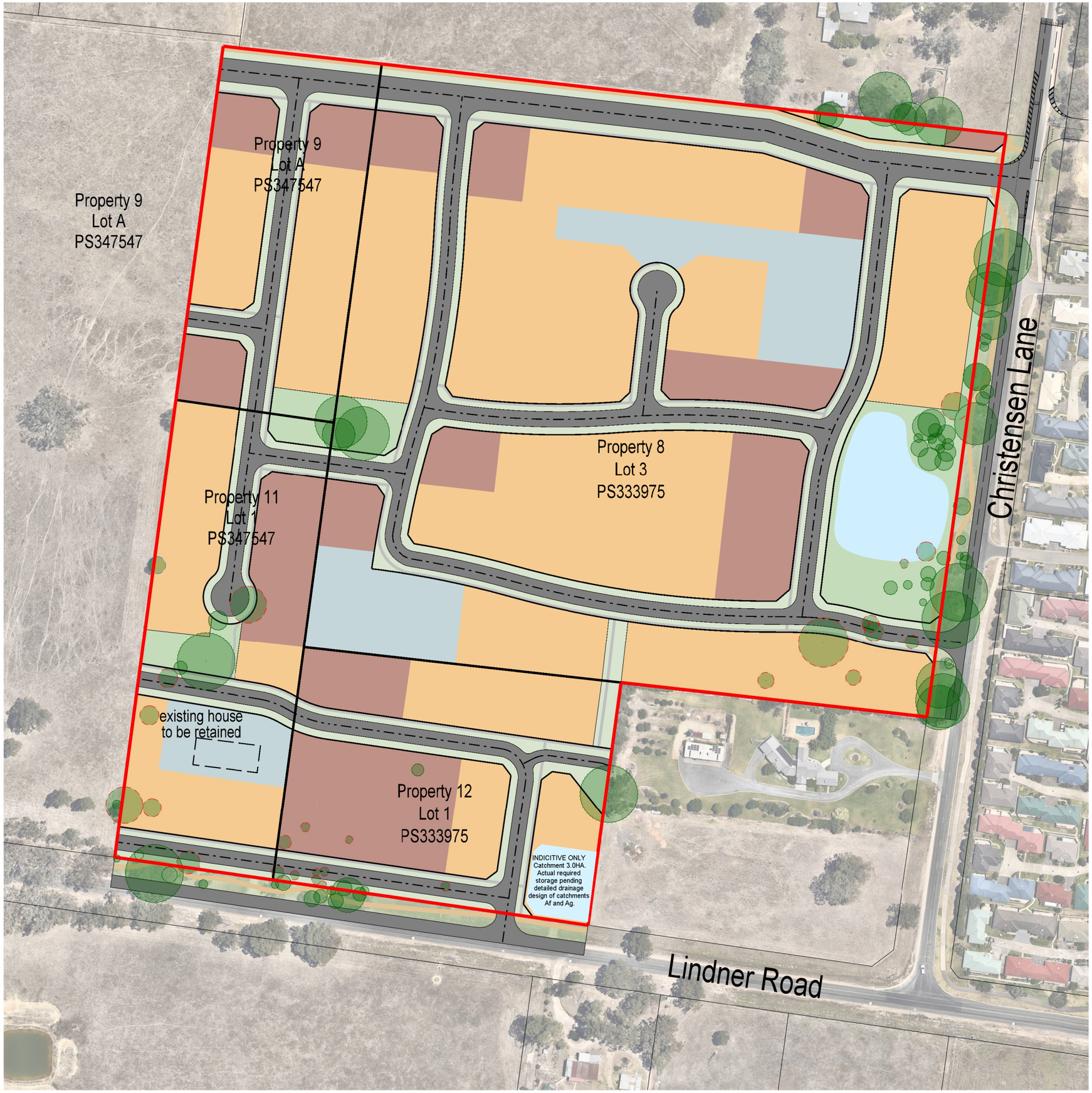
PRECINCT DEVELOPMENT PLAN



Property Specific Land Budget	Actual	DCP	Actual	DCP
Property	8	8	9	9
Total Area (ha)	10ha	10.1ha	1.55ha	1.5ha
Land for collector Roads	0.92ha	-	0.10ha	-
Passive Open Space	0.55ha	0.50ha	0.05ha	-
Total Net Developable Area (ha)	9.15ha	9.6ha	1.4ha	1.5ha
Standard Density	9.15ha	9.6ha	1.4ha	1.5ha
Vegetation to be Retained	-	-	-	-
Property	11	11	12	12
Total Area (ha)	1.992ha	1.9ha	2.071ha	2.1ha
Land for collector Roads	-	-	-	-
Passive Open Space	0.05ha	-	-	-
Total Net Developable Area (ha)	1.942ha	1.9ha	2.071ha	2.1ha
Standard Density	1.942ha	1.9ha	2.071ha	2.1ha
Vegetation to be Retained	-	-	-	-

Legend

Residential lots
Typically 500 - 600m² small residential lots

Residential lots
600 - 800m² standard residential lots

Residential lots
800 - 2000m² large residential lots
(some with potential for further subdivision)

Open Space

Precinct site boundary

Existing title boundaries

Stage boundaries

Shared path

Footpath

Indigenous trees

