

Mirboo North Structure Plan Refresh

APPENDIX B - BACKGROUND REPORT

Acknowledgments

Traditional Owners

At South Gippsland Shire we acknowledge the Traditional Owners of this land, and offer our respect to the past and present Elders, and through them to all Aboriginal and Torres Strait Islander People.

South Gippsland Shire Council

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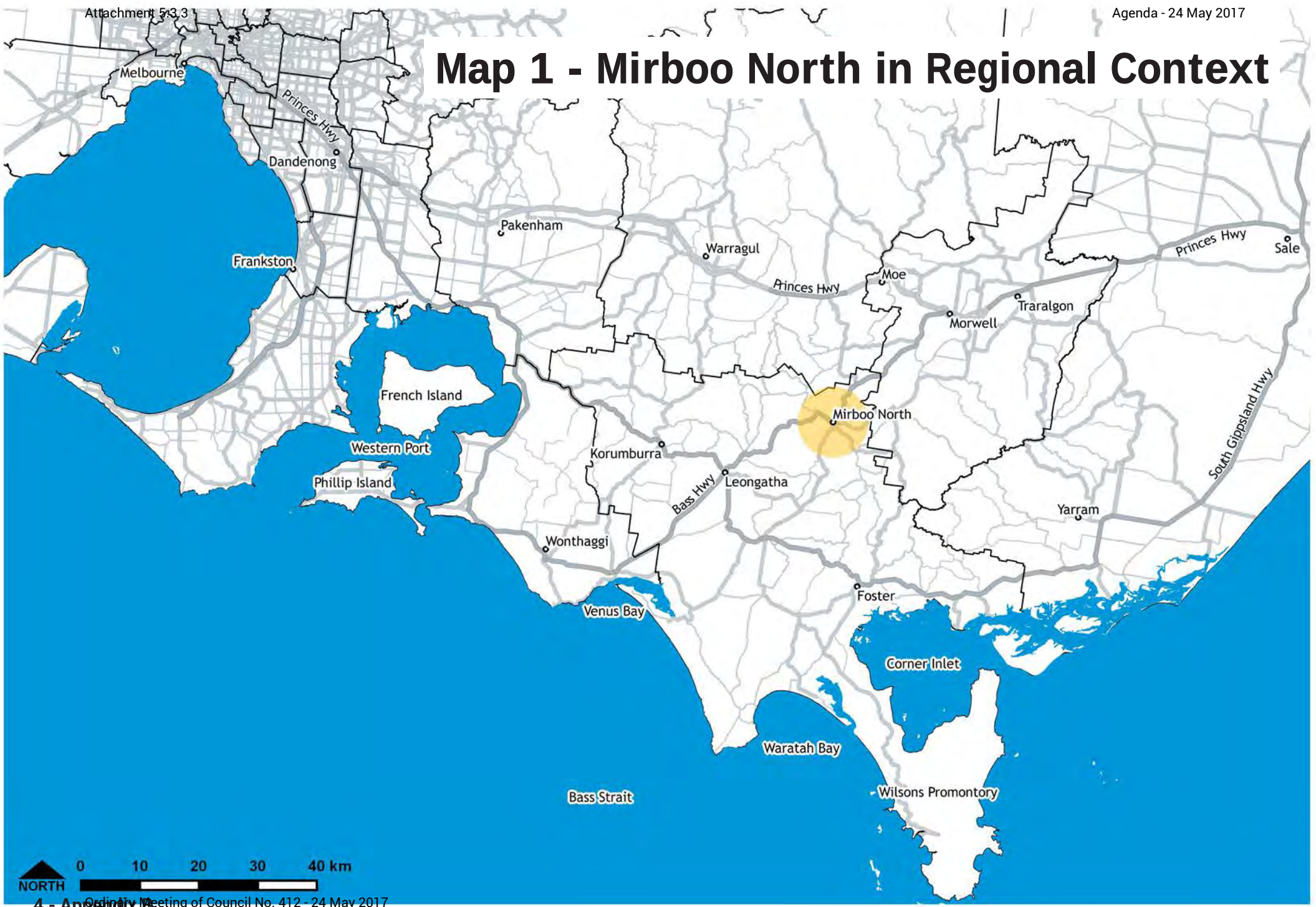
Complementary Documents

This report refers to Tim Nott's report titled *Mirboo North Structure Plan - Economic Inputs* (December 2016)

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Map 1 - Mirboo North in Regional Context



Chapter 1

Introduction

Project Purpose

The Mirboo North Structure Plan Refresh (referred to as the Plan) provides a framework to guide future land use and development in the township.

The existing Mirboo North Structure Plan identifies key growth directions for the township. This project will revisit these growth fronts to ensure they are appropriate due to a range of environmental constraints affecting the Mirboo North township. As the principal township in the northern area of the municipality, it is vital to ensure suitable land within the settlement boundary is developed in an orderly and appropriate manner which will not prejudice the growth of Mirboo North.



Cuthbertson Court in Darlimurla RLZ

This Report

This report provides background information that informs the Plan. It is broken up into the following chapters:

Chapter	Description
2 Background	An overview of the town's history and previous town plans prepared
3 Community	An analysis of the community and details of community involvement in shaping the town
4 Existing Plans & Policy	An overview of key planning policy and other strategies that relate to the town
5 Land Use	An analysis of the existing activities and the demand and supply of land for urban uses
6 Access	An analysis of the existing transport and mobility options
7 Open Space	An analysis of existing open space (parks, reserves etc.)
8 Built Form & Landscape	An analysis of the existing built and natural environment
9 Future Growth	A discussion of the best locations for future growth
10 Implementation	An discussion of the plan's implementation options

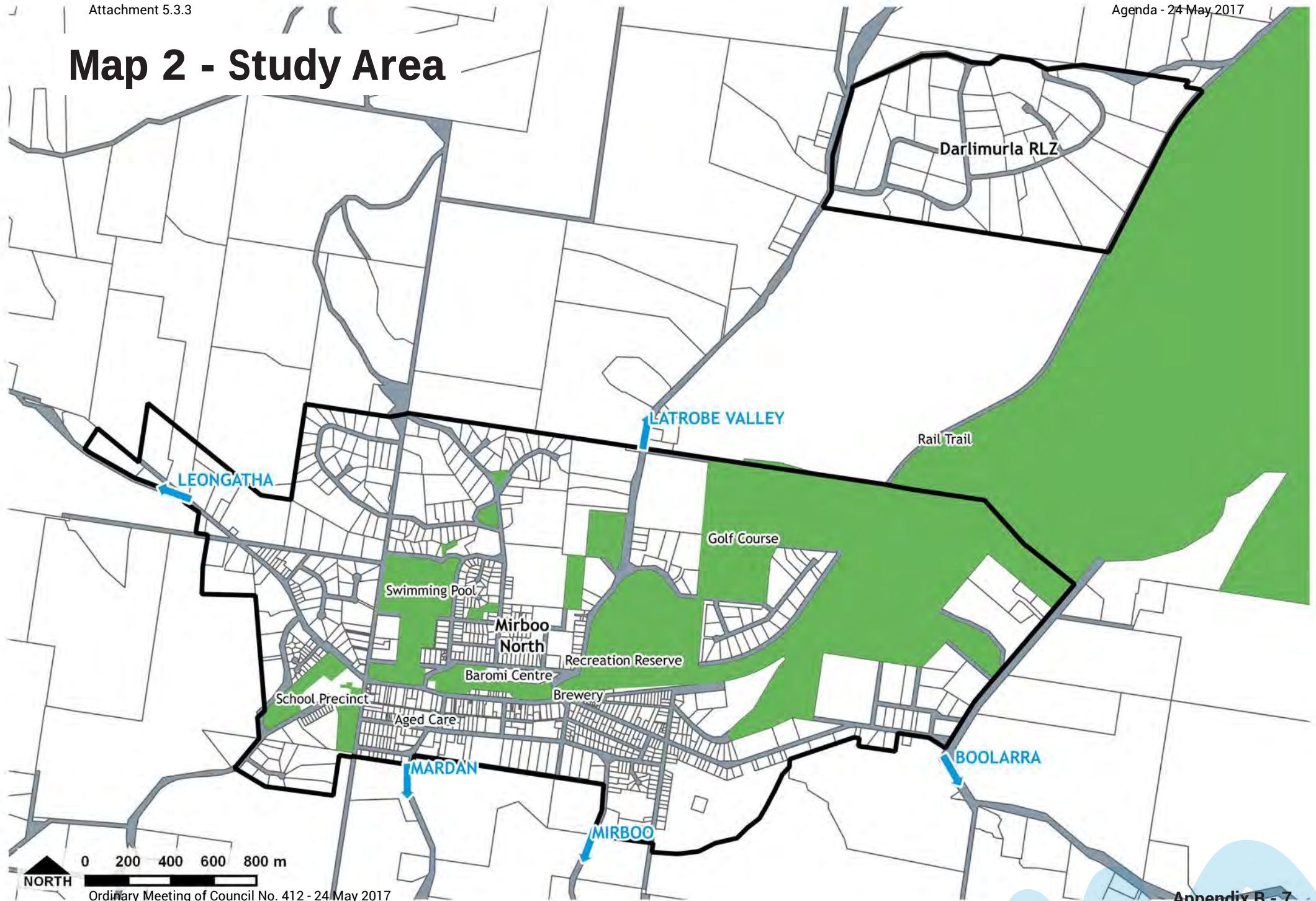
Study Area

The project study area included land in the existing settlement boundary for Mirboo North and its surrounds (see *Map 2*). The report's discussion focuses on the main study area (see *Map 3*).

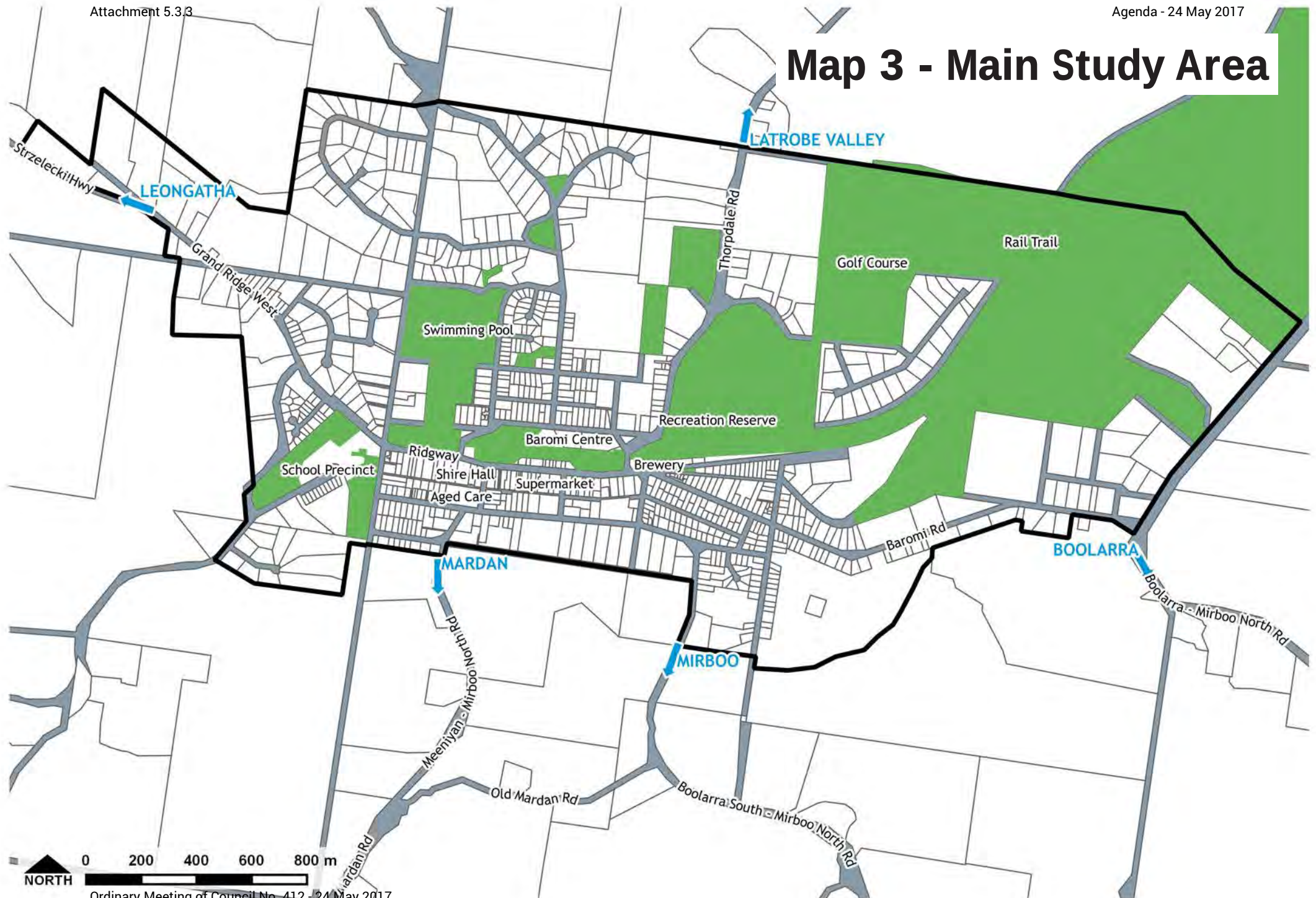
Darlimurla RLZ

The Darlimurla Rural Living Zone area is a smaller area that has been subject to less change over time. It is located outside the main urban centre. While it can accommodate some further development, this is limited and no change in this area is proposed.

Map 2 - Study Area



Map 3 - Main Study Area



Context

Mirboo North is strategically located between Morwell and Leongatha on the Strzelecki Highway. It is the third largest town in South Gippsland with 1,611 residents in 676 dwellings¹ (2011 Census). The population is expected to approach 2,000 in the next 20 years with approximately seven dwellings needed each year to accommodate this growth.

Set amongst green rolling hills, the town is attractive for residential growth and tourism. The town services the surrounding agricultural district and also serves as a satellite town for the Latrobe Valley and Leongatha.

The commercial street in Mirboo North runs

along a natural ridge line, with the township located on either side with undulating slopes. This presents constraints in regard to locations that Mirboo North can grow as there are serviceability issues for reticulated sewerage due to the topography of the area.

Additionally growth is restricted to the north due to bushfire considerations and potable water management issues to the south of the township. Like much of the Shire, Mirboo North must also consider land stability and erosion issues on slopes around the township. Land must therefore be developed in a strategic way which will allow continued growth of the Mirboo North township.

¹ Dwelling is a single unit of housing e.g. house

Background

The current Mirboo North Structure Plan (the 2004 Structure Plan) aims to guide future land use and development for the 15 years between 2004 and 2019. However, since the 2004 Structure Plan was prepared, there have been changes to planning controls and State Government requirements that mean the existing plan needs to be 'refreshed'.

Reviewing the 2004 Structure Plan also provides the opportunity to improve existing policy and consider other changes that have occurred during this time including any changes to community views on town development.



Jordan Way near Baths Road Reserve
Ordinary Meeting of Council No. 412 - 24 May 2017

Structure Plan Aims

The key aims of structure planning are to plan for and develop a shared vision for a town, and to identify the type and scope of change projected within the town over time. The structure plan should be a tool to help manage, influence and facilitate change, in accordance with the directions of State planning policy.

Structure planning should:

- Articulate the shared vision for the town.
- Define the town boundary, which should be large enough to allow for future growth and manage impacts beyond the town.
- Be consistent with regional and local transport, retail, economic, social, environmental, demographic and housing roles of the town.
- Identify precincts, themes and a preferred future character for the centre that facilitates growth and change over time.
- Provide for housing choice and diversity taking into account housing development data and housing capacity, State planning policy and the Urban Development Program.
- Provide opportunities for further retail, entertainment, office and other commercial and business services in accordance with activity centre policy in the Victoria Planning Provisions (VPP), taking into account State and regional retail projections and objectives.
- Provide for well designed and well located public spaces, (including passive and active open space) that serve the needs of all the community and visitors to the centre.
- Facilitate a pedestrian environment.
- Support greater transport mode choice.
- Provide a mobility network and traffic and carparking management that encourages and supports sustainable transport mode choices.
- Identify the optimal use of government owned land in the centre.
- Address and identify public realm and capital improvement opportunities.
- Be developed together with the community and stakeholders.
- Outline appropriate built form outcomes in accordance with the objectives of the design and built form policy of the VPP.
- Lead to the development of an implementation program of statutory and strategic initiatives, including the production of a Statutory Framework.

(Planning Practice Note 58: Structure Planning for Activity Centres, 2015)

Each of the following chapters includes a box titled 'Implications' which sets out the key implications for the Mirboo North Structure Plan. These implications are based on the findings discussed in that chapter.

Chapter 2

Background

Town History

Before being named Mirboo North, this ridge township and its railway station were known by different names, including Mirboo, Brennan's Corner, with the station known as Terminus and North. The town should not be confused with the township of Mirboo to its south east which, although established earlier, never really developed due to the railway being established at Mirboo North.



Historic Postcard of Mirboo North Railway Station (ca1912) by George Sutton

In 1840, Mirboo North was first traversed by explorer, Paul Strzelecki. In 1872, William Liddiard surveyed the track named after him from Moe to Foster in 1871. This track connected the main Gippsland coach road near Moe to the settlements of Delburn, Darlimurla, Mirboo North and Foster.

The town was established in the late 1870s. It developed slowly in comparison to gold and coal mining towns in the area which sprang up overnight. Its growth was supported and

sustained by the building of the branch line from Morwell during 1883-84 which terminated at Mirboo North. This provided easy access for settlers coming to South Gippsland, particularly the upper reach of the Tarwin Valley. It was the only railway line to the Shire until the Great Southern railway was built seven years later.

During 1893, the government passed the Settlement of Lands Act, which provided for the development of Village Communities, Homestead Associations and Labour Colonies. These community welfare/land settlement schemes were largely developed by various charity and Christian church organisations in response to the massive unemployment and hardship experienced by thousands of Victorian families during the economic recession that followed the 1880s land boom. Mirboo North was one of ten village settlements in South Gippsland.



Historic Postcard of Mirboo North Butter Factory (ca1912) by George Sutton



Historic Photo of third Mirboo North Butter Factory built in 1926

A series of Soldier and Closer Settlement Acts were passed by the Federal and Victorian Governments to provide agricultural land for returned servicemen, primarily from undeveloped Crown Lands or abandoned selections. Mirboo North was one of several areas in South Gippsland where soldier settlements were established.

As one of the main towns in the area, its fortune rose and fell with its butter factory until in the late twentieth century, a more diverse industrial base began to develop. Operations at the first butter factory commenced in 1893 by the Mirboo North Dairy Company cooperative. The third butter factory which still stands today was built in 1926 and extended in 1948-49. It was one of the largest butter factories in the Shire and represents the importance of the dairying industry to the local economy. The factory's position next to the railway allowed products to be loaded directly into railway trucks to service Melbourne markets.

Timber was also an important industry in the area particularly from 1878 to 1900. Many sawmills were established in the area which allowed stands of millable timber to be prepared before being transported on the railway for sale.



Mirboo North Heavy Timber (ca1912)
by George Sutton



Map of Victorian Government Railways in 1926 showing Nth Mirboo as the terminus to a branch off the Morwell line built prior to the Great Southern railway line (also shown) to Leongatha and Yarram

Aspects of Mirboo North's social history:

- The swimming pool established in heat of summer of 1904-05 by damming a small stream on north side of town.
- Mirboo North band established in 1890, often called upon to play at social and outdoor functions, popular leisure activities of the time.
- The local newspaper, The Gippslander and Mirboo Times (renamed Mirboo Times in 1957), has been publishing since 1897.
- The Mechanics Institute was a popular venue in interwar times with the advent of cinema.
- A Bush Nursing Hospital was established in 1931, the site now homes a new hospital and nursing home facilities.
- Historic overland tracks such as the Grand Ridge Road (Liddiard's Track) and McDonald's Track remain as scenic heritage drives.
- The railway was closed in 1974 with the stretch from Mirboo North to Boolarra now converted into the Grand Ridge rail trail.
- The third Mirboo North Butter Factory is now used as a boutique brewery and restaurant.

Sources:

South Gippsland Shire Council 1998 Cultural Heritage Study

South Gippsland Shire Council 2004 Heritage Study - Thematic Environmental History

South Gippsland Shire Council 2004 Heritage Study - Local Place Citations

Implications

- The history of Mirboo North affects how it is shaped and operates today
- Its history can be recognised in the built environment, a source of town pride and provide a basis for tourism benefits

The town grew around Ridgway's central spine as Mirboo North's commercial centre. This is evidenced by the Victorian-era shopfronts (c.1895), Colonial bank of Australia building (1907) and post office building (1915) still visible in the street.



Historic Postcard of Mirboo North Main Street (ca1912) by George Sutton



Historic Postcard of Mirboo North looking west (ca1912) by George Sutton



Historic Postcard of Mirboo North from Mechanics (ca1912) by George Sutton





Historic Postcard of Mirboo North Looking West (ca1912) by George Sutton



Historic Postcard of Mirboo North Trucking Yards (ca1912) by George Sutton



Historic Postcard of Mirboo North looking West by George Sutton



Large Crowd for Sailors Fleet Day in 1908 at Mirboo North Railway Station

South Gippsland Shire Council 2010 Paths & Trails Strategy

South Gippsland Shire Council 2014 Mirboo North Community Infrastructure Plan

State Library of Victoria

Museum Victoria

Previous Plans

2004 Structure Plan

The existing structure plan for Mirboo North, the Mirboo North Structure Plan (2004), referred to as the '2004 Structure Plan' was prepared in 2003 and 2004 in consultation with the Mirboo North community and other key stakeholders. This replaced the town plan at the time that is shown in *Figure 1*.

The 2004 Structure Plan was adopted by Council at ordinary Council meeting 16 February 2005 and was implemented into the South Gippsland Planning Scheme by Amendment C46 in 2010. This amendment revised local policy including a new Framework Plan for Mirboo North at Clause 21.15 (shown at *Map 9*).

Need for an Updated Plan

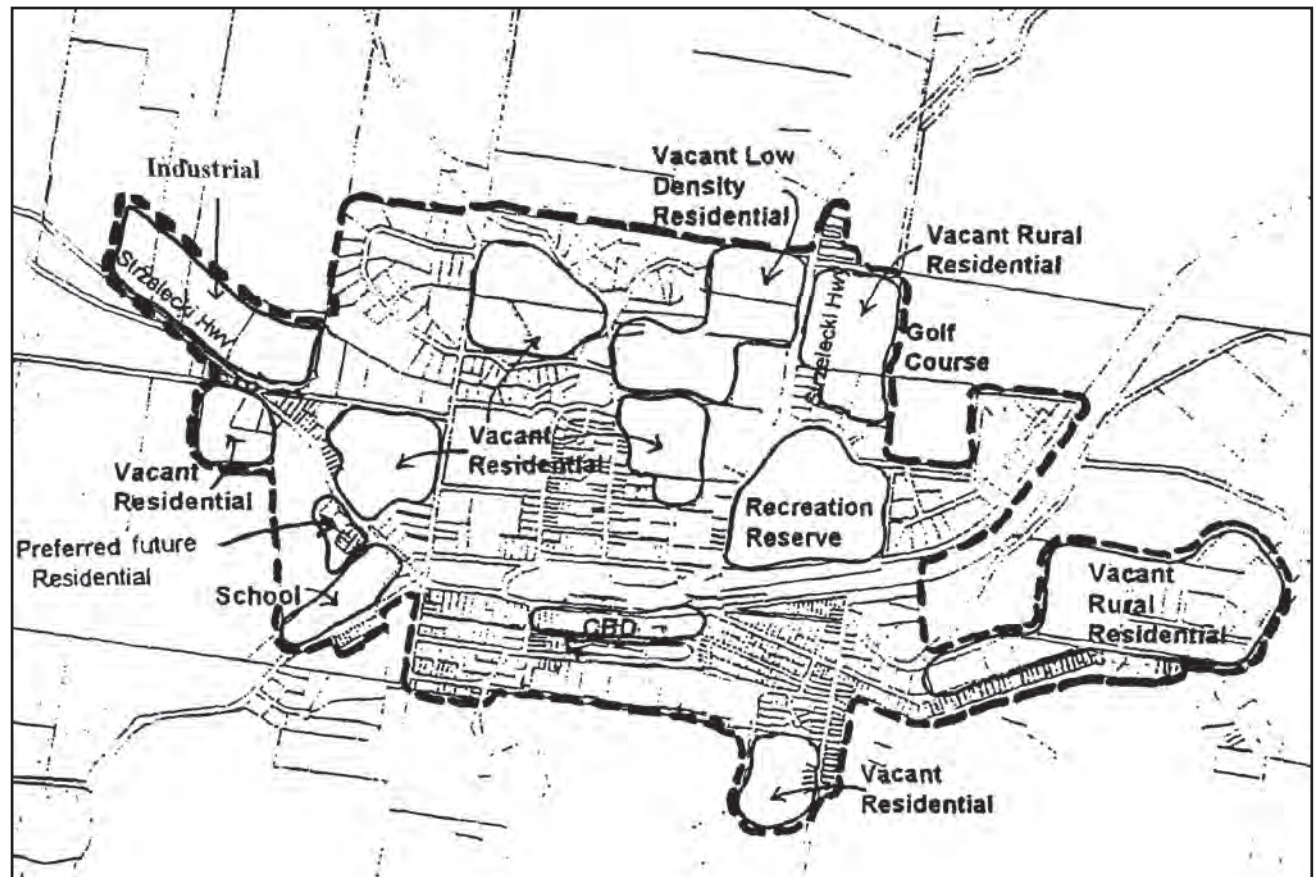
The 2004 Structure Plan aimed to provide a framework for the future of land use and development over the next 15 years (refer to *Map 4*). Since 2004 various changes have taken place in Mirboo North and in planning.

Mirboo North has a different policy context to what it was in 2004. *Chapter 4* sets out the town's existing policy context. Since the preparation of the 2004 Structure Plan bushfire and water catchment controls (planning overlays) have been introduced. There have been changes to planning zone controls. For example, the permissible lot size in the Low Density Residential Zone has been reduced from 0.4ha (approximately 1 acre) to 0.2ha

(approximately 1/2 acre) where sewer is provided. The General Residential Zone has replaced the Residential 1 Zone and the Farming Zone, the Rural Zone. State policy has also been updated with changes to the State Planning Policy Framework and the introduction of regional plans.

State Government requirements for structure plans have also changed in this time. It is no longer appropriate for arrows to indicate a direction for growth with no boundaries showing where this is expected to stop (refer to *Map 7*). The latest guidance from

Figure 1. Previous Town Plan (1999)



Mirboo North Framework Plan in the New Format Planning Scheme (1999)

the State government regarding structure planning was prepared in 2015: Planning Practice Note regarding Structure Planning for Activity Centres (refer to page 43 for more information).

The town has undergone physical changes since the 2004 Structure Plan was prepared. A comparison of 2003 and 2015 aerial maps shows areas where changes have occurred (refer to *Map 5* and *Map 6*). Most development occurred near the edges of town. Generally building has taken place on vacant land with some building modifications and demolition.

Since the 2004 Structure Plan was prepared, South Gippsland Shire has undertaken strategic work that affects the area including the Mirboo North Community Infrastructure Plan (2014) and updating the community plan.

A review of existing policy and the 2004 Structure Plan have found that a number of improvements could be made (see *Figure 2*). The policy statements could provide greater guidance for decision-making in instances where a permit is required. Many of the existing policy statements in the planning scheme provide little guidance in the case of permit required uses for the relevant zone (where a permit is required). An updated structure plan has the potential to be more user-friendly. It would also recognise other strategic work that has been completed since 2004.



1 INTRODUCTION

1.1 Purpose

The purpose of the Mirboo North Structure Plan is to provide a 'framework' to guide future land use and development over the next 15 years. The plan provides the strategic foundation to manage future growth and change in Mirboo North taking into account economic, social and environmental characteristics.

The Mirboo North Structure Plan will be implemented in stages over time using a variety of mechanisms, including an amendment to the South Gippsland Planning Scheme.

1.2 Objectives

The objectives of the Mirboo North structure plan are:

1. To identify existing and projected demographic and land use trends.
2. To identify the major opportunities and constraints for the future development of the township.
3. To provide greater certainty to the community and investors about the future development of the township.
4. To identify community development aspirations and needs.
5. To develop practical staged implementation plans, including short (immediate to 3 year), medium (3 to 5 year) and long-term (5 to 10+ year) strategies/actions.

Map 4 - Structure Plan (2004)

Legend:

- Rezone to Residential 1
- Rezone to Rural Living
- Rezone to Low Density Residential
- Rezone to Business 1
- Rezone to Public Conservation and Resource Zone (subject to further investigation)
- Rezone to Industrial 3 Zone
- A Summary of the Zoning Changes is Shown in Appendix 3
- Preferred Medium Density Housing Areas
- Key Infill Residential Development Areas
- Township growth boundary (promote infill development prior to outward expansion where practicable)
- Possible Environmental Significance Overlay or Vegetation Protection Overlay (subject to further investigation / and ground truthing)
- Possible Long Term Urban Expansion Areas (when demand can be demonstrated)
- Widen Burchell Lane
- Protect Township Entrances from inappropriate Development
- Include Public Buildings of Heritage Significance in Heritage Overlay
- Open space linkages to be provided at time of subdivision (as appropriate). Footpaths to be provided (subject to funding constraints) between key community assets / commercial centre
- Remove Environmental Significance overlay 5 (area susceptible to erosion) from land not prone to significant erosion concerns e.g. recreation reserve
- Off road shared path to be investigated
- On-road bicycle lane to be further investigated

Map Labels:

- Swickley Hwy
- Wimbribles Road
- Hwy 200 Road
- Protect township entrance from inappropriate development
- Protect township entrance/retain rural buffer
- Possible Long Term Urban Expansion Area
- Infill Industrial Development local planning policy to promote high quality development
- Protect key open space asset
- Protect Baths Road Reserve/retain access to swimming pool
- Retain compact commercial centre/undertake Urban Design framework
- Protect township entrance/discourage further 'strip' development
- Retain key recreation assets
- Gippsland Water Asset
- Rus Trail
- School
- Delete Public Acquisition Overlay
- Provision for extension of Mirboo North Asset Care Facility
- Retain mixed use zone precinct
- Possible Residential Area
- Possible Long Term Urban Expansion Area
- Investigate future traffic management and infrastructure improvements

Scale: 0 200 400 600 METRES

South Gippsland Shire Council

Figure 11 Mirboo North Structure Plan

Survey: Surveyed
Drawn: S.M.H.
Design:
Date: July 2004

Scale: 1:10,000
Checked:
Approved:

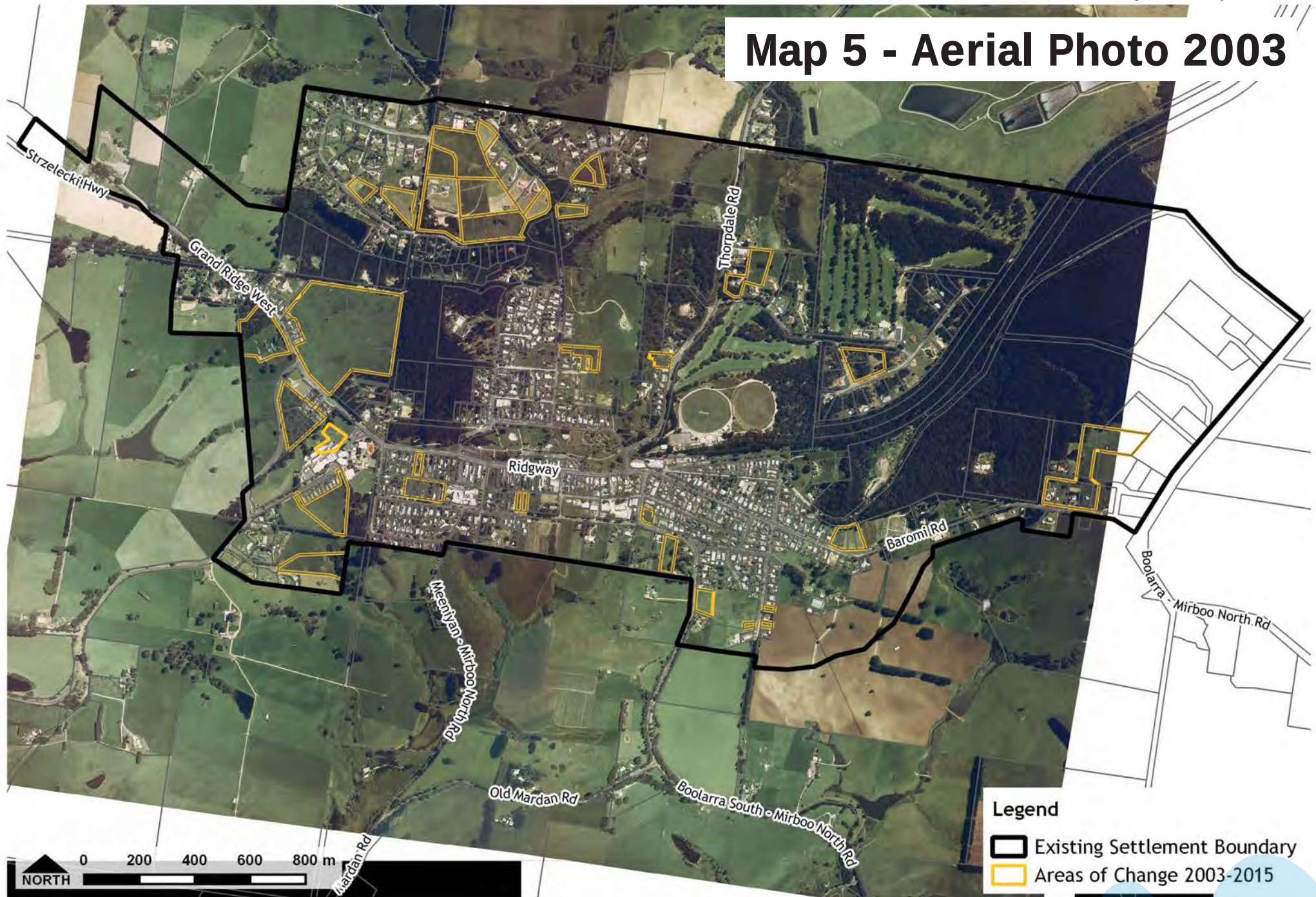
ACAD FILE: Mirboo Nth Structure Plan
Approved:

SHEET 1 OF 1
PLAN FILE NO.:
REVISION:

Figure 2. Review of 2004 Structure Plan (refer to *Map 4*)

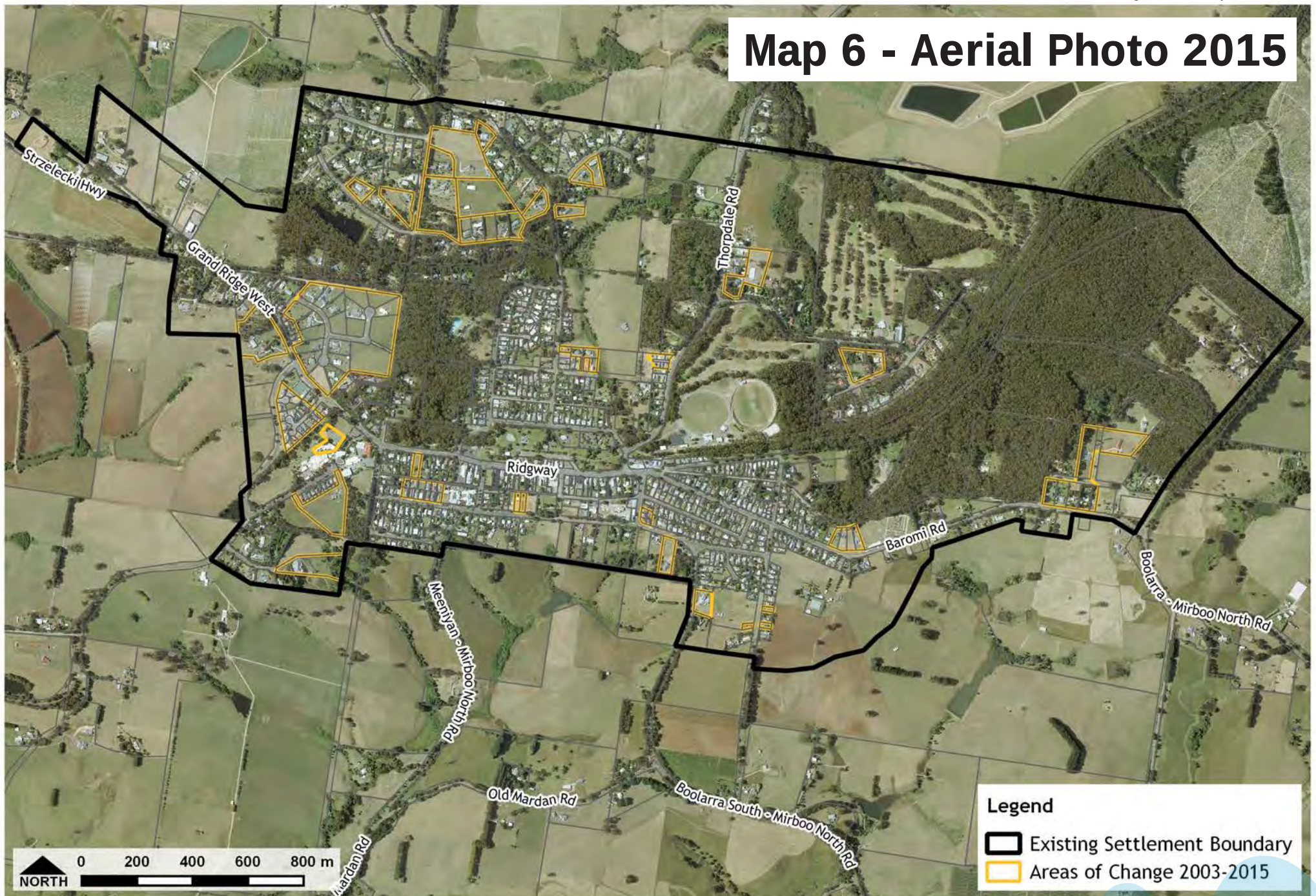
2004 Structure Plan	Discussion	Achieved?	Review
Rezoning to Residential 1 (labels 1, 3 & 7)	Planning Scheme Amendment C103 will rezone the land at Berrys Creek just north of the school (label 1). Other land in this area (label 1) has essentially been lost to low density development. This land has since been subdivided and developed, making a transition to urban development very difficult without consolidation and demolition. Castle Street could still be rezoned. This land is close to the schools and is relatively flat. The site fronting Peacock Street and Baromi Road has been rezoned. N.B. Residential 1 Zone is no longer in the suite of Victoria Planning Provisions and has been replaced by the General Residential Zone.	Partly achieved (one site rezoned, another area with rezoning underway)	Retain recommendation to rezone land along Castle Street given the land's strategic location and flat topography. Other recommendations are no longer applicable (have been or cannot easily be achieved).
Rezoning to Low Density (labels 4 & 5)	The land near the school could still be rezoned to Low Density which would be the most appropriate zone given the lot sizes and the steep terrain	Land owner to lead as demand for land is demonstrated	Retain recommendation as this could accommodate further residential development, though urban-style would not be practical due to the steep terrain.
Rezoning to Rural Living (label 2)	This land could still be rezoned. Given that the land is within the township boundary and there is limited available land in proximity to services, it is considered that this could undergo more intense development - General Residential where land is flatter and more accessible and Low Density Residential for the balance of the lot.	Land owner to lead as demand for land is demonstrated	Change recommendation to investigate rezoning to General Residential and Low Density Residential.
Rezoning to Public Conservation & Resource Zone (label 8)	This land is now zoned Public & Conservation Resource Zone.	Achieved	No further work required.

Map 5 - Aerial Photo 2003



2004 Structure Plan	Discussion	Achieved?	Review
Preferred Medium Density Housing Areas	The boundary of these areas was not clearly implemented into the planning scheme. Limited new development has occurred in these areas.	Land owner to lead as demand for land is demonstrated	This area could be reconsidered to ensure it corresponds with areas accessible within a 400 metre walking distance from the town centre.
Key Infill Residential Development Areas	Of the six areas identified, only one has been developed with infill. The remaining areas are yet to be developed. These areas should be reviewed to ensure that they can be serviced and to add any additional areas.	Achieved in some instances Land owner to lead as demand for land is demonstrated	This area could be reconsidered to remove any areas that cannot be serviced and add any additional areas that could accommodate infill within the settlement boundary.
Township Growth Boundary	This boundary is marginally different from the boundary now found in the planning scheme. The boundary has been effective at containing urban development within the town boundary.	Achieved and still needed	The boundary should be reviewed to provide clarity regarding which properties are in or out. In general rural zoning (particularly the Farming Zone and Rural Activity Zone) should be outside the township boundary.
Possible Long-term Expansion Areas	It is not appropriate to include arrows in a structure plan without identifying where development should end. The town has not developed beyond the existing boundary (nor have there been any approvals for this). The area to the south east is identified in the planning scheme as being within the township boundary. The revised boundary needs to take into consideration these expectations.	Still to be achieved but no longer needed	Any additional land that is needed for Mirboo North's growth should be identified within the settlement boundary.
Possible Environmental Significance Overlay or Vegetation Protection Overlay	Further work to investigate additional environmental protection in Mirboo North has not yet been undertaken. There are no plans to do this in the future and this has not been identified as a priority in the community plan work that has been undertaken. While vegetation is an important element of the town's character, it also poses bushfire risks.	Still to be achieved	Consider whether to remove this as an action under the listing for Further Work in the planning scheme, given that there is no commitment for this to be achieved.

Map 6 - Aerial Photo 2015



2004 Structure Plan	Discussion	Achieved?	Review
Widen Burchell Lane	Burchell Lane varies in width: generally 6m between Balook and Peters Streets and 15m east of Peters Street. A Public Acquisition Overlay applies to the road area in Burchell Lane between Brennan and Peters Streets which appears to have been incorrectly mapped given that Council has acquired land on the south side for roadway. This overlay has been in place since before the 2004 Structure Plan. Road widening schemes appear to have been in place along the laneway for some time and explain why Burchell Lane is wider east of Peters Street. Further development is encouraged in this area in the future given its proximity to town, flat land and available services. As development seeks to place their primary frontage onto the laneway, development will need to provide infrastructure to achieve this, specifically accessways with drainage.	Partly achieved	With increasing pressure on laneways to provide primary access as part of subdivision and development, this strategy should be retained to provide adequate servicing. This is an issue that is common to other towns in the Shire and will be considered as part of a separate project looking at how development interfaces with laneways.
Protect Township Entrances from Inappropriate Development	The township boundary has retained the rural buffer and helped avoid strip development along the highway at the entrances of the township. Additional protection, if required, could be afforded by the application of design controls (e.g. Design and Development Overlay).	Generally achieved	The settlement boundary appears to be adequate to protect entrances from inappropriate development.

Implications

- Many aspects of the 2004 Structure Plan are still relevant today
- The review shows how previous recommendations should be carried forward

Chapter 3

Community

The People of Mirboo North

How Many There Are

At the time of the 2011 Census, Mirboo North was the third most populated town in the South Gippsland Shire, with 1,611 residents in 676 dwellings in the Mirboo North Urban Centre Locality (UCL) (see *Figure 5*). The town's population makes up 6% of South Gippsland Shire's population.

Figure 3 shows that the population of Mirboo North has steadily increased since the 1980s, though there was little change in the population in the early 1990s and early 2000s. Population growth in Mirboo North is expected to continue.

Mirboo North's population is similar to the population size of Cape Woolamai (1,549), Cobden (1,566), Winchelsea (1,574), Wandong-Heathcote Junction (1,634), Mount Beauty-Tawonga South (1,654), Diggers Rest (1,662), Stratford (1,667) and Yarram (1,740).

Who They Are

An overview of the Mirboo North population and how they live is illustrated on the opposite page.

The average Mirboo North resident is 42 years of age. The median age is notably higher than the Victorian average (37) though not quite as high as the South Gippsland average (44).

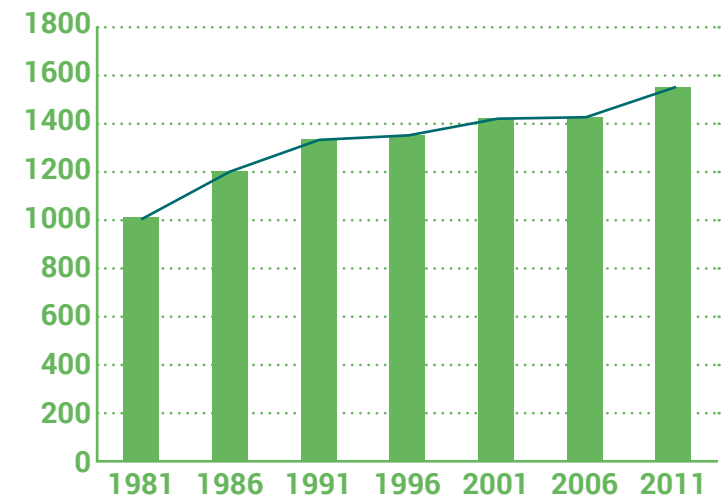
In Mirboo North, the most prevalent age groups are 0-19 years and older age groups, particularly between 40 and 64 years (refer to *Figure 10*). There is a distinct gap in the age group 20-34 years which would typically comprise people undertaking tertiary education and the young workforce. This could be explained by the common trend in regional areas for younger people to leave home for work or study after finishing secondary school.

What They Do

The three most common industry sectors for residents of Mirboo North were Health Care and Social Assistance (101 people or 14.8%), Construction (80 people or 11.7%) and Retail Trade (68 people or 10.0%). *Figure 6* provides the details of the number of people employed by each industry for Mirboo North as well as proportions for comparison with other towns in the Shire and the whole local government area.

Residents of Mirboo North employed in health care are expected to work in Leongatha and Latrobe Regional Hospitals as well as the local aged care facility. Education and training jobs are likely to be from the Mirboo North primary and secondary schools and Federation University in Churchill.

Figure 3. Population Growth in Mirboo North



Source: ABS Census, Towns in Time 1981 to 2011

1,611 people

median age 42 yrs

full time work 52% part time 37% unemployed 5%

no religion 34% attending education institution 28%



born in Australia 84% both parents born overseas 17%



ANCESTRY AUSTRALIAN ENGLISH SCOTTISH IRISH ITALIAN OTHER

439 families

54% married

11% de facto

35% not married

1.9 children per family

households

76% family

24% single person

\$ weekly income
\$960 median

2.5 people per household

32% <\$600 & 6% >\$3K gross

unoccupied



94% separate houses
42% owned outright

\$175 median weekly rent
\$991 median monthly mortgage repayments

average 3.1 bedrooms



676 private dwellings



1.9 motor vehicles per private dwelling

Who Lives in Mirboo North in 2011

The proportion of people that work in the mining and in electricity, waste, and water services industry is high compared to other parts of South Gippsland, except for Foster which is home to South Gippsland Water Corporation. It is expected this can be explained by the town's links to work in the Latrobe Valley and are coal-related.

There is a strong level of volunteering in Mirboo North which is an indicator of the community's cohesiveness and how readily individuals can contribute to the community. South Gippsland Shire has a higher percentage of volunteers compared to Victoria and Australia. This is even higher in Mirboo North where 33% of the residents 15 years and over reported doing some volunteer work in the previous 12 months (ABS Census 2011).

While it is difficult to identify the number of people that travel from Mirboo North to the Latrobe Valley for work, there are figures available for South Gippsland residents as shown in *Figure 4*. A number of these residents could be expected to live in Mirboo North given the town's proximity to the Latrobe Valley.

Figure 4. South Gippsland Residents working in the Latrobe Valley

Town	Number	% of South Gippsland Population
Morwell	206	77%
Traralgon	111	16%
Moe	33	5%

Source: .id Consulting, ABS Census 2011

Figure 5. Census 2011 & Mirboo North - Baromi Forecast Areas

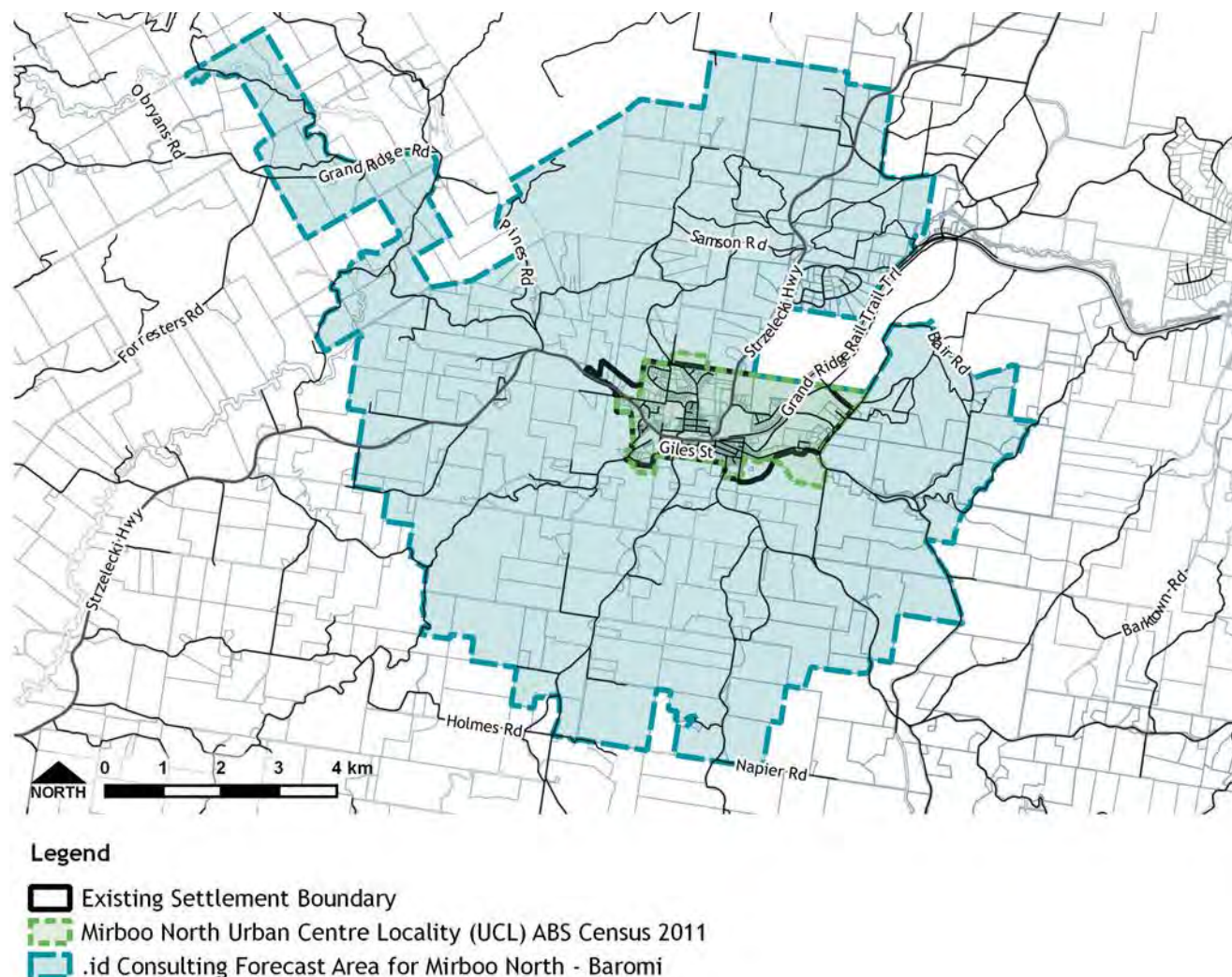


Figure 9: Employment by Industry

Agenda - 24 May 2017

Industry	Total <i>Mirboo North</i>	Percentage (%)				
		Mirboo North	Korumburra	Leongatha	Foster	South Gippsland Shire
Agriculture, forestry and fishing	31	4.5	3.0	3.4	5.9	16.7
Mining	14	2.1	0.7	0.7	1.4	0.9
Manufacturing	58	8.5	13.3	12.6	5.5	9.6
Electricity, gas, water and waste services	28	4.1	1.0	1.6	4.5	1.7
Construction	80	11.7	11.0	11.7	8.3	9.6
Wholesale trade	25	3.7	5.6	3.9	3.1	3.9
Retail trade	68	10.0	12.1	14.0	15.2	10.2
Accommodation and food services	41	6.0	7.0	5.7	9.7	6.0
Transport, postal and warehousing	22	3.2	4.3	4.0	2.9	4.2
Information media and telecommunications	3	0.4	0.7	1.1	1.4	0.7
Financial and insurance services	11	1.6	2.7	1.9	0.0	1.5
Rental, hiring and real estate services	4	0.6	0.7	1.9	1.7	1.0
Professional, scientific and technical services	38	5.6	3.6	3.1	3.3	3.6
Administrative and support services	14	2.1	1.9	2.6	2.1	2.1
Public administration and safety	37	5.4	3.8	5.0	4.3	3.9
Education and training	62	9.1	6.4	8.0	8.1	6.7
Health care and social assistance	101	14.8	13.9	11.4	12.4	10.6
Arts and recreation services	3	0.4	1.1	0.9	3.6	1.4
Other services	18	2.6	4.8	4.1	4.5	3.5
Inadequately described/Not stated	24	3.5	2.0	2.4	2.1	2.3

Source: ABS Census 2011 Community Profiles for key Urban Centre Localities (UCL) in South Gippsland and the Local Government Area for the Shire

Approximately 400 work in Mirboo North (Mirboo North UCL). Most of these people reside in the South Gippsland Shire Council area (77%) though quite a number commute from the Latrobe City Council area (16%).

