

**SITE ANALYSIS**

PROPERTY DESCRIPTION  
 LOTS 31, 32 & 33 RP 410388  
 PARISH OF HUDGEERABA  
 COUNTY OF WARD

AREA OF SITE	4637m²
AREA OF BUILDING	2632m²
GROUND LEVEL	2356m²
FIRST FLOOR LEVEL	276m²

COVERAGE	50.8%
TOTAL USE AREA	2498m²
CAR PARK SPACES REQUIRED AT 1 SPACE PER 50m² FOR WAREHOUSES	50
CAR PARK SPACES PROVIDED	50
LANDSCAPING AREA REQUIRED	464m²
LANDSCAPING PROVIDED	581m²

The alterations are in the process of being amalgamated

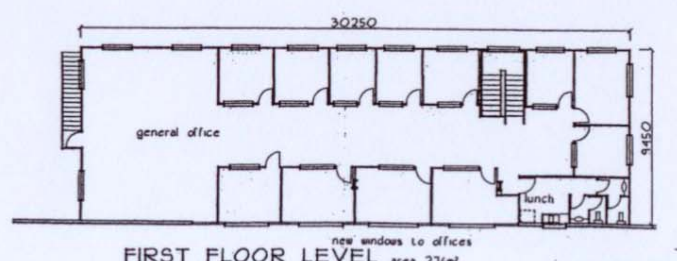
Office component 519m² 19.7% of total area  
 Car park spaces 1 - 32 area as previous approval  
 the remainder are new locations  
 Refer Decision Notice PH208910/OI/DA3(P)

Request Council to accept tandem car spaces 35 & 36  
 the warehouse is for one end user with max 32 staff.  
 Very few visitors will be attending the site.  
 Landscaping is oversupplied by 25%

Request Council to accept 2500 wide car spaces for  
 parking spaces 31 to 50 due to the large open  
 space in front of them.

Large rigid vehicles will enter and exit the site in  
 forward gear. There will be an occasional LRV to the  
 site and frequent SRV to the site.

(5) Disabled car park space  
 Ramp access for disabled  
 Refer table 1 parking plan



READ IN CONJUNCTION WITH DRAWINGS 1 TO 1-9

MEMBER  

 HOOKER DESIGN CONSULTANTS  
 44 Sunshine Pde Miami 4220  
 Tele 0755762108 Fax 55687169  
 John Hooker licensed under the  
 QBSA Act Res. design/drafting  
 Building Design/drafting No 1470  
 DATE 15.6.03 SCALE 1 : 200  
 C/F swwd033 DWG No 23698  
 building designers  
 association of  
 queensland inc

**PROPOSED ADDITIONS TO WAREHOUSE  
 FOR CLIVE SAVAGE  
 AT 56-58 DOVER DRIVE  
 ANDREWS**

SHEET  
 8  
 of 19

SITE PLAN