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 (footprint A = 3,000m²)

Stormwater detention and WSUD treatment basin for catchments Af and Ag (3.0HA). Actual required storage (and footprint) pending final drainage design.

DATE	DESCRIPTION	VERSION
25-05-21	For Approval	4
13-04-21	For Comment	3
15-08-20	For Comment	2
08-05-20	For Comment	1

REVISION STATUS

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For: NW GROWTH AREA
At: WANGARATTA

DEVELOPMENT PLAN - PRECINCT 6
CHRISTENSEN LANE & LINDNER ROAD
PRECINCT DEVELOPMENT PLAN

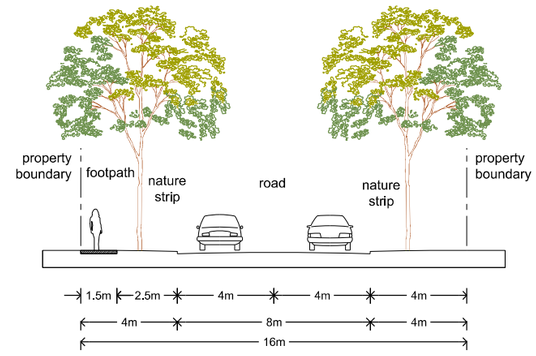
Project No: M3008 Version: 4
Drawn by: MB Checked/Signed By: KW

Scale: 1:2000 @ A3 / 1:1000 @ A1

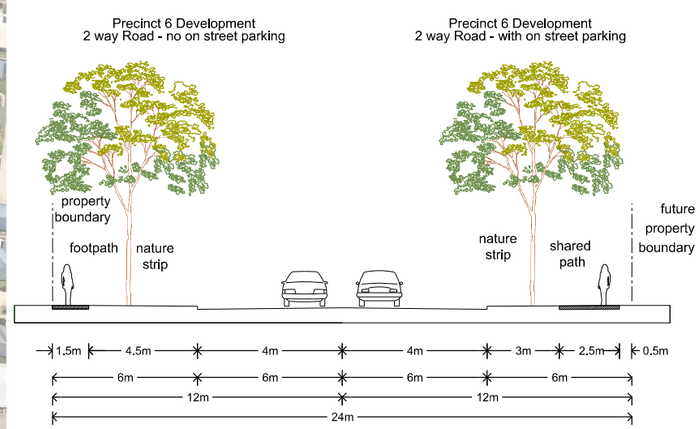
Status:
FOR APPROVAL

Drawing Date: May 2020
File Name: M3008 PDP 4.dgn

MOVEMENT NETWORK PLAN



Access Street
Indicative section



Collector Road
Indicative section - Bus route potential

Legend

- Precinct site boundary
- Shared path
- Footpath
- 50 v. /day — Vehicle movements per day
- Traffic calming device