Figure 7. Residence of Mirboo North Workforce

Local Government Area of Residence	Number	Percentage
South Gippsland	320	77%
Latrobe	68	16%
Baw Baw	21	5%
Bass Coast	5	1%
Total	414	100%

Source: .id Consulting 2016

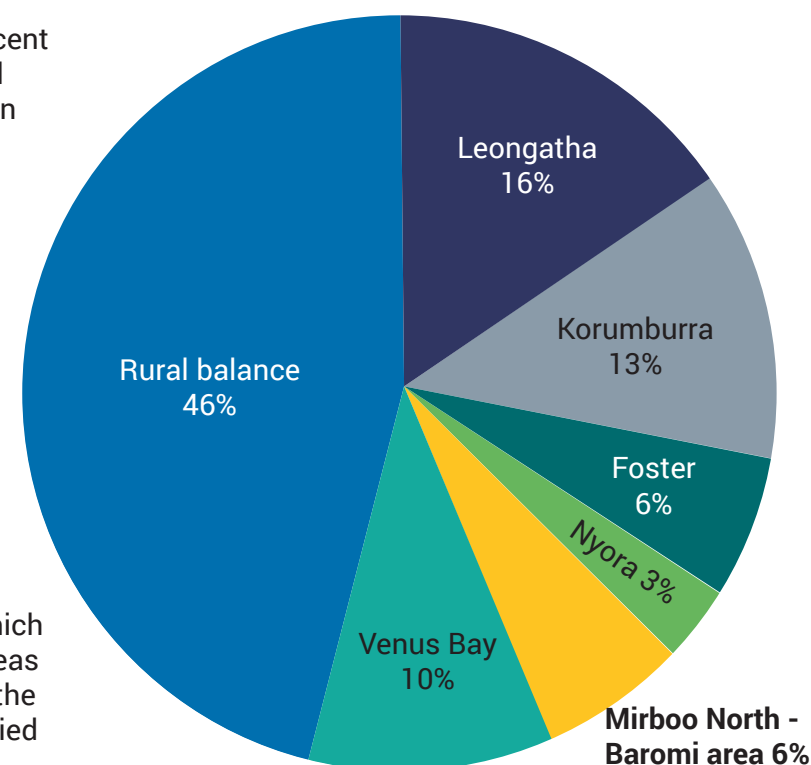
How They Live

In 2011, there were 676 private dwellings in Mirboo North township (Mirboo North UCL) and 928 in the township and surrounding area (Mirboo North - Baromi area). Six percent of South Gippsland's dwellings were found in the Mirboo North - Baromi area as shown in *Figure 8*, while only 4.5% was found in the township itself. There is little housing diversity in this area as single detached dwellings dominate the housing stock (94%). Between 2006 and 2011, the number of medium density housing units increased from 35 to 41 (from 3.8% to 4.4% of the dwelling stock). 'Medium density' includes all semi-detached, row, terrace, townhouses and villa units, plus flats and apartments in blocks of 1 or 2 storeys, and flats attached to houses.

In 2011, 86% of private dwellings were permanently occupied in Mirboo North, which is substantially higher than many other areas within the South Gippsland Shire such as the coastal towns. Dwellings may be unoccupied because they are in the process of being turned over or they are kept as holiday or spare homes.

It is noted that there are some people live in non-private dwellings which include those living in the nursing home and hostel in Mirboo North.

Figure 8. Existing Dwellings by Town & its Surrounding Area



Source: .id Consulting

Future Population

Population and dwelling forecasts have been prepared for South Gippsland Shire and the Mirboo North - Baromi area but there have been no forecasts as fine-grain as for the Mirboo North township (e.g. Mirboo North UCL) (refer to *Figure 5*).

State policy is particularly concerned with the provision of housing for a minimum of 15 years. Forecast figures for these areas can be broken down to this time period.

The State Government's Victorian in Future (2016) forecasts estimate that the population of the South Gippsland Shire in 2031 will be

30,677 and housed in 18,908 dwellings (refer to *Figure 9*).

.id Consulting's forecasts for Mirboo North - Baromi estimate that the population will reach 2,429 and be housed in 1,103 dwellings in 2031.

Based on Mirboo North's existing share of population and dwellings, an additional 95-170 people and 105-125 dwellings are expected by 2031 with 7-8 dwellings needed each year. It is expected that the estimates based on Mirboo North - Baromi area forecasts are expected to be more accurate because they are closer to

Mirboo North's geography. These forecasts indicate that there will be approximately 100 additional people and an additional 100 dwellings at 7 dwellings per year.

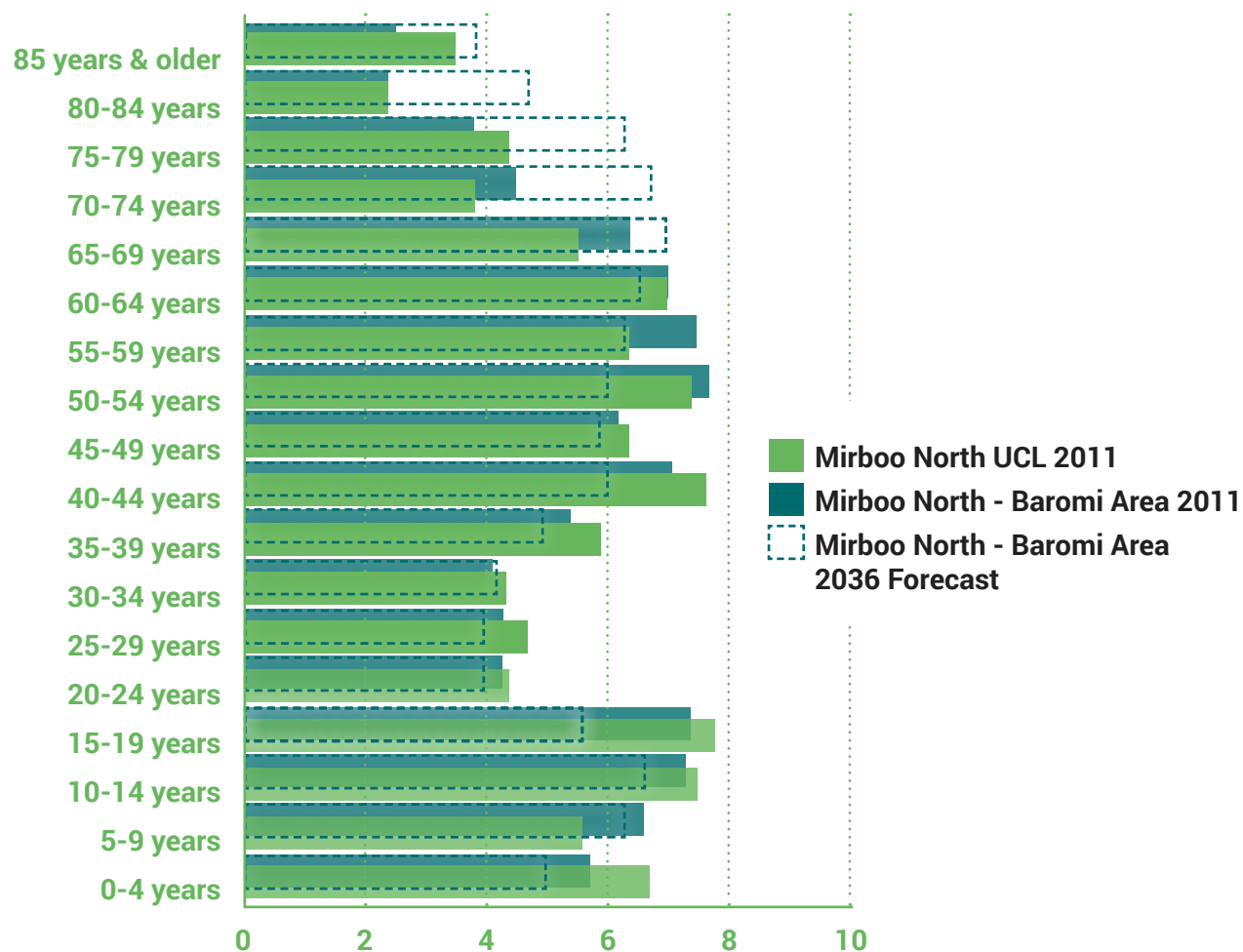
It is expected that the proportion of people over 65 years will increase, changing the profile of the town, as shown in *Figure 10*.

It is likely that a greater diversity of housing types will need to be provided in Mirboo North in the future to respond to the ageing population and the projected reduction in the average household size.

Figure 9. Population & Dwelling Forecasts

Area	Proportion of 2011 Population in Mirboo North	Population			Additional Population 2016-2031 (15 years)	Household Size Forecast for 2031	Private Dwellings			Additional Dwellings 2016-2031 (15 years)	Dwellings per Year
		2011	2016	2031			2011	2016	2031		
South Gippsland (Victoria in Future 2016)	5.86%	27,512	27,751	30,677	2,926	2.23	15,189	16,130	18,908	2,778	
Mirboo North - Baromi Area (.id Consulting)	71.47%	2,254	2,296	2,429	133	2.35	944	955	1,103	148	
Mirboo North UCL (ABS Census 2011)		1,611					676				
Mirboo North UCL using VIF 2016 figures to estimate			1,625	1,796	171			718	842	124	8
Mirboo North UCL using .id Consulting figures to estimate			1,641	1,736	95			684	790	106	7

Figure 10. Age Structure in Mirboo North



Sources: .id Consulting, ABS Census 2011



Market day in Mirboo North

Implications

- Population growth figures indicate that approximately 7 additional dwellings each year are needed each year in the Mirboo North township (a total of 100 additional dwellings in the next 15 years)
- Planning for the town in terms of dwellings, services and facilities will need to cater for an ageing population

Who Lives in Mirboo North (Predictions)

in 2016

NEXT 15 YEARS

in 2031

~1,640 people

~100 MORE
PEOPLE

~1,740 people

~680 private
dwellings

~100 MORE
DWELLINGS

~790 private
dwellings

It should be acknowledged that the forecast growth in population and dwellings may be different to the actual outcome. Population growth in the wider region may decline as a result of the economic changes in the Latrobe Valley, for example, with impacts on housing demand in Mirboo North. On the other hand, a strong marketing push for a particular subdivision in the town may generate a long-lasting increase in the growth rate. Or new tourism developments in the area may increase the demand for holiday homes. (Tim Nott 2016)

~7 MORE
DWELLINGS
/ YEAR



Community Involvement

Community Groups

Community spirit and involvement are strong features of Mirboo North. This is reflected in the number of active community groups.

Mirboo Council Development Inc (MCDI) is a community association committed to making Mirboo North a great place to live, work and visit. It organises events and activities in town.

Mirboo North & District Community Foundation provides grants to meet community need, address disadvantage and build community capacity. The funds of the foundation are a legacy of the Bush Nursing Hospital and the Mirboo North Aged Care facility.

Mirboo North Arts Inc is an arts network that is integral to developing and strengthening artistic pursuits in the town and surrounding areas.

Mirboo North Lions Club seek to get involved in humanitarian efforts locally, nationally and internationally.

St Paul's Catholic Social Club is a Mirboo North institution that is active in the community and coordinates the town's Italian Festa.

There is a strong presence of sporting clubs in the town:

- Baromi Tennis Club
- Mirboo North Badminton Association
- Mirboo North Bowling Club
- Mirboo North Cricket Club

- Mirboo North Football Club & Junior Football Club
- Mirboo North Netball Club
- Mirboo North Junior Basketball Association

The range of other community groups includes:

- Mirboo North CFA
- Friends of Mirboo North Library
- Mirboo North Cemetery Trust
- Mardan Mirboo North Landcare
- Mirboo North (Night Owls) Country Women's Association (CWA)
- Mirboo North Ambulance Auxillary
- First Mirboo North Cub Scout Group and Scout Troop
- Mirboo North Grainstore Committee of Management
- Mirboo North Irish Music Session
- Mirboo North Playgroup & Toy Library
- Mirboo North RSL
- Mirboo North Rotary Club
- Mirboo North Shire Hall Committee of Management

The following religious organisations meet in Mirboo North:

- St Andrew's Uniting Church (Ridgway)
- St Mary's Anglican Church (Ridgway)
- St Joseph's Catholic Church (Ridgway)
- Assemblies of God (RSL Hall, Grand Ridge Road)

Mirboo North Times Newspaper Inc is the town's community newspaper. Originally privately owned, in 1997 the Mirboo North

Newspaper Cooperative took the public over to be produced by a team of volunteers.

Mirboo North Community Opportunity Shop, Mirboo North community bus and the monthly Mirboo North market are volunteer-run.

The Mirboo North Community Shed in Burchell Lane offers classes such as pottery, cooking and health promotion as well as a Men's Shed workshop.

Community Plan

Community plans have been prepared in all of South Gippsland's major towns with support from Council. Initiated in 2012, Mirboo North's community planning process was characterised by strong community leadership. From 2012 to 2014, this was led by a working group representative of key sectors in the town (Mirboo North and District Community Foundation, the Mirboo North and District Community Bank, the education, recreation, health and general community sectors).

The top priorities identified by the group were:

- Expanded health and wellbeing services
- Swimming pool
- Walter J Tuck Recreation Reserve safe entrance
- Transport
- Traffic and pedestrian management
- An energy hub
- Baromi Park development
- Youth initiatives and engagement

In September 2014, the group moved into an auspice relationship with Mirboo Country Development Inc (MCDI). MCDI became accountable to the community through the member organisations and individuals who make up MCDI.

Community Engagement

The 2004 Structure Plan was prepared with the assistance of a project team. The project team included community representatives and a Councillor. Consultation with the broader community occurred in 2003, including a public workshop in July 2003.

The 2004 plan was 'refreshed' to respond to changes that have taken place since it was originally prepared. The draft structure plan was made available for comment from 21 November to 19 December 2016. Consultation provided the opportunity for the public to raise issues and opportunities for the town and provide feedback on the draft structure plan.

Information about the Mirboo North Structure Plan Refresh project was made available via:

- Information stall at the Mirboo North market at Baromi Park on 26 November 9-11am
- Community meetings at Mirboo North Hall, 30 Ridgway on 7:30-9:30pm 10 August and 5-7pm 8 December 2016
- Copies of the structure plan available at Council offices and the Mirboo North library

- Information in the local newspapers, specifically the Mirboo North Times
- Facebook posts on Council and community facebook pages
- Community bulletin provided to community groups and available at the library
- Email list established to inform interested parties of the project's progress
- Survey to gather feedback on the draft plan
- Council's website which provided information about the project including a copy of the draft plan
- Posters available in the town centre



Information stall at the Mirboo North Market



Community Meeting at Mirboo North Hall on Thursday evening 8 December 2016

Mirboo North set for revamp

Attachment 5.3.3

MIRBOO North residents have the opportunity to review the refreshed Mirboo North Structure Plan that identifies options to accommodate future growth in Mirboo North, and in particular the town centre.

The new plan proposes some changes to planning policy and controls for land use, building and landscape, access and transport and open space.

The existing structure plan required a review to respond to changes that have taken place since the last plan was prepared and to assist with future decision making.

People wishing to have their say can attend the community meeting at the Mirboo North Hall on Thursday, December 8 from 5pm to 7pm.

Plans will be available to view at both sessions and the Mirboo North Library and South Gippsland Shire Council's website www.southgippsland.vic.gov.au/MNRefresh during the consultation period from November 21 to December 10.

Residents also have the opportunity to have their say by completing a quick survey at www.southgippsland.vic.gov.au/MNRefresh.

All community feedback received will be used to refine the final structure plan. The final plan will be presented to council in 2017.

The Great Southern Star
20 November at 20:33

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People wishing to have their say can attend the community meeting at the Mirboo North Hall on Thursday, December 8 from 5pm to 7pm.

Agenda - 24 May 2017

South Gippsland Shire Council

Noticeboard

PROPOSED ROAD OPENING/DECLARATION
Weymes Road, Mount Eccles
Pursuant to Section 204(1) and 223 of the Local Government Act 1988 Council is proposing to open/declare Weymes Road, Mount Eccles.

South Gippsland Shire Council

Mirboo North Structure Plan Refresh

DRAFT PLAN NOW ON CONSULTATION

Mon 21 Nov - Fri 16 Dec

For more detail visit Mirboo North library or southgippsland.vic.gov.au/MNRefresh

Mirboo North Structure Plan Refresh
NOVEMBER 2016

YOUR OPPORTUNITY TO CONTRIBUTE



The Mirboo North Structure Plan is being refreshed. This is your chance to provide your feedback to inform the final Structure Plan. The Draft Structure Plan is available for comment from Monday 21 November to Friday 16 December 2016.



DRAFT STRUCTURE PLAN

The Draft Structure Plan sets out how further growth should be accommodated as Mirboo North grows. It focuses town growth within of the township. The plan also proposes changes to planning policy and controls for land use, buildings and landscape, access and open space.

THE PROJECT

The current Mirboo North Structure Plan

South Gippsland Shire Council
21 November at 17:50

We want your feedback on the updated Mirboo North Structure Plan. The plan sets out how further growth should be accommodated as Mirboo North grows, in particular the town centre.

The new plan proposes some changes to planning policy and controls for land use, building and landscape, access and transport and open space. See more



Mirboo North Structure Plan Refresh | Mirboo North Structure Plan Refresh | South Gippsland Shire Council

Mirboo North Structure Plan Refresh
SOUTHGIPPSLAND.VIC.GOV.AU | BY SOUTH GIPPSLAND

urra, th ts for on struction s ridge, Tarwin e part Gardner Section 223 land exchange vong erve corner ppsland

Council offices, 9 Smith Street, Leongatha, or posted to Private Bag 4, Leongatha, Vic 3953.

Any person making a submission is entitled to state in the submission that he/she wishes to appear in person, or to be represented by a person specified in the submission, at a meeting to be heard in support of the submission. Please indicate in your submission if you wish to be heard in support of your submission. If submissions are received these will be heard, considered and determined at the next available Council meeting in open session.

MIRBOO NORTH STRUCTURE PLAN REFRESH

Community Meeting on Thursday 8 December at the Mirboo North Hall from 5.00pm -7.00pm. The presentation will commence at 5.30pm. The plan sets out how further growth should be accommodated as Mirboo North grows. The new plan proposes some changes to planning policy and controls for land use, building and landscape, access and transport and open space.

Page 4 - The Mirboo North Times, Wednesday, 7th December, 2016

Mirboo North Refresh on Track

TO FIND OUT MORE
Visit the Information Stall
Where Mirboo North Market
Baromi Park, Mirboo North
When Saturday 26 November 9.00am
Come to the Community Meeting
Where Mirboo North Hall
30 Rickey Way, Mt Leongatha
When Thursday 8 December 5.00pm
with presentation at 5.30pm
Visit the Project Website

The first week of consultation for the refreshed Mirboo North Structure Plan has been successful with Council's Community Meeting of Council No. 412, 24 May 2017 receiving feedback from the community.

refreshed Mirboo North Structure Plan that identifies options to accommodate future growth in Mirboo North. The new plan proposes some changes to planning policy and controls for land

Mirboo North market last week gave us the opportunity to speak to a number of people about the project and raise awareness. "We look forward to meeting with more members

The community meeting will provide Council's Planning team with the opportunity to go into detail about the project and answer any questions and receive comments from the

COUNCIL WORKS THIS WEEK
Sealed Roads Maintenance: Whole Shire
Vegetation Maintenance: Mardan, Dumbalk, Toora North, Mount Best
Vegetation Removal: Loch Poowong Rd, Loch Road Stabilisation: Loch Wonthaggi Rd, Loch Carpark Construction: Stockyard Creek, Foster
Roadside Slashing: Hazel Park Rd, Hazel

Chapter 4

Existing Plans & Policy

Overview

The State Government has identified Mirboo North as a town where sustainable change (small-scale residential, commercial and industrial development and change) should be supported (Gippsland Regional Growth Plan 2014). The Growth Plan also states that the settlement is surrounded by key agricultural and forestry land that should be protected and where food production for domestic and export markets should be supported. South Gippsland Shire's *Housing and Settlement Strategy* (2013) identifies Mirboo North as a District Town where growth is to be promoted as a secondary growth settlement. The South Gippsland Planning Scheme provides the planning framework and controls for land use and development in Mirboo North.

State	Regional	Municipal	Local
Victorian Planning Provisions (including State Planning Policy Framework)	Gippsland Regional Plan (2014)	Local Planning Policy Framework	Mirboo North Structure Plan (2004)
Plan Melbourne Refresh (underway)	Gippsland Regional Plan 2015-2020 (2015)	Housing and Settlement Strategy (2013)	Mirboo North Community Infrastructure Plan (2014)
Plan Melbourne (2015)	Infrastructure Design Manual	Heritage Study (2004)	VicRoads Strzelecki Highway Management Plan (2001)
Ministerial Directions	West Gippsland Regional Catchment Strategy 2013-2019 (2012)	Council Plan 2013-2017 (2016)	Planning Panel Report for Amendment C46
Planning Practice Notes	Gippsland Transport Strategy 2008-2020 (2008)	Blueprint for Social Community Infrastructure 2014-2029 (2014)	
Urban Development Program	West Gippsland Waterway Strategy 2014-2022 (2014)	Rural Land Use Strategy (2011)	
Proposed Bushfire Management Overlay	Strzelecki Integrated Management Strategy (2009)	Paths & Trails Strategy (2010)	
	West Gippsland Soil Erosion Management Plan (2008)	Open Space Strategy (2007)	
	West Gippsland Native Vegetation Management Plan (2003)	Recreation Plan (2007)	
		Municipal Domestic Wastewater Management Plan 2016-2020 (2016)	
		Municipal Fire Management Plan (2013)	
		Rural Tourism Development Strategy (2010)	
		Amendment C103	

What is a Planning Scheme?

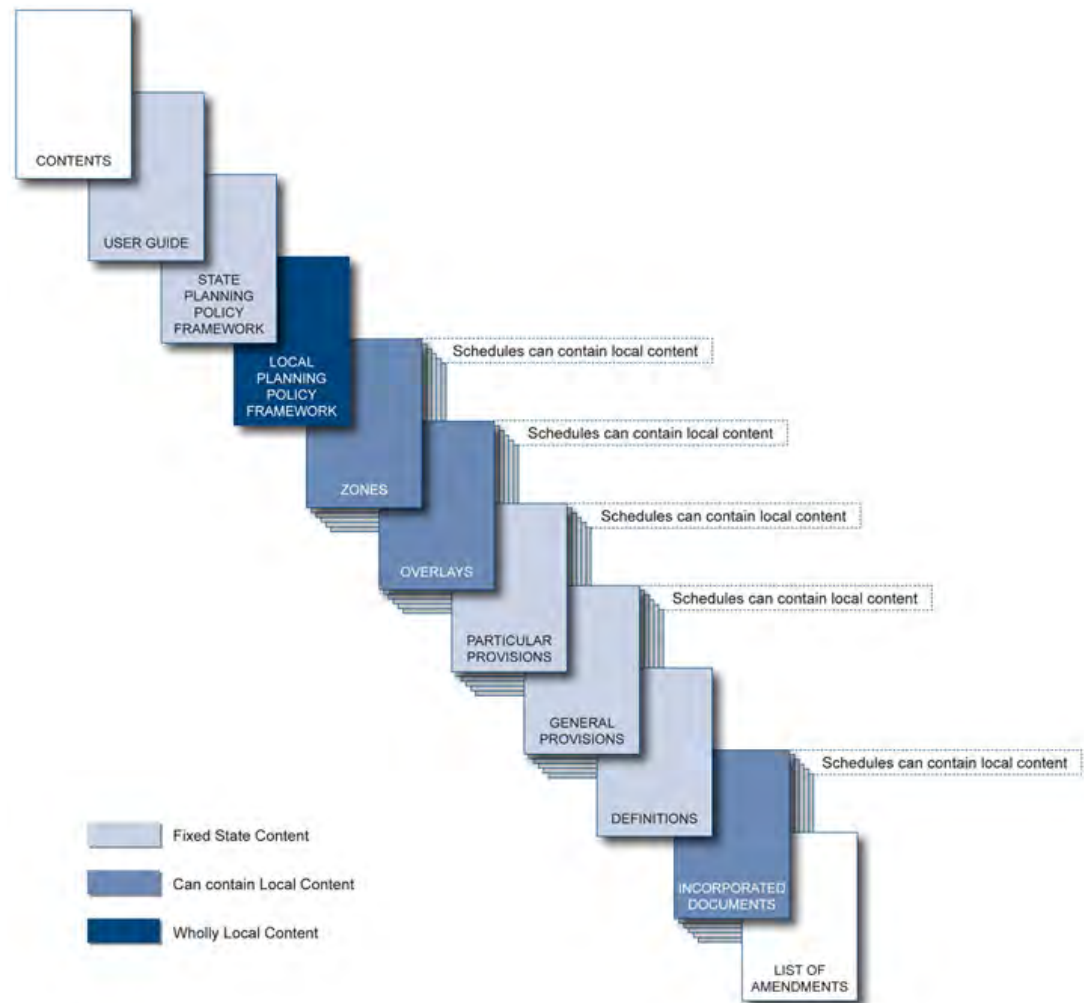
A Planning Scheme is a statutory document which sets out planning policies and controls that apply to land in a Victorian Council area, such as South Gippsland. Its given power by the Planning and Environment Act 1987.

Planning Schemes are made up of State-wide content called the Victorian Planning Provisions. Some parts of the Victoria Planning Provisions (VPP) are found in every Planning Scheme. Only the Victorian Government can change the VPP. The State Planning Policy Framework (refer to page 42) is part of the VPP and applies to every Planning Scheme.

Councils must provide local content for their local government area. The **Local Planning Policy Framework** (refer to page 47) contains wholly local content. Councils also select the appropriate **Zones** (refer to page 53) and **Overlays** (refer to page 59) to apply to land using the VPPs. Other local content can be included in the Particular Provisions, General Provisions and in the section for Incorporated Documents.

Planning Schemes change over time and this occurs through a Planning Scheme Amendment process. The Victorian government updates the VPP as required. Councils can update local content for their Planning Scheme. This involves submitting changes to the Victorian government for approval. This process often involves community consultation. Any submissions received typically go before an independent Planning Panel for review. Where a Planning Panel reviews an amendment, they prepare a report with recommendations that is presented to the Victorian government.

The Victorian government consider these recommendations before any amendment is approved.



Key Bodies

The governance of Mirboo North's natural and built environment lies with a range of different bodies. It is made up of public and private bodies including the community.

Body	Type	Planning Scheme & Planning Permit Process Responsibilities	Other Responsibilities Include
Victorian Government	Government	Victorian Planning Provisions Planning referrals for some vegetation removal	State school land, Emergency services, Crown land management & leasing
South Gippsland Shire Council	Government	Local sections of the South Gippsland Planning Scheme Planning permit assessment	Other roads & roadsides along arterial urban roads
Gippsland Water	Corporation	Planning referrals for subdivision	Manage water and wastewater systems
South Gippsland Water	Corporation	Planning referrals for land in Environmental Significance Overlay - Schedule 2 (ES02) - Tarwin River Special Water Supply Catchment Area	
West Gippsland Catchment Management Authority (CMA)	Government	Planning referrals for a development (including subdivision) where the development is affect by the Land Subject to Inundation Overlay (LSIO)	
VicRoads	Government	Planning referrals for creating or altering access or subdividing land adjacent to a Road Zone - Category 1 or Public Acquisition Overlay	State highways & arterials
Country Fire Authority (CFA)	Government Volunteer-based	Planning referrals for land in Bushfire Management Overlay (BMO) and for subdivisions where hydrants are not available	Works on waterway permit assessment
Southern Rural Water	Government		Licensing authority for dams
Building Surveyors	Private		Building permit assessment

Body	Type	Planning Scheme & Planning Permit Process Responsibilities	Other Responsibilities Include
SP Ausnet	Private	Planning referrals for subdivision or where the development is within certain proximity to easements/power lines	
Committees of Management	Generally volunteer-based		Managing Crown land reserves for the public benefit (e.g. Grand Ridge Rail Trail Committee of Management)

State Plans & Policies

STATE PLANNING POLICY FRAMEWORK (SPPF)

The State Planning Policy Framework (SPPF) is found at the start of the South Gippsland Planning Scheme (explained at page 39) and covers strategic issues of State importance. It lists policies under nine headings - settlement, environmental and landscape values, environmental risks, natural resource management, built environment and heritage, housing, economic development, transport and infrastructure. It includes policy and a framework of settlements in regional areas (refer to page 45).

The SPPF seeks to facilitate the preparation of structure plans (Clause 11.02-3). The SPPF provides objectives and strategies to ensure the supply of urban land at Clause 11.02-1. It plans to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. It explains that residential land supply will be considered on a municipal basis, rather than a town-by-town basis. Victorian Government population projections and land supply estimates are listed as relevant policy guidelines.

PLAN MELBOURNE

Plan Melbourne Refresh (current)

Plan Melbourne, the most recent strategy for metropolitan Melbourne, which also includes policy for regional Victoria, is currently being updated. This update is known as Plan Melbourne Refresh. A discussion paper was available in 2015 for community feedback. The discussion paper includes little discussion about regional planning though it highlights the need to better protect the values of peri-urban areas. The final strategy is due to be released in 2016.

Plan Melbourne (2015)

Plan Melbourne (2015) is the most recent planning strategy that has been prepared for metropolitan Melbourne. It also includes direction for regional Victoria and seeks to develop a "State of cities". The closest town to Mirboo North identified in the strategy is Leongatha which is designated as a peri-urban town with growth potential.

This strategy is currently being updated. This update is known as the Plan Melbourne Refresh (current).

MINISTERIAL DIRECTIONS

PPN11 - Strategic Assessment Guidelines

This direction aims to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. It is expected that this project will be implemented via a planning scheme amendment. As such, for the success of this project, will need to take into account the following considerations set out in the guidelines:

- Reason an amendment is required
- Objectives of planning in Victoria
- Environmental, social and economic effects
- Bushfire risk
- Other Ministerial Directions
- Planning Scheme (including State Planning Policy Framework, Local Planning Policy Framework, specifically the Municipal Strategic Statement)
- Any adopted State policy
- Proper use of Victoria Planning Provisions
- Views of any relevant agency
- Requirements of the Transport Integration Act 2010
- Resource and administration costs of the responsible authority

PPN15 - Planning Scheme Amendment Process

This direction sets times for completing steps in the planning scheme amendment process.

The Form and Content of Planning Schemes

This direction sets out the required form and content of planning schemes.

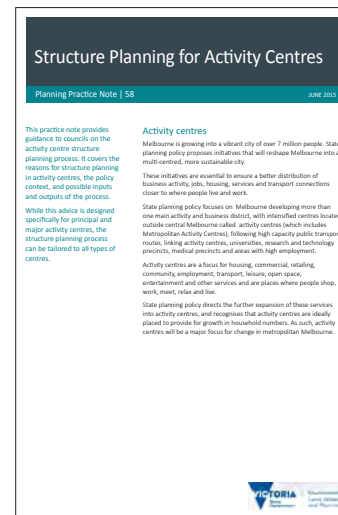
PLANNING PRACTICE NOTES

The Victorian Government release Planning Practice Notes (PPN) to provide ongoing advice about planning. These notes are updated from time to time.

PPN58 - Structure Planning for Activity Centres (2015)

While the PPN about structure planning for activity centres relates mainly to metropolitan Melbourne, much of its guidance is also applicable in a regional context. It includes:

- A criteria for establishing boundaries
- Aims for structure planning (see page 10)
- A recommended process for structure planning
- A list of references



URBAN DEVELOPMENT PROGRAM

The Urban Development Program for regional Victoria provides an analysis of supply and demand for residential and industrial land across part of regional Victoria. The reports for South Gippsland Shire were prepared in 2012.

Figure 11. Industrial Land Supply (2012)

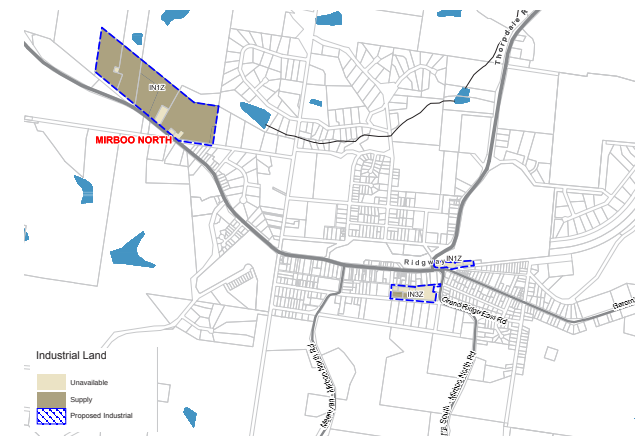
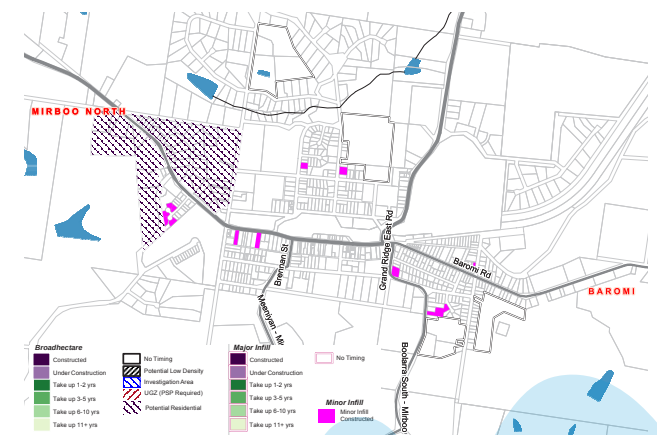


Figure 12. Residential Land Supply (2012)



PROPOSED BUSHFIRE MANAGEMENT OVERLAY (BMO)

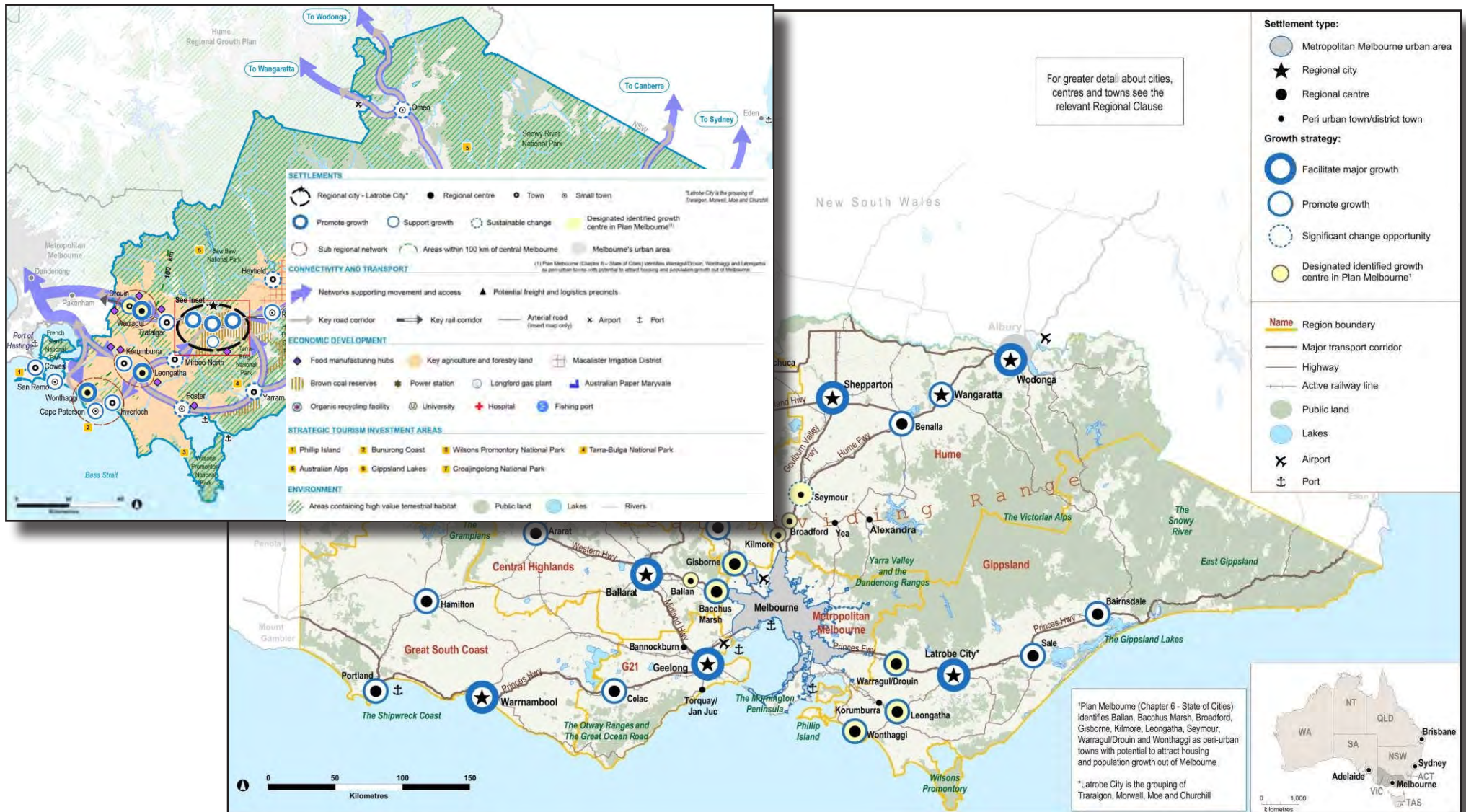
State Government has announced its intention to update the Bushfire Management Overlay (BMO) mapping. This will extend the boundaries of the BMO in Mirboo North as shown on *Map 35*. The planning scheme amendment will be processed and approved by the Minister for Planning.

Implications

- Structure plans must be consistent with State planning policy (PPN58) and follow the requirements set out by the State government (SPPF, Ministerial Directions, PPN58)
- State policy says that planning for urban growth should consider opportunities for the consolidation, redevelopment and intensification of existing urban areas; neighbourhood character and landscape considerations; limits of land capability and natural hazards and environmental quality; and service limitations and the costs of providing infrastructure (SPPF Cl.11.02-1)
- Structure plans should define a boundary for the centre (PPN58)
- Structure plans should facilitate a pedestrian environment (providing for walkability within 400-800m from the core of the centre) and support greater transport choice (PPN58)
- Structure plans should be developed with the community and stakeholders (PPN58)
- Structure plans should outline appropriate built form outcomes (PPN58)
- Structure plans should consider land supply over a 15 to 20 time frame, and then into a 30 year horizon (PPN58)
- Land supply should be considered on a municipal basis rather than a town-by-town basis and accommodate projected growth over at least a 15 year time period, providing clear direction on locations where growth should occur (SPPF Cl.11.02-1)
- The residential and industrial land analysis prepared in 2012 as part of the Urban Development Program will assist with determining the existing land supply
- Structure plans must be adopted by Council (PPN58)
- Structure plans must include or be accompanied by an implementation program (PPN58)
- The updated bushfire controls mapping should be considered when determining where future growth should occur

Map 7 - Gippsland Regional Growth Plan

From Clause 11 in South Gippsland Planning Scheme



Map 8 - Regional Victoria Settlement Framework

From Clause 11 in South Gippsland Planning Scheme

Regional Plans & Policy

Gippsland Regional Growth Plan (2014)

The Gippsland Regional Growth Plan (Victorian Government, 2014) provides broad direction for regional land use and development as well as detailed planning frameworks for key regional centres. Leongatha is the only regional centre identified in the South Gippsland Shire.

The plan describes Mirboo North as a town that provides an important district service centre role and provides basic commercial and service functions for local residents and wider catchments of rural populations.

The plan classifies Mirboo North as a town where sustainable change is proposed. In these settlements there will be support for proposals for medium-scale growth consistent with local plans. The plan's recommendations are included in the SPPF at Clause 11 of the South Gippsland Planning Scheme.

Gippsland Regional Plan 2015-2020 (2015)

The Gippsland Regional Plan (Victorian Government, 2015) is a long-term strategy for improving economic, social and environmental outcomes for the Gippsland region. The development and implementation of the plan brings together all levels of government and business as well as a wide range of agencies and community organisations. Mirboo North is identified in the plan as a settlement with urban bushfire considerations and affected

by a declared water supply catchment. The plan also discusses small towns. It identifies small towns as the location of residence for 40% of the region's population. It describes them as presenting a range of challenges in respect to the delivery of, and/or access to services including health, education and telecommunications.

Infrastructure Design Manual (IDM)

The Infrastructure Design Manual (IDM) was prepared to clearly document and standardise Council requirements for the design and development of municipal infrastructure. The IDM has been adopted by regional Councils across Victoria. It is referenced in the South Gippsland Planning Scheme and sets out engineering requirements in relation to access (e.g. road design), drainage, landscaping and open space.

West Gippsland Catchment Management Authority's Reports

The West Gippsland catchment management area includes Mirboo North. The West Gippsland Catchment Management Authority have prepared various strategies and studies that recognise the landscape and environmental values within and in proximity to Mirboo North. These reports recommend that further work should be prepared to protect valued areas such as the Mirboo North Regional Park / Darlimurla State Forest area.

Gippsland Transport Strategy 2008-2020 (2008)

This report, produced for the Gippsland Local Government Network, seeks to guide collective effort in improving the region's transport infrastructure and services. It identified the need for an upgrade to the Strzelecki Highway. Upgrades to the highway have since taken place with the recent addition of an overtaking lane between Leongatha and Mirboo North.

Implications

- The Mirboo North Structure Plan will be the local plan that guides the medium-scale growth envisaged by the Gippsland Regional Growth Plan (2014)
- The town could be expected to function as a district service centre into the future
- Key issues for Mirboo North are bushfire risk, water quality and environmental protection

Municipal Plans & Policy

LOCAL PLANNING POLICY FRAMEWORK (LPPF)

The Local Planning Policy Framework (LPPF) is found in the South Gippsland Planning Scheme (explained at page 39) and provides information and policy for the South Gippsland Shire area which includes Mirboo North.

Clause 21.15 Local Areas Policy

Specific local policy is provided for Mirboo North at Clause 21.15-3 of the planning scheme. It recognises Mirboo North as the principal township in the north of the municipality which services the surrounding rural areas and is a growing focus for tourism. It notes that the existing character should be complemented by future growth.

Strategies for the township include:

- Promote higher density residential development and retirement living within a 400m radius of the town centre;
- Promote infill residential development as a priority over township boundary extension;
- Retain the main street for commercial development;
- Protect and enhance the distinctive village atmosphere and picturesque location;
- Build upon Mirboo North's public open space reserves to promote pedestrian and cycle friendly development linking to the town centre; and
- Investigate the application of a planning scheme overlay to protect native vegetation within the township boundaries.

The existing Framework Plan in the South Gippsland Planning Scheme is shown in *Map 9*.

Clause 21.15-3 encourages infill development in specific areas of the township. These sites have been identified due to their location and size within the settlement boundary as designated by the Structure Plan and their ability to accommodate additional growth. It promotes higher density residential development and retirement living within a 400m radius of the town centre.

The policy identifies the following further work to be completed in Mirboo North:

- 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; and
- Investigate the application of a planning scheme overlay to protect native vegetation within the township boundaries.

COUNCIL PLANS & STRATEGIES

Housing and Settlement Strategy (2013)

South Gippsland Shire's *Housing and Settlement Strategy* (2013) identifies Mirboo North as a District Town where growth is to be promoted as a secondary growth settlement. The South Gippsland Planning Scheme provides the planning framework and controls for land use and development in Mirboo North.

Council Plan 2013-2017 (2016)

A Council Plan is an overview of Council's values and what it aims to achieve during its term. South Gippsland's Council Plan seeks to encourage sustainable development that promotes health, wellbeing and unique character of the community and to ensure Council engages with the community.

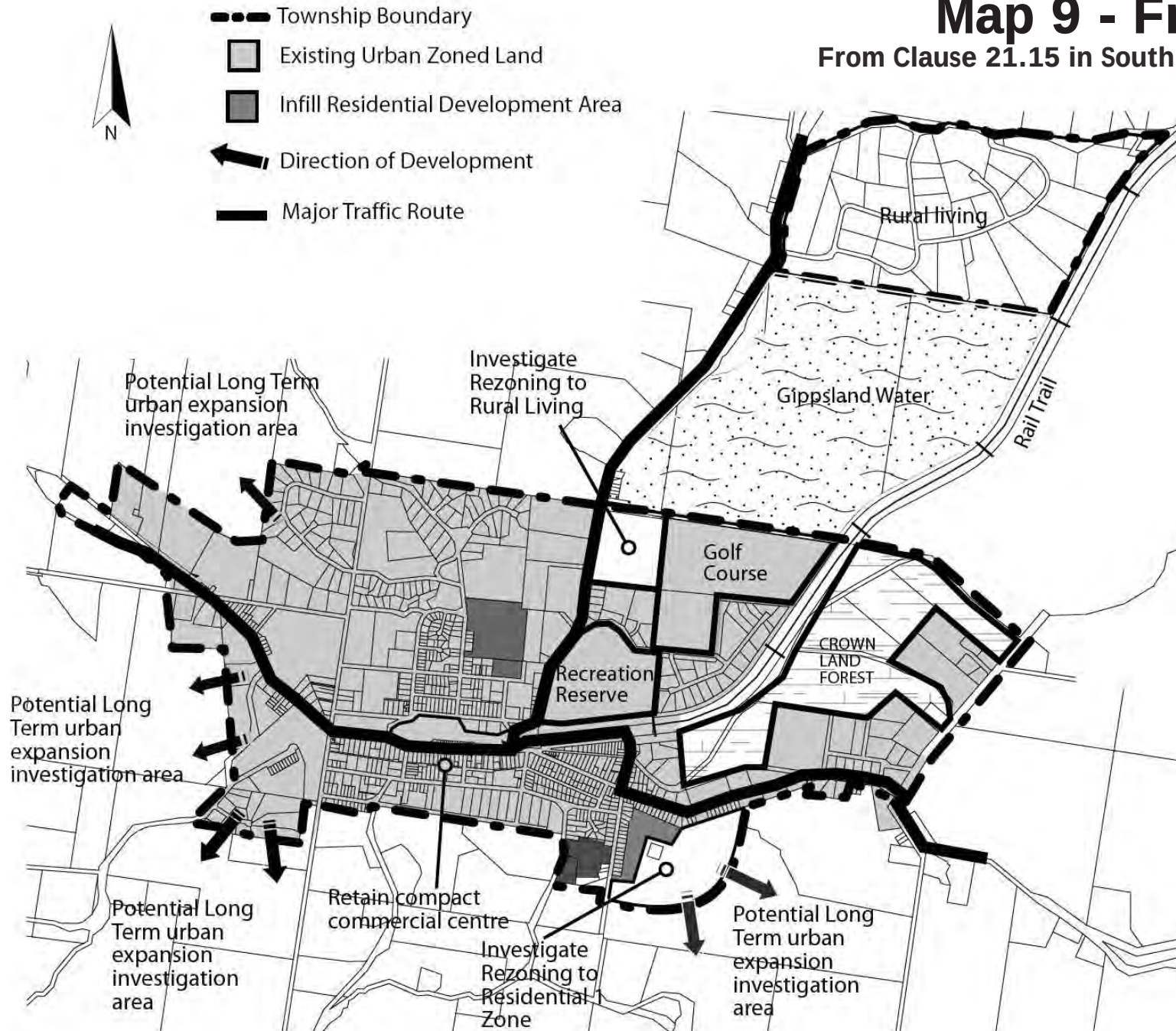
Blueprint for Social Community Infrastructure 2014-2029 (2014)

This strategy sets out community infrastructure standards and triggers that will guide Council's and the community's decision-making in South Gippsland Shire over the next 15 years.

The project found that upgrades are required at Mirboo North early year facilities to meet current facility standards and increased demand. The strategy recommends the following key recommendations of relevance

Map 9 - Framework Plan

From Clause 21.15 in South Gippsland Planning Scheme



to Mirboo North are to undertake the following actions within 0-5 years:

- Work with the community to investigate the need for new and or upgraded indoor leisure facilities in Mirboo North
- Investigate the expansion of Mirboo North Kindergarten with inclusion of Maternal and Child Health service and follow on impact on the Mirboo North library

Heritage Study (2004)

The Heritage Study identified heritage places of significance in South Gippsland Shire. Some places have since been protected using planning controls (the Heritage Overlay). These are mostly public buildings. The report provides an overview of the Shire's environmental history and details for each of the identified heritage places.

