LOCAL AREAS – SMALL TOWNS

Town structure plans have been prepared for most settlements and establish a basis for future strategic planning decisions in each town. The areas for which the town structure plans apply are identified in the Golden Plains Strategic Framework Plan (Clause 21.01-1) and address:

- The preferred layout of residential, commercial, community and other land uses based on a ten-year outlook
- Infrastructure servicing
- Desired future character
- Environmental sustainability.
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 Dereel Swamp Road / Cole-Bullarook 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.

DEREEL TOWNSHIP

Structure Plan
URBAN DESIGN FRAMEWORK - OCTOBER 2007
Lethbridge Structure Plan
TOWNSHIP DEVELOPMENT STRATEGIES
- Clearly define extent of town.
- Residential development - south of Glent回避 highway.
- Significant potential for tourist facilities.
- Promote historical references in housing and landscape treatments.

The Town Structure Plan is indicative only of desirable growth patterns. The lines show broadly the areas required for different uses but are not meant to be for statutory purposes.