a 'major' facility in Council's Open Space Strategy and is "reserved for public park and recreation purposes".</p> <p>Relevant issues since the last 2004 Masterplan for the site include considerations of Harness racing; Playing fields; Climatic conditions and watering of playing fields; Growth in sport; Amenity Impact and Social/Recreation Use of the Reserve; Sustainable Water Use; and Relocation of Some Football Activities.</p> <p>The recommended Master Plan option provides for the key ingredients required to retain harness racing at the site and significantly increases infield active playing space for football, cricket and other field sports as compared to current layouts and arrangements.</p> <p>The relationship between this site and the proposed Mildura South Sports Precinct should be considered.</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
38	Mildura Sporting Reserves Master Plan Strategy (2004) Gary Henshall & Associates	<p>The <i>Mildura Sporting Reserves Master Plan Strategy</i> outlines the long term planning direction for three sporting reserves: Mansell Reserve, Mildura Recreation Reserve and the Old Aerodrome Sporting Complex. These three sporting reserves make an important contribution to accommodating a broad mix of sporting participation throughout the Mildura Region. Collectively, the Reserves accommodate 42 different user groups, which provide 13 different sporting activities. In addition, the reserves accommodate other forms of community activity, including playgroups, SES training, youth activities and open space for passive recreation. Sport and recreation activities at the Reserves cater for a broad range of age groups, both genders and socio economic cohorts.</p> <p>The capacity of each reserve to adequately cater for a broad range of quality sport and recreation opportunities, both now and in the future, without compromising the playing surfaces is a critical component of the project and underpins the development of master plans for each site.</p> <p><u>Mansell Reserve</u></p> <p>Mansell Reserve accommodates netball and croquet, with 24 grass netball courts.</p> <p><u>Mildura Recreation Reserve</u></p> <p>Mildura Recreation Reserve consists of a high level of built facilities and infrastructure including sports ovals, a racing track and pavilion facilities. The intensity of usage, coupled with the lack of physical area for extended facilities provides definitive evidence as to the Reserve's inability to accommodate any further usage.</p> <p><u>Old Aerodrome Sporting Complex</u></p>	<ul style="list-style-type: none"> <li>A summary of the proposed changes to these sites through the master plan can be found on page 50 of the report.</li> <li>Sport and recreation trends show a move away from traditional and time expensive sports such as football and cricket, being replaced by activities which can occur in a broad range of timeslots, such as tennis, swimming and walking. As there is a lack of continuous, linear passive open spaces throughout residential areas, in particular Mildura South and east of Deakin Avenue and no apparent broad acre park areas to accommodate walking or walking the dog, other than Old Aerodrome Sporting Complex and the riverfront region, this should be addressed as current sporting facilities are at capacity and are unevenly distributed throughout the municipality.</li> </ul>

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		<p>The Old Aerodrome Sporting Complex is a major sport and recreation precinct within Mildura providing the largest area of public open space, with the potential exception of the Mildura Golf Course. 14 sporting clubs are permanently based at the site accommodating tennis, BMX riding, touch football, soccer, softball, baseball, athletics, hockey and cricket, as well as it being utilised for an extensive level of passive recreation activity.</p> <p>A summary of the proposed changes to these sites through the master plan can be found on page 50 of the report.</p> <p>Additionally sport and recreation trends show a move away from traditional and time extensive sports such as football and cricket, being replaced by activities which can occur in a broad range of timeslots, such as tennis, swimming and walking. As there is a lack of continuous, linear passive open spaces throughout residential areas, in particular Mildura South and east of Deakin Avenue and no apparent broad acre park areas to accommodate walking or walking the dog, other than Old Aerodrome Sporting Complex and the riverfront region, this should be addressed as current sporting facilities are at capacity and are unevenly distributed throughout the municipality.</p>	
39	Mildura Rural City Council: Public Open Space Strategy (2003) SGL Consulting	<p>The <i>Public Open Space Strategy</i> aims to identify a strategic direction for Council, in partnership with the local and broader community, for an integrated approach to Public Open Space provision for the next 5 years and beyond. Relevant issues impacting public space include:</p> <ul style="list-style-type: none"> <li>• Population growth in the MRCC region increasing the need for open space</li> <li>• An increasing aging population, with a need for passive recreation</li> <li>• Places of environmental significance, including waterways, and linkages with public space</li> <li>• Pattern of residential development and the need for open space in growth areas</li> <li>• The need for flexible open space with safe access, to suit current trends of use</li> </ul> <p>Existing open space supply in the MRCC Region includes:</p> <ul style="list-style-type: none"> <li>• Regional open space (Mildura Riverfront, Apex Park, Ranfurly Bend Reserve) as well as space managed by the State Government</li> <li>• Sporting reserves (Mildura Recreation Reserve, Old Aerodrome Sporting Complex; Mansell Reserve)</li> <li>• Linear Trails (existing within Mildura and extending to Merbein and Irymple)</li> <li>• Local parks</li> </ul> <p>Strategic Direction for Open Space can be found on page 11-12.</p> <p>Recommendations for the following areas can be found from page 16:</p> <ul style="list-style-type: none"> <li>• Management and development principles (Regional open space; Sporting reserves; Local</li> </ul>	<p>Relevant issues impacting public space include:</p> <ul style="list-style-type: none"> <li>• Population growth in the MRCC region increasing the need for open space</li> <li>• An increasing aging population, with a need for passive recreation</li> <li>• Places of environmental significance, including waterways, and linkages with public space</li> <li>• Pattern of residential development and the need for open space in growth areas</li> <li>• The need for flexible open space with safe access, to suit current trends of use</li> </ul> <p>Strategic Direction for Open Space can be found on page 11-12.</p>

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		<p>parks; General development principles)</p> <ul style="list-style-type: none"> <li>• Playgrounds</li> <li>• Open space in new residential subdivisions</li> <li>• Implementation</li> </ul>	
40	Mildura Rural City Council: Recreation Strategy 2008-2018- Background Papers (Volume 2) Sykes Humphries Consulting	<p>The Recreation Strategy - Background Papers provide information for the Recreation Strategy- Action Plan (below) in the following areas:</p> <ul style="list-style-type: none"> <li>• Detailed Action Plan.</li> <li>• Current Situation Analysis.</li> <li>• Demographic Analysis.</li> <li>• Consultation Summary.</li> <li>• Literature Review.</li> <li>• Trends and Benefits.</li> <li>• Facility Listing.</li> <li>• School Facilities.</li> <li>• Project Methodology.</li> <li>• Previous Recreation Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Areas of relevance have been summarised below as part of the Recreation Strategy - Action Plan</li> </ul>
41	Mildura Rural City Council: Recreation Strategy 2008-2018 - Action Plan (Volume 1) Sykes Humphries Consulting	<p>The purpose of the <i>Recreation Strategy - Action Plan</i> is to develop a strategic direction for recreation provision in Mildura for the next 10 years.</p> <p>Mildura has a rich history of community involvement in recreation and this is particularly reflected in the keen participation levels in sport. Sport is a significant part of Mildura's community life and provides opportunities for individuals and communities to come together to celebrate, socialise and for mutual support and encouragement.</p> <p>This strategy recognises the need to adopt a broad definition for recreation if Mildura is to offer the diversity of recreation choice that is expected of a major regional city and if it is to capitalise on recreation opportunities associated with tourism and special events.</p> <p>Six of the 12 most popular recreation activities for Mildura residents are activities that do not involve competition or club membership and include casual walking, golf, swimming, fishing, gym/fitness activities and bike riding.</p> <p>Growth in demand is likely to continue across all sport and recreation activities given the expected growth in population. Other considerations include the increasing aging population, gender equity in provision of facilities, and the need to compete with other rural areas.</p>	<ul style="list-style-type: none"> <li>• Mildura has a rich history of community involvement in recreation and this is particularly reflected in the keen participation levels in sport. Sport is a significant part of Mildura's community life and provides opportunities for individuals and communities to come together</li> <li>• Six of the 12 most popular recreation activities for Mildura residents are activities that do not involve competition or club membership and include casual walking, golf, swimming, fishing, gym/fitness activities and bike riding</li> <li>• Benefits of recreation are social, economic and environmental</li> <li>• Growth in demand is likely to continue across all sport and recreation activities given the expected growth in population. Other considerations include the increasing aging population, gender equity in provision of facilities, and the need to compete with other rural areas for tourism opportunities</li> </ul>

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		<p>Benefits of recreation include social, economic and environmental benefits (p8)</p> <p>Socio-economic trends in Mildura relevant to recreation (p9)</p> <p>Priorities for recreation for the next 10 years (p10)</p> <p>Summarised Action Plan (p13)</p>	
<b>Regional Plans</b>			
42	Loddon Mallee Regional Strategic Plan: Northern Region (2010)	<p>The <i>Loddon Mallee Regional Strategic Plan</i> identifies the most important issues for the region and presents a framework to maximise opportunities and manage future growth and change in a way that strengthens the economy, helps people to thrive and protects the rich natural and cultural heritage of the area. The Plan provides the three tiers of government together with the community and private sector with a guiding framework for governance and implementation of strategies and actions that will strengthen the region.</p> <p>Strategic directions include:</p> <ol style="list-style-type: none"> <li>1. Balance our irrigation, amenity and environmental water needs</li> <li>2. Strengthen our settlements and communities, especially our small towns</li> <li>3. Strengthen and diversify our economy</li> <li>4. Improve our infrastructure</li> <li>5. Improve education and training outcomes</li> <li>6. Protect and enhance our natural environment</li> <li>7. Resolve our cross-border issues</li> </ol> <p><u>The region</u></p> <p>The Northern Loddon Mallee region covers more than 45,000sq kms of northern Victoria and is the heart of the Murray River region. The climate is warmer and drier than elsewhere in Victoria which encourages tourism and river based recreational activities, supports significant agriculture industry and presents Victoria's best opportunity for solar energy development. Mildura, Swan Hill and Echuca are the main regional population centres. They are all growing, and service significant cross-border populations, providing retail, recreation, arts, health, postsecondary education and training and emergency services. They are also major employment centres and thriving Murray River tourist destinations. Each centre has a strong agricultural base and land available for continued development.</p> <p>The Northern Loddon Mallee is a key part of Victoria's foodbowl as a major producer of fruit, wine, nuts, vegetables, dairy products, cereals, meat and wool, with over thirty per cent of Victoria's grains, over forty per cent of its fruit and more than eighty per cent of its wine grape production. Agriculture is the main industry sector, employing over fifty per cent more people than the next largest industry sector (retail). Several other important industry sectors, including manufacturing</p>	<p>Challenges for the region:</p> <ul style="list-style-type: none"> <li>• Our strong economy and communities are highly dependent on agriculture and as a result are exposed to seasonal climatic conditions, climate change and global commodity price cycles.</li> <li>• Changes in water policy, particularly those anticipated in the forthcoming Murray-Darling Basin Plan will result in a shift in water allocation from irrigation to environmental uses and could result in significant reductions in output and employment from agriculture.</li> <li>• Our young people, particularly those from smaller farming communities, are seeking education and employment in other regional and metropolitan centres.</li> <li>• Our region has a disproportionate number of communities and groups within them who experience disadvantage.</li> <li>• Equitable access to high quality health, education, cultural, recreational and other community services is becoming more difficult to achieve, particularly for people in isolated small towns with declining populations.</li> </ul> <p>Strategic directions include:</p> <ol style="list-style-type: none"> <li>1. Balance our irrigation, amenity and environmental water needs</li> <li>2. Strengthen our settlements and communities, especially our small towns</li> <li>3. Strengthen and diversify our economy</li> <li>4. Improve our infrastructure</li> </ol> <ul style="list-style-type: none"> <li>• Priority action: continued investment in highways, local roads, rail infrastructure and transport connection to support economic and social growth.</li> <li>• Objective to develop and implement public and community transport services to connect communities and address personal mobility.</li> <li>• Highways and main road connections are in good condition and meet demand with the exception of some Murray River bridges.</li> <li>• Currently private providers and community buses provide transport between smaller towns and regional centres only run once or twice a week; this creates a high dependence on cars.</li> </ul>



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		<p>(food processing), wholesale and transport are strongly linked to the agricultural sector and are significant sources of employment. Sectors dependent on tourism and population including accommodation, retail, health, education and construction, all contribute significantly to the regional economy and grew rapidly over the decade to 2006. Projections of change in employment to 2026, suggest that improvements in technology and efficiency combined with growth in other sectors will reduce the proportion of people employed in agriculture in the future.</p> <p>The region's age profile is similar to that of the rest of regional Victoria, although the proportion of both young people (24 years and under) and older people (65 years and over) is slightly greater than regional Victoria as a whole. The population is projected to age significantly and at a rate more rapidly than the rest of the state.</p> <p>While the agricultural communities have been enormously resilient in the face of drought and difficult economic conditions, many communities are experiencing significant socio-economic disadvantage. All Local Government Areas (LGAs) in the region rank under Victoria's average socio-economic status on the ABS SEIFA Index of Relative Disadvantage.</p> <p>Community connectedness in the region is strong. The proportion of people reporting feeling part of the community, having reliable social support and volunteering in community activities was significantly greater than the average for regional Victoria.</p> <p>Challenges:</p> <ul style="list-style-type: none"> <li>• Our strong economy and communities are highly dependent on agriculture and as a result are exposed to seasonal climatic conditions, climate change and global commodity price cycles.</li> <li>• Changes in water policy, particularly those anticipated in the forthcoming Murray-Darling Basin Plan will result in a shift in water allocation from irrigation to environmental uses and could result in significant reductions in output and employment from agriculture.</li> <li>• Our young people, particularly those from smaller farming communities, are seeking education and employment in other regional and metropolitan centres.</li> <li>• Our region has a disproportionate number of communities and groups within them who experience disadvantage.</li> <li>• Equitable access to high quality health, education, cultural, recreational and other community services is becoming more difficult to achieve, particularly for people in isolated small towns with declining populations.</li> </ul> <p>Aspirations:</p> <ul style="list-style-type: none"> <li>• Sustainable water efficient farming</li> <li>• Resilient and connected communities</li> <li>• A diverse and robust economy</li> </ul>	<p>5. Improve education and training outcomes</p> <p>6. Protect and enhance our natural environment</p> <p>7. Resolve our cross border issues</p> <ul style="list-style-type: none"> <li>• A key goal of the Northern Loddon Mallee Regional Strategic Plan is to 'Strengthen our settlements and communities, especially our small towns.'</li> <li>• Accordingly, the MHSS must have regard for, and where possible give effect to, the priority actions relating to settlement and communities.</li> <li>• These priority actions are to plan and develop centres and towns to attract residents and employment opportunities; develop and invest in rural settlements to provide sustainable, liveable places for local and nearby rural residents; invest in and advocate for place-based community planning; strengthening community leadership models; improve transport connections; and invest in urban renewal (including community hubs, recreation facilities and streetscape enhancement) to improve the liveability of small towns and their ability to manage change.</li> </ul>

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		<ul style="list-style-type: none"> <li>Enhanced natural and cultural heritage</li> <li>Strategic direction and priority actions for the region</li> <li>Irrigation and farm water supply infrastructure renewal NVIRP</li> <li>Sunraysia Modernisation project</li> <li>Wimmera- Mallee Pipeline</li> <li>The plan is a framework of seven strategies developed and endorsed by all local councils in the area. The strategies are outlined along with the priority actions required and key initiatives to implement the plans.</li> </ul> <p>The Loddon Mallee Regional Strategic Plan is a strategic report prepared by the Regional Development Australia (RDA) committee that identifies priorities for the northern Loddon Mallee region. The priorities are focused on water; transport; infrastructure; diversification of the economy; education and training; healthcare; community resilience; the natural environment; and cross-border issues.</p>	
43	Mildura Region Economic Profile (2009) Mildura Development Corporation	<p>The 2009 <i>Mildura Region Economic Profile</i> contains data on the region's people, economy, industry, infrastructure and unique assets. The Mildura region can be defined as the Local Government Areas (LGA) of Mildura Rural City Council (Victoria) and the Wentworth Shire Council (New South Wales).</p> <p>Whilst renowned for quality horticultural production, the Mildura region's economy has diversified and expanded over many years to include a variety of industries. Value adding industries such as manufacturing (predominantly wine, fruit and vegetable processing) have become well established in the region and benefit from the area's tri-state location and transport infrastructure. Tourism is also a strong sector for our economy with the Mildura region a well known tourism destination.</p> <p>The area is best known for its Mediterranean style climate; its location on the Murray River; its proximity to the world heritage listed Mungo National Park; and being the home of Stefano's restaurant. We also have a large variety of retail outlets, events and festivals, restaurants, hotels and clubs, sporting facilities and events, and a strong arts culture to offer visitors and residents.</p> <p>More recently Mildura has become an area of great interest to the renewable energy sector, with an abundance of sunshine hours, clear days and excellent infrastructure, making it Victoria's premier solar location.</p> <p>The Mildura region economy generates \$2.788 billion in Gross Regional Product (GRP) per annum and is diversified across agriculture/horticulture, advanced manufacturing, logistics and services. In 2007-8 Agriculture, Forestry and Fishing was the largest sector of employment at 14.7% and contributed 17% to GRP.</p> <p>However, new industries are also emerging. The mining sector has almost doubled over the last four years, due to increases in mineral sands and bentonite mining and salt extraction. Additionally, other growing industries include the manufacture of natural tartaric acid, boat building</p>	<ul style="list-style-type: none"> <li>The implications of this study for the MHSS will pertain largely to the analysis of the optimum location for future housing settlements in terms of their proximity to major industrial precincts and employment nodes. For example, having good access to local employment opportunities is a key component of both liveability and sustainability, and so the locational descriptions of Mildura's key industries, transportation infrastructure and available industrial and commercial sites will influence the analysis and recommendations in the MHSS.</li> </ul>

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		<p>and packaging. New industries such as solar power generation are also starting to emerge. Solar Systems is building the largest solar photovoltaic power station in the world (154 megawatt) in the Mildura region worth \$420 million.</p> <p>The population of Mildura Rural City Council has grown significantly from previous census periods dating back to the 1980s, from 38,344 in 1981 to 53,122 in 2008. The Mildura region has seen an increase in population over the last decade of 1.1% per year on average. The city of Mildura has grown by 8.2% between 2001 and 2006. The population of the Mildura region is expected to continue growing into the future, reaching almost 63,000 by 2026. The population density clearly shows that Mildura city is a population hub compared to the surrounding region, which contains much of the agricultural activity. Steady population growth offers increased demand for products and services and helps maintain a growing economy.</p> <p>There are currently 20,948 occupied private dwellings in the Mildura region, which are primarily family households (71%) in separate houses (85%). The clear majority (71%) of households are families and the majority (61%) of these homes include children.</p> <p>The Mildura region is fortunate to have excellent education facilities that contribute significantly to producing a skilled and productive workforce. The Mildura region is home to almost 50 schools, including a specialist school and an English Language Centre. Tertiary education is also available including La Trobe University, Mildura campus, Sunraysia Institute of TAFE; and TAFE NSW Riverina Institute.</p> <p>Research and Development in the region includes SunRISE 21 is an incorporated, community based organisation specialising in mapping and spatial information services; and CSIRO who have conducted research for the horticultural industries from the Merbein site over a long period.</p> <p>There are many organisations and Government departments based in the Mildura region who focus on the environment and sustainability, including The Murray Darling Freshwater Research Centre; National Centre for Sustainability, Mallee Sustainable Farming, DPI, DSE, Parks Victoria, Mallee Catchment Management Authority, and Lower Murray Darling Catchment Management Authority.</p> <p>The Mildura region is a service centre for the surrounding area, offering numerous and varied retail and professional services.</p> <p>Property prices in the Mildura Local Government Area have increased by 7-8% per annum over the past 10 years. The Mildura region offers affordable rental properties.</p> <p>Tourism is a major and vibrant industry in Mildura, generating more than \$210 million expenditure each year and underpinning around 2,100 full time jobs.</p> <p>The Mildura region is strategically located at the junction of Victoria, New South Wales and South Australia. It is connected to the rest of Australia and indeed the world through major road, rail and air infrastructure.</p> <p>Mildura Rural City Council has conducted detailed planning to ensure the future supply of industrial land to continue to meet the demands of growing companies. Audits have been undertaken of</p>	

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		<p>Mildura, Irymple, Merbein, and Red Cliffs Industrial Estates (more information on page 81-5)</p> <p>The 1,602 hectares of residential growth area in the Mildura Region and includes 1,424 hectares in Mildura and Irymple; 121 hectares in Red Cliffs; and 57 hectares in Merbein.</p> <p>As the commercial and retail hub for the region, Mildura has a wide range of property options. There is a total of 130 hectares of land commercially zoned, which can accommodate retail activity</p> <p>The Mildura region has an excellent quality of life that continues to attract residents and businesses alike. Residents enjoy the country lifestyle with metropolitan amenities. Businesses benefit from the high quality of life that makes it easy to attract and retain staff.</p> <p>The Mildura Region Economic Profile, prepared for Mildura Development Corporation by AEC Group, is a comprehensive analysis of the people, economy and industries of the Mildura region, including the NSW Shire of Wentworth. It includes a wide range of facts and figures on the regional economy, population and demographics, employment and income, education, R&amp;D and the environment and sustainability.</p>	
44	Regional Plan 2010- 2015 Murray Regional Development Australia	<p>The <i>Murray Regional Plan</i> outlines objectives, assessment of the long term issues facing the Murray region and identification of opportunities, challenges and key priorities for 2010-2015.</p> <p>Some key considerations for this region are as follows:</p> <ul style="list-style-type: none"> <li>Communities identified job creation and youth retention as high priorities and would like to see an enhanced diversification of regional economies and business incentives.</li> <li>Improved access to specialist health services and attraction of skilled medical professionals was also a priority.</li> <li>There was significant interest in renewable resources and clean energy, with the view to investing in energy innovation and efficiency.</li> <li>The greatest focus was how to plan and build for a secure water future and how the Murray-Darling Basin Plan, will impact on the region.</li> <li>Social inclusion was also highlighted, with a need to engage disadvantaged and marginalized communities with improved linkages to services. The priority groups included young people, the elderly, people with a disability or mental illness, the homeless and Aboriginal and Culturally and Linguistically Diverse (CALD) groups.</li> <li>RDA Murray is taking a leadership role in assisting people who are homeless and helping them break the cycle of homelessness by actioning the Riverina Murray NSW Homelessness Action Plan (HAP), administered on behalf of the NSW Community Services.</li> <li>Key issues and challenges summary (page 5)</li> <li>Key goals and priorities (page 6)</li> </ul>	<p>The Murray Region faces similar issues to the Mildura Region including:</p> <ul style="list-style-type: none"> <li>The need for job creation and youth retention through diversification of regional economies</li> <li>Improved access to health services</li> <li>Interest in renewable resources and clean energy</li> <li>Planning for a secure water future</li> <li>Social inclusion</li> <li>Homelessness</li> <li>Regional cooperation</li> <li>An aging population and need for a mix of housing types to accommodate</li> <li>Different mix of housing sizes and types will be required (including smaller low maintenance dwellings) to accommodate increase of ageing population</li> <li>Amongst other services and facilities, local ageing communities will increase the demand for public transport in the region.</li> <li>Transport is vital for the growth and development of the region and its communities. Provision of appropriate road and rail infrastructure is instrumental in linking businesses, services and communities and driving this growth.</li> <li>Planning for Murray River bridge crossings by state governments is important for regional development and will be supported by RDA Murray. These bridges are integral to the maintenance of a strong local transport network and the sustainability of rural communities in the region.</li> <li>The RDA Murray plans to work with smaller towns in the region to maintain and develop links to larger</li> </ul>



