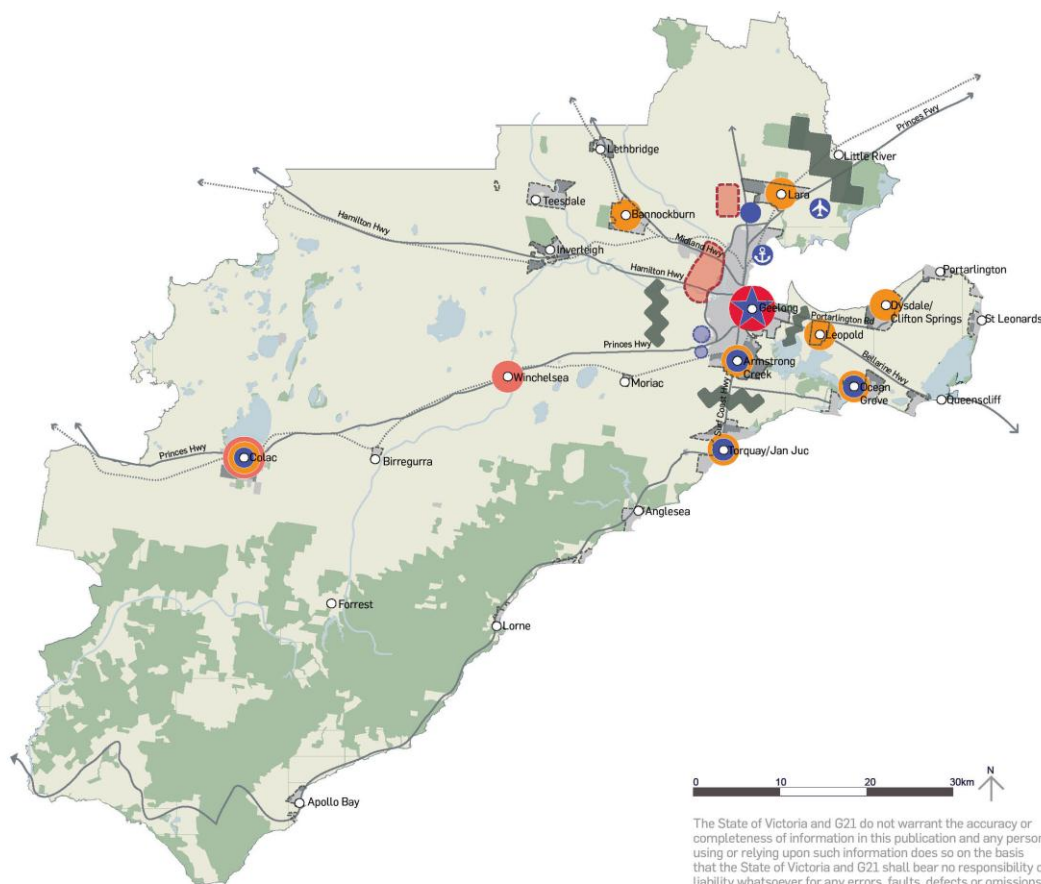


## G21 REGIONAL GROWTH PLAN UPDATE - PHASE 4: FINAL REGIONAL GROWTH PLAN (CONT'D)

### Settlement and Employment Growth & Major Infrastructure Direction maps

MAP 7 – SETTLEMENT AND EMPLOYMENT GROWTH DIRECTIONS



The State of Victoria and G21 do not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria and G21 shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

#### ★ Reinforcing the role of Central Geelong as a regional city and Victoria's second largest city

Major infill is proposed to support the revitalisation and strengthening of central Geelong.

#### ● Supporting the growth of Geelong with a focus on infill housing opportunities

A focus on infill housing opportunities at targeted activity centres and Key Development Areas as identified in the Greater Geelong Planning Scheme.

