







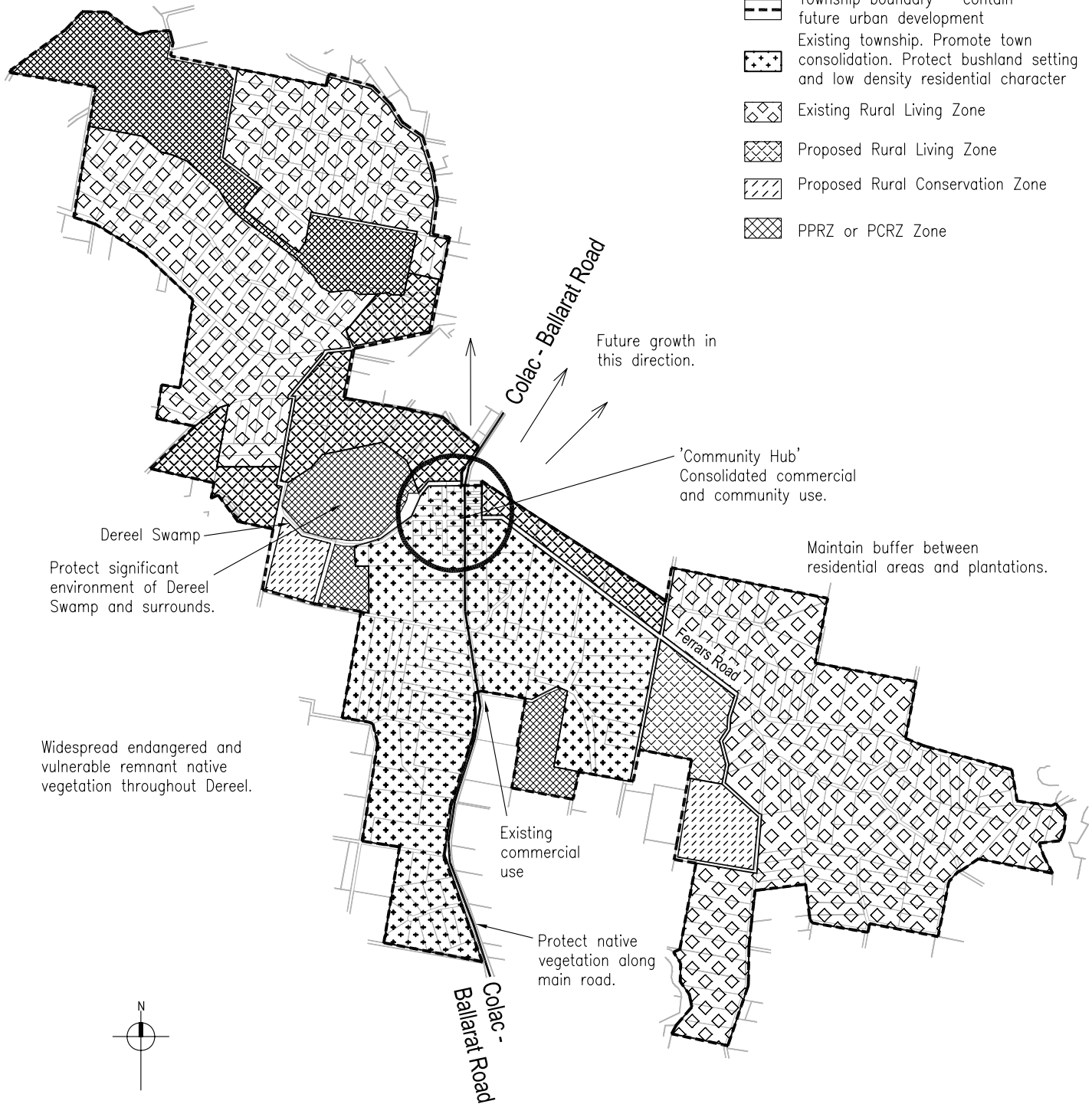


LEGEND

-  Property title boundary
-  Existing creek
-  Township boundary – contain future urban development
-  Existing township. Promote town consolidation. Protect bushland setting and low density residential character
-  Existing Rural Living Zone
-  Proposed Rural Living Zone
-  Proposed Rural Conservation Zone
-  PPRZ or PCRZ Zone



Township Development Strategies

- Maintain current township boundaries and encourage growth within the defined Township Growth Boundaries.
- Retain and protect the natural environmental qualities of Dereel.
- Protect and enhance remnant native vegetation. Create and maintain habitat corridors.
- Create a more compact town centre by focusing community facilities and commercial developments around the Swamp Road / Colac-Ballarat Road intersection
- Apply appropriate planning controls to maintain large lot sizes and protect environmental values.
- Focus on maintaining and developing the emergency services capacity of the town.