












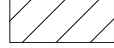









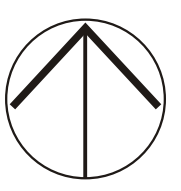
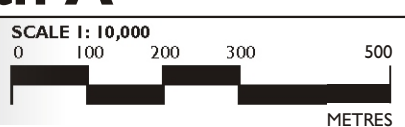
**DRAWING KEY**

-  PRIMARY ARTERIAL ROAD  
Goulburn Valley Highway
-  SECONDARY ARTERIAL
-  COLLECTOR
-  ACCESS/LOCAL STREET
-  ACCESS/SERVICE ROAD
-  SHARED PATH  
Indicative only
-  ENTRY POINT
-  CONVENTIONAL RESIDENTIAL
-  RESIDENTIAL  
(2000m<sup>2</sup> minimum lot size)
-  BUSINESS/COMMERCIAL
-  URBAN FLOODWAY BOUNDARY
-  LAND SUBJECT TO INUNDATION  
1:100 year event
-  FLOODWAY AREA
-  AIRPORT ENVIRONS IMPACT AREA
-  EXISTING VEGETATION  
Indicative only
-  CREEK
-  BRIDGE
-  EXISTING BUILDINGS
-  PUBLIC OPEN SPACE
-  LANDSCAPE BUFFER RESERVE
-  RETENTION BASIN/WETLANDS  
Indicative only

- 1 Retarding basins will need to be established adjacent to Seven Creeks to manage stormwater flows entering the drainage and wetland network.
- 2 Part of the land is covered by an airport environs overlay. This area may be subject to potential impacts associated with airport operations eg; noise.
- 3 A floodway in the form of a split road pavement and located north of properties with frontage to Furphy Avenue shall be created

**DISCLAIMER:** The layout is indicative and is only to be used as a guide. Final alignments of roads and size and layout of lots and open space are to be determined at the planning permit stage

**FIGURE: 3a**  
**Shepparton South Growth Corridor Plan A**  
**Outline Development Plan**



REFER TO OUTLINE DEVELOPMENT PLAN  
 SOUTH GROWTH CORRIDOR B

Shepparton  
 Airport