Appendix F **Concept Plan**

YIELD SUMMARY

Size	No. Lots	% Total Lots	Avg. Lot Size
1 ha - 2 ha	13	65%	1.0192ha
2 ha - 5 ha	7	35%	3.252ha
Number of Lots	**20**		
Reserve for Drainage			2.8803ha
Road Widening			2235m²
Road Reserves			1.3801ha
Minimum Lot Size 1.0006ha		Average Lot Size 1.8008ha	
Maximum Lot Size 4.6133ha		Total Area (20 Lots) 36.0152ha	

LEGEND

- Subject Area (40.4991ha)
- Proposed Residential Lot
- Proposed Reserve for Drainage
- Proposed Drainage Easement
- Indicative Building Envelope (2000m²)
- Indicative LAA (140m²-180m²)
- Road Widening
- Existing Lot Boundaries
- Existing Easement
- Existing Open Channel Drain
- Proposed Open Channel Drain
- E — Underground Electricity (BYDA)
- AE — Overhead Electricity (BYDA)
- T — Telecommunications (BYDA)

CONCEPT PLAN

Lot 546 on DP250872 Garvey Road, CROOKED BROOK

Plan No.	23858-02
Date	24/02/25
Drawn	NP
Checked	KS
Revision	A
Scale	1:2000@A2

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0 20m 40m 60m

NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey

Harley Dykstra
PLANNING & SURVEY SOLUTIONS