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		<ul style="list-style-type: none"> <li>Linking the region through regional cooperation; cross border linkages, a unified voice and a regional brand are identified as a priority strategy</li> </ul> <p>Housing</p> <p>With the increase of the ageing population, a different mix of housing sizes and types will be required (including smaller low-maintenance dwellings). This trend will be strongest in the Corowa, Berrigan and Murray LGAs. It is predicted that in the Upper Murray region, there will be strong growth requiring an additional 10,100 dwellings. The majority of this growth will occur around Albury, but there is also strong potential for growth in Howlong, Corowa and Mulwala. The Central Murray sub-region will require an additional 3,400 homes with Moama having experienced strong growth in recent years and is expected to be the location for the majority of growth in the Central Murray region. The Lower Murray sub-region is projected to have a small decline in population over the period to 2036. A significant challenge for councils, particularly within commuting distance of larger towns and major regional centres will be to maintain the supply of sufficient land in appropriate locations for rural lifestyle development in a manner that safeguards agricultural land, respects environmental values and encourages the economically efficient use of infrastructure. (Source: NSW Government Planning – Draft Murray Regional Strategy 2009).-</p> <ul style="list-style-type: none"> <li>Identify issues and propose actions to address these issues. Four categories: economical, environmental, social and integration.</li> <li>Through a partnership between federal, state and local governments, the intention of the RDA Murray Regional Plan is to drive and enable key development initiatives and objectives for the region, towards 2015, through a network established by the Commonwealth Government.</li> <li>A number of economic, environmental and social issues and challenges are addressed within the plan. Improved linkages and services have been identified as crucial to the inclusion of disadvantaged and marginalised communities within the area.</li> </ul> <p>The Five Year Regional Plan of the Murray RDA committee (NSW) spells out the committee's objectives for the region and identifies opportunities, challenges and key priorities for the region.</p> <p>Among these priorities, job creation and youth retention were cited by the community as being two of the highest priorities. Also nominated as important regional objectives were greater diversification of regional economies, enhanced business incentives, improved access to specialist health services, attraction of skilled medical professionals, social inclusion and a secure water future.</p> <p>RDA Murray is also taking a leadership role in assisting people who are homeless and helping them break the cycle of homelessness by actioning the Riverina Murray NSW Homelessness Action Plan (HAP), administered on behalf of NSW Community Services.</p>	<p>centres, promoting the attraction and retention of residents in these communities.</p> <ul style="list-style-type: none"> <li>The Regional Plan emphasises through its policies that the Murray region must be 'an attractive place to invest, live and work.' It says that a 'range of housing opportunities &amp; affordable land' is required to enable this.</li> <li>The MHSS must ensure that a sufficient quantity of suitable housing options is provided so that the region can achieve its strategic economic and liveability goals. This will help retain young people in the region and allow them to enhance their skills, provided that commensurate investments are made in training and skills.</li> </ul>

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<b>Rural and agriculture</b>			
45	Green Merbein (2012) SunRISE 21	<p>'Green Merbein' was a feasibility study undertaken to assess the potential for profitable organic and / or biodynamic production in the Merbein Irrigation District, a district of predominantly small to medium scale farming enterprisers</p> <p>The study found that profitable organic production in the Merbein Irrigation District is feasible, and that greater diversification of crops responding to market niches, along with adoption of 'green' initiatives, could underpin establishment of Merbein as a recognised hub of quality, healthy food, with its own brand and marketing.</p>	<ul style="list-style-type: none"> <li>The MHSS should have regard for the report's findings that almost all land within the Merbein Irrigation District falls within the Farming Zone (FZ). Regulatory planning and approvals do not limit organic developments or green initiatives, nor do they protect 'green' precincts from adjacent incompatible activities.</li> </ul>
46	Mildura Planning Taskforce- Final Report (2009)	<p>This document identifies long term strategic future of land used for irrigated horticultural in Mildura region and examines existing and proposed residential and urban uses.</p> <p>The Mildura Planning Taskforce was set up in 2009 in response to amendment C58 to the Mildura Planning Scheme. This amendment was introduced to relieve pressure as a result of new dwellings and land fragmentation caused by small-lot subdivision of sections of the Mildura Older Irrigation Area (MOIA).</p> <p>The findings of this report outline the strategic direction for irrigated horticultural land in the rural City of Mildura, based on the vitality of horticulture to the economic prosperity of the municipality. Local transport is underpinned by horticulture and the vision for the MOIA is for this focus to continue through protection and diversification of the industry.</p>	<ul style="list-style-type: none"> <li>Merbein, Red Cliff and Ouyen have an adequate supply of zoned land to cater for residential growth in the medium to long term. Residential growth should occur in Mildura South and Irymple.</li> <li>Potential development at Merbein, Lake Hawthorn, Linden Close /Cowra Avenue, Flora Avenue, Kings Billabong, Koorlong, Nichols Point and Red Cliffs to provide for 10 years demand of residential development.</li> <li>As a regional hub and interstate junction, improvements to road and rail infrastructure, based on growth and diversification of the local horticulture industry, could affect the location and distribution of housing development within the MOIA.</li> <li>The amendment to the Planning Scheme, to which the Mildura Planning Taskforce relates, will restrict rural residential growth and associated transport and access requirements within the area to protect the horticulture industry.</li> </ul>
47	Mildura Older Irrigation Area Rural Strategy - Final Report (2008) RMCG	<p>Council sought to determine a strategy for the Mildura Older Irrigation Area (MOIA) which comprises the older pumped districts of Mildura, Merbein and Red Cliffs.</p> <p>The key outcomes of the study were to provide a long-term (20 year) preferred land use and development vision for land within the MOIAs, which would be facilitated through an appropriate policy and zoning regime and an implementation program.</p> <p>The Rural Strategy sets out a long term vision for the future of the MOIA that seeks to protect the land for horticulture; accommodates growth in planned estates around existing towns and hamlets; acknowledges the existing rural residential development; and contributes to the ongoing economic prosperity and quality lifestyle of Mildura.</p> <p>In terms of residential development the strategy notes that dwelling development in the MOIA has occurred on an ad hoc basis and this has compromised the future of the MOIA as a horticultural region.</p> <p>The strategy notes that the 10ha minimum subdivision size is fuelling speculative land purchases and driving prices of agricultural land above its productive value.</p>	<ul style="list-style-type: none"> <li>Rezone in the short term approximately 82 ha of land to the Low Density Residential Zone</li> <li>Fulfil development potential in Merbein, Lake Hawthorn, Linden Close / Cowra Avenue, Flora Avenue, Kings Billabong, Koorlong and Red Cliffs.</li> <li>Additional 29.2 ha at Lake Hawthorn to be rezoned (Mildura Feedlots) and 63.1 ha at Nichols Point to provide for the next 10 years of residential development demand.</li> <li>Subdivision only for lots &gt;4ha</li> <li>The MHSS should note the land use outcomes and key recommendations of the report in relation to land use outcomes were as follows: <ul style="list-style-type: none"> <li>Land is used primarily for horticulture;</li> <li>Land is valued is valued at its agricultural value</li> <li>Land is unencumbered by unwanted infrastructure;</li> <li>Land is retained in parcels of a size suitable for farm expansion;</li> <li>Prevent the continuation of ad hoc rural lifestyle development</li> </ul> </li> </ul>

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			<ul style="list-style-type: none"> <li>There are opportunities to accommodate growth, including rural residential development, in the small towns and hamlets in the MOIA, however further work is required to identify urban boundaries of Mildura beyond 2030, develop plans for the small towns of the MOIA including identifying opportunities for rural residential development.</li> </ul>
48	Mildura Older Irrigation Area: Study into Land Values Final Report (2008) SGS Economics and Planning	<p>Council commissioned SGS Economics &amp; Planning to assess the economic implications (with particular attention to land values) of proposed changes to the rights to apply for new dwelling, sub-division and existing dwelling excision permits in the Mildura Older Irrigation Area (MOIA), as recommended in MOIA rural strategy (RMCG 2008).</p> <p>The report assessed the impacts on land values and broader regional economic activity levels associated with moving towards each <i>future planning scenario</i> from Council's historically liberal interpretation of the existing planning assessment framework.</p> <p>The report noted that over and above the dwellings accommodated in Mildura's expanding urban footprint, the MOIA is increasingly attractive to lifestyle / rural residential development, as people desire to 'live amongst the vines'.</p> <p>The report found that Option B (outlined in the MOIA rural strategy, 2008) will provide superior regional economic returns than reversion to the [then] current Mildura Planning Scheme.</p>	<ul style="list-style-type: none"> <li>Mildura Pt A SLA, which broadly accords with the MOIA boundaries, is expected to house 70% of the population of the broader horticultural region by 2030, up from 63% currently.</li> <li>Under Option B Adoption (preferred approach in the previous report), no land price effects are expected on lots &lt; 1ha and &gt;40ha. However, lots between 1 and 40ha will decline in value. Lots between 1 and 10 ha will decline by a minimum of \$80,000 and a maximum of \$160,000. Lots between 10 and 40 ha will decline by a minimum of \$40,000 and maximum of \$120,000.</li> </ul>
49	Rural Residential Study Review (2003) O'Neil Pollock & Associates	<p>This study updates and reviews the provision of rural residential lots within the municipality in order to determine the need to rezone additional land for low density /rural residential development.</p> <p>A key component of the study was a supply and demand analysis which was used to determine if additional land in the municipality was required for rural residential purposes.</p> <p>The report found that from 1996-2002, nearly 100% of new rural residential opportunities were taken up, and that an average of 35 rural residential dwelling approvals per annum were issued (12 on LDR; 23 on RUZ).</p> <p>The study also noted limited actual opportunities for LDR development due to limited availability of land parcels on the market, and decreasing opportunities for small lot creation in the rural zone due to strict interpretation of its Rural Policy and diminishing boundary realignment opportunities in the rural zone.</p>	<ul style="list-style-type: none"> <li>The report forecast rural residential demand for the next 10 years (2003-2013) of 500 lots, or 50 lots p/a, which is 15 lots pa higher than the actual number of rural residential dwelling approvals between 1996-2002.</li> <li>It recommended that council adopt a rural policy that discourages lot excisions on properties less than 10ha in size but allows the creation of some vacant small lots in the Rural Zone as a trade-off for farm consolidation.</li> <li>In order to meet the 10 year forecast demand, an additional 82 ha was required to be rezoned to the Low Density Residential Zone in the short term, and the following LDR rezoning to increase supply to approximately 11 years: 2.92 ha abutting Lake Hawthorn and 63.1ha at Nichols Point.</li> <li>If Council were to tighten its rural policy position, effectively prohibiting the creation of small lots in the rural zone, an additional 74ha of LDR rezoning could be justified. If Council resolved to liberalise its rural policy, effectively enabling the excision of house blocks on rural properties, then no LDR rezoning should be justified in the short-medium term.</li> </ul>
50	Opportunities for Value-Adding and Regional Diversification (2006) Scholefield Robinson Mildura	<p>This federally funded study, conducted by Scholefield Robinson Mildura Pty Ltd in 2006, identifies new opportunities to improve competitiveness for the horticultural industry and its supply chain. The study included the irrigated regions around Mildura (NSW and Victoria), the Riverland in South Australia, and the Riverina in NSW.</p> <p>The study, which was largely based on literature reviews and consultation with industry leaders, identified the following areas for investigating opportunities to improve horticultural industry competitiveness: reducing costs of production; value-adding; supply-chain improvements; reducing</p>	<ul style="list-style-type: none"> <li>The MHSS should have regard to the study's attempts to secure local employment opportunities by recommending future initiatives for horticultural industries to both enhance and maintain competitiveness.</li> <li>In terms of reducing regulatory impediments, the study found that property subdivision regulations impact on some growers and recommends land zoning and amalgamation to improve scale.</li> </ul>

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regulatory impediments; and regional diversification through new crops and enterprises.			
<b>Social</b>			
51	Drought Social Recovery Plan (2007)	<p>This document identified that the Mildura Rural City Council area is anticipated to experience significant hardship as a result of the current water situation. This has been brought about by record low inflows into the Murray River, which will significantly restrict the ability for the horticulture sector to survive. The Mildura region has moved from 95% water allocation to 0% allocation from 2nd July 2007, having a significant economic and social impact on the community.</p> <p>As reported in the Mildura Social Indicators 2006, Agriculture, forestry and fishing accounts for 39% of all business in the Mildura sub-regions "accounting generally for three fifths of the businesses in each locality, a rate almost double that of Regional Victoria" and employs the highest number of people of all the industries.</p> <p>According to the Department of Sustainability and Environment, Victoria is now experiencing its tenth year of drought. Impacts include:</p> <ul style="list-style-type: none"> <li>• Reduction in agriculture industry diversity (impact on crops requiring irrigation)</li> <li>• Reduction in direct employment (crop failure may reduce the number of people employed, currently 3000 people)</li> <li>• Reduction in indirect employment (reduced spending in other sectors ie retail)</li> <li>• Social distress (unemployment and reduced income may impact social wellbeing)</li> <li>• Nationally, there will be an impact on production, costs and employment</li> </ul> <p>The <i>Drought Social Recovery Plan</i> aims to ensure the community and any individuals affected by the drought have access to timely and appropriate assistance, enabling an expedient recovery. The <i>Drought Social Recovery Plan</i> addresses:</p> <ul style="list-style-type: none"> <li>• The social effects of drought and reduced water allocation in the Mildura local government area</li> <li>• Social issues and necessary remedial actions in the short term (6-12 months)</li> <li>• The identification of medium (1-3 years) and long term (3-5+ years) issues requiring further investigation. This plan does not address the natural environment, the built environment or the economic environment.</li> </ul>	<ul style="list-style-type: none"> <li>• The Mildura region has moved from 95% water allocation from the Murray River to 0% allocation from 2nd July 2007, having a significant economic and social impact on the community.</li> <li>• Agriculture, forestry and fishing accounts for 39% of all business in the Mildura sub-regions and employs the highest number of people of all the industries.</li> <li>• Impacts of drought include: <ul style="list-style-type: none"> <li>- reduction in agricultural industry diversity</li> <li>- reduction in direct employment</li> <li>- reduction in indirect employment and spending</li> <li>- social distress</li> </ul> </li> </ul>
52	Mildura Rural City Council Community Well Being Report (2010) Insync Surveys	<p>The <i>Community Well Being Report</i> presents benchmark measures of the overall wellbeing of Mildura as a functioning community. It is based on 405 participant's answers to 32 survey questions. The present 2010 report creates the opportunity to chart differences between the 2008 report in regards to community functioning in the following areas:</p> <p>The integration of people, groups and community organisations:</p>	<ul style="list-style-type: none"> <li>• Resident's strongly agreed with feeling a sense of belongingness to the neighbourhood and positive relationships with their neighbours, however had lower levels of agreement relating to feeling deeply involved in the community, and visiting neighbours or having neighbours visit</li> <li>• Resident's strongly agreed that living in their neighbourhood is appealing, however 73% of respondents also indicated that if given the chance, they would move out of their current neighbourhood</li> </ul>



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		<ul style="list-style-type: none"> <li>In regards to people's relationships with their neighbours, 95% of respondents believed their neighbours would help in an emergency, 91% indicated that they would work together to improve the community, 87% of respondents indicated that they felt loyalty to people in the neighbourhood.</li> <li>With regard to the statements pertaining to the neighbourhood itself, approximately 92% of respondents agreed to feeling attracted to residing in the area.</li> <li>90% of residents agreed and strongly agreed with feeling a sense of belongingness to the neighbourhood, and 83% expressed a solid desire to remain living in the area for many years to come.</li> <li>At the other end of the scale are the bottom five performing items with which residents have indicated lower levels of agreement. These items were related to feeling deeply involved in the community, and visiting neighbours or having neighbours visit.</li> </ul> <p>Sentiment of attachment to the local area:</p> <ul style="list-style-type: none"> <li>The highest rating item was related to the general attraction that respondents have to living in their neighbourhood with 92% of respondents indicating that living in their neighbourhood is appealing. 83% of respondents indicated that they plan to stay in their neighbourhood for some years; however, 73% of respondents also indicated that if given the chance, they would move out of their current neighbourhood.</li> </ul> <p>The maintenance of direction, energy and motivation:</p> <ul style="list-style-type: none"> <li>77% of respondents indicated they believe community is accepting of different lifestyles and beliefs, while 70% of respondents thought that tensions in the community generally do not get out of hand. The performance ratings for the items in this factor are slightly lower than those in the previous factors relating to community connectedness and attachment to the local area.</li> </ul> <p>Resource generation and effective allocation</p> <ul style="list-style-type: none"> <li>The variable relating to the support and contribution of local people and groups attracted the highest levels of agreement in this factor (85%). Of the people who responded to this item, none expressed that they strongly disagreed with the support present in the community, which is a positive result. The remaining variable in this factor was related to the equity of how official funds are allocated within the community. Just over half of the respondents (52%) agreed with this item, while a further 26% reserved judgement.</li> </ul> <p>The substance and style of decision making</p> <ul style="list-style-type: none"> <li>The item relating to social justice and equality being encouraged by the community was the top rating item for this factor with 69% of respondents expressing agreement with the statement. The lowest rating item for this factor was related to ensuring that differences do not create tension within the community. Just over half of the respondents (54%)</li> </ul>	<ul style="list-style-type: none"> <li>Over half of the respondents had concerns about the equity of how official funds are allocated within the community</li> </ul>

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expressed agreement with this item. A further 24% neither agreed nor disagreed.			
53	Mildura Social Indicators Report (2008) LaTrobe University	<p>The <i>Mildura Social Indicators Report</i> presents quantitative data on areas including the general profile of the region, social distress, health, community engagement, economic, education, cultural and environmental indicators. Some areas of interest include:</p> <ul style="list-style-type: none"> <li>• An Ageing Population: the rate of residents in the region who are 80 years and over has increased by 14%, from 42% to 56.3% between 1996 to 2006.</li> <li>• The proportion of those residents aged 85 years and over has also increased by over 10% throughout this decade. Mildura residents aged 80 years and over make up 4% of the total population, exceeding both Regional Victoria and Melbourne.</li> <li>• Rental Stress: the rate of households that are experiencing rental stress has increased since 2001 by between 3.7% and 14.7% as an aggregate range inclusive of all the localities.</li> <li>• An overall increase in home purchase stress for all localities since 2001 with increases between 2.3% (Greater Red Cliffs) and 6.2% (Mildura Central).</li> <li>• The proportion of lone person households has not changed dramatically since the last report with only very minor fluctuations in the percentages of people residing alone across all of the localities.</li> <li>• Childhood Accidents: continue to climb for every year studied and the municipality still experiences rates over twice that of Melbourne and Regional Victoria.</li> <li>• Community Engagement: the region saw an increase in arrivals from Afghanistan and India. Most new arrivals from overseas are Muslim.</li> <li>• Types of Businesses: the percentage of agricultural businesses has doubled in Mildura Central and Property and Business Services have dramatically increased across the region.</li> <li>• Employment within Business Categories: some significant drift away from agricultural work throughout the region, margins greatest in Greater Red Cliffs and Wentworth.</li> <li>• Incomplete Education/Training: just on a third (32.9%) of the municipality's 17 – 24 year olds have not completed year 12 or are attending school, university, or TAFE.</li> </ul>	<ul style="list-style-type: none"> <li>• The MHSS will need to respond to an aging population, rental stress and home purchase stress</li> <li>• An increase in arrivals from Afghanistan and India and how they live will need to be considered</li> <li>• Increase in agricultural businesses in Mildura Central and Property and Business Services across the region but reduction in employment in agricultural work across the region</li> <li>• Incomplete education or training for 17-24 year olds</li> </ul>
<b>Transport and movement</b>			
54	Freight Futures: Victorian Freight Network Strategy (2008) State of Victoria	<p><i>Freight Futures</i> outlines the long term framework for Victoria's freight and logistics sector. It documents planning for future port and freight facilities and their land use requirements including buffering strategies</p>	<ul style="list-style-type: none"> <li>• Significant increase in the growth of freight tasks</li> <li>• Freight terminal located in Mildura</li> <li>• The principal road and rail network runs through Mildura</li> </ul>