1. PERIMETER (THRESHOLD) TREATMENT (or similar)
   May include raised pavement.
   Refer Figure 3.1 of AS1742.13-2009
2. WATTS PROFILE ROAD HUMP
   Install if required subject to detailed engineering design.
   Refer Figure 3.2 of AS1742.13-2009
3. FLAT-TOP ROAD HUMP
   Refer Figure 3.3 of AS1742.13-2009
4. LOCAL STREET ROUNDABOUT
   Refer Figure 3.4 of AS1742.13-2009
5. SMALL DIAMETER ROUNDABOUT
   Provides for possible future connection to land to the south.
   Refer Figure 3.5 of AS1742.13-2009
6. SINGLE-LANE SLOW POINT
   Refer Figure 3.6 of AS1742.13-2009
7. DRIVEWAY LINK
   Refer Figure 3.7 of AS1742.13-2009. Signage to be provided at each end of street nominating "local access only".
8. SINGLE-LANE ANGLED SLOW POINT
   Refer Figure 3.8 of AS1742.13-2009
10. MODIFIED T-INTERSECTION
    Refer Figure 3.10 of AS1742.13-2009
11. SPLITTER ISLAND/ DIVIDED ROAD
    Install to prevent corner cutting on curved roads

DATE	DESCRIPTION	VERSION
26-05-21	For Approval	4
14-04-21	For Comment	3
12-06-20	For Comment	2
12-06-20	For Comment	1

REVISION STATUS

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At: WANGARATTA

DEVELOPMENT PLAN - PRECINCT 6
CHRISTENSEN LANE & LINDNER ROAD
MOVEMENT NETWORK PLAN

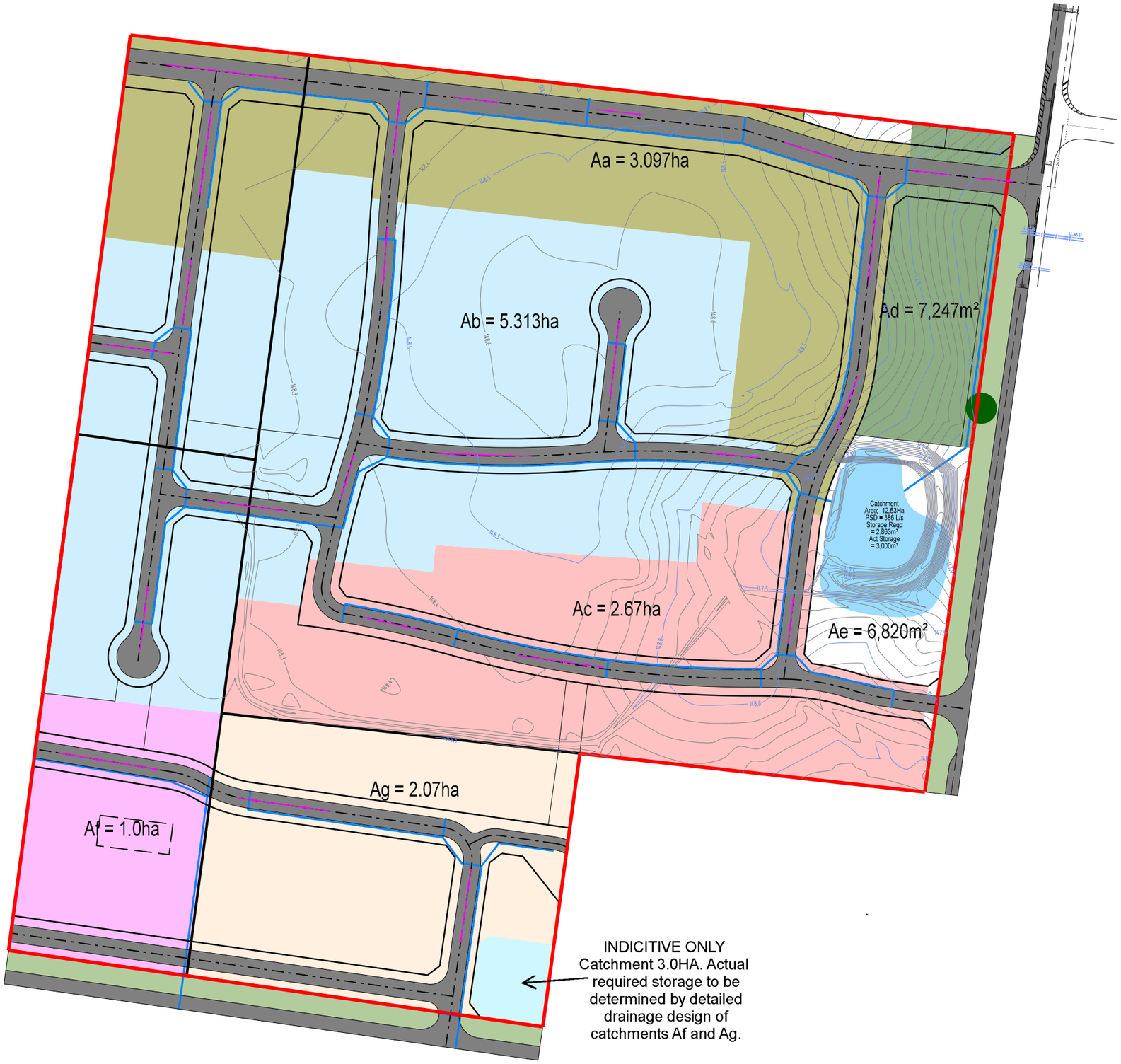
Project No: M3008 Version: 4
Drawn by: MB Checked/Signed By: KW

