

## **11.08**

31/03/2017  
VC134

### **CENTRAL HIGHLANDS**

For the purpose of this Clause, the ‘Central Highlands region’ comprises the municipal areas of Ararat, Ballarat, Golden Plains, Hepburn, Moorabool and Pyrenees, covered in the *Central Highlands Regional Growth Plan* (Victorian Government, 2014).

#### **Policy guidelines**

In considering the policy objectives and strategies for the Central Highlands region, planning must consider as relevant, the *Central Highlands Regional Growth Plan* (Victorian Government, 2014).

## **11.08-1**

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### **Planning for growth**

#### **Objective**

To plan for population growth in sustainable locations throughout the region.

#### **Strategies**

Support Ballarat as the main centre for regional growth, services and employment with major growth focussed to the west.

Maintain Ballarat’s Central Business District as the primary focus for commercial, retail and service activity in the city and region.

Support urban consolidation, particularly in Ballarat’s Central Business District.

Support the development of Ararat and Bacchus Marsh as the key service centre for each end of the region and provide adequate land and infrastructure in appropriate locations to support anticipated population growth.

Provide local and sub-regional services at Avoca, Ballan, Beaufort, Clunes, Creswick, Daylesford and Smythesdale to support ongoing growth, particularly closer to Melbourne and Ballarat where towns will provide a key opportunity to target growth pressure.

Minimise the outward growth of Daylesford due to environmental assets and natural hazards.

## **11.08-2**

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### **A diversified economy**

#### **Objective**

To strengthen the region’s economy so that it is more diversified and resilient.

#### **Strategies**

Support greater economic self-sufficiency for the region.

Facilitate economic development opportunities based on the emerging and existing strengths of the region.

Support growth through the development of employment opportunities in towns identified for population growth.

Support the growth of key regional employment assets including the Ballarat Technology Park, Ballarat Central Business District and Ballarat West Employment Zone.

Recognise the need for new employment opportunities in Ballarat's peri-urban settlements to promote sustainable growth.

Support development of the region's tourism sector and build on iconic tourism precincts as regional drawcards.

Provide and protect buffer areas for industry from the encroachment of sensitive uses.

**11.08-3**

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**Regional links**

**Objective**

To capitalise on the region's close links with other regions and cities.

**Strategies**

Facilitate integrated planning for freight and passenger transport with land use directions and growth opportunities.

Support ongoing improvements to transport infrastructure to enhance access to Ballarat and other major centres.

Support settlement and economic growth along existing transport infrastructure to maximise use of the network.

**11.08-4**

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**Sustainable communities**

**Objective**

To create sustainable and vibrant communities supported by enhanced access to key services.

**Strategies**

Recognise and respond to variable rates of growth and population change expected across the region.

Plan for growth by directing it to well serviced settlements with good access to Melbourne or Ballarat, particularly Bacchus Marsh, Ballan, Creswick, Clunes, Beaufort and Smythesdale.

Provide appropriate infrastructure in towns experiencing rapid population increases.

**11.08-5**

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**A sustainable region**

**Objective**

To make the region more self-reliant and sustainable.

## **Strategies**

Support the productive use of energy, water, waste materials, agricultural and natural resource assets.

Facilitate opportunities to enhance water supply and increase energy security.

Create communities that offer local jobs and services.

### **11.08-6**

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## **Integrated planning**

### **Objective**

To integrate planning for growth with the provision of infrastructure.

### **Strategies**

Support the provision of infrastructure with planned growth.

Support infrastructure investment where it will support business investment, including Stage 1 of the Ballarat Western Link Road which will improve access to the Ballarat West Employment Zone.

Support expansion of energy supply infrastructure to facilitate the establishment of new industry or the expansion of existing industry.

### **11.08-7**

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## **Environmental assets**

### **Objective**

To manage, protect and enhance the region's land, soil, water and biodiversity.

### **Strategies**

Improve environmental outcomes and support economic development by capitalising on the region's environmental assets.

Minimise impacts from development on water catchments.

### **11.08-8**

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## **Agricultural productivity**

### **Objective**

To support long-term agricultural productivity.

### **Strategies**

Support change and transition to maintain the viability and productivity of agricultural land.

Support rural economies to grow and diversify and protect key agricultural assets from incompatible uses.

Support the ongoing viability of agriculture by identifying land for primary production and agriculture, including intensive agriculture.

**11.08-9**

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**Cultural heritage and landscapes**

**Objective**

To recognise the importance of cultural heritage and landscapes as economic and community assets.