Rural Land Use Strategy (2011)

The Rural Land Use Strategy underpinned changes to the South Gippsland Planning Scheme regarding rural subdivision and the development of housing in the Farming Zone.

Paths & Trails Strategy (2010)

The Paths and Trails Strategy seeks to increase the use of cycling and walking as an alternative to motorised traffic in South Gippsland. The work reviewed cycling, walking and horse riding facilities and identified work required to improve the network. The proposed paths and trails for Mirboo North are shown on *Map 10*. Several proposed projects are still to be completed. Work that has been completed include a footpath along Strzelecki Highway

between Balook and Pearce Streets.

Open Space Strategy (2007)

The South Gippsland Shire's Open Space Strategy aims to provide a basis for Council decision-making about open space planning, acquisition and development. It does not provide specific detail in relation to Mirboo North.

Recreation Plan (2007)

The Recreation Plan provides goals, strategies and actions to improve open space and recreation in South Gippsland Shire. In relation to Mirboo North, the plan recommends:

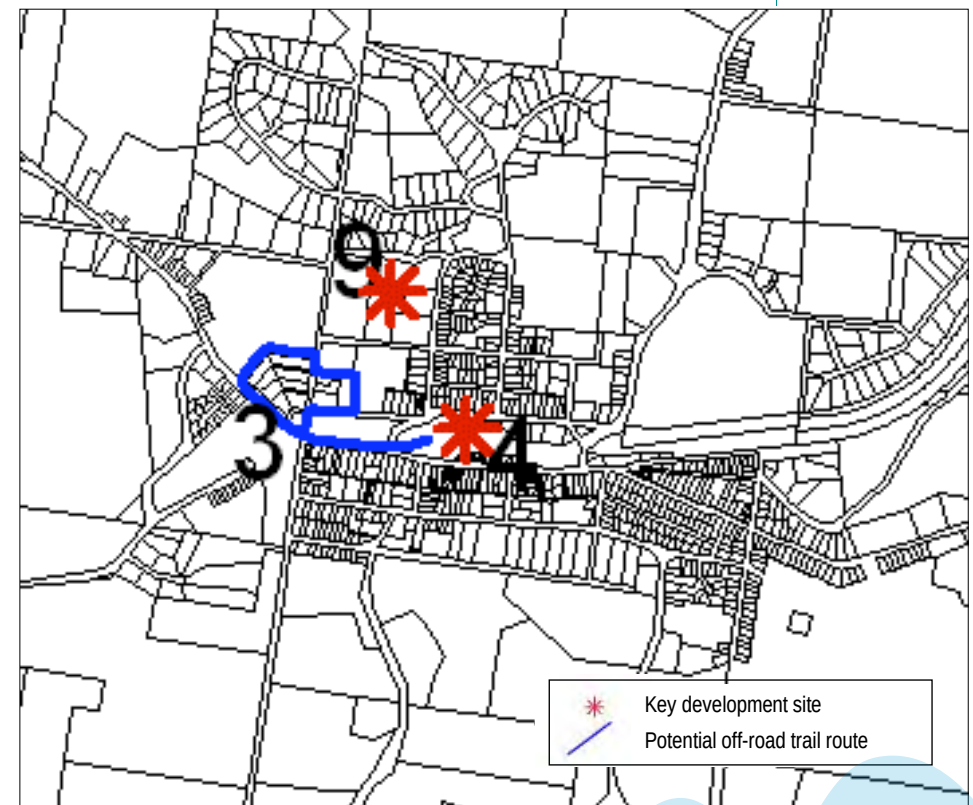
- Ensuring there is a pedestrian trail system through any new subdivision north of the bowling club and connecting to school and back to town (refer to *Figure 13*).
- Continuing to upgrade Baromi Park as per the Master Plan.
- Investigate the condition of the existing outdoor pool shell and plan for the redevelopment of this facility.

Council has committed to improvements at Mirboo North pool. At Council's December 2016 meeting money was allocated to update the master plan and undertake works to improve Baromi Park.

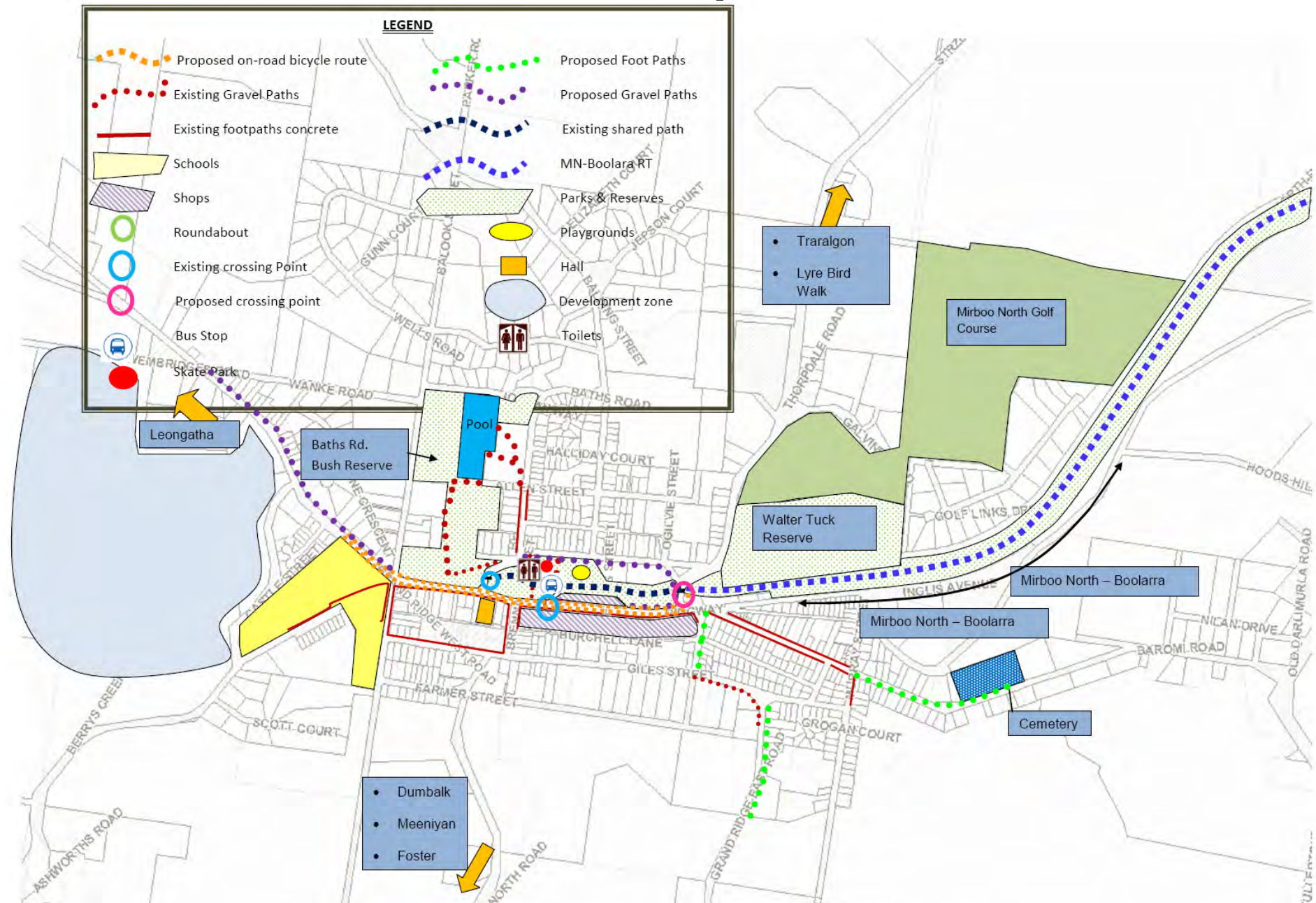
Municipal Domestic Wastewater Management Plan 2016-2020 (2016)

This plan was prepared by South Gippsland Shire as required under the State Environment Protection Policy (Waters of Victoria). It links planning, stormwater management and water supply policies. It has allowed Council the

Figure 13. Recreation Plan Implementation Map



Map 10 - Paths & Trails Strategy



ability to consider development on smaller lots within the Tarwin open potable water supply catchment.

Municipal Fire Management Plan (2013)

The purpose of the Municipal Fire Management Plan is to chart the planned and coordinated implementation of measures designed to minimise the occurrence, and mitigate the effect of fire in South Gippsland. The plan identifies Mirboo North as having a very high risk of fire from direct ember attack from forest to the north-west and north-east (including ember attack). The south-west corner is not as vulnerable. Fire is a possible scenario with major consequences and a high residual risk rating. It recommends that the community should be fully engaged in planning for bushfire. Existing treatments to address risk are:

- Community education (CFA)
- Burn program (Council)
- Planned burn program (State government)
- Slashing program (State government)
- Fire plug & hydrant installation & maintenance (Council)

- Emergency water supply (Council)
- Fire access road/track (State government)
- Reserve management plan (Council)
- Section 173 agreements (Council)

Rural Tourism Development Strategy (2010)

This strategy looked at tourism use and development in the rural areas of Bass Coast and South Gippsland Shires. It aims to identify future locations of sustainable tourism activities on agricultural land and provide policy guidance for tourism uses on rural land.

CURRENT PLANNING SCHEME AMENDMENTS

Amendment C103

Amendment C103 proposes to rezone the land at 941, 943 and part of 945 Berrys Creek Road, Mirboo North (at the western edge of Mirboo North near the schools) from the Low Density Residential Zone (LDRZ) to the General Residential Zone 1 (GRZ1). The Amendment also applies a Development Plan Overlay (DPO) Schedule to the land to guide its future subdivision.

Implications

- The implementation of the Structure Plan into the Planning Scheme is expected to result in an updated Framework Plan and local policy
- The Structure Plan will need to reflect Mirboo North's role as a District Town (Housing & Settlement Strategy 2013)
- The Structure Plan will generally need to be consistent with existing municipal policy but may update it in some circumstances

Local Policy

Mirboo North Structure Plan (2004)

The 2004 Structure Plan is discussed on page 17.

VicRoads Strzelecki Highway Management Plan (2001)

VicRoads prepared this strategy for the Strzelecki Highway which connects Leongatha to Morwell via Mirboo North. While this report was completed some time ago, the plan has not expired or been updated. The strategy suggests major improvements to the highway, including shoulder improvements, passing lanes and turning lanes. The plan's goals have essentially been achieved.

Mirboo North Community Infrastructure Plan (2014)

The Mirboo North Community Infrastructure Plan is concerned with the Mirboo North township and its surrounding area. The plan seeks to identify the community infrastructure that will be needed to accommodate and support community services, programs and activities in the area over the next 20 years. It assessed community infrastructure in relation to:

- Early years and youth
- Older people and aging
- Disability and diversity
- Arts and culture
- Commercial, retail and tourism
- Education, learning and libraries

- Health, law and emergency services
- Open space, sport and recreation

The report found that the area's demographic profile will change with an increase in retirees, increase in families and decrease in youth. It observed that many current aspects of the town represent best practice including the location of Baromi Park as a central feature of the town. The report recommended that many existing community facilities are well-located and should be retained and enhanced so that they are accessible by all. It identified the need for indoor recreation facilities to be available for active retirees during the day and for an improved footpath network to allow safe pedestrian access between town and the surrounding residential areas.

PLANNING PANEL REPORTS

Amendment C46 Panel Report

Amendment C46 to the South Gippsland Planning Scheme gave effect to the strategic directions contained in several different town structure plans including Mirboo North's 2004 Structure Plan. The Panel noted that land at 941-945 Berrys Creek Road has sufficient strategic justification to be rezoned to urban residential. This proposal is currently subject to Amendment C103 (see page 51). A submission to the Panel was received regarding 19 Murray Street which was identified as outside the township boundary (part zoned urban residential and

part Farming). The land owners argued that the township boundary needed to be "squared up" to facilitate any future residential rezoning / development. Council suggested an indicative boundary following the 250 metre contour line. Panel accepted this as an appropriate township boundary. 3140 Strzelecki Highway was considered for rezoning to industrial zone but was not supported by Panel because there was no shortage of industrial land and rezoning is best considered on a precinct basis where amenity and zone interface issues can be considered in a broad context.

Implications

- The Structure Plan should reinforce and complement the town's Community Infrastructure Plan (2014)

Existing Planning Controls

The South Gippsland Planning Scheme sets out the planning policy and controls for Mirboo North (refer to page 39). All land within the Shire will be designated a zone which sets out the purpose of the zone and what uses and/or development can occur with or without a planning permit and what is prohibited. More broadly speaking, the way in which land can or cannot be used or developed (including subdivision) is principally based on the zoning of the land.

Additionally, land may be affected by an overlay which sets out additional controls such as heritage or bushfire considerations.

Map 11 and Map 12 set out the zones and overlays affecting the study area in Mirboo North.

ZONES

Land Use Category	Zone	Zone Description & Schedule	Application in Mirboo North & Comments
Residential	General Residential Zone (GRZ)	This State-wide zone identifies land that is appropriate for a diverse range of residential use and development in locations which respects the neighbourhood character of the area, offers good access to services and transport. Additionally, it allows for non-residential land use and development which serves the local community however does not affect the surrounding use of the land for accommodation. Residential development less than 5 storeys (excluding a basement) must meet the requirements of Clauses 54 and 55. Subdivision must meet the requirements of Clause 56. <i>The South Gippsland GRZ Schedule does not vary any of the State provisions.</i>	• Lot sizes typically greater than 600sqm • Significantly larger blocks exist with development potential within the settlement boundary with lots as large as 7.6ha • Housing stock dominated by single detached dwellings • Predominantly single storey development of differing design and built form • Little remnant vegetation remaining • Land generally flatter • <i>Some land which appears to be available for residential development is constrained by servicing issues (water and sewer)</i>
	Low Density Residential Zone (LDRZ)	This State-wide zone identifies land that is appropriate for low-density residential development. Where reticulated sewerage is not available, the lots must be able to treat and retain all wastewater on site. The LDRZ has a minimum subdivision area of 0.4ha where reticulated sewer is not connected and 0.2ha where it is. <i>The South Gippsland LDRZ Schedule does not vary the State requirements.</i>	• Two areas with one south of the town centre and the other straddling the highway at the western edge of town • Greater presence of remnant vegetation on lots • Predominately single storey development • Mix of lot sizes, ranging from approximately 700sq to as large as 3ha • Land generally undulating to steep • <i>Lot configurations of subdivided areas prevent future urban development</i>

Land Use Category	Zone	Zone Description & Schedule	Application in Mirboo North & Comments
Residential (cont.)	Rural Living Zone (RLZ) (cont.)	This State-wide zone identifies land that is appropriate for residential use in a rural environment. It also allows for some agricultural land uses which do not affect the amenity of surrounding residential uses. Use and/or development should take into consideration the protection and enhancement of natural resources, biodiversity and landscape and heritage values of the area. Where appropriate, it should be encouraged that use and/or development of the land be based on comprehensive and sustainable land management practices and infrastructure provisions. <i>The South Gippsland RLZ varies the standard minimum subdivision area from 2ha to 1ha for this area.</i>	• Native vegetation cover is a significant feature in most estates • Semi-rural feel • Predominantly unserviced land • Mix of development types and styles • Land generally undulating to steep • <i>Land has ringed much of the township preventing expansion particularly to the north and north-west</i>
	Mixed Use Zone (MUZ)	This State-wide zone identifies land which provides for a range of residential (including at higher densities), commercial, industrial and other uses which complement the mixed-use function of the area and development should respond to the existing or preferred neighbourhood character of the area. Where a schedule has been implemented, use, development and redevelopment should be in accordance with the objectives of the Schedule. <i>The South Gippsland MUZ schedule does not include any variations.</i>	• Used for residential purposes except for one site for industrial land use • Low levels of development • Mainly unsealed roads of narrow width • <i>Zoning provides for more intensive residential development, the expansion of industrial development and / or commercial development</i> • <i>The schedule could provide more detail about the MUZ's purpose in this location</i>
Commercial	Commercial 1 Zone (C1Z)	This State-wide zone identifies land that facilitates a range of uses within commercial centres including retail, office, business, entertainment and community uses. Additionally, the C1Z provides for residential uses which are at densities that are complementary to the role and scale of the commercial centre. <i>The South Gippsland C1Z schedule does not include any variations.</i>	• Non-uniform streetscape, with many prominent heritage buildings • Relatively compact commercial strip with a few residential, industrial and other uses • Somewhat one-sided with focus on southern side • Parkland surrounds the short commercial strip on the northern side • Single storey building profile • Lot sizes generally 200-1,400sqm • Murals on walls • <i>There is room for commercial expansion at the back of lots, on vacant land and through the conversion of other land uses</i>

Land Use Category	Zone	Zone Description & Schedule	Application in Mirboo North & Comments
Industrial	Industrial 1 Zone (IN1Z)	This State-wide zone identifies land that is appropriate for manufacturing industries, storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities. <i>The South Gippsland IN1Z schedule has not been varied.</i>	- Predominantly undeveloped land at western entrance to township - Mix of residential, commercial, community and industrial uses within industrial precincts (which contain development) - Several key businesses/employment generators, including Grand Ridge Brewery
	Industrial 3 Zone (IN3Z)	This State-wide zone identifies land which requires special consideration of the nature and impacts of industries and associated uses on nearby sensitive land uses or to avoid inter-industry conflicts. This zone can be used as a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities. It allows for certain industries and associated uses provided they are compatible with any nearby community to be undertaken including limited retail opportunities such as convenience shops, small scale supermarkets and associated shops in appropriate locations. <i>The local schedule has not been varied.</i>	
Public	Public Park & Recreation Zone (PPRZ)	This State-wide zone identifies land for public recreation and open space. It allows for some appropriate commercial uses which are ancillary to public recreation uses. The zone is also used to protect and conserve areas of significance.	- Baromi Park - Baths Rd Reserve - Mirboo North Recreation Reserve and Golf Course - The Mirboo North-Boolarra Rail Trail
	Public Conservation & Resource Zone (PCRZ)	This State-wide zone identifies land that has natural environments and natural processes with historic, scientific, landscape, habitat or cultural values that need to be protected or conserved. The zone allows for the development of facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes and to provide for appropriate resource based uses.	- Strzelecki State Forest Baromi Block - Darlimurla Plantation

Map 11 - Planning Zones

This map displays the planning zones for the Boroondin area. The zones are color-coded and labeled as follows:

- PUZ1** (Yellow)
- PUZ2** (Light Yellow)
- PUZ3** (Light Green)
- PUZ5** (Light Green)
- PUZ6** (Light Green)
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Land Use Category	Zone	Zone Description & Schedule	Application in Mirboo North & Comments
Public (cont.)	Public Use Zone (PUZ)	This State-wide zone identifies land for public utility uses and community services and facilities including any ancillary uses.	- Emergency services (CFA, Ambulance Station) - School precinct - Other public uses such as the sewerage treatment plant, cemetery, library and Grainstore <i>Still applies to aged care facility though it is now privately owned</i>
	Road Zone – Category 1 (RD1Z)	This State-wide zone identifies VicRoads managed significant roads.	Strzelecki Hwy (Grand Ridge West, Ridgway, Thorpdale Road), Meeniyah-Mirboo North Rd (Brennan Street), Boolarra- Mirboo North Rd (Baromi Road) & Boolarra South-Mirboo North Rd (Grand Ridge East)

Legend

 Existing Settlement Boundary

Planning Zones

-  General Residential Zone - Schedule 1
-  Low Density Residential Zone
-  Mixed Use Zone
-  Commercial 1 Zone
-  Industrial 1 Zone
-  Industrial 3 Zone
-  Public Conservation and Resource Zone
-  Public Park and Recreation Zone
-  Public Use Zone
-  Road Zone - Category 1
-  Road Zone - Category 2
-  Farming Zone
-  Rural Activity Zone
-  Rural Living Zone

Land Use Category	Zone	Zone Description & Schedule	Application in Mirboo North & Comments
Rural	Farming Zone (FZ)	This State-wide zone identifies land appropriate for agriculture land uses and encourages the retention of productive agricultural land and comprehensive and sustainable land management practices and infrastructure provisions. Where non-agricultural uses are proposed such as dwellings, these uses need to ensure they do not adversely affect the surrounding use of land for agriculture. The zone also encourages the retention of employment and population to support rural communities. The minimum area for which no permit is required for a dwelling is 40ha. <i>The South Gippsland FZ schedule varies the minimum subdivision area to 80ha for FZ land in the vicinity of Mirboo North.</i>	• Lots outside the settlement boundary and some properties at the extremities of the township within the settlement boundary • Several properties developed for urban (low density) uses • <i>Rezoning of some properties could be considered for urban expansion within the township boundary</i> • <i>Any rezoning of Farming Zone land will need to consider impacts on current and future agriculture</i>
	Rural Activity Zone (RAZ)	This State-wide zone identifies land appropriate for agriculture land uses and encourages the retention of productive agricultural land and comprehensive and sustainable land management practices and infrastructure provisions. The zone also provides for opportunities to undertake other uses and development which is compatible with both agriculture and the environmental and landscape characteristics of the area including protecting and enhancing the natural resources and biodiversity of the area. <i>The South Gippsland RAZ schedule varies the minimum subdivision area to 80ha and the minimum area for which no permit is required to use the land for timber production to 40ha for land within the Significant Landscape Overlay.</i>	• Properties to the north of the town outside the township boundary • <i>This zone was applied to land near Mirboo North in order to encourage tourism uses as well as provide for agriculture though it does not appear to have achieved its desired effect</i>

OVERLAYS

Overlay	Overlay Description	Application in Mirboo North & Comments
Bushfire (Wildfire) Management Overlay (BMO / WMO)	This State-wide overlay identifies land where the bushfire hazard warrants bushfire protection measures to be implemented. It ensures that development prioritises human life and is only permitted where risk to life and property can be reduced to an acceptable level.	- Large sections of the township generally in forested areas north and east of the main street <i>Proposed BMO by State government expands</i>
<i>Environmental Significance Overlay (ESO)</i>	<i>This State-wide overlay identifies land that may be affected by environmental constraints and ensures that development is compatible with identified environmental values</i>	
Schedule 1 (ES01) Areas of Natural Significance	This overlay protects two areas of natural significance outside Mirboo North's township: one along Strzelecki Highway to the town's west and another along Boolarra South - Mirboo North Road to the town's south / south-east.	- Outside the settlement boundary south of the township <i>Overlay could be expanded to apply to other areas of environmental significance in the township pending further study</i>
Schedule 2 (ES02) Special Water Supply Catchment	This overlay protects water quality and quantity in the Special Water Supply Catchment. It applies to roads and Farming Zone and Public Use Zone land south of the Mirboo North township.	- Land zoned Farming mostly outside the settlement boundary south of the ridge <i>Recently introduced into the planning scheme</i>
Schedule 4 (ES04) Sewerage Treatment Plan & Environs	This overlay protects the Mirboo North sewerage treatment plant from the encroachments of incompatible development. It provides a buffer area around the plant as required by the Environmental Protection Authority.	Sewerage treatment plant and surrounding area
Schedule 5 (ES05) Areas Susceptible to Erosion	This overlay protects areas prone to erosion and seeks to prevent increased surface runoff or concentration of surface water runoff leading to erosion or siltation of watercourses.	- Rural land within and outside the settlement boundary - Boundaries could be refined pending further study and controls improved to better reflect erosion risk

Overlay	Overlay Description	Application in Mirboo North & Comments
<i>Public Acquisition Overlay (PAO)</i>	<i>This State-wide overlay identifies land proposed to be acquired for a public purpose.</i>	
PA01	This overlay was applied in Mirboo North for road widening and acquisition along Bourke Street and Burchell Lane. South Gippsland Shire Council is listed as the acquiring authority.	- Existing roadway in Burchell Lane and Bourke Street (east of Balding Street) - PAO in Burchell Lane appears to be mapped incorrectly and should be located on private property on the south side of the road to widen the laneway as occurred along Burchell Lane to the east (some acquisition has already taken place) - PAO in Bourke Street appears to be redundant as widening appears to have already taken place
Heritage Overlay (HO)	This State-wide overlay aims to conserve and enhance the significance of heritage places.	Application of overlay could be extended to other properties identified as significant in the 2004 Heritage Study to avoid future loss of heritage fabric
H095	This overlay protects the Mirboo Shire Hall and Offices (former).	Between 30 and 32 Ridgway on the south side of the street west of Brennan Street
H097	This overlay protects the Mirboo North Railway Station (former), comprising the station building and platform and surrounding land to a minimum extent of 10m.	Within Baromi Park
H098	This overlay protects the Mirboo North Strzelecki Memorial Ridgway.	North side of Ridgway within Baromi Park near Brennan Street
H0152	This overlay protects the Colonial Bank of Australasia (former) and residence.	60 Ridgway on the south side of the street
Environmental Audit Overlay (EAO)	This State-wide overlay seeks to ensure potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.	Large site zoned of industry between Burchell Lane and Giles Street behind the CFA and Ambulance Station

Overlay	Overlay Description	Application in Mirboo North & Comments
Design and Development Overlay (DDO)	This State-wide overlay identifies areas which are affected by specific requirement relating to the design and built form of new development.	• <i>Overlay could be used to protect and improve design outcomes in other areas</i>
Schedule 2 Burchell Lane Industrial Precinct (DDO2)	This overlay seeks to enhance the amenity of Burchell Lane Industrial Precinct and minimise off-site impacts to adjoining residential areas (e.g. traffic).	• Industrial land in the area bound by Burchell Lane, Grand Ridge East, Giles Street and Peters Street

PARTICULAR PROVISIONS

Other controls that are found in the South Gippsland Planning Scheme applicable to Mirboo North include (but not limited to):

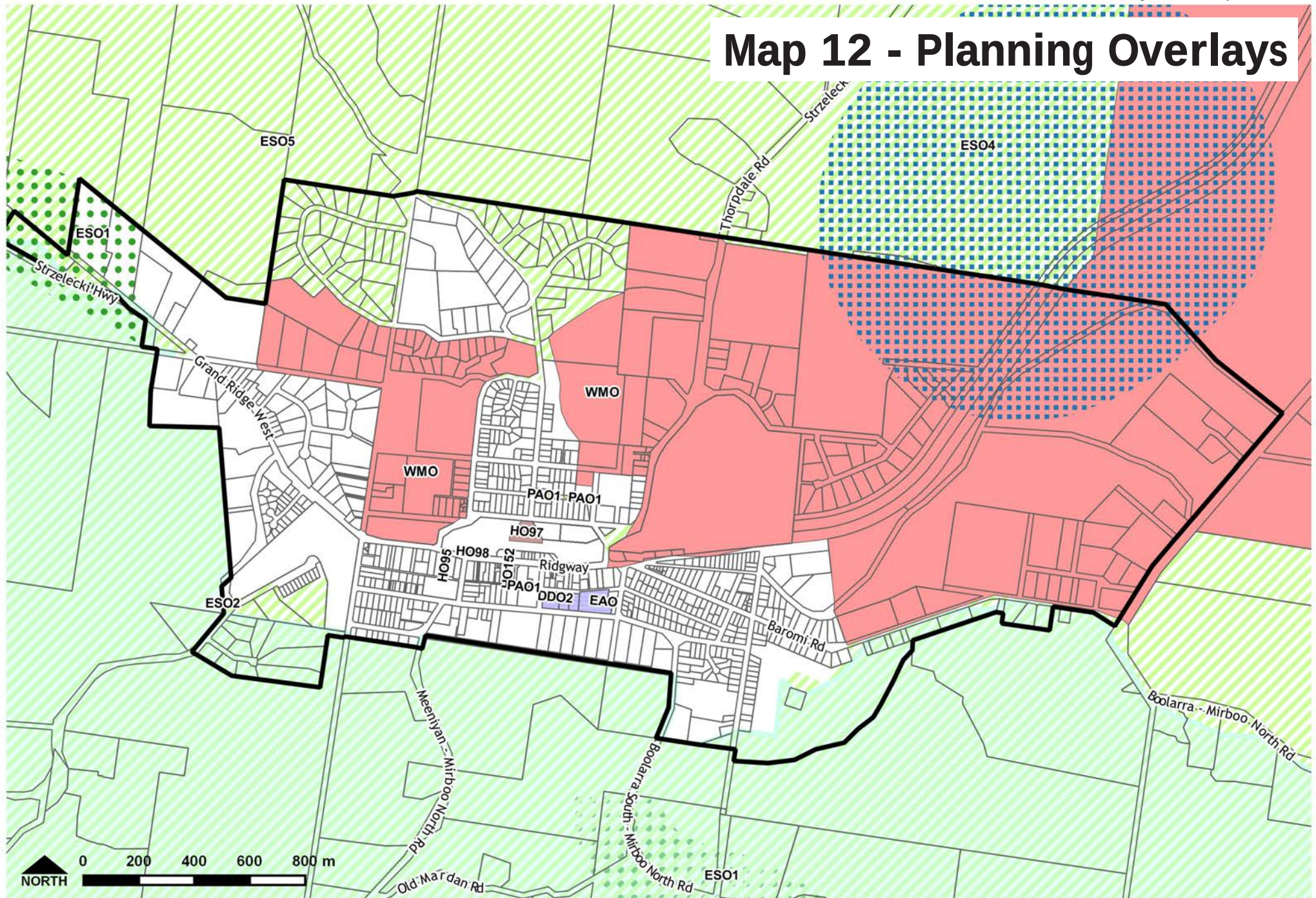
- Native vegetation (Clause 52.17);
- Bushfire (Clause 52.47);
- Subdivision and access onto Road Zone Category 1 roads such as the Strzelecki Highway (Clause 52.29)
- Car parking or bicycle facilities in the case of a new use or an increase in floor or site area (Clause 52.06 and Clause 52.34)
- Residential development (including subdivision) (Clause 54, Clause 55 and Clause 56)
- Specific types of uses and development (e.g. car wash, timber production, gaming) (found within Clause 52 – Particular Provisions)
- Requirement to refer planning permit applications to South Gippsland Water for decisions in the Tarwin open potable water supply catchment (Special Water Supply Catchment provision at Clause 66.02-5).

Council assess each application for a waiver of car parking or bicycle parking on a case by case (merit assessment). However, in existing town centre areas where land is already fully or partially developed and there is limited ability to provide these on-site, Council will generally waive the requirement. New uses or developments in town areas also tend to require less parking than uses/developments in isolation. This is because visitors to the town centre often park and visit more than one business/premises during their trip (i.e. multi-purpose trips) and because the town usually contains a mix of retail, office and food premises, which all have different peaks in terms of traffic generation (i.e. retail/office generally spread out over an entire day whilst different food premises have peaks at breakfast, lunch or dinner depending on opening times or for example some uses like gyms only have a morning and night peak but very little demand during the day).

Implications

- Land zoning could better reflect existing conditions and may need to be modified to accommodate future growth
- Existing planning overlays generally reflect existing issues and constraints but could be updated in some cases (which in a couple of instances may require further work)

Map 12 - Planning Overlays





Former Colonial Bank affected by Heritage Overlay 152

Legend

 Existing Settlement Boundary

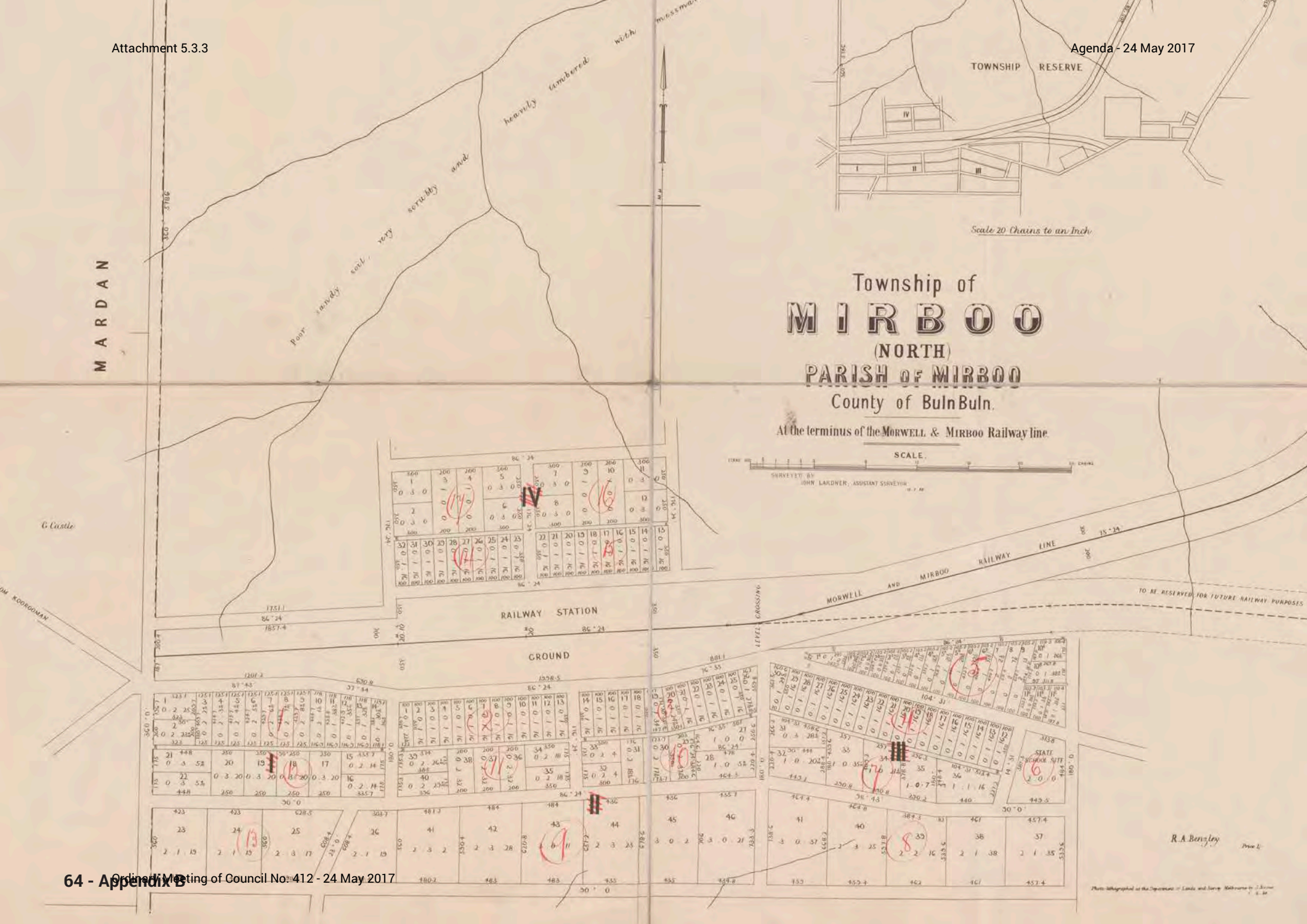
Planning Overlays

-  Design and Development Overlay - Schedule 2 (DDO2)
Burchell Lane Industrial Precinct
-  Environmental Audit Overlay (EAO)
-  Environmental Significance Overlay - Schedule 1 (ESO1)
Areas of Natural Significance
-  Environmental Significance Overlay - Schedule 2 (ESO2)
Special Water Supply Catchment
-  Environmental Significance Overlay - Schedule 4 (ESO4)
Sewerage Treatment Plan & Environs
-  Environmental Significance Overlay - Schedule 5 (ESO5)
Areas Susceptible to Erosion
-  Heritage Overlay (HO)
-  Public Acquisition Overlay (PAO)
-  Bushfire (Wildfire) Management Overlay (BMO / WMO)

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Mirboo North Shire Hall affected by Heritage Overlay 95



Chapter 5

Land Use

Overview

Mirboo North is the principal township in the north of the municipality. It is an agricultural services, lifestyle and retirement location surrounded by highly productive agricultural land. While servicing the surrounding agricultural communities, it also performs a satellite town role to the Latrobe Valley and Leongatha. The main retail strip is located on the Strzelecki Highway (Ridgway) with most community facilities in close proximity. Three industrial precincts are located in the town: one at the western edge, one in the town centre and the other just outside the town centre.

Town's Economy

The town has a number of economic roles:

- A rural service centre for surrounding farmland
- A small scale manufacturing centre with a brewery and two engineering firms as well as automotive services
- A tourism centre for people travelling on the Strzelecki Highway or the Grand Ridge Road or visiting the area
- An attractive commuter settlement for people who work in the larger settlements of Leongatha, Warragul, Latrobe Valley and Melbourne

Each of these economic roles has shaped the town to some extent through the expansion of housing and the zoning of land for industry and commercial services.

Recent and forthcoming changes in the

wider region are likely to have some impact on the Mirboo North economy. In particular, the closure of the Hazelwood mine and power-plant in the Latrobe Valley will affect population growth and the demand for housing and commercial services throughout the region (especially as this signifies just the beginning of disinvestment in coal-fired electricity generators in the region). On the other hand, regional compensation packages that focus on visitor infrastructure and rural production as ways of generating alternative jobs may well benefit a town such as Mirboo North that has the advantage of its attractive setting and small town heritage (Tim Nott 2016).

Key Features

As illustrated in *Map 13* the town's key features are:

- Retail is focused in the main street, Ridgway
- Residential development occurs on lots generally 600sqm and above
- Most industrial activity is located behind the main street
- Broad range of open space, recreation and community services

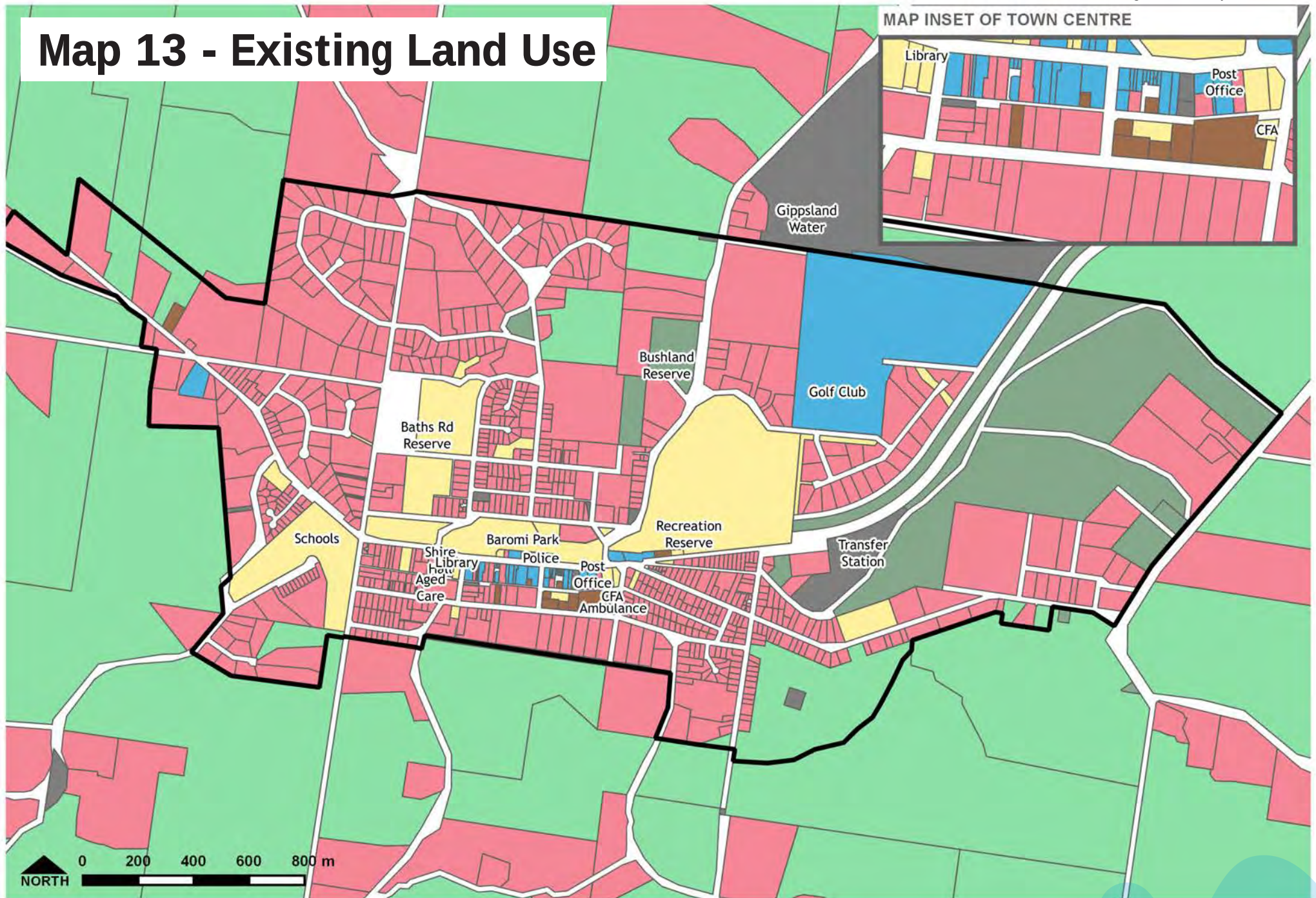
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 Existing Settlement Boundary

Broad Land Use Categories

-  Residential
-  Commercial
-  Industrial
-  Primary production
-  Infrastructure and utilities
-  Community services
-  National parks, conservation areas, forest reserves and natural water reserves

Map 13 - Existing Land Use



Activities

Key Attractions

Key features and attractions of the township include:

- Proximity to larger towns / employment centres
- The village atmosphere and relaxed lifestyle of the township
- Environmental attributes of the area
- The strong sense of community
- Many community groups such as a senior citizens group, playgroups for children and churches
- Local landscape - parks & reserves, scenic beauty, streetscape, heritage buildings
- Tourist attractions - Blessing of the Bikes event, Lyrebird Forest Walk, brewery, Grand Ridge Rail Trail and murals
- Services such as community, maternal and child health and medical centre, police station, CFA brigade and aged care
- Facilities - swimming pool, Senior Citizens Group, library, primary and secondary school, community market, golf club, skate park, newspaper and bank
- Business - low rates, affordable real estate and other incentives

The township not only provides valued lifestyle opportunities for permanent and non-permanent residents, but is also becoming a more popular tourist destination in the Shire.

Housing

Most housing in Mirboo North is available in the form of detached houses with 3 bedrooms. Many houses are located on large urban allotments. Even some residential land that is zoned for urban development has been subdivided to produce rural residential sized lots (4,000sqm or more).

Businesses

The town's commercial centre is located along its central spine, Ridgway. Unlike many rural towns, most of Mirboo North's shops are open every day of the week. The retail strip provides a range of important services such as a small supermarket, newsagency, post office, service station, chemist, bank, real estate and

butcher. The town also boasts a great range of food outlets including a pub, bakery, cafes, restaurants and a brewery.

Other businesses in town include Gippsland Solar, self-storage facilities, book shop, hardware store, bottle shop and a nursery. Destination Gippsland and Mirboo North Times occupy office space in the Shire Hall, Ridgway.

Industrial uses in the area include brewery, storage, automotive uses and precision engineering.

Public Use

Large areas of land within the town are used for public purposes such as education (primary and secondary schools), parkland



Mirboo North Supermarket

for community use and conservation (e.g. Baromi Park, Baths Road Reserve), community services (e.g. library, cemetery, church) and infrastructure (e.g. tip, wastewater treatment plant).

Community Services & Facilities

The residents of Mirboo North and the surrounding area have access to a wide range of community facilities and services.

Key features:

- Emergency services (CFA, Ambulance, Police, Road Rescue Unit)
- Children's services (primary & secondary school, maternal and child health centre, playgroup, child care centre, kindergarten)



Mirboo North Ambulance



Mirboo North Primary School



Main street businesses right & above

- Community assets (library, Shire hall, swimming pool, recreation reserve, senior citizens centre, parks etc.)
- Health services (pharmacy, aged care facility, medical centre, vet)

Other facilities not available in the township are accessible in nearby major centres such as tertiary education facilities (Churchill and Leongatha) and hospitals (Leongatha and Traralgon).

Sports & Recreation

Open space and recreation facilities in Mirboo North provide for both active (e.g. cricket) and passive recreation (e.g. sightseeing).

The pool, situated in a scenic bush setting, provides for swimming in the summer months. Its facilities include a 9 lane 25-metre pool, two children's pools with one completely shaded, free electric BBQs and car parking.

A range of sport facilities are available at the town's recreation reserve, Walter J Tuck Reserve. The reserve has two ovals for AFL and cricket, netball, soccer and tennis courts and associated club rooms as well as equestrian facilities. Available on site are public toilets, BBQs and a playground.

Located along the former railway reserve in the centre of town, Baromi Park is a key community asset. Facilities in the park include skate park, playground, BBQs, public toilets, seating and sheltered areas.

Starting behind the Grand Ridge Brewery, the Grand Ridge Rail Trail connects Mirboo North to Boolarra along the former railway reserve. It

provides the opportunity for walking (3 hours one way), cycling and horse riding.

The main street is set opposite Baromi park, the heart of the town. This large open parkland is equipped with a large playground and skate park facilities. The skate park is suitable for skating and BMX bikes.

Set in town, Baths Road Reserve provides walking paths along a network of converging tracks. The reserve can be accessed from Baromi Park or near the swimming pool.

Other sporting facilities in town include a private 18-hole golf course in the north-east and lawn bowls to the west.

Fishing is another recreational opportunity available not far from the township at Tarwin River East and West, Berrys Creek and Turtons Creek.



Playground in Baromi Park

Tourism

Features in Mirboo North

Mirboo North is a popular stop-off for passing traffic and a destination in its own right. The town markets itself as a historic and picturesque township at the heart of the Strzelecki Ranges. Historical markers and murals and preserved early buildings reflect the town's history. The town's setting on a ridge provides impressive rural panoramas of the surrounding fertile farmland.

The town is home to many unique stores including gift shops, a bakery, chocolate shop and restaurants which draw visitors. The Grand Ridge Brewery, housed in the old butter factory, helped put the town on the map. Baromi park is a useful stop-off for tourists where toilets and free BBQs are available.

Popular with motorcyclists, the towns hosts its very own motorcycle cafe, a motorcycle and repair shop and the Blessing of the Bikes event, now in its third year running. Other events the town hosts include the Italian Festa, ArtyGras,



War Memorial

arts show and the monthly home, craft and produce market.

Artwork and memorials in the town include:

- War Memorial in Baromi Park
- Count Strzelecki monument in Baromi Park which commemorates the exploration of Gippsland by Paul Edmund Strzelecki
- Murals in the town centre which depict the town's early days (railway, picnicking, farm life, old shop fronts etc.)
- Memorial to the firefighters and volunteers that fought the 2009 bushfires - a bronze statue of the iconic image of CFA volunteer giving Sam the koala a drink of water during the Black Saturday (2009) bushfires
- Big beer at Grand Ridge Brewery

Recreational Vehicle (RV) dump point at the BP service station (fees apply). Cafe Escargot is the only location in South Gippsland listed on the Campervan & Motorhome Club of Australia website as an RV Friendly Destination™ (South Gippsland Recreational Vehicle RV Strategy 2014).



Firefighter Memorial

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Tourism accommodation is available in the form of cottages and the motel at the Golf Course.

Nearby Features

The town is the half-way point along the Grand Ridge Road scenic route, one of the great tourist drives of Victoria. This 132km drive snakes along the ridge of the Strzelecki Ranges between the Latrobe Valley and the Bass Strait. The route is part gravel and takes 5-6 hours to complete.

Other attractions in the vicinity of Mirboo North are:

- Dickies Hill Reserve
- Morwell River Falls
- Mossvale Park
- Mount Worth State Park
- Lyrebird Forest Walk

A shorter scenic drive close to town follows Old Thorpdale Road then Dickies Hill leading to **Dickies Hill Reserve** with a return via Grand Ridge Road and the Strzelecki Highway.

The **Morwell River Falls** are tucked away at a reserve 26km south-east of Mirboo North.

Approximately 27km west along Grand Ridge Road is **Mount Worth State Park** which contains remnant forest that once covered the western Strzelecki Ranges.

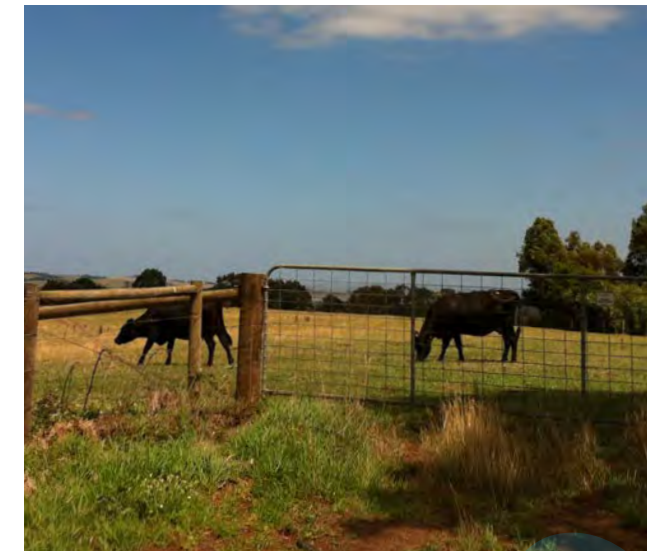
Located mid-way between Leongatha and Mirboo North, **Mossvale Park** is a picturesque picnic spot surrounded by English and European ornamental trees and shrubs. The park was developed by Francis Moss who

developed a substantial nursery and planted vast quantities of deciduous trees. The park regularly hosts music events such as the annual Summer of Soul music festival.

Just north of Mirboo North on the Strzelecki Highway is **Lyrebird Forest Walk**, a 5km walking track through native bushland along the Little Morwell River.

Rural Land Uses

Mirboo North and its neighbouring town, Thorpdale, make a significant contribution to the potato sector. The Mirboo North township is surrounded by fertile farmland mainly used for potato, maize and onion growing. While grazing is common, the land is lower and moderate quality grazing land with steep areas unsuited to cattle farming. The rural areas are also characterised by holiday homes and hobby farms.



