Submission #	Submission Method	Submission Summary	Council Response	Changes required?
1	Survey Monkey	• Lives, works, owns land and a business in Mirboo North.	Noted.	No
		• Agrees that town centre should be the focus of commercial development.	Noted.	No
		• Footpaths should be available in all streets within the town boundary as this is the norm for larger urban cities why should country towns be different.	Council's IDM requires all new urban residential development to provide footpaths. The Refresh also identifies future footpaths for construction in existing areas. Some of these will be funded by the Community Budgeting project in Mirboo North.	No
		• Baromi Park should not be developed further. The pressure to develop 'flat' open land must be guarded by appropriate covenants.	Noted. The future direction for Baromi Park would be explored as part of the Master Plan project for the park. Council have plans to undertake this work in response to the Community Budgeting project in Mirboo North.	No
		• Weather protection in the main street is an excellent idea.	Support for strategy noted.	No
		• Health services are not included as part of the plan for Mirboo North. There is no community centre anymore, and being the third largest town in the shire, the people of Mirboo North deserve better as nothing comes out of that large hospital in Leongatha for Mirboo North.	The Structure Plan does not go into specific details about land uses. Information regarding health services in Mirboo North can be found in the *Mirboo North Community Infrastructure Plan 2014.*	No
2	Survey Monkey	• Lives, works, owns land and a business in Mirboo North and actively follows town planning and development.	Noted.	No

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		• Can see valid improvements in the Refresh but also many environmental considerations that should be either acted upon or set as development constraints.	Agreed. The environmental considerations are constrained by existing planning overlays or in the Refresh.	No
		• Highlighting the settlement boundary and undeveloped land shows the potential for growth in Mirboo North, however the ideals around accessibility and pedestrian interaction have not been taken into consideration along with topography.	Mirboo North is subject to various issues including steep topography that poses challenges for pedestrian access. The Refresh seeks to find the optimal direction for future direction, noting that easy to develop land has already been developed.	No
		• Development opportunities identified to the south of Little Morwell River would put greater environmental demands on the river. Higher densities on these blocks will mean a greater demand on roads and water run off (as stormwater catchment does not exist).	The WGCMA generally provide requirements for a buffer 30m either side of a designated water course (e.g. Little Morwell River). As part of any development, a Traffic Impact Assessment Report (TIAR) will be required which will identify the impacts of the development on the existing road network but may also provide recommended actions to mitigate any impacts. In addition, a storm water management will need to be addressed as part of any future development plan for the site.	No

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		• Due to the grade in the slope towards the town and education precinct, this already discourages walking and encourages driving. As a result, greater noise and increased road use would trigger a greater demand for dramatic improvements to Old Thorpdale Road beyond to end of Baths Road intersection in order to mitigate the elevated level of risk as this area develops.	As part of any development, a Traffic Impact Assessment Report (TIAR) will be required which will identify the impacts of the development on the existing road network but may also provide recommended actions to mitigate any impacts.	No
		• There are a range of constraints including a mix of foot traffic, heavy vehicles, blind intersections, environmental constraints for road and path development through Little Morwell River, zero shoulders and water control from road runoff. In order for this extensive development (Old Thorpdale Road) to be of zero net loss to the environment, a consideration should be made for significant off set through the Little Morwell River, and be kept to larger block sizes while under the RLZ.	A range of considerations will need to be taken into account for any development on these large blocks along Old Thorpdale Road and this will also be subject to a planning scheme amendment process. Drainage reports, TIARs and Flora and Fauna reports (including any native vegetation offsets) are likely to be required. These reports will address these issues. The WGCMA will require appropriate buffers from the Little Morwell River.	No
		• Increase in residential development will place further demand on the town centre for parking, even with the ideals of making local traffic walk to the shops, the nature of the local economy sees a large amount of local residents commuting to jobs in larger work centres.	Car parking is considered under Clause 52.06 of the South Gippsland Planning Scheme and is based on the commercial use rather than population numbers.	No

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		• The esplanade of shops and town layout lends itself very well to capturing to the tourist market; greater studies should be put into combining a walking/cycling path from the swimming pool to the recreation parks via the education centre.	Council have identified in the Refresh that a footpath extension from the existing footpath on Baths Road down through to Old Thorpdale Road which passes the Mirboo North swimming pool. This is expected to be funded as part of the Community Budgeting project. Footpaths already connect Baromi Park, Baths Road Reserve and the Recreation Reserve to the primary and secondary schools. Additional footpaths have been identified near the school precinct as developer funded footpaths. These will occur as development occurs.	No
		• The PPRZ lots above the pool would be ideal for development of family friendly tourist attractions like a maze.	The PPRZ lots in this area are significantly vegetated. It is unlikely DELWP or Council, as land managers, would support significant removal of native vegetation to establish a tourist development.	No
		• An aging population will mean a need for greater accessibility (the aged care facility on Ridgway). Baths Road footpath would constitute a solid move towards Stage 1 of the improvements to engage tourists with local destinations like the pool, while helping locals get around the town more safely.	Agree.	No
		• A “circuit’” would be beneficial along the ridge to give some character and purpose to the use of the path as this could offer a slightly less repetitive “same walk vibe”.	Noted.	No

