SUMMARY LAND USE BUDGET TABLE

PSP	**Plumpton (Dec. 2017)**
PSP Property No	25
Address	**911 Melton Hwy, Fraser Rise**
Plan Number	V_20-027-UDSP-CP
Date	10-Feb-26
	(AREA HA)
Total Landholding within the Plumpton PSP	**14.16**
UNCREDITED OPEN SPACE	
Utilities Easement	4.65
Sub-total	*4.65*
CREDITED OPEN SPACE	
Local Sports Reserve (ICP Land)	3.16
Sub-total	*3.16*
NET DEVELOPABLE AREA	**6.35**

NET DEVELOPABLE AREAS BREAKDOWN		**(%NDA)**
Residential	4.17	65.7%
Electrical Kiosks	0.01	0.2%
Road Reserve	2.16	34.1%
Sub-total	*6.35 Ha*	

Residential Land Area (By Catchment)	**Area(ha)**
Within Walkable Catchment	0.00
Outside Walkable Catchment (Including Local Town Centre)	6.35

Lot Yield Achieved		**Lots/ha**
Outside Walkable Catchment	97	15.3
TOTAL PROPOSED LOT YIELD	**97**	

MELTON HIGHWAY

SHARED PATH SUBJECT TO DETAILED DESIGN

EXISTING CYPRESS TREES TO BE REMOVED AND REPLACED WITH NEW MATURE TREES
(SUBJECT TO DETAILED LANDSCAPE ARCHITECTURAL INPUT)

TALE LANE

'MAKE-SAFE' WORKS WILL BE COMPLETED IN STAGE 1A TO SECURE THE DWELLING.

POTENTIAL DOUBLE CAR GARAGE LOCATION

STAGE 3
34 LOTS

ANDARO CRT

ADVENTURE AVENUE - 22.0M

SHARED PATH

STRATHMORE CRT

MACUMBA DRIVE - 16.0M

ADVENTURE AVENUE - 16.0M

ADVENTURE AVENUE - 15.3M

SHERRY CCT

PROPOSED DEVELOPMENT (BY OTHERS)

STORY ST

STAGE 1B
13 LOTS

CONNECTIONS INTO ADJACENT LAND PARCELS TO BE COMPLIANT WITH COUNCILS DESIGN STANDARDS

READMAN ROAD

SHARED PATH AND OPEN SPACE NETWORK BE DELIVERED AS PART OF HANDOVER OF ELECTRICAL EASEMENT. FURTHER DETAILS WILL BE INCLUDED WITHIN LANDSCAPE MASTERPLAN UPON PERMIT APPROVAL

EXISTING DEVELOPMENT (BY OTHERS)

RIVIERA DR

TANBAR STREET

STAGE 1A
11 LOTS

COUNSEL ROAD

TANAMI LANE - 8.0M

ADVENTURE AVENUE - 20.0M

ELECTRICITY TRANSMISSION LINE EASEMENT
4.65HA

SHARED PATH

BALANCE LOT
0.90HA

CALLAWAY LN

EXISTING DEVELOPMENT (BY OTHERS)

STAGE 2
38 LOTS

ADVENTURE AVE

ACTIVE OPEN SPACE
(ICP - SR02)
3.16HA

ASPIRE BLVD

BEATTYS ROAD

ACTIVE OPEN SPACE
(BY OTHERS)

ACTIVE OPEN SPACE EXTENSION INTO BEATTYS ROAD RESERVE
(AS PER PSP)

EXISTING ASPIRE DEVELOPMENT (BY OTHERS)

ADAMS DR

ELECTRICITY TRANSMISSION LINE EASEMENT

EXISTING ASPIRE DEVELOPMENT (BY OTHERS)

TARADALE CRES

LOT MIX TABLE
Stage 1A – 11 lots
Stage 1B - 13 lot
Stage 2 – 38 lots + Active Open Space
Stage 3 – 34 lots + Transmission Easement

LOT MIX TABLE				
TOTAL NUMBER OF LOTS :	**97**	**AVERAGE:**	**430.4m²**	
LOTS 299m² AND LESS	27	AVERAGE:	244.9m²	27.8%
LOTS 300m² TO 399m²	55	AVERAGE:	355.3m²	56.7%
LOTS 400m² TO 499m²	10	AVERAGE:	423.7m²	10.3%
LOTS 500m² TO 599m²	3	AVERAGE:	549.7m²	3.1%
LOTS 600m² TO 999m²	1	AVERAGE:	738m²	1%
LOTS 1000m² AND GREATER	1	AVERAGE:	8975m²	1%

LEGEND

- Site Boundary
- Stage Boundary
- Residential Lot
- Balance Lot
- Active Open Space
- Utilities Easement
- Existing And Proposed Cadastre
- Contour Major (1.0m)
- Contour Minor (0.2m)
- Existing Heritage Dwelling
- Exiting Stanchion
- Proposed Electrical Kiosk

URBAN DESIGN SUBDIVISON PLAN

911 MELTON HIGHWAY, FRASER RISE

Aerial supplied by: Nearmap
Aerial Date Stamp: 03.06.2021
Survey supplied by: TGM Group
Plan Number: V_20-027-UDSP
Revision Number: CP
Drawn By: Matthew Patullock
Client: Santucci

0 10 20 30 40 50 60m

Scale: 1:1,000 @A1 | Date Issued: 12.02.2026 | ©Niche Planning Studio

DISCLAIMER: This Concept Plan has been prepared based on the Plumpton PSP (2017).
Town Planning compliance is subject to approval from the Melton City Council and a suitable town planner will need to be appointed.
All Dimensions, Areas and Calculations are subject to Detailed Survey and Design before Town Planning Permit application.
Built Form is illustrative only and subject to Architectural Design and approval from an RAIA qualified architect. This plan has been prepared for illustrative purposes only and should not be used as a means to judge any properties value or yield potential.

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