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			<ul style="list-style-type: none"> <li>AusLink project currently under construction:</li> <li>Geelong – Ballarat – Mildura line upgrade</li> <li>It also commenced discussions with stakeholders to revive a number of stalled rail investment projects. These included a \$73 million upgrade of the Mildura rail line</li> <li>The Government has adopted key recommendations for rehabilitation of lines as follows:</li> <li>Platinum (the base network) – This track will be maintained by virtue of being part of the V/Line passenger network, the ARTC interstate network or the declared AusLink network (which includes the Mildura line)</li> </ul>
55	Mildura Strategic Bicycle Plan, Traffix Group	<p>The <i>Mildura Strategic Bicycle Plan</i> includes identification of existing cycling infrastructure. It documents preparation of a 10 year program to increase cycling participation and the development of a bicycle network. The bicycle plan recommends improvements to on-road and off-road bicycle facilities. The plan covers the entire municipality and caters for a diverse range of cycling activities.</p>	<ul style="list-style-type: none"> <li>The MHSS should ensure that it considers and improves where necessary cycle connections</li> <li>Consultation Group points: <ul style="list-style-type: none"> <li>Lack of signage on existing routes (particularly in Red Cliffs)</li> <li>Need for links between communities (Red Cliffs, Irymple, Mildura and Merbein)</li> <li>Off road paths adjacent to the railways should be investigated</li> <li>New subdivisions should have a provision of new cycle paths through the development</li> <li>Path line marking and general maintenance was not being undertaken and many routes did not meet minimum dimensions.</li> <li>Better bicycle treatment is required at Indi Avenue and Indi Avenue / Cocklin Avenue / Nursery Ridge Road which is used by many school children</li> <li>Eleventh Street route requires upgrading</li> </ul> </li> <li>To make the bicycle network work, there needs to be continuity of the network, maintenance of facilities, incorporation into new roads, appropriate lighting and End of Journey Facilities are required to support and encourage cycling.</li> </ul>
56	Clause 56 Walkability Toolkit: Making walking preferable, not just possible, David Lock Associates	<p>The <i>Clause 56 Walkability Toolkit</i> identifies physical characteristics that make walking a realistic and attractive way of getting around and provides a tool to measure to assess walkability in proposed developments</p> <p>The Clause 56 Walkability Toolkit focuses on developing walking from a possible mode of transport into the preferred mode of transport for more trips within our communities. Essentially, the ideas of the document are built around a requirement to improve walking facilities and infrastructure whilst increasing the motivation of our people to walk.</p> <p>The general process of the tool is to assess the extents of the walkable catchment for a development, assess key destinations within that catchment and to assess the quality of the walking experience for all users.</p>	<ul style="list-style-type: none"> <li>New subdivisions should be created as walkable places</li> <li>Use this toolkit when developing new residential areas</li> <li>Key findings are that: <ul style="list-style-type: none"> <li>Walking environments should be safe, attractive, interesting, inspiring and educational.</li> <li>Walking environments should provide comfortable surroundings.</li> <li>Walking environments should offer route choice, based on user needs and values.</li> <li>Walking environments should demonstrate clear wayfinding and appropriate user information relating to key destinations.</li> </ul> </li> </ul>

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<b>Specific Area Plans</b>			
57	Etiwanda Report for Residential Development Plan (2010) David Lock Associates	<p>This report is one of four that outlines the Residential Development Plans (RDPs) for areas of Mildura that are expected to be the focus of residential development in the city in the near future (Etiwanda, Irymple, Riverside and Nichols Point).</p> <p>The Etiwanda RDP identifies the characteristics of development that will achieve the optimum benefit for both the incoming residents and the wider Mildura community by ensuring the new neighbourhood is stitched into the surroundings yet with its own distinctive character and identity.</p> <p>The concept seeks to ensure the people who will live in this area will enjoy a good quality of life with minimal demands on finite environmental resources. The RDP does this by identifying the design characteristics that ensure these people can enjoy environments that they can be proud of, that are attractive, stimulating, facilitate greater sustainability and foster social engagement.</p> <p>Residential Development Plan</p> <ul style="list-style-type: none"> <li>• A minor park is proposed (4000m2) north of the corner of 15<sup>th</sup> Street and Benetook Avenue</li> <li>• A neighbourhood focal point is proposed on the site above mentioned or alternatively south of the corner of San Mateo Avenue and 14<sup>th</sup> Street, incorporating a 8000m2 park</li> <li>• Shared buffer between R1Z and B4Z, at the south east end of the site parallel to Benetook Avenue, of 2 metre high wall and setbacks to ensure no industrial intrusion</li> <li>• The RDP proposes high quality streets and open spaces through village greens, blueways, Avenues, shared pathways, edge roads and standard roads</li> <li>• Design guidelines are provided in regards to building setbacks, building height, front of the house, garage, fences, landscape and driveways.</li> <li>• Identify design characteristics for the developments.</li> <li>• This study is one of four that outlines the Residential Development Plans (RDPs) for four areas in Mildura that are expected to be the focus of residential development in the city in the near future.</li> <li>• The study concepts seeks to ensure the people who will live in these areas will enjoy a good quality of life with minimal demands on finite environmental resources. The RDP does this by identifying the design characteristics that ensure these people can enjoy environments that they can be proud of, that are attractive, stimulating, facilitate greater sustainability and foster social engagement.</li> </ul>	<ul style="list-style-type: none"> <li>• Increased residential land (R1Z) located 3.6km from Mildura CBD</li> <li>• Consideration of the impact of the Irymple Interface Study</li> <li>• Poor connectivity between existing subdivisions and areas to be developed</li> <li>• Sewer system generally towards back of Bunning's</li> <li>• Benetook Avenue and 14<sup>th</sup> Street intersection requiring improvements</li> <li>• Stormwater management areas to be developed</li> <li>• Use WSUD in new developments</li> <li>• Power supply, gas and telecommunications are not expected to be an issue</li> <li>• Some FMIT services will become redundant</li> <li>• Provide bicycle links in line with Mildura Bicycle Strategy</li> <li>• Incorporated ped cycle path of Avenue / Boulevard roads and Shard Pathway/Laneway</li> <li>• Truck Depot located on Benetook Avenue will cause interface issues</li> <li>• Intersection of Benetook Avenue and 14th Street requires upgrade improvement</li> <li>• Traffic management onto Etiwanda / San Mateo Avenue an issue</li> <li>• Benetook Avenue is VicRoads Truck Route</li> <li>• Railway reserve cuts through Irymple area. Any development will have to include consultation with relevant rail authority.</li> <li>• Install gateway features on entry points to Etiwanda.</li> <li>• Neighbourhood focal point recreational area for all members of the community.</li> </ul>
58	Fifteenth and Deakin Structure Plan (2010) Planisphere	<p>The Fifteenth and Deakin study area is located approximately 3.5km south-west of the Mildura CBD. Fifteenth &amp; Deakin serves as the Mildura's sub-regional or secondary retail centre. Fifteenth and Deakin includes large areas of commercially zoned land, major retail and bulky goods, tourism</p>	<ul style="list-style-type: none"> <li>• Fifteenth and Deakin is Mildura's sub-regional retail centre and includes large areas of commercially zoned land, major retail and bulky goods, tourism related accommodation, industrial and surrounding established and developing residential areas</li> </ul>



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		<p>related accommodation including multiple caravan parks, industrial and surrounding established and developing residential areas. Situated at the southern gateway to Mildura, the area plays a critical role in contributing to the overall image of the City. The Study Area encompasses the area generally surrounding Deakin Avenue and Fifteenth Street, bounded by Walnut Avenue and Benetook Avenue. For the purposes of the Structure Plan, the Study Area has been divided into two Precincts: City Gate Precinct and Fifteenth Street Precinct.</p> <p>The essence of this strategy is to:</p> <ul style="list-style-type: none"> <li>Develop City Gate (the area mostly on the north side of 15th, between Deakin and San Mateo) as a sub-regional centre;</li> <li>Develop Fifteenth Street from San Mateo to Sandilong Avenues as a homemaker/ bulky goods retailing strip;</li> <li>Develop a single, attractive Neighbourhood Activity Centre in Irymple; and</li> <li>Resolve the location of other land uses in Irymple as it expands, including residential, open space, industrial and community uses.</li> </ul> <p>The <i>Mildura Retail Strategy 2010</i> concludes that approximately an additional 60,000m<sup>2</sup> of retail floorspace is supportable over the period 2010 to 2025. Of relevance to this structure plan is:</p> <p><b>City Gate</b> can continue to develop as a Sub-Regional Activity Centre, playing a lesser role than the Mildura CBD, but still developing as the second most important activity centre in the municipality. According to the Retail Strategy 2010, potential exists for up to an additional 9,000m<sup>2</sup> of additional retailing (including an additional supermarket), over and above the amount of retail development that has already been approved (ie the Big W based development). Up to an additional 3ha of B1Z land is estimated to be needed to accommodate this.</p> <p><b>Fifteenth Street</b> can continue to develop as a homemaker/bulky goods strip, which is congruent with the present B4 Zone that covers most of this area. This type of retail activity is also appropriate in the western section of the SUZ, rezoned recently in the transitional interface area between the B4Z land and Irymple. According to the Retail Strategy 2010, potential exists for up to an additional 20,000m<sup>2</sup> of additional homemaker/bulky goods retailing in these combined areas along Fifteenth Street, plus a further 5,000m<sup>2</sup> of non-retail. There is already sufficient land zoned B4Z or SUZ to accommodate this growth.</p> <p><b>Irymple</b>, as a growing residential neighbourhood, has potential for a Neighbourhood Activity Centre containing a full-line supermarket and associated specialty shops, with a total floorspace of up to around 4,500-6,000m<sup>2</sup>. There is planning approval for a shopping centre with a less than full-line supermarket. Advice from the Retail Strategy consultants is that, there is an insufficient catchment to support the development of two supermarket-based shopping centres in Irymple.</p> <p>Improvement to connections from surrounding residential and accommodation uses, including on the north-west side of Deakin Avenue to the key activity nodes within the Activity Centre will facilitate safer movement across Deakin Avenue and Fifteenth Street.</p>	<ul style="list-style-type: none"> <li>City Gate to be developed as a sub-regional centre.</li> <li>Fifteenth Street from San Mateo to Sandilong Avenues to be developed as a homemaker/ bulky goods retailing strip.</li> <li>A single, attractive Neighbourhood Activity Centre to be developed in Irymple</li> <li>As Irymple expands, resolve the location of other land uses such as residential, industrial, open space</li> <li>Proposed nodes and public space in City Gate include a plaza / open space at Centre Plaza</li> <li>Proposed rezoning of land to B1Z at specific sites along San Mateo Avenue either side of Fifteenth Street.</li> <li>Proposed nodes and public space in Fifteenth Street Precinct include an open space development/ stormwater management and future neighbourhood focal point in the area between Etiwanda Avenue and Benetook Avenue north of Calder Hwy</li> <li>Proposed rezoning of land between Etiwanda Avenue and Benetook Avenue south of Calder Hwy to R1Z to accommodate future residential development</li> <li>Opportunities and issues identified in this report include: <ul style="list-style-type: none"> <li>Install signalised intersection for Deakin Avenue and Fifteenth street to increase pedestrian and cyclist safety and improve traffic management</li> <li>Streetscape, landscaping and signage treatment improvements</li> <li>Improve pedestrian and cycle pathways and infrastructure</li> <li>Increase car parking in core retail area and provide opportunity for caravan and RV parking</li> <li>Improve pedestrian , bicycle and vehicle safety, including footpath development</li> <li>Pedestrian access across Fifteenth Street and Deakin Avenues is restricted due to Highway function of roads. Implementation of traffic signals at Deakin/Fifteenth intersection aim to optimise safety and efficiency of road network.</li> <li>Fifteenth Street and Deakin Avenue serve as main highway routes to Melbourne and Adelaide respectively. Both routes carry significant volumes. The corridors are heavily biased towards car based infrastructure.</li> <li>The Strategy supports all actions to reroute large vehicles from Fifteenth Street, including the Truck Bypass Route on Seventeenth Street, to reduce the volume of traffic and provide a safer pedestrian opportunity.</li> <li>Investigate opportunities to reduce speed on Fifteenth Street within the key activity areas to 40km/h.</li> <li>Car parking areas in City Gate and Fifteenth Street precincts should be located at the front of buildings – encourage passive surveillance.</li> <li>Car parking areas should link up for good vehicle and pedestrian permeability.</li> </ul> </li> </ul>

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		<p>Proposed nodes and public space in City Gate include:</p> <ul style="list-style-type: none"> <li>A plaza/ open space at Centre Plaza</li> </ul> <p>Proposed nodes and public space in Fifteenth Street Precinct include:</p> <ul style="list-style-type: none"> <li>An open space development/ stormwater management and future neighbourhood focal point in the area between Etiwanda Avenue and Benetook Avenue north of Calder Hwy</li> </ul> <p>The report also proposed rezoning of land between Etiwanda Avenue and Benetook Avenue south of Calder Hwy to R1Z to accommodate future residential development</p>	<ul style="list-style-type: none"> <li>Provision of Pedestrian priority routes through the car parks is important to ensure safety, and providing practical routes between destinations. These should be line marked with or without raised tables.</li> <li>Manage car parking demand and provision to support the activity, street scape amenity and economic capability of the Fifteenth and Deakin Activity Precinct.</li> <li>City Gate Precinct – support opportunities for after hour's use of car parking areas to create recreation and leisure activities in City Gate.</li> <li>Consolidate car parking between uses to reduce the number of ingress/egress locations on Fifteenth Street, through the use of pseudo lanes.</li> <li>Support an increase in bus services to the centre, work with bus companies to install high quality shelters and enhances stops.</li> <li>Locate bus interchange area centrally in the retail core on the north-eastern side of Fifteenth Street and improve pedestrian connections to and from bus interchange</li> <li>Provide taxi rank within the retail core near bus interchange.</li> <li>Locate bus stops 400m intervals along Fifteenth Street</li> <li>Opportunities to improve pedestrian and cyclist permeability across private sites will be encouraged through establishment of pseudo service lanes and limiting fencing.</li> <li>Structure plan recommends improvements of existing shared path network along both sides of Fifteenth Street</li> <li>Encourage businesses to provide change facilities</li> </ul>
59	Irymple Report for Residential Development Plan (2007) GHD & David Lock Associates	<p>This report is one of four that outlines the Residential Development Plans (RDPs) for four areas in Mildura that are expected to be the focus of residential development in the city in the near future (Etiwanda, Irymple, Riverside and Nichols Point).</p> <p>The Irymple RDP identifies the characteristics of development that will achieve the optimum benefit for both the incoming residents and the wider Mildura community by ensuring the new neighbourhood is stitched into the surroundings yet with its own distinctive character and identity.</p> <p>The concept seeks to ensure the people who will live in this area will enjoy a good quality of life with minimal demands on finite environmental resources. The RDP does this by identifying the design characteristics that ensure these people can enjoy environments that they can be proud of, that are attractive, stimulating, facilitate greater sustainability and foster social engagement.</p> <p>Residential development plan</p> <ul style="list-style-type: none"> <li>A minor park (4000m<sup>2</sup>) is proposed in the area north of Irymple Avenue</li> <li>The site incorporates a blue way, a pedestrian/ cycle link and boulevards</li> </ul>	<ul style="list-style-type: none"> <li>Increased residential land (R1Z) located 3.6km from Mildura CBD</li> <li>Consideration of the impact of the Irymple Interface Study</li> <li>Provision of a community hub at Henshilwood Reserve</li> </ul>

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		<ul style="list-style-type: none"> <li>The proposed Irymple drainage basin is to the south west of the site</li> <li>Henshilwood Reserve Senior Citizens and Irymple Library to form 'community hub' (8000m2)</li> <li>The RDP proposes high quality streets and open spaces through village greens, blueways, Avenues, shared pathways, edge roads and standard roads</li> <li>Design guidelines are provided in regards to building setbacks, building height, front of the house, garage, fences, landscape and driveways.</li> </ul>	
60	Irymple Structure Plan (2010) Planisphere	<p>The <i>Irymple Structure Plan</i> is a 15 year structure plan to provide a framework for integrated development of Irymple. The Plan sets a framework for action of major and incremental changes in land use and built form, movement networks and public spaces, to achieve economic, social and environmental objectives described in the vision for the future.</p> <p>The Irymple study area is located approximately 4.5 km south of the Mildura CBD, and 3.5 km south-east of Deakin Avenue. The township of Irymple serves as a satellite settlement to Mildura. It has been argued as distinctly different in character from Mildura. Irymple includes an eclectic mix of land use activities, including, a small number of commercially zoned pockets located along Fifteenth Street, a large industrial estate to the south east, considerable community facilities and open space, some tourism related accommodation and established residential areas. The main commercial strip borders the north side of Fifteenth Street and east side of Koorlong venue. The strip accommodates a number of small convenience stores and the local post office. Further west along Fifteenth Street is the Irymple Tavern and caravan park.</p> <p>The essence of the Irymple Structure Plan is to:</p> <ul style="list-style-type: none"> <li>Develop a single, attractive Neighbourhood Activity Centre in Irymple that: <ul style="list-style-type: none"> <li>links into the physical layout of its surrounding area</li> <li>is easily accessible from all parts of Irymple, including by non-motorised means</li> <li>connects with other community locations</li> <li>includes, or is well connected with, a breadth of activities and services needed by a neighbourhood community</li> </ul> </li> <li>Resolve the location of other land uses in Irymple as it expands, including residential, open space, industrial and community uses.</li> </ul> <p>Objectives for activities in Irymple include:</p> <ul style="list-style-type: none"> <li>Create a new commercial 'heart' for Irymple as a focus for new retail activity and orientation.</li> <li>Continue to support industrial growth.</li> </ul>	<ul style="list-style-type: none"> <li>The MHSS needs to have regard to the following changes proposed in Irymple under this plan: <ul style="list-style-type: none"> <li>Create a neighbourhood centre that should include development of a mid-line to full-line supermarket and specialty shops.</li> <li>Strengthen the existing Neighbourhood Centre on Koorlong Avenue</li> <li>Provide for mixed use development with a focus on small offices, higher density residential and retirement residential living and recreation / leisure that is close to existing infrastructure</li> <li>Provide a range of housing types to provide options for smaller households including the elderly</li> <li>Retain caravan parks as an important provider of low cost visitor accommodation and temporary housing in Irymple</li> <li>Support opportunities for retirement living in Irymple.</li> <li>Support the Irymple Residential Development Plan as a basis for residential growth in Irymple</li> <li>Support investment in infrastructure to logically sequence residential development</li> <li>Create a community hub at the Henshilwood Reserve Senior Citizens and Irymple Library as per the Irymple Residential Development Plan.</li> <li>Provide new public open spaces and neighbourhood focal points in accordance with the Irymple Residential Development Plan.</li> <li>Existing Business 1 land: North West of the corner of 15<sup>th</sup> St and Karadoc Av and the former Sunbeam site on the corner of 15<sup>th</sup> St and Koorlong Av present opportunities for mixed use developments including higher density residential development and retirement living.</li> <li>Encourage sustainable building design</li> </ul> </li> <li>Other Issues, Opportunities and Strategies identified by the Plan that the MHSS will need to have regard to include: <ul style="list-style-type: none"> <li>Improve links to existing and proposed network open spaces and neighbourhood focal spots</li> <li>There is potential to provide on-road and off-road bicycle links in Irymple.</li> <li>The Irymple Green Belt is a fantastic resource for cyclists providing off road facilities within Irymple and</li> </ul> </li> </ul>

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		<ul style="list-style-type: none"> <li>Provide for more housing choice and diversity in Irymple.</li> <li>Encourage residential development in a consolidated manner and in accordance with the Irymple Residential Development Plan (RDP).</li> <li>Continue to recognise the significance of community services, activities and infrastructure in their role in creating a healthy, engaged local community.</li> <li>Create new local employment opportunities through support for industrial sector growth and tourism opportunities.</li> </ul> <p>Future open space development planned along Karadoc Avenue leading into Henshilwood Reserve/ Future community hub</p> <p>Proposed rezoning includes INZ1 to MUZ and B1Z to MUZ at specific sites along Fifteenth Street</p> <ul style="list-style-type: none"> <li>To provide framework for integrated development for Irymple</li> <li>Development strategies</li> <li>The Irymple Structure plan articulates a vision for Irymple. It sets a framework for action of changes to the built form, movement networks and public spaces.</li> </ul>	<p>northward beyond Sandilong Avenue but need to improve safety at greenbelt/road/railway intersections</p> <ul style="list-style-type: none"> <li>Improve access and safety of connection to surrounding residential areas</li> <li>Movement and access in Irymple is heavily biased towards car based infrastructure. Car dependency is also contributed by the scattered nature of activities in Irymple and the hot climate.</li> <li>The plan wants to achieve a balance between car based transport and more sustainable modes.</li> <li>Strategy: Advocate to VicRoads to reduce volume of traffic and provide a safer pedestrian environment along Fifteenth Street. (rerouting HV to use seventeenth St or Sixteenth Street from Benetook Avenue)</li> <li>New neighbourhood developments should provide space for bus interchange or bus stop area.</li> <li>Bus operators concerned that bus routes were being restricted because new roads do not conform to required width and design requirements for bus movements.</li> <li>Melbourne Mildura train line runs through centre of Irymple and is used for freight movements only. Any future proposal to reinstate passenger trains to Melbourne or Broken Hill should consider Irymple for a train station</li> <li>Apply CPTED (Crime Prevention Through Environmental Design) principles</li> </ul>
61	Mildura South Urban Design Plan: Preliminary Draft Precinct Structure Plan (2011) Hansen Partnership	<p>The Mildura South growth area has been identified as one of three key designated growth areas that will accommodate Mildura's residential growth over the next 20 plus years. The Mildura South Urban Design Plan and is a key document in ensuring that future development within Mildura South occurs in an orderly and sustainable manner.</p> <p>The study area is located approximately 4.5km to the south west of the Mildura Central Business District, at the edge of the existing developed urban area. The land bounded by Riverside Avenue and Sixteenth Street and extends to halfway between Etiwanda and Benetook Avenue to the south east and just short of Seventeenth Street (Calder Fwy) to the south west.</p> <p>The following list identifies the key elements that make up the Plan, which together provides a means for achieving the future vision for Mildura South:</p> <ul style="list-style-type: none"> <li>Highly landscaped 'Bush boulevard' (Deakin Avenue) which strengthens the Avenues civic and functional role within the Mildura and provides an attractive entrance to the city.</li> <li>Highly landscaped 'Greenway' (Sixteenth Street) which will accommodate commercial and community infrastructure, facilitating and encouraging walking and cycling to key destinations.</li> <li>Road network which identifies a hierarchy of roads which provides safe and legible access through and within the study area. Roads will contain significant landscaping which will contribute to the areas 'landscape' character.</li> <li>Two activity centres located along 'greenway', one at each of the neighbourhood and convenience levels.</li> </ul>	<ul style="list-style-type: none"> <li>For residential development the study area must meet the Precinct structure Plan Guideline requirements of an average of 15 dwellings per residential hectare across the study area and as such it is proposed it will comprise of: <ul style="list-style-type: none"> <li>Standard density development comprising lots sizes of around 500-800sqm which will develop behind the areas of medium density identified below. Towards the farming zoned land along the southern boundary slightly larger lots should be encouraged which will allow a sensitive transition to the existing farming zone, providing an appropriate interface between residential and rural land uses.</li> <li>Medium density development will be accommodated along the key spine of Deakin Avenue and Sixteenth Street, where they will present a strong urban street edge which will define these two spines as the anchoring axis for the urban structure of the study area.</li> </ul> </li> <li>Future consideration for interface uses includes: <ul style="list-style-type: none"> <li>Low density residential: Given that the alternate heavy vehicle route does not continue north at the intersection of Deakin and Seventeenth, there is the potential that low density housing may be able to occur along this interface, providing a further transition from the urban area to the farming zone.</li> <li>Rural activity: South the intersection of Deakin and Seventeenth it is possible that rural activities can be accommodated through the inclusion of a Rural Activity Zone. This would require the provision of a buffer between the rural activity and residential areas within the study area but would allow some of the existing uses to remain operational in the area.</li> <li>Industrial: The section of Benetook Avenue proximate to the study area is identified as developing with industrial uses into the future. Given the depth of lots along this interface there is an opportunity to</li> </ul> </li> </ul>



