



LAND BUDGET PLAN

55 MOUNT ARARAT NORTH ROAD

	Site Area	4.27		
	Area (ha)	%Site	% NDA	
Non Developable				
Transport				
	Road Widening	0.002	0.06%	0.06%
	Subtotal	0.002	0.06%	0.06%
Community And Education				
	Childcare	0.23	5.40%	5.71%
	Subtotal	0.23	5.40%	5.71%
	Total	0.23	5.46%	5.77%
	NDA	4.03	94.54%	100.00%

Land Use				
	Residential	2.94	68.97%	72.95%
	Roads/Mews	1.09	25.57%	27.05%
	Total	4.03	94.54%	100.00%

Note: Numbers are rounded to two decimal places

Total Yield	75
Lots/NDHa	18.59
Average Lot Size	392.33m ²

LIMITATION OF PLAN

- ▶ This is a baseline concept plan that provides a residential layout for the site in accordance with the Pakenham East Precinct Structure Plan, July 2020.
- ▶ This plan is subject to further investigation and may change based on (but not limited to) arborist advice, traffic assessments, bushfire assessments, drainage advice, and other specialist inputs.
- ▶ This document is indicative only and not for marketing purposes without permission
- ▶ Data has been collated from <https://www.data.vic.gov.au/> and other publicly accessible information.
- ▶ This plan has been based on MGA 2020 Zone 55.

LEGEND

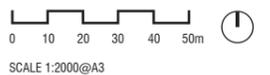
- Site boundary
- Local access street - level 1 & 2
- Indicative road network
- Childcare
- Stage boundary
- Stage number
- Powerline easement (to be removed)



PAKENHAM EAST PSP JULY 2020
OVERLAYED ON AERIAL

DRG NO.	REV	DATE	DES/DOC	AUTH
UD C 01 323878	03	06.02.2026	EV	HVR

spiire



STAGING PLAN

55 MOUNT ARARAT NORTH ROAD

LIMITATION OF PLAN

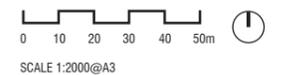
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LEGEND

-  Site boundary
-  Local access street - level 1 & 2
-  Indicative road network
-  Childcare
-  Residential lots
-  Stage boundary
-  Stage number
-  Powerline easement (to be removed)



DRG NO.	REV	DATE	DES/DOC	AUTH
UD C 01 323878	03	06.02.2026	EV	HVR
CAD REV 02				



LOT MIX PLAN

55 MOUNT ARARAT NORTH ROAD

	No. Lots	% Lot Breakdown
36m Depth		
12.5m	2	3%
10.5m	1	1%
Subtotal	3	4%
34m Depth		
18m	11	15%
16m	1	1%
Subtotal	12	16%
32m Depth		
14m	3	4%
12.5m	4	5%
Subtotal	7	9%
28m Depth		
16m	2	3%
14m	10	13%
12.5m	19	25%
10.5m	7	9%
Subtotal	38	51%
25m Depth		
12.5m	3	4%
Subtotal	3	4%
21m Depth		
8.5m	12	16%
Subtotal	12	16%
TOTAL	75	100%

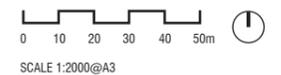
LEGEND

- Site boundary
- Local access street - level 1 & 2
- Indicative road network
- Childcare
- Powerline easement (to be removed)
- Stage boundary
- Stage number

