

21.14 DISTRICT TOWNS – FOSTER AND MIRBOO NORTH

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21.14-1 Overview – Foster

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Foster is the principal town in the eastern half of the Shire. Foster's close proximity to Wilsons Promontory has promoted the town to a leading role in the region's growing tourism industry. Foster is also well situated to benefit from the economic activity likely to be generated from the continuing development of port related activities around Corner Inlet. With its pristine environment and open farmed landscapes, Foster is an attractive location for retirement living and 'lifestyle change' residential growth.

21.14-2 Objectives – Foster

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- Ensure that any proposed use and development of land in Foster is generally in accordance with the *Foster Framework Plan* at clause 21.14-2.
- Consolidate Foster's role as the key commercial and community service provider to the eastern region of the municipality.

21.14-3 Strategies – Foster

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- Settlement strategies:
 - Promote a range of residential options that respects the small town character and landscape values of Foster.
 - Promote medium density residential development and retirement living in a walkable environment within a 400m radius of the existing commercially-zoned land in the town centre.
 - Ensure that residential land release (including rural residential land) occurs in a staged, contiguous and integrated manner, with subdivision designs that respond to the topographic, landscape and environmental constraints of the land, and with a range of densities that decrease with distance from the town centre.
 - Discourage low density and rural residential development in areas close to the township unless the land has constraints inappropriate to higher density development.
- Environmental strategies:
 - Consider the impacts of climate change in recognition of Foster's location above rising sea levels and the demands this may make on the town as a safer alternative to coastal township development.
- Economic strategies:
 - Support the expansion of the town's commercial centre to appropriate contiguous land when demand requires.
 - Strongly discourage the establishment of uses outside of the town centre that may weaken the primacy of the town centre.
 - Promote economic development that complements the social and high quality environmental values of the towns.
 - Encourage new commercial opportunities and community functions in the town centre that support the needs of the local community.
 - Encourage greater tourism promotion and co-ordination within Foster to build upon the town's role as the gateway to Wilsons Promontory.
- Landscape and built form strategies:

- Ensure a high standard of building design, layout and landscaping for all new development, particularly at the main entrance points to the town.
- Protect and enhance the compact qualities of the town centre.
- Infrastructure strategies:
 - Build on the town's public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the Town Centre including from the nearby rail trails.

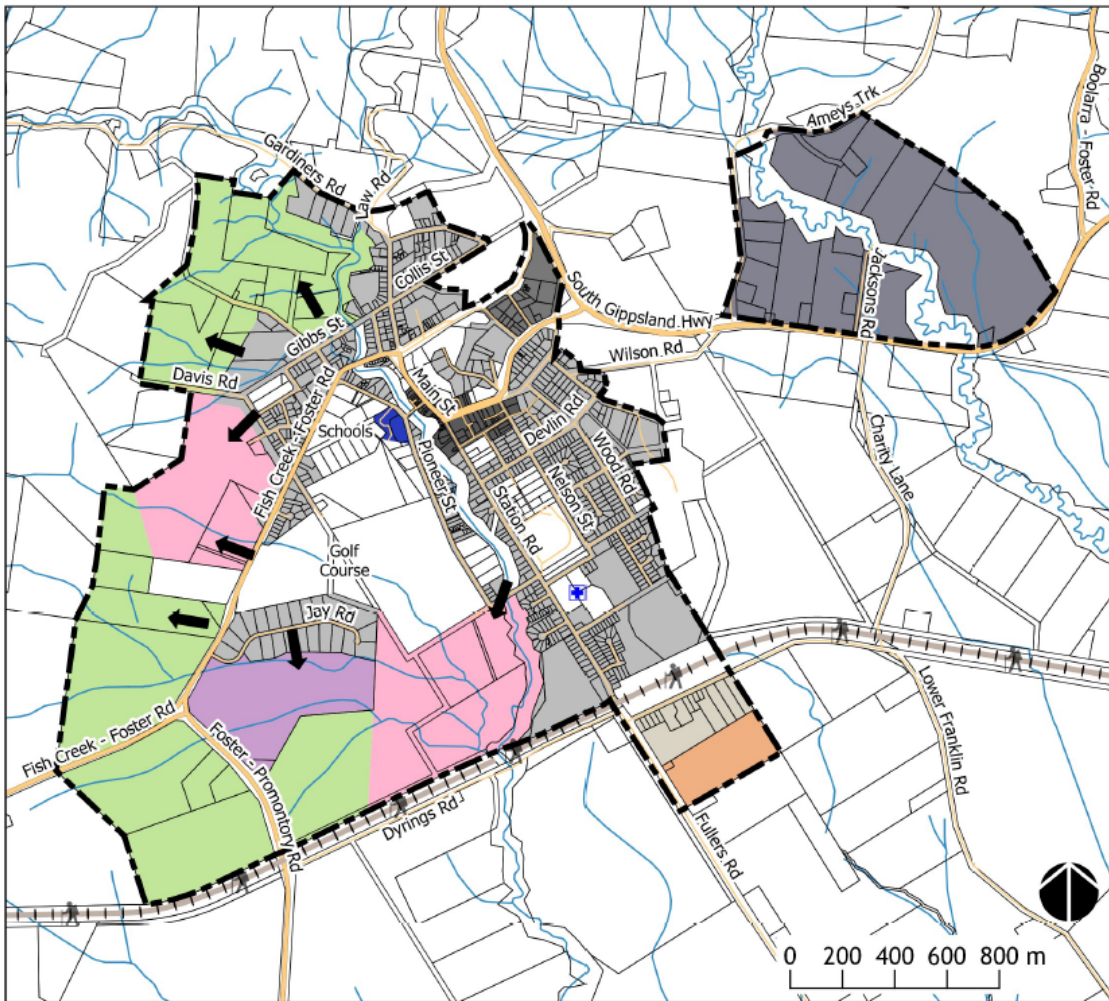
21.14-4 Implementation – Foster

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Strategies relating to Foster will be implemented by:

- Ensuring that any proposed use and development of land in Foster is generally in accordance with the *Foster Framework Plan* at Clause 21.14-4.