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		<ul style="list-style-type: none"> <li>Community services and facilities located along the 'greenway' which are co-located with activity centres, regional sporting facilities and the primary school.</li> <li>Primary School located in close proximity to community services and facilities, convenience activity centre, and regional sporting facilities.</li> <li>Range of housing densities with medium density focused around the activity centres and along the Deakin Avenue and Sixteenth Street spines.</li> <li>Regional sporting facilities acting as an anchor point within the study area.</li> <li>Network of public open spaces providing for active and passive recreation for all members of the community.</li> <li>Stormwater management incorporated in open space and Water Sensitive Urban Design (WSUD) treatments incorporated into 'boulevards'.</li> <li>Gateway features at the intersection of Deakin and Seventeenth and Deakin and Sixteenth to provide an attractive gateway to the study area and Mildura City.</li> </ul>	accommodate residential uses adjacent to the study area boundary. If this was to occur there would need to be a strong landscaping buffer established between residential and industrial uses.
62	Mildura CBD Plan (2007) Planisphere	<p>Mildura is experiencing rapid population growth such that it is projected to grow to the size of Ballarat by 2030. To manage this growth the Structure Plan has been developed to guide change to future land use, built form, access and public spaces in the Mildura CBD for a ten to fifteen year timeframe. Key priorities outlined in the Plan are:</p> <ul style="list-style-type: none"> <li>Make the Mildura CBD a place people will 'want to experience'</li> <li>Make the CBD more environmentally sustainable</li> <li>Deliver real improvements in the short term</li> <li>Improve access to the CBD</li> <li>Start to link the CBD to the River</li> <li>Improve east-west links</li> </ul> <p>The strategies for the Mildura CBD Structure Plan have been set out by way of the following four themes:</p> <p><b>1. Activities:</b></p> <p><u>Retail</u></p> <p>The Review of the Mildura Retail Strategy (21 June 2004) identified that in 2004 there was around 67,040sqm of retail floorspace in the Mildura CBD. This included approximately 2,265 of unoccupied retail floorspace. Based on maximum projected growth outlined in previous retail strategies for the whole of Mildura, an upper limit of 79,000sqm of future retail floorspace will be required by 2021. Of this 45,000sqm is expected to be within the CBD. The bulk of the retail development will be within the existing Business 1 Zone land including undeveloped land and car</p>	<p>Specific initiatives relevant to the MHSS include:</p> <ul style="list-style-type: none"> <li>Creating opportunities for residential developments in the CBD to generate activity and provide passive surveillance of public spaces</li> <li>A new vision for a built edge to the CBD along Seventh Street, taking advantage of the river and parkland views</li> <li>Creating two priority pedestrian routes along Eighth and Ninth Streets, and improving linkages between them across Deakin Avenue</li> <li>Allow multi storey office development on larger sites in Deakin Avenue.</li> <li>Encourage medium to high density residential development and/or retirement accommodation along Seventh Street.</li> <li>Encourage housing / accommodation above offices and shops in locations and buildings of high amenity, focusing on areas east of Deakin Avenue.</li> <li>Encourage new mixed use developments to include residential use at upper levels.</li> <li>Encourage and support development of quality visitor accommodation on Seventh Street</li> <li>Provide for increased development opportunities within the CBD by allowing higher scale buildings in Seventh Street, Deakin Avenue and appropriate locations, as shown on the Building Heights Map.</li> <li>Balance the provision of parking in the CBD with improving options for public transport, walking and cycling.</li> <li>Develop a network of alternative pedestrian routes through the CBD via laneways, mid block links and arcades</li> </ul>

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		<p>parking sites, within arcade developments and redevelopment of underutilised sites. Smaller scale retail showroom uses will be accommodated in the area east of Deakin Avenue. This may require consolidation of lots, some of which are covered by a College Lease.</p> <p>Objective: Consolidate the Mildura CBD as the pre-eminent retail centre in Mildura and the Region.</p> <p><u>Commercial</u></p> <p>In the years 2000 to 2006, approximately 2000sqm of land has been taken up per annum for new office developments within the CBD. Based on this growth, around 25,740sqm of land will need to be accommodated within the existing CBD office precincts for new developments by 2020. There is more than enough vacant land and land ripe for development in the existing office precincts (refer to Precinct F) to accommodate future projected growth. Deakin Avenue provides a civic office function including the Council Offices and new Law Courts and Police Headquarters. Larger format offices, business headquarters and post secondary and tertiary education uses should be encouraged to locate along Deakin Avenue where larger scale development can occur.</p> <p>Objective: Reinforce and strengthen the CBD's role as the regional office and commercial location</p> <p><u>Residential</u></p> <p>Within the business district itself, there is currently very limited residential development, however in recent years several new inner city houses and apartments have been built. There is a significant opportunity for residential development to be developed within the centre of the city in areas or buildings that have high amenity. Based on the 2003 Mildura Residential Strategy, around 11,800 new residential lots will be required in Mildura by 2030. Of this, the CBD could attract a third of the total medium/high density potential which equates to around 500 dwellings.</p> <p>The most appropriate location for medium to high density residential development is along Seventh Street, however there are also opportunities for shop-top and mixed-use developments that incorporate a residential component throughout the CBD. In the mixed use zone, the location of residential uses need to take into consideration existing light industrial and service industries that may have negative amenity impacts on a residential use (refer to Precinct H: Eastern Mixed Use). The peripheral established residential areas can accommodate medium density housing development.</p> <p>Objective: Create more opportunities for people to live in the Mildura CBD; Provide clear and safe pedestrian links from residential areas to the CBD.</p> <p><u>Tourism/ Entertainment/ Events</u></p> <p>Objectives: Promote the Mildura CBD as a tourist destination; Attract visitors and tourists to the CBD by enlivening the streets with events and activity both day and night.</p> <p><u>Infrastructure</u></p> <p>Drainage and better management of stormwater to achieve ecologically sustainable water management should be a priority of regional communities such as Mildura where water shortage is an issue, and stormwater runoff impacts the quality of Murray River waters. The Council has the</p>	<ul style="list-style-type: none"> <li>• Use laneways for access to housing or other uses of upper floor levels to protect the continuity of valuable retail frontages.</li> <li>• Improve and upgrade the open space between Seventh Street and the Railway line as an important open space for the CBD</li> <li>• The CBD will need to orient itself more towards the river as the riverfront master plan developments come on stream</li> <li>• Around 500 dwellings to be provided in the CBD (include the Riverfront housing)</li> <li>• Potential for high density residential along 7<sup>th</sup> Street</li> <li>• Peripheral residential medium density</li> <li>• Housing above offices and shops</li> <li>• Requirement to change behaviour to increase public transport patronage, bicycle use and pedestrian activity on trips to and around the CBD.</li> <li>• Undertake streetscape upgrades to increase the attractiveness of the CBD for all users and to encourage potential residential growth.</li> <li>• Integration of the two sides of Deakin Avenue to promote residential development and pedestrian activity within the area.</li> <li>• Enhanced linkages between the CBD, the riverside and new developments.</li> <li>•</li> </ul>

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		<p>opportunity to provide best practice example through Water Sensitive Urban Design (WSUD).</p> <p>Objectives: Ensure that provision of infrastructure services is coordinated to meet the demand of new development and redevelopments within the Mildura CBD.</p> <p>The report also outlines a series of existing conditions and strategic and objectives relating to Buildings, Access and Spaces.</p>	
63	Mildura-Irnyple Interface Study (2006) Hansen Partnership	<p>The <i>Land Use Vision and Urban Design Framework for the Mildura – Irnyple Interface Area</i> aims to: <i>'Provide Council with a long term Vision and accompanying Urban Design Framework to guide future planning scheme policy and controls, subdivision, development and use in this important area of Mildura'</i>.</p> <p>As identified in the Mildura Planning Scheme the non-urban break is denoted by an area of rural land between the urban edges of Mildura and Irnyple. It occurs between Benetook and Sandilong Avenues to either side of Fifteenth Street Fifteenth Street symbolises the primary face of the non-urban break.</p> <p>It is recommended the non-urban break be referred to as the urban transition</p> <p>In order to realise the above vision, the study area has been examined according four defined land use precincts and seeks:</p> <ul style="list-style-type: none"> <li>• Definition of the non-urban break: 1.2 km gap, rural land between the urban edges of Mildura and Irnyple. Occurs between Benetook and Sandilong to either side of 15th St.</li> <li>• As identified in the Mildura Planning Scheme the non-urban break is denoted by an area of rural land between the urban edges of Mildura and Irnyple. It occurs between Benetook and Sandilong Avenues to either side of Fifteenth Street. Fifteenth Street symbolises the primary face of the non-urban break.</li> <li>• The aim of the study was to provide Council with a long term Vision and accompanying Urban Design Framework to guide future planning scheme policy and controls, subdivision, development and use in this important area of Mildura.</li> </ul>	<p>The preferred future is given for the following four precincts identified in the study are relevant to the MHSS:</p> <p><b>Precinct 1: Benetook Avenue:</b></p> <ul style="list-style-type: none"> <li>• Benetook Avenue will develop as a core commercial and service industry precinct that will consolidate the existing bulky goods profile of Fifteenth Street.</li> <li>• The introduction of service industry and associated uses into this area, as opposed to replication of the B4Z along the eastern side of Benetook, will also provide flexibility to establish future B4Z land in areas that are perceived as "more appropriate" for this type of use</li> <li>• This precinct will be reinforced as a preferred growth corridor for this type of retailing and industry and subsequent rezoning of land in alternate locations for similar uses will only be considered once this land is exhausted.</li> </ul> <p><b>Precinct 2: North Fifteenth Street</b></p> <ul style="list-style-type: none"> <li>• The North Fifteenth Street Precinct should be considered as a residential development front offering a range of residential densities to compliment the existing pattern of development in the area while at the same time presenting a scale of development that supports the notion of a transition in identity between Mildura and Irnyple.</li> <li>• It is considered appropriate that a density of development accommodated within the R1Z should be pursued within this precinct north of the proposed green link to enable an 'open' landscape character to prevail when viewed from the highway.</li> <li>• It is considered that at this stage low density residential development should be pursued south of the proposed green link at an appropriate time in the future to assist in achieving a visual transition in this area towards Irnyple; and, to respond to the existing residential land supply and the documented real and latent demand for low density residential land within Mildura.</li> <li>• It is considered that at the time that this land is considered for rezoning to LDRZ that Council should assess the complete residential land supply situation and if appropriate consider the opportunity to support a R1Z on this land with a Development Plan Overlay (DPO) that supports the vision for this area in terms of achieving a scale and density of development which represents a transition between Mildura and Irnyple.</li> <li>• Until an appropriate time in the future, the FZ will serve as a "holding zone" of sorts for this precinct.</li> </ul> <p><b>Precinct 3: Fifteenth Street</b></p> <ul style="list-style-type: none"> <li>• The continuation of rural uses along Fifteenth Street is not preferred in the long term, however in the interim</li> </ul>

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			<p>will be maintained until the existing supply of appropriately zoned land in alternate locations has been exhausted.</p> <ul style="list-style-type: none"> <li>At an appropriate time, the western end of the Precinct between Benetook Avenue and Cowra Avenue should be rezoned to B4Z to consolidate the core Fifteenth Street peripheral sales hub.</li> <li>At an appropriate time in the future the eastern end of the Precinct between Cowra Avenue and Sandilong Avenue should be rezoned to accommodate a transition in activity and use toward Irymple. The intent of this area is to encourage the expansion of community related facilities including education, health etc, which will relate to the new community in the area in the future. The opportunity for tourism related uses should also be supported in this location.</li> <li>That new urban development be underpinned by a strong landscape presence and urban design theme that maintains a notion of separation between the two towns.</li> </ul> <p><b>Precinct 4: South Fifteenth Street</b></p> <ul style="list-style-type: none"> <li>Maintain the openness of the South Fifteenth Street Precinct through the rezoning of RUZ land to FZ, as recommended by the draft Rural Areas Strategy (2005), and restricting pressure for the development of urban uses within this area.</li> <li>Land on the eastern side of Benetook Avenue, between Fourteenth and Fifteenth Street to be rezoned and developed for service industry</li> <li>Fifteenth Street between Benetook and Cowra Avenues should also be a business area</li> <li>Zone of special use on Fifteenth Street between Cowra and Sandilong Avenue</li> <li>Establish 'green links' through the precinct between 15th Street and the green belt</li> <li>Establish a street network that is different to the typical 10 acre lot '10 pack'.</li> </ul>
64	Mildura – Irymple urban transition area: urban design guidelines (2008) Hansen Partnership	<p>These Urban Design Guidelines aim to guide the future development of land in Benetook Avenue (between Fifteenth and Fourteenth Streets), and land along Fifteenth Street (between Benetook and Sandilong Avenues), Mildura. This document was commissioned by Mildura Rural City Council as a means of assisting Council in considering future development applications within this area and to provide guidance to land owners, stakeholders and developers on specific design standards that should be considered when building. Urban Design Guidelines are given for each precinct under these headings:</p> <ul style="list-style-type: none"> <li>subdivision and site layout;</li> <li>building design;</li> <li>access and movement; and</li> <li>landscape.</li> </ul>	<p>In summary the notable advancements to the Mildura–Irymple transition area plan include:</p> <ul style="list-style-type: none"> <li>Rezoning of land on Benetook Avenue (between Fourteenth and Fifteenth Street) to Industrial 3 Zone.</li> <li>Rezoning of land on Fifteenth Street (between Benetook and Cowra Avenue) to a Special Uses (business) Zone.</li> <li>Rezoning of land on Fifteenth Street (between Cowra and Sandilong Avenue) to Special Use (community uses) Zone.</li> <li>Land on Benetook Avenue, south-west of Fifteenth Street to be a future investigation area for Industrial growth.</li> <li>The introduction of the Etiwanda Residential Development Plan, indicating a 'shared buffer' at the boundary of future industrial land, continuation of pedestrian and bicycle opportunities along the 'Green Belt', and the establishment of a new 'Avenue/ Boulevard' between Etiwanda and Benetook Avenue.</li> </ul>



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65	Mildura Marina Resort Development Plan (2009)	<p>The <i>Mildura Marina Resort Development Plan</i> provides for the following:</p> <ul style="list-style-type: none"> <li>• A marina with over 100 berths for houseboats and other craft and mooring space for four paddle steamers</li> <li>• Marina related land based activities including boat service and maintenance facilities, boat launching, fuelling and sewage pump out</li> <li>• Water front retail for 1500 square metres</li> <li>• Hotel with between 120 and 150 rooms not greater than three storeys high</li> <li>• Convention Centre with capacity for 300 people not greater than three storeys high</li> <li>• 24 two storey dwellings on the waterfront and a further 46 two and three storey dwellings located on the southern portion of the site</li> <li>• 18 riverside dwellings located beside the hotel forming part of the hotel accommodation</li> <li>• 9 storey high building containing 24 waterfront apartments with a height not exceeding 65.0m Australian Height Datum. (The 65.0m AHD level shall not be exceeded by any architectural feature, building service, electronic media, antenna, flagpole, advertising sign or other element)</li> <li>• Public parking facilities</li> <li>• Bus terminal</li> <li>• Passive recreation areas.</li> </ul> <p>The Development Plan outlines the Mildura Marina Resort project in terms of buildings and facilities as well as the resort's requirements relating to a number of issues including traffic, car parking and water supply.</p>	<ul style="list-style-type: none"> <li>• Provision of retail spaces, hotel, convention centre, recreation spaces and residential dwellings</li> <li>• Major node within the Mildura Region when completed</li> <li>• A bus terminal is planned as part of the development to encourage use of Public Transport for guests and residents – may influence public transport provision within the greater Mildura area</li> <li>• Retail spaces, the Hotel, Convention Centre and dwellings will contribute to heightened pedestrian, cycling and private vehicle activity in the area, requiring infrastructure to meet this demand to link the development with surrounding communities.</li> </ul>
66	Nichols Point Report for Residential Development Plan (2007) GHD & David Lock Associates	<p>This report is one of four that outlines the Residential Development Plans (RDPs) for four areas in Mildura that are expected to be the focus of residential development in the city in the near future (Etiwanda, Irymple, Riverside and Nichols Point).</p> <p>The Nichols Point RDP identifies the characteristics of development that will achieve the optimum benefit for both the incoming residents and the wider Mildura community by ensuring the new neighbourhood is stitched into the surroundings yet with its own distinctive character and identity.</p> <p>The concept seeks to ensure the people who will live in this area will enjoy a good quality of life with minimal demands on finite environmental resources. The RDP does this by identifying the design characteristics that ensure these people can enjoy environments that they can be proud of, that are attractive, stimulating, facilitate greater sustainability and foster social engagement.</p> <p>The Residential Development Plan includes:</p> <ul style="list-style-type: none"> <li>• School retained and reused as community resource potential hall, cafe, community</li> </ul>	<ul style="list-style-type: none"> <li>• Increased residential land (LDRZ) located 4.8 km from Mildura CBD</li> <li>• Water and sewer main upgrades will be required to service new development</li> <li>• No public transport to Mildura</li> <li>• Stormwater drainage will need improvements – additional basins are proposed</li> <li>• Power supply, gas and telecommunications are not expected to be an issue</li> </ul>

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		<p>gardens, consultation rooms</p> <ul style="list-style-type: none"> <li>• Neighbourhood focal point is in the centre of the study area</li> <li>• The RDP proposes high quality streets and open spaces through village greens, blueways, Avenues, shared pathways, edge roads and standard roads</li> <li>• Design guidelines are provided in regards to building setbacks, building height, front of the house, garage, fences, landscape and driveways</li> <li>• Identify characteristic of development that will achieve the optimum benefit for the incoming residents and the wider community</li> <li>• Includes the process undertaken to prepare the RDP</li> </ul>	
67	Ontario – Flora precinct land use vision and urban design framework (2010) Hansen Partnership	<p>The <i>Land Use Vision and Urban Design Framework</i> sets out long term strategies and design directions for the future development of this area to ensure that it is sustainable, practical and enhances the land's unique characteristics. The study area is approximately 465 hectares of land to the west of the Mildura CBD comprising a mixture of urban, agricultural and recreational areas.</p> <p>Pressure for residential development in Mildura can be generally characterised by the following two categories:</p> <ul style="list-style-type: none"> <li>• Low Density Residential (as defined by the Low Density Residential Zone); and</li> <li>• Standard Residential density (as defined by the Residential 1 Zone).</li> </ul> <p>The Rural Residential Review undertaken by OPA Pty Ltd (2003) estimated that the existing supply of rural residential land in the municipality would be exhausted within approximately 5 years. Having regard to this, the Review forecast an ambitious land supply scenario of 50 dwellings per year, requiring a total of 500 lots to become available over the next 10 years.</p> <p>The precinct should be positioned as a 'green' precinct, both to reflect the presence of extensive planting and ecological systems within the area but also the need for sensitivity in the development process to the constraints present due to these environmental assets. In particular, this study sees the opening up and sensitive placement of paths around the Lake Ranfurly area, the development of a high quality, environmentally sensitive housing development adjacent to the Golf Course and the activation of land west of Flora Avenue with appropriate activities.</p> <p>The overall vision for the Ontario-Flora precinct is:</p> <p><i>"To create a well connected precinct which accommodates moderate development which responds to, and takes advantage of, the precinct's environmental and cultural attributes and township position. The precinct will be developed and revitalised to form a key 'green' transitional area within the wider landscape which will serve as an appropriate gateway to Mildura."</i></p> <p>The Precinct has been divided into 3 sub-precincts including:</p> <ul style="list-style-type: none"> <li>• Precinct 1: urban transition;</li> </ul>	<ul style="list-style-type: none"> <li>• Housing is at conventional residential densities runs up to Flora Avenue, but beyond this the development of the land lessens in intensity, with low density residential and agricultural.</li> <li>• Previous ad hoc development approvals, in particular the approval of a private 100 lot residential subdivision on publicly zoned land outside the residential growth boundary identified in the Mildura Structure Plan.</li> <li>• Pressure from landowners for rezoning of their land to allow for more intensive residential development. This particularly relates to the undeveloped land to the east of Flora Avenue and to parcels of land west of Flora Avenue including the area currently zoned for farming purposes.</li> <li>• The proximity to the Murray River creates a number of drainage and flooding issues for land within the precinct which constrain or affect development.</li> <li>• The future of the precinct is also affected by the fact that much of the land within the precinct is currently shown as lying outside the 2030 residential growth boundary, a situation which has influenced past commentary on the appropriateness of development in the area.</li> <li>• The precinct's position as a key gateway to Mildura also strongly influences both the future form and appearance of the area but also provides a strong impetus for investment in the area to ensure an appropriate image is conveyed upon arrival at this major regional centre.</li> <li>• The features which should define the precinct over the next 20 years are as follows: <ul style="list-style-type: none"> <li>○ Development and protection of the key environmental assets in proximity to the precinct. This includes the Murray River and Lake Ranfurly, but also the Old Aerodrome Reserve, the Mildura Golf Club and the wetlands.</li> <li>○ Emphasis within the precinct will focus on both formal and informal recreation within these 'green' spaces.</li> <li>○ Based on the background analysis and stakeholder consultation, the introduction of increased residential densities within the study area in the future is recommended.</li> <li>○ Any new development in the area will be high quality housing along the 'park edges' which responds to</li> </ul> </li> </ul>

