

LAND BUDGET

Site Area	28.90		
	Area (ha)	%Site	% NDA
Non Developable			
Total	0.00	0.00%	0.00%
NDA	28.90	100.00%	100.00%

Land Use			
Residential	25.76	89.12%	89.12%
Existing Dwelling	1.31	4.54%	4.54%
Roads/Mews	1.83	6.33%	6.33%
Total	28.90	100.00%	100.00%

Note: Numbers are rounded to two decimal places

Number Lots	46
Lots/NDHa*	1.63
Average Lot Size	5,599.1m ²
Existing Dwelling	1
Total Yield	47

LEGEND

- ZONE BOUNDARY
- CONTOURS 1M
- OPPORTUNITY TO RETAIN EXISTING TREES WITHIN PRIVATE LOTS
- OPPORTUNITY FOR STREET TREE PLANTING TO PROVIDE CANOPY COVER TO REDUCE HEAT ISLAND AFFECT
- BUILDING AREAS TO PROVIDE FLOOR LEVELS 300mm ABOVE 1% AEP FLOOD LEVELS

LIMITATION OF PLAN

- The plan has been prepared accordance with Tamworth Regional Council standards . Upon successful acquisition of the site there is potential for 'add value' elements that will increase the amenity, liveability and marketing opportunities for the site.
- Alternatives would need to be discussed with Council and/or the relevant authorities.
- This document is indicative only and not for marketing purposes without permission
- Data has been collated from <https://www.https://maps.six.nsw.gov.au/> and other publicly accessible information.
- This plan has been based on MGA 2020 Zone 56.
- For a more comprehensive plan further information required, but not limited to includes:
 - Survey
 - Flora and Fauna
 - Traffic and Transport
 - Integrated Water
 - Cultural Heritage

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