21.15-3 Mirboo North

**05/06/2014**

**Proposed C103**

Mirboo North is the principal township in the north of the municipality. Servicing the surrounding agricultural activities and rural population are mainstays of the local economy. With its location on the Grand Ridge Road, tourism is an increasingly important economic contributor and a basis upon which future growth may be promoted. It is important that the existing character of Mirboo North be respected and that growth complements those elements that create and define the existing character of the township.

Local area implementation

* Ensure that any proposed use and development of land in Mirboo North is generally in accordance with the *Mirboo North Structure Plan*
* Promote Mirboo North as a sustainable community and the principal town in the north of the Shire

Settlement

* Promote higher density residential development and retirement living within a 400m radius of the existing commercially zoned land in the town centre
* Promote residential infill development and township consolidation as a priority over expansion of the townships boundaries
* Where demand can be demonstrated, promote the staged release of new residential land in a contiguous and integrated manner, providing for a range of densities that decrease with distance from the town centre

Economy

* Retain the main street for retailing and other commercial development
* Encourage new commercial and economic development opportunities that support the needs of the local community
* Promote tourism and other economic development that complements the natural environment and landscape values of the region

Landscape and built form

* Retain a compact town centre which promotes high quality urban design
* Protect and enhance the distinctive village atmosphere and picturesque location within the Strzelecki Ranges

Infrastructure

* Build upon Mirboo North’s public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the town centre

Further strategic work

* Review the residential development growth options in the Mirboo North Structure Plan to provide increased certainty around future land releases
* Investigate the development of a master plan to improve the layout and function of the town centre
* Investigate the application of a planning scheme overlay to protect native vegetation within the township boundaries

Reference documents

*Mirboo North Structure Plan, November 2004*

*Infrastructure Design Manual (version 4, March 2013) (as amended)*

*Healthy by Design 2012 (as amended)*

*South Gippsland Open Space Strategy 2007(as amended)*

*South Gippsland Recreation Plan 2007 (as amended)*

*The South Gippsland Housing and Settlement Strategy, 2013*

Change to ‘Infill Residential Development Area’