Grazing land at the edge of Mirboo North

Implications

- Maintaining and improving the town's attractiveness - its setting, housing stock, commercial precincts and services - will be a crucial economic development function of the new structure plan
- The town boundaries, land zoning and other planning controls proposed by the structure plan will impact the way that the town grows and changes specifically in relation to its agricultural, residential, tourism and commercial future



Ridgway, Mirboo North's main street



Christmas decorations in the main street



Summer of Soul event in Mossvale Park, located between Mirboo North and Leongatha



Grand Ridge Lodge aged care



Mural depicting the town's early days



Walter J Tuck Recreation Reserve function rooms



Tourist Information outside the supermarket

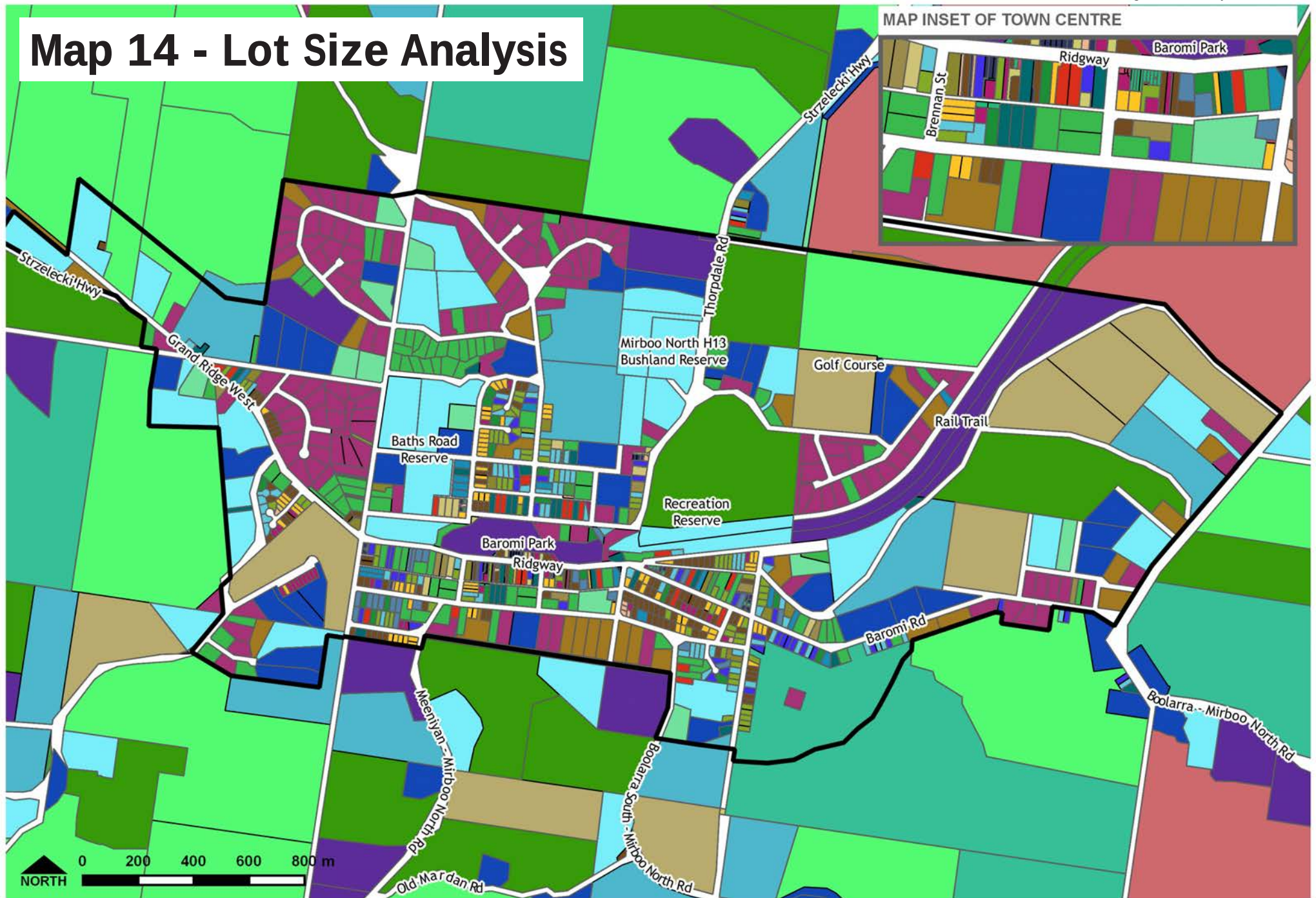


Site of former police station in Ridgway



Current Mirboo North police station in Ridgway

Map 14 - Lot Size Analysis



Land Supply

The rest of this chapter provides an analysis of land supply and demand for urban uses - residential, commercial and industrial uses.

A simple review of land supply is shown on *Map 15, Map 14 and Figure 14*. *Map 15* identifies vacant lots in and around the township of Mirboo North. This is quantified by zone in *Figure 14*. *Map 14* provides an analysis of lot sizes in the area.

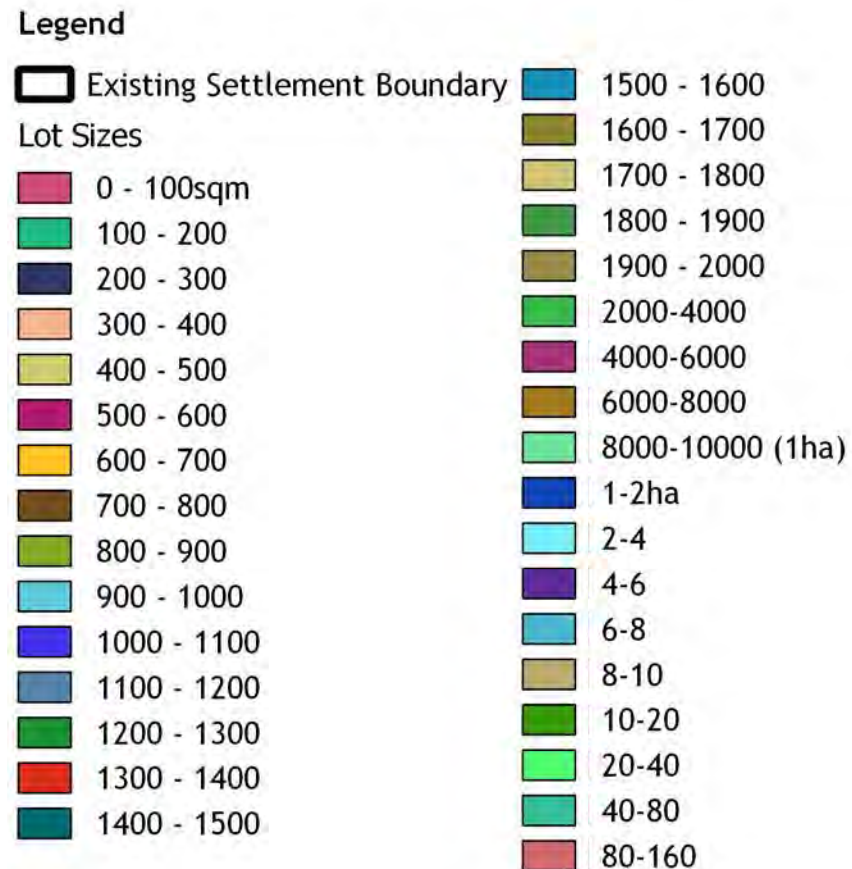


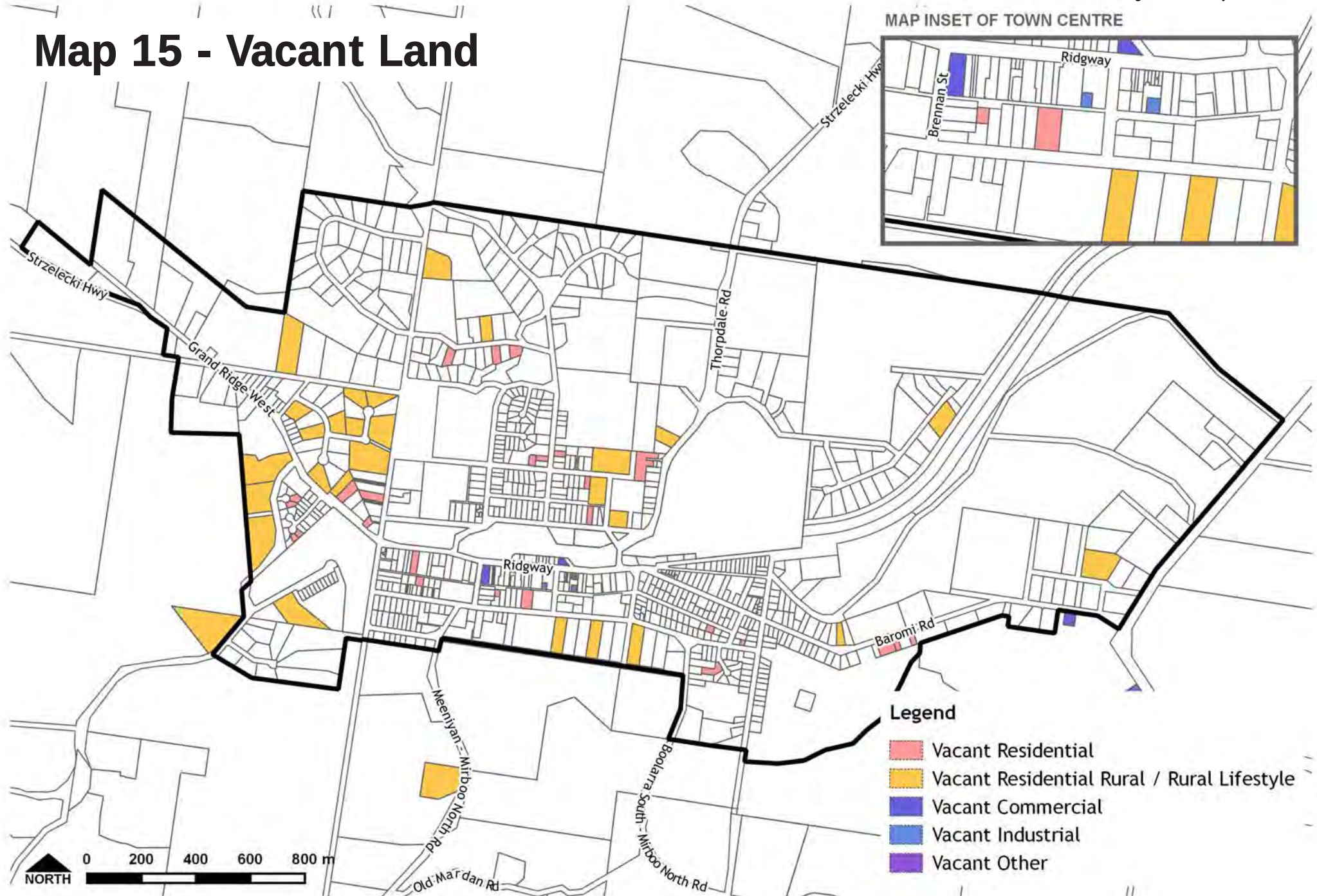
Figure 14. Vacant Residential Lots by Planning Zone (2016)

Residential Zone	Number of Vacant Lots	Total Area (ha)
General Residential Zone (GRZ)	26	6.0
Mixed Use Zone (MUZ)	1	0.3
Low Density Residential Zone (LDRZ)	12	15.5
LDRZ subject to rezoning to GRZ as part of Amendment C103	3	
Rural Living Zone (RLZ)	5	5.1
Farming Zone	5	0.8
Total	53	27.6

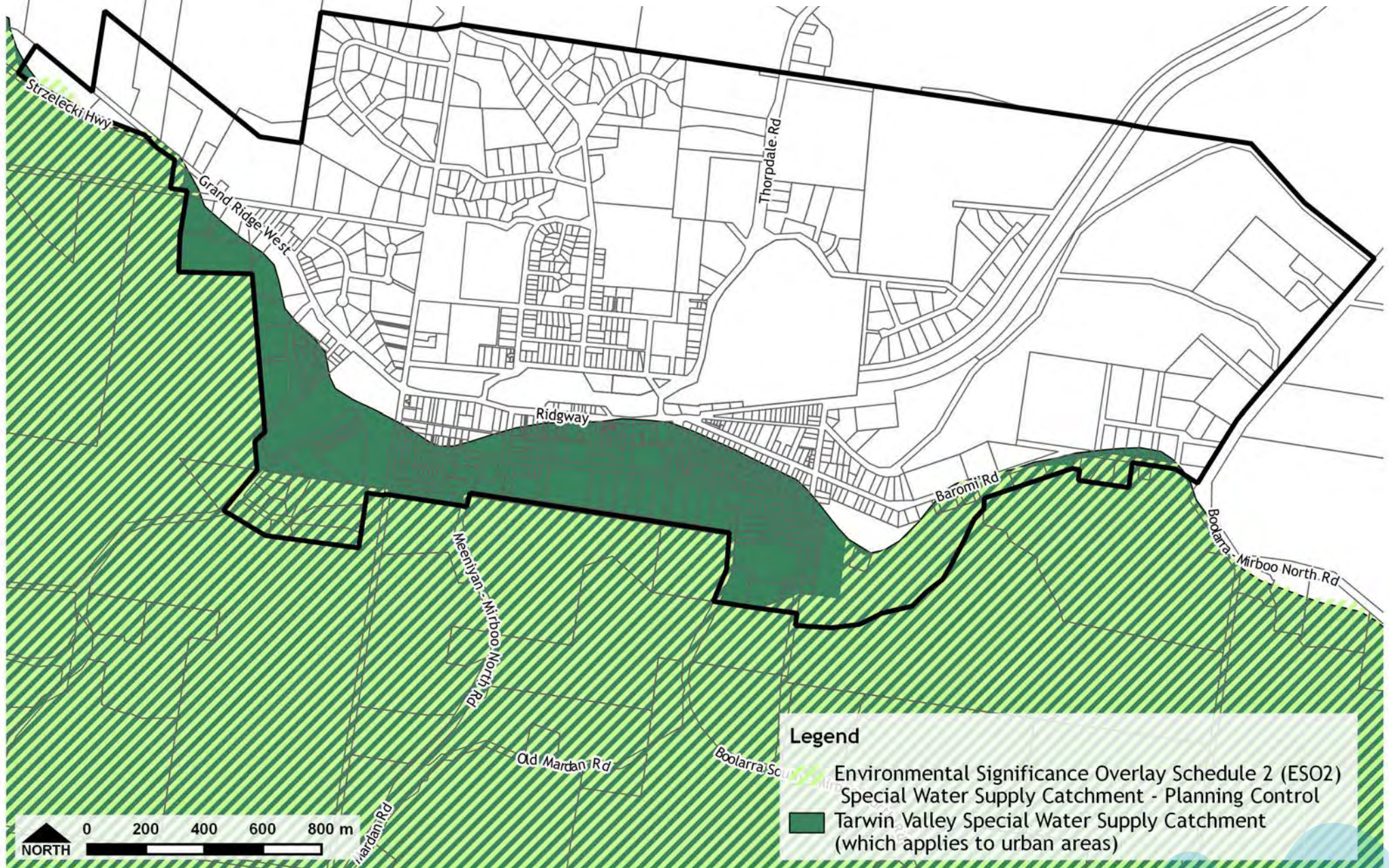
Source: South Gippsland Shire rates data



Map 15 - Vacant Land



Map 16 - Special Water Supply Catchment



Servicing

Water & Sewer

Gippsland Water is the relevant water and sewerage authority in Mirboo North. It provides reticulated water and sewerage services to the township. Services do not extend to outlying areas and are largely confined to the existing urban area. The extension of services for existing urban land connections can be costly, particularly where upgrades to sewer pump stations are involved.

The lagoon system waste water treatment plant is located to the north of the township and south of the Darlimurla Estate, adjacent to the Strzelecki Highway. Wastewater is pumped up to the plant from the town for treatment and discharged from the lagoon system for agricultural use on site and re-use at the golf course. For the time being, the treatment plant has capacity for additional development. There are some existing sewer pump stations in town, however, that are close to or at capacity.

Water supply is provided from the Little Morwell River and is treated. An open potable water supply catchment area is located to the south of the township. This supplies drinking water to Dumbulk and Meenyan. The catchment is affected by specific planning controls to ensure that the quality of the domestic water supply is protected (Environmental Significance Overlay - Schedule 2 and Clause 66.02-5 of the South Gippsland Planning Scheme). The open potable water supply catchment area and the planning control that protects this area is shown on *Map*

16. South Gippsland Water is the relevant water corporation that protects this water supply.

Reticulated drainage is provided in most of the township area and is a South Gippsland Shire Council asset. The drainage system generally has sufficient capacity to cater for further development.

Gippsland Water provides water and gravity-feed sewer services. To the south of the town (most land south of Ridgway), sewer connection is necessary because of the lot sizes and planning zones as well as the land's location in the open potable water catchment area.

Growth of the town is constrained by access to water and sewer infrastructure, particularly sewer infrastructure. Infrastructure for existing urban land within the town can generally support further growth. Notable exceptions to this are the General Residential Zone (GRZ) land south of Giles Street and the GRZ land on Railway Road east of Murray Street and south of the Grand Ridge Rail Trail where sewer provision is technically difficult and not cost effective for Gippsland Water to service. The GRZ properties south of Giles Street would need a sewerage pump station to be provided due to the slope of the land. The GRZ land on Railway Road cannot be provided with sewer infrastructure because of the slope of the land and the location of existing infrastructure.

Some existing Low Density Residential Zone areas are also difficult to service and will continue to require on-site containment into the long term. For this reason, some LDRZ properties will only be able to achieve a minimum lot size of 4,000sqm. The minimum lot size of 2,000sqm can only be achieved where sewer is connected. Gippsland Water will only consider new sewer connections where there is a public health and / or environmental driver.

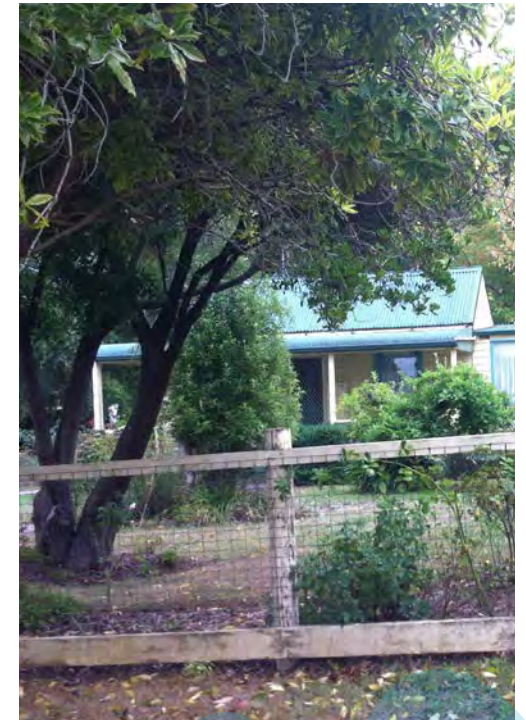
Expansion of the town boundaries is limited by the ability to install and maintain water and sewer infrastructure. Land generally falls away from the existing township area, meaning that existing sewer infrastructure is unable to service possible growth areas. This occurs to the west (Berrys Creek Road), where the existing sewer pump station is almost at capacity. Servicing the area south of the current township boundary is also difficult where a new pump station and associated infrastructure would be required. This is estimated to cost over \$600,000. Water supply to these areas, however, is not expected to be a problem. For south eastern expansion on the other hand, water pressure will be an issue. A high level system (pump and high tower) will be required to provide adequate and reliable water pressure. A new sewer pump station will also be required. Again this is likely to cost over \$600,000.

Telecommunications & Electricity

Telecommunication and electricity services are provided in the township. National Broadband Network (NBN) is now available to the township.

Natural Gas

The town is not connected to natural gas.



Implications

- Challenges with servicing will continue to impact where and how town growth occurs and will need to be considered as the Mirboo North Framework Plan is reviewed

Residential Land

Residential Demand

Council's building and planning permit data provides an indication of the demand for land and levels of investment in an area.

Map 17 shows properties subject to building applications that have been lodged in the past 3 years. It shows how building activity has been spread around both established and newer areas of the town. Building permits have been required in Mirboo North for constructing and modifying buildings (including re-stumping), carports and garages, sheds, balconies, swimming pools, verandahs and other structures.

Map 17 also shows properties subject to planning permit applications that have been lodged in the past 3 years. Planning permits have been required for building and changes of land use in the commercial and industrial areas in the town centre (e.g. motor repairs, church extension, store), for residential subdivision and for single dwellings (e.g. on land subject to Bushfire Management Overlay). Most subdivision applications have been for two lot subdivisions for urban residential land (General Residential Zone land). A 44 lot stage subdivision was approved at the south-eastern edge of town last year but has yet to be subdivided.

Local real estate knowledge shows that Mirboo North typically attracts 'tree-changers', local retired farmers and retirees from metropolitan Melbourne particularly Mornington Peninsula who are looking to buy lifestyle properties. There is strong demand for the limited number of available rental properties. Renters are more likely to have employment and family links with the Latrobe Valley. Residential investment properties are few due to the expected rate of return at present. (Discussion with local real estate agents 2016)

As discussed on page 32, it is anticipated that approximately 100 additional dwellings will be needed to accommodate forecast population growth in Mirboo North over the next 15 years. This is equivalent to approximately 7 additional dwellings each year.

On average, 10 new dwellings are constructed annually in Mirboo North though the average has been consistently lower at 6 dwellings per year in the past few years (refer to *Figure 15* and *Figure 16*).

Figure 15. Dwellings Completed per Year in Existing Mirboo North Settlement Area (2006-2016)

Year	Number of Occupancy Permits Issued
2006	11
2007	9
2008	11
2009	11
2010	14
2011	13
2012	12
2013	15
2014	6
2015	6
2016	6
Average number of completed dwellings	10

Source: South Gippsland Shire building data using the issue date for dwelling's certificate of occupancy

The population forecasts anticipate a steady continuation of modest growth experienced in recent years. Although relatively few lots are available (see next section), there is no evidence of pent-up demand currently such as might be indicated by rapidly rising prices or strong agitation by land-owners for subdivision, for example. The small number of dwelling occupancy permits over the last three years appears to confirm this conclusion. (Tim Nott 2016)

Figure 16. Number of Occupancy Permits Issued for Dwellings (2006-2016)

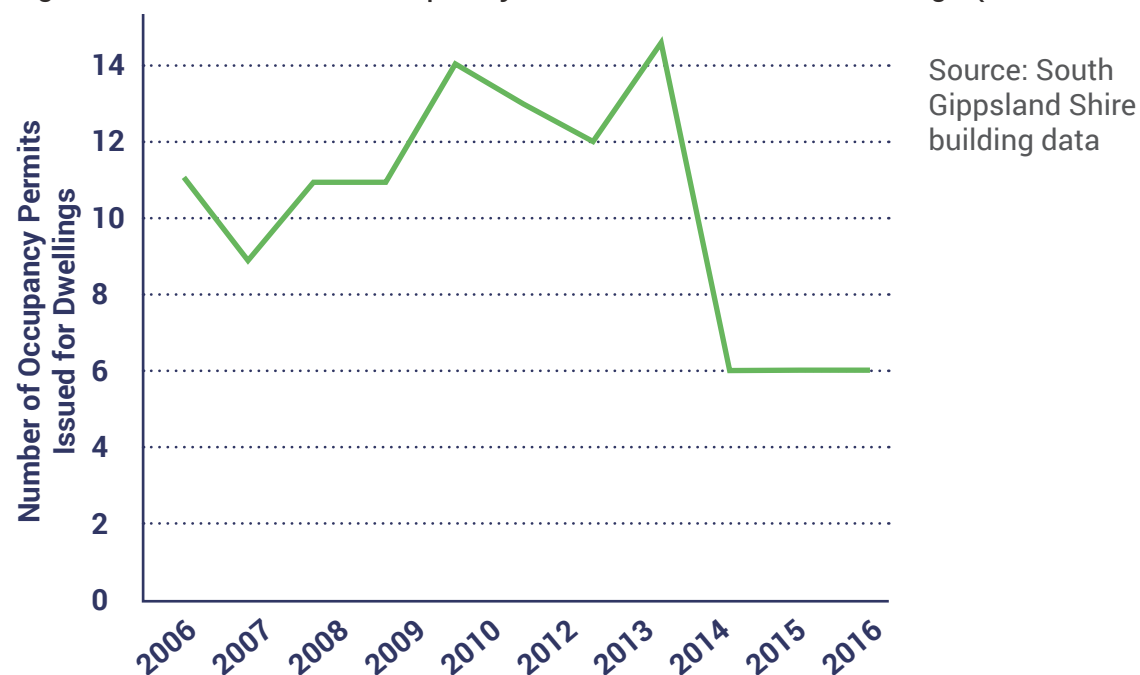
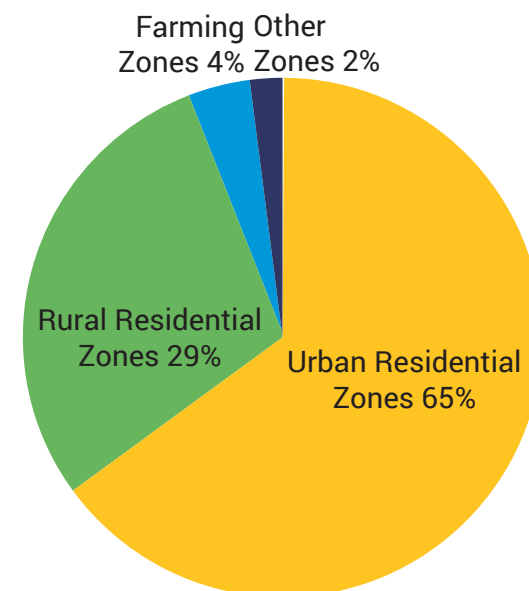


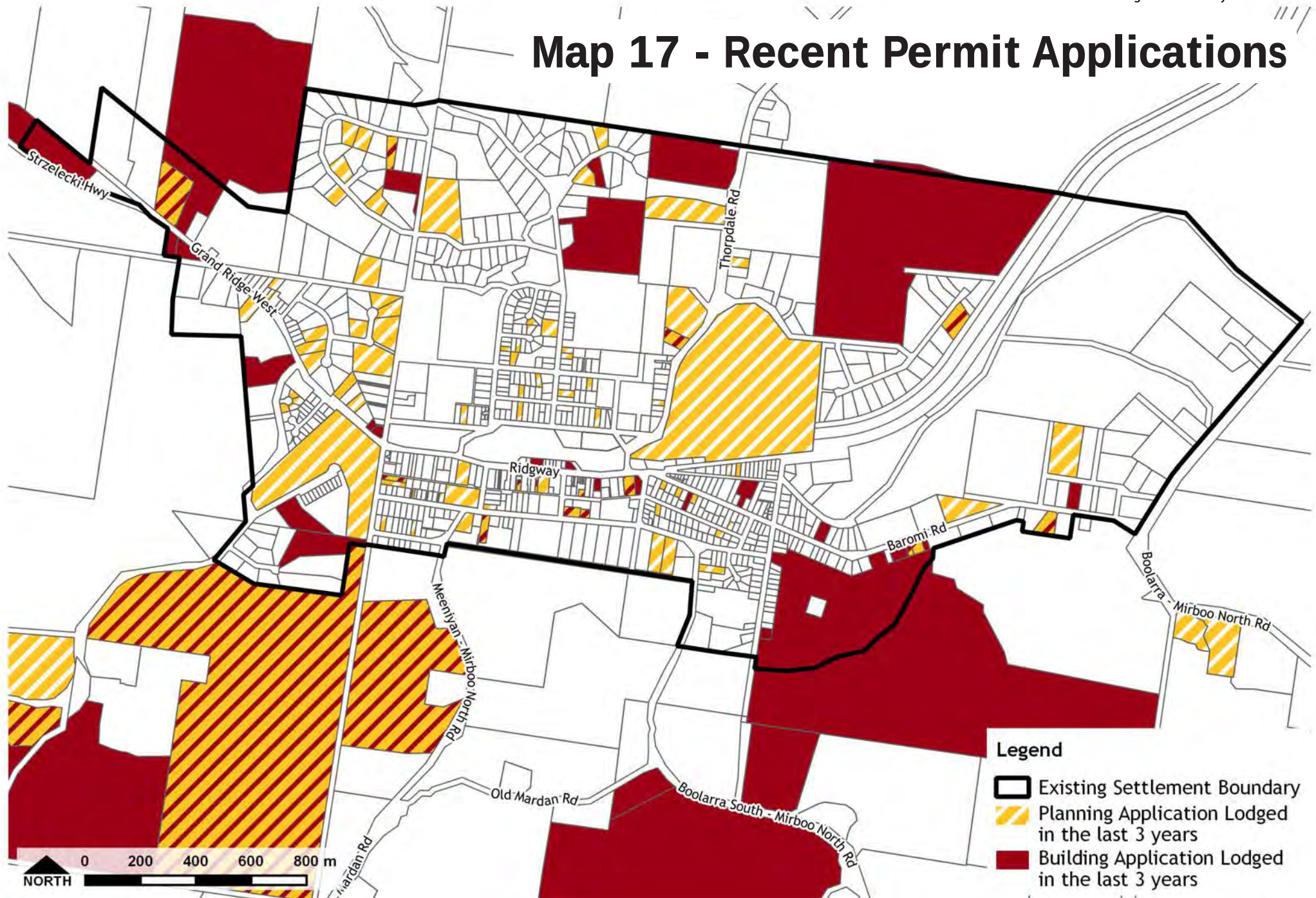
Figure 17. Dwellings Built in the Existing Mirboo North Settlement Area (2006-2016)

Land Type	Existing Land Zoning	Number of Occupancy Permits Issued for New Dwellings		Percentage of New Dwellings
Urban Residential Zones	General Residential Zone (GRZ)	65	66	65%
	Mixed Use Zone (MUZ)	1		
Rural Residential Zones	Low Density Residential Zone (LDRZ)	12	29	29%
	Rural Living Zone (RLZ)	17		
Farming Zones	Farming Zone (FZ)	4	4	4%
Other Zones	Commercial 1 Zone (C1Z)	1	2	2%
	Public Use Zone (PUZ)	1		



Source: South Gippsland Shire building data
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Map 17 - Recent Permit Applications



An analysis of Council's building permit data for the Mirboo North area within the existing settlement boundary shows that, over the period from 2006 to 2016, most new houses were built on urban residential land (see *Figure 17*). This information includes new dwellings that replace demolished dwellings.

It is assumed that the share of new dwellings will be the same in the next 15 years. These assumptions appear reasonable in Mirboo North because:

- Most available residential land is zoned General Residential Zone.
- Low Density Residential and Rural Living Zone land is also available.
- A couple of additional dwellings are expected in the Farming Zone as they have active planning permits for a dwelling¹.
- While additional housing in the Public Use Zone is unlikely (given this is generally public land), additional dwellings in the Commercial 1 Zone are a possibility in the future. The Commercial 1 Zone provides for shop top housing as an as-of-right land use.

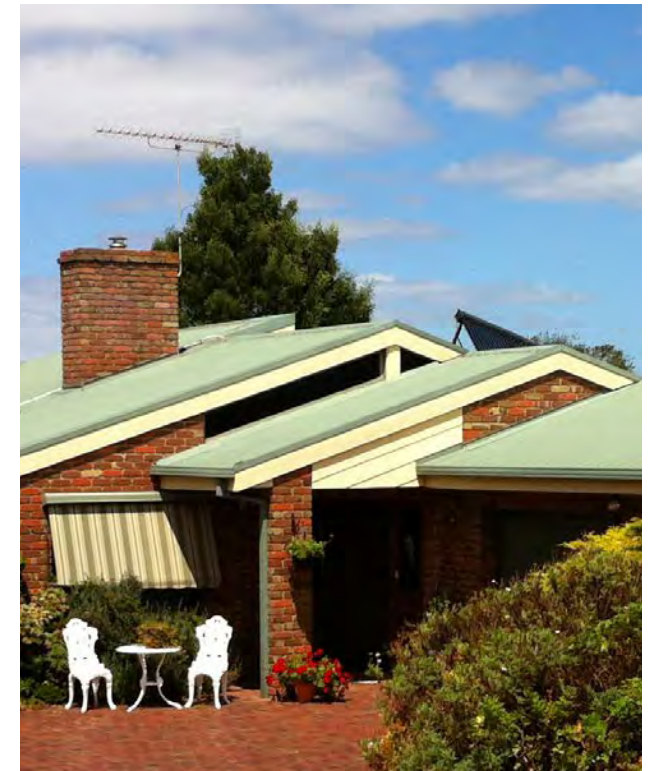
Figure 18 presents an estimate of how the forecast requirement for new dwellings will be allocated to different zones if the present pattern continues over the next 15 years. This analysis assumed that one dwelling requires one lot. The number of dwellings in the Mirboo North UCL is forecast to grow by 106 dwellings (from 684 in 2016 to 790 in 2031 - see *Figure 9*).

¹ That said, it is unlikely that more than this will be built given the limited supply, likelihood of rezoning and the restrictions on new dwellings in this zone.

Figure 18. Forecast Share & Number of Dwellings by Zone for Mirboo North (2016-2031)

Land Type	Share of Lots by Zone	Number of Lots Required	Average Lots per Year
Urban Residential Zones	65%	69	4.6
Rural Residential Zones	29%	31	2.1
Farming Zone	4%	4	0.3
Other Zones	2%	2	0.1
Total	100%	106	7.1

Source: *Figure 9*; Tim Nott 2016



Residential Supply

The State Government's 2012 Urban Development Program provides a starting point for analysing residential land supply in Mirboo North. The report identified Mirboo North as the town in South Gippsland with the highest level of zoned vacant land stock for lots over one hectare in size with potential for broadhectare subdivision. It identified 13 hectares of such land, compared to the next highest towns: Toora (5.5ha) and Walkerville (5ha). It noted that parcels were typically in low demand areas and in some instances unsewered.

The report identified 32 hectares of potential residential land supply in Mirboo North. Of the 236 rural residential lots it identified in Mirboo North, 18% were vacant (refer to *Figure 36*).

Of the four major infill sites, no development has taken place though one site has an approved 44 lot development. Some residential development has occurred in the 'Possible residential' area and part of this area is subject to Amendment C103 which is expected to yield approximately 35 lots.

There are currently a number of vacant lots in the township as illustrated at *Map 15*. This information is taken from Council's rates data and in many cases the categories shown on the map reflect the land's lot size rather than its land zoning (e.g. some lots identified as rural residential are zoned General Residential). Many of the vacant lots have the potential to be subdivided further. In South Gippsland, land zoning dictates the minimum lot size in the case of Low Density Residential Zone and

Rural Living Zone land (see *Map 11* for land zoning). An analysis of existing vacant lots and the future subdivision potential of land by its zoning is shown in *Figure 19*. This table shows that there are 47 vacant lots on residentially zoned land. There are many lots zoned for residential purposes that could be subdivided further. *Figure 20* reviews most of the larger vacant lots in the township and identifies, in a notional way, the potential number of lots that could result from further subdivision.

Much of the land supply created in recent years has occurred incrementally on General Residential Zone land. There is significant potential for two and three lot subdivision to provide for the town's urban residential land

Figure 19. Vacant Residential Lots by Residential Zone (2016)

Residential Zone	Number of Vacant Lots
General Residential Zone (GRZ)	26
Mixed Use Zone (MUZ)	1
Low Density Residential Zone (LDRZ)	12
LDRZ subject to rezoning to GRZ as part of Amendment C103	3
Rural Living Zone (RLZ)	5
Total	47

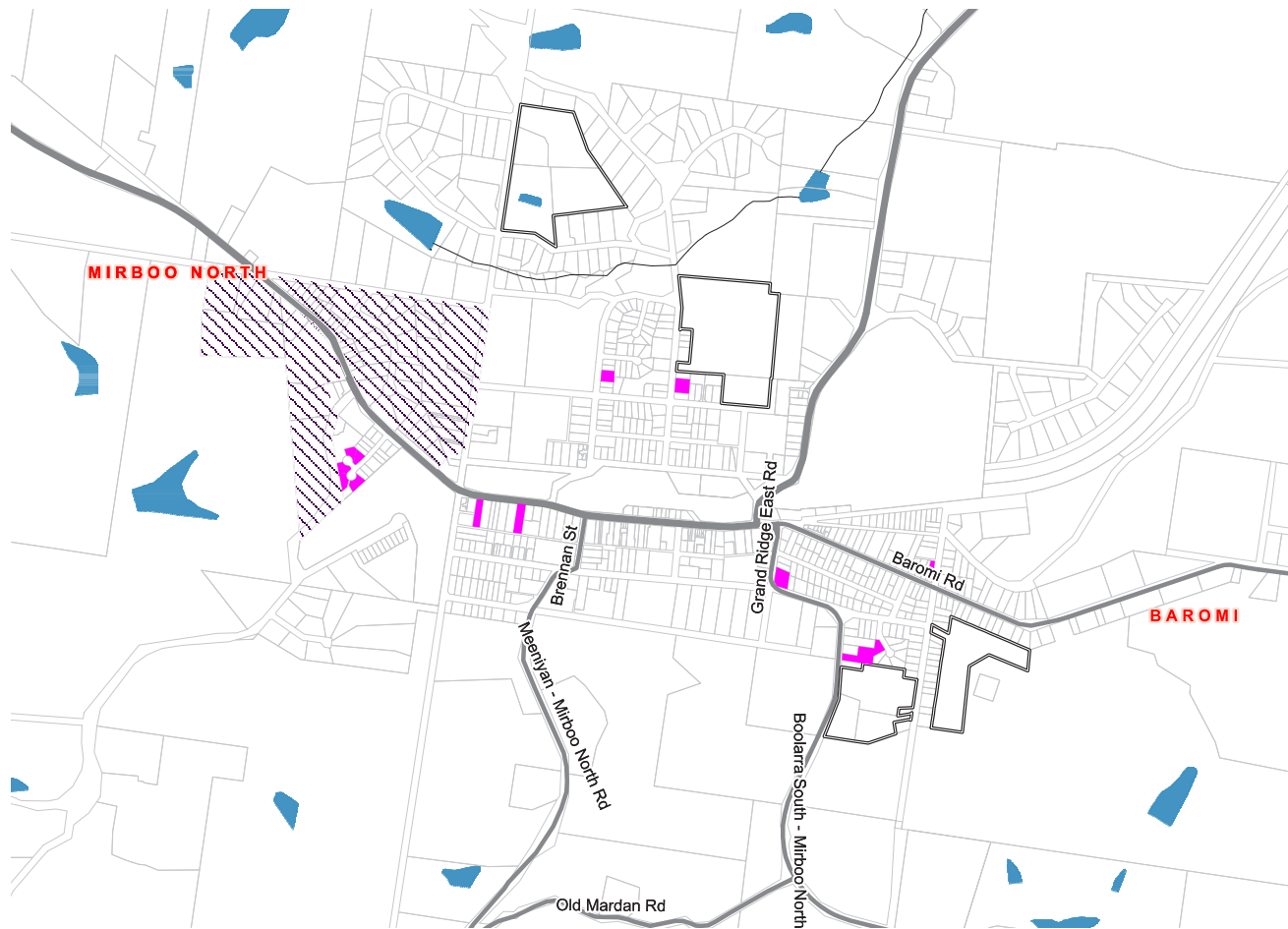
Source: South Gippsland Shire rates data

supply for years to come without developing large parcels, though large developments are important for the town's prosperity. *Figure 20* identifies the potential addition of up to 360 housing lots through the re-subdivision of existing lots in the township – and this excludes the potential for multi-unit development on a single lot and further subdivision. However, it must be stressed that this is only a notional figure. There are a number of factors that indicate not all these lots will eventuate, at least within the time frame being considered here:

- Some General Residential lots have been recently developed as rural lifestyle blocks and are unlikely to be redeveloped in the short to medium term
- Some land is difficult/expensive to service with reticulated water and sewerage
- Some land may have its carrying capacity affected by Wildfire or other Environmental Overlays
- Some land requires extensive initial headworks in order to accommodate housing; this may be cost-prohibitive in a situation where annual demand is relatively small

Nevertheless, there is potential for further subdivision to create a significant number of additional lots.

Figure 36. Residential Land Supply in 2012



South Gippsland - Mirboo North

Broadhectare

- Constructed
- Under Construction
- Take up 1-2 yrs
- Take up 3-5 yrs
- Take up 6-10 yrs
- Take up 11+ yrs

- No Timing
- Potential Low Density
- Investigation Area
- UGZ (PSP Required)
- Potential Residential

Major Infill

- Constructed
- Under Construction
- Take up 1-2 yrs
- Take up 3-5 yrs
- Take up 6-10 yrs
- Take up 11+ yrs

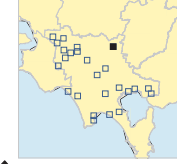
- No Timing

Minor Infill

- Minor Infill Constructed

- Cadastral boundary
- Municipal Boundary
- Major road
- Railway and station
- River, creek

South Gippsland index map



UDP MapsOnline available at:
www.land.vic.gov.au/udp

The State of Victoria, Department of Transport Planning and Local Infrastructure 2013. The State of Victoria does not warrant the accuracy or completeness

Source: Victorian Government (2012) Urban Development Program

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Figure 20. Notional No. of Additional Lots from Further Subdivision of Selected Residential Lots

Address	Zone	Area (ha)	Notional Average Lot Size (ha)	Notional Number of Additional Lots
52-56 Wells Rd & 50 Balook St	GRZ	8.7	0.06	97
36 Balding St	GRZ	7.6	0.06	84
17 Allen St	GRZ	1.2	0.06	10
2 Ogilvie St	GRZ	0.4	0.06	5
1A Murray St & Railway Rd*	GRZ	1.7	0.06	15
19 Murray St	GRZ	4.2	0.06	45
39 & 47 Grand Ridge Rd East & 40 Murray St	GRZ	4.6	0.06	49
943-945 Berrys Creek Rd**	LDRZ/GRZ	4.2	0.06	35
2 Old Thorpdale Rd	RLZ	6.8	1	6
43, 71, 79 & adjacent lot, Thorpdale Rd	RLZ	12	1	9
75 Old Darlimurla Rd	RLZ	6.5	1	6
Total		57.9		361
Total GRZ				340
Total LDRZ / RLZ				21

Source: Tim Nott 2016

Notional average lot size is assumed to be 600 sqm for the General Residential Zone (GRZ) in keeping with the existing urban lot pattern in the more dense parts of the township; the sizes of the rural residential lots are assumed to be the minimum in the South Gippsland Planning Scheme. For most of the GRZ lots, 70% of the land is assumed to be developable, allowing for topography, waterway and bushfire constraints, open space etc.

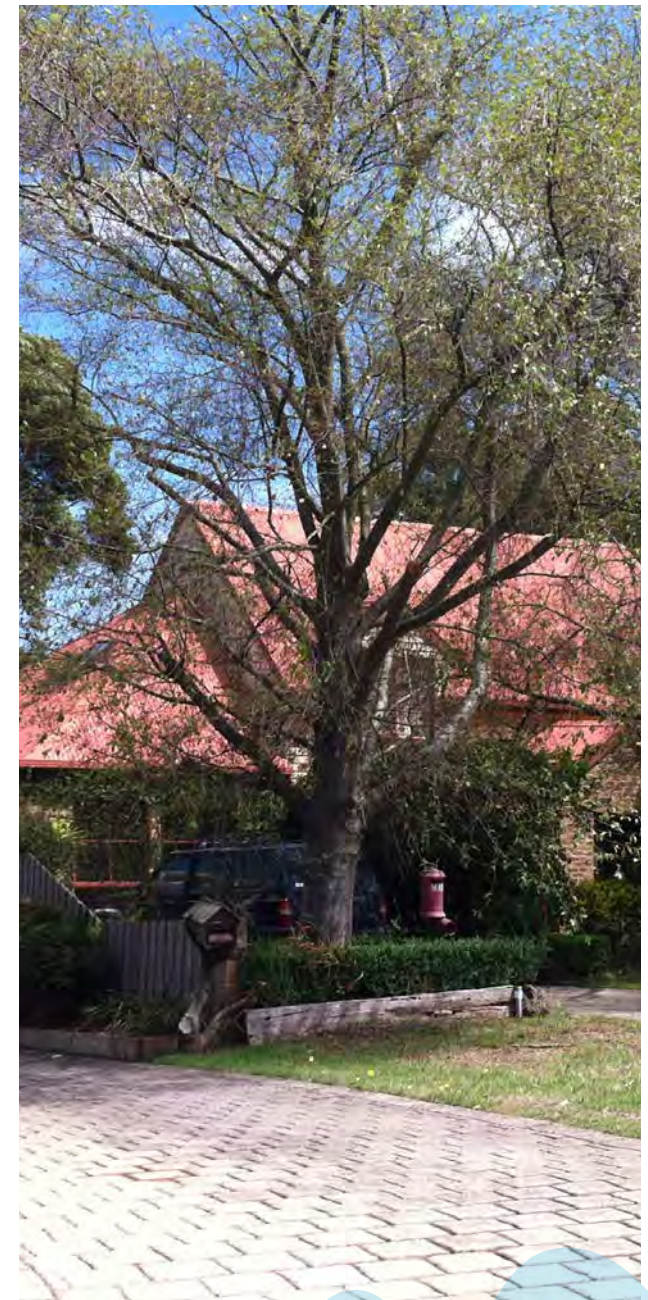
*This area would require a sewer pump station which would be fully funded by the developer; subdivision may not proceed because of the relatively low lot yield compared with the cost.

** This area is subject to a rezoning request (Amendment C103) to GRZ with an indicative subdivision plan showing 35 lots.

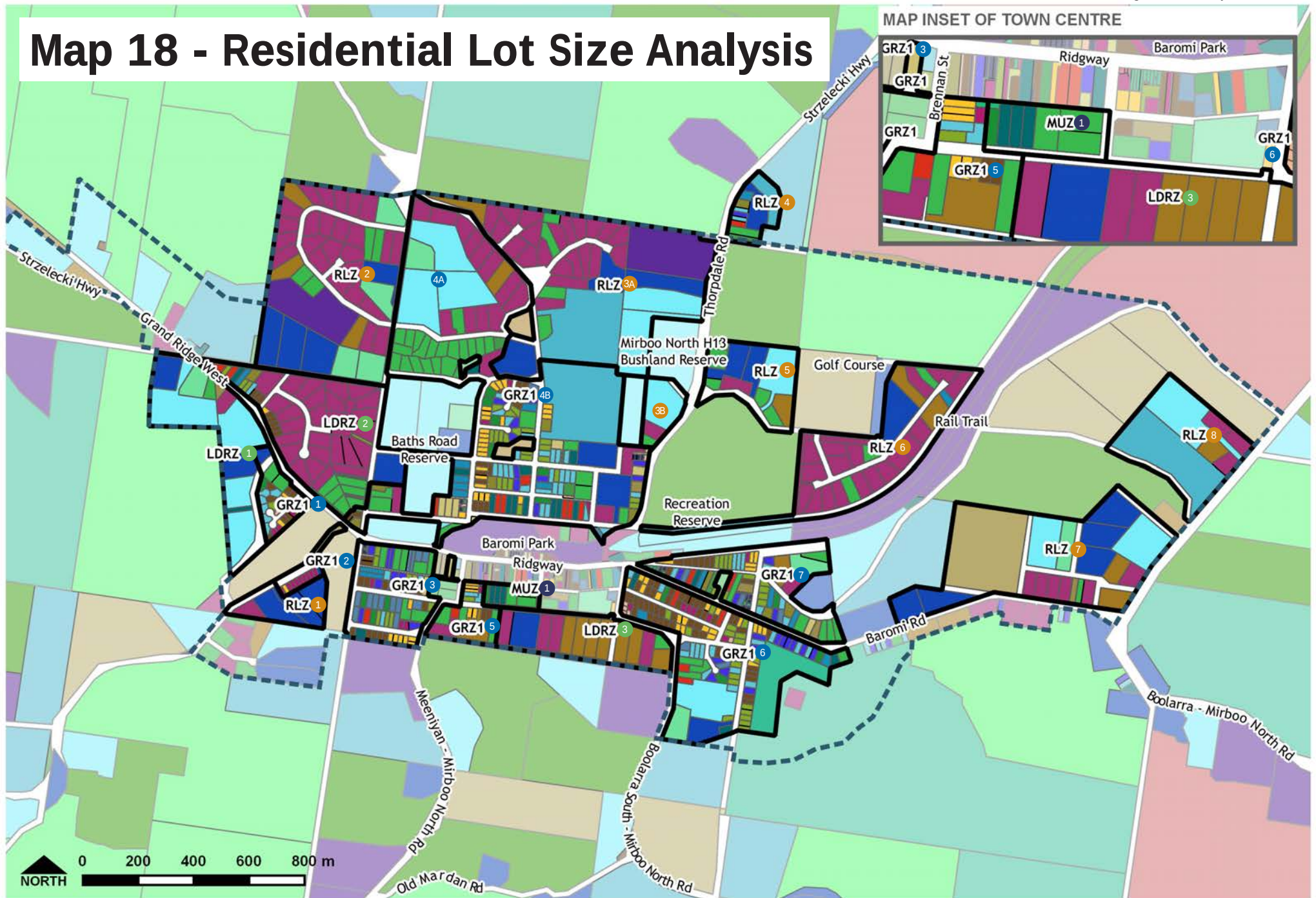
Map 11 on page 56, *Map 18* and *Figure 27* show that in the North and West of the township, there appears to be little difference in the lot sizes in the different zones. That is, many of the lots in the Rural Living Zone (RLZ) are around 4,000 square metres, the same as those in the Low Density Residential Zone (LDRZ) and the General Residential Zone (GRZ). This is lower than the minimum subdivision size stipulated for RLZ in the South Gippsland Planning Scheme (1 hectare). If the Rural Living Zone in the area was reclassified as Low Density Residential Zone, that would create opportunities for finer subdivision of the remaining RLZ lots. (Tim Nott 2016)

Figure 21. Residential Lot Size Analysis for Subdivision

Area (refer to Map 18) Comments	
Rural Living Zone (RLZ) - minimum 1ha lot size	
RLZ Area 1	Lot sizes provide no further subdivision (0.5 or 1ha) but potential for additional lots if part of the land is able to be rezoned
RLZ Area 2	Lot sizes provide no further subdivision except thickly vegetated 4ha lot with water body, most lots LDRZ size (0.3-0.4ha), some lots 1-1.5ha, rezoning to LDRZ likely to provide limited additional lots given constraints of sewer, fire risk, topography and existing vegetation
RLZ Area 3A	Lot sizes provide no further subdivision, mostly LDRZ size (0.4-0.5ha), few contiguous large lots (2.3-6.7ha)
RLZ Area 3B	0.2 & 0.4ha lots do not provide for further subdivision, 2ha lot could be subdivided in two but this is unlikely because it is thickly vegetated
RLZ Area 4	Lot sizes provide no further subdivision, mostly large urban lots (0.1ha)
RLZ Area 5	Lot sizes provide no further subdivision except 2.1ha lot, most LDRZ size (0.2-0.7ha)
RLZ Area 6	Lot sizes provide no further subdivision, most LDRZ size (0.4ha)
RLZ Area 7	Most lot sizes provide no further subdivision, except thickly vegetated lots
RLZ Area 8	3.7 & 6.0ha lots provide for subdivision, other lots do not provide for further subdivision and are LDRZ size (0.4-0.6ha)
Low Density Residential Zone (LDRZ) - minimum 0.2ha (2000sqm) with sewer otherwise 0.4ha (4000sqm)	
LDRZ Area 1	Part subject to rezoning to GRZ (Amendment C103 - see page 51), other lots (0.4-3.3ha) provide further subdivision, only lots 0.2 & 0.3ha provide for no further subdivision
LDRZ Area 2	Mostly 0.4ha (found in Josephine Cres & Laura Rise) which can be subdivided in two if / where sewer is connected, one large lot (1.2ha) constrained by vegetation, other lots are smaller, down to as small as 700sqm which cannot be further subdivided
LDRZ Area 3	Lot sizes (0.5-1.2ha) provide for additional subdivision except 0.3ha lot but are limited by topography and sewer connections



Map 18 - Residential Lot Size Analysis



Legend
 Existing Settlement Boundary
Lot Sizes

 0 - 100sqm	 1000 - 1100
 100 - 200	 1100 - 1200
 200 - 300	 1200 - 1300
 300 - 400	 1300 - 1400
 400 - 500	 1400 - 1500
 500 - 600	 1500 - 1600
 600 - 700	 1600 - 1700
 700 - 800	 1700 - 1800
 800 - 900	 1800 - 1900
 900 - 1000	 1900 - 2000

 2000-4000
 4000-6000
 6000-8000
 8000-10000 (1ha)
 1-2ha
 2-4
 4-6
 6-8
 8-10
 10-20
 20-40
 40-80
 80-160

potential for
additional
lots in RLZ

potential for
additional
lots in LDRZ

Area (refer to Map 18) Comments**General Residential Zone Schedule 1 (GRZ1) - no minimum lot size**

GRZ1 Area 1	Lot sizes 400-1000sqm apart from two large lots (3ha) occupied by the Mirboo North Bowling Club, larger lots unlikely to be subdivided further given lot configuration and recent building
GRZ1 Area 2	Lot sizes 600sqm, additional subdivision unlikely because of the location of building on lots
GRZ1 Area 3	Variety of lot sizes (600-2000sqm) with many opportunities for further subdivision, particularly on larger longer lots and lots with access to laneways, two-unit development with 300sqm lots
GRZ1 Area 4A	Large lots capable of extensive further subdivision, currently subdivided at LDRZ lot sizes (0.2-0.6ha) and RLZ lot sizes (1 and 2ha), the 0.2ha lots are limited by vegetation, the other larger lots may be constrained by the existing lot configuration, sewer extensions, topography and Aboriginal cultural heritage sensitivity
GRZ1 Area 4B	Variety of lot sizes, mostly 600-1500sqm with some larger lots (0.2, 0.3, 0.4, 0.5, 1.2, 1.5 and 7.6ha), many opportunities for further subdivision, particularly on larger lots and lots with multiple street access (i.e. corner lots and Couper Street properties)
GRZ1 Area 5	Variety of lot sizes, mostly 700sqm, several larger lots (0.1-0.8ha), many opportunities for further subdivision but are limited by topography and sewer connections
GRZ1 Area 6	Variety of lot sizes, mostly 600-800sqm with larger lot sizes (0.2-4.2ha), many opportunities for further subdivision particularly on lots over 1ha which are cleared
GRZ1 Area 7	Variety of lot sizes (200-2000sqm) with a few larger lots (0.3, 0.4, 0.7 & 0.8ha), many opportunities for further subdivision given availability of rear access and number of larger lots despite some sewer connection limitations

Mixed Use Zone (MUZ) - no minimum lot size

MUZ Area 1	Potential for further subdivision, zone considered appropriate for more intense development e.g. apartments
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Options to Balance Housing Supply & Demand

Approximately 100 additional dwellings will be needed in Mirboo North in the next 15 years. This demand is compared with the current and potential supply of vacant land given the current zoning in *Figure 22*.

