



ARNOLD DEVELOPMENT CONSULTANTS

Land development strategies through excellence in Land Surveying & Town Planning

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PLAN OF DEVELOPMENT CERTIFICATION

The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. Final allotment metes and bounds are subject to final field survey.

Constraints shown hereon have been located by scale method from relevant supporting reports compiled as part of this development proposal.

Arnold & Arnold (Gold Coast) Pty. Ltd.
Land Surveyors and Town Planners

Signed: _____ Date: _____

TITLE PLAN OF DEVELOPMENT

PROJECT
70 & 78 Karingal Drive, Coomera
Lot 24 on RP 152380 &
Lot 25 on RP 835855

CLIENT INGLES PTY LTD

Scale:	SERVICE DETAILS
1:600 @ A1	Sewerage: --
1:1200 @ A3	Water: --
Datum: AHD	Electricity: --
Meridian: Cadastral	Telephone: --
Parish: Pimpama	Gas: --
County: Ward	Road: --
Planner: ABM	Kerb: --
Drawn: HJH	Footpath: --
Contour Interval: --	
Index Interval: --	
Flood Planning Level: --	

PROJECT No.	SHEET	DATE
7029_PROP_H	1 of 1	24/02/2010

LEGEND

- Detached Dwelling <400m²
- Detached Dwelling 401m²-600m²
- Detached Dwelling >601m²
- Attached Dwelling
- Drainage Reserve
- Proposed Easement
- Road widening
- Vehicle Crossover
- Split Level House Pad
- Built to Boundary (15m max)

DEVELOPMENT SUMMARY

Site Area - 72584m² (7.26ha) [includes road Resumption of 471m²]
Road Reserve - 20821m² (2.08ha)
Open Space - 15275m² (1.52ha)
Net Developable Area - 36488m² (3.65ha)
No. of Lots - 82 No. of Dwellings - 89
Gross Density - 12.3/ha Net Density - 24.4/ha

