Land Use Analysis

A review of land constraints and opportunities for future growth in Mirboo North resulted in the following areas being recommended as either:

- An area to be investigated for rezoning, or
- A residential development infill area.

The following tables explain the rationale for these recommendations. The numbers and letters correspond to land shown on the map opposite.

TO NOTE:

Land slope has been calculated using 10 metre contours which is fairly rudimentary data to rely on. More detailed investigation of slope and soil stability is required before any land is rezoned.

Areas to be Investigated for Rezoning

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<tr>
<th>AREA</th>
<th>PROPOSED ZONE</th>
<th>RATIONALE</th>
<th>DESCRIPTION</th>
<th>ISSUES</th>
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<tbody>
<tr>
<td>1</td>
<td>Low Density Residential Zone (LDRZ)</td>
<td>Existing small lot with house&lt;br&gt;Within existing township boundary&lt;br&gt;Opposite residential on the other side of Wembridges Rd&lt;br&gt;Sewer and water appears to be available</td>
<td>63-67 Grand Ridge West&lt;br&gt;2 lots in FZ&lt;br&gt;Approx. 0.8ha (0.35+0.45ha)&lt;br&gt;Less than approx. 5% slope</td>
<td>Access to Road 1 Zone&lt;br&gt;Opposite side of highway to industrial land&lt;br&gt;Tarwin River Potable Water Catchment&lt;br&gt;1.5km walk from town centre&lt;br&gt;67 Grand Ridge West not connected to sewer or water and sewer may be difficult to connect (63-65 Grand Ridge West are connected)</td>
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| 2    | General Residential Zone (GRZ) | Very large lots  
Within existing township boundary  
Some large cleared areas  
Opposite smaller lots on Grand Ridge West  
Not far from school  
Footpath connection from town up to Pearce St which should be extended as part of rezoning and development  
Water supply available | 5-7 Wembridges Rd, 13-59 Grand Ridge West  
7 lots in LDRZ  
Approx. 8.5ha  
(0.1+0.3+0.4+0.9+1.1+2.4+3.2ha)  
Up to approx. 15% slope | Several treed areas  
Access to Road 1 Zone  
Largest cleared area is steeper land  
Pump station has limited capacity to support additional lots - pump station would need augmenting to support rezoning and subdivision of 2 and 3 depending on the number of additional lots (recent upgrade provides for 30 lots)  
Tarwin River Potable Water Catchment |
| 3    | GRZ | Very large lots  
Mostly cleared land  
Within existing township boundary  
Close to school  
Single land owner  
Water supply available | 941-945 Berrys Creek Rd  
4 lots mostly in LDRZ  
Approx. 4.4ha  
Up to approx. 20% slope  
N.B. Currently subject to Amendment C103 to the South Gippsland Planning Scheme | Irregular lot shapes / configuration  
Large significant trees which would pose a safety risk to urban development  
Gippsland Water infrastructure is located in centre of property  
Pump station has limited capacity to support additional lots - pump station would need augmenting to support rezoning and subdivision of 2 and 3 depending on the number of additional lots (recent upgrade provides for 30 lots)  
Waterway at western edge of the site  
Slope of the land  
Tarwin River Potable Water Catchment  
Beyond comfortable walking distance (within 1-1.5km walk of town centre) |
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| 4    | LDRZ & GRZ    | Very large lots  
Mostly cleared land  
Within existing township boundary  
Adjacent to school  
Only 3 land owners  
Provides opportunity to continue existing subdivision pattern of GRZ lots on Castle St  
Has potential for another row behind GRZ lots on Castle St serviced by a road parallel to Castle St with access from Castle St along eastern boundary of 1A Castle St and 23 Castle St  
Sewer and water appear to be available | 1A & 23 Castle St & 902 Berrys Creek Rd  
4 lots (3 properties) in RLZ  
Approx. 3.7ha (0.5+1.2+2.0ha)  
Approx 5-15% slope, with an extremely steep section over 70% at the southern edge | Vegetation at 902 Berry Creek Rd  
Slope of the land, particularly the steepest sections  
Tarwin River Potable Water Catchment  
Sewer only available to a small portion - up to contour 242m AHD |
| 5    | LDRZ | Existing residential development  
Lot size equivalent to Low Density Residential Zone land  
Lots could not be further subdivided in LDRZ  
Within existing township boundary  
Smaller lots in Scott Court FZ area  
Adjacent to existing urban area  
Land has effectively been removed from the FZ in the long-term  
Water is available | 1-6 Scott Crt & 896-900 Berrys Creek Road  
7 lots in FZ  
3,000-6,000sqm each  
Up to approx. 15% slope | Slope of the land  
Lack of footpath provision and unsafe roads to walk along  
Beyond comfortable walking distance to town centre (approx. 700m walk)  
Tarwin River Potable Water Catchment  
Serviced by septic tanks |
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<td>6</td>
<td>RLZ</td>
<td>Existing residential development on 2 lots with approval for dwelling on remaining lot. Lot size equivalent to Rural Living Zone land. Lots could not be further subdivided with RLZ minimum 1ha lot size provision. Within existing township boundary. Larger lots in Scott Court FZ area. Adjacent to existing urban area. Land has effectively been removed from the FZ in the long-term.</td>
