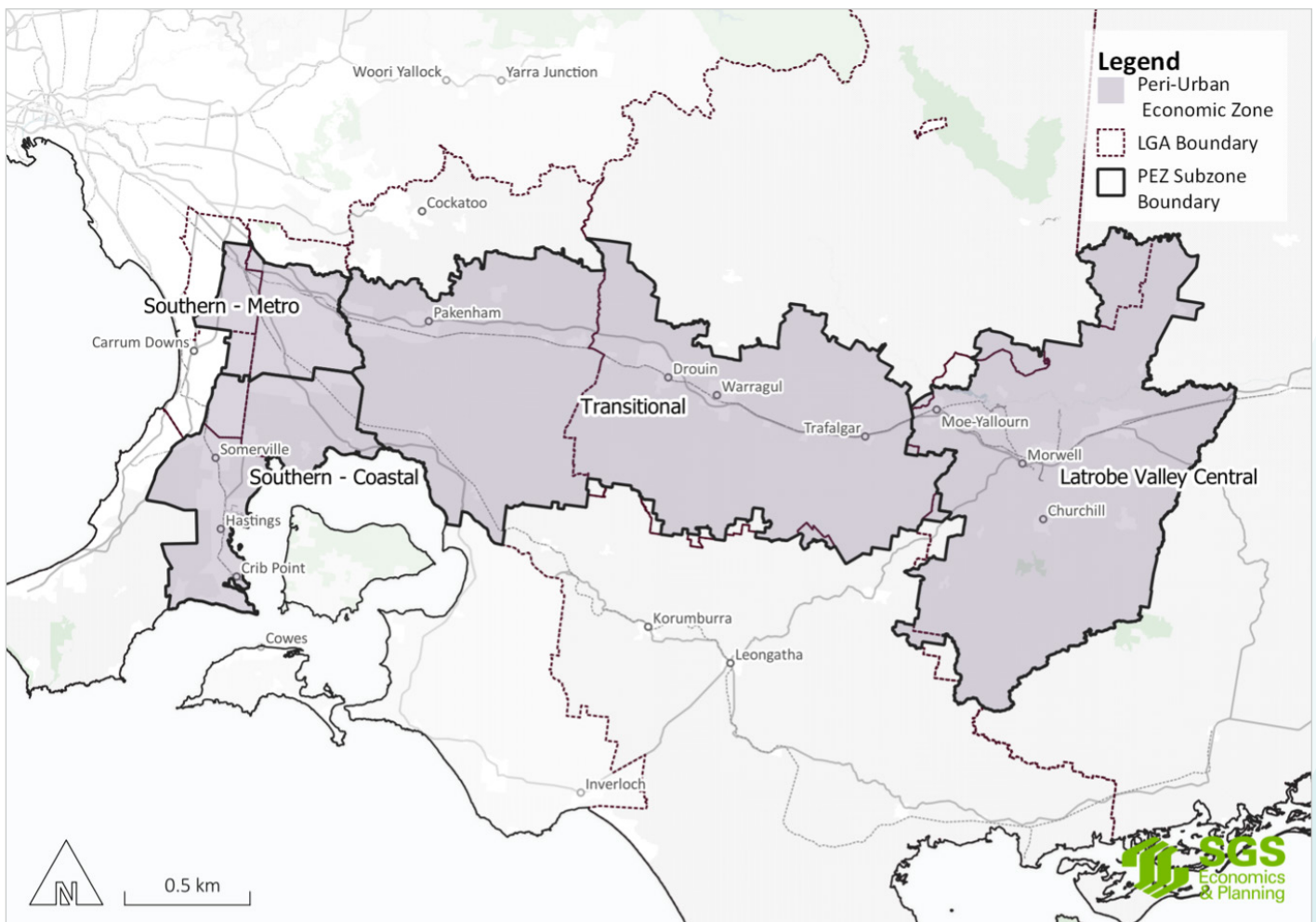


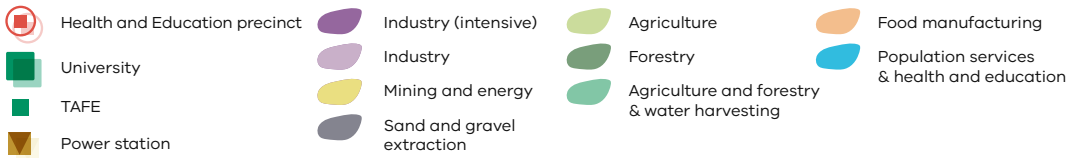
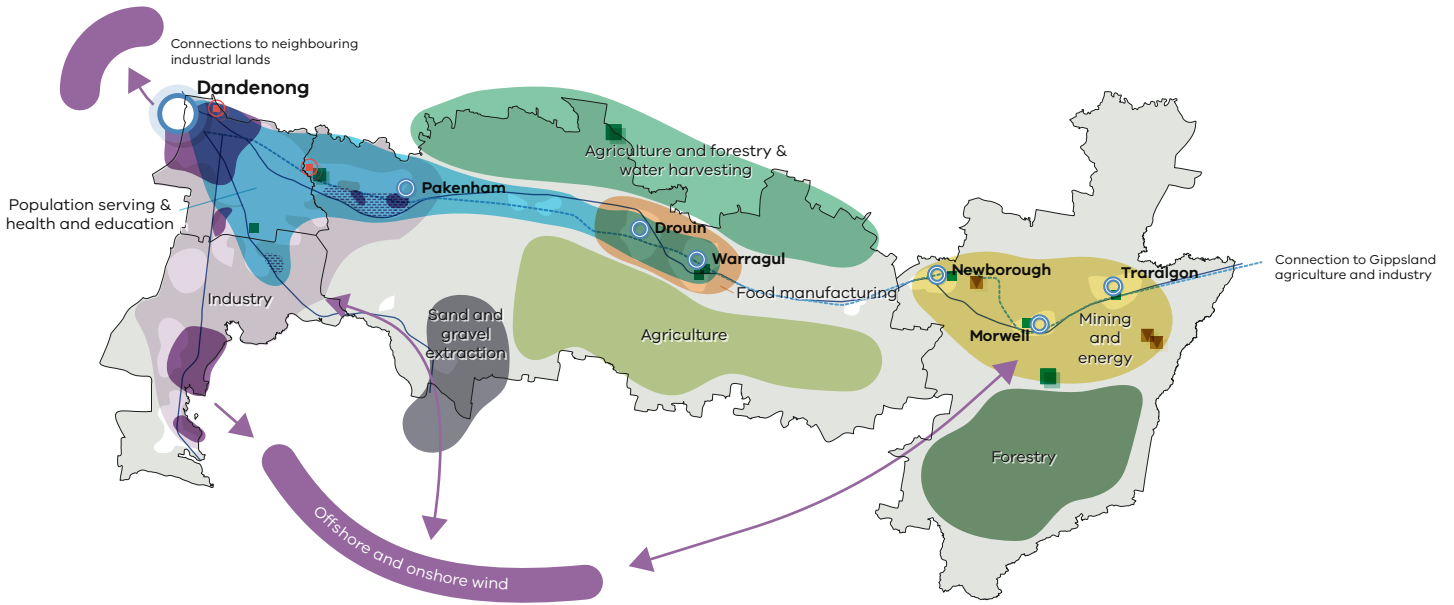
Gippsland and Southeast Melbourne Peri-urban zone

Administrative boundaries can be very different from the operational boundaries and lived experience of businesses and communities that live within a particular area. Understanding these functional zones is necessary to developing a strategic, integrated response to future growth and development. The Southeast of Melbourne and Gippsland peri-urban zone (PEZ) is one of these areas and stretches from the Mornington Peninsula through Greater Dandenong and across into Baw Baw Shire to Latrobe City. This zone cuts across standard regional boundaries and other typical planning geographies. The PEZ taken as a whole, presents a different perspective on current trends and future trajectory. It provides a fresh view of opportunities for investment, shared opportunities, and enablers.