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		<ul style="list-style-type: none"> <li>Precinct 2: green centre; and</li> <li>Precinct 3: park edge and residential.</li> </ul>	<p>the context not only by orientation and siting, but also be the incorporation of sustainability measures and generous landscaping.</p> <ul style="list-style-type: none"> <li>The strengthening of the definition between the 'urban' and 'non-urban' areas is strongly recommended.</li> <li>The development of appropriate signage and landscaping treatments to define and improve the western gateway.</li> <li>The plan proposes to rezone a portion of land to R1Z next to the approved 100 lot residential development</li> <li>Development immediately adjacent to the Golf Club (small dwellings for retirees)</li> <li>Requirement for continuous pedestrian and cycle links to promote sustainable transport.</li> </ul>
68	Residential development plan, Red Cliffs (2009) Hansen Partnership	<p>The purpose of the <i>Red Cliffs Residential Development Plan</i> is to co-ordinate the proper and orderly development of the land and provides clear design objectives and directions for its future development. The subject areas are protected by a DPO which prevents the Responsible Authority from granting planning approval for subdivision and residential development in the absence of an overall development plan for the land. The RDP comprises two precincts of Residential 1 Zoned land and are referred to as the Indi Avenue Precinct and the Calotis Street Precinct</p> <p>The RDP provides guidance in relation to:</p> <ul style="list-style-type: none"> <li>Access and streetscape elements</li> <li>Landscape and open space elements</li> <li>Urban form elements and design guidelines</li> </ul> <p>The Development Plan Overlay prevents a Responsible Authority (i.e. Mildura Rural City Council) from granting planning approval for subdivision and residential development in the absence of an overall development plan for the land. Therefore, the purpose of the RPD is to co-ordinate the proper and orderly development of the land and provide clear design objectives and directions for its future development</p>	<ul style="list-style-type: none"> <li>Relevant overarching design principles the MHSS should consider include: <ul style="list-style-type: none"> <li>Develop a clear, legible and safe network of streets with a high degree of vehicular, pedestrian and cycle permeability.</li> <li>Establish a viable grid network that allows for a sensible arrangement of urban development blocks.</li> <li>Minimise any impacts on natural or artificial drainage systems by ensuring development accords with service and drainage strategies devised by Lower Murray Water</li> <li>Create a hierarchy of quality public open spaces providing a range of recreational opportunities co-functioning with service and drainage requirements.</li> <li>Protect and enhance natural features of the site and provide appropriate landscape buffers to existing operating farming land around RDP precincts</li> <li>Promote rehabilitation of existing water channels as attractive landscaped green belts</li> <li>Provide a mix of lot sizes and housing types to cater for a broad range of households.</li> <li>Ensure the design of the dwellings to be site responsive, energy efficient, and contributory to the local character of Red Cliffs.</li> </ul> </li> <li>Future development of the precincts will provide a range of lot sizes to respond to demand for higher density housing, such as retirement village housing close to the Town Centre as well as standard and larger lots at the interfaces with farming zone land.</li> <li>Medium density lots should be located in close proximity of the Red Cliffs Town Centre, and should generally be between 300- 400m<sup>2</sup> in area and have a lot width of 11-14 m, fronting the green belt reserve</li> <li>Standard density lots should generally be a conventional size of 550- 700m<sup>2</sup> in area and have a lot width of 16-19m.</li> <li>Low density lots should be located on land with a Farming Zone interface and should generally be between 1400-2000m<sup>2</sup> in area and have a lot width of 34-38m.</li> </ul>

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			<ul style="list-style-type: none"> <li>Precinct 1: extension of water supply would be required but not extensive. Estimated that 100mm diam water main extension required</li> <li>Calotis precinct will require significant augmentation of supply – water main in Calotis St would comprise 150mm diam and 100mm extensions</li> <li>Precinct 1: existing sewer cannot be extended due to depth limitations. LMW advises infrastructure will be provided for the development as deemed appropriate</li> <li>Precinct 2 does not have any sewer facilities. To provide this service a sewer pump station would be required at the low point in Calotis St and a rising main discharging into the existing pump station located near the corner of Whittaker Crescent and Kiewa Av</li> </ul>
69	Residential Development Plan: East of the Grange, Mildura (2002) Connell Wagner	<p>East of the Grange has an area of 60 ha, with residential generally to the north east and industrial to the north along Fifteenth Street. Zoning is mostly R1Z and B4Z, DDO and Airport Environs Overlay applies to all land in the area (at time of RDP). MSS identifies Sixteenth St as the UGB.</p> <p>DPO2 in RDP has now been updated in the Mildura Planning Scheme</p> <p>The purpose of the plan is to 'guide and facilitate' future residential development and considers Land Development, Road Network, Infrastructure Provision and Staging of Development.</p> <p>The RDP describes the site and surrounds considering traffic, infrastructure, town planning and landscape issues. It then outlines the plan including long term strategies and design direction for the future development of the area and its implementation and development schedule.</p>	<ul style="list-style-type: none"> <li>Some relevant principles for guiding future residential development include: <ul style="list-style-type: none"> <li>Ability to subdivide land to a range of conventional urban lot sizes</li> <li>Recognise the relationship between potentially conflicting land uses including business and bulky goods to the north adjacent to Fifteenth Street; and designated high volume roads</li> <li>Encourage protection and continuation of recognised features in the development area and surrounds including heritage, drainage lines, topography, potential east-west orientated open space network, existing infrastructure and services, provision for a potential school on San Mateo Avenue, and retention of identified properties and dwellings.</li> </ul> </li> </ul>
70	Mildura Murray Riverfront Central Precincts Feasibility (2010) Suters Architects SEE REPORTS 1-5	<p>The <i>Mildura Riverfront Central Precincts Feasibility</i> assesses and develops the Mildura Riverfront 2005 Masterplan. The purpose of this further investigation is to provide a strategic basis to secure the proposed outcomes for both the Central Precincts and the entire Mildura riverfront. New opportunities have arisen since the 2005 Masterplans adoption with the removal of rail freight infrastructure now underway and government funding available to support the preservation of the Murray River.</p> <p>The Central Precincts feasibility recognises the project as a unique opportunity within Mildura establishing a high quality mixed-use development of regional benefit. It proposes to maintain the existing qualities of the area, including both the natural elements and built structures, endeavouring to create a vibrant and diverse riverfront that is rich with social, economic and environmental experiences. It will promote a community that celebrates past, current and future contexts and one that contributes robustly and positively to the development of Mildura and its riverfront.</p> <p>Report 1: The Background Report provides a detailed assessment and review of all relevant existing conditions and opportunities and constraints pertaining to the study area.</p> <p>Report 2: The Concept Report records the outcomes of the conceptual development process and consultation for the Central Precincts Masterplan.</p>	<p><b>Report 1: Background Information</b></p> <ul style="list-style-type: none"> <li>As part of the Masterplan it is proposed to remove the existing Freight Rail Facility located in the boundary of the Central Precincts.</li> <li>The site is easily accessible and there is currently ample parking for vehicles, however limited bus parking zones exist. Hugh King Drive currently runs through the centre of the Central Precincts providing direct access from Madden Avenue to the facilities within the park and along the riverfront.</li> <li>The existing parkland plays host to a range of sporting facilities and community uses. It contains a series of spaces with various functions and uses that are of importance to Mildura's riverfront and community.</li> <li>The riverbank is significantly degenerated and degraded. Erosion poses a serious and immediate concern. The need for considerable regeneration and revitalisation is urgently needed.</li> <li>Pedestrian and cycle connections through the parkland are in a number of instances disconnected from their adjoining wider surroundings.</li> </ul> <p><b>Report 3: Feasibility Report</b></p> <ul style="list-style-type: none"> <li>Features of the masterplan include: <ul style="list-style-type: none"> <li>Cultural centre</li> </ul> </li> </ul>

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		<p>Report 3: The Feasibility Report provides an overview of the developed design of the Central Precincts outlining the preferred Masterplan scheme</p> <p>Report 4: The Implementation Report describes the way in which the items of the Central Precincts Masterplan can be delivered within the short, medium, and long term.</p> <p>Report 5: EOI Report</p>	<ul style="list-style-type: none"> <li>○ Hotel and convention centre</li> <li>○ Transport and commercial</li> <li>○ Residential</li> <li>○ Adaptive reuse</li> <li>○ Parks/ Plazas/ Boardwalks</li> <li>● Residential development proposed includes: <ul style="list-style-type: none"> <li>○ Site 1A: medium density townhouse development consisting of 12 townhouses</li> <li>○ Site 1B: Currently occupied with a number of privately owned single lot housing, the outcome depicted on this site is a medium to long term outcome. A staged approach could be considered to provide a mixed use residential/commercial outcome with market demand likely to determine the mix. 24-32+ units/apartments can be considered for this site with balconies and basement car parking.</li> <li>○ Site 2A: 16 and 24 townhouses respectively, these residential development sites will sit comfortably adjacent existing residential development with park amenity.</li> <li>○ Site 2B: Medium-high density residential development with potential for up to 32 units/apartments at its highest density.</li> </ul> </li> </ul>
71	Riverside Report for Residential Development Plan (2007) GHD & David Lock Associates	<p>This report is one of four that outlines the Residential Development Plans (RDPs) for four areas in Mildura that are expected to be the focus of residential development in the city in the near future (Etiwanda, Irymple, Riverside and Nichols Point).</p> <p>The Riverside Report identifies the characteristics of development that will achieve the optimum benefit for both the incoming residents and the wider Mildura community by ensuring the new neighbourhood is stitched into the surroundings yet with its own distinctive character and identity.</p> <p>The concept seeks to ensure the people who will live in this area will enjoy a good quality of life with minimal demands on finite environmental resources. The RDP does this by identifying the design characteristics that ensure these people can enjoy environments that they can be proud of, that are attractive, stimulating, facilitate greater sustainability and foster social engagement.</p> <p>The Residential Development Plan identifies:</p> <ul style="list-style-type: none"> <li>● Mildura South wetland and Public Open Space including park facilities incorporating a Neighbourhood Focal Point with Minor Park (4000m2)</li> <li>● Bike/ walking tracks along railway reserve</li> <li>● Improved access to bird hide and bridge area to access views</li> <li>● Riverside Avenue landscaped to frame views and create an attractive edge to the neighbourhood</li> <li>● Report outlines residential development plans for Riverside. The RDP identifies the</li> </ul>	<ul style="list-style-type: none"> <li>● The RDP identifies the following matters the MHSS will need to consider: <ul style="list-style-type: none"> <li>○ Mildura South wetland and Public Open Space including park facilities incorporating a Neighbourhood Focal Point with Minor Park (4000m2)</li> <li>○ Riverside Avenue landscaped to frame views and create an attractive edge to the neighbourhood</li> <li>○ Poor maintenance of Lake Ranfurly creates increase in mosquitoes</li> <li>○ Smells from Lakes could be a problem</li> <li>○ Some College lease areas could limit the development</li> <li>○ Required rising main and sewer pump station</li> <li>○ Power supply, gas and telecommunications are not expected to be an issue</li> <li>○ Compact walkable neighbourhoods. Reduced car usage is encouraged because public transport is easy to use and walking and cycling is promoted.</li> <li>○ The roads and open spaces are designed to retain healthy trees - shade, identity support pedestrian activity in summer.</li> </ul> </li> </ul>



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		<p>characteristics of development that will achieve the optimum benefit for both incoming residents and the wider community. Seamlessly stitching the communities into their surrounding environment</p> <ul style="list-style-type: none"> <li>Identify characteristic of development that will achieve the optimum benefit for the incoming residents and the wider community.</li> <li>Includes the process undertaken to prepare the RDP</li> </ul>	
72	Mildura Rural City Council Plan 2009- 2013, (2009) Mildura Rural City Council.	<p>The Council Plan is ultimately a strategic plan that guides Mildura Rural City Council's activities and delivers results to people in all communities across the municipality. Their vision is 'To be the most liveable, people friendly community in Australia'</p> <ul style="list-style-type: none"> <li>Estimated resident population: 53,122</li> <li>Mildura population: 28,743</li> <li>Indigenous population: 1,432</li> <li>Land area: 22,330 km2</li> <li>Key industries: Dryland farming, irrigated horticulture (table grapes, wine grapes, dried grapes, citrus and vegetables), tourism, food and beverage manufacturing, transport and logistics, retail, health and community services</li> <li>Emerging industries: Renewable energy generation, aquaculture, mineral sands mining and recycling</li> </ul> <p><u>Council Plan Framework</u></p> <ol style="list-style-type: none"> <li>Liveable Community: Our community will be one that is a safe and supportive place to live, encouraging diversity, well-being and lifestyle opportunities for everyone <ul style="list-style-type: none"> <li>Community Safety; Community Development; Community Health and Wellbeing; Community Services; Planning and Development Standards</li> </ul> </li> <li>Management of the Environment: Our community will manage, develop and initiate a healthy, sustainable environment and resources <ul style="list-style-type: none"> <li>Environmental Management; Natural Resource Management; Environmental Services; Infrastructure, Assets and Facilities</li> </ul> </li> <li>Growth of the Economy: Our community encourages visionary growth built on innovation, creating sustainability and prosperity. <ul style="list-style-type: none"> <li>Economic Development; Tourism and Events</li> </ul> </li> <li>Active Community: Our community recognises the essential role played by arts, culture, sport and recreation in enhancing well-being</li> </ol>	<ul style="list-style-type: none"> <li>The MHSS will need to ensure consistency with the principals of the Council Plan.</li> </ul>

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		<ul style="list-style-type: none"> <li>- Arts and Cultural Heritage; Recreation and Sport</li> </ul> <p>5. Management of Resources: Our council will manage resources effectively and efficiently to provide services that are relevant, of a high standard and that address identified community needs</p> <ul style="list-style-type: none"> <li>- Leadership and Representation; Communication and Consultation; Financial Sustainability; Organisational Management</li> </ul>	
73	Daley, J. & Lancy, A. (2011) Investing in regions: Making a difference, Grattan Institute, Melbourne.	<p>Australia is increasingly described as a "patchwork economy" – an economy in which some parts of the country boom and others lag. Some regions have faster population growth, more employment opportunities, and provide a wider variety of services, while others are growing more slowly or even shrinking. This report focuses on the <i>economic</i> development of regions, measured through growth in population, employment and average incomes. This indicates the underlying health of a region's economic base that sustains jobs and other activity into the future.</p> <p>This report outlines that growth is primarily driven by economic factors governments don't control. The major drivers of population growth today are the concentration of firms and people (agglomeration), mining opportunities, and the natural amenity of coastal areas. Governments can improve infrastructure and education, but these will only accelerate growth in areas which already provide a fertile environment – agglomerations and local job opportunities.</p> <p>The current approach of Government funding is based on existing residents and therefore there is underinvestment in 'bolting' regions with rapid population growth. This approach of "regional equity" is unfair to residents of bolting regions, who are not getting their fair share of services.</p> <p>Mildura is considered a 'lagging region' with slow population growth (p14). Across Australia regional areas that are not cities are generally growing much more slowly – on Average around 1.3% per year between 2005 and 2010. Yet, again, areas vary significantly. Inland areas far from a large regional city have even shrunk. Other smaller regional towns continue to grow but at slow rates, so that in many towns the actual number of residents may only increase by around 50 a year. This increases the absolute difference in population between small regional towns and our fastest-growing cities. Even so, despite slower growth rates and smaller size, 4.1 million Australians – nearly one person in five – still live in these smaller regional towns and rural areas.</p> <p>Smaller and slower growing parts of rural and regional Australia remain great places to live and should not be left without services that increase wellbeing – such as schools, hospitals, transport and other community facilities. In many cases these services are what regional development policies are really funding. However, these should be clearly recognised as subsidies to be justified on equity or social grounds, rather than hoping that they will generate self-sustaining economic growth</p>	<ul style="list-style-type: none"> <li>• Economic development of regions is measured through growth in population, employment and average incomes and indicates the underlying health of a region's economic base that sustains jobs and other activity into the future.</li> <li>• Governments can improve infrastructure and education, but these will only accelerate growth in areas which already provide a fertile environment – agglomerations and local job opportunities.</li> <li>• Across Australia regional areas that are not cities are generally growing much more slowly – on average age around 1.3% per year between 2005 and 2010, yet areas vary significantly.</li> <li>• Mildura is considered a 'lagging region' with slow population growth</li> <li>• Despite slower growth rates and smaller size, 4.1 million Australians – nearly one person in five – still live in these smaller regional towns and rural areas</li> <li>• Rural and regional Australia should not be left without services that increase wellbeing, however funding should be on equity or social grounds, rather than hoping that they will generate self-sustaining economic growth</li> </ul>
74	Victorian Government (2010) Ready for Tomorrow:	The Victorian Government is investing \$630.7 million to generate new opportunities and build a prosperous and sustainable future for regional and rural Victoria. <i>Ready for Tomorrow: A Blueprint</i>	<ul style="list-style-type: none"> <li>• Continuing population growth, jobs and economic output in regional Victoria since 2000</li> </ul>

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	A Blueprint for Regional and Rural Victoria	<p><i>for Regional and Rural Victoria</i> includes new initiatives that will create more jobs, improve tertiary education opportunities, boost support for businesses and industries and secure the regional and rural way of life.</p> <p>This initiative builds on previous Government support over the last decade including the Regional Infrastructure Development Fund (1999); Regional Development Victoria (2003); Moving Forward (2005); and Moving Forward: Update (2008).</p> <p>As part of the <i>RIDF</i>, Mildura received \$5.72 million towards an upgrade of Mildura Airport. As part of <i>A Fairer Victoria</i>, a sexual assault counselling centre will be set up in Mildura.</p> <p>Regional Victoria's population has grown strongly since 2000, reaching 1.45 million in June 2009; more than 120,000 new jobs have been created since October 1999; and regional economic output is up by almost 30 per cent from \$48.5 billion in 1998-99 to \$62.6 billion in 2008-09.</p> <p>Regional Victoria today is in a strong position and regional lifestyles, opportunities and amenities are better than ever. But more challenges lie ahead. These challenges will be driven by global economic and industry trends, population growth and the impacts of a changing climate on farming and other industries.</p>	<ul style="list-style-type: none"> <li>• <i>Ready for Tomorrow</i> provides funding and new initiatives that will create more jobs, improve tertiary education opportunities, boost support for businesses and industries and secure the regional and rural way of life</li> </ul>
75	Victorian Government (2008) Future Farming: Productive, Competitive and Sustainable. Department of Primary Industries: Victoria	<p>The \$205 million Future Farming strategy takes action across seven broad Action Areas to enable farm businesses in Victoria to become even more productive, competitive and sustainable as they enter an era of unprecedented change. These include:</p> <ul style="list-style-type: none"> <li>• Boosting productivity through new technology and changes in farming practices</li> <li>• Building skills and attracting young people to farming</li> <li>• Understanding and managing climate change</li> <li>• Strengthening land and water management</li> <li>• Helping farm families to secure their futures</li> <li>• Developing new products and securing new markets</li> <li>• Transporting products to market</li> </ul> <p>Farming is entering a new era. Our farmers are facing unprecedented pressures and uncertainties. At the same time, exciting new opportunities are emerging. Victoria's farm sector is well placed to reap large rewards from the rapidly growing markets of Asia. New opportunities are also emerging from innovations in science and technology, emerging water and carbon markets, more productive crop varieties and the growing demand for 'clean and green' food.</p> <p>But our farm businesses also face significant risks. The sector is under pressure from drought, water scarcity, labour shortages and increasing competition from overseas markets. It must also manage the long-term impact of climate change, growing urbanisation and new patterns of land use, threats from the introduction and spread of exotic weeds and pests, and changing community</p>	<ul style="list-style-type: none"> <li>• Farming is entering a new era and farmers are facing unprecedented pressures and uncertainties.</li> <li>• The sector is under pressure from drought, water scarcity, labour shortages and increasing competition from overseas markets. It must also manage the long-term impact of climate change, growing urbanisation and new patterns of land use.</li> <li>• The changes taking place in farming have particular implications for small to medium family farm businesses</li> <li>• These changes in the business of farming are also contributing to the transformation of rural communities and regional towns. In particular, Victoria's growing regional centres will continue their recent strong growth, generating a broad range of employment, business, social and recreational opportunities</li> </ul>

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		<p>and consumer expectations.</p> <p>Successful, competitive farm businesses of the future will need to rapidly adopt new and more complex production technologies and practices to raise the quality and value of products. They will also need to be larger in scale and scope and use more off-farm capital, specialised technical and financial advice, and non-family labour. They will need to plan strategically, and trade more actively in land, water, capital and their products to respond flexibly to fluctuating prices and climatic conditions.</p> <p>The new era in farming is being driven by economic, climate and market forces largely outside our control. The changes taking place in farming have particular implications for small to medium family farm businesses. While some may be supported by off-farm wages, others may need to expand, restructure their operations or change long-standing practices.</p> <p>These changes in the business of farming are also contributing to the transformation of rural communities and regional towns. In particular, Victoria's growing regional centres will continue their recent strong growth, generating a broad range of employment, business, social and recreational opportunities.</p>	
76	Victorian Government (2009). Progress Review of Moving Forward. Victorian Government, Regional Development Victoria: Melbourne.	<p>Launched in 2005, <i>Moving Forward</i> was developed to address key challenges affecting regional communities, particularly to plan and manage for population and economic growth and its flow-on impacts on the environment, infrastructure and services. The <i>Moving Forward</i> progress review presents the findings of a review into the impacts (economic and social) of <i>Moving Forward</i> initiatives since its implementation in 2005. Some of the initiatives of Moving Forward include marketing and promotions, planning and managing growth, investment attraction, skills and training, export promotions, driving growth in primary industries, and sustainable development and better land management.</p> <p>In recent years, and particularly since the 2005 financial year, regional Victoria has experienced positive economic trends, including growth in population, new businesses and employment. Key highlights include:</p> <ul style="list-style-type: none"> <li>• An increased rate of population, business and employment growth compared to the recent past. For example, these rates in regional Victoria have been faster in the last four years (2005-09) compared to the previous four year period</li> <li>• An increased relative rate of growth of economic indicators compared to metropolitan Melbourne. As noted earlier, regional growth rates for employment, business and population have converged towards those of Melbourne</li> </ul> <p>What is clear is that regional Victoria has, in recent years, experienced a 'virtuous cycle' of increasing rates of population, employment and business growth, where a complex mix of economic and social drivers are mutually reinforcing, resulting in higher growth for regional Victoria more generally.</p>	<ul style="list-style-type: none"> <li>• Regional Victoria has, in recent years, experienced a 'virtuous cycle' of increasing rates of population, employment and business growth, where a complex mix of economic and social drivers are mutually reinforcing, resulting in higher growth for regional Victoria more generally.</li> <li>• There has been a decline in undergraduate enrolments by regional Victorians over the last four years, contrasting that of Melbourne where there has been growth in undergraduate enrolments.</li> </ul>