<td>7-9 Scott Crt 3 lots in FZ 1.4-2ha each Up to approx. 50% slope</td>
<td>Water body and waterway  Land is very steep  Lack of footpath provision and unsafe roads to walk along  Lack of direct route to town centre (approx. 1.2km walk)  Tarwin River Potable Water Catchment  Serviced by septic tanks apart from 7 Scott Crt</td>
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<td>7</td>
<td>GRZ</td>
<td>Single owner  Very large lot  Within existing township boundary  Adjacent to urban land  Sewer and water appear to be available / able to extended</td>
<td>2 Old Thorpdale Rd  Single lot in RLZ  Approx 6.8ha Up to approx. 10% slope - likely to be more since the Little Morwell River runs through the property  N.B. Existing planning permit to subdivide land into 7 lots though plans are yet to be certified or statement of compliance issued</td>
<td>Waterway (Little Morwell River) and vegetation  Aboriginal Cultural Heritage Sensitivity  Bushfire Management Overlay  Environmental Significance Overlay (Erosion)  Beyond comfortable walking distance of town centre (approx. 700m)  Lack of footpath infrastructure  Slope of the land</td>
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| 8    | GRZ / LDRZ    | Very large lots  
Within existing township boundary  
GRZ lots on flatter more accessible land with LDRZ on steeper land on the other side of the waterway  
Sewer and water appear to be available / able to be extended | 43-79 Thorpdale Rd  
4 lots in RLZ  
Approx. 12ha (5.0+1.7+2.3+1.7ha)  
Up to approx. 40% slope | Waterway (Little Morwell River) and vegetation  
Access to Road 1 Zone  
Aboriginal Cultural Heritage Sensitivity  
Bushfire Management Overlay  
Environmental Significance Overlay (Erosion)  
Adjacent forested area which poses a fire risk  
Beyond comfortable walking distance of town centre (approx. 1.1km)  
Lack of footpath infrastructure  
Slope of the land  
Location at edge of the town |
| 9    | GRZ / LDRZ    | Single owner  
Very large lot  
Within existing township boundary  
Identified for investigation as a residential zone in existing framework | 10 Thorpdale Rd  
1 lot in FZ  
Approx. 11.2ha  
Up to approx. 60% slope - with the steepest land along the waterway | Waterway  
Access to Road 1 Zone  
Aboriginal Cultural Heritage Sensitivity (north western corner only)  
Bushfire Management Overlay  
Environmental Significance Overlay (Erosion)  
Adjacent forested area which poses a fire risk  
Eastern side difficult to service though west side can |
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| 9 (cont.) | | | | Beyond comfortable walking distance of town centre (approx. 1.1km)  
Lack of footpath infrastructure  
Slope of the land  
Location at edge of the town |
| 10 | GRZ / LDRZ | Large lots  
Within existing township boundary  
Most of the land is relatively flat | 2-8 Thorpdale Rd & 4 Galvins Rd  
5 lots in RLZ  
Approx. 3ha  
(0.25+0.25+0.25+1.01+1.19ha)  
Up to approx. 20% slope | Vegetation  
Bushfire Management Overlay  
Environmental Significance Overlay (Erosion) |
| 11 | Commercial 1 Zone (C1Z) | Continues to provide for commercial expansion on large lots behind the main street and adjacent to the existing supermarket and town centre  
Preferred location for commercial expansion (other areas have smaller residential lots, existing industrial uses, existing community parkland)  
C1Z generally requires a planning permit for land use and development for accommodation (including a dwelling and will discourage residential development fragmenting future commercial expansion opportunities)  
Water and sewer available | 39-41 Giles St, 4-6 Peters St  
Mixed Use Zone (MUZ)  
Approx. 0.78ha  
(2,830+4,960sqm)  
Up to approx. 10% slope | Slope of the land  
May need additional economic analysis to justify change  
Some existing housing |
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| 12   | GRZ           | Two owners  
Very large lots  
Most of the land within existing township boundary and already identified for growth  
Land between Grand Ridge East and Murray St flatter and at same elevation for servicing  
Sewer available (though limited) | 19 Murray St & Grand Ridge East  
2 lots in FZ  
Approx. 17.6ha (4.3+13.3ha)  
Up to approx. 20% slope  
Area bound by 250m contour line – in line with Panel recommendations for Amendment C46 to the South Gippsland Planning Scheme | Water pressure issues (will need additional infrastructure which has a high risk of failure to be addressed)  
Will need a new sewer pump for full development  
Dispersed large trees (potentially significant remnant trees)  
Access to Road 1 Zone |
| 13   | LDRZ          | Existing dwelling approvals  
Lot size equivalent to small Low Density Residential Zone lots  
Lots could not be further subdivided in LDRZ  
Within existing township boundary | 90-104 Baromi Road  
7 lots (5 properties) FZ  
Approx. 1,000sqm per lot (apart from 100-102 Baromi Rd which is approx. 2,000sqm)  
Up to approx. 10% slope | No connection to sewer but could be connected, however currently outside sewerage district |
| 14   | RLZ           | Existing residential developed land  
Lots could not be further  
Within existing township boundary | 106-150 Baromi Road  
3 lots in FZ  
Approx. 5,000-6,000sqm per lot  
Up to approx. 20% slope | No connection to sewer |
# Areas for Residential Infill Development