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		• Connecting open spaces needs to have some kind or relevance to an activity (a target market needs to be established i.e. families or tourists). Similar uses could be connected via a network/circuit of trails. Should be activity based and have some financial connection to the local economy. Open spaced need to be maintained in order to be appealing. Improvements to Baromi Park alone would not encourage greater interaction with surrounding alternative potential developments. A cost benefit analysis should be developed.	Noted. Mirboo North's open spaces could be considered further – particularly for specific improvements – as part of Council's open space strategy. Better signage to indicate open space connections could be investigated to improve understanding of existing open spaces and trails.	Yes - Include action in Refresh under Access for improved town signage to be investigated
		• Additional open space ideas include a sound shell for hosting drama and music events, a maze, sign posted and graded mountain bike trails and a town centre square.	Noted. Some of these ideas might be suited to Baromi Park and others could be considered as part of Council's Open Space Strategy. Council is preparing a master plan for Baromi Park and an Open Space Strategy. Both of these projects will involve public consultation. These suggestions would be best suited to be part of this strategy once it is commenced.	No
		• A non-threatening setting giving an all season engagement is required for business stability with buildings having been naturally designed with awnings given the climate. Suggests improved stylised lighting and a secular square design overlay should be adapted somewhere to encourage a more European style that is inclusive of the non-vehicle/cycle/walk culture trying to be achieved. This would offer a greater setting and rest space for all shoppers.	The town centre design guidelines could be introduced into the South Gippsland Planning Scheme as a Design and Development Overlay. The proposed guidelines support the use of weather protection, passive surveillance through clear glazing on street frontages and façade design that incorporates lighting. Planning overlays cannot stipulate particular lighting styles	Yes - Update the Refresh to recommend that the design guidelines be implemented via a Design and Development Overlay

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		• Concerns the town centre area will become very congested if a safe thoroughfare/crossing cannot be established. If measures such as a tunnel crossing are suggested, this should have careful thought given to the potential interruption to traffic and the CBD's ability to have businesses that can be profitable along the whole Ridgeway.	Noted. The Refresh identifies this intersection (Strzelecki Hwy/Ridgway and Peters St) as an area where safety could be improved (e.g. potential for future tunnel). This intersection has recently been improved by VicRoads though funds were not available to separate traffic from pedestrians crossing.	No
		• Plans need to be more transparent and use of noticeboards within the town should be utilised for communication as this will be of much better benefit in the future when designing a central point for communication and town culture.	Better use of the noticeboards should occur as part of future consultations. This has been noted and discussed internally to alert other teams to the issue.	No
3	Survey Monkey	• Lives in Mirboo North and is the location of where the submitter does their shopping, school, sports.	Noted.	No
		• The commercial centre should be a defined focus of the town. Where commercial development occurs outside of the commercial centre, there must be a shared pathway linkages back to the town centre so that there is not a reliance on cars.	Proposed changes to Municipal Strategic Statement include discouraging shops and food premises outside of the commercial area. The plan seeks to improve pedestrian linkages particularly to key destinations.	No

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		• The track between Baths Road and the school crossing should be concrete as well as a path along the school side of the highway down towards the bowls club and around areas proposed to be rezoned residential.	As part of the rezoning at Berrys Creek Road, a footpath will be constructed from developer contributions past the Bowls Club. The request for the concreting of the path between Baths Road and the school crossing is noted for the Community Budgeting project and future paths upgrades as funding is available.	No
		• The commercial buildings on the northern side of Ridgway need to be compulsory acquired and demolished with the exception of the current police station. This area should be opened up to the rest of the park and the old station building.	This would be a costly exercise for Council without much return. There is currently a pathway that appears public though it is owned privately. It is currently leased by Council and could be considered for public acquisition or another connection between the station and Ridgway could be established (e.g. as part of redevelopment).	Yes - Include action in Refresh to consider the options to secure a publicly owned connection between Ridgway and Baromi Park
		• Tourism is vital and could be improved by opening up more of Baromi Park to the main street and include increased landscaping.	Noted. The future direction for Baromi Park would be explored as part of the Master Plan project for the park. The Refresh seeks to encourage increased landscaping.	No
		• Buildings should have weather protection.	Agree, Council have drafted the Town Centre Design Guidelines which will promote weather protection for new buildings.	No
4	Survey Monkey	• Lives, owns a business, owns land in Mirboo North.	Noted.	No
		• Agrees with the direction in the Draft Structure	Noted.	No

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		Plan regarding land use.		
		• Path access is important. Rejuvenating Baromi Park by adding large sculptures could become a feature of the town and would give purpose to the pathways. Believes in areas where art has been a focus, towns have shown growth.	Noted. The future direction for Baromi Park would be explored upon completing a Master Plan for Baromi Park. Council have plans to undertake this work.	No
		• By providing artistic, obvious gateways into the park which catch the eye, people may be lead into the park.	Noted. See above comment.	No
		• Awnings (weather protection) are helpful and vegetation beautifies.	Support of plan noted.	No
		• Structures are prosaic and would not be something which would attract people to the town. We need something that is unusual, can be added to and which people will come and see. A sculpture park would provide this.	Noted. See above comment.	No
		• Supports the proposed design guidelines for the town centre area.	Noted.	No
		• South Gippsland could learn a lesson from places like Bilbao, Geelong and Ballarat as the arts are the way forward.	Noted.	No
5A	Survey Monkey	• Lives in Mirboo North.	Noted.	No