The following aspects of the PEZ are essential elements of this zone.

Workforce skills, industry, investment and employment

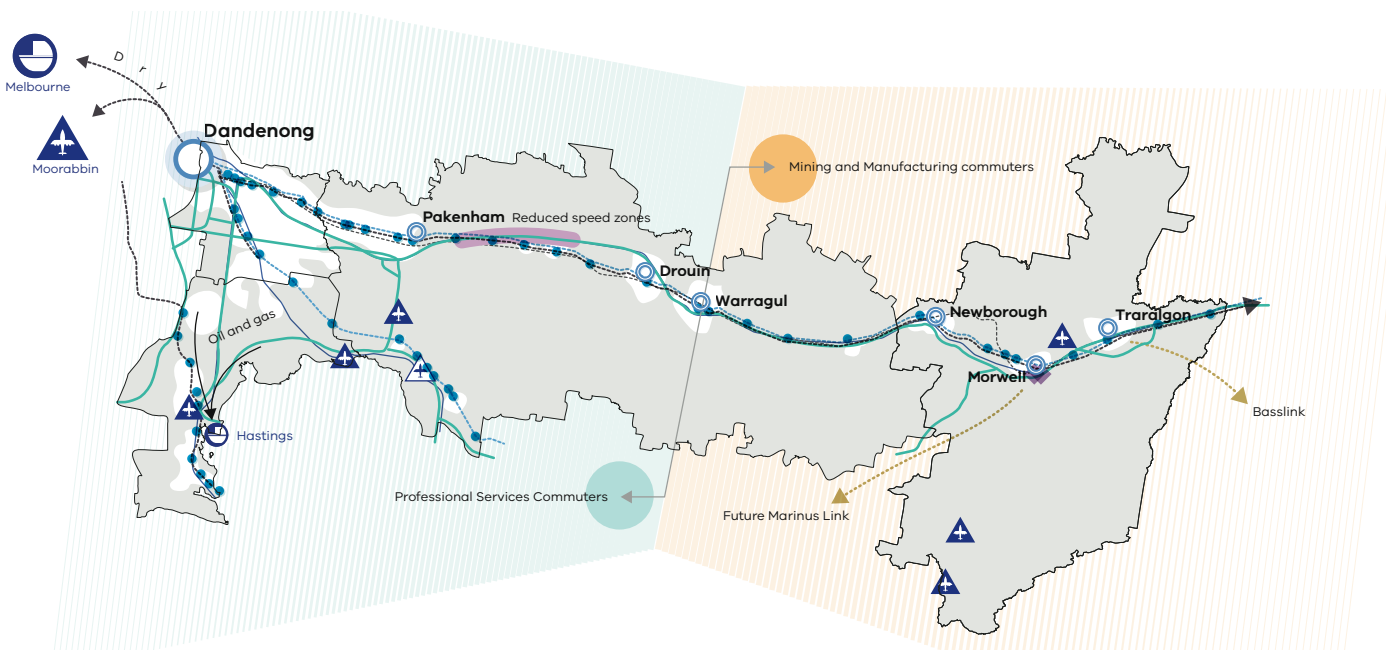


- An expanding industry development zone along the main transit link increasing industry integration and providing greater workforce employment options.
- Resource-rich access to industrial land available in Gippsland and more planned to come online, water, wind, geothermal and other valuable inputs to support a rapidly growing sustainable energy transformation.
- A large and increasingly skilled workforce which businesses can tap into a growing labour market primed for higher-skilled occupations.
- Synergies and interdependent production linking businesses, customers and suppliers across the PEZ and their markets to create efficiencies and a diverse economic sector.
- Leveraging global interest in the opportunities of the PEZ for major structural change from an energy transition and Net Zero Economy.
- Emerging knowledge and care economies bringing more services, innovation, and a more diversified economy to the local region.