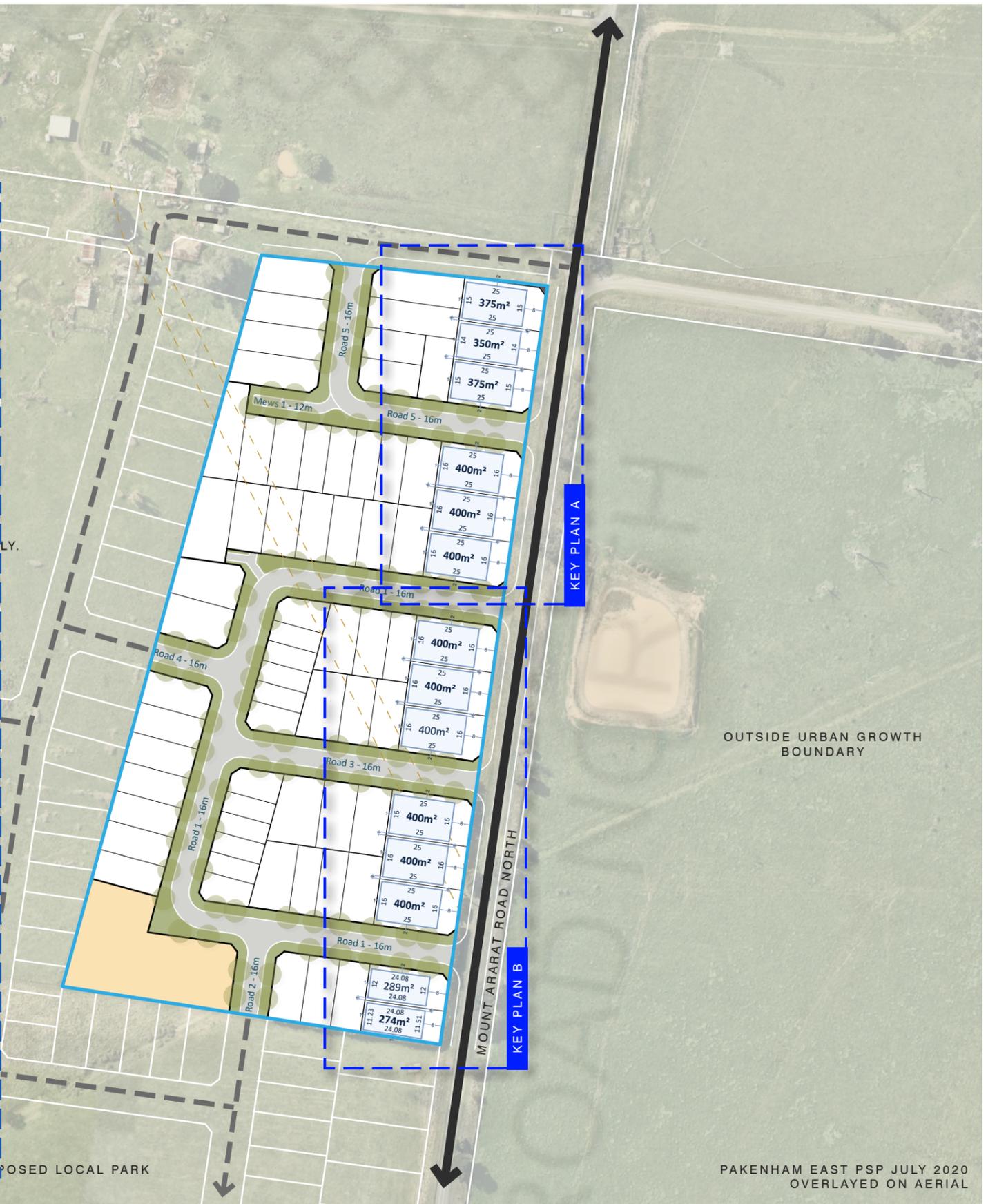
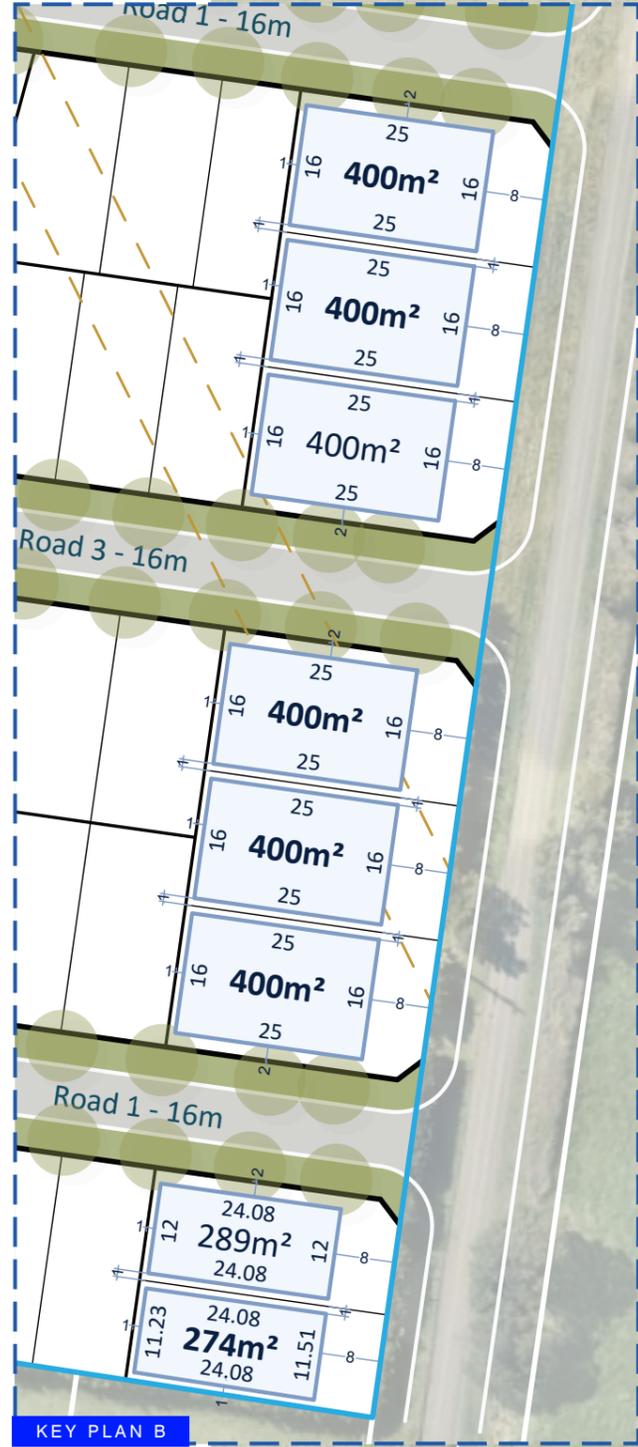