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77	Department of Primary Industries (2012). The Changing Social Landscape of Rural Victoria. Accessed from <a href="http://www.dpi.vic.gov.au">www.dpi.vic.gov.au</a>	<p>This report is focussed upon agricultural industries of Victoria and the rural community that works in these industries or supports them. Although a relatively small and declining segment of Victoria's population, the farm community manages a disproportionate share of the State's land. Further, in many regional areas there are important links between farm output and regional economies.</p> <p>The report describes four social landscapes in rural Victoria and the social forces that are driving these landscapes on differing trajectories of change. The interaction and relative influences of productivity, amenity, culture and demographic forces will reshape the social landscape of Victorian rural communities over the next twenty years, much as it has already reshaped the present social landscape over the past twenty years.</p> <p>Social changes are leading to the development of four distinct rural landscapes that set quite different challenges. The traditional role of supporting increased productivity of agricultural industries remains, particularly in the production landscape, but perhaps with an increasing attention to the related and unavoidable impacts of increased productivity on rural communities.</p> <p>In the amenity landscape, the potential for economic growth through increased productivity is limited by social transformation. There will remain a role for some forms of productivity investment, coupled with investment to protect agricultural market reputation, environmental services and amenity. In the transitional zone, the changing of land use can be supported by research into new land uses, but this will need to take account of wider social concerns over land use impacts on the environment and landscape amenity.</p>	<ul style="list-style-type: none"> <li>• Average annual 1.5 per cent decline in the number of farms in Australia</li> <li>• In many regional areas there are important links between farm output and regional economies.</li> </ul>
78	Kelly, JF, Breadon, P & Reichl, J (2011) Getting the housing we want, Grattan Institute, Melbourne.	<p>This report explores the relationship between the housing we say we want and the housing we have. A survey of more than 700 residents of Sydney and Melbourne was undertaken to discover their housing preferences, taking into account realities such as current housing costs and their income.</p> <p>Results showed big differences between the housing Australians say they'd choose and the stock we have. In particular, there are large shortages of semi-detached homes and apartments in the middle and outer areas of both Melbourne and Sydney.</p> <p>Over the past decade Melbourne has added on average 2.1% of overall stock each year, however the stock has been very similar to current stock. If new construction is to shape our cities in accordance with our housing preferences, it must be significantly different from the mix of housing we have accumulated over the past decades. Construction of new dwellings in the last ten years has not reduced the gap between the housing people say they want, and the housing we have. In Melbourne, detached homes in outer and fringe areas have predominated.</p> <p>In the survey of what matters most in housing, four attribute categories were considered including: dwelling features, safety and security, convenience and access, and safety of the environment. Results showed that people give priority to the number of bedrooms, having a detached house with a garage, and ample living space. In short, 'bigger is better'. In terms of location, respondents said they preferred to live in a safe neighbourhood, close to family, friends, shopping, and public</p>	<ul style="list-style-type: none"> <li>• If new construction is to shape our cities in accordance with our housing preferences, it must be significantly different from the mix of housing we have accumulated over the past decades</li> <li>• Attributes of what matters most in housing include dwelling features, safety and security, convenience and access, and safety of the environment. People value both housing type and location</li> <li>• The mismatch in what housing people want and what is being built can be attributed to financing practices, planning and land issues and material and labour costs. Specifically related to planning, developers report that planning delays, and the uncertainty and costs they cause, are a significant disincentive</li> <li>• If we are serious about shaping our cities in the directions residents say they want, some of the incentives faced by developers need to be modified, allowing markets to respond to what people would like to see</li> <li>• It is urgent that what people say about how they want to live is embedded in all our discussions about housing in Australia</li> </ul>



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		<p>transport. Notably, closeness to work did not rank highly. People of different ages and household types prioritised housing and location attributes in different ways. Lone person households, for example, were much more likely to prioritise location features over dwelling attributes. In general, though, perhaps the most striking feature of the results at the aggregate level is the balance between housing features and those dependent on location. In other words, people value both housing type and location.</p> <p>If people say they want different types of housing, why aren't they being built? The answers are largely to be found in the incentives facing residential developers. These include financing practices, planning and land issues and material and labour costs. Specifically related to planning, developers report that planning delays, and the uncertainty and costs they cause, are a significant disincentive to embarking on medium density housing projects, particularly in established areas of Melbourne.</p> <p>If we are serious about shaping our cities in the directions residents say they want, some of the incentives faced by developers need to be modified, allowing markets to respond to what people would like to see. Once housing is built, it lasts for a long time, and can be costly or impossible to modify. For this reason, it is urgent that what people say about how they want to live is embedded in all our discussions about housing in Australia.</p>	
79	Weidmann, B, Kelly, JF (2011) What Matters Most? Housing Preferences Across the Population, Grattan Institute, Melbourne.	<p>As an extension to Grattan's report <i>The Housing We'd Choose</i>, this working paper analyses the responses of over 700 city residents who were asked about their housing and location priorities.</p> <p>The data suggests that there are real differences in priorities across the population. In particular, while young families were focussed on house size and type, older and single-person households were much more likely to think that characteristics of where they live are more important. Given our ageing population and the growth of smaller households, these differences could result in significant shifts in the mix of housing we want.</p> <p>Bearing these caveats in mind, our results support the conclusion that as the population ages and households shrink, there will be a change in housing preferences. This implies that there may be need for a more varied mix of housing than currently exists in Australian cities. In particular, the results suggest that demographic change will drive an increased demand for housing in locations characterised by convenience, access and safety – which are particularly important to older and lone-person households.</p>	<ul style="list-style-type: none"> <li>• The data suggests that there are real differences in housing priorities across the population, specifically: <ul style="list-style-type: none"> <li>- Lone person households were more focussed on location</li> <li>- Older households tend to care more about the local area</li> <li>- Children make dwelling features a priority</li> </ul> </li> <li>• Demographic change will drive an increased demand for housing in locations characterised by convenience, access and safety – which are particularly important to older and lone-person households.</li> <li>• This implies that there may be need for a more varied mix of housing than currently exists in Australian cities.</li> </ul>
80	Kelly, JF, Weidmann, B., & Walsh, M. (2011) <i>The Housing We'd Choose</i> , Grattan Institute, Melbourne.	<p>We know that our cities will keep growing. If we do not make the right choices about the way they grow, the problems identified in <i>The housing we'd choose</i> will deepen. Fewer Australians will get the housing they want, and our cities will become more polarised, less productive and less sustainable.</p> <p>The situation can seem intractable. The interests of developers, local residents, and people looking for a new place to live often seem fundamentally opposed. This report recommends ways to overcome the deadlock. Getting the housing we want outlines a new approach to city development that involves residents and makes the housing market work better for all parties.</p>	<ul style="list-style-type: none"> <li>• If we do not make the right choices about the way our cities grow, fewer Australians will get the housing they want, and our cities will become more polarised, less productive and less sustainable</li> <li>• A new approach to city development is needed that involves residents and makes the housing market work better for all parties</li> <li>• Large-scale development guided by Neighbourhood Development Corporations would bring developers, residents and governments together to meet clear social and commercial objectives</li> <li>• The burden of long and uncertain planning approval processes should be reduced. It does little to protect</li> </ul>

## mildura housing and settlement strategy: literature review

#	document name	summary of contents	implications for the mildura housing and settlement strategy
		<p>Large-scale development guided by Neighbourhood Development Corporations can provide new homes while making a whole neighbourhood a better place to live. This kind of redevelopment would bring developers, residents and governments together to meet clear social and commercial objectives. Crucially, government resources need to kick-start the process, and the community needs much greater control over how their neighbourhood changes.</p> <p>Some of the most contentious and distressing development is at a much smaller-scale: building on one or two lots in residential streets. Here too, a new mechanism is needed to better balance the interests of current residents, future residents and developers.</p> <p>The burden of long and uncertain planning approval processes should be reduced. It does little to protect residents, but it does a lot to stifle the supply of new homes. This burden should only be lifted in return for strict new standards that protect neighbours and local residents from badly-designed and obtrusive buildings.</p>	<p>residents, but it does a lot to stifle the supply of new homes</p>
81	Victorian Government (2009) Victorian Climate Change Green Paper, Department of Premier and Cabinet, June 2009	<p>This Green Paper is intended to stimulate discussion about the Victorian Government's policy response to climate change. The Green Paper sets out the challenge of focussing Victorian action across three distinct fronts:</p> <ol style="list-style-type: none"> <li>1. Complementing the CPRS to drive emissions abatement in areas of market failure or those sectors not covered by the CPRS</li> <li>2. Positioning Victoria to take advantage of the opportunities created by the transition to a carbon constrained economy</li> <li>3. Adapting to the impacts of climate change we can no longer avoid</li> </ol> <p>The Government has developed five priorities for action within this framework that will give Victoria a strong foundation for further developing its long term response to climate change. The Victorian Government will:</p> <ul style="list-style-type: none"> <li>• Drive innovation to position Victoria to capitalise on new jobs and skills, new technologies and new markets and accelerate the transition to a low carbon economy;</li> <li>• Support private action to adapt to a changing climate, and undertake adaptation actions on behalf of the Victorian community to protect the environment, key public assets and manage major public risks;</li> <li>• Help vulnerable regions, businesses and communities adjust to a carbon price, particularly the Latrobe Valley;</li> <li>• Promote low emissions energy technologies as the key to Victoria's energy future; and</li> <li>• Establish future-focussed transport, planning and building systems to support a low emissions future and accommodate a changed climate.</li> </ul> <p>In the decades ahead, further changes are inevitable, with consequences that are likely to include increases in temperature, rises in ocean levels, more severe storms and droughts, and the loss of</p>	<ul style="list-style-type: none"> <li>• A large number of jobs will be exposed to climate change impacts, especially in agriculture and manufacturing</li> <li>• By 2070 the amount of water available from the Murray is expected to decrease significantly</li> <li>• Vulnerability to greater temperature extremes, especially for elderly people</li> <li>• Future transport should focus on a low emissions future</li> <li>• Consideration of green investment and green jobs</li> <li>• Improve energy efficiency in residential, commercial and industrial areas</li> <li>• Encourage a climate smart built environment</li> <li>• Protect land use and forestry that store carbon and reduce emissions</li> <li>• Impact on agricultural industries and opportunities for new technologies</li> </ul>

# mildura housing and settlement strategy: literature review

#	document name	summary of contents	implications for the mildura housing and settlement strategy
		plant and animal species. These consequences pose a real and serious threat to Victoria's future – unless global action is taken, climate change will have a significant detrimental impact on our cities, towns and communities, our economy and our industries, and our natural environment. Response to climate change will require adjustment, adaptation and a shared responsibility.	



## appendix 2

planning scheme  
amendment summary





## mildura housing and settlement strategy: planning scheme amendments summary

#	amendment number	summary of contents	implications for settlement strategy
1	C011	<p>The amendment proposes to:</p> <ul style="list-style-type: none"> <li>• Revise Schedule 3 to the Special Use Zone which allows the use and development of land for a Marina.</li> <li>• Incorporate a new schedule into Clause 52.03 of the Mildura Planning Scheme.</li> <li>• Modify the schedule to Clause 81 to incorporate the Mildura Marina Resort Development Plan.</li> </ul> <p>The amendment is required to create a site for an integrated mix of residential, marina, tourism and retail uses to provide a focus for river based tourist and recreational activity.</p> <p>The principal elements of the proposal are:</p> <ul style="list-style-type: none"> <li>• A marina with over 100 berths for houseboats and other craft and mooring space for four paddle steamers.</li> <li>• Marina related land based activities including boat service and maintenance facilities, boat launching, fuelling and sewage pump out.</li> <li>• Water front retail (1500 square metres).</li> <li>• Hotel with between 120 and 150 rooms of three star quality.</li> <li>• Convention Centre with capacity for 300 people.</li> <li>• 24 two storey dwellings on the waterfront and a further 46 two and three storey dwellings on the southern portion of the site.</li> <li>• 18 riverside dwellings located beside the hotel forming part of the hotel's extended letting pool of accommodation.</li> <li>• 9 storey high (maximum height 65.0m AHD) building containing 24 waterfront apartments.</li> <li>• Public parking facilities.</li> <li>• Bus terminal.</li> <li>• Passive recreation areas.</li> </ul>	<ul style="list-style-type: none"> <li>• New Marina will include some residential development, as well as berths for houseboats, retail space, a convention centre, a hotel, a bus terminal, public parking and passive recreation.</li> </ul>
2	C012	<p>The amendment alters Planning Scheme Map No 27 by rezoning the land within the amendment area from Public Use Zone, Schedule 1 (PUZ1) to Business 2 Zone (B2Z).</p> <p>The amendment is required because the land is surplus to the needs of the Lower Murray Region Water Authority, and rezoning will not only facilitate its sale but will provide for future use</p>	<ul style="list-style-type: none"> <li>• Increased availability of Business 2 Zoned land at the east of the Mildura CAD</li> </ul>

## mildura housing and settlement strategy: planning scheme amendments summary

#	amendment number	summary of contents	implications for settlement strategy
		<p>consistent with the prevailing zoning in the immediate area.</p> <p>The amendment site is located in a predominantly Business/Commercial area near the eastern extremity of the central activities district of Mildura. Land immediately east of the parcels is in the B1Z zone. The uses permitted in a Business 2 Zone are compatible with the small pocket of residential land to the south of the land, will be consistent with the existing pattern of uses in the immediate vicinity of the land, and will meet the needs of the Mildura community.</p>	
3	C017	<p>The amendment proposes to rezone the land from the current Business 1 Zone (B1Z) to Residential 1 Zone (R1Z) consistent with the adjoining zoning and land use.</p> <p>The amendment is required to enable the owner to use land for residential purposes, consistent with the adjoining land uses. The current zone is inconsistent with Council's local policies with respect to commercial and retail development. Given the location of the site at the southern residential edge of the City, and the proximity of the Mildura Centre Plaza there is no need for land zoned Business 1 in the area. The Mildura Centre Plaza is a sub-regional shopping centre that provides for the convenience needs of the residents of the southern parts of Mildura.</p>	<ul style="list-style-type: none"> <li>Increased residential land at the south-eastern corner of Hoyts Drive and Deakin Avenue, Mildura.</li> </ul>
4	C019	<p>The amendment proposes to include part of this land within the Public Acquisition Overlay and to alter the Schedule to the Public Acquisition Overlay to add a PAO3 in favour of Grampians Water to facilitate the acquisition of the land for the purpose of waste water treatment facilities for Ouyen.</p> <p>The amendment is required to facilitate the development of wastewater treatment facilities for the township of Ouyen.</p>	<ul style="list-style-type: none"> <li>Wastewater treatment facilities for Ouyen</li> </ul>
5	C020	<p>Makes changes to Clauses 21.04 and 22.10 of the Local Planning Policy Framework to support the ongoing operation of the Mildura Airport;</p> <p>Rezones the Mildura Airport site from Public Use Zone (Local Government) and Rural Zone to Special Use Zone (Mildura Airport);</p> <p>Introduces Special Use Zone Schedule 7 to be applied to the airport land;</p> <p>Applies the Design and Development Overlay (DDO5, DDO6 and DDO7) to land within the vicinity of the airport where the height of buildings and works could adversely effect the operations of the airport;</p> <p>Introduces Design and Development Overlay Schedules 5, 6 and 7 to control the height of buildings and works in the vicinity of the airport;</p> <p>Amends the existing Airport Environs Overlays 1 and 2 so that they apply only to areas which are or will be subject to high levels of aircraft noise from the airport;</p> <p>Amends the schedule to Clause 61.01-61.04 to update the list of maps comprising part of the scheme; and amends the schedule to Clause 81 by deleting three and adding two incorporated documents.</p> <p>The Mildura Airport is the third busiest passenger airport in Victoria and is an important transport</p>	<ul style="list-style-type: none"> <li>Improved airport facilities enhancing the transport and economic importance of the airport</li> </ul>

## mildura housing and settlement strategy: planning scheme amendments summary

#	amendment number	summary of contents	implications for settlement strategy
		<p>hub and economic asset for Mildura and the wider region. In addition to the airport activities, a business park is currently being developed on surplus land at the airport. Furthermore, various changes are proposed to the transport network in and around Mildura which will enhance the transport and economic importance of the airport, including a possible rail link to the airport and relocation of the Sturt Highway to the south side of the airport.</p>	
6	C022	<p>The amendment rezones the site from Rural Zone to Public Use Zone 2 – Education.</p> <p>The amendment is required to facilitate the future relocation of the Nichols Point Primary School to provide for the ever-increasing pupil enrolments from this township area.</p>	<ul style="list-style-type: none"> <li>Provision of Primary School Facilities for an increasing population in Nichols Point</li> </ul>
7	C028	<p>The amendment affects land in all areas of the municipality.</p> <p>The Amendment implements the recommendations of the recently completed “Three Year Review” of the performance of the Mildura Planning Scheme since 1999; and it implements the recommendations of the following recently adopted strategic studies:</p> <ul style="list-style-type: none"> <li>Review of the Mildura and Irymple Residential Land Strategies November 2003</li> <li>Mildura South Development Contributions Plan (2004)</li> <li>Mildura Industrial Land Use Strategy October 2003</li> <li>Rural Residential Study Review October 2003</li> </ul> <p>The amendment to the Mildura Planning Scheme has arisen from a review of the existing Mildura Planning Scheme. The review was undertaken in response to recommendations made by Planning Panel appointed to consider the new format Mildura Planning Scheme in 1998; and is also a consequence of the requirement in the Planning and Environment Act to review the Municipal Strategic Statement every three years. In addition, the Council and other agencies have recently completed a variety of strategic studies, all of which contain some recommendations relating to land use and development in Mildura.</p> <p>This amendment affects the following Clauses:</p> <p>21.01; 21.02; 21.03; 21.04; 21.05; 21.06; 22.01; 22.02; 22.03; 22.04; 22.05; 22.06; 22.07; 22.08; 22.09; 22.10; 35.05; 35.05 Schedule; 42.01 Schedule 1; 42.01 Schedule 3; 43.01 Schedule; 43.02 Schedule 2; 43.02 Schedule 3; 43.02 Schedule 4; 43.04 Schedule 1; 43.04 Schedule 2; 44.02; 44.02 Schedule; 45.01 Schedule ; 45.03; 45.03 Schedule; 45.06; 45.06 Schedule; 52.02 Schedule; 52.03 Schedule; 52.05-5 Schedule; 52.17 Schedule; 52.27 Schedule; 52.28-5 Schedule; 52.28-6 Schedule; 61.01-61.04 Schedule ; 81 Schedule</p>	<p>Clause 21 (MSS) describes strategies for settlement and housing, and includes additional local policies (Clause 22.04- Budget Accommodation Policy)</p> <p>Rezoning of land in the Rural City including:</p> <p>Residential 1 Zone</p> <ul style="list-style-type: none"> <li>In areas of Mildura and Mildura South identified by the “review of the Mildura and Irymple Residential Land Strategies”.</li> </ul> <p>Low Density Residential Zone</p> <ul style="list-style-type: none"> <li>In areas adjacent to Lake Hawthorn and surrounding Nichols Point which have been identified by the “Rural Residential Study Review”.</li> </ul> <p>Development Plan Overlay</p> <ul style="list-style-type: none"> <li>Inclusion of an extended DPO1 (with new schedule) for undeveloped land zoned Residential 1 in Mildura South and Irymple.</li> <li>Inclusion of a specific new Development Plan Overlay (Schedule 2) DPO2 for undeveloped new Low Density Residential land at Nichols Point and Lake Hawthorn.</li> </ul> <p>Development Contributions Plan Overlay</p> <ul style="list-style-type: none"> <li>Inclusion of the overlay and schedule to specify developer contributions for residentially zoned areas in Mildura and Mildura South in accordance with the “Mildura South Development Contributions Plan”.</li> </ul>
8	C029	<p>Amendment C29 implements the recommendations of the recently completed “Three Year Review” of the performance of the Mildura Planning Scheme since 1999; and it implements the recommendations of the following recently adopted strategic study:</p> <ul style="list-style-type: none"> <li>Mildura Retail Strategy 2000 Review - Final Report (June 2004)</li> </ul>	<ul style="list-style-type: none"> <li>Retail activities throughout Mildura that serve the needs of residents and visitors.</li> <li>Mildura CBD being the primary activity centre in the region</li> <li>The Mildura Centre Plaza Precinct being a fully integrated sub-regional centre which complements the</li> </ul>