**Strategies**

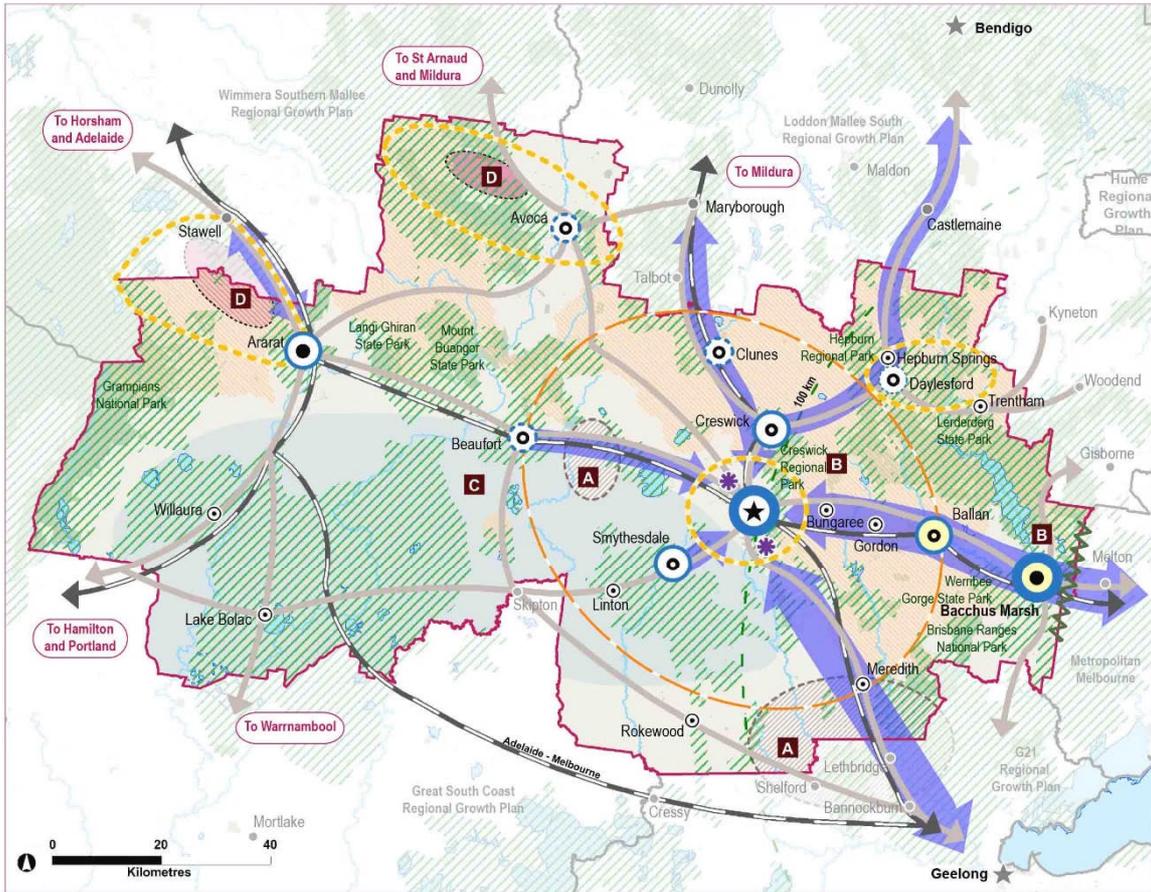
Protect cultural heritage assets that are important for attracting tourists to the region.

Provide clear urban boundaries and maintain distinctive breaks and open rural landscapes between settlements.

Maintain a clear settlement break between metropolitan Melbourne and the Central Highlands.

# 11.08-10 Central Highlands Regional Growth Plan

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## SETTLEMENT NETWORK

- ★ Ballarat - Regional city
- Regional centre
- Town
- Small town
- ★ Regional city external to the region
- Settlement external to the region
- Major growth
- Medium growth
- Support sustainable change
- Contain growth
- Designated identified growth centre in Plan Melbourne<sup>(1)</sup>
- ⚡ Settlement break

(1) Plan Melbourne (Chapter 6 – State of Cities) identifies Bacchus Marsh and Ballan as peri-urban towns with potential to attract housing and population growth out of Melbourne

## MELBOURNE AND BALLARAT HINTERLANDS

- Areas within 100 km of central Melbourne
- Ballarat hinterland

## CONNECTIVITY

- ➡ Key relationship
- ➡ Key road corridor
- ➡ Key rail corridor

## ECONOMIC DEVELOPMENT

- ✳ Regional employment assets in Ballarat
- Key tourism precinct
- ⓐ Intensive agriculture
- ⓑ Horticulture
- ⓒ Broadacre cropping and grazing
- ⓓ Viticulture

## ENVIRONMENT

- ▨ Areas containing high value terrestrial habitat
- ▨ Declared water supply catchment
- Public land
- Lakes and wetlands
- Rivers