Scale: 1:2000 @ A3 / 1:1000 @ A1

Status: FOR APPROVAL

Drawing Date: May 2020
File Name: M3008 MNP 4.dgn

STORMWATER MANAGEMENT PLAN



DATE	DESCRIPTION	VERSION
26-05-21	For Approval	2
29-06-20	For Comment	1

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At: WANGARATTA

DEVELOPMENT PLAN - PRECINCT 6
CHRISTENSEN LANE & LINDNER ROAD
PRECINCT DEVELOPMENT PLAN

Project No: M3008 Version: 2
Drawn by: MB Checked/Signed By: MS

Scale: 1:2000 @ A3 / 1:1000 @ A1

Status:
FOR APPROVAL

Drawing Date: 20th June 2020
File Name: M3008 SWMP 2.dgn

legend

- Proposed residential lots
- Proposed retardation basin/WSUD
- Proposed shared path - 2.5m wide
- Proposed footpath - 1.5m wide
- Proposed street tree planting - refer to plans for suggested species
- Proposed park planting
- Grassed areas - naturestrips
- Grassed areas - reserve
- Garden bed areas - Shrubs, grasses & groundcovers at typically 4/m2
- Riparian and ephemeral planting to retardation basins - extent to be confirmed
- Buffer/screen planting areas
- Fencing type 1 - Solid fencing 1.8m high.
- Fencing type 2 - Open style fencing 0.9m min. height
- Fencing type 3 - Open style fencing or bollards
- Native vegetation to be removed
- Vegetation to be retained
- Land encumbered by flooding or drainage function

Public Open Space		Total site area	15.61ha
Name/type	**Enc.**	**Unenc.**	**Total (ha)**
Christensen Lane reserve	0.34	0.40	0.74
Tree reserve 1	-	0.19	0.19
Tree reserve 2	-	0.11	0.11
Tree reserve 3	-	0.06	0.06
Walkway reserve 1	-	0.07	0.07
TOTAL	**0.34** (2.2%)	**0.83** (5.3%)	**1.17** (7.5%)

DATE	DESCRIPTION	REVISION
26.05.21	For Approval	2
22.04.21	For Approval	1
03.09.20	For Approval	-

REVISION STATUS

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For: Judd & Sons Pty Ltd
At: PRECINCT 6 WANGARATTA

Title: LANDSCAPE MASTER PLAN

Drawing No: M3008_LMP
Project No: M3008
Revision: 2
Drawn by: KW
Checked/Signed By: MS