## mildura housing and settlement strategy: planning scheme amendments summary

#	amendment number	summary of contents	implications for settlement strategy
		<p>The amendment makes changes to the Municipal Strategic Statement to implement the Mildura Retail Strategy 2000 Review Final Report, June 2004, deletes Clause 22.06-1 (Fifteenth Street Retail Policy), includes the 'Workingman's Club' site on Deakin Avenue in a Business 1 Zone, includes land on Fifteenth Street east of Mildura Plaza in a Business 1 Zone, includes land at 394-398 Deakin Avenue west of Mildura Plaza in a Business 1 Zone, includes 126-130 Deakin Avenue (the "MADEC site") in Business 2 Zone and includes land on the west side of Benetook Avenue in a Business 4 Zone, amends the schedule to the Business 1 Zone, introduces two new schedules to the Design and Development Overlay, applies schedule 2 to the Design and Development Overlay to land to be included in the Business 4 Zone and makes minor corrections to Clause 61.</p>	<p>function of the Mildura CBD.</p> <ul style="list-style-type: none"> <li>• The Fifteenth Street Precinct being consolidated and expanded along Benetook Avenue and functioning as the major regional concentration of bulky goods and other forms of peripheral retailing in the region.</li> <li>• Strategic support for convenience centres, including town centres, neighbourhood centres and local shops providing limited but important retail facilities to residents.</li> </ul>
9	C030	<p>The amendment applies to all the land within the municipality that is subject to the Farming Zone.</p> <p>It makes changes to the Municipal Strategic Statement and Local Planning Policy to implement recommendations of the Rural Areas Strategy November 2005 and replaces the schedule to the Farming Zone.</p> <p>The Amendment is required as a response to the State Government's recent decision regarding the introduction of new rural zones for rural Victoria and Council's commitment to review the future of its rural areas. Council has reviewed its approach to managing the rural areas to take advantage of the opportunities afforded by the new zones and to respond to emerging trends in the agriculture sector.</p>	<ul style="list-style-type: none"> <li>• Amends Clause 21.01-03 Economic Development, by introducing a third broad agricultural area and renaming the areas as: <ul style="list-style-type: none"> <li>- New Irrigated Area;</li> <li>- Older Irrigated Areas; and</li> <li>- Dryland Farming Areas</li> </ul> </li> <li>• Modifies the existing State Context, Key Land Use and Sub Regional Context Maps 1, 2 &amp; 3, and inserts additional new maps reflecting the Irrigation District Boundaries, Private Diversers Areas and the Dryland Farming Areas.</li> <li>• The addition of Key Themes relating to Agriculture and Horticulture in the Vision at Clause 21.03-1</li> </ul>
10	C036	<p>Amendment C36 rezones the land from a Public Use 3 (Health and Community) zone to a Residential 1 zone. Amendment C36 facilitates the rezoning of the land to a more appropriate zone given that the land is no longer in public ownership. The subject site is improved by, and used for, twenty seven residential units which were purpose built and occupied as part of the adjoining Mildura Base Hospital, which has now closed.</p>	<ul style="list-style-type: none"> <li>• Provision of additional residential 1 land, used for 27 residential units</li> </ul>
11	C037	<p>The amendment applies to all the land within the municipality, which is currently zoned Rural (RUZ) and Environmental Rural (ERZ). The amendment introduces the Farming Zone into the Scheme. All land in the Rural Zone is rezoned to the Farming Zone and all land in the Environmental Rural Zone is rezoned to Rural Conservation. The Rural Zone and the Environmental Rural Zone are deleted from the Planning Scheme.</p> <p>The zones implement the Government's commitment to introducing new zones for rural Victoria, and have a clearer purpose and tighter controls with a focus on the protection of productive agricultural land and areas with significant environmental values.</p>	<ul style="list-style-type: none"> <li>• Introduction of Farming Zone and Rural Conservation Zone into the Scheme</li> </ul>
12	C038	<p>This amendment has been prepared to address the urban transition area between Irymple and Mildura, the shortage of industrial land supply, and the future commercial role of Fifteenth Street.</p> <p>The amendment gives effect to five recently adopted reports of the Mildura Rural City</p>	<ul style="list-style-type: none"> <li>• Benetook Avenue as the industrial spine for Mildura;</li> <li>• Fifteenth Street as a commercial corridor;</li> <li>• Fifteenth Street between Cowra and Sandilong Avenues, as a transition area, comprising of community,</li> </ul>

## mildura housing and settlement strategy: planning scheme amendments summary

#	amendment number	summary of contents	implications for settlement strategy
		<p>Council being the:</p> <ul style="list-style-type: none"> <li>• Vision for the Mildura-Irymple Interface, Mildura-Irymple Interface Study: Final Report (May 2006)</li> <li>• Industrial Land Strategy Update, Final Report (December 2006)</li> <li>• Mildura-Irymple Urban Transition Area – Urban Design Guidelines (April 2007)</li> <li>• Mildura Transport Plan for Long Term Regional Development (May 2005)</li> <li>• Development Contributions Plan Nos. 3 - for Mildura Rural City Council (2007)</li> </ul> <p>The amendment proposes:</p> <ul style="list-style-type: none"> <li>• Additional 72ha of Industrial 3 zoned land in Benetook Avenue, Mildura;</li> <li>• Additional 273ha of Industrial 1 zoned land (205ha at Karadoc and 68ha at Thurla);</li> <li>• Removal of approximately 19ha of land presently zoned Business 4 on Benetook Avenue and relocates some of this (15ha) onto Fifteenth Street so as to entrench this as the major commercial corridor into Mildura; and</li> <li>• Approximately 260ha of land at "Block H" presently Industrial 1 Zone to Public Use Zone, Local Government.</li> </ul>	<p>health, education and tourism activities;</p> <ul style="list-style-type: none"> <li>• 'Greenfield' industrial zonings in non-urban areas.</li> </ul>
13	C042	<p>The Amendment applies to land currently within a Development Plan Overlay in the Mildura, Mildura South, Irymple, and Nichols Point areas, and land identified in the Development Contributions Plan No 2.</p> <p>The Amendment proposes to:</p> <ul style="list-style-type: none"> <li>• amend Development Plan Overlay schedule 1 &amp; 2 (Clause 43.04);</li> <li>• introduce the Development Contributions Plan Overlay schedule 2 (Development Contributions Plan – Infrastructure Works) at Clause 45.06; and</li> <li>• include the report Development Contributions Plan No 2, SGS Economics and Planning (October 2006) (DCP 2) as an Incorporated Document at Clause 81.</li> </ul> <p>The amendment gives effect to the recently exhibited reports of the Mildura Rural City Council being the:</p> <ul style="list-style-type: none"> <li>• Residential Development Plans for the Etiwanda, Irymple, Riverside and Nichols Point areas – January 2007.</li> <li>• Development Contributions Plan No 2, SGS Economics and Planning (October 2006)</li> </ul> <p>The Amendment provides the mechanism for Council to ensure that the cost of providing new infrastructure is shared between the various developers of the DCP Area and the wider community</p>	<ul style="list-style-type: none"> <li>• Mildura South, Irymple and Nichols Point are active growth nodes within Mildura. These areas are expected to accommodate incremental development over a long time frame. This includes residential, industrial, major retail, local shop and office redevelopment.</li> <li>• New development in the DCP Area is required to meet 100% of its share of the capital cost of scheduled infrastructure, in accordance with State Government Policy on development contributions.</li> </ul>



## mildura housing and settlement strategy: planning scheme amendments summary

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		<p>on a fair and reasonable basis.</p> <p>The Amendment also provides for limited subdivision to occur where land is zoned Residential 1 and affected by the development plan overlay. This is to enable the excision of an existing dwelling to create a maximum of two lots prior to a development plan being prepared to the satisfaction of the responsible authority. This will provide opportunities for landowners in the transition from horticulture based land use to residential land use to remain in an existing dwelling and for development to be staged in a fair and orderly manner.</p>	
14	C044	<p>The amendment applies to all land within the Farming Zone, the Rural Conservation Zone and the Low Density Residential Zone and land affected by various overlay controls.</p> <p>The amendment aims to reduce permit requirements, and therefore the number of applications by introducing suitable permit triggers/exemption levels.</p>	<ul style="list-style-type: none"> <li>Reduction in permit requirements in the Farming Zone, Rural Conservation Zone and Low Density Residential Zone</li> </ul>
15	C045	<p>The amendment applies to land owned by the Victorian Rail Track Corporation or Crown Land vested in the Victorian Rail Track Corporation along the railway corridor between Gheringhap and Mildura. The amendment provides permit exemptions and introduces an incorporated document for the Mildura-Geelong Rail Freight Upgrade Project.</p> <p>The amendment is required to facilitate the Mildura-Geelong Rail Freight Upgrade Project, a significant project to the northwest area of Victoria, the Victorian freight industry and the Victorian economy generally.</p>	<ul style="list-style-type: none"> <li>Upgrade of the freight rail line will allow freight trains to run at faster speeds, enhancing reliability and efficiency.</li> <li>Freight is vital to the continued economic growth and success of the Mildura region, and contributes at least \$16 billion to the Victorian economy annually. The line is one of the busiest freight corridors in Victoria.</li> </ul>
16	C053	<p>The affected land has an area of approximately 1,200 hectares, is located on the south side of Carwarp West Road, Carwarp, approximately 30 kilometres south of Mildura.</p> <p>The amendment introduces a new incorporated document, the Solar Energy Facility Incorporated Document 2008, into the Mildura Planning Scheme</p> <p>The amendment is required to facilitate the use and development of a Solar Energy Facility with 154 megawatt capacity which is expected to generate approximately 270 Megawatt hours (MWh) of electricity per annum which could power approximately 45,000 households. This renewable energy power source will result in a reduction of approximately 400,000 tonnes of emissions per annum.</p>	<ul style="list-style-type: none"> <li>A Solar Energy Facility at Carwarp</li> </ul>
17	C056 Not proceeded with 17/02/12	<p>The amendment implements the recommendations of the Mildura Recreation Reserve Master Plan 2009 (MRRMP) by identifying additional land in Mildura South that is required for a regional sporting facility that adjoins land that is currently in the ownership of Council. The land is located in San Mateo Avenue, Mildura on the south-west corner of Sixteenth Street, with a total area of 12 ha.</p> <p>The Panel recommended that Amendment C56 to the Mildura Planning Scheme should be abandoned.</p>	<ul style="list-style-type: none"> <li>Requirement for additional land for a regional sporting facility as identified in the MRRMP</li> </ul>

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#	amendment number	summary of contents	implications for settlement strategy
18	C058	<p>The amendment applies to all land zoned Farming Zone within the Rural City of Mildura, and:</p> <ul style="list-style-type: none"> <li>Amends the schedule to the Farming Zone</li> <li>Amends the schedules to clause 52.03 (Specific sites and exclusions) and clause 81.01 (Documents incorporated in this scheme) to include a new Incorporated Document called <i>Mildura Older Irrigation Area Incorporated Document, May 2009</i>.</li> </ul> <p>The amendment will restrict the following use and development of land in the Mildura Older Irrigation Area as recommended in the <i>Mildura Older Irrigation Area (MOIA) Rural Strategy Final Report, April 2008</i>:</p> <ul style="list-style-type: none"> <li>No new dwellings with the Mildura Older Irrigation Area [MOIA].</li> <li>No subdivision of land including boundary realignments within the MOIA.</li> <li>Dwelling excisions on lots with a land area greater than 4 hectares subject to specific requirements.</li> </ul> <p>The MOIA consists of approximately 16,000 hectares of land and contains 3,551 dwellings on a range of lot sizes, which equates to an average density of 1 dwelling per 4.5 hectares. The MOIA is under considerable pressure from potential new dwellings and land fragmentation from small lot subdivisions. Between January 2008 and mid March 2009, approximately 78 permits for new dwellings were issued in the MOIA. In 2005 and 2006, 47 and 48 permits respectively were issued for dwellings in the Farming Zone within the MOIA. The MOIA Strategy found that if council continued to issue permits for every new dwelling in the Farming Zone within the MOIA, then there was potential for more than 2,000 additional dwellings across the MOIA.</p> <p>The changes to the schedule to the Farming Zone have been translated and modified from Amendment C30 to the Mildura Planning Scheme, which implements some of the recommendations the Rural Areas Strategy, November 2005. The minimum subdivision area for all land within the 'new irrigation area' where a water licence applies to the land has been increased from 20 hectares to 40 hectares. The MOIA Rural Strategy recognised that a minimum subdivision area of 20 hectares within the new irrigation area was too low.</p>	<p>This amendment will:</p> <ul style="list-style-type: none"> <li>Protect land within the MOIA for horticulture;</li> <li>Facilitate growth and expansion of the horticultural businesses within the MOIA;</li> <li>Ensure land values reflect the horticultural value of the land;</li> <li>Restrict new dwellings within the MOIA; and</li> <li>Minimise conflict between non-horticultural uses and horticultural businesses.</li> </ul>
19	C059	<p>The amendment applies to specific sites zoned Farming Zone within the Rural City of Mildura, as identified in the Mildura Older Irrigation Area Incorporated Document, September 2009.</p> <p>The amendment makes the following changes:</p> <ul style="list-style-type: none"> <li>Amends the schedule to Clause 52.03 (Specific sites and exclusions) to delete reference to the Mildura Older Irrigation Area Incorporated Document, May 2009 and apply the Mildura Older Irrigation Area Incorporated Document, September 2009 to all land zoned Farming Zone, which is within a gazetted irrigation district in the Mildura Older Irrigation Area including the irrigation districts of Mildura, Merbein and Red Cliffs.</li> <li>Amends the schedule for referral of permit applications under local provisions at Clause</li> </ul>	<ul style="list-style-type: none"> <li>Transitional arrangements for owners of specific sites in the MOIA to provide an opportunity for the owners of these specific sites to apply for a planning permit for a dwelling.</li> </ul>

## mildura housing and settlement strategy: planning scheme amendments summary

#	amendment number	summary of contents	implications for settlement strategy
		<p>66.04 to make the Department of Planning and Community Development a referral authority for applications to use land for a dwelling on specific sites identified in the Mildura Older Irrigation Area Incorporated Document, September 2009.</p> <ul style="list-style-type: none"> <li>Amends the Schedule to Clause 81.01 to delete the Mildura Older Irrigation Area Incorporated Document, May 2009 and include a revised Incorporated Document called Mildura Older Irrigation Area Incorporated Document, September 2009.</li> </ul> <p>The amendment will provide transitional arrangements in the interests of fairness, equity and natural justice for the owners of specific sites whose reasonable expectations were directly affected by the implementation of Amendment C58. The transitional arrangements will provide an opportunity for the owners of these specific sites to apply for a planning permit for a dwelling.</p> <p>The transitional arrangements are consistent with all options of the Mildura Older Irrigation Areas Rural Strategy, 2008 which contained detailed discussion on 'Transitional arrangements'.</p>	
20	C060	<p>The amendment rezones land at 174 and 176 Fifth Street, Nichols Point from Residential 1 Zone (R1Z) to Mixed Use (MUZ) and amends the Schedule to the Mixed Use Zone.</p> <p>The amendment is required to facilitate the future expansion of the existing general store in Nichols Point. The general store has been established on the land since 1908 and serves the community through the sale of goods and services including; a limited range of convenience items, sub newsagency, postal services, liquor, school lunches and the like.</p> <p>This planning scheme amendment will facilitate the expansion and consolidation of local general store services for the current and future local needs of the Nichols Point community.</p>	<ul style="list-style-type: none"> <li>Expansion of the general store at Nichols Point to service the current and future local needs of the Nichols Point community</li> </ul>
21	C061	<p>The amendment applies to an area of land being contained within the Special Use Zone (SUZ3) Mildura Marina and to crown land between the above land and the Murray River. The site has a total area of approximately 12.5ha.</p> <p>The amendment makes the following changes.</p> <ul style="list-style-type: none"> <li>Amends Schedule 3 to Clause 37.01 (Special Use Zone - Mildura Marina) to delete reference to the existing Incorporated Document called Mildura Marina Resort Development Plan (MMRDP) and to include a revised Incorporated Document called Mildura Marina Resort Development Plan, October 2009 in Section 1 of the Table of Uses.</li> <li>Amends the schedule to Clause 52.03 (Specific sites and exclusions) to delete reference to the existing Incorporated Document called Mildura Marina Resort Development Plan (MMRDP) and to include a revised Incorporated Document called Mildura Marina Resort Development Plan, October 2009.</li> <li>Amends the Schedule to Clause 81.01 to delete reference to the existing Incorporated Document called Mildura Marina Resort Development Plan (MMRDP) and to include a revised Incorporated Document called Mildura Marina Resort Development Plan,</li> </ul>	<ul style="list-style-type: none"> <li>Extension of the date by which the development of the Mildura Marina is completed and the use commenced from the 30 June 2008 until the 30 June 2014</li> <li>Development of the Marina will have significant social and economic benefits for the Mildura region, including provision of housing</li> </ul>

## mildura housing and settlement strategy: planning scheme amendments summary

#	amendment number	summary of contents	implications for settlement strategy
		<p>October 2009.</p> <p>This amendment proposes to extend the date by which the development of the project is completed and the use commenced from the 30 June 2008 until the 30 June 2014. If the date is not extended a planning permit will be required for the use and development of the land and will cause unnecessary delay to the development. As the specific control expired on the 30 June 2008 the activation of the planning permit process has commenced and is creating increased uncertainty and time delays for potential purchasers of residential lots.</p>	
22	C062	<p>The amendment applies to land at 741 – 759 Fourteenth Street Mildura.</p> <p>The amendment proposes the following:</p> <ul style="list-style-type: none"> <li>To rezone the land from the Residential 1 Zone (R1Z) to the Public Use Zone 1 - Service and Utility (PUZ1).</li> <li>Delete the Development Plan Overlay Schedule 1 (DPO1) from the land.</li> </ul> <p>In the last few years three water authorities operating in Sunraysia have amalgamated and are now known as Lower Murray Region Water Authority (LMW). The authority provides rural, irrigation and urban water to the region from Sunraysia upstream of the Murray River to Swan Hill. Due to the recent expansion of LMW additional land is required to accommodate the growth of the Authority in order to continue providing their services to the community.</p>	<ul style="list-style-type: none"> <li>Provision of additional land to support the Lower Murray Region Water Authority, in response to recent expansion to continue providing services to the community</li> </ul>
23	C063  Submitted to the Department for approval 23/08/12	<p>The amendment applies to 782-790 Sandilong Avenue, Irymple.</p> <p>The amendment seeks to rezone the land from its current Business 4 zone to Business 1 zone.</p> <p>A planning permit application has been prepared to be considered concurrently with the requested amendment as part of a combined planning scheme amendment and planning permit application.</p> <p>The amendment is required to rezone the land from Business 4 Zone to Business 1 Zone to allow for the use of the land for retail purposes and strengthen the commercial and community hub role of Irymple Town Centre. The current Business 4 Zone effectively prohibits the opportunity to develop the site to provide an anchor for the town centre in the form of a full-line supermarket with supporting specialty retail uses. The rezoning will facilitate the proposed development that would optimise the use and layout of the site, and provide an integrated, whole of site design response relevant to its surrounding urban context.</p> <p>Panel report suggests to:</p> <p>Abandon Amendment C63 to the Mildura Planning Scheme and direct that no permit issue.</p>	<ul style="list-style-type: none"> <li>Potential for development of the land for retail purposes (full-line supermarket with specialty retail uses) to strengthen the commercial and community hub role of Irymple Town Centre.</li> <li>Waiting for approval</li> </ul>
24	C064  Panel Report to Planning Authority 13/08/2012	<p>The amendment will apply to all land within the Mildura Rural City Council.</p> <p>Amendment C64 to the Mildura Planning Scheme will implement the second review of the Mildura Planning Scheme. This Review was adopted by Council in July 2010 and meets its obligations under Section 12B of the Planning and Environment Act 1987 (the Act). More specifically</p>	<ul style="list-style-type: none"> <li>Second review of the Mildura Planning Scheme following the adoption of the <i>Council Plan 2009- 2013</i></li> </ul>

## mildura housing and settlement strategy: planning scheme amendments summary

#	amendment number	summary of contents	implications for settlement strategy
		<p>Amendment C64 will:</p> <ul style="list-style-type: none"> <li>• introduce a new Municipal Strategic Statement and set of Local Planning Policies (Local Planning Policy Framework);</li> <li>• implement the Mildura CDB Plan 2007 and introduces a replacement Schedule 3 of the Design and Development Overlay control (Mildura CBD);</li> <li>• amend the Schedule to the Salinity Management Overlay to be consistent with the Site Salinity Management Guidelines 2009;</li> <li>• exempt the need for a permit for buildings and works in Schedule 7 of the Special Use Zone (Mildura Airport) and Schedule 6 of the Design and Development Overlay control (Mildura Airport) that are consistent with the Mildura Airport Master Plan 2010;</li> <li>• edit and introduces a number of new reference documents to the planning scheme; and</li> <li>• edit the planning scheme to correct a number of zone and overlay anomalies.</li> </ul> <p>The purpose of a planning scheme review is to enhance the effectiveness and efficiency of the scheme in achieving the objectives of planning in Victoria, and the objectives and strategies of the planning scheme, including the State Planning Policy Framework and the Local Planning Policy Framework (Section 12B of the Act). Council's are required to complete a review of its planning scheme within 12 months of the adoption of a new Council Plan. Council adopted its Council Plan 2009-2013 in June 2009 and completed the review process with the adoption of a Review Report in May 2010.</p>	
25	C065	<p>The amendment applies to all land zoned Farming Zone within the Rural City of Mildura and provides transitional arrangements for a limited number of landowners. In particular, the amendment affects land in the Farming Zone, which is within a gazetted irrigation district in the Mildura Older Irrigation Area [MOIA], including the irrigation districts of Mildura, Merbein and Red Cliffs as shown on the map within the Mildura Older Irrigation Area Incorporated Document, February 2010.</p> <p>Amendment C065 will:</p> <ul style="list-style-type: none"> <li>• Amend Clause 21.06 to include the <i>Mildura Planning Taskforce, Final Report December 2009</i> as a Reference Document.</li> <li>• Amend the Schedule to the farming zone to change the minimum area for which no permit is required to use land for a dwelling from 40 hectares to 20 hectares for all land within a gazetted irrigation district or where a water use licence applies to the land.</li> <li>• Amend the schedule to Clause 52.03 to delete reference to the Mildura Older Irrigation Area Incorporated Document, September 2009 and apply to Mildura Older Irrigation Area Incorporated Document, February 2010.</li> <li>• Remove the DPCD as a referral authority for application to use land for a dwelling on</li> </ul>	<ul style="list-style-type: none"> <li>• Protection of irrigated horticulture from further fragmentation and land-use conflicts in order to maintain and support the continued economic prosperity of the municipality.</li> </ul>