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		• Should encourage infill of land closer to the commercial centre before rezoning for high density at the fringes of the town boundary. Agrees the town centre should be a focus for shops, offices, community facilities. The Little Morwell River should not be used as a boundary between low and high density development, rather look at the distance from the centre and also infrastructure.	Noted. Ideally residential development should have access to and be within reasonable proximity to services. Mirboo North has traditionally been developed with large residential block with dual frontage (some have access to a constructed and unconstructed road). This could provide a good infill opportunity as many of these blocks are close to town. The plan seeks to encourage infill closer to the centre before development at the fringes of town. Unfortunately, Council does not have control over this and it would be up to individual land owners to initiate the subdivision of their land.	No
		• Encourage development that promotes access for people of all ages. The Baths Road and Balding Street should be areas of focus for footpaths.	The Refresh identifies the Baths Road footpath extension as a priority. It also identifies the Balding Street extension as a desirable extension. As part of the community budgeting process it was identified that money should be allocated to footpaths in the town including Baths Road. Balding Street is also identified as a desirable footpath connection.	No
		• Agrees with the strategies identified in the Mirboo North Refresh document under Open Space. With money allocated by the community to go towards footpaths and Baromi Park as part of community budgeting, it shows how these things are valued locally. There should be improved facilities that are in line with a new planning process for Baromi Park.	Noted. The Community Budgeting process has identified that both footpaths and Baromi Park are important to the community and the funds will be used for footpath works, master planning for the park as well as park improvements.	No

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		• Agrees with the strategies identified in the Mirboo North Refresh document under Built Form and Landscape.	Noted.	No
		• The proposed design guidelines for the town centre area are appropriate.	Noted.	No
5B	Email	• Questions the inclusion of 2-10 Thorpdale Road and 4 Galvins Road as either General Residential or Low Density Residential Zone as these lots adjoin the township boundary and are at some distance to the town centre, without footpaths or sewage infrastructure in place. To propose a higher development is out of character in this area of Mirboo North where the blocks are a bit larger, nestled into bushland and adjoining recreational areas – many use this extra space for small animals (horses, cattle, chickens), yet land east and south west across the highway are to be left rural living zone.	Due to various environmental constraints affecting Mirboo North, there is limited spaces and opportunities for where conventional residential can occur. A Structure Plan however just identifies strategic intent and technical details such as servicing and infrastructure will be determined at the time of development. However for the land to be rezoned General Residential, the land will be required to be serviced and it is likely there will be a requirement to provide a footpath. It would be up to the landowner to initiate the development/rezoning. However by identifying the future intent for the land it ensures it can be safeguarded from inappropriate development which may jeopardise this. By identifying these parcels as a growth front does not necessarily mean it will be developed now as Council must still justify land supply prior to rezoning. Strategic planning is about looking long term into the future.	No

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		• The Farming Zone area (10 Thorpdale Road) within the township boundary to the north is designated on the current structure plan as future rural living zone. The current Refresh proposes to identify the land as General Residential Zone or Low Density Residential Zone which is poor planning as the density of development would be completely out of character right on the edge of town approximately 1km away from the town centre. The proposed change is not consistent with the objectives and strategies set out in the Mirboo North Refresh which supports higher densities closer to the Ridgway where there is access to commercial businesses, services and community organisations.	Due to no large parcels of vacant land being within close proximity to the town centre, Council encourages higher densities through infill development of appropriate blocks. However as much of these properties will only yield maybe an additional block each, it is up to each individual land owner to initiate a subdivision application. Therefore Council must still identify the most appropriate residential growth front for Mirboo North.	No
		• There are areas closer to the town centre which are available for dwellings to be built on (some are zoned appropriately, some are proposed as part of the refresh). It would be more in line with the strategic objectives of the refresh to encourage that this land is developed first and then look at rezoning other parcels to a higher density. It would not be a good outcome to build high density housing so far from the commercial centre without footpaths when there are more suitable locations.	The Refresh does not propose to rezone land, except to provide additional commercial land. Rezoning will be up to land developers who will because of the expected financial benefits of a change of zoning. Instead the Refresh identifies future urban residential land subject to investigation. It is also up to individual land owners to initiate the rezoning process. Additionally, Council has the ability to not support a rezoning if it is not appropriate at this present time. While there are no footpaths in these areas currently, as areas develop, Council will require footpath construction as identified in the Access section of the Refresh document.	No

