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|-------------------------------------------------------|--------------------------------------------------|------------------------|-------------|
| Existing urban area | Future investigation area for rural living zone* | Dairy processing plant | TAFE |
| Future urban growth (zoned) | Commercial centre | Highway | School |
| Future investigation area for low density residential | Settlement boundary | Arterial road | Hospital |
| Future investigation area for industry and employment | Southern Leongatha Outline Development Plan | Minor road | Public land |

Leongatha will continue growing to accommodate future population growth and provide employment in business and industry sectors, as well as education, health and community services. Leongatha will provide higher order services with nearby Korumburra continuing to provide services to meet local needs.

Planning for urban growth

The Leongatha Framework Plan provides direction for long-term growth, including locations for future residential, commercial and industrial uses. The Southern Leongatha Outline Development Plan provides more detailed planning for residential and commercial development south of the existing urban area.

Due to the Tarwin River water supply catchment, all new development including land within the Rural Living Zone and Low Density Residential Zone, must be connected to reticulated sewerage.

Business and manufacturing growth opportunities

Leongatha provides a service centre for the dairy industry in southern Gippsland and includes a significant dairy processing facility. Continued investment in food manufacturing and value-adding to agricultural products will support future employment. South Gippsland Shire Council is preparing the Leongatha Industrial Land Supply Study to plan for future needs.

Transport networks

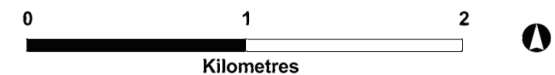
Growth will be facilitated by continued access to Melbourne and other parts of the region via the South Gippsland and Bass highways. The Strzelecki Highway provides a connection north to Latrobe City.

Integrated planning across the sub-region network

There are future opportunities to more closely integrate planning for Leongatha and Korumburra in terms of residential and employment land supply, and provision of community services.

Note:
Further detailed investigation and planning for growth should consider natural hazards (including bushfire, flooding and erosion), environmental assets (including water and assets identified in regional catchment strategies), cultural heritage assets (including Aboriginal and historic heritage) and natural resources (including Extractive Industry Interest Areas, other mapped earth resources and timber plantations).

*Restricted by Environmental Significance Overlay 4 - sewage treatment plant and environs overlay.



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