

ARNOLD DEVELOPMENT CONSULTANTS

Land development strategies through excellence in Land Surveying & Town Planning
 1st Floor, 7/15 Executive Drive, Burlingame
 Phone: (07) 5593 4099, Facsimile: (07) 5593 8066
 Email: mail@ardcd.com.au Web: ardcd.com.au

PROPOSAL PLAN 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 alignment 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

Signac: _____ Date: _____

LEGEND

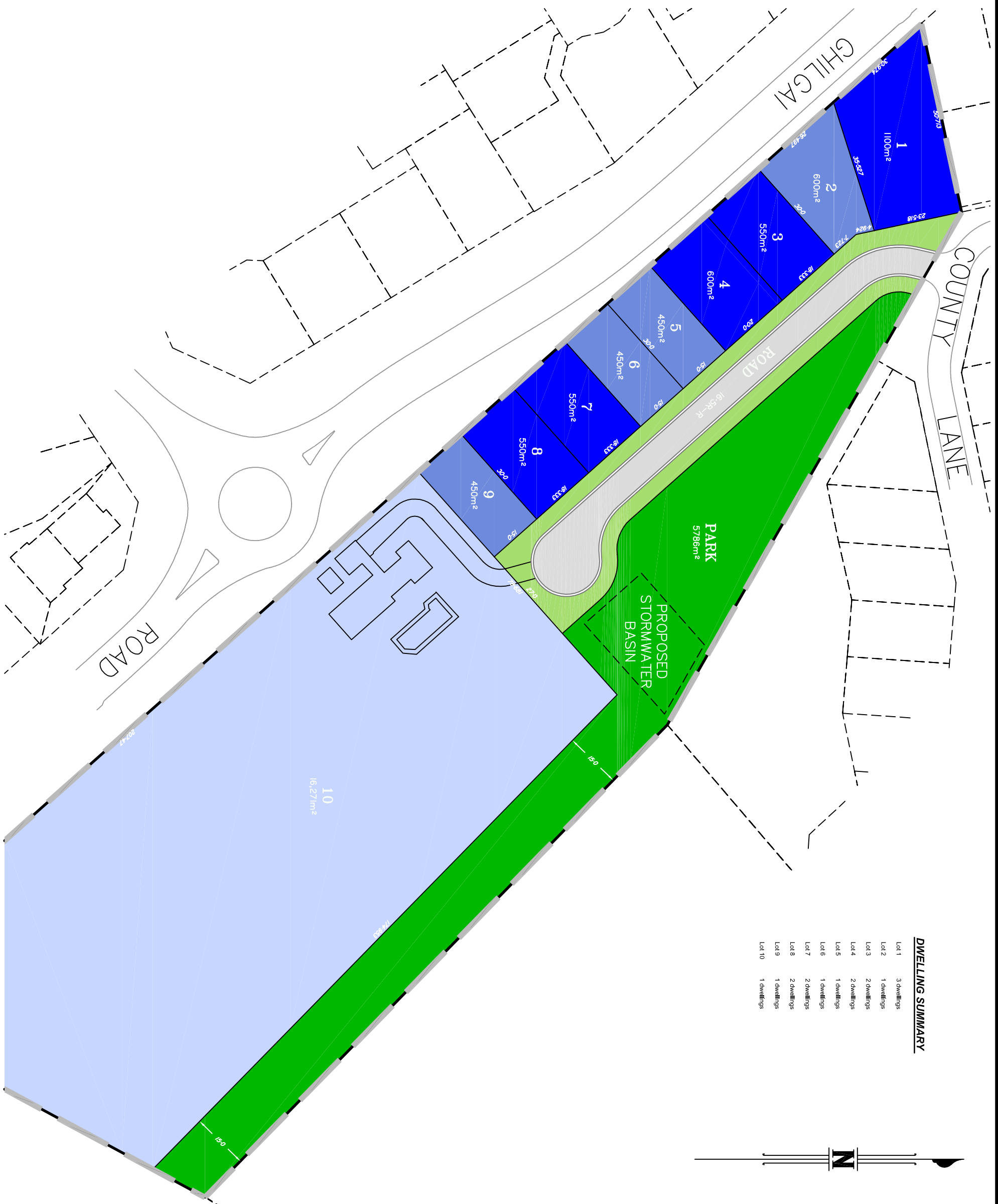
	Site Boundary
	Q100 Flood Level
	Public Open Space
	Detached Dwelling
	Attached Dwelling

DEVELOPMENT SUMMARY

Site Area - 30000m² (3.00ha)
 Road Reserve - 2843m² (0.28ha)
 Open Space - 5786m² (0.58ha)
 Net Developable Area - 21571m² (2.16ha)
 No. of Lots - 10
 No. of Dwellings - 16
 Gross Density - 5.33/ha
 Net Density - 7.42/ha

NOTES

- The lot numbers shown on this plan are to be used as indicative street numbers.
- The Plan of Development does not include the provision and allowance for infrastructure services such as sewerage, stormwater, water, gas, electricity, telecommunications and other services. Requirements of individual service providers for above services should be incorporated and coordinated with the earthworks plan prior to finalisation of the civil design including easements & space allocation for installation of all services.
- Depending on the final layout some lots & house types shown in this plan of development will be affected in terms of size, easements, setbacks & other restrictions on design.
- The final house designs will depend on the following:
 - Finished bulk earthworks levels & contouring of the site
 - Restrictions on each lot (setbacks & easements)
 - Environmental constraints
 - Council, BCA & other applicable regulations.
- Unless specified otherwise on this plan of development, setbacks, carparking and other development requirements shall be as set out in the relevant section of the G.C.C. Town Planning scheme.
- Construction/Acoustic fencing to be in accordance with noise provisions of building development requirements.
- This plan of development, setbacks, carparking and other development requirements shall be subject to G.C.C. Town Planning scheme and associated constraints.



DWELLING SUMMARY

Lot 1	3 dwellings
Lot 2	1 dwellings
Lot 3	2 dwellings
Lot 4	2 dwellings
Lot 5	1 dwellings
Lot 6	1 dwellings
Lot 7	2 dwellings
Lot 8	2 dwellings
Lot 9	1 dwellings
Lot 10	1 dwellings

CLIENT: JACK STEWART
 PROJECT: 23 Ghilgai Road, Merrimac
 Lot 13 on RP 158466
 Scale: 1:1000 @ A3
 Planner: SLJ | Drawn: HJH | Revision: B
 PROJECT No. SHEET 1 of 1
 DATE 17/11/2008

PLAN OF DEVELOPMENT