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6	Survey Monkey	• Lives in Mirboo North.	Noted.	No
		• Agrees with the direction in the Draft Structure Plan regarding land use.	Noted.	No
		• Accessibility needs to be a focus as many have access impediments in town.	Agree, Council have identified in the Mirboo North Community Infrastructure Plan that Mirboo North has a higher portion of disabled people than the rest of South Gippsland. The Plan identifies recommended actions which include an audit of access to retail businesses. Council are currently developing a process for actioning the plan. Additionally, certain uses are required, under the building regulations, to be accessible. Council also has a Rural Access Officer who can provide assistance in obtaining funding for accessibility (i.e. if you need some assistance with funding a ramp for example).	No
		• Needs accessible connections to open spaces for those with limited access (i.e. those who use wheelchairs/scooters) but also for those who do not drive.	Agree, Council has included a proposed strategy into the Planning Scheme which states *Provide access improvements connecting key attractions, specifically those used by younger and older people* and *Provide Universal access as part of new development, with paths connecting to existing footpath infrastructure.*	No
		• Baromi Park is a great asset for the town as it provides a large, free, green, vegetated space to use and has visual appeal to people in town. This space is used for large community events, monthly markets and annual public events. Care needs to be given to ensure the park is not	Noted. Council acknowledge the community importance of Baromi Park and as such Council has identified the need to commence a Baromi Park Master Plan. Council are also undertaking a Shire-wide Open Space Strategy which will be publicly exhibited and which community	No

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		overloaded with the latest/individual ideas.	members can make submissions on.	
		• Vegetation is critical to this landscape as a major rural town attracting tourists because of the geographic location and where many have chosen to live because of its uniquely rural mountain, rainforest landscape high on the ridge. The forested landscape is valued and the views and ridge "ethos" of Mirboo North is important and should be maintained at all cost.	The Municipal Strategic Statement currently identifies under Clause 21.15 to *Protect and enhance the distinctive village atmosphere and picturesque location within the Strzelecki Ranges.* To support this strategy, Council propose to include *Ensure landscape and indigenous vegetation are visually dominant rather than built form* and *Avoid siting buildings close to vegetation where vegetation can be removed without a planning permit for bushfire protection.* This will provide some policy guidance for planning permit applications in the future. Further protection of vegetation in the area could be considered following studies of vegetation in the area.	No
		• Given the geographical location of Mirboo North, weather protection for the commercial buildings is important.	Noted. The Refresh encourages weather protection along Ridgway, the main street. This could be implemented through planning controls for the town centre area.	Yes - Update the Refresh to recommend that the design guidelines be implemented via a Design and Development Overlay (DDO)
		• Agrees with the proposed design guidelines for the town centre area and the plan for future commercial development.	Noted. These could be implemented through controls for the town centre area.	Yes – Update the Refresh to recommend that the design

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				guidelines be implemented via a DDO
		• Agrees with the 30 waterway buffer as this is something that is important and has been missed.	Noted. This is currently captured under the existing State Planning Policy Framework in the South Gippsland Planning Scheme under Clause 14.02-1 which includes *Retain natural drainage corridors with vegetated buffer zones at least 30m wide along each side of a waterway to maintain the natural drainage function, stream habitat and wildlife corridors and landscape values, to minimise erosion of stream banks and verges and to reduce polluted surface runoff from adjacent land uses.* While not mandatory, this policy provides a useful guide for development and is strongly supported by the West Gippsland Catchment Management Authority which are often a referral authority for planning permits.	No
		• Only where there is a higher demand for residential development in the future should there be a review of the current policy as Mirboo North. Mirboo North has limited opportunities for development based on its geographical location, high sloped, limited access to reticulated water. This currently accords with the towns special small character – it is very attractive to live in as a result (small, community ethos and quite unique in its rural high ridge position). Increasing population too rapidly would work against this character.	The Mirboo North Refresh seeks to address what the town needs based on forecast population. It aims to protect the town's special character as change occurs. The plan identifies future land to accommodate the moderate population growth that the town expects. The town's constraints pose challenges for future development and will need to be carefully considered as part of development and any land rezoning.	No

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		• Could Council subsidise in part the high cost of putting on extra sewage for more blocks in the area.	Council's position is to advocate for our community. Where there is a need, such as sewerage infrastructure, Council can advocate however it is unlikely we would provide a subsidy for sewerage connection as this is not a council asset. A sewerage scheme (such as was done for Poowong) may be advocated for however it is unlikely that Council via ratepayer funding would support providing of this assistance to benefit private development.	No
		• Need more affordable, small size housing in Mirboo North, there is a need to plan for small unit type development to accommodate an aging population. This type of development should occur near the town centre to permit access to public facilities.	Agree, the current structure plan supports this and the proposed Refresh will further strengthen this Strategy. Clause 21.15 of the Scheme will include the strategy *Promote higher density residential development and retirement living within a 400m radius of the town centre.*	No
		• There is a need for more street lighting and construction of roads. There is also a need to put in footpaths in many places, especially along the Strzelecki Highway, main walking areas in town (especially where children walk to school e.g. to shops/school) and along busy street with more traffic.	Noted. The Refresh identifies the need for greater accessibility through the town via footpaths. The Refresh identifies that a footpath should be developed along Thorpdale Road as a developer funded footpath that would be constructed as development occurs. Additional footpaths are identified near the school, Baths Road, Balding Street and other residential locations.	No
		• Beware of pressures for over-development of vacant land, developers should pay for all associated infrastructure costs rather than this being a cost covered by rate-payers. Need to focus on existing land within the town that is	Noted. The Refresh seeks to achieve this. Council require developers to enter into a Section 173 Agreement under the *Planning and Environment Act 1987* which sets out developer contributions.	No