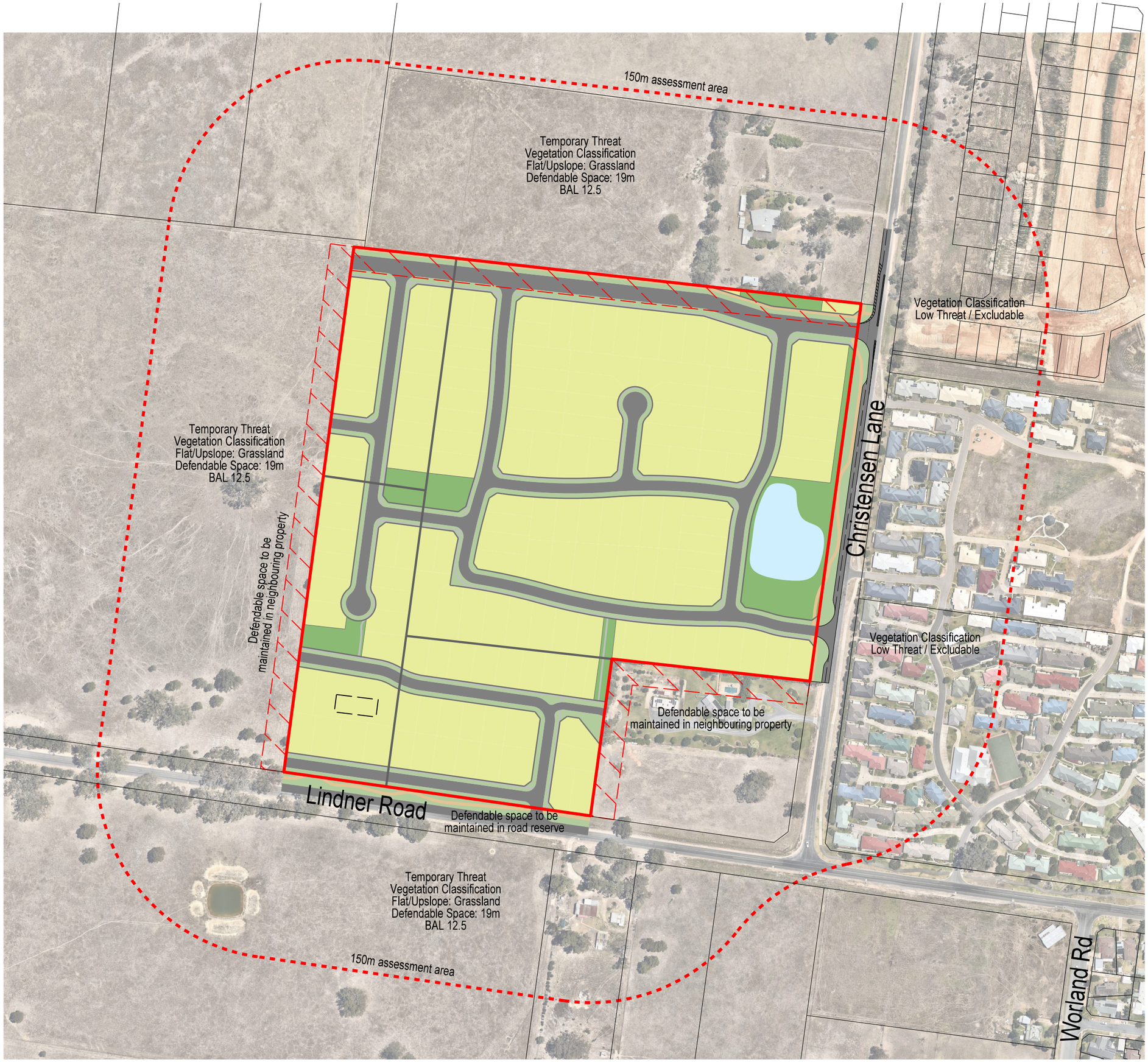
0 12.5 25 37.5 50 62.5m
Scale: 1:1250 @ A1 / 1:2500 @ A3

