



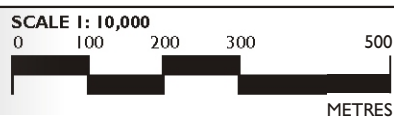
DRAWING KEY

- PRIMARY ARTERIAL ROAD
Goulburn Valley Highway
- SECONDARY ARTERIAL
- COLLECTOR
- ACCESS/LOCAL STREET
- ACCESS/SERVICE ROAD
- SHARED PATH
Indicative only
- FUTURE SHARED PATH
- ENTRY POINT
- CONVENTIONAL RESIDENTIAL
- RESIDENTIAL
(2000m² minimum lot size)
- TOURISM
- URBAN FLOODWAY BOUNDARY
- LAND SUBJECT TO INUNDATION
1:100 year event
- AIRPORT ENVIRONS IMPACT AREA
- EXISTING VEGETATION
Indicative only
- CREEK
- 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.

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: 3b
Shepparton South Growth Corridor Plan B
Outline Development Plan



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