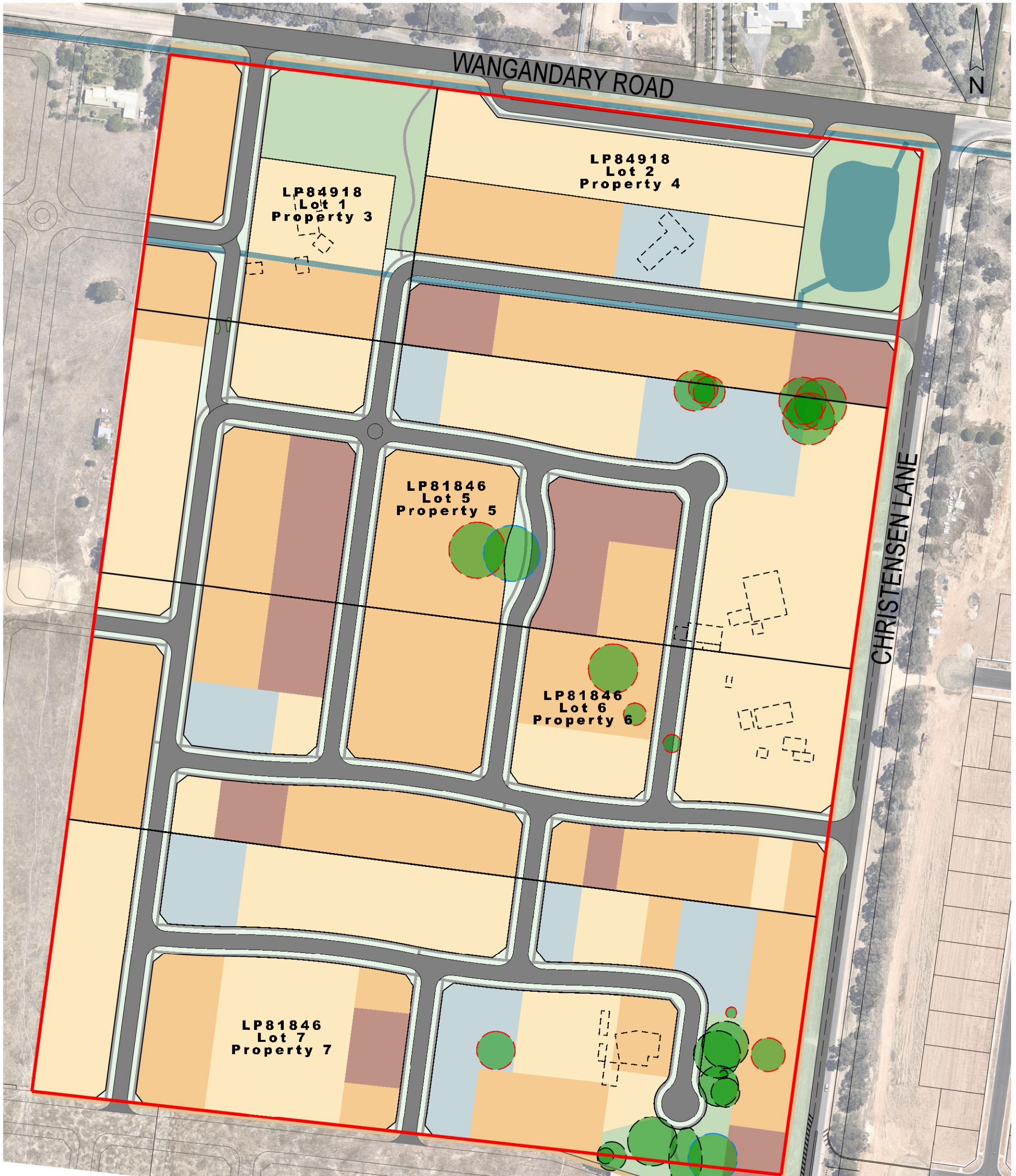


# DEVELOPMENT PLAN - PRECINCT 7



### Legend

- Residential lots**  
Typically 450 - 600m<sup>2</sup> small residential lots
- Residential lots**  
600 - 700m<sup>2</sup> standard residential lots
- Residential lots**  
700 - 800m<sup>2</sup> standard residential lots
- Residential lots**  
800m<sup>2</sup> + large residential lots  
(some with potential for further subdivision)
- Open Space**
- Precinct site boundary
- Existing title boundaries
- Shared path
- Footpath
- Indigenous trees to be retained
- Indigenous trees to be retained but considered lost
- Indigenous trees to be removed
- Proposed location of storm water detention and WSUD treatment basin landscaped to form a feature of the site

### Property Specific Land Budget

Property	Actual	DCP	Actual	DCP	Actual	DCP
3	3	3	4	4	5	5
Total Area (ha)	2ha	2.023ha	3.6ha	3.45ha	5.7ha	5.77ha
Drainage	0.49ha	0.49ha	-	-	-	-
Passive Open Space	-	-	0.50ha	0.50ha	-	-
Total Net Developable Area (ha)	1.51ha	1.53ha	3.1ha	2.95ha	5.7ha	5.77ha
Standard Density	1.51ha	1.53ha	3.1ha	2.95ha	5.7ha	5.77ha

### Property Specific Land Budget

Property	Actual	DCP	Actual	DCP
6	6	6	7	7
Total Area (ha)	5.4ha	5.3ha	5.8ha	1.5ha
Drainage	-	-	-	-
Passive Open Space	-	-	0.29ha	-
Total Net Developable Area (ha)	5.4ha	5.33ha	5.51ha	5.73ha
Standard Density	5.4ha	5.33ha	5.51ha	5.73ha

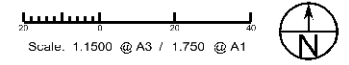
Note: All dimensions and areas shown on this plan are subject to Council approval and survey

DATE	DESCRIPTION	VERSION
04-01-23	For Approval	3
14-11-22	For Approval	4
12-05-22	For Comment	3
03-05-22	For Comment	2
28-04-21	For Comment	1

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NTH GROWTH AREA - PRECINCT 7  
 CHRISTENSEN LN & WANGANDARY RD  
 WANGARATTA

Project No: M7200 Version: 5  
 Drawn by: MB Checked/Signed By: MS



Status:  
**FOR APPROVAL**

Print Date: 4/01/2023  
 Drawing Name: 001 PDP  
 File Name: M7200 PDP 5.dgn