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		available for development now.		
7	Email	• The plan appears to provide no solutions to the difficulties for further development options in the Mirboo North area. Rather it highlights the difficulties rather than offering possible solutions.	Noted. The Structure Plan process identifies land use constraints and opportunities for growth. There are many opportunities for infill in the town. Some of the more substantial opportunities are mapped. Areas to investigate for rezoning are also identified.	No
		• The area south of the township which is located in the Tarwin catchment is highlighted as not being suitable for expansion due to potable water issues. Appears to be at odds with Councils adopted DWMP which provides possibility for subdivision and development in the Farming Zone within the Tarwin Catchment – why is this a possibility not explored.	The land immediately south of town is subject to several constraints including its location in an open potable water catchment. Other relevant constraints are that the land is very steep (with erosion risk), includes waterways and waterbodies and has servicing issues. The Domestic Wastewater Management Plan (DWMP) does not provide for the expansion of unsewered development into the catchment area, though it does relax previous restrictions on the development of a dwelling in the Farming Zone of 1 house per 40ha. South Gippsland Water have informed us that sewer must be connected to any future dwellings if this area is developed. This, however, is difficult due to servicing issues. This possibility was explored. This is explained in more detail in Appendix B Background Report to the Refresh, particularly in chapter 9. This area may be considered as a future growth front in the very long-term, once other land has been developed and when demand is demonstrated.	No – the background report acknowledges the possibility of this area as a very long-term growth front

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		• Areas south of Giles Street have been identified as a steep area, it has not been discussed that LDRZ or RLZ options could be possible surrounding the steep area. In particular, the area bounded by Meeniyan-Mirboo Road, Giles Street, and Grand Ridge East Road, there is no mention that this area already appears to be rural lifestyle type development and the area already comprises some lots that have residential development potential. It would seem reasonable to turn much of this area into 2-5 acre type lots and the eastern art which boarders the Grand Ridge East Road could eventually be residential if a suitably located sewerage plant were located south of Giles Street.	Given the close proximity to the town centre, and the fact it is likely the land would be required to be sewered if it were to be developed, it would be prudent to consider a higher density of development given the general land constraints of Mirboo North. Therefore if this land was considered it could be a long term investigation area which would safeguard this land for the future.	No
8	Letter	• Owns and lives land in Mirboo North.	Noted.	No
		• Objects to some of the changes in the Mirboo North Structure Plan, in particular changes to the township boundary at 19 Murray Street as it meets all the new requirements and satisfies all key constraints mentioned in refresh documents. The highlighted issues of bushfire, erosion risk, land slip risk and potable water catchment issues makes no difference to this property.	The township boundary at this property has been kept in line with the previous settlement boundary (at the 250m contour line). This line was put into the planning scheme following an independent Planning Panel recommendation for Amendment C46 which supported the boundary line at the 250m contour line.	No

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		• Appendix A suggests for the area to the south east will have water pressure issues and that a new sewer pump will be required to pressurise the water. Disagree as there is already a pump in Murray Street to pressurise water for the houses in the high level zone. As this is a Gippsland Water asset, any problems of failure would be resolved by Gippsland Water. 50m from the existing development at Murray Street and Baromi Road, the land falls enough that water wouldn't need to be pressurised. Mirboo North has several sewer pumping stations; one on the east side and one on the west side and both are within the Tarwin River potable water supply catchment. The other pumps and all of Mirboo North sewage to the settling ponds are higher than the entire town.	This information and advice was received from Gippsland Water. After discussion they suggested changing the wording from 'need significant infrastructure' to 'need additional infrastructure' because while it might be significant in the context of this development, it is not significant compared to other growth development. They advised that the exact detail of upgrades and costs will be dealt with via the planning permit application.	Yes - Include minor wording change in Appendix A Land Use Analysis for site to read 'need additional infrastructure' rather than 'need significant infrastructure'
		• Not aware of any documentation from Gippsland Water to suggest that this land in the town boundary that cannot be serviced, therefore no change in the town boundary is needed. If the town boundary needs to be changed it should be "squared up" in this area.	The suggested change to the township boundary is in line with an independent Planning Panel recommendation for Amendment C46 which supported the boundary line at the 250m contour line.	No
		• Council has no information to justify the growth rates for Mirboo North in the refresh documents.	Council have used a range of information sources including the State Government projections *Victoria in Future,* census information and building permit data to determine future growth rates.	No