## mildura housing and settlement strategy: planning scheme amendments summary

#	amendment number	summary of contents	implications for settlement strategy
		<p>specific sites as identified in the <i>MOIA Incorporated Document, Sept 2009</i>.</p> <ul style="list-style-type: none"> <li>• Specific details for use and development of land for dwellings and subdivisions can be found in Mildura Older Irrigation Area Incorporated Document, February 2010</li> </ul> <p>The amendment is required to implement the recommendations of the Mildura Planning Taskforce Final Report, December 2009. The amendment will, in particular:</p> <ul style="list-style-type: none"> <li>• Protect land within the MOIA for horticulture;</li> <li>• Facilitate growth and expansion of the horticultural businesses within the MOIA;</li> <li>• Ensure land values reflect the horticultural value of the land;</li> <li>• Restrict new dwellings within the MOIA; and</li> <li>• Minimise conflict between non-horticultural uses and horticultural businesses.</li> </ul>	
26	C066	<p>The amendment applies land generally between Flora Avenue, Eleventh Street, Ontario Avenue and Lake Ranfurly, in the City of Mildura.</p> <p>The amendment seeks to rezone a parcel of land to Residential 1 Zone and apply appropriate overlay controls. It also seeks to correct some current anomalies in land use zoning that occurs within this precinct, including land owned by the Mildura Golf Club, St. Joseph's College Mildura and Mildura Rural City Council. In addition, the amendment seeks to partially implement the findings of the Ontario- Flora Land Use Vision and Urban Design Framework.</p> <p>The amendment seeks to achieve three key objectives.</p> <ol style="list-style-type: none"> <li>1. Firstly, it seeks to rezone a parcel of undeveloped land proximate to the Mildura town centre from Low Density Residential land to Residential 1 Zone. It is considered that the existing LDR zoning of this land is not the best and most efficient use of the land given the proximity to the town centre and facilities such as the Mildura Base and Mildura Private Hospitals, and the opportunities presented by the open space provisions of the area.</li> <li>2. Secondly, the amendment seeks to rezone three parcels of land to zones more appropriate to their current usage. These include: <ul style="list-style-type: none"> <li>• A small parcel of land currently zoned Farming Zone, which is rezoned to Public Resource and Conservation Zone. The farming zone is considered inappropriate given the size and isolation of the pocket. Given the adjoining PCR zoning and public ownership of the land, it is considered that this is a more suitable zone for the land in question.</li> <li>• The St Josephs school stadium site, which is currently zoned Public Parks and Recreation Zone. This is considered inappropriate for a private educational body. As such, the land is proposed for rezoning to Special Use Zone. This zone will utilise the existing Schedule 1 to the Special Use Zone from the Mildura Planning Scheme. This Schedule applies to 'Private Education and Religious Establishments' and is applied to the main St Josephs campus located in Twelfth Street.</li> </ul> </li> </ol>	<ul style="list-style-type: none"> <li>• Development of land in the City of Mildura for use as Residential 1, and Public Resource and Conservation Zone, which includes sensitive placement of paths around the Lake Ranfurly area, the development of a high quality, environmentally sensitive housing development adjacent to the Mildura Golf Course and the activation of land west of Flora Avenue with appropriate activities.</li> </ul>



## mildura housing and settlement strategy: planning scheme amendments summary

#	amendment number	summary of contents	implications for settlement strategy
		<p>• The Mildura Golf Course currently zoned Public Parks and Recreation Zone. Given this land is in private ownership and a planning permit has recently been issued for a comprehensive redevelopment of the site, including a 100 lot subdivision, this zoning is considered to be inappropriate. Given the detailed plans and design guidelines which formed part of the application material it is considered that a Comprehensive Development Zone would be more appropriate for this land.</p> <p>3. Thirdly, this amendment seeks to ensure that development in the Ontario Flora Precinct is in accordance with the Council adopted Ontario Flora Land Use Vision and Urban Design Framework.</p> <p>Under the framework, the precinct is positioned as a 'green' precinct, both to reflect the presence of extensive planting and ecological systems within the area but also the need for sensitivity in the development process to the constraints present due to these environmental assets. In particular, the framework sees the opening up and sensitive placement of paths around the Lake Ranfurly area, the development of a high quality, environmentally sensitive housing development adjacent to the Mildura Golf Course and the activation of land west of Flora Avenue with appropriate activities.</p> <p>A Panel Report is available which recommends adoption with recommendations</p>	
27	C067 Submitted to the department for approval 23/08/12	<p>The amendment applies to commercial zoned land within the urban area of Mildura, and towns of Merbein, Irymple and Red Cliffs.</p> <p>The amendment seeks to implement the recommendations of the Mildura Retail Strategy 2010, Irymple Structure Plan (September 2010) and the Fifteenth and Deakin Structure Plan (September 2010). The amendment proposes to amend the Local Planning Policy Framework to introduce the Mildura Retail Strategy and the Structure Plans and include them as Reference Documents. It also proposed to rezone land within the City Gate Activity Centre of the Fifteenth and Deakin Structure Plan, land within Irymple and introduce Design and Development Overlays and Environmental Audit Overlays to both Structure Plan areas.</p> <p>The amendment is required to give statutory effect to the recommendations of the Mildura Retail Strategy 2010 and the two Structure Plans. The Retail Strategy will provide Council with a framework for retail and commercial development within the Rural City to provide adequate retail services in appropriate locations to support current and future residents. The Structure Plans will guide Council, developers and the community in approving and implementing high quality urban design and complimentary land uses for Fifteenth and Deakin and the Irymple township.</p> <p>The Panel Report suggests support with recommendations</p>	<ul style="list-style-type: none"> <li>• Provision of adequate retail services in appropriate locations to support current and future residents in Mildura</li> <li>• Guidance for higher quality urban design and complimentary land uses for Fifteenth and Deakin and the Irymple township</li> </ul>
28	C068	<p>The amendment applies to land known as 832 Fifteenth Street and 469 San Mateo Avenue, Mildura. The amendment proposes to rezone the subject land identified above (outlined in red) from the Business 4 Zone and Residential 1 Zone to a Business 1 Zone. The combined permit and amendment seeks to allow the subject land to be used and developed for a supermarket, speciality</p>	<ul style="list-style-type: none"> <li>• Development of a supermarket and consolidate this area of Mildura as an activity centre.</li> <li>• Increased provision of retail (supermarket) for Mildura residents to support current and future population</li> </ul>

## mildura housing and settlement strategy: planning scheme amendments summary

#	amendment number	summary of contents	implications for settlement strategy
		<p>retail (shops), reduction in car parking and access to a road located in a Road Zone, Category 1.</p> <p>The proposed rezoning to a Business 1 Zone is appropriate to achieve the objectives of Council and the desire to encourage the subject land to be developed for a supermarket and consolidate this area of Mildura as an activity centre.</p> <p>Panel report recommended approval as exhibited</p>	
29	C070	<p>The amendment will:</p> <ul style="list-style-type: none"> <li>Update the schedule to Clause 52.03 to provide site specific controls for the subject site in Yatpool.</li> <li>Update the schedule to Clause 81.01 to introduce the "Mallee Solar Energy Facility Incorporated Document 2010" into the Mildura Planning Scheme.</li> </ul> <p>The Mallee Solar Energy Facility (SEF) is a project of State significance. A planning mechanism is required that addresses the considerations of various government agencies, key stakeholders and particular environmental matters.</p> <p>The Amendment is required to facilitate the use and development of a SEF with (nominal) 180 megawatt capacity which is expected to generate approximately 330GWh of electricity per annum, which could power approximately 60,000 Victorian households.</p> <p>To accelerate the commercialisation of solar power in Australia, the Government has committed \$1.5 billion to support the construction and demonstration of up to four large-scale solar power plants in Australia, using solar thermal and photovoltaic (PV) technologies. TRUenergy's project has been selected as the preferred recipient for the \$100 million grant funding from the Victorian Government, under the Victorian Large Scale Solar Project scheme.</p> <p>It is expected that the SEF will be delivered between in 2012 and 2015. The proposal contemplates a solar field of approximately 600 hectares within the subject site. The subject site has been selected on the basis that it meets all essential selection criteria and has been positively received and supported by Mildura Rural City Council and the community.</p>	<ul style="list-style-type: none"> <li>The Mallee Solar Energy Facility will provide for positive short, medium and long term economic and social impacts for the local community and for the broader Mildura Rural City Council municipality. The community will benefit through local employment during both construction and ongoing operation of the facility. Shops and services in Red Cliffs and Mildura will also benefit as a result of an increase in worker and visitor numbers during construction and on an ongoing basis. A significant ongoing tourism benefit to the region is expected during and following construction of the facility.</li> </ul>
30	C072	<p>The amendment applies to land zoned Farming Zone within the Rural City of Mildura, as identified in the Mildura Older Irrigation Area Incorporated Document, July 2011.</p> <p>The amendment makes the following changes to the previous February 2010 version of the Mildura Older Irrigation Area Incorporated Document:</p> <ul style="list-style-type: none"> <li>Extends the date by which an application must be made to use and / or develop land for a dwelling on a lot of between 0.3 hectares and 1.2 hectares from 31 December 2012 to 10 January 2014; and</li> <li>Deletes the requirement that a permit must not be granted to use land for a dwelling on a lot of between 0.3 hectares and 1.2 hectares unless the lot had a legal title at the</li> </ul>	<ul style="list-style-type: none"> <li>Provides an opportunity for the affected land owners to apply for a planning permit for a dwelling, by making minor changes to the previous February 2010 Mildura Older Irrigation Area Incorporated Document</li> </ul>

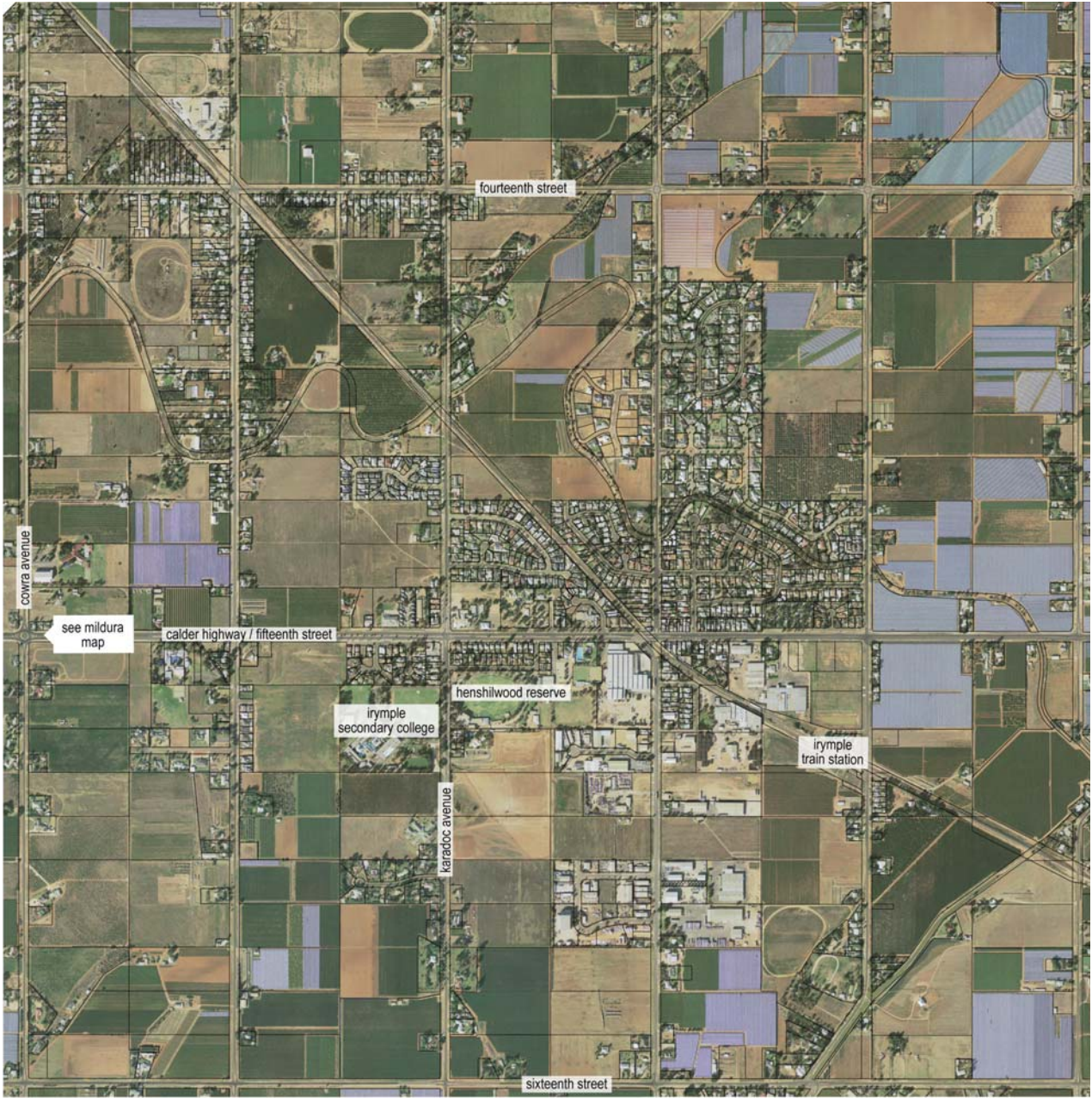
## mildura housing and settlement strategy: planning scheme amendments summary

#	amendment number	summary of contents	implications for settlement strategy
		<p>date of gazettal of Amendment C65 to the Mildura Planning Scheme (9 March 2010).</p> <p>The amendment is required to make minor changes to the Mildura Older Irrigation Area Incorporated Document, February 2010. The changes will provide an opportunity for the affected land owners to apply for a planning permit for a dwelling.</p>	
31	C078 Exhibition 06/09/12	<p>The amendment applies to the former Meringur Primary School at 8038 Millewa Road, Meringur. The amendment rezones the former Meringur Primary School from Public Park and Recreation Zone to Township Zone.</p> <p>The rezoning of the site to the Township Zone will allow the Department of Education and Early Childhood Development to comply with state Government policy regarding surplus department land, which requires that such land is rezoned to its underlying zone before offered for sale.</p> <p>The amendment will ensure that the land can be sold and that the appropriate and correct planning provisions are applied. It will also ensure that, in line with the provisions of the Township Zone, the site can be used and developed in a range of ways in the future.</p>	<ul style="list-style-type: none"> <li>allows the disused former school site to be sold for a future use as a Township Zone in Meringur</li> </ul>

## appendix 3

settlement areas





irymple







lake cullulleraine



werrimul

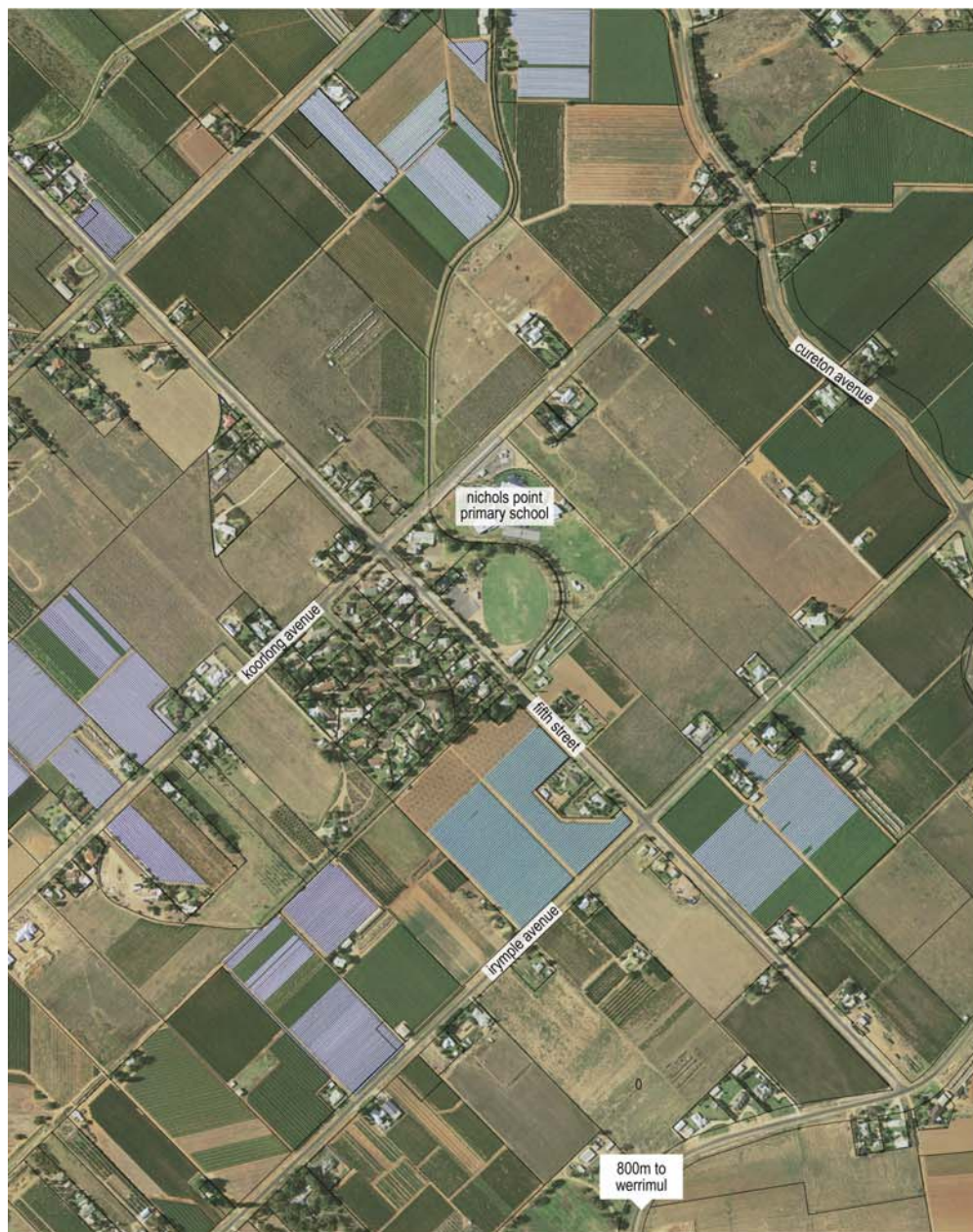




merbein & merbein west







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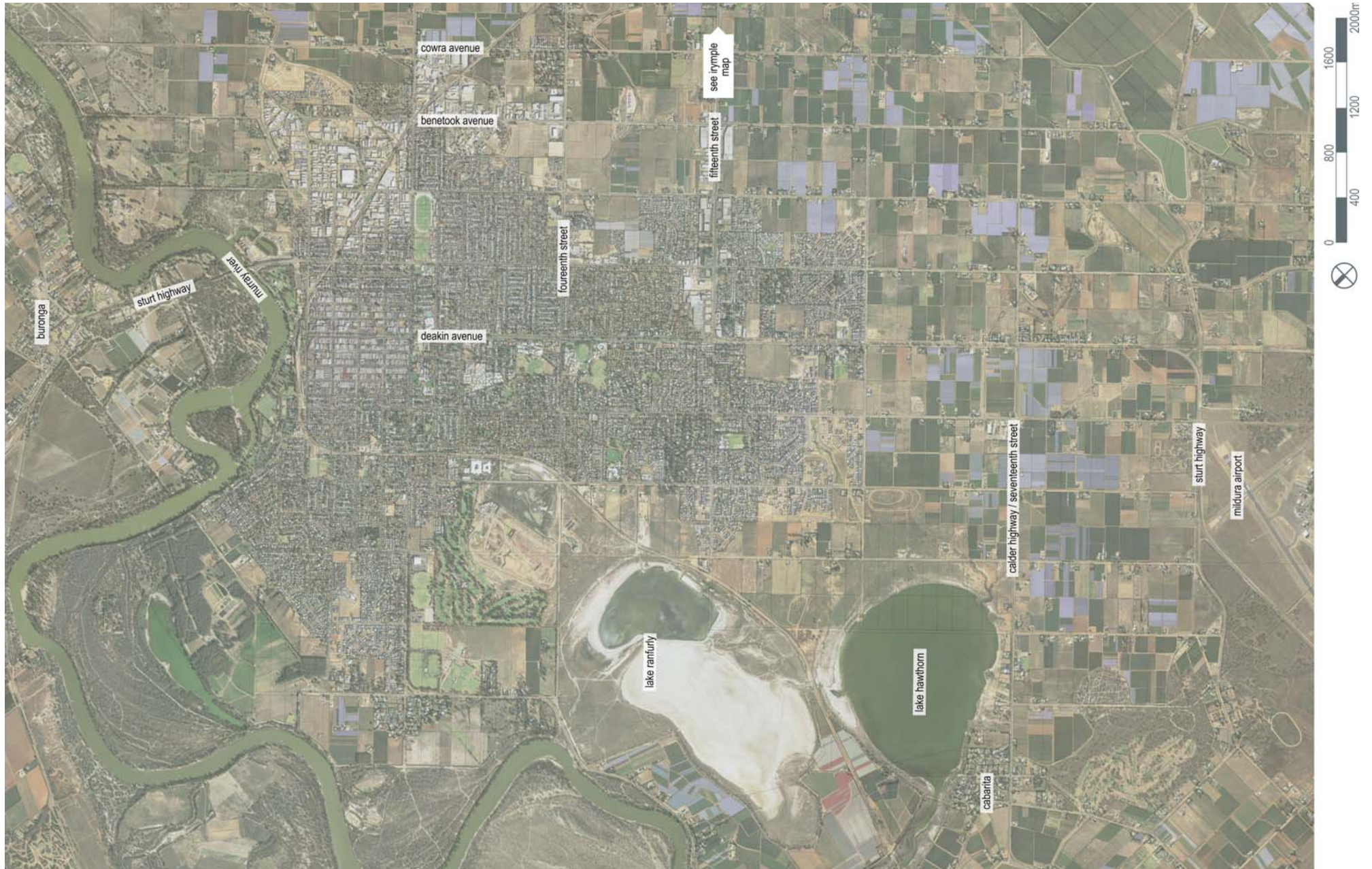
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