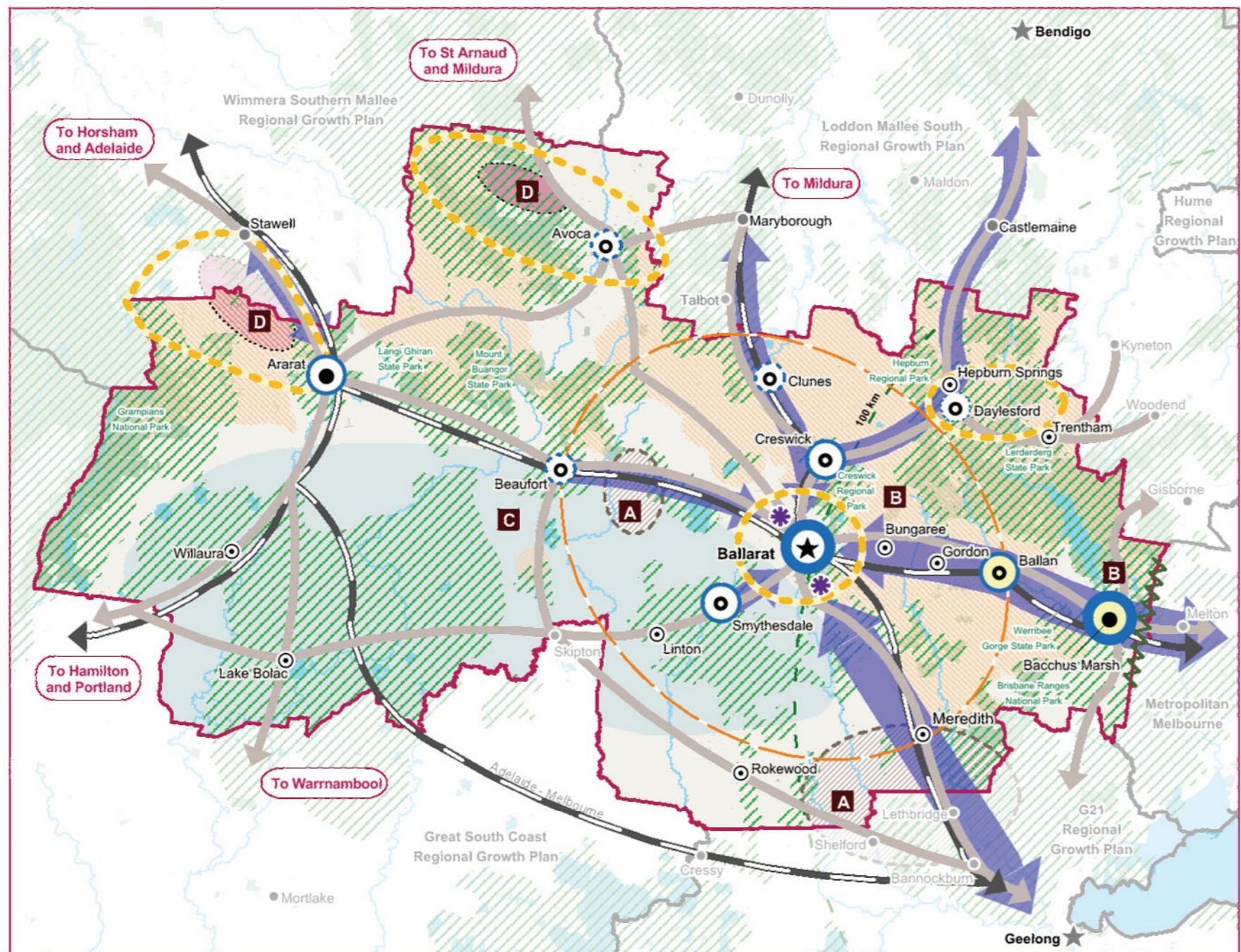


Central Highlands



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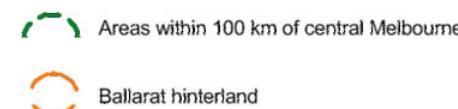


Map 12: Central Highlands regional growth plan

SETTLEMENT NETWORK



MELBOURNE AND BALLARAT HINTERLANDS



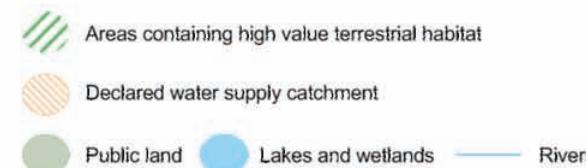
CONNECTIVITY



ECONOMIC DEVELOPMENT



ENVIRONMENT



Ballarat - Regional city

Reinforce the role of Ballarat as the main centre for regional growth, services and employment. Focus major growth to the west. Support the development of major regional facilities and encourage development of the Central Business District as a vibrant alternative to Melbourne.

Regional centre

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

Town

Continue to provide local and some sub-regional services. Support ongoing growth, particularly closer to the Melbourne and Ballarat hinterland where towns will provide a key opportunity to target growth pressure. Constrain the outward growth of Daylesford due to environmental assets and natural hazards.

Small town

Plan for ongoing sustainable growth and change. Ensure these communities can access services either within the town or within easy commuting distance.

Settlement break

Maintain a clear distinction between the Melbourne metropolitan area and the rural character of the Central Highlands.

Melbourne and Ballarat hinterlands

Manage growth pressure by directing it to well serviced settlements with good access to Melbourne or Ballarat, particularly Bacchus Marsh, Ballan, Creswick, Clunes, Beaufort and Smythesdale. Ensure appropriate provision of infrastructure in towns experiencing rapid population increases. Consolidate rural residential development to strategically planned locations to manage rural productivity, protect environmental assets, minimise exposure to natural hazards and support established settlements.

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.

Key relationship

Enhance the connectivity of the region's key centres to each other and key external centres where there are strong housing, employment and service relationships. Capitalise upon these links and relationships to stimulate growth and development in designated centres along these corridors. Support commuting to Ballarat along the Melbourne corridor.

Key transport link (road and rail)

Support ongoing improvements to the road and rail networks to improve access and connectivity. Ensure transport provision facilitates growth in the key locations identified in this plan. Provide access for freight to markets, particularly to ports and markets to the south.

Employment

Ensure employment land is supplied in the regional city, regional centres and towns to encourage local employment and reduce the need for long-distance commuting. Grow key regional employment assets including the Ballarat Technology Park, Central Business District and Ballarat West Employment Zone. Recognise the need for new employment opportunities in peri-urban settlements to promote sustainable growth.

Agricultural asset

Support productive use of and investment in key regional agricultural assets to ensure the rural economy continues to grow and diversify. Protect these assets from incompatible uses.

Key tourism precinct

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

Areas containing high value terrestrial habitat

Protect the region's environmental assets and recognise their role in supporting a range of environmental, economic and social benefits.

Declared water supply catchment

Ensure development is located to minimise impacts on water catchments. Support infrastructure improvements to help enhance these assets.