

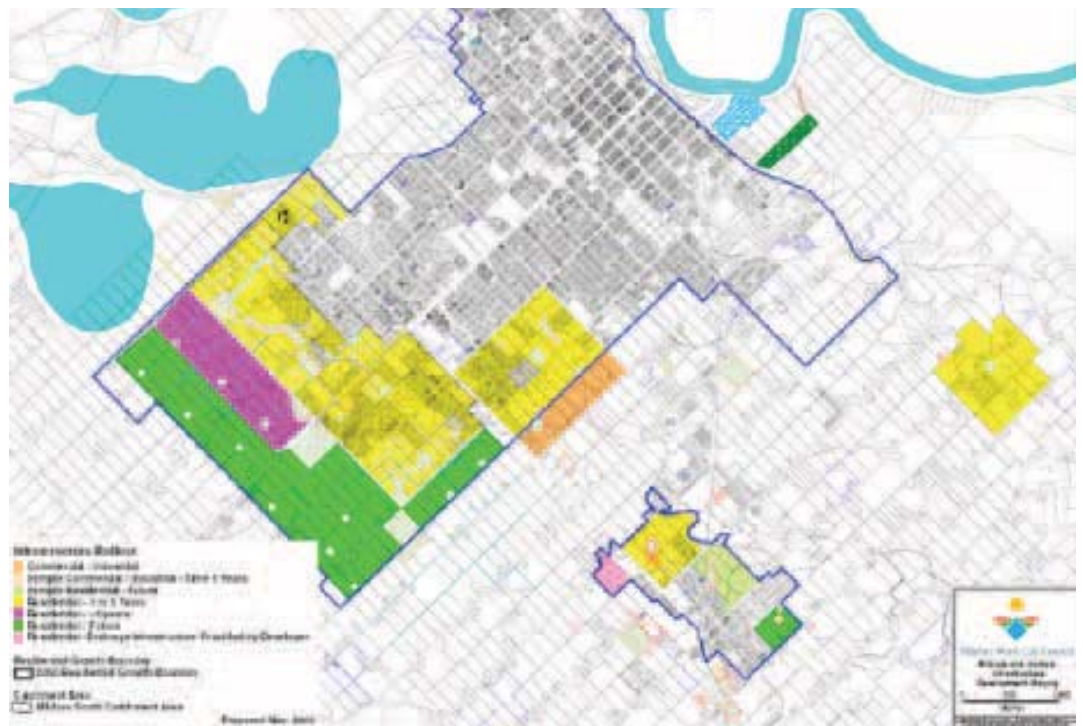
Available Land



The Mildura region has industrial and residential land strategies, facilitating available land for future growth.

The Mildura region is fortunate to have had solid growth over the past years, but through strategic planning, the Council has been able to set aside various options for further industrial, residential and commercial/retail development.

Development Staging, Mildura Rural City Council 2006



Source: Mildura Rural City Council, 2006

Industrial

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 Mildura, Irymple, Merbein, and Red Cliffs (the Urban Estates) as well as existing “Greenfield” industrial zonings at Thurla, Koorlong.

The audit sought to summarise the subdivision and development between 2001 and 2005 in the region. Key findings include:

Subdivision

- **Urban:** approximately 34 ha of industrial zoned land was subdivided creating 82 industrial development lots, equating to 6.84 ha and 16 new lots per year. 92% of new lots were created in the Mildura industrial estate
- **Non urban:** 220.8 ha, 35 lots created at Thurla

Development

- **Urban:** approximately 32.5 ha of industrial zoned land committed to industrial development, equating to a development rate of 6.5 ha per year.
- **Non urban:** no building permits were issued

Undeveloped Land Supply & Capacity

- 52 ha of industrial zoned land undeveloped

Mildura Industrial Estate

The Mildura Industrial Estate has seen further development and planning since 2001 as demonstrated below:

- **Subdivision** A total of 30 ha of industrial land was subdivided into 78 lots, equating to a rate of subdivision of approximately 6 ha and 15 new lots per year.
- **Development** A total of 30 ha of land committed to industrial development, equating to a development rate of approximately 6 ha per year.
- **Existing Vacant Land Supply and Capacity** 16.6 ha of land undeveloped. At a rate of 0.7 ha average land requirement for development recorded over the past 5 years, it is estimated 21 developments could be accommodated.

