

LAND BUDGET

	Site Area	28.90		
		Area (ha)	%Site	% NDA
	Non Developable			
	Open Space			
	Local Park Network	4.69	16.23%	19.94%
	Drainage/Flooding	0.56	1.95%	2.40%
	Subtotal	5.25	18.18%	22.34%
	Credited Open Space			
	Unencumbered Open Space	0.12	0.42%	0.51%
	Subtotal	0.12	0.42%	0.51%
	Total	5.37	18.60%	22.85%
	NDA	23.52	81.40%	100.00%

	Land Use			
	Residential	18.15	62.81%	77.16%
	Existing Dwelling	1.31	4.54%	5.58%
	Roads	4.06	14.05%	17.26%
	Total	23.52	81.40%	100.00%

Note: Numbers are rounded to two decimal places

Number Lots	126
Lots/NDHa	5.40
Average Lot Size	1,440.6m²
Existing Dwelling	1
Total Yield	127

LEGEND

- 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



18-50 MAYNE DRIVE, WESTDALE  
Concept Plan

DRG NO.  
00068 - 76  
CAD REV. 03

REV  
03

DATE  
21/03/2024

DES/DOC  
LT

AUTH  
ER

spiire

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