Status:
FOR COUNCIL ENDORSEMENT

Drawing Creation Date: 22.04.2021
Plot / Issue Date: 26.05.2021
File Location: N:\NESD Job Directory\M3008-Precinct 6 Development Plan - 19 Christensen Lane, Wallers Matt Judd\Planning\Drawings\Landscape\M3008_LMP_ACTIVE.dwg

LANDSCAPE MASTER PLAN

BUSHFIRE HAZARD MANAGEMENT PLAN



Defendable space requirements

A defendable space area around the proposed building to property boundaries as identified on this plan must be provided, and vegetation (and other flammable materials) must be modified and managed in accordance with the following requirements in perpetuity;

- Grass must be short cropped and maintained during the declared fire danger period
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period
- Within 10m of a building, flammable objects must not be located close to the vulnerable parts of the building
- Plants greater than 10cm in height must not be placed within 3m of a window or glass feature of the building
- Shrubs must not be located under the canopy trees
- Individual clumps of shrubs must not exceed 5m² in area and must be separated by at least 5m
- Trees must not overhang or touch any elements of the building
- The canopy trees must be separated by at least 5m
- There must be a clearance of at least 2m between the lowest tree branches and ground level

Interim defendable space

A 30m area of management will be maintained to required defendable space standards for each stage of the subdivision.

Construction Standards BAL 12.5

Buildings must be designed and constructed to a minimum Bushfire Attack Level of

LEGEND

- Precinct site boundary
- Existing lot boundary
- Shared path
- Proposed Road
- Reserve
- Basin
- Assessment Area
- Defendable space management requirements

DATE	DESCRIPTION	VERSION
26-05-21	For Approval	2
14-04-21	For Comment	1

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At: WANGARATTA

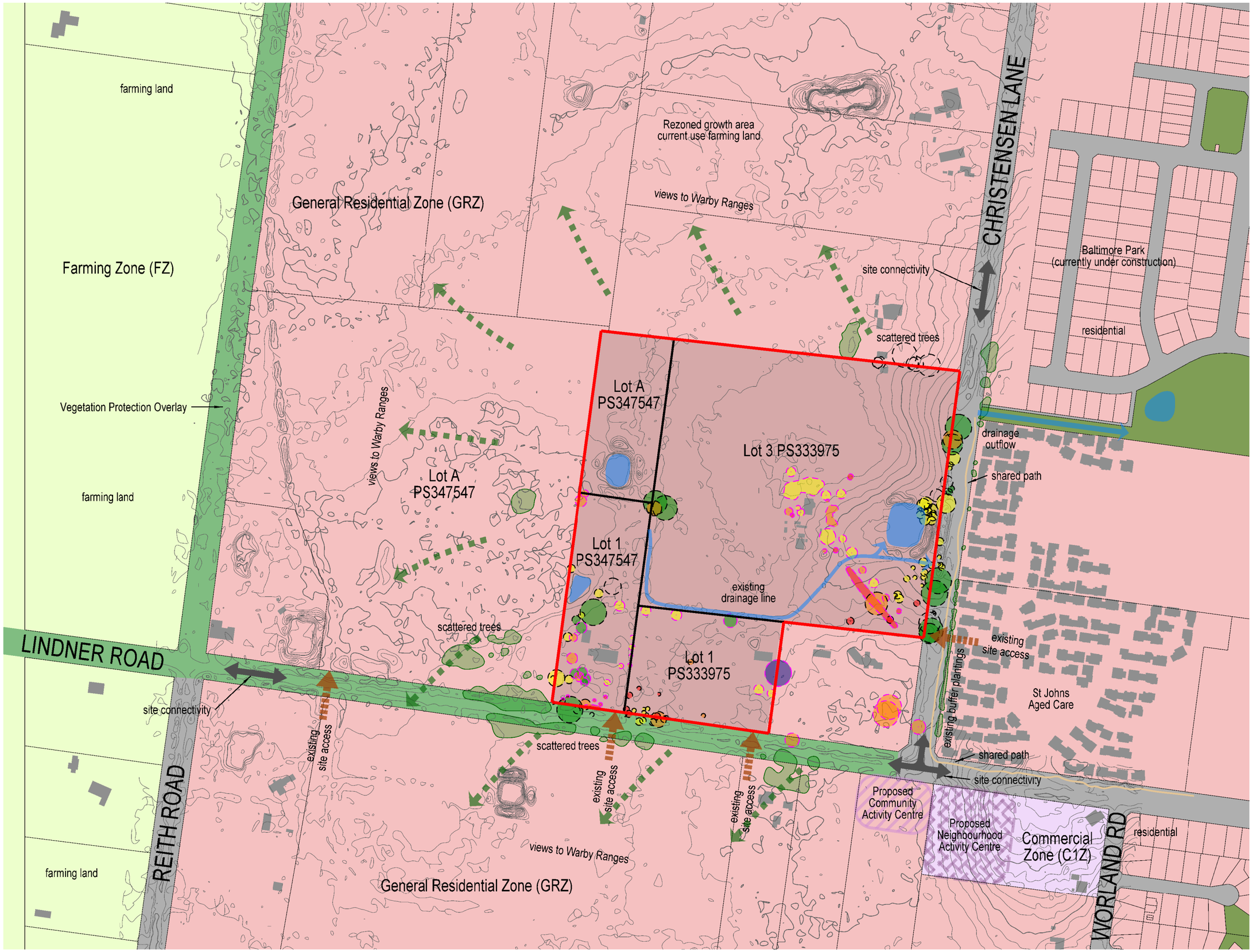
DEVELOPMENT PLAN - PRECINCT 6
CHRISTENSEN LANE & LINDNER ROAD
PRECINCT DEVELOPMENT PLAN