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		• The current Mirboo North Structure Plan, census and the South Gippsland Housing and Settlement Strategy are designed as important tools for future projected population growth and housing demand and supply. The growth rate is more than double as suggested by the council refresh documents. The census data indicates that the population will approach 2000 within 10 years, not 20 as suggested in the refresh, with 12 new dwellings needed every year, not 3 to 6 dwellings as suggested by the refresh.	More detailed information has been prepared to explain the existing housing demand and supply. This is available in Tim Nott's report. The findings of this report has been incorporated into Appendix B Background Report of the Refresh. Chapter 3 of the Background Report sets out the census information and forecasts used to determine the expected number of people that will live in Mirboo North in the future. The figures can be quoted differently depending on the area in question. Approximately 1,740 is the population forecast for the township of Mirboo North in 2031 (in 15 years time). This is expected to require approximately seven new dwellings a year. The number of dwellings that have been built in Mirboo North are separate figures (historic data unlike the population forecasts). These figures have been reviewed to ensure accuracy and have been updated accordingly. Over the last 10 years, approximately ten dwellings have built per year. The figures for 2014-2016 were six dwellings built per year.	No
		• The parcels that have been identified for infill have huge constraints identified by Council in the refresh documents. As well as the constraints, these parcels have many different owners which use these properties as life style properties and have no intention of subdividing, as it would not be cost effective or practical.	Council have the opportunity, in consultation with the community, to place a Development Plan Overlay over these infill precincts. This will allow for these areas to be developed in an orderly way and to collectively address any environmental constraints.	Yes - Include an action in the Refresh which supports the application of a Development Plan Overlay over parcels of

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				land in multiple ownership if rezoned to residential
		• If a large parcel of land is not rezoned to GRZ so a developer can justify the cost of development and infrastructure for future development (e.g the cost for a sewage pump) then Mirboo North cannot grow. This is already happening with real estate agents unable to supply GRZ blocks with all infrastructure which sends buyers looking elsewhere.	Most of the land that is easy to develop in Mirboo North, has already been developed. There is, however, still land zoned GRZ that has been available for years now, that has not been developed. As discussed in the Refresh, most available land is subject to constraints. Further work will need to be undertaken before more land is rezoned to residential. Given the financial benefit that rezoned land provides to land owners / developers and the need for land owner support, it is expected that land owners / developers will undertake this investigation and apply for the rezoning.	No
		• Fundamental problems with Mirboo North structure plan refresh are no documentation to support population growth and dwellings needed per year, to support suggested prices of pumps for reticulated sewer and water, to support which land can and cannot be serviced and no independent review of the refresh. Only an independent panel should be able to decide on any changes to the Mirboo North town boundary and framework plan.	The draft Refresh was supported by population growth and dwelling analysis. Independent analysis was undertaken by an economic specialist, Tim Nott, which has led to some minor changes of the final plan. A comprehensive document has been prepared with all the analysis. This can be found in Appendix B Background Report to the main Refresh report. Gippsland Water provided the information about pump pricing. Implementation of the plan will involve a planning scheme amendment. This process may be subject to an independent Planning	Yes – In Refresh, change areas proposed for rezoning (C1Z extent) and investigation area for IN1Z in response to Tim Nott analysis that found only part of the

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			Panel may be appointed by the Minister for Planning if objections or requests for changes are received and cannot be addressed. An independent Planning Panel previously considered the township boundary to the south of Mirboo North as part of Amendment C46. The change in this area was made in response to the independent panel.	MUZ land is needed for commercial expansion and that there is no clear need to rezone further land for industrial purposes
9	Survey (hand written)	• Lives in Mirboo North (family 5th generation Mirboo North residents).	Noted	No
		• Does not think the Little Morwell River should be the boundary between lower density development and more urban development as several tributaries of the Little Morwell River are within the township boundary already.	Noted. The Refresh has not been changed to make the Little Morwell River the boundary.	No
		• Disagrees with the recommended lot size of 250-400sq.m as identified in the Housing and Settlement Strategy and recommends that there be a 500sqm minimum as Mirboo North values open and landscaped green outlook.	Noted. The Housing and Settlement Strategy is an adopted Council document that was subject to a separate consultation process and would need to be revisited to change. The strategy does not mandate these lot sizes, but simply encourages them. Council proposes to introduce two new schedules to the General Residential Zone. In these schedules Council proposes to alter certain requirements such as building site coverage and permeability to ensure the open feel is retained and space for gardens is provided.	No

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		• All streets within the township should have safe footpaths. There is a serious lack of paths in the central business area needs urgent attention as there have been several recent falls and serious injuries to elderly persons.	Council acknowledges footpaths as important to Mirboo North. Additional footpaths are proposed to be constructed in the coming years through the capital works program and Community Budgeting project.	No
		• Council lacks foresight by selling off open space (Inglis St playground).	Noted. Council resolved to sell the site at a Special Meeting of Council on Wednesday 21 August 2013. It was considered that this open space received minor and infrequent use whereas the large playground / skate park close by in Baromi Park has many options for youth.	No
		• Previous regulations prevented construction of verandah protection and caused it to be previously removed from buildings from existing Main St (Ridgway).	The Town Centre Design Guidelines will promote weather protection. This will be expected for any new building constructed along Ridgway. The Strategic Planning team are not aware of any previous regulations that led to the removal of weather protection.	Yes - Update the Refresh to recommend that the design guidelines be implemented via a Design and Development Overlay
		• Glazing on shops and residential buildings are not practical and little thought has been given to privacy requirements.	The glazing guidelines seek to encourage windows that can be looked through and / or other glazed surfaces (e.g. see-through doors). This doesn't preclude the use of curtains at residences for privacy for example.	No