Enablers

- Transformation into new energy generation projects will see significant jobs growth and will require an expansion of skill sets, continued development of Vocational Education and Training and Tertiary Education facilities across the PEZ.
- Greater business interconnections and collaboration where industry interests align.
- More interconnected training opportunities across the PEZ with education pathways.
- Targeted initiatives to increase the flow of a diverse workforce across the PEZ to support an effective and competitive connect in global markets.

Movement and connections



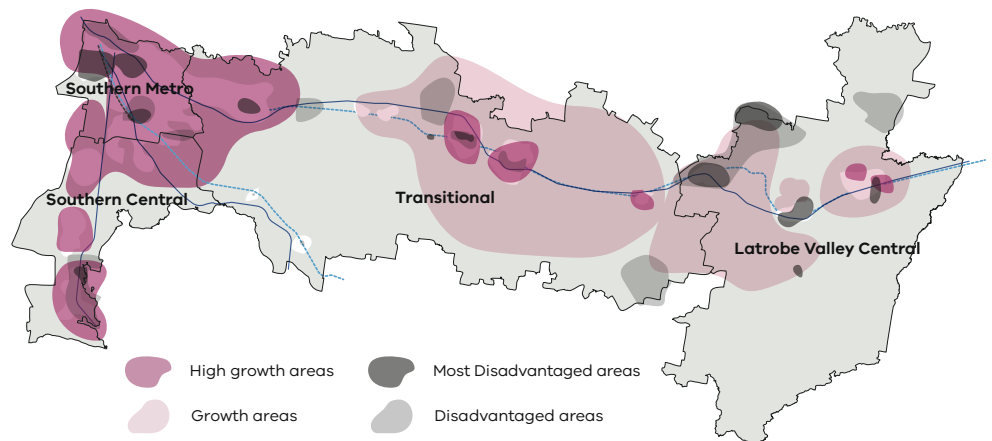
- Established direct road and rail connection across the PEZ the city to the wider region.
- Integrated energy linkages and future transmission capabilities will reinforce the PEZ region's expertise in new energy specialisation.
- Potential for a multi-port system of marine ports and terminals could act as a catalyst for emerging industries, increased efficiency, and congestion challenges.

Enablers

- Digital connectivity across all areas of the PEZ for a highly dependent digitally professional and business environment and education needs.
- Improved freight connections to overcome inefficiencies from freight transit into and through Melbourne.
- Greater public transport connections in growth areas for commutes to local jobs across the PEZ and out into other areas.
- Consistent road speed zone on the M1 to improve the movement of freight and people across the PEZ.

Population and Growth

| | | | |
|-------------------------------|------------------|------------------|--------------|
| Southern Metro | 2021 354k | 2041 488k | ↑ 38% |
| Southern Coastal | 2021 94k | 2041 156k | ↑ 66% |
| Transitional | 2021 152k | 2041 237k | ↑ 56% |
| Latrobe Valley Central | 2021 76k | 2041 85k | ↑ 12% |