Figure 22 should be read with caution since, for example, the supply of existing vacant lots includes some lots that are very large and could be subdivided to meet the notional shortfall. This is shown on *Map 18* and *Figure 21*.

Although there is an apparent lack of appropriately sized lots at present, given further subdivision, there should be sufficient land to accommodate demand (this may require some urban residential land being developed at rural residential densities as these kinds of lots may run out towards the end of the forecast period).

Some of the urban dwellings could be townhouses to satisfy the demands of smaller households, especially older people who enjoy the small town lifestyle and want to remain close to their community but do not wish to maintain large properties. Given the potential to develop a number of townhouses on one lot, the demand for urban residential lots may be reduced somewhat.

The calculations presented in *Figure 22* are based on the forecast demand. However, even if the demand should increase, for example, as a result of the marketing and promotion of significant new subdivisions, the potential

supply of urban residential lots should be adequate for many years. The supply of rural residential lots on the other hand is relatively constrained and this may be a market niche that Mirboo North will not be able to supply beyond the study period.

Rural residential lots often ring small towns in Victoria, making it difficult to locate new urban-sized lots in proximity to the services of the town centre and reticulated infrastructure.

Good planning practice is to avoid development rural residential / rural lifestyle lots which encroach on productive agricultural

on the structure plan's directions.

land and can prevent orderly urban growth at the town edge.

Balancing future land supply and demand needs to take into consideration a range of issues and opportunities in the town. This is discussed further in *Chapter 9 Future Direction* which draws together considerations that impact on the town's future such as transport and environmental values, before concluding

Figure 22. Current Balance of Supply & Demand for Housing Lots (2016-2031)

Land type	Demand for Dwellings	Supply of Existing Vacant Lots	Notional Shortfall	Notional Supply of Additional Lots	Notional Total Shortfall
Urban Residential	69	27	42	340	-258
Rural Residential	31	20	11	21	1
Total	100	46	41	361	-253

Source: *Figure 18; Figure 19*; Tim Nott 2016

Urban Residential refers GRZ and MUZ land while Rural Residential refers to LDRZ and RLZ land.

Residential Controls & Policy

While existing residential controls and policy generally appear appropriate, there are opportunities for improvement.

The Mixed Use Zone (MUZ) and General Residential Zone provide for more intensive development in close proximity to the town centre. Given the flexibility now provided by the MUZ, the schedule could be varied to express its town centre role. The MUZ should complement but not detract from retail activities in main street. Given the large lot sizes, this area may provide opportunities for future higher density residential development.

The application of the Rural Living Zone (RLZ) in the settlement boundary in some ways is not ideal because it is a rural zone. The inclusion of RLZ areas in the settlement boundaries is, however, preferred to indicate where land for housing ends and agriculture starts. This could be addressed by rezoning this land to Low Density Residential Zone (LDRZ), particularly north of the Little Morwell River as suggested by Tim Nott. Many of these lots are the size of LDRZ lots in any case.

Rezoning this land to LDRZ, however, would have a number of implications because different controls and policy apply. In the RLZ:

- Aged care facilities and car wash are prohibited.
- More retail services (e.g. take away food premises) are prohibited than LDRZ.
- There are less restrictions on animal keeping than LDRZ.

- Rural industry and primary produce sales are not prohibited.

It is noted that a change of zone from RLZ to LDRZ would have implications on Council's General Local Law (2014) for animal keeping (see *Figure 23*).

Given the implications of rezoning all RLZ to LDRZ and the lack of discussion of this and feedback during the consultation, it is not recommended that any rezoning occur until further investigation takes place.

In terms of local policy, existing policy at Clause 21.15 promotes higher density residential development and retirement living within a 400 metres radius of the town centre. This policy could be complemented by a map that shows land within 400 metres walk of the town centre. It also includes policy about the staged release of new residential land at a range of densities decreasing from the town centre. Both of these policies are still appropriate for the town.

The Mirboo North Community Infrastructure Plan (2014) has the following comments and recommendations that support and add to policy for a compact settlement:

- Investigate the need for supported residential accommodation for younger people with disabilities or independent living units for the higher than average proportion of young people with disabilities in the town. (p.58)
- Infill development to the south of

Ridgeway would meet the needs of people of retirement age and older. These lots are close to shops and services and with continuous footpath connection to the health services, library and shops would allow these residents to remain active as they age in their own homes. (p.45)

At present the Planning Scheme does not specifically refer to the town's settlement boundary. It is suggested that policy be included to remedy this.

Figure 23. Local Law for Animal Keeping

Part 5 – Animals and livestock		
46. Keeping animals		
(1) An owner or occupier of a property must not, without a permit, keep or allow to be kept any more in number for each kind of animal than as set out in the following table:		
Type of animal	Maximum no. of animals allowed in residential, mixed use, commercial, township & industrial zones as defined in the relevant planning scheme	Maximum no. of animals allowed in rural conservation & rural living zones as defined in the relevant planning scheme
Dogs	2	2
Cats	2	2
Poultry		
Hens, Ducks, Geese and Turkeys	12	N/A
Roosters	0	0
Poultry - Victorian Poultry Fanciers Association Registration		
Roosters	3	N/A
Hens	12	N/A
Domestic birds	50	N/A
Large birds	2	N/A
Domestic mice	10	N/A
Guinea pigs	2	N/A
Domestic rabbits	2	N/A
Horses/donkeys	none	N/A
Cattle	none	N/A
Sheep	none	N/A
Goats	none	N/A
Pigs	not permitted	not permitted
Other agricultural animals	none	N/A
(2) Subclause (1) does not apply where a planning permit has been obtained for land used for the purposes of an animal shelter, animal boarding, animal breeding or animal keeping.		

Implications

- Housing demand in Mirboo North is low (10 dwellings constructed a year, 6 dwellings developed in the past three years)
- There is sufficient land within the town boundary to meet residential demand over the next 15 years
- Environmental and infrastructure constraints will pose challenges and possible delays to development until return on investment can be achieved



Commercial Land

This section, prepared by Tim Nott (2016) provides a forecast of the demand for additional commercial land in the Mirboo North town centre. It is based on an analysis of retail supply and demand and supplementary estimates of demand for non-retail activity.

Analysis Method

Mirboo North town centre contains a mix of retail, other commercial and community activities that generate demand for building space. There are several ways in which a forecast of future demand for building space can be developed. The forecast method chosen here is to focus first on the future demand for retail floorspace using well-established relationships between population, income, local spending and retail floor area. This makes use of the existing population forecasts prepared by .id Consulting for Council. Future demand for other types of floorspace is then broadly estimated, taking into account the existing shares of retail to non-retail space. (Demand analysis for non-retail space is rather uncertain since it depends on a wide range of factors other than local population growth.)

The retail forecast steps are:

- Identify the existing commercial floorspace in the town centre
- Estimate the retail sales using industry standard sales per square metre (adjusted for local conditions)
- Identify the trade area for the centre and estimate its current and future population based on existing population forecasts
- Estimate the average retail spending per local resident and the total spending now and in the future
- Estimate the share of resident spending that flows to the Mirboo North town centre
- Estimate the visitor spending enjoyed by the town centre
- Using conservative assumptions about how spending patterns will change in the future, project forward spending in the town centre
- Translate spending to retail floorspace

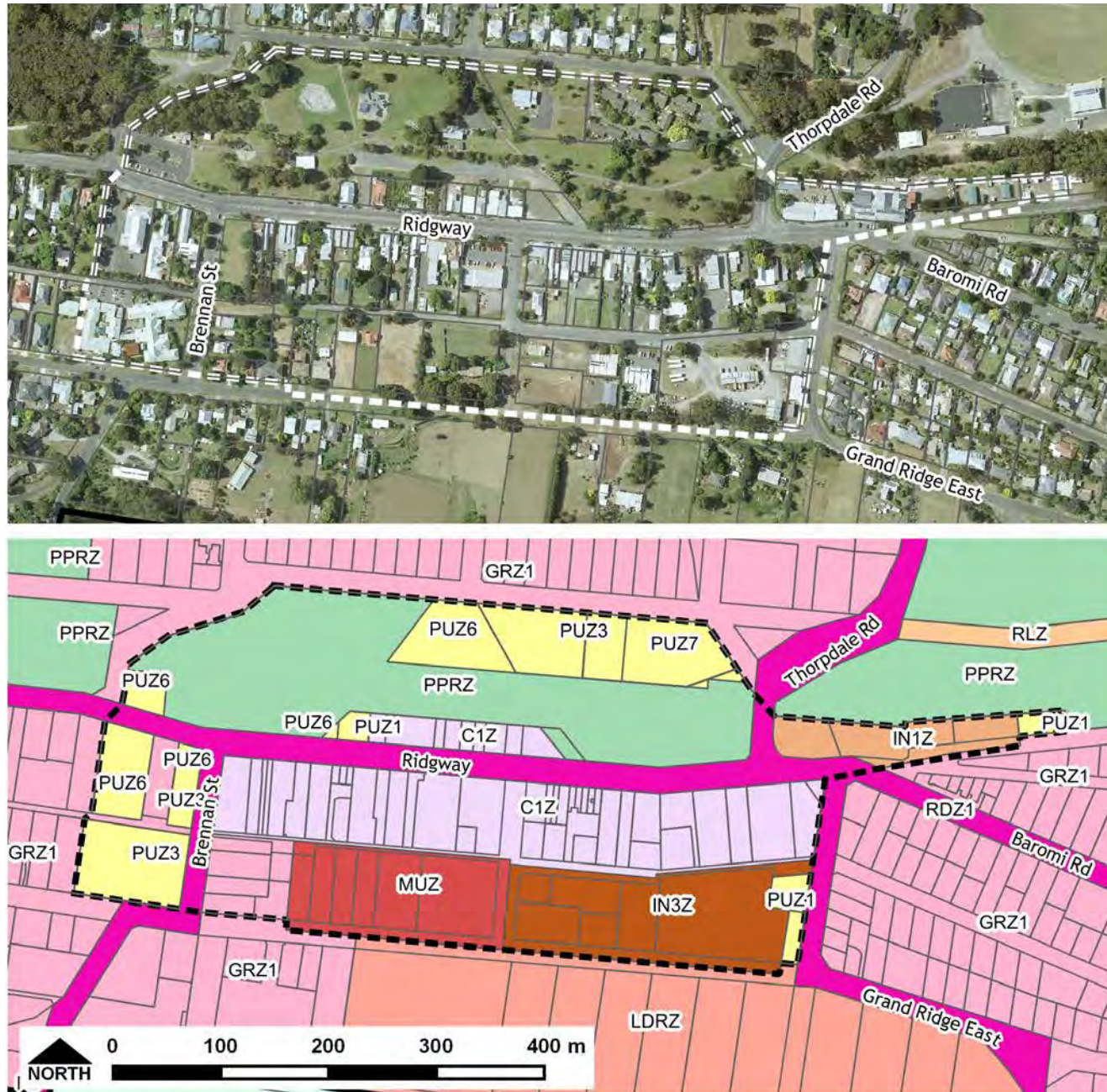
This method is commonly used in planning for activity centres throughout Victoria.

Existing Commercial Floorspace

Mirboo North town centre is the only commercial activity centre in Mirboo North. It provides retail, commercial and community services to residents of the district and visitors to the township. An aerial photo and zoning plan of the Mirboo North town centre is shown at *Figure 24*, along with the boundary used to define the centre for this report. Key features of the centre include:

- a small-to-medium sized IGA supermarket of around 650 square metres, which is the principal retail drawcard located in the centre of the retail strip
- the substantial public open space on the north side of the Ridgway which hosts a variety of community services and visitor car-parking as well as regular weekend markets
- the Mixed Use and Industrial 3 Zones to the south of the commercial area forming an extension to the employment/service precinct of the town centre
- the Industrial 1 Zone to the east of the commercial area which accommodates the Grand Ridge Brewery and its associated hospitality functions as well as a large hardware outlet
- the civic and health precinct at the western end of the centre, comprising medical centre, child care, library, offices and meeting rooms

Figure 24. Mirboo North Town Centre Area for Commercial Land Analysis



The estimated building floorspace in the town centre devoted to different uses is shown in *Figure 25*. The table identifies floorspace in the Commercial Zone and the total centre.

In total, the Mirboo North town centre, including the surrounding industrial land and public purposes reserves has around 17,400 square metres of building area devoted to non-residential activities. This includes 3,700 square metres in retail space, 7,100 in community and emergency services, 1,200 in hotels and clubs and 3,400 in various industrial activities. Of the total space, 7,100 square metres is located in the Commercial Zone and 1,100 is vacant (including a total of 920 of shop space).

Of note, vacant shopfront floorspace amounts to 20% of the total available retail space. This is very high even for a traditional strip shopping centre where vacancy rates of around 5% to 10% are more indicative of a balance between supply and demand. The high vacancy rate is mainly a result of a vacant group of shops on the north side of the highway, including a former small supermarket.

Figure 25. Floorspace in Mirboo North Town Centre (2016)

Activity	Total Floorspace (sqm)	Commercial 1 Zone only (sqm)
Food, groceries and liquor	990	990
Non-food	2,078	1,218
Food catering	529	529
Retail services	84	84
Total retail	3,681	2,821
Professional services	1,022	722
Community and emergency services	7,072	1,070
Hotels and clubs	1,190	710
Manufacturing	850	0
Wholesale, telecommunications and storage	970	410
Automotive	1,599	519
Total activity	16,384	6,252
Vacant space	1,050	834
Total floorspace	17,434	7,086

Source: Tim Nott 2016

This activity is in the area outlined in *Figure 24* and includes Commercial, Industrial and Public Use Zone land.

For the purposes of this report, retail activity comprises the following categories:

Food, groceries and liquor – supermarkets, general stores, liquor outlets, specialty food outlets (butchers, bakers, greengrocers etc)

Non-food goods, comprising

- Clothing – clothes, shoes, manchester
- Household goods – homeware, hardware, furniture, floor coverings, curtains and blinds, electronic goods etc
- Recreational goods - sporting goods, toys, bookshops, newsagents
- Other goods –, chemists, florists, jewellers, second hand goods etc

Food catering – cafes, restaurants and take-away food outlets

Retail services – hairdressers, beauty parlours, video rental, clothing and household goods repairs

Retail Sales

Figure 26 provides a calculation of retail sales in the town centre using an estimate of sales per square metre that is achieved by the stores at the centre. This estimate is based on industry standards and adjusted for local conditions and the type of stores that are present.

Total retail sales in the town centre are estimated at \$17.6 million in 2016.

Figure 26. Estimate of Retail Sales in Mirboo North Town Centre (2016)

Activity	Floorspace (sqm)	Sales per Square Metre (\$)	Retail Sales (\$m)
Food, groceries and liquor	990	\$7,800	\$7.7
Non-food	2,078	\$3,600	\$7.5
Food catering	529	\$4,000	\$2.1
Retail services	84	\$3,400	\$0.3
Total retail	3,681		\$17.6

Source: Tim Nott 2016

Mirboo North town centre serves two main retail functions:

- It is a small neighbourhood centre providing food, groceries and convenience items for residents of the township and surrounds
- It is a visitor centre catering for significant numbers of visitors who come to the town each year from the surrounding region and from further afield

The visitors support a level of retail provision that is somewhat higher than would otherwise

be found in a town of this size. This gives local residents access to, for example, a range of cafes and dining options that they would otherwise have to travel further afield for.

Trade Area

The trade area of an activity centre is the area from which residents naturally visit the centre to obtain particular goods and services. At the boundary of the trade area, residents may choose from two or more centres that provide equivalent services. The extent of a trade area is influenced mainly by the location of

competing centres and the travel patterns of residents. The precise boundaries are usually set by the analyst to coincide with convenient statistical areas.

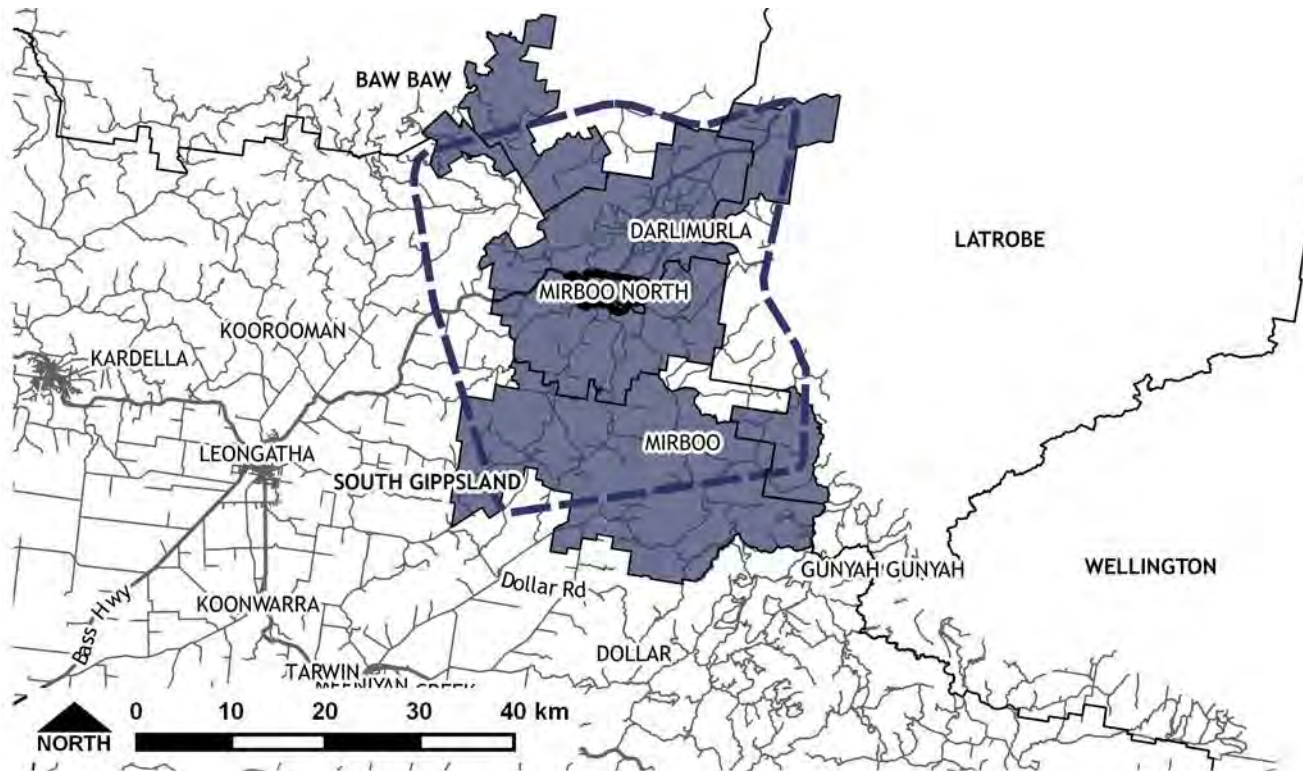
In this case, the trade area has been set with reference to the location of surrounding centres that have supermarkets and the boundaries of relevant Statistical Area Level 1 areas². The trade area is shown in *Figure 27*.

The Estimated Resident Population of this trade area is approximately 3,136 in 2016.

The characteristics of the trade area population at the last Census of Population and Housing are shown in *Figure 28*.

The Mirboo North trade area has a similar household size and income profile to the Shire and to Country Victoria as a whole.

Figure 27. Mirboo North Retail Trade Area



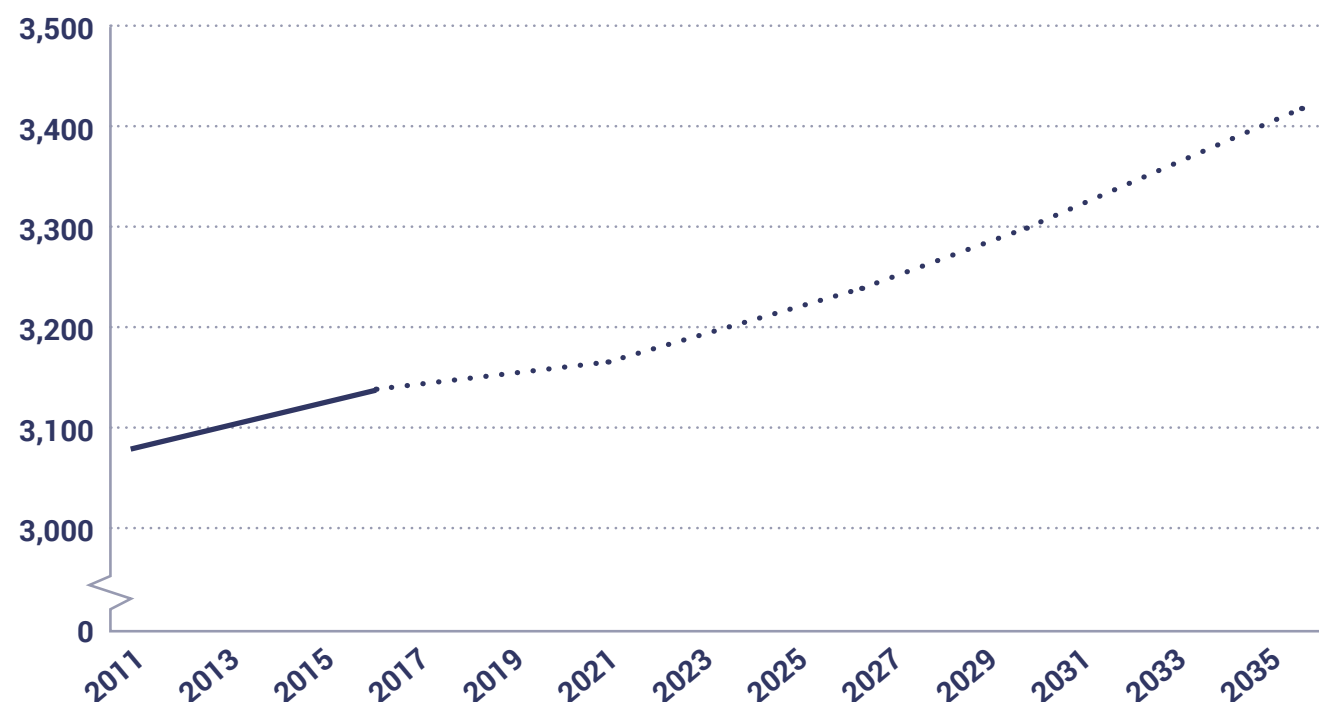
² The Australian Bureau of Statistics has a hierarchy of geographic regions it uses for collecting and analysing statistics gathered during the Census. One type of geographical region is Statistical Areas Level 1. These are the smallest unit for the release of Census data.

Figure 28. Trade Area Population Characteristics & Comparisons (2011)

Area	Population (Census count)	Median Age	Average people per household	Median weekly household income	Median weekly household income per person
Mirboo North trade area	3,034	43	2.5	\$976	\$388
South Gippsland Shire	27,208	44	2.4	\$920	\$383
Country Victoria	1,345,715	41	2.4	\$945	\$394

Source: ABS, Census of Population and Housing, 2011

Figure 29. Population Growth Forecast for the Mirboo North Trade Area (2011-2036)



Source: .id Consulting; Tim Nott 2016

The growth rate of the Mirboo North - Baromi area as defined and estimated by .id Consulting (see Figure 29) has been applied to the estimated resident population of the trade area in 2016.

Average Retail Spending

A population forecast for the trade area has been prepared using relevant growth rates from the .id Consulting work for Council. The growth trajectory of the area is shown in Figure 29.

The trade area population is forecast to grow from 3,136 in 2016 to 3,417 in 2036, a growth of 281 over the period at an average annual growth rate of 0.4%.

Figure 30 provides an estimate of the total retail spending by trade area residents. Estimates for regional Victoria have been sourced from Market info (a micro simulation model that provides estimates of spending in small areas based on data from the Census of Population and Housing and the Household Expenditure Survey), and adjusted for Mirboo North based on the difference in household income per person.

Overall, trade area residents are estimated to have annual retail expenditure of \$42.6 million in 2016.

Figure 30. Estimated Annual Retail Spending by Mirboo North Trade Area Residents (2016)

	Retail Spending per Person in Mirboo North Trade Area (\$)	Total Retail Spending (\$m)
Food, groceries and liquor	\$5,940	\$18.6
Non-food	\$6,240	\$19.6
Food catering	\$960	\$3.0
Retail services	\$430	\$1.3
Total retail spending	\$13,570	\$42.6

Source: Tim Nott 2016

Figure 31. Balance of Spending at Mirboo North Town Centre (2016)

	Sales (\$m)	Sales to visitors (%)	Sales to visitors (\$m)	Sales to trade area residents (\$m)	Total spending by residents (\$m)	Share of resident spending to Mirboo North (%)
Food, groceries and liquor	\$7.7	25%	\$1.9	\$5.8	\$18.6	31%
Non-food	\$7.5	25%	\$1.9	\$5.6	\$19.6	29%
Food catering	\$2.1	40%	\$0.8	\$1.3	\$3.0	42%
Retail services	\$0.3	10%	\$0.0	\$0.3	\$1.3	19%
Total retail	\$17.6	27%	\$4.7	\$12.9	\$42.6	30%

Source: Tim Nott 2016

Local & Visitor Spending

Not all of retail spending by trade area residents is spent locally. The majority of spending is directed to larger centres that provide more comprehensive supermarket shopping and a wide variety of non-food goods. However, because Mirboo North caters for visitors, residents are also able to spend more money locally (with more dining options, for example). This enables Mirboo North town centre to capture a much higher proportion of the available spending of trade area residents – up to around 30% when 20% might be more normal for a trade area of this size.

Figure 31 provides an estimate of how much of the retail sales at Mirboo North town centre are attributable to residents and how much to visitors.

Retail Floorspace Demand

Armed with the preceding analysis, and making several further assumptions, it is possible to develop a forecast of the demand for retail floorspace over the coming period. The forecast below makes a series of conservative assumptions about the future (that is, that existing trends will continue):

- The trade area residents will experience real growth in retail spending of 1% per year on average over the period. This has been the average growth in retail spending since the early 1980s.
- The share of retail spending by trade area residents flowing to Mirboo North town centre will remain constant at 30%.
- The share of sales to visitors remains constant at 27% of the total. This implies that sales to visitors will grow at the same rate as sales to residents (This appears to be well within the bounds of possibility given that Tourism Research Australia is currently forecasting that growth in domestic visitation will grow by 2.6% per year for the ten year period until 2024-25.)
- Retail sales per square metre increase by 0.5% per year as retailers become more efficient
- The balance of spending on different retail types will remain the same over the period
- The capacity of Mirboo North town centre to accommodate the predicted growth in building area and the resulting car-parking is more or less unfettered.

The forecast should be considered a scenario based on the assumptions outlined above. Figure 31 highlights the forecast growth in the floorspace of the various retail categories.

The forecast predicts growth of 750 square metres of additional retail floorspace over 20 years including:

- 200 square metres of food, groceries and liquor
- 430 square metres of non-food

Most of this additional space would likely be located in the type of small stores which are already in the centre. However, the additional food and grocery space could be provided as an extension to the existing supermarket.

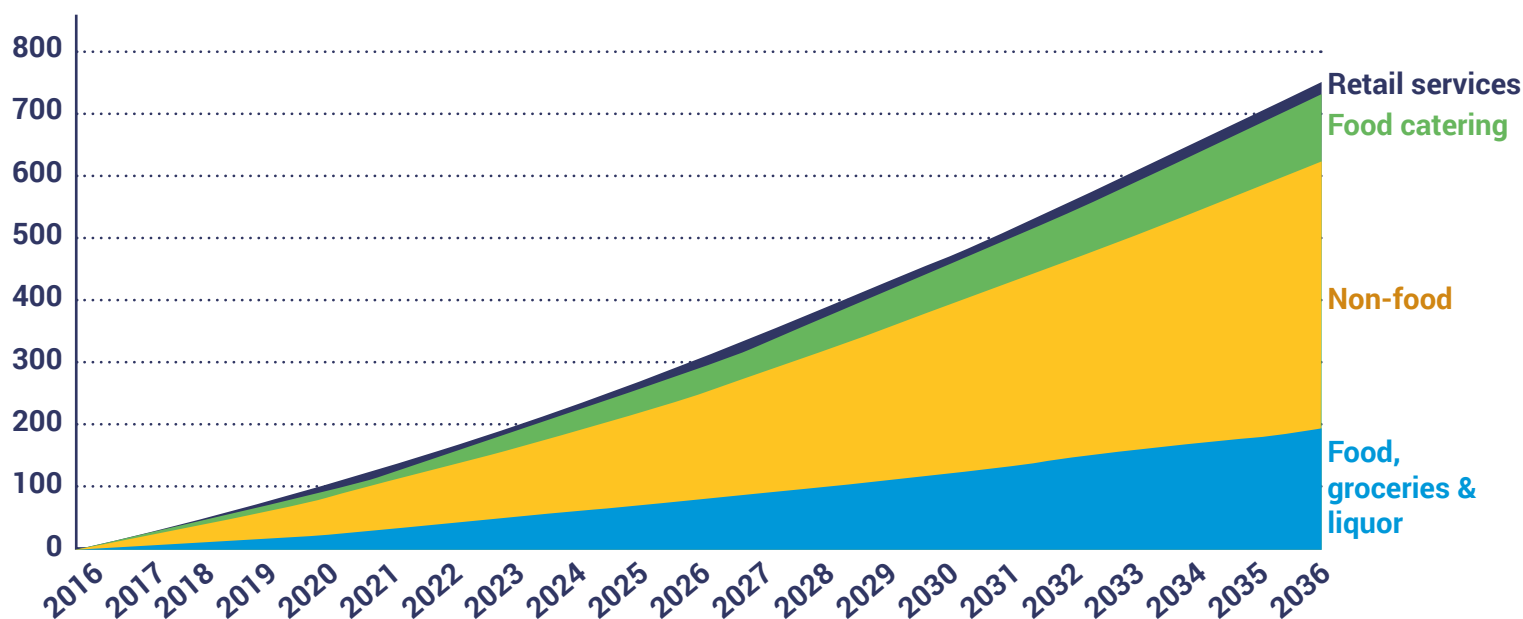
It should be stressed that the forecast provided here is a scenario based on the continuation of existing conditions and trends. The real outcome will undoubtedly be different in its particulars. For example, growth of

internet shopping could generate reduced demand for non-food and even food retailing. On the other hand, the township could be successful in attracting new investment in tourism activity, building on the brewery, the markets and the surrounding countryside, creating additional retail demand from visitors. Nevertheless, I expect the forecast is of the right order of magnitude given the relatively modest population growth forecast in the trade area. **In order to provide a margin for error, in the remaining calculations Tim Nott 2016 assumed that the retail space will grow by 1,500 square metres (or twice the amount anticipated in the forecast) over the period to 2036.**

Forecast Demand for All Non-Residential Space

A forecast for all non-residential space has been prepared using the (enhanced) growth in retail space as a base. Tim Nott 2016 assumed that demand for all activities will grow in proportion to their current share of total space except for community and emergency services, which is already very substantial in the town centre and seems unlikely to grow further. *Figure 33* provides an overall forecast for growth.

Figure 32. Forecast Growth in Retail Floorspace in Mirboo North Town Centre (2016-2036)



Source: Tim Nott 2016

Figure 33. Forecast for All Non-Residential Floorspace in Mirboo North Town Centre (2036)

Activity	Floorspace in 2016 (sqm)	Share in 2016 (%)	Floorspace in 2036 (sqm)	Growth in floorspace 2016 to 2036 (sqm)
Total retail	3,681	22	5,200	1,500
Professional services	1,022	6	1,400	400
Community and emergency services	7,072	43	7,100	-
Hotels and clubs	1,190	7	1,700	500
Manufacturing	850	5	1,200	400
Wholesale, telecommunications and storage	970	6	1,400	400
Automotive	1,599	10	12,300	700
Total activity	16,384	100	20,300	3,900

Source: Tim Nott 2016

Rounding errors may be present

Figure 34. Scenario of Total Land Required to Accommodate Growth in Mirboo North Town Centre Activities (2016 to 2036)

Activity Type	Net growth in floorspace (sqm)	Parking ratio (car spaces / 100sqm)	Car spaces required (no.)	Land required for parking (sqm)	Total land requirement (sqm)
Retail	600	3.5	18	630	1,230
Other	900	3	27	945	1,845
Total	1,500		45	1,575	3,075

Source: Tim Nott 2016

The “Net growth in floorspace” assumes that the existing vacant shop space of 900sqm is occupied in preference to the development of new buildings, and that these existing buildings require no further car-parking

The total space requirement in the town centre precinct is likely to be, at most, 3,900 square metres. However, 1,500 square metres will be in industrial activities that could be located on industrial land either in the town centre or elsewhere in the township. Growth in traditional town centre activities – retailing, professional services, hotels and clubs etc – is likely to be no more than 2,400 square metres over the period. Taking into account the existing 900 square metres of vacant shop space, there is demand for an **additional 1,500 square metres** for town centre activities.

In addition to the building area, space will be required for the resulting car-parking. *Figure 34* identifies the total land area required to accommodate growth in traditional town centre activities over the period to 2036. The table assumes that the existing vacant shop space of 900 square metres is occupied in preference to new buildings being developed.

This scenario generates demand for 3,100 square metres of land (0.31 hectares) in the town centre.

Options to Balance Commercial Supply & Demand

Mirboo North's town centre includes 1,100sqm vacant space. Tim Nott (2016) estimates that an additional 3,100sqm will be needed to accommodate the growth in town centre activities by 2036.

Options for accommodating growth in town centre activities include:

- Occupation of existing vacant space
- Development of vacant land or existing housing in the centre
- Redevelopment of existing commercial buildings to generate a net increase in floorspace
- Displacement of activities that do not require a shop-front in the commercial centre
- Reducing the requirement for additional car-parking for new developments
- Encouraging double storey development to provide room for non-retail activities to locate above shops

These options are explored in further detail in *Chapter 9 Future Direction*.



Grand Ridge Brewery

Implications

- While there is currently vacant floorspace that will accommodate some growth in the town centre, more floorspace will be needed to accommodate the expected growth in the next 20 years

Commercial Controls & Policy

Existing policy for South Gippsland Shire seeks to encourage diverse range of tourism opportunities including accommodation in appropriate locations (Clause 21.11). For Mirboo North, policy specifically encourages tourism that complements the natural environment and landscape values of the region (Clause 21.15).

The South Gippsland Planning Scheme provides some assistance for assessing planning permits for commercial land uses. Clause 21.15 seeks to the main street for retailing and other commercial development and encourage new commercial and economic development opportunities that support the needs of the local community.

Given the discretion provided by the Commercial 1 Zone and other zones that apply in the town centre, there could be additional policy to ensure land uses in the main street and town centre's role promote a vibrant town centre. Policy should encourage land uses that:

- Focus pedestrian activity in the town centre.
- Restrict shops (including restricted retail), offices, place of assembly, community facilities and tourist attractions to the town centre.
- Restrict shops (except restricted retail) and food and drink premises to the Commercial 1 Zone.
- Discourage other land uses in these areas.

In particular, new residential development and major residential renovations should be discouraged (apart from shop top housing in the main street). Shop top housing, where housing is established in the upper levels of a building with commercial development at the ground floor, does not need a planning permit for use in the Commercial 1 Zone.

The Mirboo North Community Infrastructure Plan (2014) has the following comments and recommendations that support and add to commercial land use policy:

- Accessible and varied facilities and services support older people to actively participate in community life and community physical activity and maintain a sense of belonging in their local communities. (p.2)
- Retail outlets which cater for locals and visitors to the town will be ensured year round business rather than catering for the narrower tourist market alone. New residents in Mirboo North are likely to move to the town for the art, craft, cafes and bushwalks and will therefore access local retail stores on a regular basis. (p.70, 129)
- Continue weekend opening hours (p.71)
- Increased retail and 'in town' accommodation (p.71, 129)

Industrial Land

Industrial Demand

Figure 35 provides data on the number of new industrial buildings that have been granted planning permission in Mirboo North between 1984 and the present.

The average number of permits over the last 10 years (and over the entire data series) has been 1.4 permits per year. Tim Nott (2016) estimated the average annual land take by

making the following assumptions based on the planning permit data and the lot pattern:

- That all planning permits result in development.
- Around half of all permits are for buildings on new land, with the remainder on lots with existing industrial buildings.
- Each building occupies a parcel of industrial land with an average size of 1,000 square metres.

These assumptions result in the following calculation:

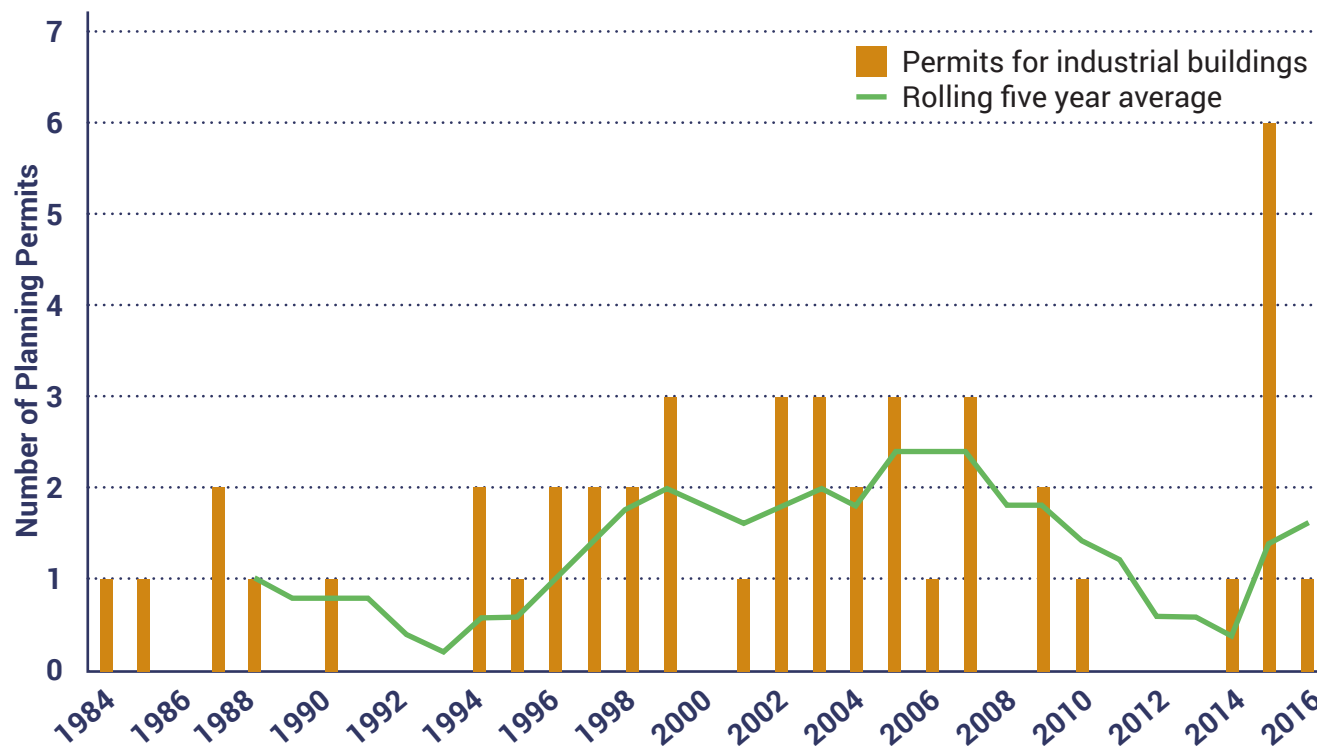
- Average number of industrial buildings per year: 1.4
- New land parcels required per year: 0.7
- Average land take per building: 1,000sqm
- Average annual land take: 700sqm

Future industrial land requirements in a town such as Mirboo North are fundamentally uncertain. Too much depends on the willingness and capacity of individual investors, on the skills of local workers and on the changing nature of global markets, technology and techniques. Nevertheless, some estimate of future demand must be made in order to allow for the orderly development of land. A common approach, taken here, is to look back at recent demand, review any likely changes and project forward accordingly, allowing some leeway for unexpected or larger-scale investments which might be unlikely but which should ideally be accommodated if possible to improve local employment prospects.

The future economic prospects, and the demand for industrial land in Mirboo North, are likely to be influenced by the following factors:

- Council's economic development strategy (South Gippsland Shire Council, 2014) expects that the current economic strengths of food production and tourism will continue to drive the local economy.
- The area around Mirboo North has a

Figure 35. Planning Permits for Industrial Buildings in Mirboo North (1984-2016)



Source: Tim Nott 2016

diverse set of agricultural products including horticulture (mainly potatoes), dairy and beef production. Most food production, including some processing, will continue to be undertaken on farms, although there may be some scope for further investment in larger scale processing in centralised sites on industrial land in the area. Any intensification of local farming (vegetable and fruit crops or intensive livestock production) will generate demand for supplies that could be satisfied through wholesalers located on industrial land in Mirboo North.

- Natural gas is not expected to be provided to Mirboo North. This may rule out investment by energy intensive food processors for the foreseeable future (at least until gas prices begin to be less competitive).
- Mirboo North is connected to the NBN. This provides advantages for firms that make extensive use of large digital files such as CAD drawings or video including, for example, engineers, precision equipment manufacturers or high end furniture makers. Attracting such investors would also depend on having attractive industrial land available (amongst other factors).
- The rise of internet retailing has created demand for warehouse spaces of all sizes to cater for order fulfilment and logistics. Some growth in demand for industrial

land could be expected as a result, even in relatively small settlements such as Mirboo North.

- Private indoor sports halls and gyms have been a significant occupier of industrial land in general over recent years. There may be some demand for this kind of facility in Mirboo North. Such uses would probably be more suited to the industrial precincts close to the town centre.
- The two existing precision engineering firms in Mirboo North have been expanding, with recent construction of new premises. These firms may attract new investors in the same or similar industries – as service partners or to take advantage of the skills of the local labourforce. The emergence of a well-known and successful local engineering cluster could significantly increase the demand for land.
- Increasing capital intensity in manufacturing, construction and logistics is reducing the need for land – fewer workers means less car-parking and smaller building footprints
- Driverless vehicles will reduce the need for vehicle parking, and the need to work the vehicle fleet more efficiently will likely lead to centralisation of administration and servicing.

Whilst substantial changes in the industrial economy are underway or in the pipeline there are few indications that Mirboo North will be affected more or less than other places. The



Industrial Precinct 1 (refer to page 106)

town does have some advantages – NBN and a strong food and tourism economy; but it also has disadvantages – the lack of natural gas or a substantial existing industrial economy and the relatively small local labourforce. On balance, the uptake of industrial land could be expected to continue at the levels experienced recently, *if land is available*.

If the average annual land requirement continues at 700 square metres per year over the 20 years to 2036, a total of 1.4 hectares of industrial land will be required. Even if we allow, say, another five hectares for a major enterprise or an unexpected growth in small businesses, there appears to be sufficient industrial land in the township for the period,

bearing in mind the two vacant parcels in precinct 3 totalling more than nine hectares. The question remains, though, whether these parcels are available. If these parcels are not available for development in the near future, the township may experience a shortage of industrial land as the vacant and under-utilised land in precinct 2 is used up.



Industrial Precinct 2

Industrial Supply

The 2012 Urban Development Program also looked at industrial land. The study found that there appeared to be sufficient industrial land in Mirboo North. It identified 21 hectares of industrial land in the town with 17.9 hectares available.

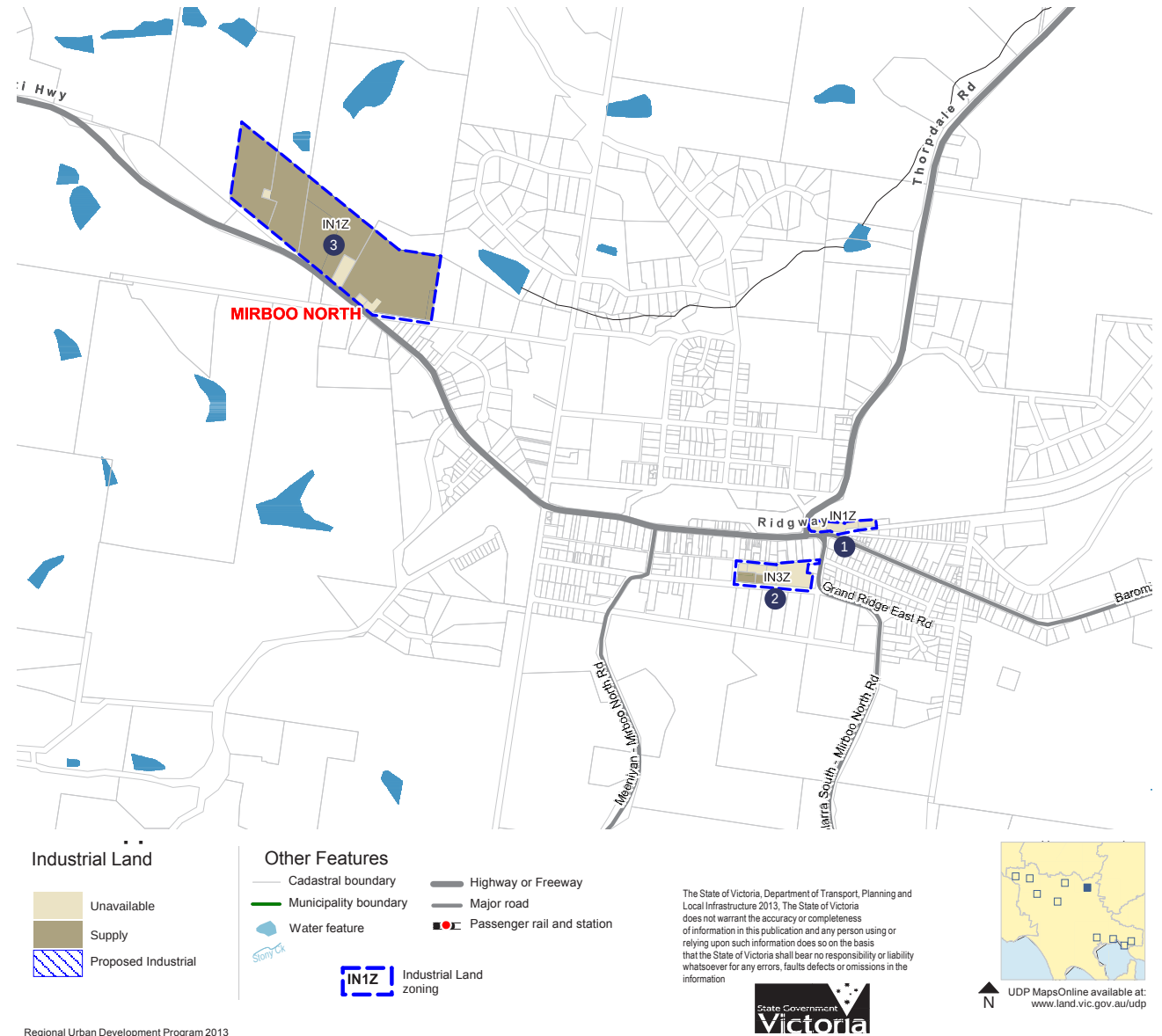
There are three industrial precincts in Mirboo North, as shown in Figure 37.

Precinct ①: Grand Ridge Brewery and associated hospitality, Mirboo North Hardware; this three lot precinct of 0.6 hectares is fully occupied; includes uses that are an extension of the town centre

Precinct ②: Light industrial precinct of 1.7 hectares with six lots accommodating a small group of diverse uses including automotive, community services and storage; one property is vacant but others are relatively sparsely occupied, with potential for some intensification

Precinct ③: Two high-skill engineering firms and several farm buildings and rural houses; much of this six lot precinct remains as farmland and may or may not be available for industrial development; one vacant and appropriately zoned parcel at 86 Grand Ridge Road West is around 2.95 hectares; one parcel with a farmhouse at 66 Grand Ridge Road West is around 6.4 hectares.

Figure 37. Industrial Land Supply in 2012



Source: Victorian Government (2012) Urban Development Program

Options to Balance Industrial Supply & Demand

At present, there appears to be little need to rezone more land to accommodate demand for industrial activities in the Mirboo North township. However, it is not clear whether the vacant land which is appropriately zoned on the Grand Ridge Road West is actually available for development. Certainly there are no small serviced lots for sale in that precinct that would enable new firms to quickly buy into the area; and existing small lots close to the town centre are almost all occupied.