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		• Fencing regulation is repressive and denies privacy to residents.	The fencing guidelines apply to the town centre area where few residents live (area zoned commercial, industrial, mixed use and public use). The guidelines seek to promote active street frontages (encouraging activity and foot traffic in the centre) and passive surveillance (providing opportunities for 'eyes on the street'). They may be implemented as discretionary requirements so that the fencing requirements may be varied in special circumstances. It is noted that the planning system does not provide the same amenity protections for residents living on commercial zoned that it does for those living on residential zoned land.	No
		• No mention of any upgrade to public transport or connections to existing transport i.e. rail connection or synchronising existing system to connect with Gippsland-Melbourne coach service at Leongatha.	Public transport is outside of the scope of this project. It is a State Government responsibility. State Government have been informed of this project. The community infrastructure	No
10A	Letter	• Object to the change in designation for 10 Thorpdale Road from future RLZ to future GRZ/LDRZ and wishes to retain the "status quo" in relation to the current recommendations of the current Mirboo North Framework Plan as they relate to the subject land.	Noted	No

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		• The description of key constraints fails to recognise a couple of key issues/constraints to the development of the land, in particular the lack of reticulated sewer and the fact that the land is outside the catchment of existing sewer pump station which serves the northern portion of the town. Another constrain is the abuttal to the existing golf course which creates interface issue and will likely impact on the potential lot yield.	The land has been identified as an area for investigation. These issues will be considered at the rezoning/development stage and there are planning tools which can be used to manage interface issues such as setback requirements.	Yes - Include an action in the Refresh which supports the application of a Development Plan Overlay over parcels of land in multiple ownership if rezoned to residential
		• No long term viability of the land for either low density residential or general residential.	Working with adjoining landowners through the application of a Development Plan Overlay has the potential to increase viability. However this work would be carried out as part of a planning scheme amendment for the property. Given there are constraints, it is noted that the potential lot yield may be less than if the site was in a different area, however much of Mirboo North is constrained and as this land is relatively flat, it provides an opportunity for a growth front in the future once lots closer to town are developed.	Yes - Include an action in the Refresh which supports the application of a Development Plan Overlay over parcels of land in multiple ownership if rezoned to residential
		• Due to the numerous constraints of the site, the actual area available for traditional residential development is much less than the 10.9ha	Noted. The figure provided is the total site area.	No

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		available even though Council describes the land as being a very large lot.		
		• The Refresh document identifies the land as investigation as a residential zone in the existing framework plan however the framework plan actually identifies it as "investigate rezoning to rural living" which is hardly a residential zone.	Noted. The Refresh proposes investigation for an urban residential zone (not rural living) in order to maximise the use of land in the settlement boundary.	No
		• There are two designated waterways affecting the subject land, with the first running down the entire length of the property and the second affecting the north eastern corner. Both will require 30m buffer either side of the watercourse. Formal road crossings over the water will add significant costs to developing the land and could require the removal of existing vegetation/ the requiring of offsets. The protection zone may be expanded to include areas of remnant vegetation in excess of the 30m buffer. The WGCMA will require reserve status over the buffer and with the ongoing maintenance and responsibility squarely resting with Council.	30 metres is a standard requirement across all development where a watercourse affects the property. The buffers and future management of areas will be considered further when rezoning occurs. Council are more likely to take responsibility for major waterways but this will also need to be considered in the context of the cost and risk burden that this places on Council.	No
		• Experience has shown that VicRoads would not reasonably allow lots to access directly onto the main road. Hence alternative access arrangements such as service roads would likely be required and would add costs and reduce lot yields. The construction of the intersections to VicRoads requirements will also add significantly to the cost of the subdivision works.	Council have also found that to be a common VicRoads' approach. Specific advice regarding access will be sought and considered if / when the land is rezoned. There is an existing road reserve to the north of the land which could be used subject to investigation.	No

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		• Portion of land identified as being an area of potential cultural heritage significance due to the sites proximity to Little Morwell River (as there is a default 200m of interest either side). Legislation will however require the whole of the site will need to be assessed as part of any residential development proposal.	A Cultural Heritage Management Plan would need to be prepared for the whole site. This is a standard requirement across the State of Victoria for areas subject to cultural heritage sensitivity.	No
		• The BMO on the property will have significant impact on the overall lot yield and subsequent construction techniques (and costs) for future dwellings. The subject land is largely north facing slopes with heavily vegetated areas to the north and down slope of the subject land. Necessary to ensure that lots are large enough to ensure sufficient setback of dwellings from high risk areas which would include adjacent vegetation and that contained within the central drainage reserve.	The BMO in general in Mirboo North affects significant land, including land already zoned for residential purposes. At the time of rezoning/development, the requirements of the CFA will be sought.	No
		• Erosion of the site can be reasonably managed however this will impact on size/orientation of the lots further reducing the optimum lot yield available from the site.	Noted.	No

