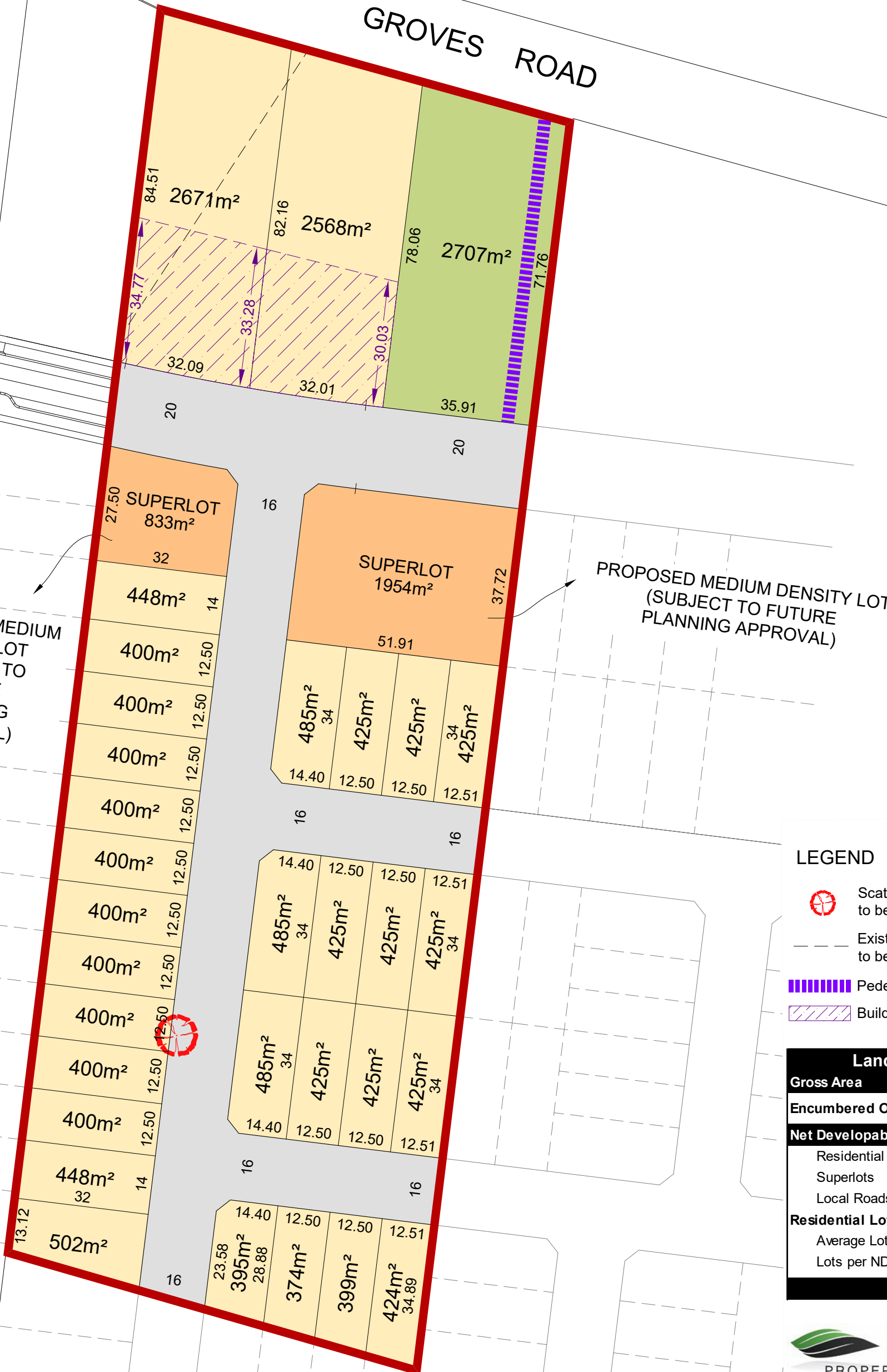






GROVES ROAD



LEGEND

-  Scattered tree to be removed
-  Existing Easement to be removed
-  Pedestrian Link
-  Building Envelope

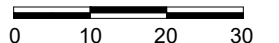
Land Use Table	
Gross Area	2.99 ha
Encumbered Open Space	0.27 ha
Net Developable Area	2.71 ha
Residential Area	1.75 ha
Superlots	0.28 ha
Local Roads	0.68 ha
Residential Lots	31 Lots
Average Lot Size	565 m ²
Lots per ND hectare	11 Lots

 **GBL**
PROPERTY CONSULTANTS

 **Lyssna**
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This plan and information shown must only be used by the client for its intended purpose. This plan is subject to approval from Referral Authorities and engineering design. Boundary dimensions and areas are subject to survey.

Scale 1:1000



Drawing Date 21/02/23
Job Number AA0239
Drawing Number UD00AL
Drawn By MI



2-50 GROVES ROAD, ARMSTRONG CREEK

SUBDIVISION CONCEPT PLAN