

Warragul will grow and attract services and emerge as the regional centre for the western part of Gippsland. Drouin will develop as a secondary centre. Future planning will focus business and retail functions within defined commercial centres, supporting diverse employment and opportunities for mixed use development including housing. Increased local job opportunities will reduce reliance on commuter travel to employment locations in the metropolitan area.

Planning for urban growth

The Baw Baw Settlement Management Plan identifies land supply for residential and employment uses and opportunities for medium density and urban infill in Warragul/Drouin. Planning for the commercial centres has been completed (refer to the Warragul Town Centre Strategy and the Drouin Town Centre Strategy).

Growth opportunities in business, manufacturing and services

Warragul/Drouin is the major service centre for surrounding agriculture and forestry areas and provides a hub for business services, retail and manufacturing. Further development of value-add to agricultural products, emerging niche markets and growth in specialised goods such as organics and hydroponics will generate demand for technical and research skills. Planned industrial expansion areas will provide new employment opportunities.

Transport networks

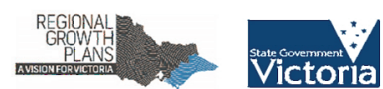
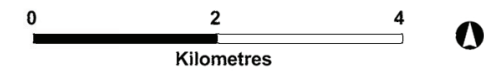
The Princes Highway and rail corridor provides good accessibility for passengers and freight to markets in Melbourne and access to other centres within the region. The Warragul station precinct project will enhance access to transport services by improving pedestrian links to rail and bus services and connections from the commercial centre.

Integrated planning across the sub-region network

Warragul will accommodate the majority of urban growth in the western part of the region with Drouin continuing its role as an important service centre. The close proximity of these centres requires greater coordination of future land development and infrastructure delivery.

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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|-------------------------------|---|-----------------------|--------------|
| Existing urban area | Settlement boundary | Freeway | TAFE |
| Future urban growth (zoned) | Investigate future connection | Highway | School |
| Future urban growth (planned) | Plan for future activity centre and medium density housing | Arterial road | Hospital |
| Commercial centre | Encourage retail/commercial uses and medium density housing | Minor road | Public land |
| | | Rail line and station | Major rivers |



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