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<td>A</td>
<td>Existing very large GRZ lots within existing township boundary&lt;br&gt;  Largest lots relatively clear&lt;br&gt;  Water and sewerage are available and can be extended</td>
<td>2-18 &amp; 52-56 Wells Rd, 50 Balook Rd &amp; 11-27 Old Thorpdale Rd&lt;br&gt;  Approx. 15ha (with 9ha in total for the 4 central lots &amp; other lots 4,000-6,000sqm each)&lt;br&gt;  Up to approx. 10% slope</td>
<td>Slope of land&lt;br&gt;  Larger lots relatively land locked &amp; may require access via adjacent lots&lt;br&gt;  Lots with existing large housing and vegetation covering the site difficult to re-subdivide&lt;br&gt;  Vegetation&lt;br&gt;  Aboriginal Cultural Heritage Sensitivity affects 50 Balook St &amp; 54 Wells Rd</td>
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<td>B</td>
<td>Single owner&lt;br&gt;  Existing very large GRZ lot within existing township boundary&lt;br&gt;  Large cleared areas&lt;br&gt;  Water and sewerage partly available and can be extended</td>
<td>36 Balding St&lt;br&gt;  Single lot&lt;br&gt;  Approx. 7.5ha&lt;br&gt;  Up to approx. 10% slope</td>
<td>Waterway&lt;br&gt;  Vegetation&lt;br&gt;  Adjacent forested area which poses a fire risk&lt;br&gt;  Bushfire Management Overlay</td>
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<td>C</td>
<td>Existing large GRZ lots within existing township boundary&lt;br&gt;  Some cleared areas particularly at 17 Allen St&lt;br&gt;  No buildings on 17 Allen St &amp; 43-47 Couper St&lt;br&gt;  Water and sewerage available</td>
<td>17 Allen St, 23 Bourke St, 8 Ogilvie St, 43-47 Couper St &amp; 1 Thorpdale Rd&lt;br&gt;  Approx. 3.9ha&lt;br&gt;  (1.2+1.5+0.6+0.4+0.2ha)&lt;br&gt;  Up to approx. 20% slope</td>
<td>Waterway&lt;br&gt;  Vegetation&lt;br&gt;  Bushfire Management Overlay at 17 Allen St &amp; part of 23 Bourke St</td>
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<td>D</td>
<td>Existing large residential lots within existing township boundary Close to town centre with large vacant backyards that could be developed fronting Bourke Street Water and sewerage available</td>
<td>Parts of 2 Baths Rd, 9-17, 21 &amp; 27-39 Couper St &amp; 2 Balding St Approx. 1.8ha (most properties approx. 1,400sqm in total with 600sqm of backyard identified) Up to approx. 5% slope N.B. Dwellings were excluded from the area, several of which have heritage significance - land owners are welcome to seek inclusion of their properties/parts of their properties in the Heritage Overlay</td>
<td>Limited space for additional development Some existing outbuildings</td>
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<td>E</td>
<td>Existing large GRZ lots within existing township boundary Close to town centre Water and sewerage available</td>
<td>Parts of 2-6 Balook St, 5 &amp; 19 Burchell Ln, 8-20 &amp; 26 Ridgway &amp; 15A Giles St Approx. 1.6ha (lots 700-3,000sqm, often with half property identified) Up to approx. 5% slope</td>
<td>Some vegetation Irregular lot shapes / configuration Some existing buildings</td>
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<td>F</td>
<td>Existing large GRZ lots within existing township boundary Close to town centre Water and sewerage appear to be available</td>
<td>3-9 Brennan St, 29 Giles St, 22 Burchell Ln &amp; R1\PS411407 Approx. 0.5ha (lots 500-1,300sqm) Up to approx. 15% slope</td>
<td>Slope of the land Some vegetation Some existing housing</td>
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<td>Existing large GRZ lots within existing township boundary</td>
<td>28-42 Giles St &amp; 2778 Meeniyan Mirboo North Rd&lt;br&gt;Approx. 2.6ha (lots 700-7,700sqm each)&lt;br&gt;Up to approx. 15% slope</td>
<td>Sewer pump station has limited capacity and would not be able to service the undeveloped part of the area to the south located down the hill&lt;br&gt;Slope of land&lt;br&gt;Some vegetation&lt;br&gt;Irregular lot shapes / configuration&lt;br&gt;Some existing housing</td>
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<td>Existing very large GRZ lots within township boundary</td>
<td>39 &amp; 47 Grand Ridge East &amp; 40 Murray St&lt;br&gt;4.5ha (lots 9,600-2,500sqm)&lt;br&gt;Up to approx. 15% slope</td>
<td>Road 1 Zone access&lt;br&gt;Slope of land&lt;br&gt;Few existing buildings&lt;br&gt;Tarwin River Potable Water Catchment</td>
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