Additionally, the Mildura Rural City Council is also considering re-zoning 70 ha for future industrial development.

Recent subdivision and building activity in Mildura Industrial Estate 2000-05



Source: Mildura Rural City Council (2006), 'Industrial Land Strategy Update Final Report December 2007'.

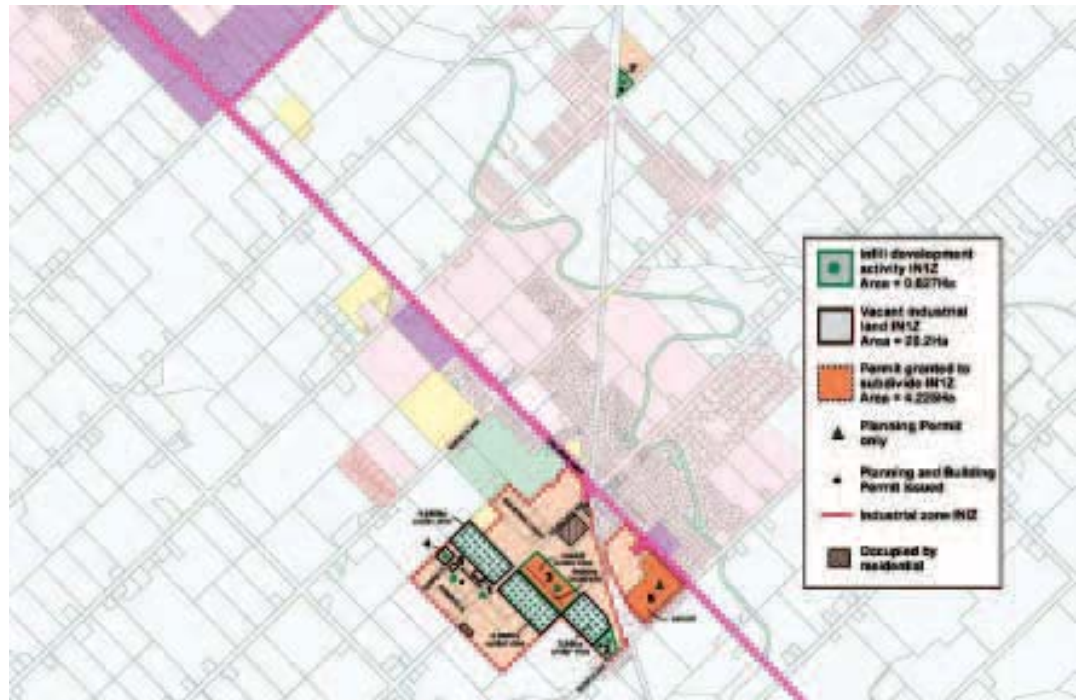
Irymple Industrial Estate

The recent development activity at the Irymple Industrial Estate since 2001 is demonstrated below:

- **Subdivision** 4.225 ha over the five years creating 4 new industrial development lots, equating to a rate of 0.6 ha and 0.8 ha lots per year.
- **Development** 0.8274 ha of land committed to industrial development, equating to a rate of 0.16 ha per year.
- **Existing Vacant Land Supply and Capacity** 20.2 ha of land undeveloped, accommodating an estimated 91 additional developments.

There is a currently 113.75 years supply of industrial land.