In order to enable future industrial investment, new small lots need to be developed. The logical location for these is in the zoned land on the Grand Ridge Road West (precinct 3). In the first instance a small subdivision of two or three serviced lots would likely be sufficient, but allowing for sensible provision of a more extensive industrial estate over time. It may be that one of the existing property owners will consider this a worthwhile investment. However, given the uncertainties of demand and the potentially long time-frame over which land would need to be held prior to sale, it may be that Council might consider measures to actively facilitate the development of the land. A portion of the Korumburra industrial precinct was developed on this basis.

Implications

- No clear need to rezone further land for industrial purposes
- Appropriate subdivision of new small lots in precinct 3 (see *Figure 37*) should be supported
- Where demand is demonstrated and the market does not respond in a timely fashion, Council should consider measures to actively facilitate the development of additional small lots in precinct 3



Industrial Precinct 3

Community Uses

Community Use Controls & Policy

Public land in Mirboo North is generally zoned for public use. Exceptions to this include, as shown on *Map 19*:

- ① Crown land in Railway Road zoned General Residential.
- ② Aged care facility, 4-6 Brennan Road, private land zoned Public Use.

While the Crown land appears to be a vacant residential site, it is identified in State government mapping as State forest.

The aged care facility, previously State government-owned, is now privately owned and the Public Use Zone is no longer appropriate. The surrounding land is zoned General Residential. The land is used primarily for residential aged care. This established land use sits most comfortably in a residential zone. The General Residential Zone therefore appears to be the most appropriate zone for

this site.

The Mirboo North Community Infrastructure Plan (2014) provides an analysis of current services and facilities and recommendations regarding how this should change to provide for the town's future. Specific recommendations relating to community uses that could be reflected in the structure plan:

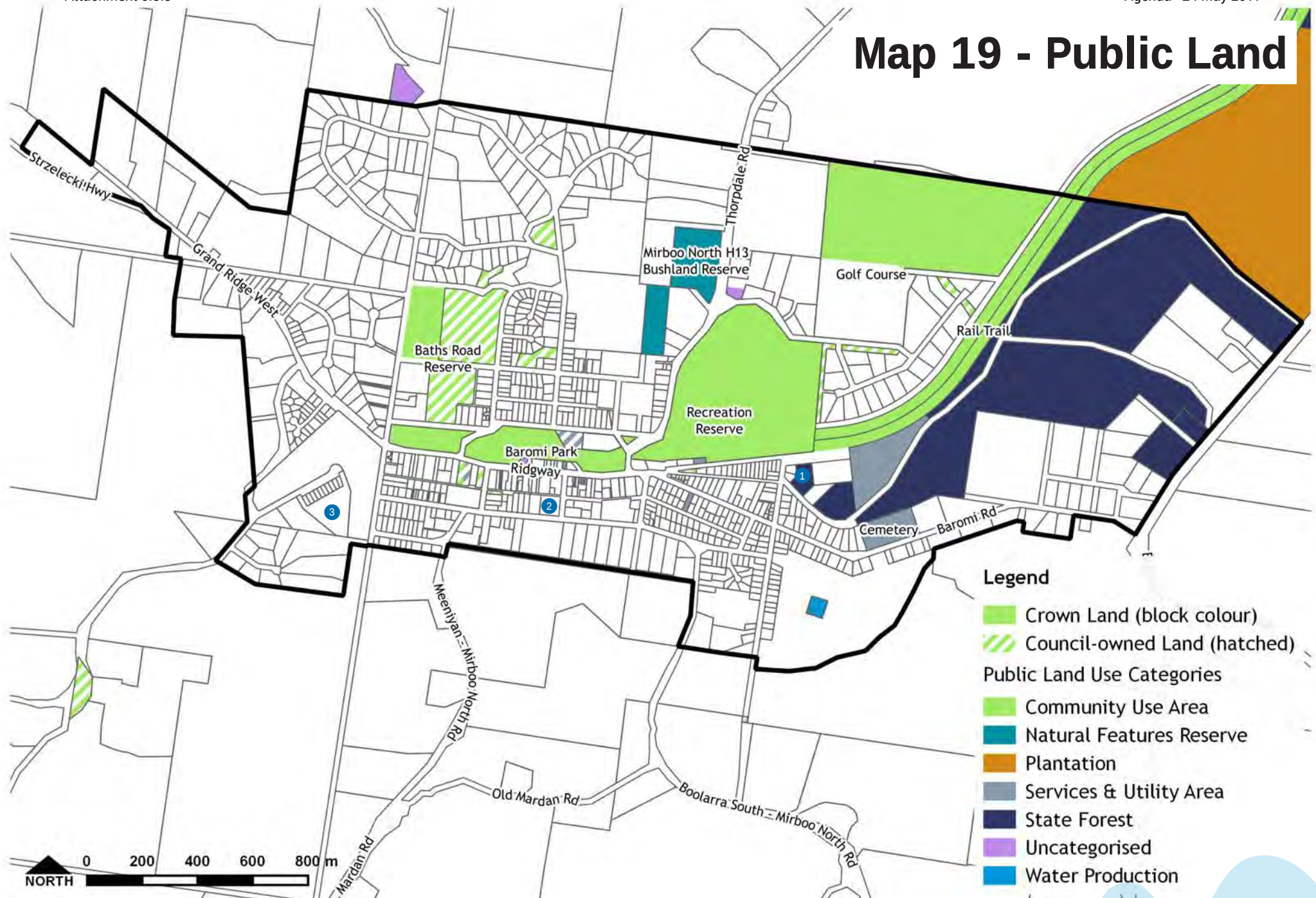
- Support active ageing through provision of indoor recreation in facilities that are available during the day and the connection of accessible paths and trails from all residential areas. (p.2, 4, 114, 138)
- Make provision for upgrade and extension to create a children's services precinct (amalgamation of kindergarten and childcare) at existing locations (p.28, 29, 121)

The Shire's Blueprint for Social Community Infrastructure (2014) reiterates the need to investigate expansion of the Mirboo North kindergarten with inclusion of Maternal and Child Health service and follow on impact on the Mirboo North library. This is a short term

(0-5 years) action (page 6).

While there does not appear to be a need for the schools to extend at the present time or in the near future, 1A Castle Street (③), immediately adjacent to the schools, could potentially provide further land for expansion if needed in the very long-term. This site has a frontage to Castle Road at the school's Castle Street entrance. It is noted that State government are responsible to provide for State school land.

Map 19 - Public Land



Rural Uses

Agricultural Production

South Gippsland has some of the best agricultural land in Victoria. Agriculture is critical to the local and regional economy. The Shire offers high quality soils, high reliable rainfall, ability to adapt to climate change and efficient access to markets. Other advantages of the area for agriculture include a skilled and experience workforce and recently improved telecommunications infrastructure.

The land around Mirboo North is particularly fertile and versatile for agriculture. This is shown by the mapping produced as part of the Assessment of Agricultural Quality of Land in Gippsland (1984). This report is the most comprehensive assessment of agricultural land quality that has been prepared for the area.

Mirboo North's surrounding agricultural land also provides tourism attractions in the area such as the blueberry picking at Mirboo North

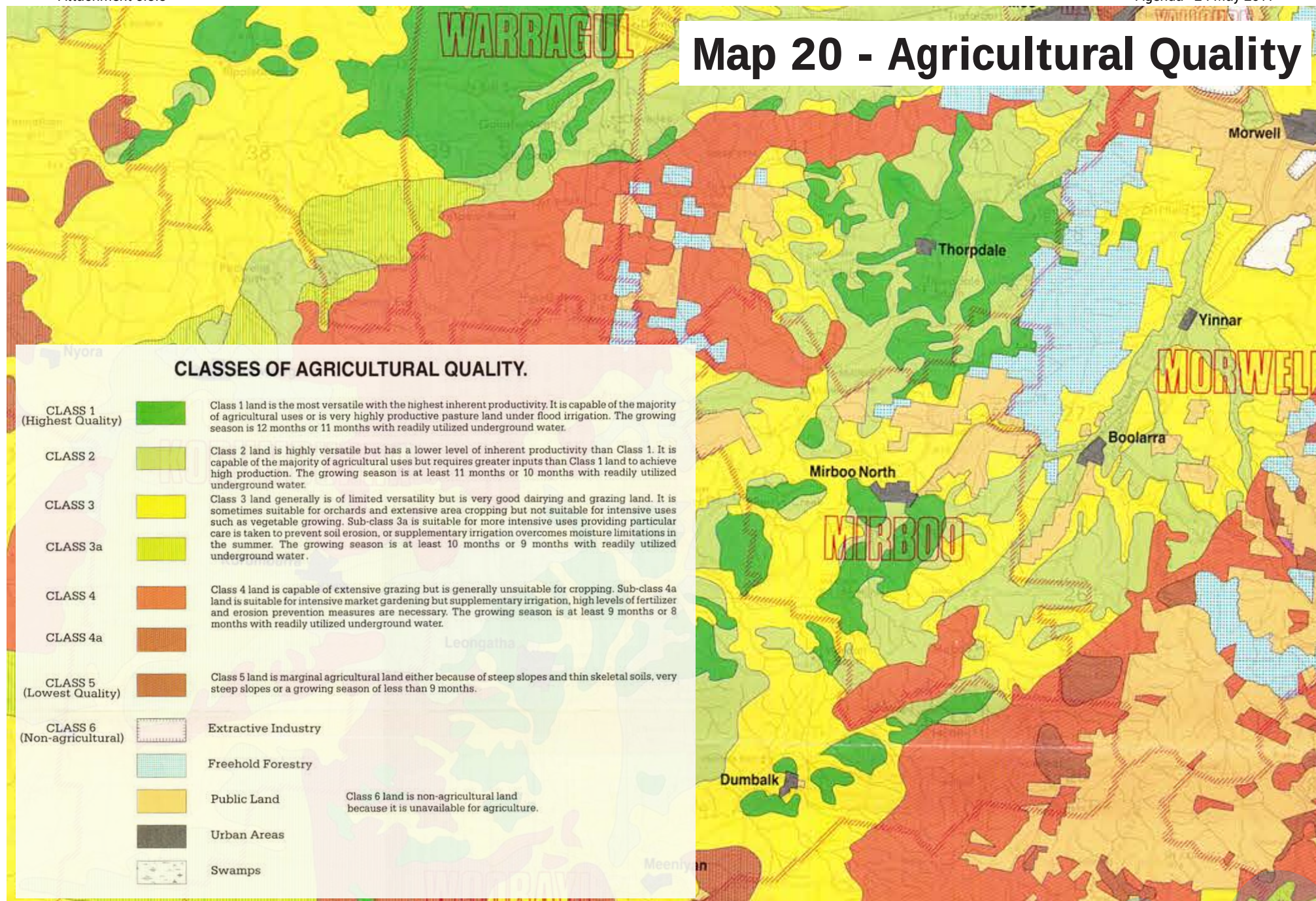
Blueberry Farm.

Rural Controls & Policy

The rural zones, Farming Zone and Rural Activity Zone, apply to land around Mirboo North which provide for and seek to protect agricultural activity. The Rural Land Use Strategy (2011) provides the local strategic direction for rural areas in South Gippsland.

Any adjustments to the township boundary are likely to remove land from the Farming Zone, impacting on the potential for future agriculture and neighbouring agricultural activities.

Map 20 - Agricultural Quality





Chapter 6

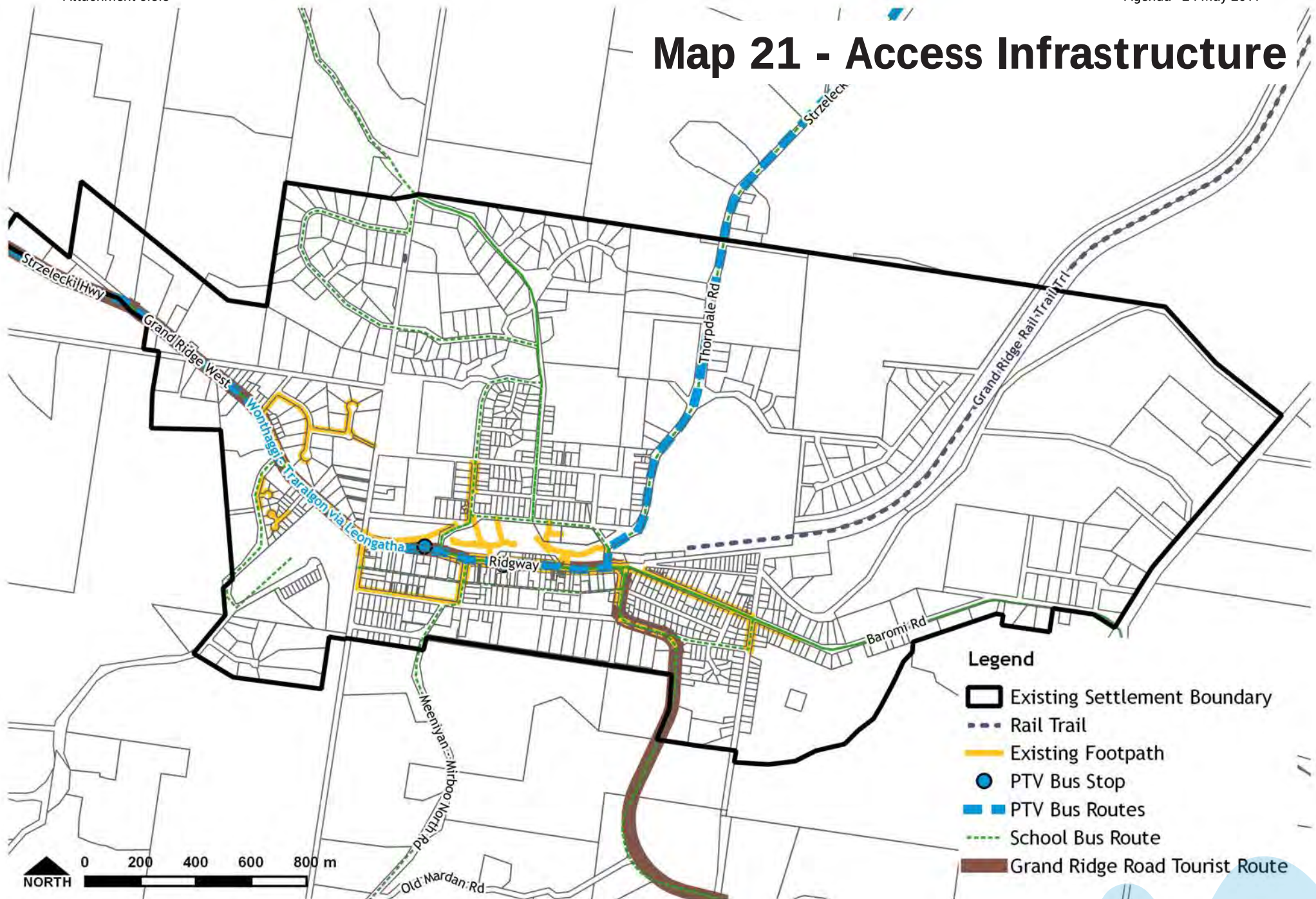
Access

Overview

Mirboo North is strategically located on the Strzelecki Highway between Morwell and Leongatha where it crosses paths with the scenic Grand Ridge Road. A rail trail links Mirboo North to Boolarra for walkers, cyclists and horse riders. The provision of footpaths within the township is limited and some roads are not sealed. Improvements to road and pedestrian infrastructure are likely to occur incrementally given the town's low growth.



Map 21 - Access Infrastructure



Road Network

Highway

The key road to and from Mirboo North is the Strzelecki Highway (see Map 22) which is managed by VicRoads. The highway extends north from Leongatha to Morwell, a length of approximately 55 kilometres.

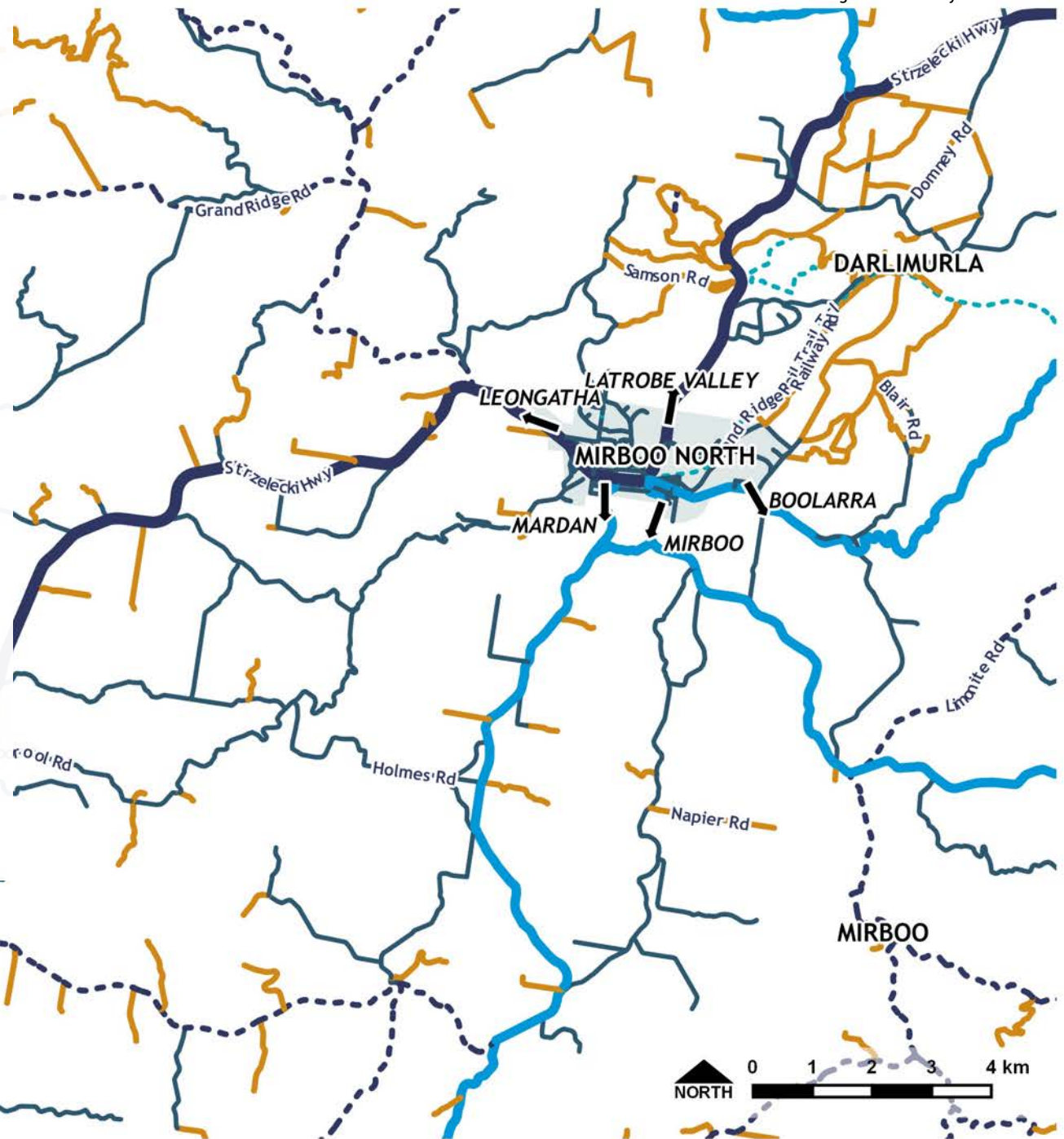
In past years, millions of dollars worth of road works have been undertaken on the Strzelecki Highway to improve safety. This includes resealing, turning lanes and the construction of overtaking lanes between Leongatha and Mirboo North and Morwell.

Mirboo North is approximately the halfway point for the Grand Ridge Road tourist route (93).

Key issues for the management of the Strzelecki Highway in Mirboo North include traffic management to provide safe crossing for pedestrians and clearance for parking cars.

Local Roads

Local roads within the township are managed by Council and are subject to improvement works on a priority basis when funding is available. Many local roads are sealed, several are dirt roads (see Map 23).



Map 22 - Road Hierarchy



Map 23 - Sealed Roads



Public Transport

PTV Bus

Public transport along the Strzelecki Highway consists of a bus service operating three times a day between Wonthaggi and Traralgon via Inverloch, Leongatha, Mirboo North and Morwell (see *Map 21*). This service, provided by Public Transport Victoria (PTV), connects to the Melbourne to Traralgon / Bairnesdale railway line and the Melbourne to Yarram via Leongatha coach service (refer to *Figure 38*). Bus shelters have recently been installed for both coach stops. These were funded by the community.

School Bus

There are various school bus routes in the area as shown on *Map 21*. The buses provide children in the surrounding areas with access to the schools at Mirboo North.

Figure 38. Mirboo North Bus Route



PTV Wonthaggi to Traralgon Bus Map (2016)



Active Transport

Walking & Cycling

The majority of Mirboo North's urban area does not contain footpaths. Footpath provision is predominantly limited to the main commercial centre, part of Boolarra-Mirboo North Road and the areas in the vicinity of Balook and Brennan Street. Bicycle routes are largely confined to existing roadways and the Mirboo North-Boolarra Rail Trail.

The Grand Ridge Rail Trail connects Mirboo North to Boolarra along a 13 kilometre trail that follows the former railway branch from Morwell to Mirboo North. The rail trail begins in Mirboo North behind the Grand Ridge Brewery. It takes approximately 3 hours to walk one-way.

Map 24 illustrates the accessibility of the town centre for pedestrians and people with mobility challenges. It identifies key destinations in the area and useful infrastructure amenities such as footpaths, seats and picnic tables.

Closing the main street to vehicle traffic provides the opportunity for greater pedestrian and cyclist activity in the centre of town. This has occurred in the past for events such as the Blessing of the Bikes. An alternate route to the main street could be identified in the Structure Plan.

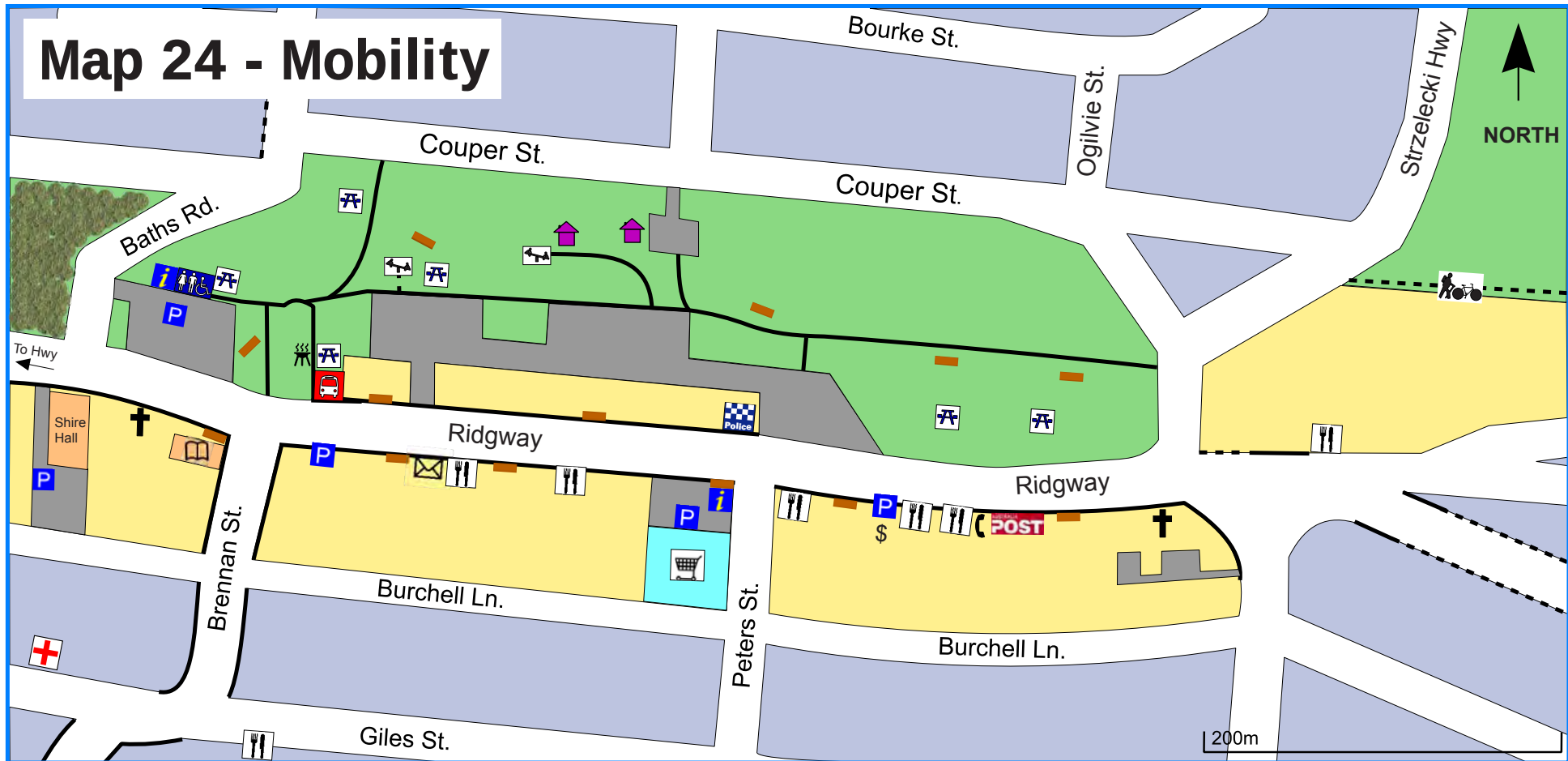
Existing residential land to the north of the town is as far as a 2 kilometre walk from the town centre and without continuous footpath connection. Future development in the town should seek to use existing infrastructure to

minimise ongoing maintenance costs and assist with creating new footpaths to existing urban areas.

The existing path between the railway station at Baromi Park and the main street, Ridgway is currently private property leased by Council. This is an important physical and visual connection in a strategic location. Public acquisition of this laneway or another area that can provide a similar connection should be considered.



Informal bicycle parking outside the swimming pool



	Accessible Toilet		Footpath- Less Obstacles for Wheelchairs		Footpath- Possible Obstacles for Wheelchairs**
	Accessible Parking		ATM / Bank		Picnic Table
	Playground		Medical Centre		Information Board
	Post Office		Public Telephone		Bus Stop
	BBQ Shelter		Accessible Eatery*		Rail Trail
	Church		Community Centre		Supermarket
	Seat		Post Box		Library
	Police Station		Dense Tree Coverage		

Mirboo North Mobility Map



- Supermarket
- Commercial / Retail
- Residential / Accommodation
- Grassed area / reserve
- Carpark
- Public Building



DISCLAIMER: Information correct at time of printing. The makers / publishers of this map do not accept responsibility for inaccuracy, omissions incorrect information or any action taken as a result of this map. Updated April 2015. * Indicates accessible eatery within the vicinity of this logo. ** Possible obstacles include, path being steep, rocks, tree roots, and difficult crossings.

Private Transport

Vehicle Traffic

Traffic volumes in and through the town are relatively low. Traffic volumes along Ridgway have been recorded at between 4,000 and 5,000 vehicles per day. Other streets typically carry less than 200 vehicles per day apart from arterial roads (e.g. Baromi Road with 600 vehicles) and streets in the town centre. Peters Street before the entry to the supermarket carries approximately 1,000 vehicles. (Council traffic data)

Freight

Mirboo North is on a key freight route. Freight regularly travels through the centre of town because the road network in Gippsland is constrained by the Strzelecki Ranges. The Strzelecki Highway, one of the main B-Double routes in the Strzelecki Ranges, provides an important link between the Princes Highway, South Gippsland Highway and Bass Highway due to increasing traffic volumes and increased use of B-Doubles to transport milk from farm-gate to processing plants (Gippsland Freight Strategy 2013).

Parking

Approximately 200 car spaces are available in the vicinity of the commercial centre of Mirboo North, the majority of which are 24 hour spaces. This includes some designated long vehicle car parking spaces. The largest parking area is located to the east of Baths Road in Baromi Park. Current parking availability appears to meet current and future needs for a centre the size of Mirboo North.



Implications

- The Structure Plan should provide for future development where existing transport infrastructure already exists and where it can provide footpaths at key missing connections
- The Structure Plan could better recognise the importance of universal access to key destinations
- The Structure Plan could help prioritise new footpath provision and other access improvements
- The Structure Plan could identify an alternate route when there is an emergency or public event on Ridgway

Implementation

Policy & Controls

The structure plan could better recognise the importance of universal access to key destinations. It should prioritise improvements to infrastructure in order to improve access, including footpath provision at key missing connections. The plan could identify key destinations to assist with the prioritisation of access improvements. It could also identify access projects to improve intersection safety and an alternate route when there is an emergency or public event on Ridgway.

Works

Construction of additional footpaths in the town will require capital works spending.

Other

There should be further consideration of creating a publicly owned connection between Baromi Park and the main street.





Private property that provides an important public connection between Baromi Park and the main street

Chapter 7

Open Space

Overview

Mirboo North is rich in open space assets. The town is centred around Baromi Park which provides various spaces and facilities for multiple uses. Walter J Tuck reserve provides for formal sporting activities. Baths Road Reserve and the Grand Ridge Rail Trail provide for more informal recreation. This is also provided by Parks Victoria's Mirboo North Regional Park which consists of four separate areas outside the town to the north east, north west, west and south east. The golf course, provides for golf, as well as public access. Further open space is provided by Parks Victoria's Mirboo North H13 Bushland Reserve.



Bushland at Frogs Hollow Reserve



Open Parkland at Baromi Park



Sports Grounds at Golf Course

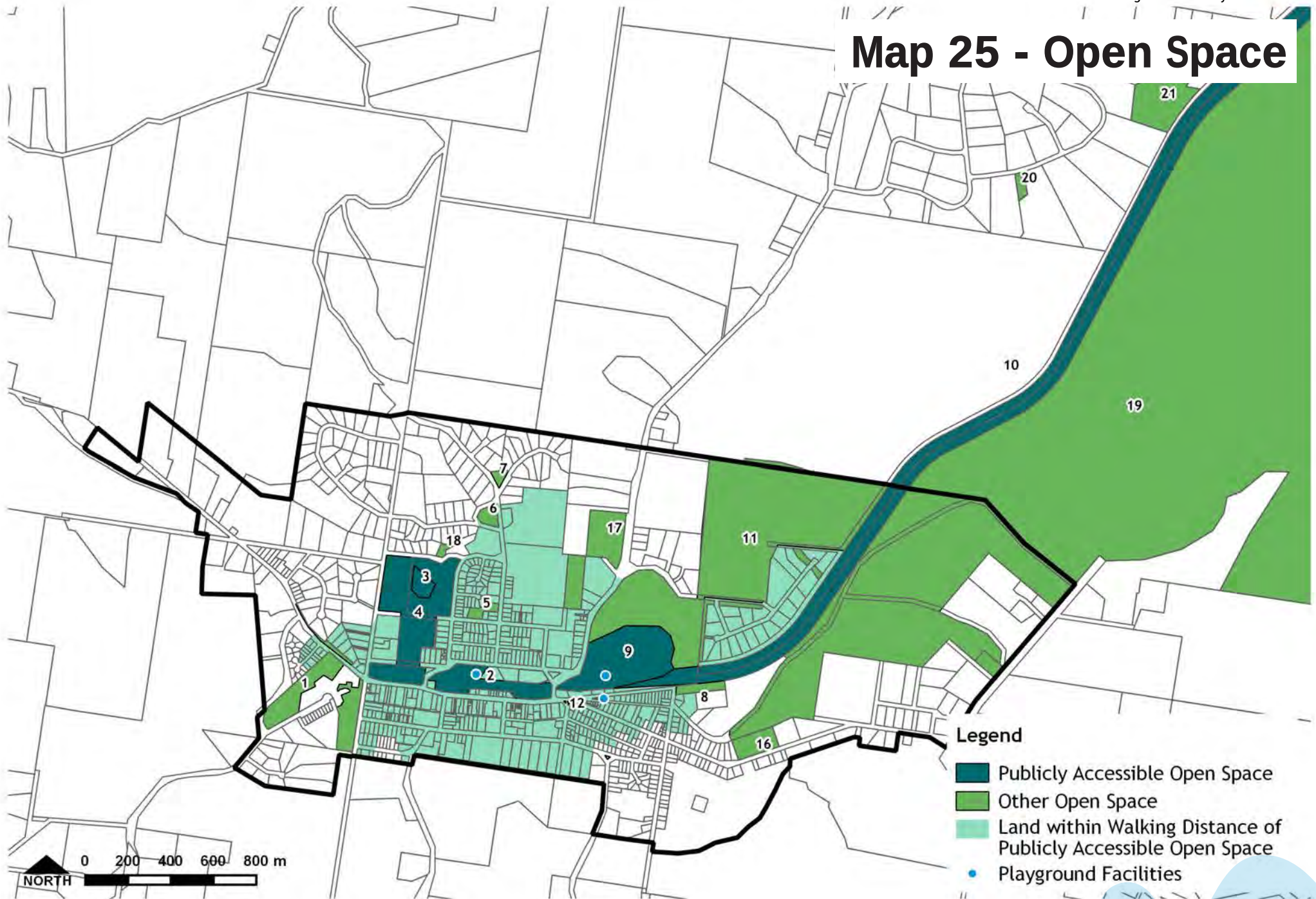


Open landscape around Mirboo North



Off-road Trail along Railway Reserve

Map 25 - Open Space



Role of Open Space

Open space encompasses both public and private space that provide benefits to the community. While it traditionally synonymous with parks, reserves and sporting grounds, it can include road reserves, urban spaces like plazas and agricultural land that provides a rural outlook.

The benefits that open space provide include protecting biodiversity, improving psychological health and wellbeing, improving

physical fitness, facilitating social interaction and cohesion, promoting community pride, and enhancing child development through play. Open space also provides a location for participating in civic life. (State Government, Open Space Planning Practice Note, 2013)

Open space is an important feature in Mirboo North. The town's rural setting and low density development give it a strong sense of open space. The town also benefits from a wealth of formal open spaces, many of which are

publicly owned and publicly accessible. Baromi Park provides a central feature in the town.

Inventory

Figure 39 provides a list of identified open spaces in and around Mirboo North. It includes parks, reserves and other recreational areas. The table does not include road reserves, backyards and the agricultural land that are important in providing a sense of open space in and around the town. Most open space is found on public land.

Figure 39. Open Space in Mirboo North (refer to Map 25)

No.	Name	Catchment*	Primary Function	Setting	Ownership**	Zone	Notes
1	Mirboo North Primary & Secondary School	Local	Education	Sports facility	Crown Land	PUZ2	Includes ovals, courts, play areas and vegetated areas
2	Baromi Park	District	Social/ family recreation	Open parkland	Crown Land	PPRZ	Central linear parkland through town with public toilets, BBQ, playground and seating
3	Baths Road Reserve - Swimming Pool	Local	Water based recreation	Open parkland	Crown Land	PPRZ	
4	Baths Road Reserve	Local	Relaxation/ environmental appreciation/ escape	Bushland/ forest	Council Owned	PPRZ	Forested area with easy, short distance walking and few steep gradients paths on a gravel surface Accessible from Baromi Park
5	Balding Street Park	Local	Drainage/ floodway	Open parkland	Council Owned	PPRZ	

No.	Name	Catchment*	Primary Function	Setting	Ownership**	Zone	Notes
6	Frogs Hollow Reserve	Local	No identified function	Open parkland	Council Owned	PUZ6	
7	Jepson Court Reserve	Local	No identified function	Bushland/ forest	Council Owned	RLZ	
8	Strzelecki Highway Reserve	Local	Buffer/ environmental protection	Bushland/ forest	Crown Land	GRZ1	
9	Walter Tuck Recreation Reserve	District	Sport	Managed turf	Crown Land	PPRZ	Provides for AFL, cricket, equestrian, netball, soccer and tennis Includes public toilets, BBQ and playground
10	Mirboo North - Boolarra Rail Trail (Railway Reservation)	Regional	Off-road trail	Open parkland	Crown Land	PPRZ	Linear park along former railway line
11	Mirboo North Golf Club	Local	Sport	Managed turf	Private/ Council Owned	PPRZ	
12	Inglis Avenue Park	Local	Social/ family recreation	Open parkland	Crown Land	GRZ1	
13	Crown Land Surrounding Transfer Station	Local		Bushland/ forest	Privately Owned	PCRZ	
14	Norm Mcleah Green/ Mirboo North Bowls Club	Local	Sport	Specialised sports surface	Privately Owned	GRZ1	
15	Burchell Lane Reserve	Local	No identified function	Open grassy area	Council Owned	C1Z	
16	Cemetery	Local	Cemetery/ memorial/ remembrance	Ornamental, zoological or botanical garden	Crown Land	PUZ5	

No.	Name	Catchment*	Primary Function	Setting	Ownership**	Zone	Notes
17	Mirboo North H13 Bushland Reserve	Local	Bushland	Bushland / forest	Crown Land	PPRZ	
18	Jordan Way Drainage Reserve	Local	Drainage/ floodway	Bushland / forest	Council Owned	PPRZ / GRZ	
19	State Forest	Regional	Bushland	Bushland / forest	Crown Land	PCRZ	
20	Gilfedder Terrace Reserve	Local	No identified function	Open parkland	Council Owned	RLZ	Not shown on map - in Darlimurla RLZ area at 146 Darlimurla Road adjacent to rail trail
21	Darlimurla Road Reserve	Local	Bushland	Bushland / forest	Council Owned	RLZ	

*This will be reviewed in more detail when the Open Space Strategy is revised

**In some instances, the land ownership is more complicated than simply being Council owned

Open Space Access

Clause 56.05-2 of the South Gippsland Planning Scheme (from the Victoria Planning Provisions) includes a standard for subdivision that local parks should be located within 400 metres safe walking distance of at least 95 percent of all new dwellings. The Mirboo North Community Infrastructure Plan (2014) also seeks to ensure that there are play spaces within 400 metres of all residential developments. At present, dwellings north of the Little Morwell River, at the western, south-western, eastern and south-eastern edges of town are located beyond safe walking distance of publicly accessible open space. If however, Frogs Hollow Reserve, Jepson Court

Reserve and Jordan Way Drainage Reserve are considered local parks / play spaces, then the situation to the north does not need addressing to the same extent.

Open Space Controls & Policy

Most open space is either protected by the Public Park and Recreation Zone and the Public Conservation and Resource Zone.

The structure plan should improve access to open space, including play spaces, as the town changes and grows. At present there are areas with poor access to open space that may be improved through additional development. It is not considered that more open space is required until the population increases.

Chapter 8

Built Form & Landscape

Overview

Mirboo North is defined by its landscape with its main spine set along a ridgeline. Like much of the Strzelecki Ranges, vegetation in and around the town was extensively cleared by early settlers. Patches of remnant vegetation remain, defining large forest areas, the town entrances and waterways. Some of this forest is protected as part of public parkland. The town is also rich in more formal open space areas. Built form in the town is generally low scale with a landscape setting. Residential streets are characterised by a mix of building eras and unique houses. Key influences on the feel of different streets are the levels of vegetation, the slope and the road reserve treatment (e.g. unmade road). Heritage buildings are mainly clustered in the town centre and provide the basis for the town's historic feel. The town is subject to a range of environmental risks including erosion and fire.



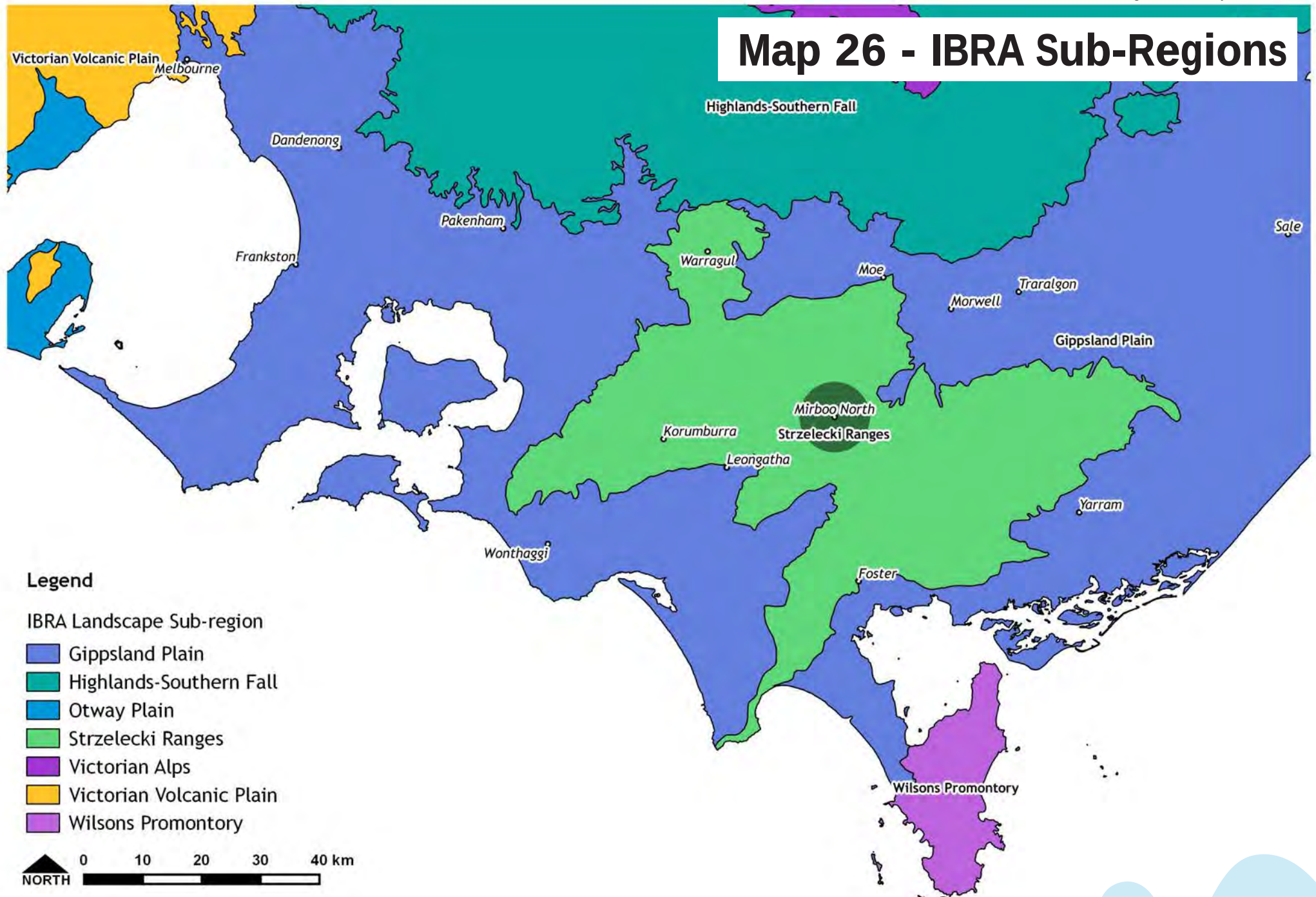
Rolling hills that surround Mirboo North



Erosion



Tree-lined entrance to the town



Landscape

Landscape Character

Landscape character is defined as the interplay of geology, topography, vegetation, water bodies and other natural features, combined with the effects of land use and built development, which makes one landscape different from another (Victorian Government's South West Landscape Assessment Study 2013).

Interim Biogeographic Regionalisation for Australia (IBRA) represents a landscape based approach to classifying the land surface of Australia. Across Australia, 89 biogeographic regions and 419 sub-regions have been delineated, each reflecting a unifying set of major environmental influences which shape the occurrence of flora and fauna and their interaction with the physical environment across the nation (Australian Government's data.vic.gov.au website). These landscape units provide a useful starting point for defining Mirboo North's landscape character.

Mirboo North is part of the South Eastern Highlands bioregion and the Strzelecki Ranges sub-region. The Strzelecki Ranges rise up from the surrounding Gippsland Plain which extends from far East Gippsland in the east to Melbourne in the west (see *Map 26*).

Strzelecki Ranges IBRA Sub-Region

The Strzelecki Ranges consist of moderate to steep slopes, deeply dissected blocks of alternating beds of sandstone, siltstone and shales, and swampy alluvial fans in the lowlands. The geology is of Mesozoic non-marine deposits covered with a veneer of younger Cainozoic deposits including newer basalts. The soils are mainly gradational textured acidic soils (Dermosols) together with friable red earths (Ferrosols).

The Ranges are occupied by wet forest in elevated areas, with cool temperate rainforest in protected gullies. Drier foothills consist of lowland eucalypt forest, however, substantial clearing has occurred for agricultural purposes.

The climate is temperate with rainfall of 1000mm, mostly in winter and spring. The Strzelecki Ranges area a deeply dissected range of hills that form the headwaters of several rivers.

Source: <http://www.depi.vic.gov.au/environment-and-wildlife/biodiversity/evc-benchmarks#strz> & Australian Government 2015 Context Statement for the Gippsland Basin Bioregion

Mirboo North's setting is characterised by the sweeping views of its surrounding green rolling hills. The patchwork display of agricultural activity on these hills can easily be seen from the town's ridge. From the ridge, the town's backbone, the landform drops dramatically into the fertile creek valleys. While much of the land is bare from clearing, large patches of forested areas provide a historic glimpse into the land's former state. Remnant vegetation in these areas and along roadsides enclose and filter views. The presence of waterways can often be discerned from the vegetation that snakes along its course across the landscape.

Geomorphology

Geomorphology is the study of landforms. The geomorphology classification mapping at *Map 27* is another way to consider Mirboo North's landscape. The map uses the three-tier class system known as the Victoria Geomorphology Framework.

The geomorphology of Mirboo North changes roughly at the town's ridge (see *Map 27*). The northern side consists of the Southern Upland's Basaltic Residuals. The southern side is part of the Eastern Plain's Dissected Plains.

Topography

As previously mentioned, the town is centred along an east-west ridgeline as shown on *Map 28*. The elevation of the Mirboo North township is approximately 200 to 280m above sea level. The highest points are located in the east and south-east of the town and at its most western point. Many areas in and around the township are steep, particularly the land which drops off the ridge to the south of the township (see *Map 29*).

Waterways & Water Bodies

Waterways and water bodies are shown on *Map 28* and *Map 29*. Water that falls on the south side of the town's ridge flows into the Tarwin River water catchment. On the northern side of the ridge water flows into the Little Morwell River and its tributaries. The Little Morwell traverses the town from east to west

separating the northern section of the town off from the town centre. Many of the water bodies in and near the town are dams.



