

**11.11**  
31/03/2017  
VC134

## **GREAT SOUTH COAST**

For the purpose of this Clause, the ‘Great South Coast region’ comprises the municipal areas of Corangamite, Glenelg, Moyne, Southern Grampians and Warrnambool, covered in the *Great South Coast Regional Growth Plan* (Victorian Government, 2014).

### **Policy guidelines**

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

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### **A diversified economy**

#### **Objective**

To strengthen the region’s economy through increased industry diversification, innovation and development.

#### **Strategies**

Support agriculture as a primary source of economic prosperity and increase the region’s contribution to the nation’s food production.

Support higher value-add and diversification of existing industries and opportunities for investment in infrastructure, innovation and research.

Support growth and economic opportunities throughout the region, especially along the north-south and east-west corridors.

Support higher economic and population growth along the east-west primary growth corridor by capitalising and building on existing connections, strengths and infrastructure.

Support rural production and associated economic development opportunities including rural industry, rural sales, accommodation and tourism.

Support and facilitate the development of energy facilities in appropriate locations where they take advantage of existing infrastructure and provide benefits to the regional community.

Plan for and sustainably manage the cumulative impacts of alternative energy development.

Facilitate access to key construction material resources in the region, including on-site quarrying.

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### **Sustainable communities**

#### **Objective**

To attract more people to the region.

#### **Strategies**

Support the provision of suitable housing for elderly people to cater for projected demographic change.

Support and promote active and attractive towns through the provision and enhancement of open space, trails, streetscapes and gardens.

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#### **Liveable communities**

##### **Objective**

To enhance liveability through improved health, education and standards of living.

##### **Strategies**

Create connections between key educational and health institutions and major centres throughout the region.

Support the renewal, maintenance and improvement of health and educational facilities.

Facilitate the development and expansion of the medical, railway station and education precincts at Warrnambool.

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#### **Networked settlements**

##### **Objective**

To build on the network of towns and the roles played by them.

##### **Strategies**

Create or reinforce settlement boundaries.

Plan for a network of settlements based around Warrnambool, Hamilton, Portland and district towns drawing on proximity to services, affordable living and a variety of lifestyle opportunities.

Support the role of Warrnambool as the key population and employment centre for the region with key links to Geelong and Melbourne and facilitate major development in designated growth areas.

Support Hamilton to service the region's north-west and surrounding areas with expanded research and development, processing and logistics businesses.

Support Portland to service the region's south-west and for the Port of Portland to be a national and international gateway for exports.

Support growth and redevelopment of the Hamilton, Portland and Warrnambool Central Business Districts.

Facilitate the district towns of Allansford, Camperdown, Casterton, Cobden, Coleraine, Dunkeld, Heywood, Koroit, Mortlake, Port Campbell, Port Fairy, Terang and Timboon to support local communities, industry and services.

Support development and investment in small towns that are facing economic and population challenges.

Support rural residential development in locations that:

- Consolidate this form of development to provide servicing efficiencies next to existing townships.
- Are adjacent to towns with limited growth demand to sustain population levels and communities.

- Avoid unmanageable exposure to natural hazards, especially bushfire, flood and coastal hazards.
- Avoid impact on regional assets including highly productive land.
- Are not strategically identified for standard density urban growth.

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### **Agricultural productivity**

#### **Objective**

To manage and utilise strategic assets and support agricultural productivity.

#### **Strategies**

Plan for marine development and infrastructure that is sensitive to marine national parks and environmental assets.

Support the sustainable management of key agricultural land.

Provide support and direction on appropriate locations for the establishment of new agricultural industries.

Protect strategically important agricultural and primary production land across the region from encroachment from urban expansion, rural residential and other potentially incompatible uses.

Facilitate changes in agricultural activities over time, encourage diversification and value-adding, and provide appropriately timely infrastructure to realise these opportunities.

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### **Environmental assets**

#### **Objective**

To sustainably manage natural, cultural and environmental assets.

#### **Strategies**

Protect significant landscapes and provide vegetation corridors between high value environmental assets.

Provide flexibility and opportunities for a diverse range of tourism development, including an increase in the supply of appropriate accommodation and tourism infrastructure.

Provide for the sustainable management of regionally significant tourism attractions such as the Great Ocean Road, Great Southern Touring Route, national parks, major inland waterways such as Lake Corangamite, key coastal assets including Discovery Bay, and cultural heritage sites.

Protect waterways from the effects of urban and rural land use change and facilitate growth at established settlements where water and wastewater can be managed.

Support the sustainable management of growth around coastal, estuary and marine assets to protect environmental values, and to achieve regional economic and community benefits.

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

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**Infrastructure****Objective**

To enhance equity of access to infrastructure, facilities and services.

**Strategies**

Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors, and flood storage basins.

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**Regional links****Objective**

To strengthen connections to other regions.

**Strategies**

Plan for improved and flexible freight connections to link areas of production and manufacturing to export markets in and beyond the region.

Support connections to adjacent regional cities and regional centres, including Mt Gambier, Horsham, Ballarat, Colac and Geelong.

Improve road and rail connections between Warrnambool and Geelong and Melbourne to facilitate growth and support increased visitors to the region.

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**Integrated planning****Objective**

To ensure that the land and infrastructure needed to support growth is identified and appropriately planned.

**Strategies**

Protect industrial activity from sensitive land uses.

Maintain and enhance key infrastructure, including the Port of Portland, and direct transport links from production, processing and markets.

Support the Port of Portland's expansion through appropriate land use planning and overlay controls.

# 11.11-10 Great South Coast Regional Growth Plan

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## SETTLEMENT ROLE AND GROWTH

- ★ Warmambool - Regional city
- Regional centre
- District town
- ★ Regional city external to the region
- Settlement external to the region
- Major growth
- Medium growth
- Sustainable change

## CONNECTIVITY

- ➔ Improved regional connections
- Road
- ⇌ Rail
- ➔ Sea
- ✈ Airport
- ⚓ Port

## ECONOMIC DEVELOPMENT

- ▨ Primary growth corridor
- ▨ Agricultural production
- ▨ Enhance tourism assets
- Marine resources
- ▲ Portland freight and industry gateway
- Electricity transmission line (500 kV line)

## ENVIRONMENT

- ▨ Areas containing high value terrestrial habitat
- Public land
- Lakes and wetlands
- Rivers