#### ● Supporting planned growth and reinforcing the role of district towns

Encourage growth of district towns or centres consistent with existing Structure Plans/Growth Plans. With Armstrong Creek, this will accommodate a further 125,000 people over the next 20 – 30 years. Development of underutilised sites and urban infill is actively recommended within these settlements to ensure a range of housing choice.

#### ● Introducing new targeted growth nodes

Grow Colac to a town of 20,000 and Winchelsea to a town of 10,000. Further strategic work will need to be undertaken for both towns to identify the most appropriate areas for growth and to identify major incentives to support growth. These areas are not anticipated to be required until at least 2030-2040.

#### ● Identification of two Further Investigation Areas in Geelong

Potential development of these areas, is not likely to be required ahead of identified planned growth. They will require further assessment of suitability and capacity for growth and the monitoring of land supply within the region to determine timing. The Lovely Banks area near Lara potentially has a higher priority, given greater connection to Melbourne and links with proposed national transport logistics employment areas.

#### ● Strengthening and protecting the identified existing and planned employment areas (shown on map)

As well as tourism precincts and district town activity centres (not shown on map).

#### ● Maintain productive agricultural areas

Consistent with existing Rural Land Use Strategies and includes opportunities for broadacre cropping and livestock, intensive livestock and horticulture, irrigated agriculture, forestry and emerging agricultural activities.

#### ● Identifying new employment nodes

A new Education, Health and Research Hub at Deakin University, the long term potential employment hub at Waurn Ponds South, subject to further investigation, and the expansion of industrial employment areas in Colac and Winchelsea, subject to more detailed planning.

#### ● Identification of four key settlement breaks

Discussion provided in section 4.11.

#### ● Designation of settlement boundaries for all towns

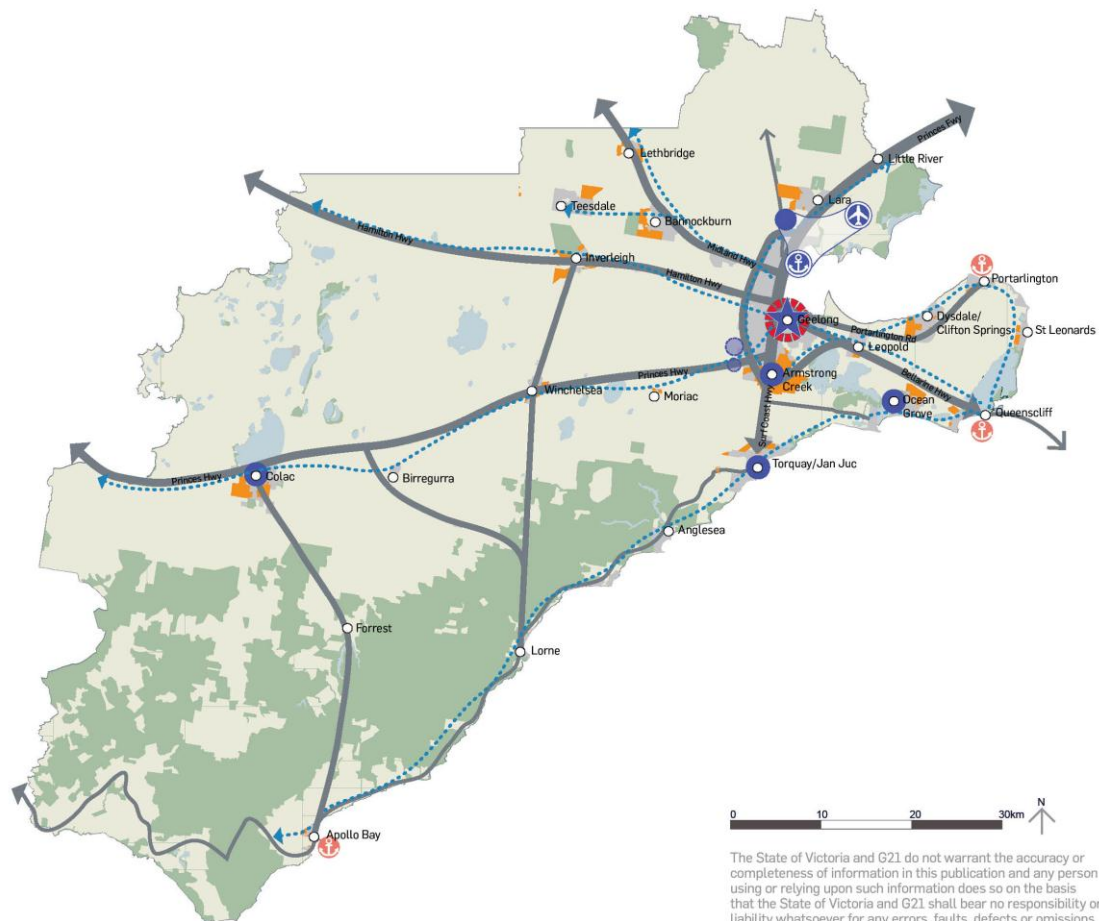
The region's other rural and coastal settlements will continue to experience modest growth and play an important tourism and agricultural role to surrounding areas. Growth will be limited to identified structure plan settlement boundaries.