Map 27 - Geomorphology

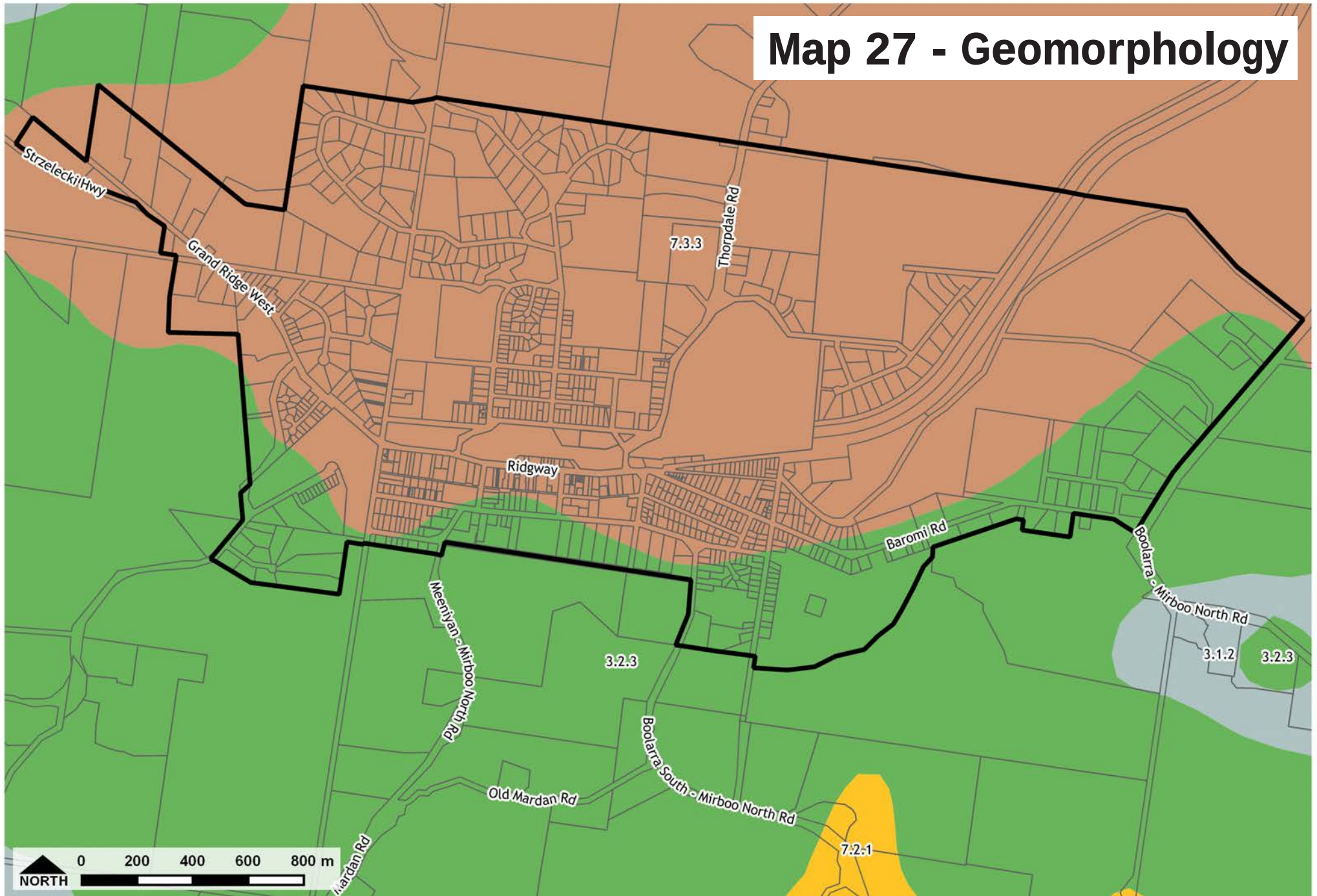
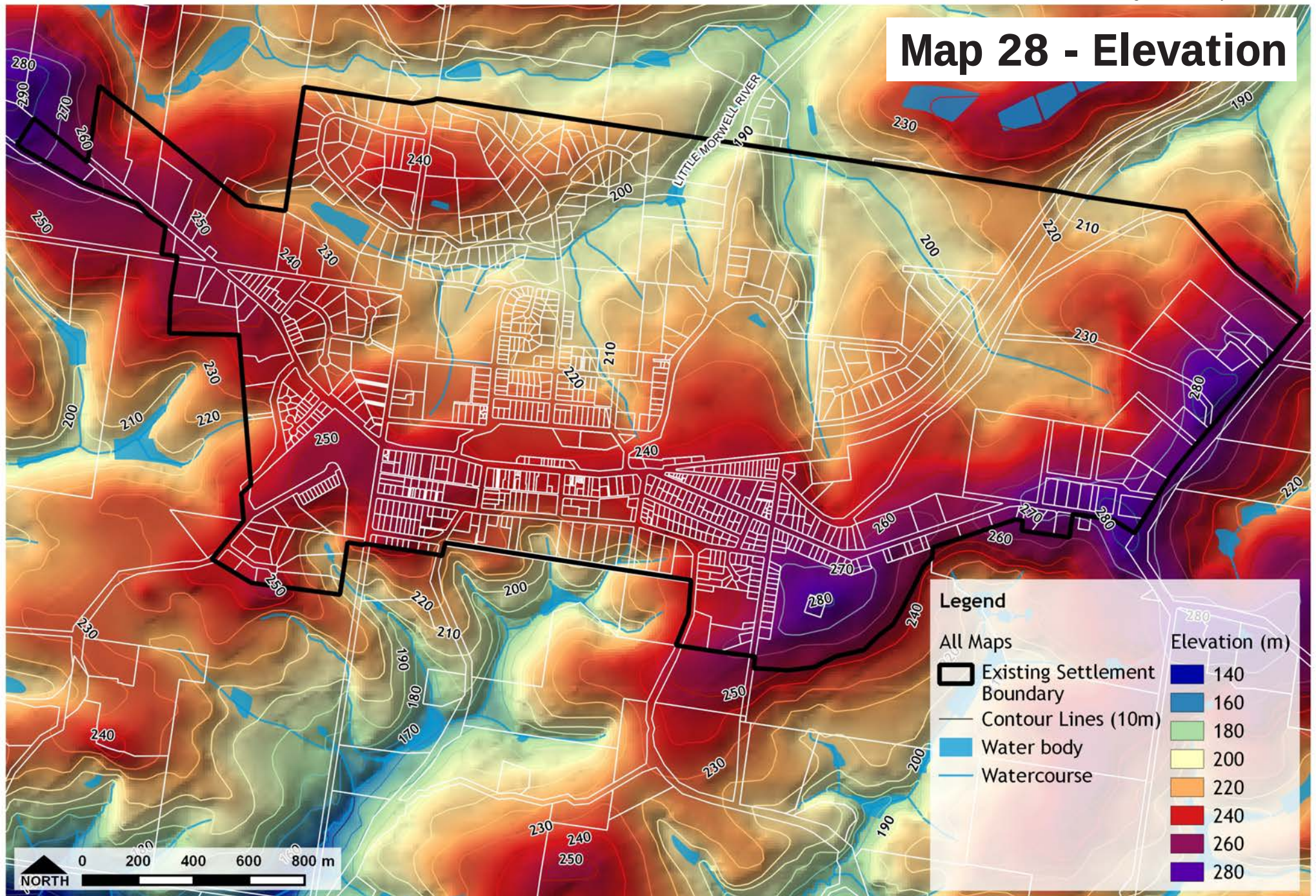
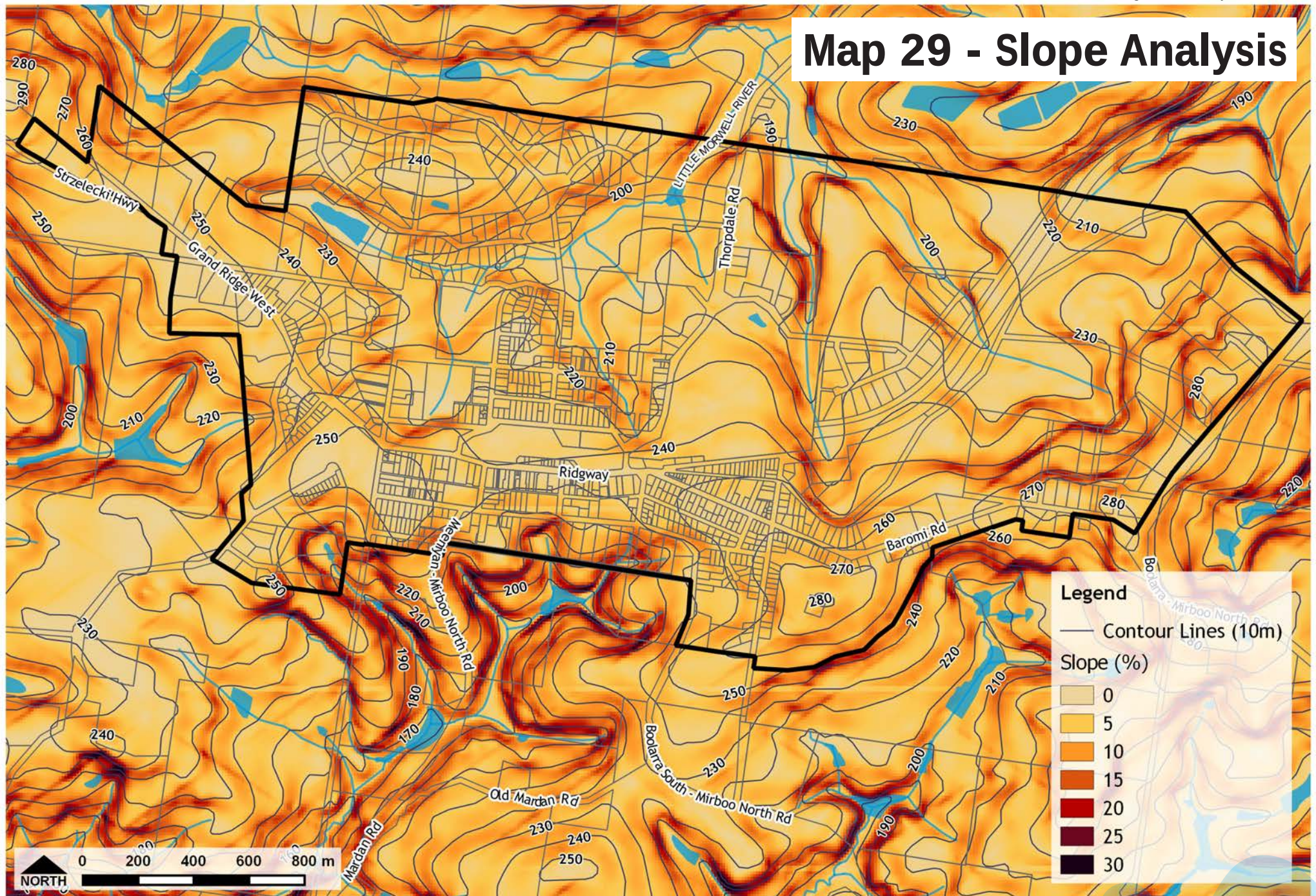


Figure 40. Victorian Geomorphological Framework in and around Mirboo North

No.	Tier 1	Tier 2	Tier 3	Description
3.2.3	Southern Uplands	Low Relief (low elevation, about 100-250m)	Basaltic Residuals (Warragul, Red Hill)	Both these areas represent residuals of the extensive basalt flows of the Older Volcanics that occurred during the Palaeogene. At Red Hill, the basalt residual above about 100 m is continuous and covers an area of about 100 square kilometres. It forms a broad plateau that gradually slopes towards the south-west; from about 200 m to 100 m. The landform is described as undulating to rolling low hills, with broad rounded crests and narrow open depressions terminated by prominent cliffs at Bass Strait. The relief is generally about 40 to 60 m with slopes generally less than 10%. In both areas the predominant drainage pattern is integrated and flows toward the south-east. The basalt residuals around Warragul cover an area of about 300 square kilometres form the north-central part of the low elevation plateau that extends from near Grantville to just south of Nerrim South (see 3.2.1). In general, the landform is more subdued than that at Red Hill and is described as undulating low hills with rounded crests, flats and open depressions. These flats generally can to be shown on a 1:100 000 map, and are often described as swamps. Annual rainfall around Red Hill is over 700 mm whereas around Warragul it exceeds 1 000 mm This is reflected in the original vegetation: Damp Forest around Warragul and Lowland Forest and Herb-rich Woodland forest around Red Hill. All of the soils developed on basalts here are deep red friable gradational soil (Ferrosols) and almost all have been cleared for intensive agriculture. Landslips are occur on slopes exceeding 10 degrees, but these are relatively uncommon compared to the soils on basalt around Thorpdale.
7.3.3	Eastern Plains	High Level Terraces & Fans	Dissected Plains (Yallourn North, Inverloch)	The dissected plains are similar to the plains described under 7.3.1 in that they too are comprised of Neogene sediments derived from the Eastern Uplands. After the deposition of these sediments, later streams have incised into the former plains, resulting in a landform best described as undulating to rolling low hills. The soils that have developed on these plains all have a bleached subsurface soil (A2 horizon). Most of the soils are acidic and lack texture contrast (Dermosols), but in south Gippsland east of Inverloch they are texture contrast acidic soils (Kurosols) with some of the sandier surface soils developing "coffee rock" layer at the base of the A2 horizon. The climate is humid, with annual rainfall exceeding 700 mm. As a consequence the vegetation was originally mainly forest (plains grassy forest, lowland forest) with areas of grassy woodland/swamp scrub. The predominant land use is now grazing.

Map 28 - Elevation





Vegetation

The Mirboo North area was once covered with forests of mountain ash, blackwood and tall tree ferns. Vegetation is an important part of the town's character though today, by comparison, very little vegetation remains. The main areas of vegetation are found in Baths Reserve and the State Forest. The other remaining vegetation is generally located in forested areas, along roadsides and along waterways. Most of this is found on public land. There are also some singular significant trees scattered throughout the town's landscape.

The changes to vegetation cover in Mirboo North since European settlement are illustrated by *Map 30* and *Map 31*. These maps show the extent of Ecological Vegetation Classes (EVCs) modelled for the year 1750 and 2005 at a scale of 1:25,000 (see *Figure 41* for a description of the EVCs). This provides a broad overview of the likely vegetation that existed according to area prior to European settlement (1750) and today (2005). More detailed mapping of the area has shown that this mapping should only be used as a starting point to determine the vegetation on the ground.

The Fire Management Plan (2010) prepared for Baths Road Reserve found that instead of the Damp Forest EVC, the reserve contains the following EVCs:

- Fern Swamp / Riparian Scrub Complex
- Lowland Forest
- Shrubby Foothill Forest

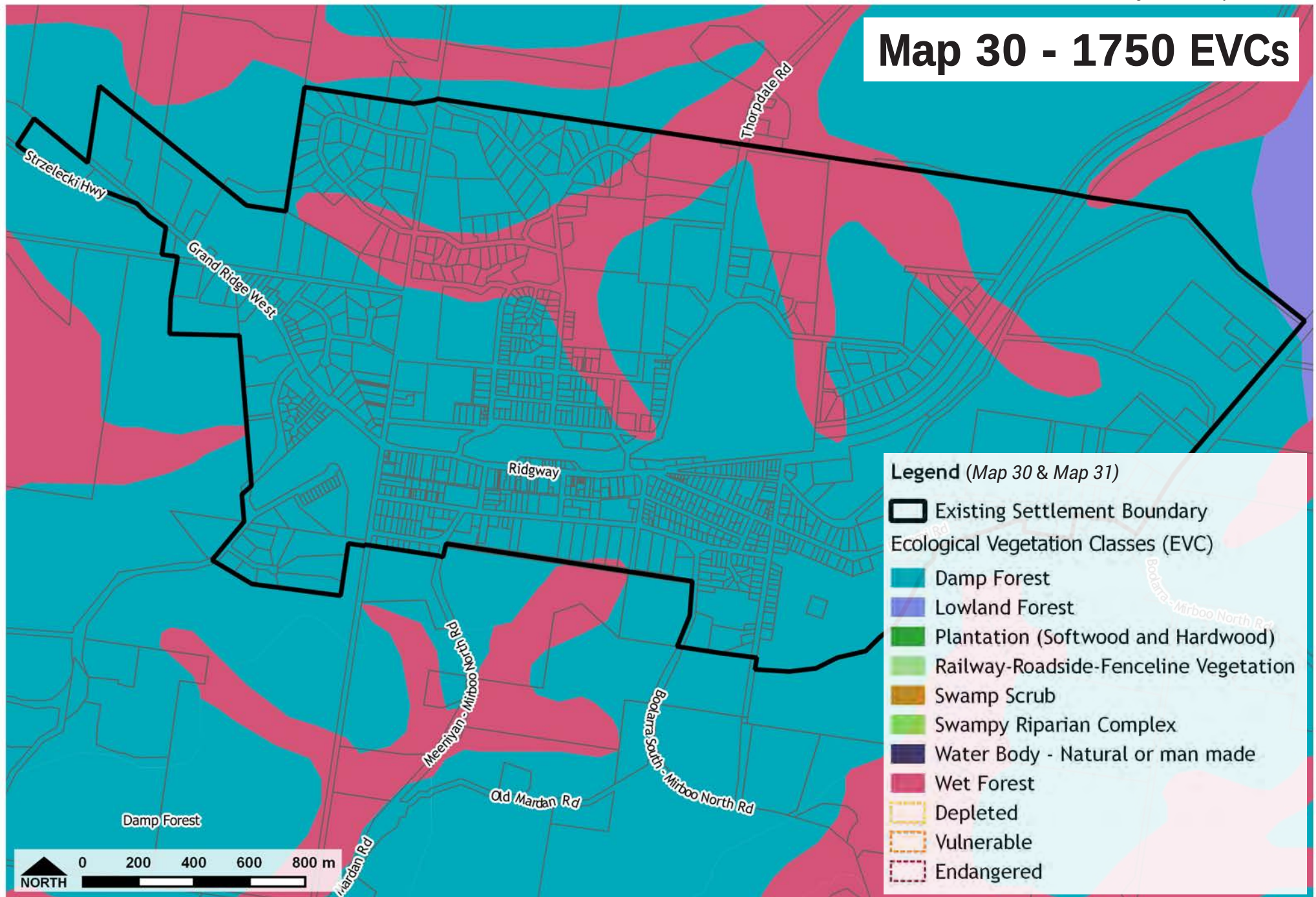
This is illustrated in *Map 32*. The EVCs are described in *Figure 41* and *Figure 42*.

It is expected that the Swamp Scrub EVC north of Baths Road Reserve shown on *Map 31* may be Fern Swamp / Riparian Scrub Complex. This area is low lying and would connect to the Fern Swamp / Riparian Scrub Complex area in Baths Road Reserve.

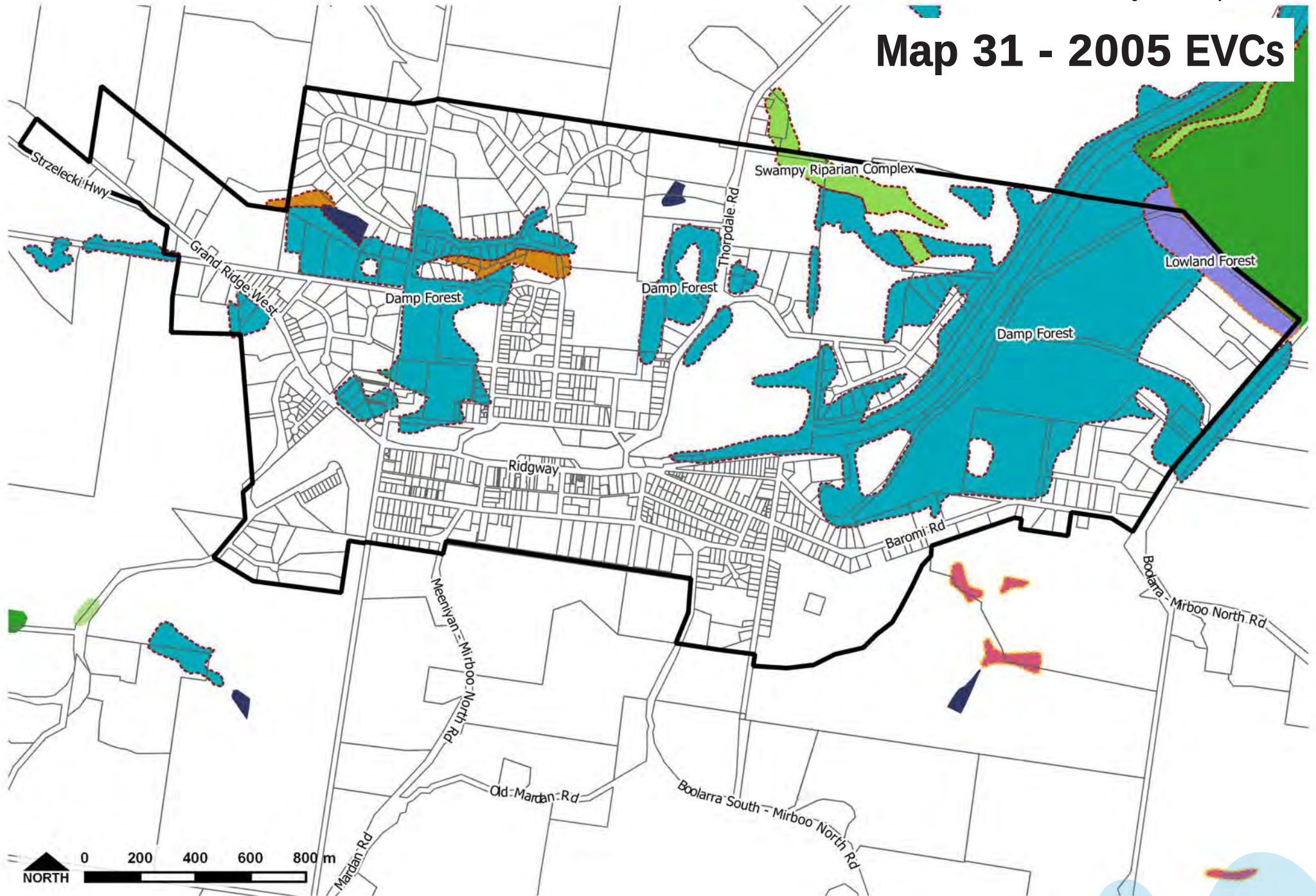
Other vegetation that makes an important contribution to the town, its main street and residential areas, are street trees.



Street trees along Ridgway in bloom



Map 31 - 2005 EVCs



Map 32 - Baths Rd Reserve EVCs



Legend

Ecological Vegetation Classes (EVC)

2005 EVCs

- Damp Forest
- Swamp Scrub

Mirboo North Baths Road Reserve EVCs (Baths Road Reserve Fire Management Plan 2010)

- Fern Swamp / Riparian Scrub Complex
- Lowland Forest
- Shrubby Foothill Forest
- Revegetated Area
- Pool Area

Figure 41. Ecological Vegetation Classes (EVC) in Mirboo North

EVC (refer to Map 30, Map 31 & Map 32)	Classification	Description	Location in Mirboo North
Damp Forest (EVC 29)	Endangered	Damp Forest grows on a wide range of fertile parent rock types on a variety of aspects, from sea level to submontane elevations. It is dominated by a tall eucalypt layer over a shrub layer of broad-leaved species typical of wet forest mixed with elements from dry forest types such as prickly or small-leaved shrubs. The ground layer includes forbs and grasses as well as moisture-dependent ferns.	Remnant sections throughout the town: in Baths Road Reserve and along Wells Road, at Dickies Hill and along the Mirboo North-Boolarra Rail Trail
Lowland Forest (EVC 16)	Vulnerable	This widespread dry forest type grows on soils of moderate fertility on the foothills of the Great Dividing Range through to the foothills of the Strzelecki ranges and Wilsons Promontory National Park to far East Gippsland.	Remnant section along Slaughteryard Road at the eastern edge of the town
Swamp Scrub (EVC 53)	Endangered	Closed scrub at low elevations on alluvial deposits along streams or on poorly drained sites with higher nutrient availability. Soils vary from organic loams to fine silts and peats which are inundated during the wetter months of the year. Often lacks a tree overstorey and is typically dominated by shrubs of Swamp Paperbark <i>Melaleuca ericifolia</i> which often form a dense thicket. Where light penetrates to ground level, a moss/lichen/liverwort herbaceous ground cover is often present.	Two remnant sections in the vicinity of Wells Road at the western side of town
Swampy Riparian Complex / Swampy Riparian Woodland (EVC 83)	Endangered	Woodland to 15 m tall generally occupying low energy streams of the foothills and plains. The lower strata are variously locally dominated by a range of large and medium shrub species on the stream levees in combination with large tussock grasses and sedges in the ground layer.	Remnant section at the north of the town east of Thorpdale Road
Wet Forest (EVC 30)	Depleted	This EVC occurs on fertile, well-drained loamy soils on a range of parent rock types to sub-montane elevations. Wet Forest is extensive over all aspects in the higher rainfall areas such as the Strzelecki ranges where cloud cover and fog drip increase effective precipitation but is largely restricted to protected gullies and southern aspects in moderate rainfall areas. Wet Forest is characterised by a tall eucalypt overstorey with scattered understorey trees over a tall broad-leaved shrub and treefern understorey with a moist, shaded, ferny ground layer.	Small pockets south-east of the township

Source: Davies et al. (2001) Ecological Vegetation Class Mapping at 1:25,000 in Gippsland

Figure 42. Ecological Vegetation Classes (EVC) in Baths Road Reserve, Mirboo North

EVC (refer to Map 32)	Classification	Description	Location in Mirboo North
Shrubby Foothill Forest (EVC 45)	Endangered	A medium to tall eucalypt overstorey with scattered tall broad-leaved shrubs over a distinctive middle strata of narrow-leaved and broad-leaved shrubs. The ground layer is lacking a diversity of ferns, graminoids and herbs but Forest Wire-grass can often be dominant.	Southern end of Baths Road Reserve on the steeper, more protected slopes
Riparian Scrub (EVC 191)	Vulnerable	A dense shrubland dominated by Scented Paperbark and scattered Prickly Tea-tree. It occurs on poorly defined drainage lines, often with a peaty surface horizon. The understorey species include Scrambling Coral-fern and Saw-sedge.	A mix of these two EVCs (referred to as a Complex) occurs through the low point of Baths Reserve
Fern Swamp (EVC 721)	Undetermined	A ferny (to sedgy-ferny) swampy drainage-line vegetation of high-rainfall areas. It occurs on sites with impeded drainage within or at the heads of low-gradient gullies. The most conspicuous species are King Fern, Fishbone Water-fern and Hard Water-fern. Scattered Soft Tree-fern, Prickly Currant-bush and Tall Sword-sedge are also common. Fern Swamp in Victoria is poorly known, very restricted and quite rare in the Strzeleckis.	

Source: Fire Management Plan for Baths Road Reserve, Mirboo North (2010)



Vegetation in Baths Road Reserve

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Built Form

Built Form Character

Buildings and structures in Mirboo North are modest and unique. Buildings reflect a range of eras with different forms, materials and styles evident throughout the town's streets. Closer to the centre of town, buildings are older, with more heritage fabric evident.

In general, the feel of streets change from the centre of town - where roads are made and include kerb and channel with footpaths - to the edges of town - where streets are unmade and the road edges appear to blend into the roadside vegetation.

Development is low rise and dominated by the surrounding landscape, particularly at the fringes of town as the gaps between buildings increase. Residential development is detached, generally responsive to the topography and set in established gardens.

Newer development tends to be consistent of larger buildings and increased hard surfaces. Recent residential development includes units.

The main street is distinct from the surrounding built form due to its fine grain nature, attached buildings and commercial-style frontages built to the front property boundary. It is also lined with shop front verandahs. Simple shed structures characterise the building forms in the industrial areas of town.

The surrounding rural land is generally clear of development apart from the occasional house and shed.



Mix of housing eras and fence types in a street with views to the surrounding hills



Views of established vegetation visible behind a weatherboard house



Heritage protected railway station building in centre of town



Established vegetation in the front garden of a brick house



Built form nestled into the landscape - barely visible



Shop front built to the boundary with verandah



Unit development

Subdivision Layout

Subdivision layouts have long-term implications for future town growth. Subdivision plans at the time of settlement tend to be pivotal at shaping urban form today. Mirboo North is no exception. This is illustrated by the way that the existing subdivision pattern in the town centre reflects the proposed subdivision pattern at early settlement (see *Figure 42*).

In Mirboo North, older areas closer to the town's centre follow a more grid-like subdivision pattern. Newer subdivisions tend to follow more curvilinear and cul de sac subdivision patterns.

Many of the existing subdivisions are designed with lot layout, road and open space configurations that make rezoning to achieve higher density difficult to achieve. A number of the existing and developed subdivisions on the edge of the township do not provide connection points to adjoining greenfield land that might be suitable for long term development (e.g. Wells Road area). These long established problems make integrated urban design difficult to achieve without significant disruption to existing residents and property owners.

While some battle-axe subdivisions have occurred in Mirboo North, this is relatively rare. This is because there have been relatively few subdivisions have taken place since initial urban subdivision. It is also because many lots have two road frontages. A second road frontage, often provided by a laneway or a corner, means that battle-axe subdivision can be avoided. Battle-axe subdivision should be avoided because it has a detrimental impact on the streetscape. It typically results in large hard

surface areas with accessways adjacent to the neighbouring dwellings which often causes amenity (noise) issues. An example of this can be found in Giles Street, Mirboo North (see *Figure 44*).

Curvilinear and cul de sac subdivision patterns such as found in Josephine Court and Laura Rise (see *Figure 44*) make future resubdivision difficult because of the irregular lot shapes and narrow frontages. In general, they also discourage walking and cycling because navigation is difficult and routes are longer.

Figure 43. Comparison of Mirboo North Subdivision Pattern 1884 & 2017



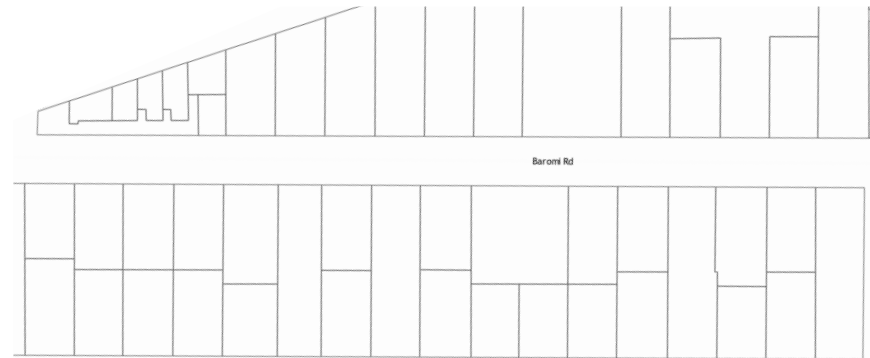
Mirboo North town centre 2017



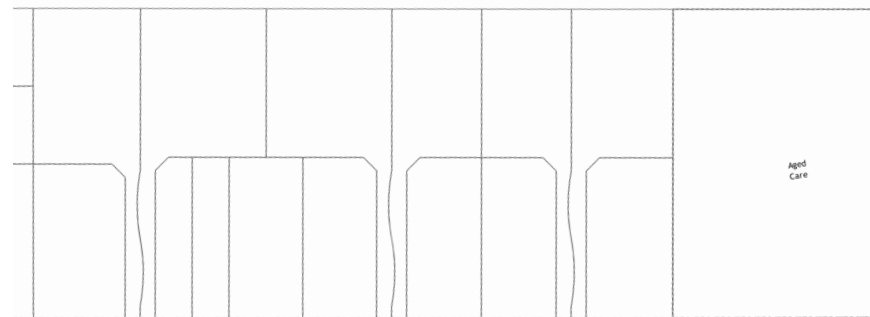
Mirboo North Parish Plan 1884
(see page 64 for full copy of the plan)

This area was identified in the 2004 Structure Plan for rezoning to urban residential but was subdivided for low density residential development. As one of the better sites for urban development in close proximity to the town centre, the site is now virtually impossible to redevelop for urban residential (without re-consolidation of land in various ownerships). With some lots backing onto Grand Ridge West, it is possible that numerous urban lots could be established fronting onto the main road (subject to precinct rezoning).

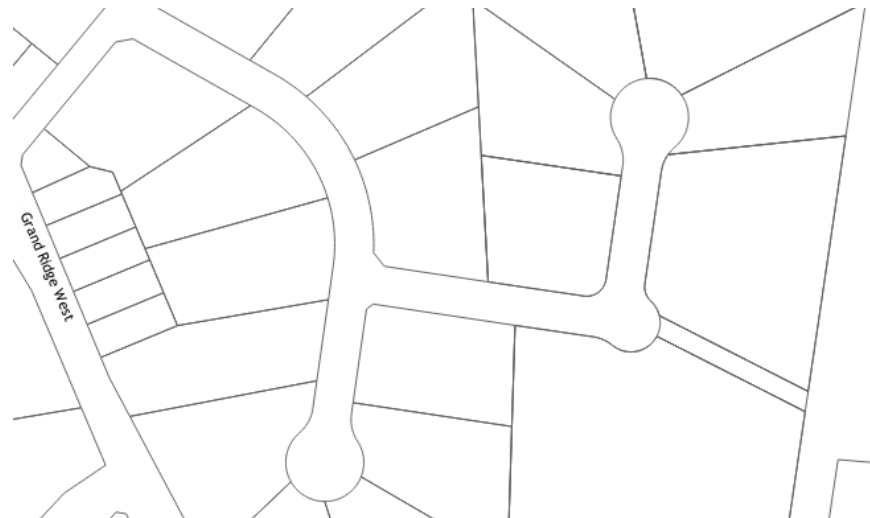
Figure 44. Subdivision Pattern Type Examples



Road frontage provides for subdivision without battle-axe lots



Battle-axe subdivision in Giles Street



Curvilinear & cul de sac subdivision in Josephine Crt & Laura Rise
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Implications

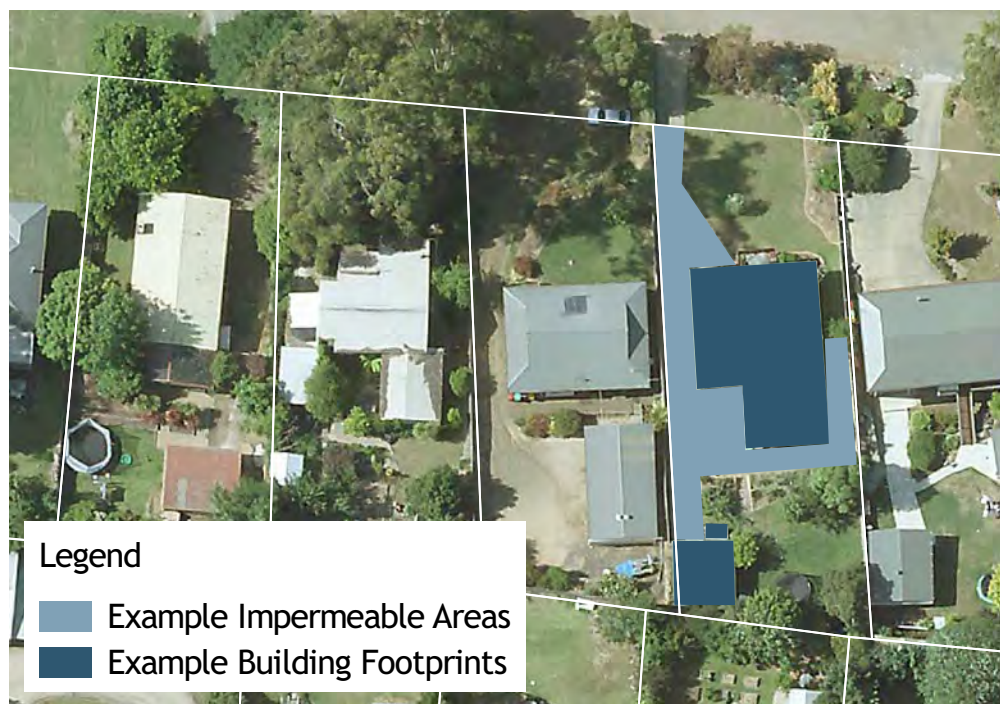
- Development should seek to respect the existing character
- Curvilinear, cul de sac and battle-axe subdivision patterns should be avoided to safeguard land for future growth, improve amenity and encourage active transport

Development Patterns

Existing development patterns distinguish Mirboo North from other localities and more urban areas (such as Melbourne's growth suburbs). The spacious feel and vegetated character should be retained and encouraged into the future.

Existing residential development provides for generous space around buildings. Site coverage is typically low, particularly for lower density development. The proportion of the site that is permeable is generally high. Permeability can be simply described as the percentage of an area that can absorb water. Site coverage and impermeable areas are illustrated in *Figure 45*.

Figure 45. Development Pattern



A sample of properties were reviewed to identify the typical site coverage and impermeability of residential properties (see *Figure 46*). According to existing planning provisions for General Residential Zone (GRZ) land, site coverage should be no more than 60% and impermeable areas no more than 80%. At present, site coverage is typically 30% and impermeable areas 40%. The schedule to the GRZ can be changed to better reflect existing development pattern while providing for future growth.

Existing residential development typically has side setbacks which provide views of the surrounding landscape and vegetation. Side setbacks often also provide for vehicle access and space for vegetation to grow. This is an

important element of the existing character that should be retained into the future.

Similarly the pattern of no front and side setbacks should be retained for non-residential buildings in the commercial area to distinguish the main retail area from the surrounding residential areas. The should seek to complement and not detract from nearby heritage buildings.

Within the town centre, built form should be encouraged that is also conducive to pedestrian activity and considers amenity. Policy could be improved to ensure active frontages (like shop fronts) and weather protection are maintained and provided as redevelopment occurs, particularly along Ridgway.

Figure 46. Typical Site Coverage & Impermeability on Residential Land

Zone	Typical Site Coverage	Typical Impermeability
General Residential Zone	31%	44%
Low Density Residential Zone	14%	27%
Rural Living Zone	9%	19%

This table identifies the proportion of a property covered by buildings (site coverage) and buildings and other impermeable areas (impermeability). It was identified using 2015 aerial photography a sample of properties in each of the zone.

Built form with an active frontage provides the opportunity for visual engagement between people in the street and those on the ground and first floors of buildings (e.g. windows, upper level balconies). It makes streets feel more vibrant and safer by improving visibility and facilitating casual observation by community members going about their everyday activities in the area.

The City of Moreland's Brunswick Structure Plan includes some useful design guidelines that promote active frontages. This includes requirements for:

- Display windows / entrances street frontage widths
- Clear glazing
- Facades that incorporate lighting for nighttime security
- Weather protection (e.g. verandahs)
- Restrictions on security grilles
- Restrictions on vehicle access
- Front fencing

Within walking distance to the town centre, design guidelines should aim to encourage residential development that contributes to the amenity of the area.

Higher density residential development and retirement living is encouraged within walking distance of the town centre. This should continue but needs to be balanced with the expected increases in site coverage, impermeable areas and small building setbacks. These design impacts could be offset by appropriate landscaping in the front setback to soften the impact of built form.

Implications

- The South Gippsland Planning Scheme should be amended to provide better design guidance, particularly for the town centre area and residential areas
- It could provide design requirements for weather protection, building setbacks, site coverage and permeability

Cultural Heritage

Aboriginal Cultural Heritage

The Aboriginal Heritage Act 2006 provides for the protection and management of Victoria's Aboriginal cultural heritage. The Aboriginal Heritage Regulations 2007 specify areas of cultural heritage sensitivity. This includes registered cultural heritage places, named waterways, coastal land, parks, caves, dunes and land within specified distances of cultural heritage sensitivity. In Mirboo North an area of cultural heritage sensitivity follows the Little Morwell River as shown on *Map 33*.

The Act requires permit applicants to prepare a cultural heritage management plan for listed high impact activities in an area of cultural heritage sensitivity where significant ground disturbance has not occurred. Cultural heritage management plans have been prepared for few sites in Mirboo North.

Source: Planning Practice Note 45 The Aboriginal Heritage Act 2006 and the planning permit process 2015

Post-Settlement Heritage

South Gippsland Shire's 2004 Heritage Study identifies 58 places of heritage significance in Mirboo North. The study categorised the places identified in the Shire as shown in *Map 33*. Places identified in Mirboo North were Local 1, Local 2 or Local 3 Significance including one heritage precinct. A summary of the recommendations for Mirboo North is provided in *Figure 47*. A full list of the places that it identified in Mirboo North are shown in *Figure 48*.

Interpretive heritage signage can be found throughout the town centre. These signs (shown below) provide details of the town history and are illustrated with historic photos. Several highlight the history of existing significant heritage places.

The 2004 Heritage Study recommends a number of buildings and other built form in Mirboo North for heritage protection. While

some buildings are now protected by the Heritage Overlay, many are not. The Structure Plan could encourage the introduction of new heritage controls by supporting Council's current position of voluntary inclusion of privately owned heritage features in the Heritage Overlay.

The Heritage Study also suggested restoration of historic streetscapes such as Ridgway, Mirboo North to enhance the historic and aesthetic integrity of the heritage precinct. This could include the accurate construction of original verandahs using photographs and other evidence as well as specific restoration works to key buildings.



Map 33 - Heritage

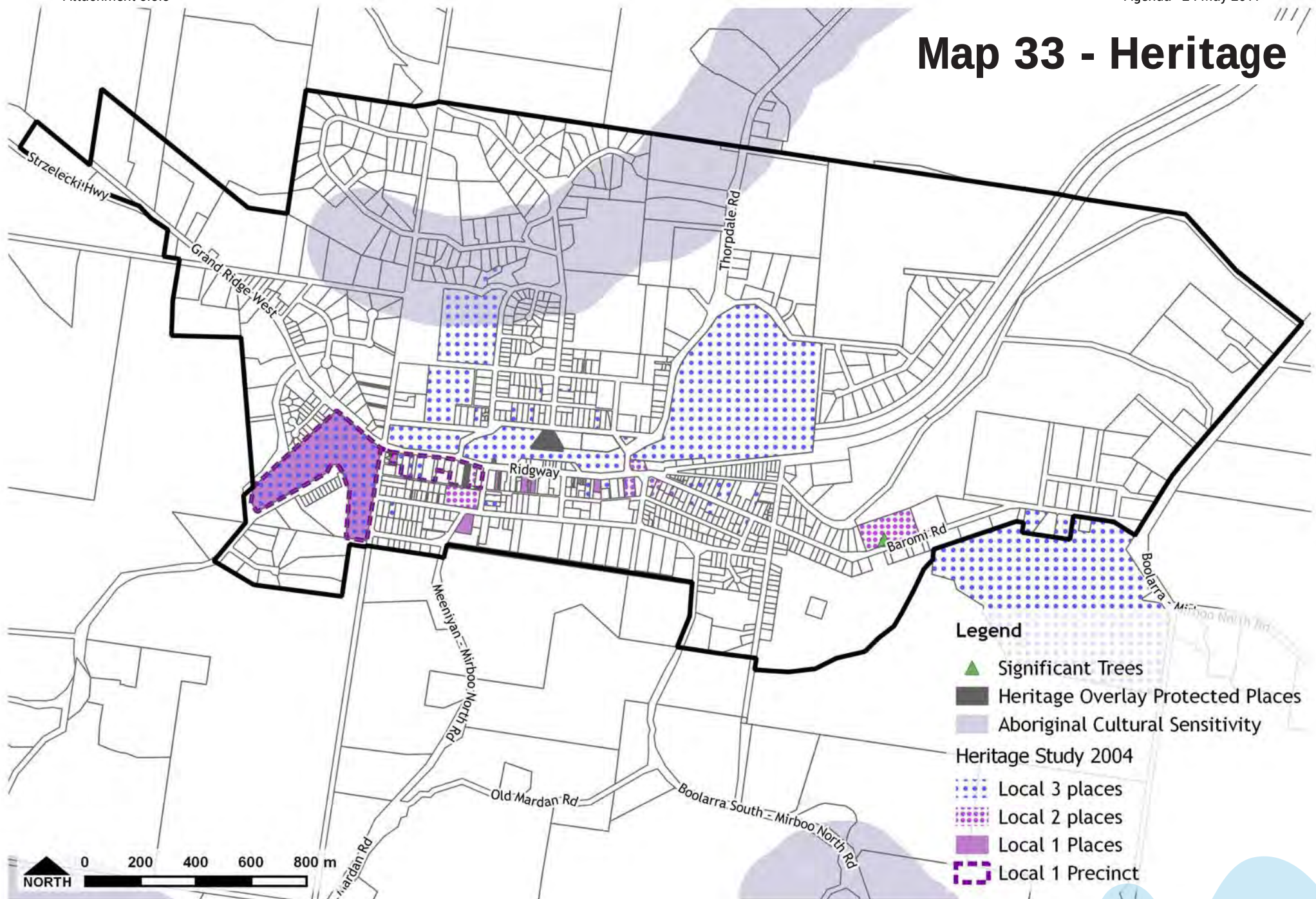


Figure 47. Heritage Study 2004 Recommendations in Mirboo North

Category	Description	Heritage Study 2004 Recommendation	Application in Mirboo North
State	Places of State significance are places of outstanding significance not only to the Shire and the Gippsland region, but also to the State of Victoria. They must satisfy the requirements set out in the Heritage Act 1995.	They are to be conserved and enhanced.	No places were identified in Mirboo North.
Local 1	Places of Local 1 significance are places of local significance that are an integral part of the Shire's history.	They are to be conserved and enhanced.	14 places were identified in Mirboo North including Mirboo North Shire Hall, Mirboo North Post Office and Mirboo North Strzelecki Memorial.
Local 2	Places of Local 2 significance are an important part of the Shire's history.	The conservation and enhancement of these places is strongly encouraged.	8 places were identified in Mirboo North including cemetery, Masonic Lodge, former Bush Nursing hospital, Uniting Church and Grand Ridge Brewery.
Local 3	Places of Local 3 significance are generally part of a group of similar or related places that contribute to the history of the Shire.	The conservation and enhancement of these places is supported, particularly if they form part of a heritage precinct.	35 places are identified in Mirboo North including Baromi Park, swimming pool, recreation reserve pavillion and former Butcher shop.
Heritage Precincts	The study identified groups of places that formed identifiable heritage precincts. These precincts are integral to the history of the Shire.	All of the individual heritage places and other elements that contribute to their significance must be conserved and enhanced.	One heritage precinct was identified along Ridgway (residential and commercial precinct). This is of Local 1 Significance.

Figure 48. List of Heritage Significant Properties in Mirboo North

Site ID	Name of Place	Address or Location
Local 1 Places		
MI-HO1	Mirboo North Civic + Residential Precinct	1 Balook Street & 4-34 Ridgway Mirboo North
MI-GI-028	Dwelling (former Presbyterian Manse)	28 Giles Street Mirboo North
MI-RI-040	Gippsland and Mirboo North Times Office (former)	40 Ridgway Mirboo North
MI-RI-042	Shop	42 Ridgway Mirboo North
MI-RI-058	Dwelling (former Adam Ogilvy residence)	58 Ridgway Mirboo North
MI-RI-060	Former Colonial Bank of Australasia	60 Ridgway Mirboo North
MI-RI-062	Shop	62 Ridgway Mirboo North
MI-RI-086	Shop	86 Ridgway Mirboo North
MI-RI-100	Mirboo North Post Office	100 Ridgway Mirboo North
MI-RI-STRZ	Mirboo North Strzelecki Memorial	Ridgway Mirboo North
MI-RI-RS	Mirboo North Railway Station (former)	Ridgway Mirboo North
MI-RI-030	Mirboo Shire Hall & Offices (former)	30 Ridgway Mirboo North
MI-RI-004	Dwelling (former Bush Nursing and Private Hospital)	4 Ridgway Mirboo North
HI-BA-PS	Mirboo North Memorial Higher Elementary School (former)	1 Balook Street Mirboo North
Local 2 Places		
MI-BAR-004	Commonwealth Masonic Lodge No. 186	4 Baromi Road Mirboo North
MI-BAR-010A	Dwelling	10 Baromi Road Mirboo North
MI-BAR-CE	Mirboo North Cemetery	83 Baromi Road Baromi
MI-BR-004	Former Mirboo North Bush Nursing Hospital	4-6 Brennan Street Mirboo North
MI-RI-032	St. Andrew's Uniting Church (Former St Andrew's Presbyterian Church)	32 Ridgway Mirboo North

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Former Higher Elementary School



Former Bush Nursing & Private Hospital



St Andrews Uniting Church

Site ID	Name of Place	Address or Location
MI-RI-112	St. Mary's Church of England & Parish Hall	112 Ridgway Mirboo North
MI-RI-BU	"Former Mirboo North Butter Factory (Grand Ridge Brewery)"	2 Baromi Road Mirboo North
MI-RI-GR	Former Grain Store	81 Ridgway Mirboo North
Local 3 Places		
MI-BA-008	Dwelling	8 Balding Street Mirboo North
MI-BAR-013	Dwelling	13 Baromi Road Mirboo North
MI-BAR-015	Dwelling	15 Baromi Road Mirboo North
MI-BAR-017	Dwelling	17 Baromi Road Mirboo North
MI-BAR-018	Dwelling	18 Baromi Road Mirboo North
MI-BAR-019	Dwelling	19 Baromi Road Mirboo North
MIN-BAR-023	Dwelling	23 Baromi Road Mirboo North
MIN-BAR-024	Dwelling	24-26 Baromi Road Mirboo North
MIN-BAR-025	Dwelling	25 Baromi Road Mirboo North
MIN-BAR-035	'Orchard Cottage'	35 Baromi Road Mirboo North
MIN-BAR-038	Dwelling	38 Baromi Road Mirboo North
MIN-BAR-PA	Baromi Park (Former CWA Park)	Ridgway Mirboo North
MIN-BAT-SW	Mirboo North Swimming Pool	17 Baths Road Mirboo North
MIN-BO-013	Dwelling	13 Bourke Street Mirboo North
MIN-BR-005	Dwelling	5 Brennan Street Mirboo North
MIN-BR-007	Dwelling	7 Brennan Street Mirboo North
MIN-BR-009	Dwelling	9 Brennan Street Mirboo North
MIN-CO-007	Dwelling	7 Couper Street Mirboo North
MIN-CO-009	Dwelling	9 Couper Street Mirboo North
MIN-CO-015	Dwelling	15 Couper Street Mirboo North



Former Gippsland & Mirboo North Times Office & Shop at 40-42 Ridgway in 2000



Historic plaque about 40-44 Ridgway

Site ID	Name of Place	Address or Location
MIN-CO-035	Dwelling	35-37 Couper Street Mirboo North
MIN-GI-006	Dwelling	6 Giles Street Mirboo North
MIN-GI-014	Dwelling	14 Giles Street Mirboo North
MIN-PI-006	Dwelling	6 Pincini Street Mirboo North
MIN-RI-006	Dwelling	6 Ridgway Mirboo North
MIN-RI-008	Dwelling	8 Ridgway Mirboo North
MIN-RI-010	Dwelling	10 Ridgway Mirboo North
MIN-RI-012	Dwelling	12 Ridgway Mirboo North
MIN-RI-014	Dwelling	14 Ridgway Mirboo North
MIN-RI-020	Dwelling	20 Ridgway Mirboo North
MIN-RI-096	Dwelling (former)	96 Ridgway Mirboo North
MIN-RI-102	Butcher Shop (former)	102-104 Ridgway Mirboo North
MIN-RI-112	St. Mary's Church of England	112 Ridgway Mirboo North
MIN-ST-RE	Mirboo North Recreation Reserve Pavillion	Thorpdale Road Mirboo North
MI-BAL-001	Dwelling	1 Balook Street Mirboo North

Source: South Gippsland Heritage Study 2004



40-42 Ridgway in 2017

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22-22 MIN RI 046



22-23 MIN RI 048

Implications

- The Heritage Overlay should be applied to protect other sites that have been identified of heritage significance where landowners volunteer inclusion of their property

Environmental Risks

Bushfire

Mirboo North has a history of bushfires. In Baths Road Reserve, most mature trees carry signs of fire in the distant past. Some of the Messmates trees in the reserve appear to be at least 70 years old and possibly correlate to the Black Friday 1939 fires that swept through the Strzeleckis. Long-term resident Joe Pincini confirmed that a low intensity fire spread from a burn on the creek in 1947. Small patches of the reserve burnt behind houses to the south of Allen Street in the late 1970s. (Fire Management Plan for Baths Road Reserve 2010)

The State Government have prepared some mapping showing bushfires that have occurred on public land, with some fires on private land since 2009. This is shown on *Map 34*. In January-February 2009 there were two major bushfires in the South Gippsland area, one of which was the Delburn Complex Fire (6,440ha). Deliberately lit, this fire directly impacted 128 properties in the Darlimurla, Mirboo North and Boolarra area.

Future bushfires affecting the residential areas of Mirboo North are possible and expected to have a major impact if they occur. Existing treatments in place to mitigate fire risk include slashing and burn programs, tourism fire awareness, community education, static water supply and hydrant installation and maintenance. The risk of bushfire after the implementation of risk treatments in the area

is still high (South Gippsland Municipal Fire Management Plan (2011)).

Fire authorities have assessed Mirboo North as having a very high bushfire risk. Factors that contribute to this risk are the town's location on a ridge, the area's hilly nature and dense vegetation. The town and surrounding areas is a 'Designated Bushfire Prone Area' where specific bushfire construction standards apply for buildings.

The Bushfire Management Overlay (BMO) also applies to large areas of the north and north-east of the township (refer to *Map 35*). The BMO identifies land that may be significantly affected by bushfire and triggers the need for a planning permit for certain developments and requires that new development implements appropriate bushfire protection measures. State government has prepared updated mapping that extends BMO coverage.

In determining areas for future township development, particularly housing and attractions, areas affected by the BMO should be avoided where possible. Given that the BMO covers a large portion of Mirboo North (including land zoned for urban purposes), some growth will be expected in BMO areas. Growth in these areas will require careful management to minimise fire risk such as with buffers from forested areas.

In determining future growth areas, areas surrounded by forest with limited opportunities for access should be avoided. In Mirboo North,

this occurred when Golf Links Drive and Howell Street were created. This residential area is surrounded by forest in almost every direction. There is a single point of access via Galvins Road, which is some distance from Thorpdale Road.

Future development surrounded by forested areas with a single access route should be avoided.

Erosion & Landslip Risk

Land in and around Mirboo North is susceptible to erosion and landslip. The West Gippsland CMA's Soil Erosion Management Plan identified Mirboo North as susceptible to sheet erosion, gully erosion and slump (see *Map 36*). Key factors that contribute to this susceptibility are land slope and soil type. Land slope in Mirboo North is broadly illustrated at *Map 29*.

Existing erosion controls apply to rural land at the periphery of the town and to the town's surrounding areas (see Environmental Significance Overlay - Schedule 5 & Erosion Management Overlay on *Map 12*). In general, the flattest land in Mirboo North has already been developed.

Future growth should avoid development and access to development on steep land, particularly land with a slope greater than 20 per cent. To minimise erosion and landslip risk, expansion of the town boundary should be avoided particularly to the west and the south

of the town where steep land is present.

Management of future growth within the town boundary should consider development intensification in flat areas and development in line with the Design Guidelines for Building on Steep Land (2016).