Recent Subdivision and building activity in Irymple Industrial Estate 2000-05



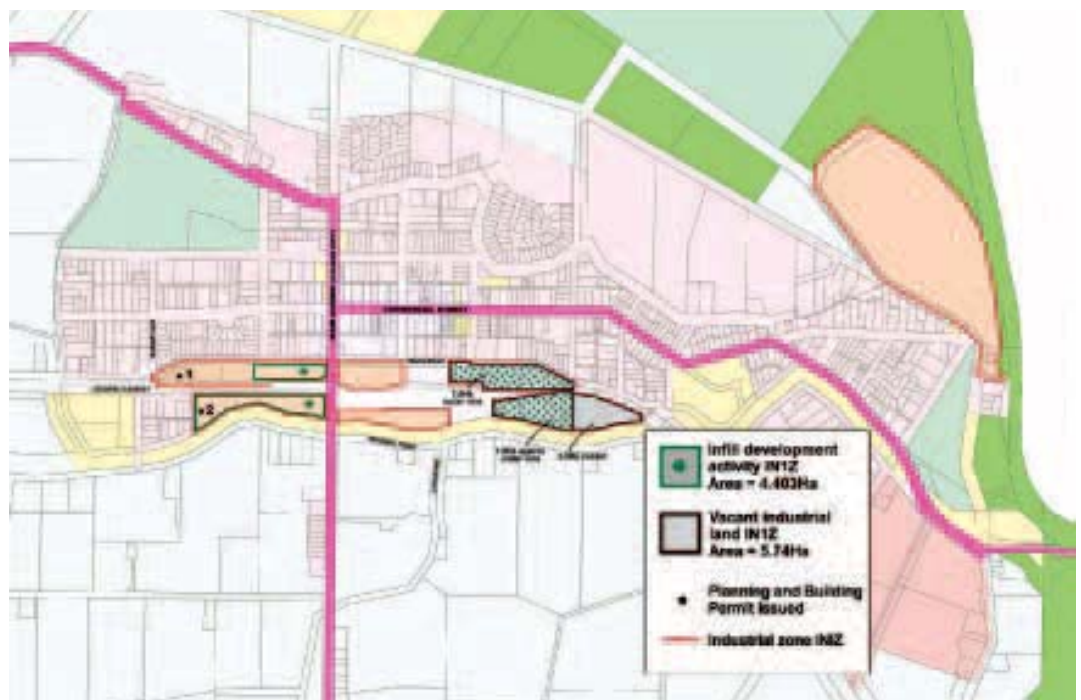
Source: Mildura Rural City Council (2006). 'Industrial Land Strategy Update Final Report December 2007'.

Merbein Industrial Estate

Recent activity in the Merbein Industrial Estate is highlighted below:

- **Subdivision** No industrial subdivision occurred.
- **Development** 4.403 ha of land committed to industrial development, equating to a development rate of 0.88 ha per year.
- **Existing Vacant Land Supply and Capacity** 5.74 ha of land undeveloped, at an average rate of 2.2 ha per development, it is estimated that an additional 2 developments could be accommodated.

Recent Subdivision and building activity in Merbein Industrial Estate 2000-05



Source: Mildura Rural City Council (2006). 'Industrial Land Strategy Update Final Report December 2007'.

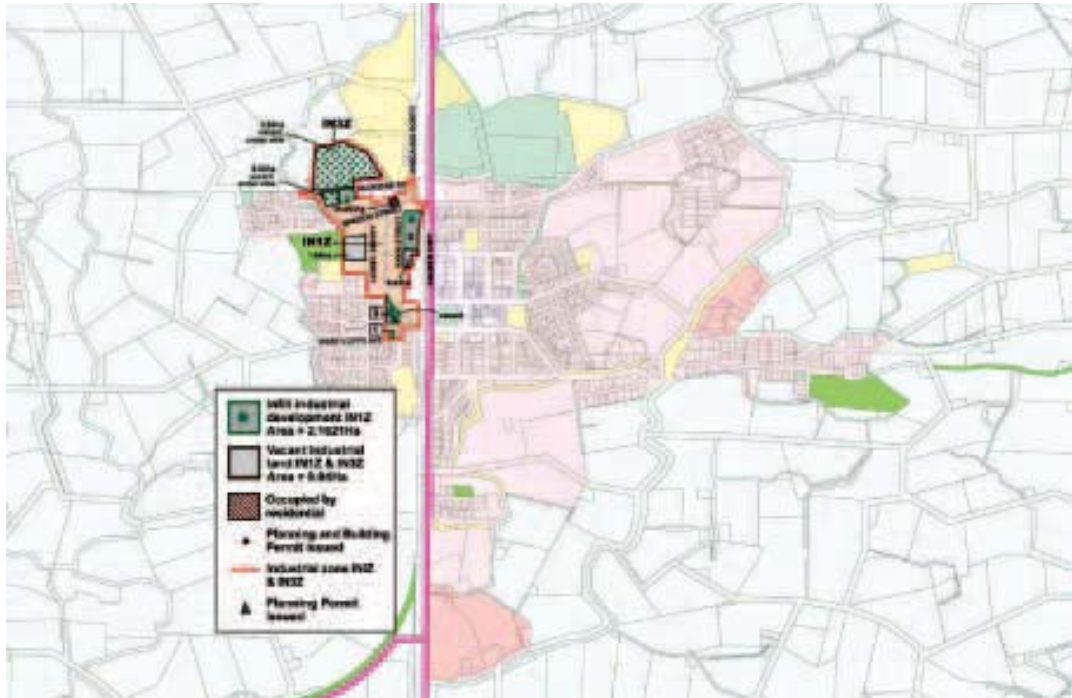
Red Cliffs Industrial Estate

The recent development activity in the Red Cliffs Industrial Estate is highlighted below:

- **Subdivision** No industrial subdivision.
- **Development** 1.5581 ha of land committed to industrial development, equating to a development rate of 0.31 ha per year.
- **Existing Vacant Land Supply and Capacity** 9.044 ha of industrial land undeveloped. At an average rate of 0.77 ha per development it is estimated an additional 11 developments could be accommodated.

There is a current 27.5 years supply of industrial land according to recent studies.

Recent Subdivision and building activity in Red Cliffs Industrial Estate 2000-05



Source: Mildura Rural City Council (2006), 'Industrial Land Strategy Update Final Report December 2007'.

Non Urban Industrial Estates (Thurla, Koorlong)

The Non Urban Industrial Estates have been going through various planning processes in order to ensure that they are ready when industrial development starts to begin:

- **Subdivision** 220.83 ha of non urban industrial areas was subdivided creating 35 new industrial development lots, equating to a rate of 44.2 ha and 7 new lots.
- **Development** No development activity within the non urban industrial estates.
- **Existing Vacant Land Supply and Capacity** All of the 632 ha of land within the non urban industrial estates is undeveloped.

These areas are capable of accommodating a significant amount of long term, large lot, industrial needs.

Recent Subdivision and building activity in Non Urban Industrial Estates 2000-05



Source: Mildura Rural City Council (2006). 'Industrial Land Strategy Update Final Report December 2007'.

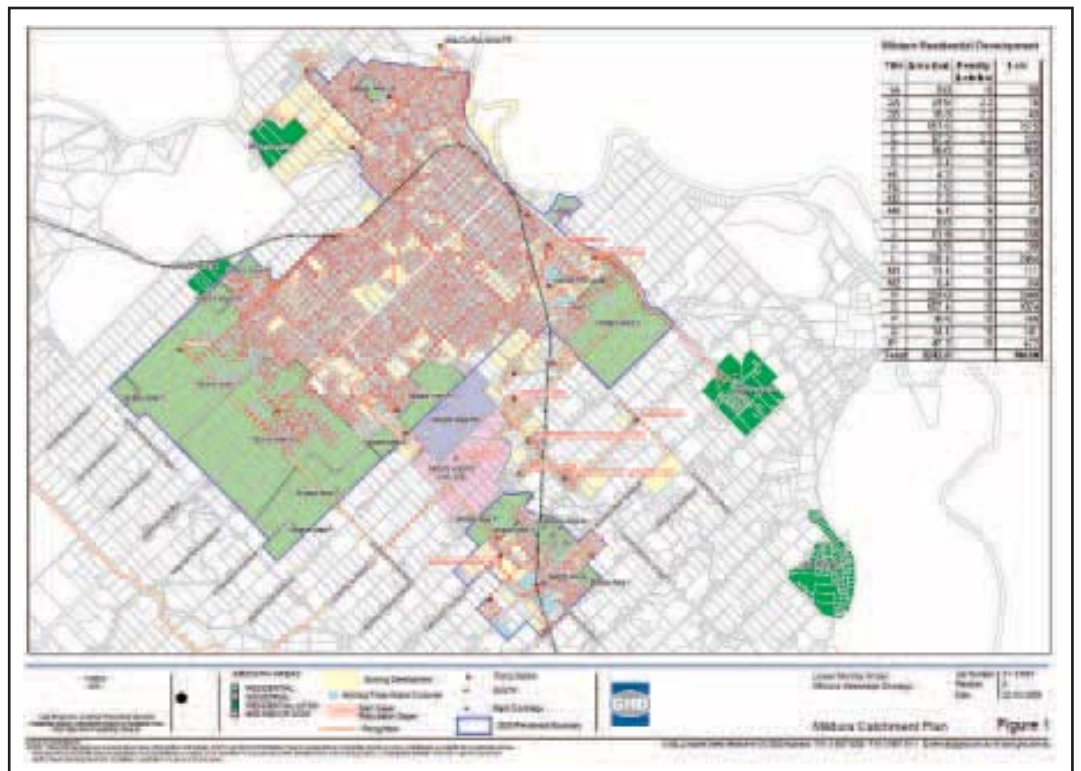
Residential

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.

