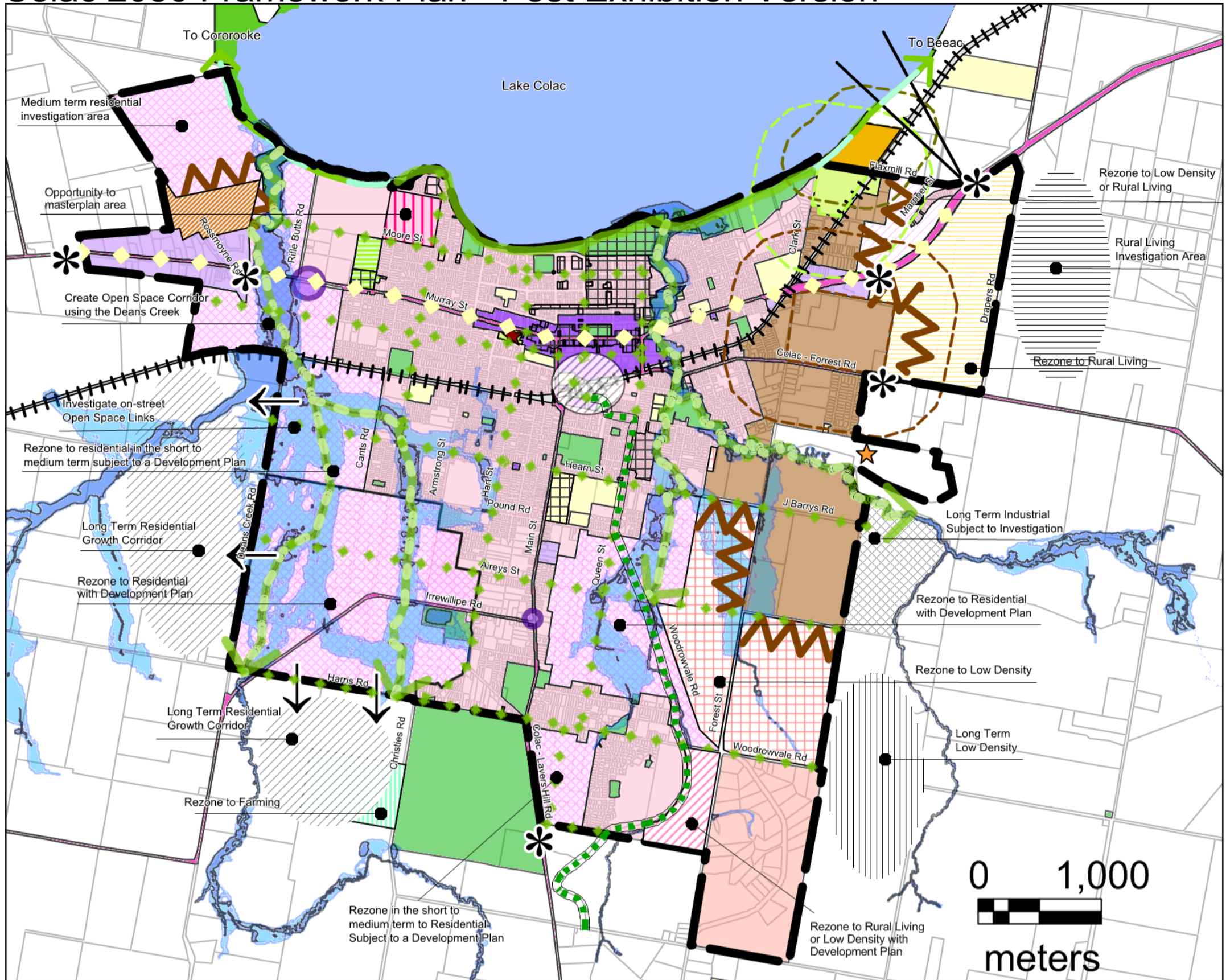


Colac 2050 Framework Plan - Post Exhibition Version



LEGEND



Urban Boundary



Property Boundary



Buffer to Industrial Uses to be protected by Development Plan Overlay



Direction of Long Term Residential Growth



Enhance town gateways with built form and landscaping



Protect Views to and from Lake Colac



Melbourne - Warrnambool Railway Line



Strategically Important Food Production Plant



Encourage Botanical Boulevard Treatment for Princes Highway



Preferred Future use for Employment / Community / Public Use



Existing Residential Area



Existing Low Density Residential Area



Existing Industrial Area



Existing Non-Core Retail Area



Existing Retail and Commercial Area



Existing Public Use



Existing Open Space



Heritage Precinct



Area Subject to Flooding



Area Subject to Inundation



Special Use - Abattoir



Protect 500m Buffer to Abattoir



Investigate On-road Open Space Links



Rezone to Farming to Protect Long Term Residential Corridor



Rezone to Residential Subject to Development Plan



Rezone to Low Density Subject to Development Plan



Rezone to Rural Living subject to a Development Plan



Potential for Infill Housing in Civic, Rail and Health Precinct



Arterial Road



Existing Lake Colac Foreshore Open Space Corridor



Potential Open Space Corridor using Creek and Drainage Lines



Investigate Open Space Link around the Lake to Cororooke and Beac



Investigate extending the Beechy Rail Trail



Future Rural Living Investigation Area



Future Residential Investigation Area



Future Low Density Investigation Residential



Future Industrial Investigation Area



Rezone to Rural Living or Low Density subject to Development Plan



Rezone as Industrial 3 Zone or equivalent



Opportunity to masterplan area near west end of Moore Street



Potential Local or Neighbourhood Commercial Centre Subject to Investigation



Water Treatment Plant



Protect 300m Buffer to Water Treatment Plant



Protect 500m Buffer to Sawmill



Potential Regional Open Space and Community Facility



Note: The extent inundation shown on the Framework Plan reflects the extent of existing conditions, and may be subject to further refinement as part of future planning and development processes which consider stormwater measures.