

Greater Avalon Employment Precinct**Policy Application**

This policy applies to land identified within the Greater Avalon Employment Precinct North and West areas as identified in the Greater Avalon Employment Precinct Framework Plan in this clause.

Objectives

To support the coordinated development of the Greater Avalon Employment Precinct as a significant employment precinct.

To ensure areas of high biodiversity and ecological value are protected.

Strategies

Direct land use, development and provision of infrastructure in accordance with the Greater Avalon Employment Precinct Framework Plan.

Support key industry sectors which complement Avalon Airport including freight and visitor economy uses such as car hire, service stations, and accommodation.

Identify conservation areas to protect and enhance identified flora and fauna species and prevent off-site impacts to the Ramsar wetlands and Avalon Coastal Reserve.

Ensure that planning of the Greater Avalon Employment Precinct North is supported by:

- Beach Road interchange being upgraded to provide additional capacity to meet the needs of Avalon Airport, and that any necessary additional freeway and interchange capacity is available or can be constructed for the Greater Avalon Employment Precinct North.
- Confidence in the ability to deliver a drainage development services scheme including obtaining the relevant environmental approvals and obligations under state and federal legislation.
- Arrangements being in place to construct utility infrastructure to service the Greater Avalon Employment Precinct North.
- Strategic justification demonstrating the need for additional employment land within the Greater Avalon Employment Precinct North to contribute to the regional employment land supply.
- The preparation of a Precinct Structure Plan or other suitable strategic plan.

Greater Avalon Employment Precinct Framework Plan map

