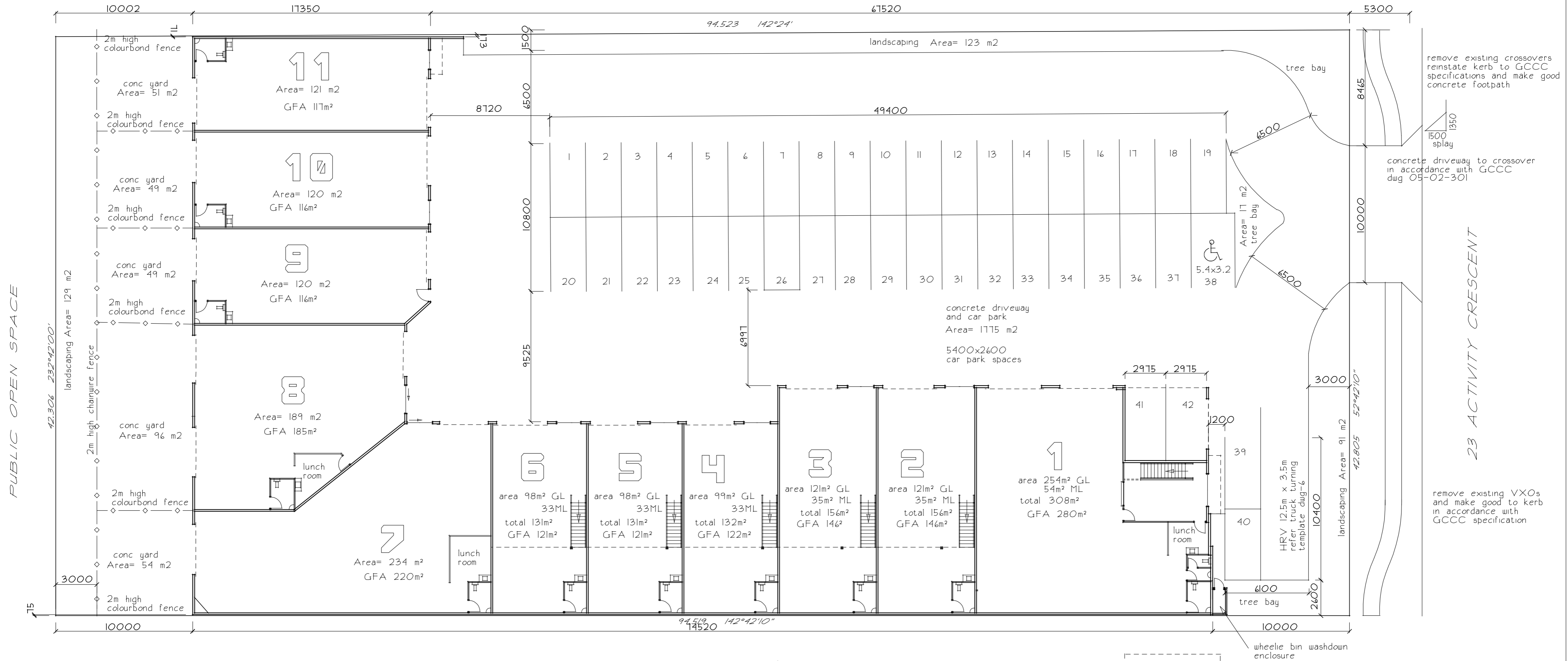


EXISTING BUILDING



SITE ANALYSIS

AREA OF SITE	4046m ²
AREA OF BUILDING TO GROUND FLOOR	1517m ²
FIRST FLOOR AREA	224m ²
TOTAL AREA	1801m ²
COVERAGE	40%
GROSS FLOOR AREAS for car parking calculations	1680m ²
CAR PARK SPACES REQUIRED AT 1 SPACE PER 40m ² FOR INDUSTRY	42
CAR PARK SPACES PROVIDED	42
Ramp access for disabled Refer slab & footing plan	
♿ Disabled car park space	

GCCC Town Plan Summary for Self Assessable Application

Place Code - Domain Industry 1
No public toilets available

Specific Development Codes
21 landscape work

Constraint Codes
4 -Car Parking Access & Transport Intergration
Car park spaces class 3 - 5.4m x 2.6m
5% of car park area landscaped (1775m² = 89m² required)
1775m² car park has 231m² of landscaping - 13% landscaped areas to adjoining boundaries & to street
1 tree bay / 21 spaces - 2, 3 provided

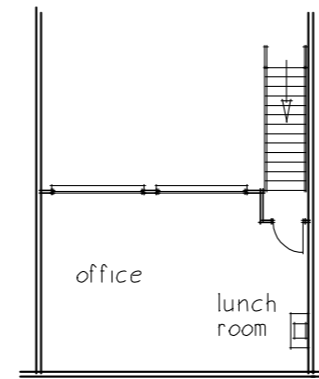
♿ Disabled car park space
♿ sign marked on bitumen denotes 3.2m x 5.4 car park for the disabled driver max 1:40 falls

HRV service bay provided, on site manoeuvring for HRV provided. Restricted manoeuvring for AV prov.
HRV enter and exit in forward gear
Design in accordance with AS 2890.2 2002
Refer GCCC letter, for 5 Activity Cres.

Pathway from car parks to entry to ground floor unit gradient 1:20

VXO in accordance with GCCC dwg 05-02-301

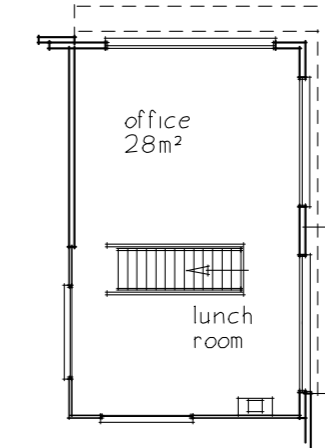
Bicycle parking for light industry- type 1 or 2, 1 per 1000m² = 1 space
1 space provided within each unit with "D" brackets to wall beside roller door.



TYPICAL FOR UNITS 2 - 6

offices
units 2 & 3 14m²
units 4-6 12m²

EXISTING BUILDING



UNIT 1

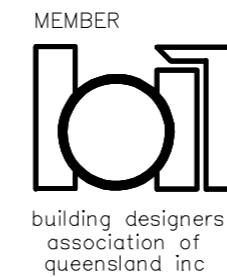
FIRST FLOOR PLANS

Amendments
A 15.2.01 western boundary changed, units 9-11 changed

PROPERTY DESCRIPTION
LOT 346 WD 4983
PARISH OF NERANG
COUNTY OF WARD

SITE PLAN

READ IN CONJUNCTION WITH DRAWINGS 1 TO



HOOKER DESIGN CONSULTANTS
44 Sunshine Pde Miami 4220
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C/Fblo23act DWG No 26862

PROPOSED NEW INDUSTRIAL UNITS
FOR DONSTONE PTY LTD
AT 23 ACTIVITY CRESCENT
ERNEST

SHEET
of