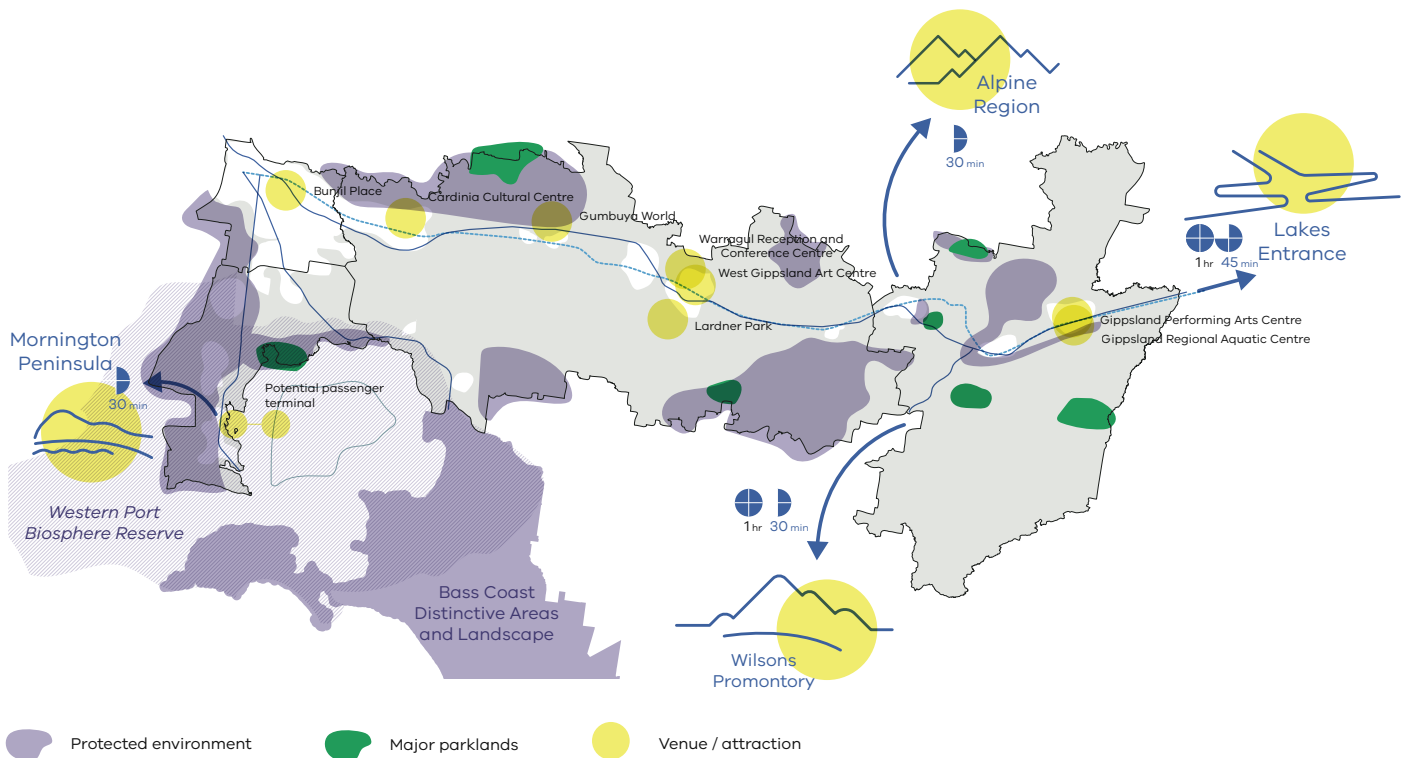


- Room to grow along the PEZ's multiple urban growth fronts and expanding regional settlements that can support a pipeline of new residents, workers and communities.
- The attraction of PEZ for professionals and young families seeking work life balance is driving demographic change that will change the profile and skillsets across the area.

Enablers

- Planned housing growth across the PEZ to address diversified housing types to cater for demographic changes.
- Increased infrastructure to support new and established communities and ensure all residents receive the benefits of a growing region.
- A more even distribution of and cross section of the community reflected across the whole PEZ, particularly in the Gippsland areas to leverage benefits from greater community and economic diversity.

Culture, tourism and the environment



- A clean and green reputation leveraging clean and renewable industries to add to the attractive lifestyle offering.
- Inviting tourism destination capturing more benefits from across the PEZ visitors to major surrounding attractions and urban environments.
- A family- and business-friendly offering and a strategic location for entertainment, events, and an array of dining, relaxation and wellness, and recreational venues.

Enablers

- Management of sensitive interfaces and land use conflicts from a growing industry and housing interface across sensitive, highly valuable landscapes and economic assets.
- Mitigate natural hazards including extreme weather events that can impact tourism, industry, and communities.