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		• The subject land is some considerable distance from the town centre and further from key education facilities in the town. Other sites closer to town would be better suited for residential rezoning than this site.	Agree, there are sites closer to town which would be encouraged to be developed first prior to Council considering this property for rezoning.	No
		• The subject land is outside of the main sewer catchment for the northern area of the township. As such, it would be necessary to install an additional sewer pumping station to serve the subject land. The viability of the pump station is compromised by the limited lot yield. There is limited development potential upstream of the subject land whereby some costs might be offset by contributions from other developments. Gippsland Water does not administer such cost recovery scheme.	Reticulated sewage in Mirboo North is limited, therefore it is likely many development areas will need to be connected and upgraded. As indicated, Gippsland Water is the best authority to discuss these issues with.	No
		• Interface issues with residential areas abutting golf courses – residents can experience difficulties with stray golf balls/golfers entering private properties etc. To the north of the land is the existing waste water treatment plant for Mirboo North. The subject land is not within the buffer area of the current sewer works however the location of this would make it impractical for the town to grow any further beyond the subject site and therefore it is unlikely the land would be leap frogged in the future by further residential growth.	Noted, in the event this land is developed there are ways to help manage these interface issues including but not limited to, vegetation buffers. Council have identified the waste water treatment plant as a constraint to growth north of the site. As this site is already within the township boundary and the township is unable to grow any more in this direction, this makes this site more critical to ensure its potential is fully maximised.	No

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		• The land to the south is currently developed at low density residential/rural living densities means that the subject land would be somewhat isolated. More intensive development of the land to the south will be limited by the existing lot layout and development pattern and by a likely lack of sewer infrastructure. Land to the north and east cannot be developed for residential purposes and the Strezlecki Highway restricts access and integration with other proposed residential land to the west. The subject land therefore becomes marooned from other residential areas and associated facilities.	The lands identified for GRZ/LDRZ are likely to have a Development Plan Overlay placed over them to ensure orderly development of this land. It is likely the land to the south will be required to connect to reticulated sewage which increases potential lot yield. Council would encourage land closer to town to develop prior to this area.	Yes - Include an action in the Refresh which supports the application of a Development Plan Overlay over parcels of land in multiple ownership if rezoned to residential
		• Constraints associated with the subject land are such that they would seriously compromise the optimum residential lot yield and reduce overall viability for further subdividing the land.	It is acknowledged that constraints will affect lot yield, however much of Mirboo North have constraints which will affect lot yield in other parts of town. Given the limited areas for growth, this parcel presents an additional opportunity for growth.	No
		• The land in its own right is not is not of such strategic importance to Mirboo North that it must be developed for residential purposes.	Collectively, along with the other parcels identified for growth, it is considered of significance. These areas are identified as investigation areas, which means some may not be appropriate. This will only be determined once the relevant work has been done. This means Council needs to safeguard potential growth fronts in the event one area is not appropriate for growth.	Yes - Include an action in the Refresh which supports the application of a Development Plan Overlay over parcels of land in multiple ownership if

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				rezoned to residential
		• Costs associated with a sewer pump station, potential service roads, main road intersections, creek crossings, limited lot yields, bushfire safety measures and the provision of reserves means that residential development is simply unachievable.	It is likely, regardless of the zoning, that in the event of development at any density, these encumbrances will exist. Developing at a higher lot yield will potentially yield a higher return.	No
10B	Letter	• No new points raised	Noted	No
11	Letter	• Owner of land in Mirboo North.	Noted.	No
		• Owns 6.8 hectares of land that is within current township boundary and has access to sewerage, water supply and electricity and in an area of the township which is already substantially committed to small lot development. The land is currently zoned rural living.	Noted.	No
		• Current approval for a 6 lot RLZ subdivision (with approved CHMP, environmental assessment and in principal agreement with the WCMA regarding rehabilitation and management of the riparian zones).	Noted.	No

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		• Unable to achieve a viable basis for implementing the approved subdivision. This is due to the high development and infrastructure provision costs on a cost-per-lot basis and depressed conditions in the local property market. Feasibility for 14 lot undertaken and this may have planning merit and be economically viable.	Noted.	No
		• Supports the Refresh which identifies that a higher density of development would be best suited to this land and therefore recommends that it be included in a General Residential Zone.	Agree, this parcel adjoins a large, residential lot which along with other nearby adjoining residential land, this provides an opportunity for a connected residential area.	No
		• Items identified under “Description” and “Issues” are out of date meaning that all relevant planning constraints have already been resolved and that the land is primed for immediate in-sequence development.	Noted. While they may be able to be resolved, these are still important considerations for rezoning.	No
		• Requests the report be amended so that it identifies the land as being suitable for immediate development and therefore it should be a candidate for immediate infill rezoning.	The Structure Plan will provide the strategic justification to commence the investigation for rezoning. Rezoning is a separate process that requires further investigation. No changes required.	No