#### ● Maintain and enhance natural assets

Protect and build on our natural assets by maximising key opportunities to link and rehabilitate ecosystems and enable sustainable and planned productive uses. Sustain the health of our natural assets by considering future challenges in the management, planning and development of these assets.





## G21 REGIONAL GROWTH PLAN UPDATE - PHASE 4: FINAL REGIONAL GROWTH PLAN (CONT'D)

MAP 8 – MAJOR INFRASTRUCTURE DIRECTIONS



- 
**An efficient and equitable public transport, road and freight network leveraged off existing infrastructure**  
 As the region grows, pedestrian, cycling, public transport, freight and car transport options are needed to match growth. Medium-term growth is supported by initiatives already implemented or committed such as Regional Rail Link and the duplication of the Princes Highway to Colac. Further investigations are needed to identify transport infrastructure and service solutions.
- 
**Providing infrastructure and services for planned growth areas and infill development**  
 Given the number of growth fronts across the region, a sequencing plan will need to be developed to ensure the most cost effective ways to deliver community and physical infrastructure and services to support planned growth.
- 
**Development of a national transport and logistics precinct**  
 Focus on developing the roles of Avalon Airport, Geelong Port and the GREP as key national and regional economic assets, including a potential intermodal facility along with efficient connections between them.

- 
**Strengthening Central Geelong**  
 Continue to develop Central Geelong as a major regional city and Victoria's second city by supporting growth in the education, health and services sector, increasing the number of people living in the city and delivering key outcomes such as the convention centre, Yarra Street Pier, Cultural Precinct and Vision II initiatives.
- 
**Land and infrastructure for existing, and future employment nodes**  
 Needs to be provided across the region to enable people to work within close proximity of home, to promote economic growth and to support the development of agriculture and tourism.
- 
**The rollout of the NBN**  
 Constantly growing new technology over the next 40 years within the region is essential to support the current functions and growth of the education, health and services sector in addition to other businesses and residents.

- 
**Building on the region's capability in education, knowledge and research**  
 Support the growth of Deakin University, The Gordon, Barwon Health and other major education and health service providers and research organisations such as CSIRO.
- 
**Maintaining and improving natural infrastructure**  
 To build landscape resilience and the environmental condition of the region's parks and reserves.
- 
**Efficient and cost effective roll out of water infrastructure and services (not shown on map)**  
 Use of recycled water for irrigation and intensive agriculture will strengthen agribusiness in the region. This, as well as increased use of other alternative water sources, such as rainwater and stormwater, will provide environmental and liveability benefits and make our communities more resilient to future uncertainties such as climate change.
- 
**Develop and build new renewable energy sources (not shown on map)**  
 Based on the region's strengths in geothermal power and wind energy.