Potable water catchment restrictions

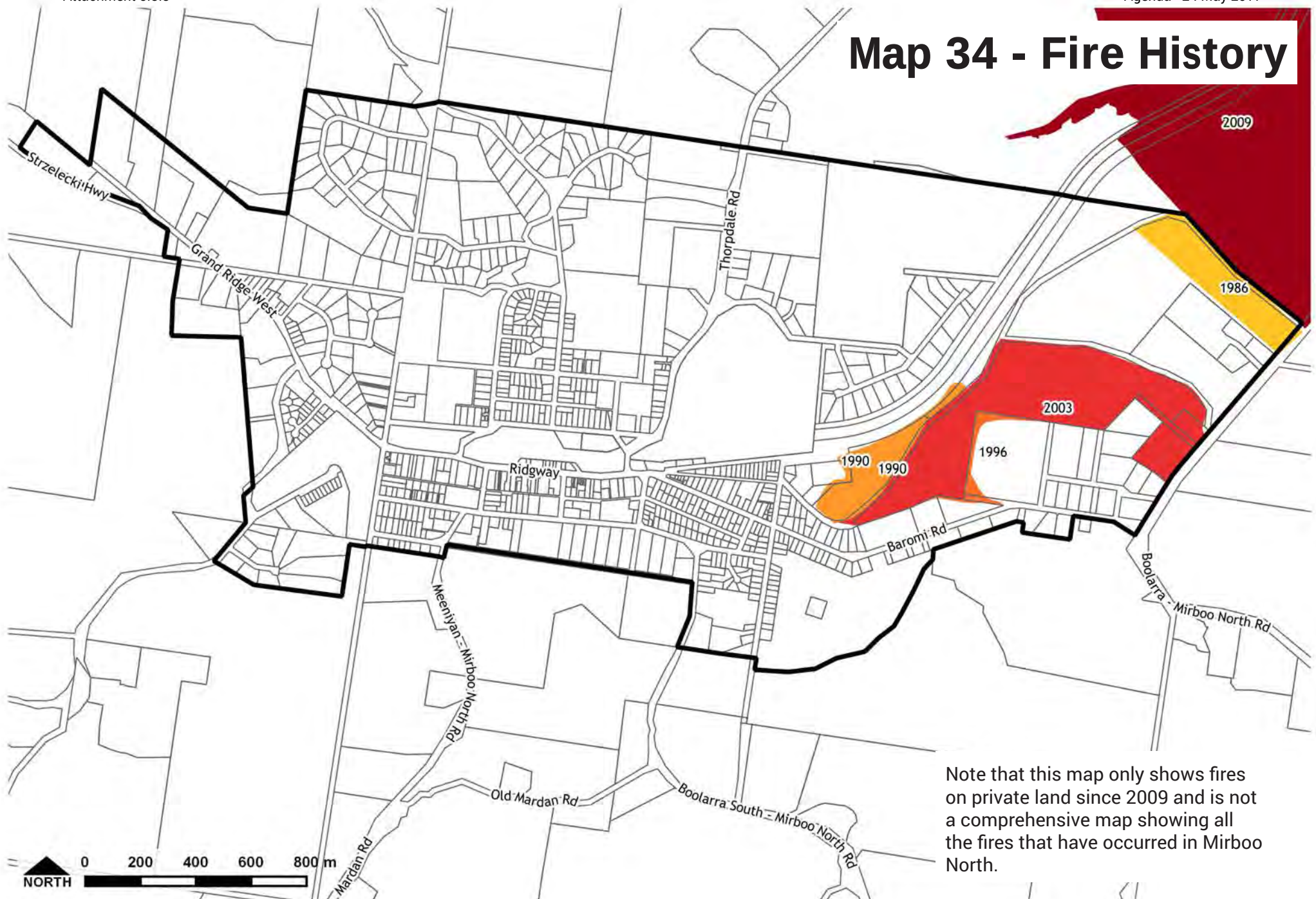
While Mirboo North is within the jurisdiction of Gippsland Water for the provision of water and sewerage services, south of the ridge (approximately along Ridgway) Mirboo North is affected by South Gippsland Water's Tarwin River potable water supply catchment (refer to *Map 16*). The catchment protects the quality of the drinking water for townships to the south (notably Meeniyan and Dumbalk) that draw their water from the Tarwin River.

New State Government restrictions introduced in the past five years make development in the catchment much more restrictive. Critically for townships it means that urban land rezonings must be connected to the reticulated sewer system. This requirement, combined with the abovementioned cost of providing sewer, means that expansion of the township into the catchment should not be supported.

Implications

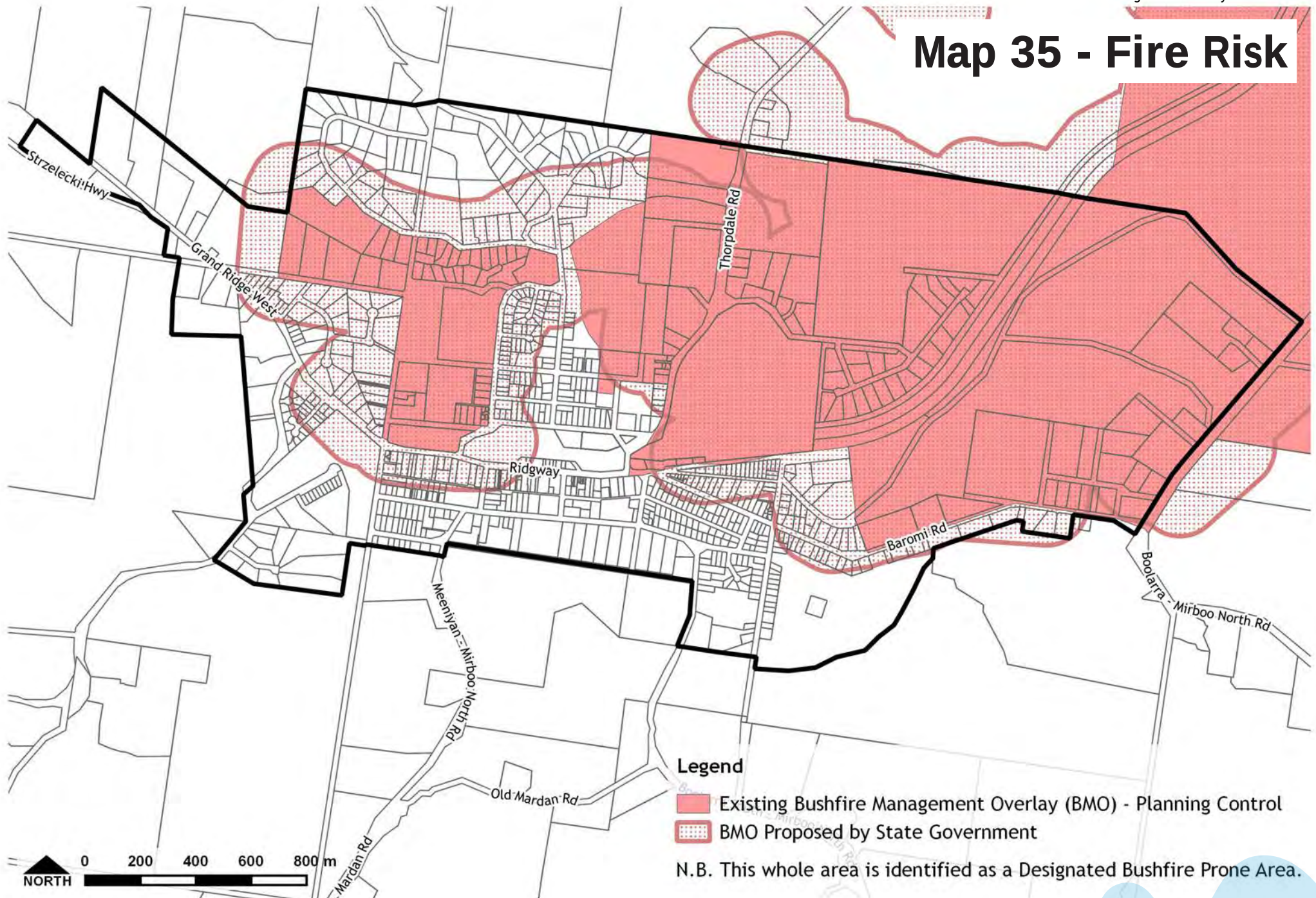
- Recognition of bushfire, erosion and landslip and potable water catchment constraints should be better reflected in the Structure Plan and the related Mirboo North Framework Plan in the Planning Scheme
- Mirboo North's village character and scenic setting could be afforded greater protection through the South Gippsland Planning Scheme.

Map 34 - Fire History

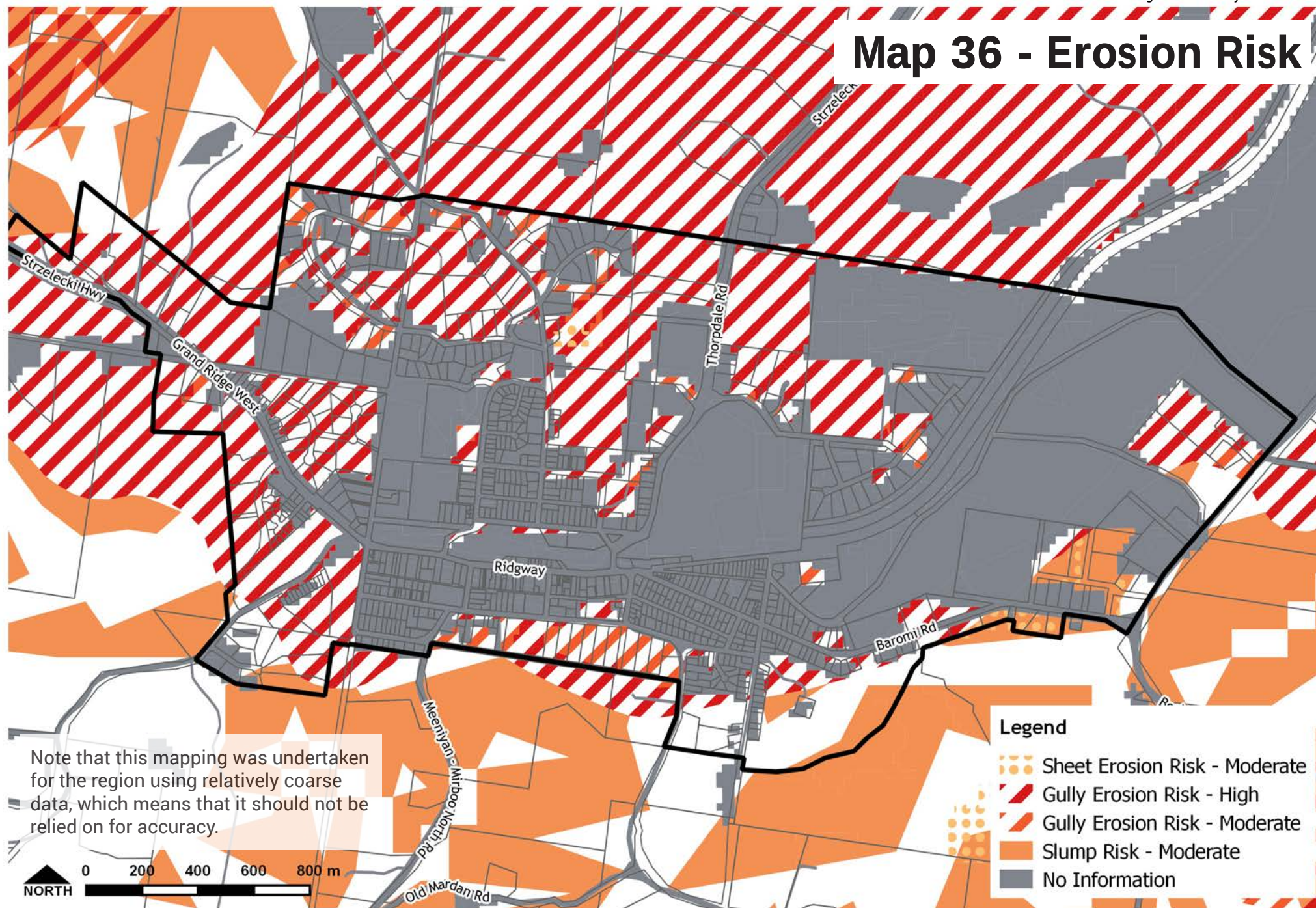


Note that this map only shows fires on private land since 2009 and is not a comprehensive map showing all the fires that have occurred in Mirboo North.

Map 35 - Fire Risk



Map 36 - Erosion Risk



Chapter 9

Future Direction

Overview

The Mirboo North framework plan in the South Gippsland Planning Scheme, including the settlement boundary, needs to be updated to respond to the town's existing context. The current land supply within the existing settlement boundary, coupled with the low housing demand, mean that additional housing can generally be accommodated by the existing urban land and with a few rezoning changes within the town. Commercial demand can also be accommodated by minimal changes to the existing planning zones.

Vision

Structure planning involves development of a shared vision for a town (Planning Practice Note 58: Structure Planning for Activity Centres, 2015). Other towns in South Gippsland established a town vision as part of their community planning. In Mirboo North, the following vision has been established, focusing on the town's strengths and future sustainability. It draws from comments received from the community during the draft structure plan consultation.

Mirboo North will be an attractive, compact town centre drawing benefit from its environment and surrounding agriculture. It will be a key retail centre serving its outlying rural hinterland and acting as a satellite town for the Latrobe Valley and Leongatha. Tourism will be important to the town's economy. Activity and built form will be focused on Ridgway, the town's main street. Future development will complement the town and improve pedestrian access, particularly between key destinations. Development will strike a balance between minimising future risk to life and property and ongoing public maintenance costs while enhancing its leafy character, scenic views to nearby green rolling hills and built form character.



Town Growth Constraints

Generally land that is easy to develop in Mirboo North has already been developed. Mirboo North faces a number of challenges and/or limitations in relation to future town growth as illustrated on *Map 37*. Issues that affect the town include:

- Fire risk
- Erosion and landslip risk
- Difficulties with infrastructure servicing – especially reticulated sewer
- Potable water catchment restrictions
- Existing land use pattern
- Existing subdivision pattern
- Potential environmental and agricultural impacts

Most large sites which appear at first sight to provide development opportunities are subject to constraints.

Bushfire is a major concern in the town with potential to threaten life and property. This threat affects the whole town and its surrounds but is a particular concern in and near forested areas.

Development on very steep land to the south, as well as to the south-east and west of town, poses environmental risks like erosion, landslip and potential to adversely impact drinking water quality where reticulated sewer is not connected. The town is subject to infrastructure servicing issues due to its topography. This makes extensions to the existing water and sewer network more difficult and costly.

A number of existing land uses prevent urban expansion in different directions. The golf course, treatment plant and State forest prevent further expansion to the town's north-east. While the industrial area or the Rural Living Zone (RLZ) area at the north-west of town could potentially expand in the north-west direction, there is a risk of land use conflict between residents and industry.

The subdivision pattern of RLZ land in this area as well as the Little Morwell River tributary which follows west-east parallel with the existing boundary also makes expansion beyond the town boundary to the north and north-west direction difficult. Urban development would have to 'leap-

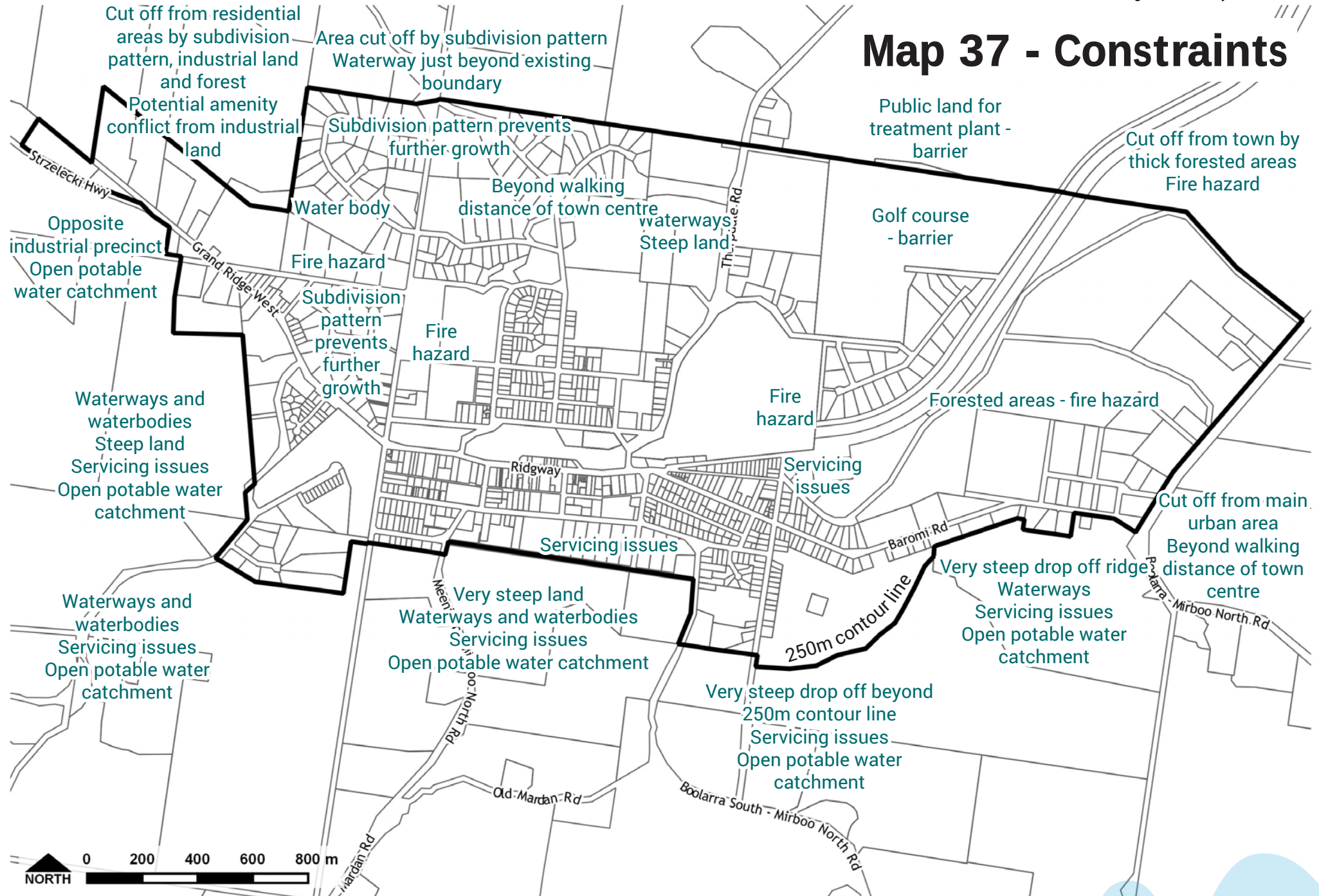
frog' these areas because their existing subdivision pattern, particularly the curvilinear street layout and existing buildings, make redevelopment of this area at urban densities as the town grows near to impossible. To add to these issues, these areas are located well beyond walking distance of the town centre.

The subdivision pattern of Low Density Residential Zone (LDRZ) and other RLZ areas with curvilinear and cul de sac streets and large lots stymie opportunities for future redevelopment at urban densities in other areas such as the LDRZ land at Josephine Crescent and Laura Rise.

Waterways, water bodies and forested areas provide natural barriers to development and hazards. Removal and modification of these areas would be expected to have major adverse impacts on the environment particularly the Little Morwell River and larger forested areas. Natural drainage lines, shown as waterways, are less likely to experience adverse impacts where development encroaches.

Beyond the township boundary is Farming Zone land primarily for agricultural purposes. Expanding the township boundary will result in the removal of land for agriculture. South Gippsland has some of the best agricultural land in Victoria because of the soils, high rainfall and access to Melbourne. The land around Mirboo North is particularly fertile and versatile. Agriculture is very important to the local and regional economy.

Map 37 - Constraints



Town Growth Opportunities

Mirboo North is an attractive town, with many assets that the town can put to advantage into the future as illustrated on *Map 38*. This includes:

- Proximity to major centres
- Infrastructure
- Services and facilities
- Lots with potential for subdivision
- Open space
- Scenic setting
- Productive agricultural setting

The town's strategic location between the major centres of Leongatha and Morwell is a key drawcard for retaining and attracting population to the area. These centres provide employment opportunities as well as a broad range of services and facilities beyond what may be provided in Mirboo North.

While the existing network has limitations, the town has connections to reticulated water and sewer which provide opportunities for growth. The arrival of NBN means people can more easily work from home, providing greater opportunities for home businesses.

The town has a good range of services and facilities. The town centre is the focus of retail activity and community facilities. Key services and facilities include the schools, supermarket, pool, aged care, emergency services, medical centre and the Grand Ridge brewery.

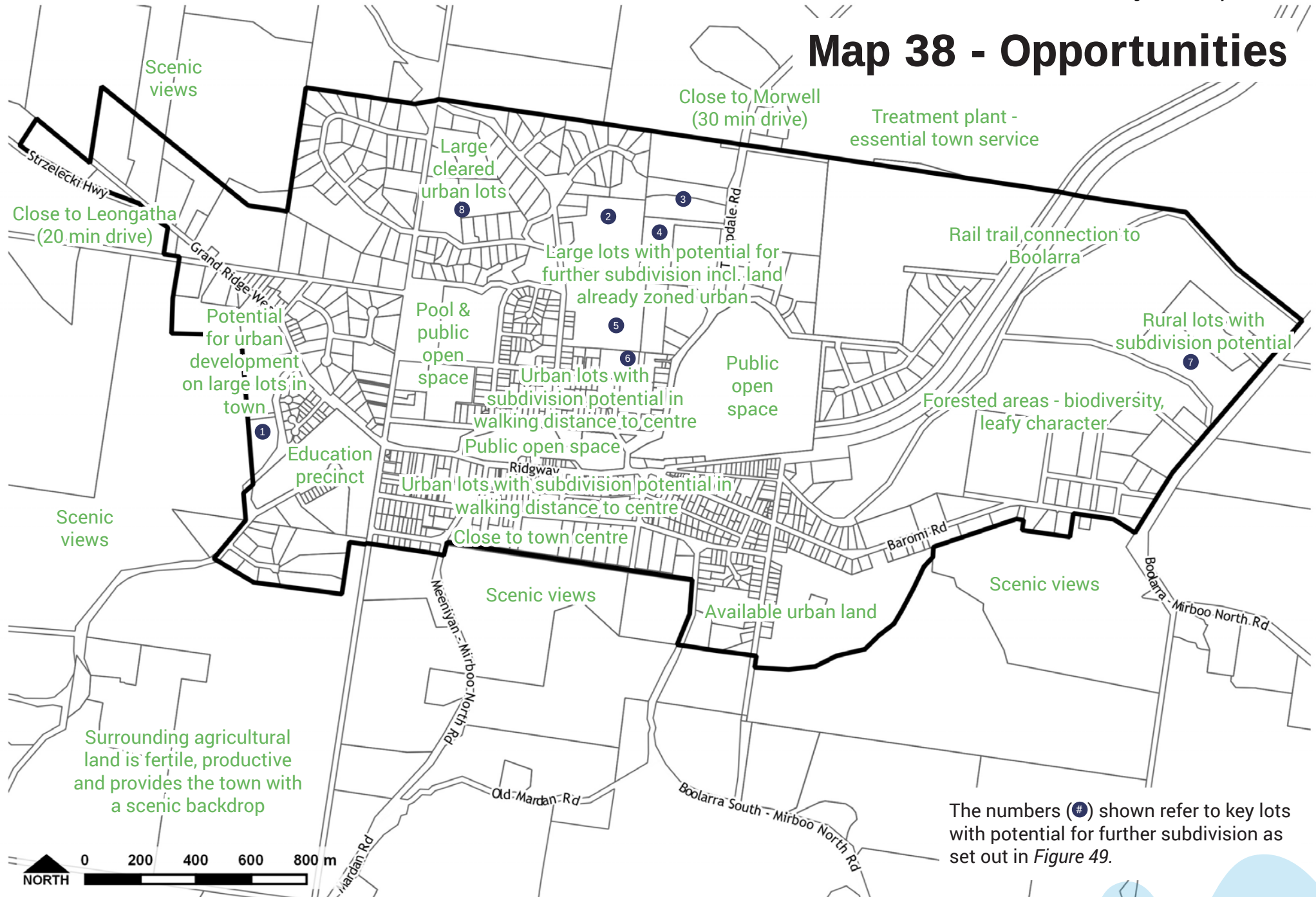
There are many opportunities for further development within the town's boundaries. Some land is already zoned for urban development. Much of the land near the centre of town has limited constraints and the potential for further subdivision. Road and laneway access in the area provide opportunities for more orderly subdivision.

Open spaces are an important feature of the town. This provides the town with a scenic setting, recreation opportunities and a space for events, particularly Baromi Park. The rail trail provides links to Boolarra.

The town's scenic setting provides benefits by drawing people to live and visit the area. Sweeping views of the surrounding agricultural land are a defining feature of the town. They are important for existing and future tourism.

The surrounding agricultural land is productive, providing important benefits to the economy. The region is expected to be a key food production area for Victoria into the future. It is expected to be less severely affected by climate change than other Australian regions. Mirboo North's surrounding agricultural land also provides tourism attractions in the area (e.g. blueberry picking at Mirboo North Blueberry Farm).

Map 38 - Opportunities



Town Growth Direction

Policy Context for Town Growth

The State Government has identified Mirboo North as a town where sustainable change (small-scale residential, commercial and industrial development and change) should be supported (Gippsland Regional Growth Plan 2014). The Growth Plan also states that the settlement is surrounded by key agricultural and forestry land that should be protected and where food production for domestic and export markets should be supported. South Gippsland Shire's Housing and Settlement Strategy (2013) identifies Mirboo North as a District Town where growth is to be promoted as a secondary growth settlement.

Land Supply & Demand

To house the forecast population for Mirboo North an average of seven dwellings are needed each year (see *Chapter 3*). The housing demand analysis in *Chapter 5* found that ten dwellings are developed on average each year. More recently this figure has been consistently lower at six dwellings a year.

As discussed in *Chapter 5*, there is sufficient land within the existing town boundary to provide for residential and industrial demand over the next 15 years. Some reorganisation of zones may be required to provide sufficient residential supply. In the case of commercial activity, there is some vacant floorspace to provide for commercial growth but more floorspace is expected to be required in the next 20 years.

Residential Growth Options

The development of sufficient dwellings could be achieved within the existing township boundary by:

- Building on vacant lots
- Subdividing large key sites
- Rezoning rural residential land (RLZ or LDRZ) to more intensive residential zoning (LDRZ or General Residential Zone (GRZ))
- Incremental subdivision (e.g. 2-lot subdivision)
- Extending the township boundary

To provide for future housing, Tim Nott 2016 suggested that:

- Some further land could be zoned for urban residential purposes. In particular, land close to the schools on Berrys Creek Road and Castle Street has excellent access to services and could be rezoned from LDRZ and RLZ to GRZ, provided the land is not required for school expansion. (NB. Amendment C103 seeks to rezone the land on Berrys Creek Road to enable a 35 lot subdivision.)
- Existing RLZ land particularly around the northern and western parts of the township could be rezoned to LDRZ in order to reflect the existing pattern of subdivision and to allow some of the larger parcels to be subdivided to create more lots.
- Council could encourage the development of 17 Allen Street for urban housing by, for example, offering a low cost loan or constructing the roads (and possibly other infrastructure) and recouping the money through a levy on each lot sold. Such infrastructure would then also enable the incremental development of the large lot to the north (subject to a development plan)¹.
- In the northern part of the township, east of Balook Street, the Little Morwell River could be used as a general boundary between urban and rural residential land; this could involve maintaining the lot pattern that has emerged north of the Little Morwell River and rezoning some RLZ land (such as part of 2 Old Thorpdale Rd) for urban residential purposes. Using the Little Morwell River as a boundary would create a clear and sensible edge to the urban part of the township based on geographical features rather than arbitrary zoning.

These suggestions result in additional lots as estimated in *Figure 49*. This could provide a surplus of land, particularly for urban residential lots. The figures in this table do not take into account incremental subdivision which alone has the potential to meet the estimated demand since most GRZ land can be further subdivided.

Extending the township boundary is not required to provide for residential development in the next 15 years. While structure plans should focus on land supply in the next 15 years, they should contemplate growth into a 30 year horizon. In this context, the options for growth beyond the township boundary could be considered. These are to develop to the north, east, south-east, south, south-west, west or north-west of the existing boundary. The north-east is cut off by the water treatment plant and State forest.

¹ This suggestion is made in order to get over the high hurdle that infrastructure costs may be placing on the development of land and which may thereby be restricting the supply. A developer will not be able to make a return on the likely sale of only a few lots per year if the infrastructure costs are high. Council may be in a position to take a longer term view.

Figure 49. Notional Lot Supply arising from Tim Nott 2016 Suggestions
(refer to *Map 38* for location)

No.	Address	Additional Lots		Zoning Changes Required to Achieve Lots
		Urban Residential	Rural Residential	
1	943-945 Berrys Creek Rd	35	-2	Rezone to GRZ (underway as part of Amendment C103)
2	2 Old Thorpdale Rd	43	2	Rezone to GRZ
3	71, 79 & 85 Thorpdale Rd		11	Rezone to LDRZ
4	43 Thorpdale Rd	30		Rezone to GRZ
5	17 Allen St	10		None (already GRZ)
6	36 Balding St	84		None (already GRZ)
7	75 Old Darlimurla Rd		6	None (already RLZ)
8	52-56 Wells Rd & 50 Balook St		13	None (already GRZ)
	Remaining vacant lots	20	12	None
	Total supply	222	42	
	Estimated demand	52	35	
	Net supply	170	7	

Source: *Figure 20*; Tim Nott 2016

This notional supply excludes lots created through subdivision of standard urban lots or dual occupancies. This table does not include the potential lots possible if the Castle St area is rezoned for urban residential development.

Preferred Residential Growth Direction

In the existing township boundary, GRZ land within walking distance of the town centre (400 metres walk) is generally free of constraints, apart from the area affected by the proposed Bushfire Management Overlay. Further development at higher densities is already possible in these areas and supported by the land zoning and existing local policy in the South Gippsland Planning Scheme. It should continue to be supported.

Further subdivision and development in other urban residential areas, including vacant lots, within the township boundary is also supported by the current Planning Scheme and this should continue. Planning overlays address relevant constraints such as bushfire risk.

Many of the larger lots within the existing town boundary proposed for further development are subject to constraints. Some of these may be overcome over time. For example, servicing issues may be overcome if costs to provide reticulated sewer change as construction technology improves and land prices increase.

Other issues may be addressed through development. Buffers to development can be provided for waterways to prevent impacts on water quality, removal of vegetation and mitigate environmental risks like flooding and erosion. Buffers between housing and forested areas can similarly mitigate bushfire risk. This could be addressed during rezoning, subdivision and building, which involves further bushfire assessment, for example by providing larger lots closer to forested areas.

At the 22 February 2017 Council meeting, Council supported the rezoning of 943-945 Berrys Creek Road to GRZ. This is expected to occur soon and is likely to yield 35 lots (to be determined as part of the development plan and subsequent subdivision approval).

A key impediment to development along large lots between Thorpdale and Old Thorpdale Roads (including 17 Allen St, 36 Balding St, 2 Old Thorpdale Rd and 43, 71, 79 & 85 Thorpdale Rd) is the waterway where Allen Street currently ends. Providing access along Allen Street to 17 Allen Street could open up development for the other lots. Coordination between these land owners would provide ample development for the town for many years. The rezoning of 2 Old Thorpdale Road and 43, 71, 79 & 85 Thorpdale Road to an urban residential zoning could facilitate this. Greater density of development should be encouraged closer to the town centre though it should seek to be consistent with the built form character of the area.

While the Little Morwell River provides a logical boundary to GRZ development, providing for further rural residential subdivision essentially stops the area from being redeveloped for urban purposes in the future. Given the opportunity presented by the large, mostly clear lots in the township boundary to the north of the Little Morwell River, this should be further investigated. It is also noted that it is difficult for developers to provide appropriate infrastructure with the gains expected from rezoning land and subdivision for rural residential development in this area. Rezoning

to GRZ is likely to provide greater viability.

If all land to the north of the Little Morwell River was to be LDRZ then 52-56 Wells Road and 50 Balook Street should ideally be back zoned. Back zoning is typically untenable to land owners though some existing owners in this area may appreciate it to safeguard their future amenity given that most lots are low density size. No community feedback was received about this area. It is recommended that the current zoning in this area be retained and infill encouraged in particular for 52-56 Wells Road & 50 Balook Street. These properties are some of the few large relatively flat and cleared sites in the town.

The supply and demand analysis found that land beyond the existing township boundary is not needed to ensure future. The existing township boundary provides for expansion to the south east in line with the Planning Panel findings as part of Amendment C46 to implement the 2004 Structure Plan. It is not proposed to remove this area from the town boundary given land owner expectations for future subdivision. The feasibility issues relating to rezoning and developing this land are acknowledged. It is proposed that the township boundary could be expanded, following the 250m contour line, to Boolarra South-Mirboo North Road to help make future expansion in this direction more feasible in the immediate future.

While land directly south of the township (between Scott Court and Murray Street) is subject to a number of constraints, it is close

to the town centre and could maximise use of existing infrastructure such as footpaths. In the long-term, some of this area, particularly the flatter land, may provide for urban expansion.

Land to the west and south-west of the town is also a possibility for very long-term growth. This could provide for development within walking distance of the schools. Rural residential land in this area means that orderly development in this area is more difficult. Amendment C103 will assist with providing for orderly development with a connection in the case of future residential in this area.

Land to the west, south-west, north and north-west is relatively flatter than land to the south of the township boundary. If future expansion to the north-west was to occur, it would require connections to the town, ideally by a connection from Grand Ridge West Road through the industrial area and through RLZ land from Wells Road. This would likely require acquisition of land.

Existing residential land to the north of the town is as far as a 2 kilometre walk from the town centre and without continuous footpath connection. Further expansion in this direction is not recommended due to its distance from the town. Expansion in this direction should only be reconsidered once land between Thorpdale and Old Thorpdale Roads is developed for urban residential uses.

The location of a very long-term growth front should be considered further when the

structure plan is next revised. In the meantime, further subdivision of land for rural residential purposes should be avoided in order to safeguard future urban expansion options and retain Farming Zone land for agricultural purposes (at least until additional urban land is needed).

Other Residential Recommendations

From a planning point of view it would be neater to rezone existing RLZ land in the town to LDRZ and ensure the minimum lot size limits further subdivision where this is not appropriate. As it is, many of the existing lots are the size of LDRZ lots. This is because land within the township is identified as 'urban land' though some of it is zoned RLZ, a rural (not urban) zone. This would have an impact on the types of uses and permits required and is likely to require further consultation to explain its implications.

Commercial Growth Options

Mirboo North's town centre includes 1,100sqm vacant space. Tim Nott (2016) estimates that an additional 3,100sqm will be needed to accommodate the growth in town centre activities by 2036.

Options for accommodating growth in town centre activities include:

- Occupation of existing vacant space
- Development of vacant land or existing housing in the centre
- Redevelopment of existing commercial buildings to generate a net increase in floorspace
- Displacement of activities that do not require a shop-front in the commercial centre
- Reducing the requirement for additional car-parking for new developments
- Encouraging double storey development to provide room for non-retail activities to locate above shops

Figure 50 indicates where growth in the building and parking area could be generated.

Preferred Commercial Growth Direction

Given the relatively slow growth in demand and the existing stock of vacant commercial buildings in the town centre, there is no urgent requirement to find more space at present. For the most part, the town centre appears to have clear options for expansion, including two vacant sites in good positions on the main street (Ridgway) totalling 2,764 square metres. This land, along with the vacant shop spaces may well be enough to accommodate demand over the forecast period. However, in order preserve growth options for the medium and long term, the following actions are recommended:

- Rezone at least the most easterly two lots of the Mixed Use Zone on Burchell Lane to Commercial 1 or 2 in order to enable future expansion of the town centre. This zoning will prevent further residential development that would stymie expansion (particularly if a larger supermarket becomes viable).
- Consider reducing the car-parking requirement for most new developments.

Commercial 2 Zone provides for offices, appropriate manufacturing and industries, bulky good retailing, other retail uses and associated business and commercial services. It provides restrictions on the use of land for shops. The Commercial 1 Zone's purpose and its controls are better suited for town centre retail.

Other Commercial Recommendations

The Plan proposes the following additional policy to assist with decision making where planning permits are needed. This policy seeks to promote tourism, facilitate a vibrant town centre and reinforce the main street for retail and other attractions.

Proposed additional policy:

- To encourage land uses that focus pedestrian activity in the town centre.
- Discourage shops (except restricted retail) and food and drink premises outside Commercial 1 Zone
- Discourage land uses other than shops, offices, place of assembly, community facilities and tourist attractions inside the town centre.

Figure 50. Potential Locations for Commercial Growth in Mirboo North



Source: Tim Nott 2016

Notes:

1. Vacant site of 779 square metres. This former petrol station site has a planning permit approval. It will require assessment for potential contamination but may be usable for non-residential purposes.
2. Potential extension of visitor car-parking subject to further community consultation
3. Vacant site of 1,985 square metres – former petrol station site, will require assessment for potential contamination, but may be usable for non-residential purposes
4. Room to extend the existing supermarket if required
5. Potential to use these sites for town centre car parking or ancillary commercial uses, although may require subdivision and appropriate zoning to preserve the land for non-residential purposes
6. Potential to intensify the commercial development on existing under-utilised lots
7. Potential for existing houses on the main street to be used or redeveloped for commercial purposes

Chapter 10

Implementation

Overview

Structure Plans are implemented primarily through changes to planning controls and policy in the Planning Scheme. They may also be implemented through capital works and master planning.

Planning Implementation

Available Planning Tools

The Victorian Planning Provisions (VPPs) provide a suite of planning tools that may be applied to implement structure plans (refer to *Chapter 4* for more information about how VPPs relate to the planning scheme). Some of the most relevant tools for the implementation of the structure plan are shown in *Figure 51*.

Figure 51. Key Planning Scheme Tools

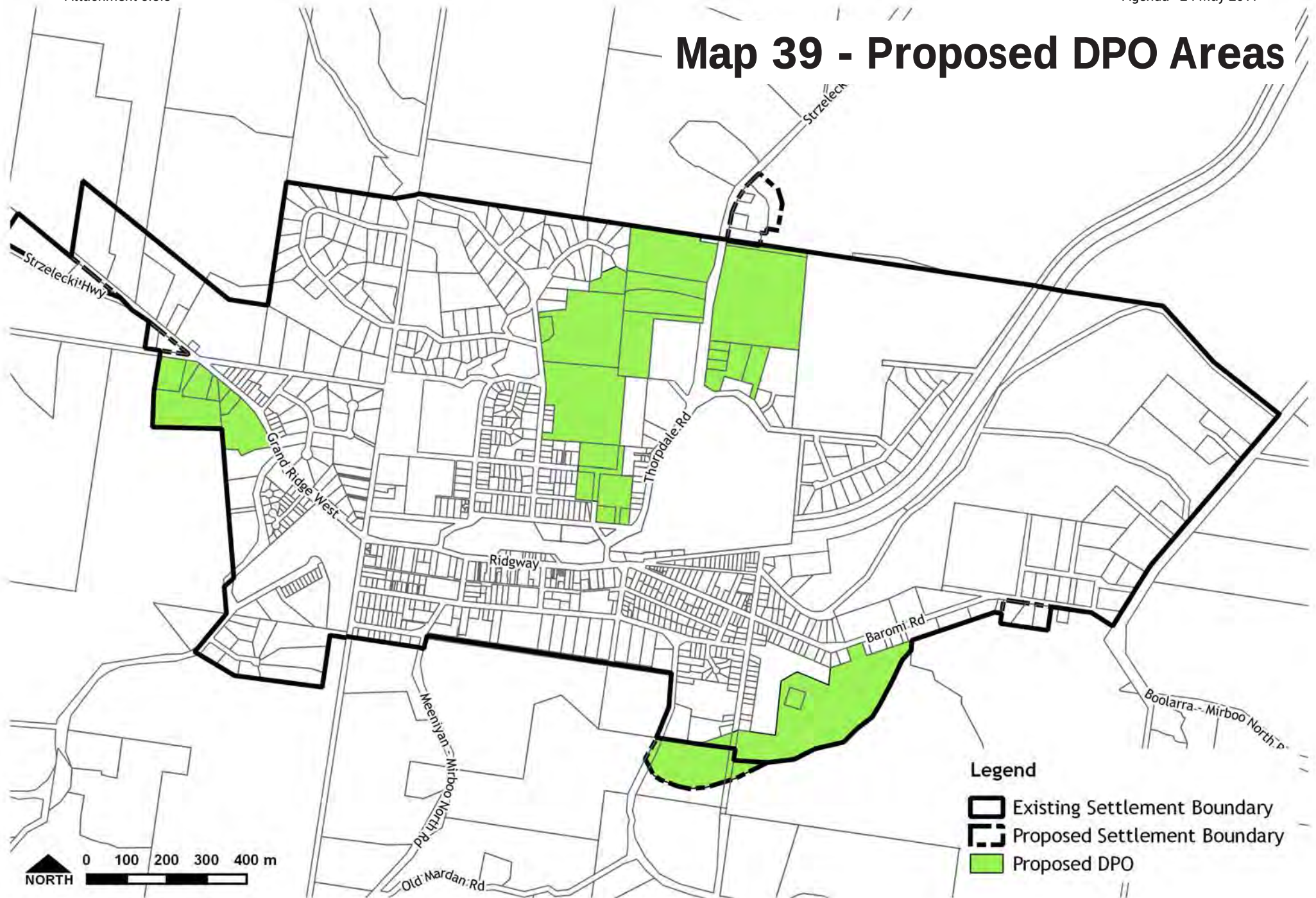
Tool	Purpose	Operation	Common Application	Proposed Application in Mirboo North
Vegetation Protection Overlay (VPO)	To protect areas of significant vegetation and ensure development minimises loss of vegetation	Can require a planning permit in the case of most vegetation removal	Commonly used to protect significant vegetation Requires an assessment of vegetation for application, ideally applied following an assessment of a whole municipality	Pending further work to identify significant vegetation in Mirboo North, the VPO, ESO, or even the SLO and HO (refer below) could be used to protect significant trees and other vegetation
Environmental Significance Overlay (ESO)	To identify areas that may be affected by environmental constraints and to ensure that development is compatible with identified environmental values	Can require a planning permit in the case of most vegetation removal and building and works	Commonly used to (1) protect areas of environmental significance, including significant vegetation, ideally applied following an assessment of a whole municipality (2) protect areas affected by environmental constraints (e.g. to protect the ongoing operations of wastewater treatment plant)	
Heritage Overlay (HO)	To conserve and enhance heritage places of natural or cultural significance	Can require a planning permit in the case of subdivision, building demolition or removal, building and works (including painting) and vegetation removal	Commonly used to protect heritage buildings, heritage precincts and heritage significant trees	Could be applied to identified heritage significant sites where they are voluntarily included by property owners

Tool	Purpose	Operation	Common Application	Proposed Application in Mirboo North
Significant Landscape Overlay (SLO)	To identify, conserve and enhance the character of significant landscapes	Can require a planning permit in the case of most vegetation removal and building and works	Commonly used to protect visually significant landscapes, ideally applied following an assessment of a whole municipality or broader region (e.g. Gippsland)	Potential to apply to the area surrounding the township but requires a wider study of a broad area to identify and justify why Mirboo North's landscape is significant
Design and Development Overlay (DDO)	To identify areas which are affected by specific requirements relating to the design and built form of new development	Can require a planning permit in the case of most building and works	Commonly used to achieve a desired character through design requirements and guidelines	Recommended for application to the town centre to protect the town's amenity and apply the proposed design guidelines
Development Plan Overlay (DPO)	To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land	Can ensure coordinated development of large areas	Commonly used when land is rezoned to ensure coordinated development into the future	Recommended for application to areas where rezoning should occur to provide for future development in the township area (see <i>Map 39</i> for suggested DPO areas)

Tool	Purpose	Operation	Common Application	Proposed Application in Mirboo North
Mixed Use Zone (MUZ)	To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality and provide for housing at higher densities	Can provide for a mix of uses, though still notably a residential zone Schedule can be varied to contain objectives to be achieved for the area	Commonly used in activity centres, particularly in metropolitan Melbourne	Recommended to vary the schedule to include objectives that land uses should complement but not detract from retail activities in main street and include requirements that maintain and improve the area's amenity while providing for residential growth
New Residential Zones: Residential Growth Zone (RGZ), General Residential Zone (GRZ) and Neighbourhood Residential Zone (NRZ)	RGZ: To provide housing at increased densities in buildings up to and including four storey buildings and to encourage a diversity of housing types in locations offering good access to services and transport including activities areas GRZ: To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport that respects the neighbourhood character of the area NRZ: To recognise areas of predominantly single and double storey residential development, to limit opportunities for increased residential development and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.	Triggers a permit in the case of subdivision, some building and works (e.g. building more than one dwelling on a lot, works associated with a use needing a permit) and certain land uses Includes design requirements mostly for residential development including: RGZ: Discretionary 13.5m height limit GRZ: No reference to building height in the zone but reference to 9m height applies in Clauses 54 & 55 NRZ: Mandatory 8m height limit	GRZ is the default urban residential zone which already applies in South Gippsland, including most residential areas in Mirboo North RGZ and NRZ ideally applied following an assessment of a whole municipality It is expected that RGZ would need to be applied in the town for NRZ to be approved approved approved The GRZ or RGZ could replace the Mixed Use Zone in Mirboo North if residential development is preferred on this land The NRZ could be applied to lower density urban zoned areas with a leafy character or streets that are scenic due to the presence of older homes, such as Couper Street	Recommended to vary the GRZ schedule to better reflect local conditions and maintain and improve the amenity of the area to promote pedestrian activity (supporting greater transport mode choice and sustainable transport mode choices)

Tool	Purpose	Operation	Common Application	Proposed Application in Mirboo North
Reference Document	To provide background information to assist in understanding the context within which a particular policy or provision has been framed (Planning Practice Note 13)	Used where a planning permit is triggered and provides guidance for decision making	Commonly used to refer to structure plans and other strategic documents in the planning scheme	Recommended to include the Mirboo North Structure Plan as a reference document in the Planning Scheme
Incorporated Document	To provide information that are lengthy or contain illustrations that should carry the same weight as other parts of the planning scheme (Planning Practice Note 13)	Can determine the extent of a planning control, or whether planning permission is required in a particular case	Commonly used to include information that is lengthy or contains illustrations such as precinct plans and design guidelines in the planning scheme	The use of an incorporated document is a possibility but not recommended because policy and control changes can be included in the Planning Scheme with any other documents included as reference documents
Infrastructure Design Manual	To provide a set of requirements and standards for the design and development of infrastructure	Currently a reference document in the South Gippsland Planning Scheme	Commonly used to ensure a minimum design criteria for transport and drainage infrastructure	Could be varied to provide greater direction in the case of development fronting laneways subject to further investigation

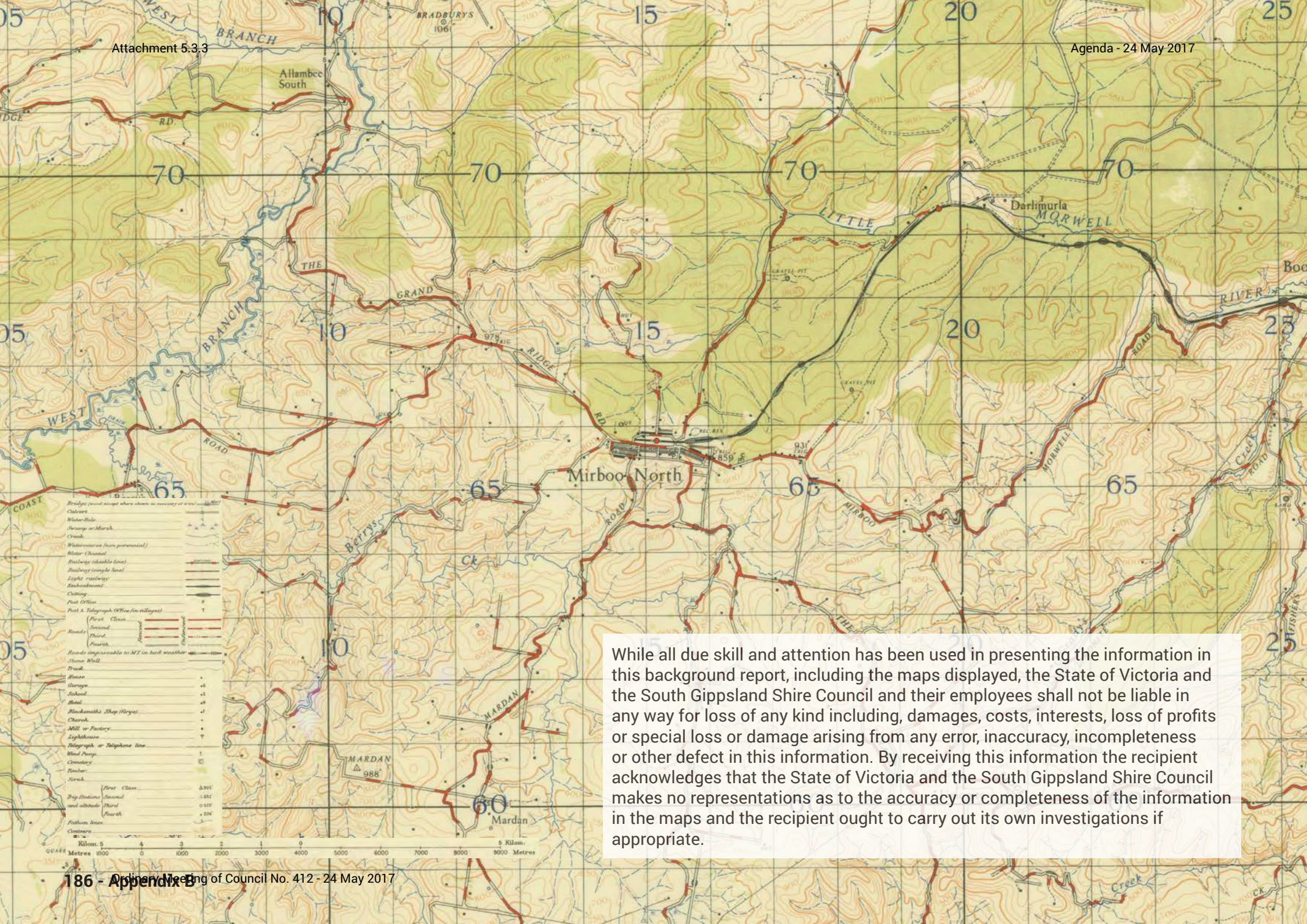
Map 39 - Proposed DPO Areas



Other Implementation

Some of the proposed actions will be implemented through capital works and master planning. This includes:

- Footpath construction
- Swimming pool upgrade
- Master plan for Baromi Park
- Baromi Park upgrade



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