



DRAWING KEY

- PRIMARY ARTERIAL ROAD
Goulburn Valley Highway
- SECONDARY ARTERIAL
- COLLECTOR
- ACCESS/LOCAL STREETS
- ACCESS/SERVICE ROAD
- SHARED PATH
Indicative only
- ENTRY POINT
- NOISE ATTENUATION BUND
- CONVENTIONAL RESIDENTIAL
- RESIDENTIAL
(2000m² minimum lot size)
- RETIREMENT LIVING
- RESIDENTIAL
(4000m² minimum lot size)
- EXISTING VEGETATION
Indicative only
- EXISTING BUILDINGS
- PUBLIC OPEN SPACE
- LANDSCAPE BUFFER/RESERVE
- CHANNEL
- RETENTION BASIN/WETLANDS
Indicative only
- ENVIRONMENTAL SIGNIFICANCE AREA
A. Radio Australia Environmental Significance Area
B. Shepparton Wastewater Treatment Complex Environmental Significance Area
- INTEGRATED LIVING, consisting of
- Independent Living Units
- Aged Care
- Community Facilities
- EMERGENCY ACCESS ONLY

- 1 The alignment of Ford Road in the locality of Verney Road may be changed as part of the proposals for a bypass of Shepparton.
- 2 The intersection of Ford Road and the Goulburn Valley Highway will be signalled in association with proposals for a bypass of Shepparton.
- 3 In the development of the corridor, it will be necessary for Powercor to secure additional easements for its high voltage network. The location of easements has not been identified or shown on the plan. These easements may be located in road reserves
- 4 During the development of the corridor there will be a transition period when adjacent land will be used as orchards and the spraying of chemicals will occur. The design of subdivisions and the conditions of permits may include requirement for an appropriate buffer to be provided, before all the land can be used for residential purposes.
- 5 Building envelopes will need to be prepared for areas affected by the ESO for the Shepparton Waste Water Treatment Facility.

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