Project No: M3008 Version: 1
Drawn by: MB Checked/Signed By: KW

Scale: 1:3000 @ A3 / 1:1500 @ A1

Status:
FOR APPROVAL

Drawing Date: 20th June 2020
File Name: M3008 BHMP 2.dgn



SITE ANALYSIS PLAN

LEGEND

- Indigenous Tree
- Exotic or Planted Tree
- Retention Value - High
- Retention Value - Mod A
- Retention Value - Mod B
- Retention Value - Mod C
- Retention Value - Low
  * Retention Value as per Arborist Report Mar 2020
- Precinct site boundary
- View lines
- Shared path
- Buildings
- Drainage lines

DATE	DESCRIPTION	VERSION
14-04-21	For Approval	1

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DEVELOPMENT PLAN - PRECINCT 6
CHRISTENSEN LANE & LINDNER ROAD
SITE ANALYSIS PLAN

Project No: M3008 Version: 1
Drawn by: MB Checked/Signed By: KW

Scale: 1:4000 @ A3 / 1:2000 @ A1

Status: FOR APPROVAL

Drawing Date: May 2019
File Name: M3008 SAP 1.dgn

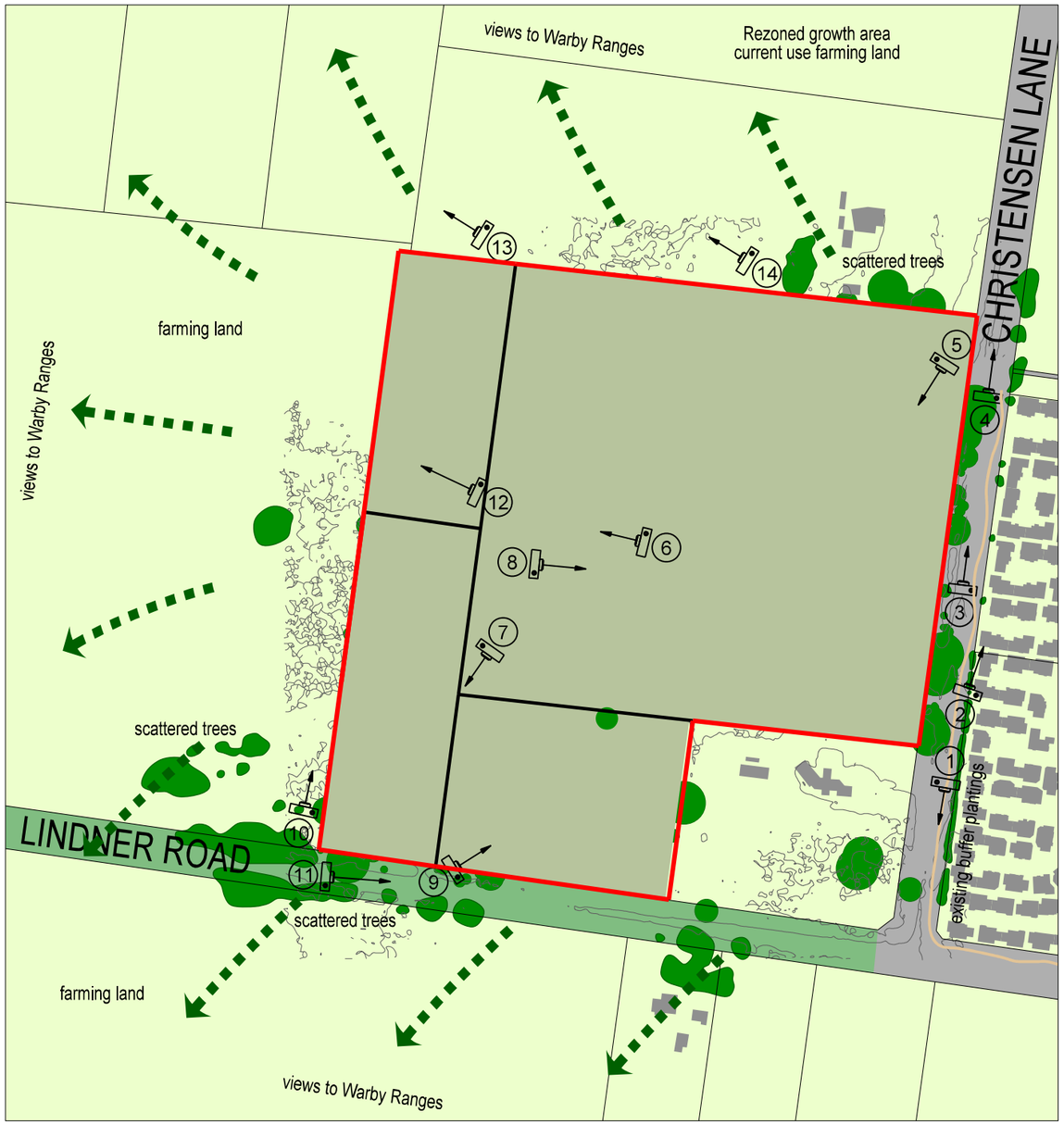

Image 1: South along Christensen Lane

Image 2: St Johns Aged Care

Image 3: North Along Christensen Lane

Image 4: North along Christensen Lane

Image 5: West across site from NE corner

Image 6: North West across the site towards Warby Ranges

Image 7: South west towards Property 11

Image 8: East across the site towards Property 8

Image 9: Looking North across site from Lindner Road

Image 10: North along Prop 11 boundary from Lindner Road

Image 11: East along Lindner Road

Image 12: North west towards Warby Ranges across Prop 9

Image 13: North west towards Warby Ranges from rear of site

Image 14: North west across neighbouring property to the north

LEGEND

- Precinct site boundary
- View lines
- Shared path
- Buildings

DATE	DESCRIPTION	VERSION
14-04-21	For Approval	1

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DEVELOPMENT PLAN - PRECINCT 6
CHRISTENSEN LANE & LINDNER ROAD
LANDSCAPE ASSESSMENT PLAN

Project No: M3008 Version: 1
Drawn by: MB Checked/Signed By: KW

40 0 40 80
Scale: 1:4000 @ A3 / 1:2000 @ A1

Status:
FOR APPROVAL

Drawing Date: May 2019
File Name: M3008 LAP 1.dgn

LANDSCAPE ASSESSMENT PLAN