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| Existing urban area | Commercial centre | Highway | Bairnsdale Aquatic and Recreation Centre |
| Future urban growth area | Settlement boundary | Arterial road | TAFE |
| Future residential infill area | Public land | Minor road | School |
| Future investigation area for industry and employment | Water body | Rail line and station | Hospital |
| | Major rivers | | |

Bairnsdale will continue to build on its role as a regional centre providing employment and services for towns east along the Princes Highway corridor, Gippsland Lakes, coastal towns, and dispersed communities across the alpine region. Its role in providing health and related support services will be increasingly important to meet the changing needs of nearby communities, particularly for the settlements of the Gippsland Lakes.

Planning for urban growth

The Draft Bairnsdale Growth Strategy has been prepared to guide future urban growth, including investigation areas for medium density housing and opportunities for the consolidation of community activities around the Bairnsdale Aquatic and Recreation Centre. Future residential areas have been identified in the north-east and south-west of Bairnsdale. The East Bairnsdale and Lucknow Structure Plan will provide more detailed planning for residential and employment land, including expansion for food manufacturing.

Growth opportunities in business, manufacturing, and services

The CBD Improvement Project aims to provide improved streetscape and pedestrian facilities to enhance amenity and support greater vitality and business attraction within the main commercial precinct. Current economic strengths in business services, food manufacturing and tourism will continue and provide a base for future value-adding and diversification.

Transport networks

Bairnsdale has good transport connections to settlements along the Princes Highway corridor and to northern areas along the Great Alpine Road. These road networks are important for agriculture and forestry freight transport. The rail connection west to the Latrobe Valley and Melbourne is also a key asset supporting movement of passengers and freight. V/Line coach services provide access to towns further east and onwards to Canberra and New South Wales. The Bairnsdale aerodrome upgrade will also enhance aviation facilities.

Integrated planning across the sub-region network

The close proximity of Bairnsdale to Paynesville and Lakes Entrance, and a number of surrounding smaller communities, provides the opportunity for integrated planning and coordination of urban land release and provision of services. Bairnsdale will strengthen its role as a regional centre and provide higher order services accessible to surrounding communities. Local scale growth in these communities will provide increased housing choice within this sub-region network.

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).

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Kilometres

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