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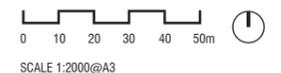
BUILDING ENVELOPE PLAN
55 MOUNT ARARAT NORTH ROAD



OUTSIDE URBAN GROWTH BOUNDARY

PAKENHAM EAST PSP JULY 2020
OVERLAYED ON AERIAL

DRG NO.	REV	DATE	DES/DOC	AUTH
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PUBLIC INFRASTRUCTURE PLAN

55 MOUNT ARARAT NORTH ROAD

Project Reference No. on PIP	Land / Construction	Project Description	Stage Trigger	Anticipated Timing of delivery	Delivery Responsibility	Developer Work or ICP Item
A	Construction	Permanent sealing of Mount Ararat Road North along the eastern boundary of site	1	Early 2027	Developer	Developer
B	Construction	Temporary southern access is proposed from Mount Ararat Road North. If neighbouring developers construct this section of road prior to our works, temporary access will not be required.	1	TBC	Adjoining Developer	Developer



LEGEND

- Site boundary
- Stage boundary
- 2 Stage number
- A PIP identification

DRG NO. UD C 01 323878
 REV 03
 DATE 06.02.2026
 DES/DOC EV
 AUTH HVR

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0 10 20 30 40 50m
 SCALE 1:2000@A3

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