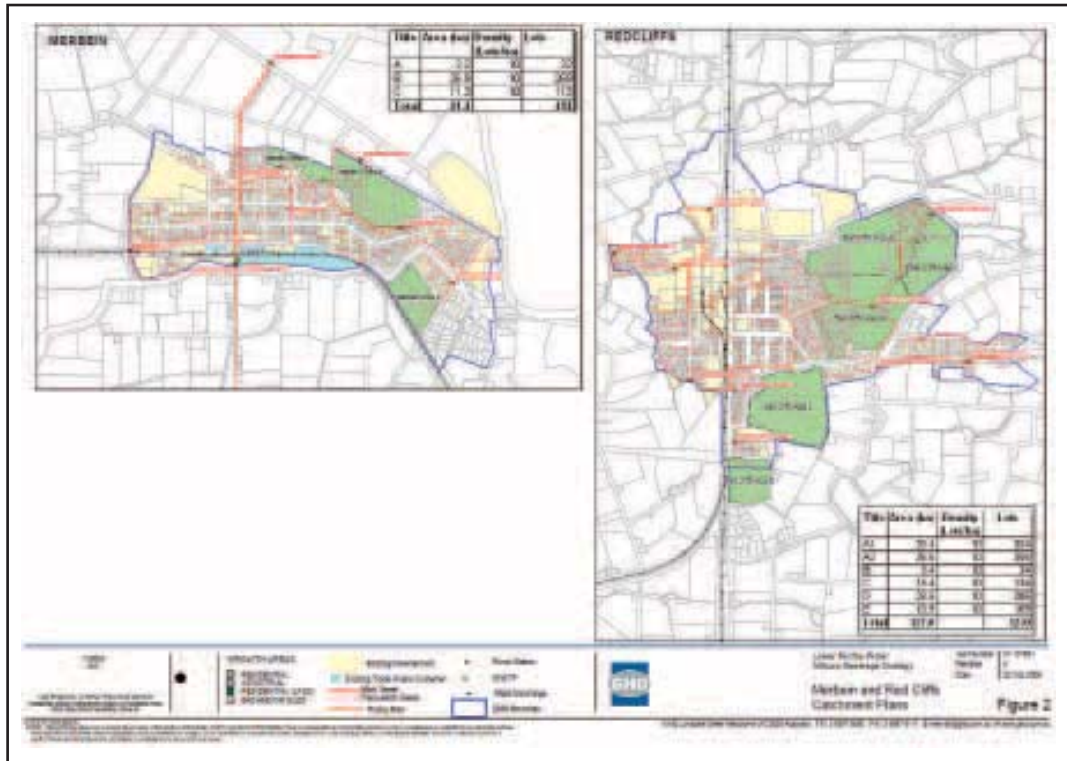
The three figures below show these residential growth areas, where the light green shade indicates future development and the grey shade indicates existing development.

Mildura & Irymple Growth Areas



Source: Lower Murray Water Mildura Sewerage Strategy, GHD (2008)

Merbein & Red Cliffs Growth Areas



Source: Lower Murray Water Mildura Sewerage Strategy, GHD (2008)

Commercial and Retail

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:

- Regional centre:** **Mildura City Heart or CBD**
- Vacant floor area: decline 1,390 square metres to 2,265 square metres
- Undeveloped sites: very limited future for further development

- Sub-regional centre:** **Centro Mildura**
- Vacant floor area: none currently

- Peripheral sales:** **Fifteenth Street Precinct**
- Council has granted a permit for development of the vacant land: 13 peripheral sales, ranging from 500 to 3000 square metres.

- Town centres:** **Red Cliffs, Wentworth, Merbein, Dareton and Irymple**
- Neighbourhood centres: small centres of up to 15 shops dispersed throughout the Mildura region.

- Local shops:** **convenience outlets serving daily needs**