21.14 DISTRICT TOWNS – FOSTER AND MIRBOO NORTH

21.14-1 Overview - Foster

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

21.14-2 Objectives

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

Consolidate Foster’s role as the key commercial and community service provider to the eastern region of the municipality.

21.14-3 Strategies

Settlement Strategies:

Promote a range of residential options that respects the small town character and landscape values of Foster.

Promote medium density residential development and retirement living in a walkable environment within a 400m radius of the existing commercially-zoned land in the town centre.

Ensure that residential land release (including rural residential land) occurs in a staged, contiguous and integrated manner, with subdivision designs that respond to the topographic, landscape and environmental constraints of the land, and with a range of densities that decrease with distance from the town centre.

Discourage low density and rural residential development in areas close to the township unless the land has constraints inappropriate to higher density development.

Environmental Strategies:

Consider the impacts of climate change in recognition of Foster’s location above rising sea levels and the demands this may make on the town as a safer alternative to coastal township development.

Economic strategies:

Support the expansion of the town’s commercial centre to appropriate contiguous land when demand requires.

Strongly discourage the establishment of uses outside of the town centre that may weaken the primacy of the town centre.

Promote economic development that complements the social and high quality environmental values of the towns.

Encourage new commercial opportunities and community functions in the town centre that support the needs of the local community.

Encourage greater tourism promotion and co-ordination within Foster to build upon the town’s role as the gateway to Wilsons Promontory.
Landscape and built form strategies:
Ensure a high standard of building design, layout and landscaping for all new development, particularly at the main entrance points to the town.
Protect and enhance the compact qualities of the town centre.

Infrastructure strategies:
Build on the town’s public open space reserves to promote pedestrian and cycle friendly development with strong linkages to the Town Centre including from the nearby rail trails.

21.14-4 Implementation

Strategies relating to Foster will be implemented by:
Ensuring that any proposed use and development of land in Foster is generally in accordance with the Foster Framework Plan.
Mirboo North is the principal township in the north of the municipality. Servicing the surrounding agricultural activities and rural population are mainstays of the local economy. With its location on the Grand Ridge Road, tourism is an increasingly important economic contributor and a basis upon which future growth may be promoted. It is important that the existing character of Mirboo...
North be respected and that growth complements those elements that create and define the existing character of the township. It is also important that growth ensures adequate protection from and management of bushfire hazards.

Mirboo North's desired future Character Statement is as follows:

The town's landscape and vegetation will continue to visually dominate over the built form. Waterways and natural drainage lines will be vegetated corridors.

Residential development will be low rise and detached, generally responsive to the topography and set in established gardens.

The town centre will be distinct from the surrounding built form by the buildings' commercial-style frontages, close spacing, construction to the front property boundary and cantilevered weather protection. The town centre will be a high quality pedestrian environment, particularly along the main streets (Ridgway, Peters Street, Brennan Street and Grand Ridge East).

21.14-6 Objectives

Ensure that any proposed use and development of land in Mirboo North is generally in accordance with the Mirboo North Framework Plan.

Promote Mirboo North as a sustainable community and the principal town in the north of the Shire.

21.14-7 Strategies

Settlement Strategies:

- Manage growth within the settlement boundary.
- Promote higher density residential development and retirement living within a 400 metre walk of the town centre.
- Promote residential infill development and township consolidation as a priority over expansion of the townships boundaries.
- Where demand can be demonstrated, promote the staged release of new residential land in a contiguous and integrated manner, providing for a range of densities that decrease with distance from the town centre.

Economic strategies:

- Retain the main street for retailing and other commercial development.
- Discourage shops (except restricted retail) and food and drink premises outside the Commercial 1 Zone.
- Discourage land uses other than shops, food and drink premises, offices, place of assembly, community facilities and tourist attractions inside the town centre.
- Encourage new commercial and economic development opportunities that support the needs of the local community.
- Promote tourism and other economic development that complements the natural environment and landscape values of the region.

Access strategies:

- Avoid subdivision patterns that create closed courts which discourage connection of roads for active pedestrian use.
Prioritise access improvements connecting key attractions, specifically those used by younger and older people.

Provide universal access as part of new development, with paths connecting to existing footpath infrastructure.

**Landscape and built form strategies:**

- Retain a compact town centre which promotes high quality urban design.
- Protect and enhance the distinctive village atmosphere and picturesque location within the Strzelecki Ranges.
- Ensure that the landscape and indigenous vegetation are visually dominant, rather than built form.
- Encourage visually engaging frontages within the town centre.
- Avoid siting buildings close to native vegetation.
- Consider the impact of built form on views from and to the surrounding landscape, particularly public viewing areas and corridors, such as main roads.
- Encourage buildings constructed to the front boundary along Ridgway and adjoining streets in the town centre.

**Open Space strategies:**

- Ensure new subdivisions improve pedestrian and cycling linkages to key destinations.
- Provide publicly accessible open space within 400 metres of residential development.
- Provide public open space reserves in Mirboo North to promote pedestrian and cycle friendly development with strong linkages to the town centre.

**21.14-8 Implementation**

Strategies relating to the Mirboo North Structure Plan Refresh will be implemented by:

Requiring the following information (as appropriate) to be supplied to accompany an application to rezone land and/or to develop land in the future residential areas:

- Identified need for the additional residential land within the township.

- A Development Contributions Plan Overlay (or similar infrastructure cost recovery method) based on the infrastructure studies, has been applied to provide equitable financial contribution towards, or the provision of, development and community infrastructure upgrades required to support new urban residential development.

- Evidence of reticulated sewerage being provided to the land in coordination with commencement of development.

- A Development Plan Overlay that provides for:
  - The integrated development of the entire land having regard to environmental constraints and opportunities and which demonstrates how new development will complement existing development.
  - Continuation of vegetation as the dominant landscape feature.
  - Built form consistent with rural township character.
  - Provision of and contribution towards development infrastructure and community infrastructure within the site and within the township.
Application of zones and overlays

- Applying a Design and Development Overlay to guide the future character of the town centre as the town changes.

Further Strategic Work

- Review the residential development growth options in the Mirboo North Structure Plan Refresh to provide increased certainty around future land releases.

- Investigate the development of a master plan to improve the layout and function of the town centre.

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

- Investigate the application of a planning scheme overlay to protect and enhance the built and landscape character of residential land.
1. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site-specific requirements.