



CONSIDER FUTURE AIRPORT MASTERPLAN

PREVENT SENSITIVE LAND USES FROM ENCRANCHING ON WASTEWATER BUFFER AREA

PROMOTE THE CIVIC USE OF THE OLD PRIMARY SCHOOL AND ENCOURAGE THE RELOCATION OF INDUSTRIAL LAND USES OUT OF TOWN

INVESTIGATE FUTURE RECREATION MASTERPLAN AND/OR POTENTIAL LOW DENSITY RESIDENTIAL REZONING

SUPPORT EXISTING GREENSPACES AND CONSIDERATION OF NEW PARKS

APPLY THE DEVELOPMENT PLAN OVERLAY TO ENSURE ORDERLY SUBDIVISION OF LARGE GRZ ALLOTMENTS

FACILITATE THE UPGRADE AND EXPANSION OF THE HEAVY VEHICLE BYPASS

PROMOTE THE EXPANSION OF THE CENTRAL COMMERCIAL AREA INTO EXISTING MUZ AREAS

# Draft Corryong Structure Plan 2024

0 250 500 750 m

Scale at 1:10,000



## LEGEND

- Corryong Township Boundary
  - Future 30-50 year township boundary
  - Wastewater pond 320m buffer
  - Pivot Irrigation 100m buffer
  - Directions for future growth
  - 30-50 year future Residential Growth Front
  - Future IND1Z
  - Future Community Reuse of Old Primary School
  - Apply Development Plan Overlay
  - Future Airport Masterplan Area
  - Future LDRZ
  - Alternative Heavy Vehicle Route
  - Long term heavy vehicle route extension
  - Future rezone away from IND1Z
  - Relocate Industrial Land Uses
  - Public Open Space
  - Increase Dwelling Density
  - Designated Watercourse
- ### Existing Zones
- Commercial 1 Zone (C1Z)
  - Farming Zone (FZ)
  - General Residential Zone (GRZ)
  - Industrial 1 Zone (IN1Z)
  - Low Density Residential Zone (LDRZ)
  - Mixed Use Zone (MUZ)
  - Public Conservation and Resource Zone (PCRZ)
  - Public Park and Recreation Zone (PPRZ)
  - Public Use Zone (PUZ)
  - Rural Living Zone (RLZ)

ENCOURAGE INFILL RESIDENTIAL DEVELOPMENT IN EXISTING RESIDENTIAL ZONES

INVESTIGATE TOWN GROWTH AREA

ENSURE APPROPRIATE SETBACK BUFFER FOR SENSITIVE LAND USES IN FUTURE

INVESTIGATE FUTURE EXPANSION OF THE IND1Z

CORRYONG SPORTING COMPLEX

SCHOOL

SCHOOL

HEALTH

CEMETERY

WASTEWATER TREATMENT PLANT

PIVOT ARM IRRIGATOR

5

7

11

9

13

1

15

16

6

6

17

8

2

16

16

20

12