Foster Framework Plan



Legend

 Settlement Boundary	Proposed Changes:	Existing:
 Rail Trail	 Urban Residential Expansion Area	 Existing Commercial Land
 Direction of Development	 Low Density Expansion Area	 Existing Industrial Land
 Hospital	 Rural Living Expansion Area	 Existing Urban Residential Land
 Waterways	 Town Centre Expansion Investigation Area	 Existing Mixed Use Land
	 Future Industrial Area	 Existing Rural Living Land

1. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.

21.14-5 Overview – Mirboo North

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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 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.

21.14-6 Objectives – Mirboo North

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- Ensure that any proposed use and development of land in Mirboo North is generally in accordance with the *Mirboo North Framework Plan* at clause 21.14-8.
- Promote Mirboo North as a sustainable community and the principal town in the north of the Shire.

21.14-7 Strategies – Mirboo North

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- Settlement strategies:
 - Promote medium 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.
- Economic strategies:
 - 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 strategies:
 - 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 strategies:
 - Build upon Mirboo North's public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the town centre.

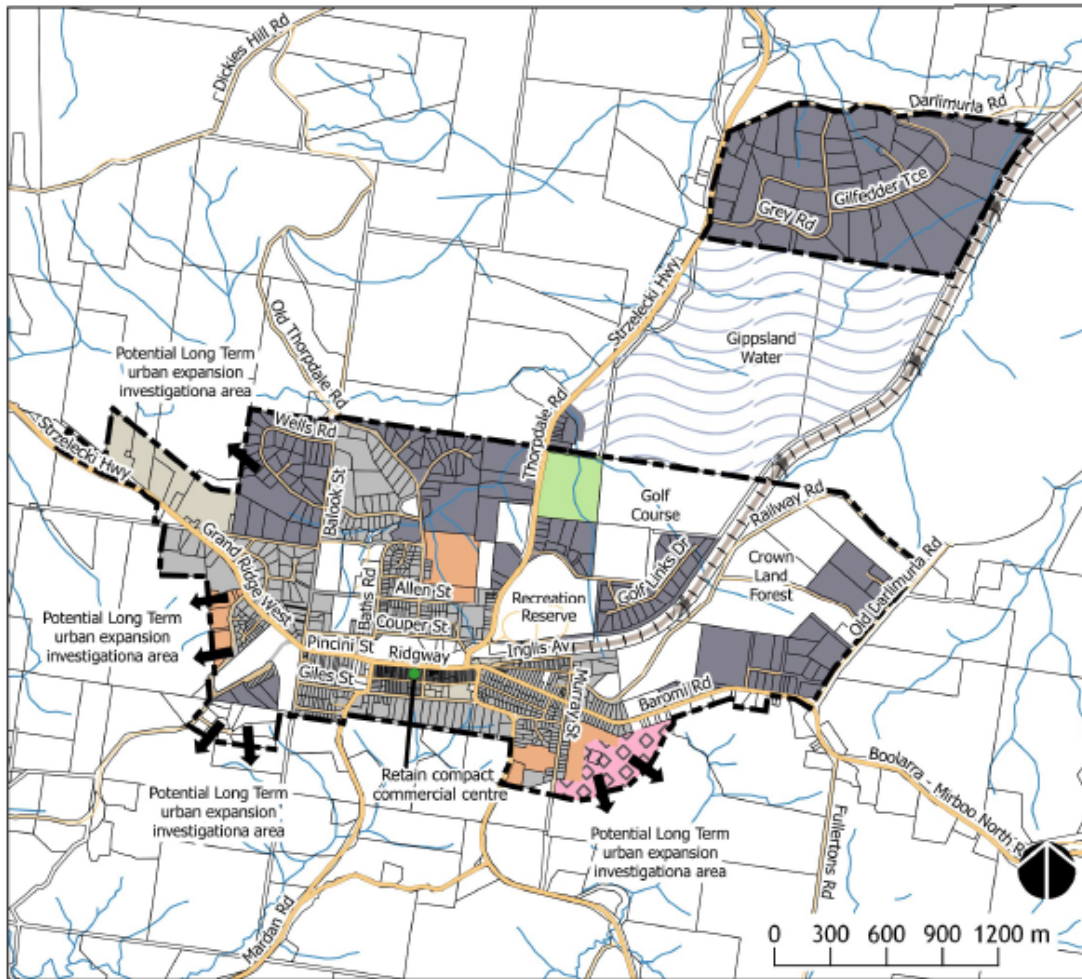
21.14-8 Implementation – Mirboo North

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Strategies relating to Mirboo North will be implemented by:

- Ensuring that any proposed use and development of land in Mirboo North is generally in accordance with the *Mirboo North Framework Plan* at Clause 21.14-8.

Mirboo North Framework Plan



Legend

 Settlement Boundary	Proposed Changes:	Existing:
 Rail Trail	 Urban Residential Expansion Investigation Area	 Existing Commercial Land
 Direction of Development	 Rural Living Expansion Investigation Area	 Existing Industrial Land
 Waterways	 Infill Residential Development Area	 Existing Urban Residential Land
		 Existing Mixed Use Land
		 Existing Rural Living Land

1. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.