

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	25.91	89.67%	89.67%
	Existing Dwelling	1.31	4.54%	4.54%
	Roads/Mews	1.67	5.79%	5.79%
	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	5,633.5m²
Existing Dwelling	1
Total Yield	47

Note:
*Density calculation includes existing dwelling.

LEGEND

- ZONE BOUNDARY
- CONTOURS 1M
- OPPORTUNITY TO RETAIN EXISTING TREES WITHIN PRIVATE LOTS AND THE NETWORK OF OPEN PARKS
- OPPORTUNITY FOR STREET TREE PLANTING TO PROVIDE CANOPY COVER TO REDUCE HEAT ISLAND AFFECT

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

Spiire does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the Spiire shall bear no responsibility or liability whatsoever for any errors, faults, defects or omission in the information.

18-50 MAYNE DR, WESTDALE NSW
Concept Plan

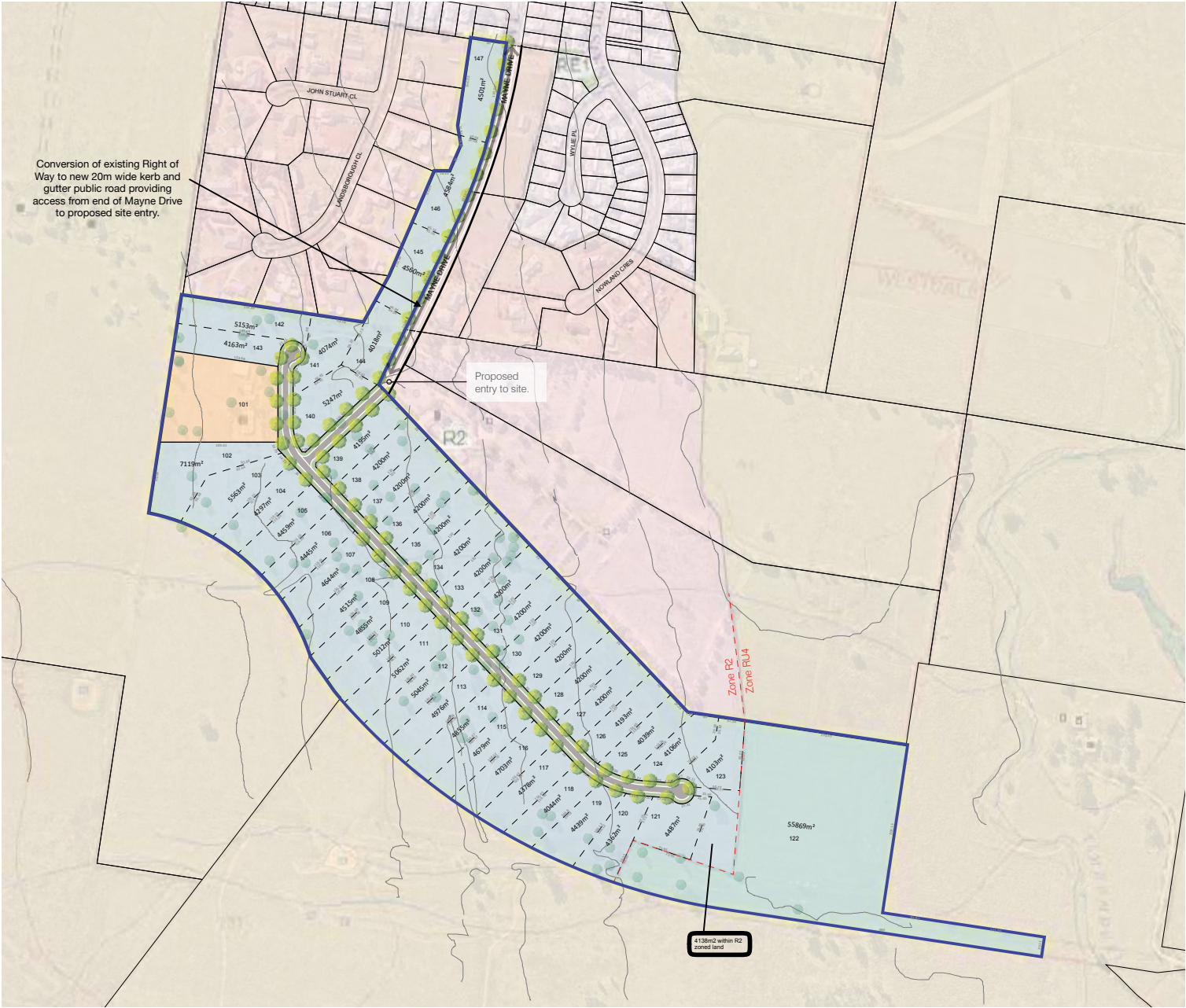
DRG NO.
00068 - 76
C/O REV 04

REV
04

DATE
03/09/2024

DES/DOC
LT

AUTH
ER/TP



spiire

0 25 50 75 100 125m
SCALE 1:5000@A3