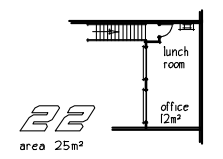
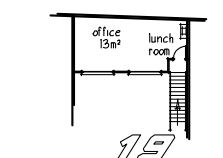
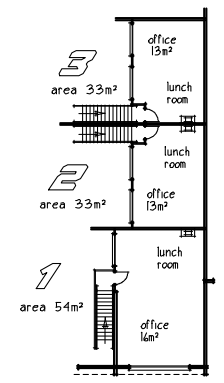
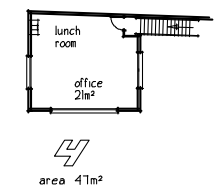


GCCC Town Plan Summary for Self Assessable Application

LAP Coomera
 LAP Precinct 5- Low Impact Industry
 No public toilets available
 Disabled access to buildings in accordance with BCA
Specific Development Codes
 21 landscape work
4 -Car Parking Access & Transport Intergration
 Car park spaces class 3 - 5.4mx2.6m
 5% of car park area landscaped (3058m² = 153m² required)
 3058m² car park has 584m² of landscaping - 19% landscaped areas to adjoining boundaries & to street
 1 tree bay / 21 spaces - 4
 Disabled car park space sign marked on bitumen denotes 3.2mx5.4 car park for the disabled driver, max grade 1:40
 AV service bay provided, on site manoeuvring for AV provided.
 AV enter and exit in forward gear
 Design in accordance with AS 2890.2 2002
 Pathway from car parks to entry to ground floor unit gradient max 1:20
 Tandem car spaces 22 & 23 allocated to unit 20
 Tandem car spaces 24 & 25 allocated to unit 5
 Tandem car spaces 26 & 27 allocated to unit 4
 Tandem car spaces 28 & 29 allocated to unit 1
 Tandem car spaces 30 & 31 allocated to unit 8
 Tandem car spaces 32 & 33 allocated to unit 9
 Tandem car spaces 34 & 35 allocated to unit 10
 Tandem car spaces 36 & 37 allocated to unit 11
 Tandem car spaces 38 & 39 allocated to unit 12
 Tandem car spaces 40 & 41 allocated to unit 13
 Tandem car spaces 42 & 43 allocated to unit 14
 Tandem car spaces 44 & 45 allocated to unit 15

Tandem car spaces 46 & 47 allocated to unit 16
 Tandem car spaces 48 & 49 allocated to unit 17
 Tandem car spaces 50 & 51 allocated to unit 18
 Tandem car spaces 52 & 53 allocated to unit 19
 Tandem car spaces 54 & 55 allocated to unit 20
 Tandem car spaces 56 & 57 allocated to unit 21
 Tandem car spaces 58 & 59 allocated to unit 22
 Tandem car spaces 60 & 61 allocated to unit 23
 VXO in accordance with GCCC dug 05-02-301
 Bicycle parking for light industry- type 1 or 2, 1 per 1000m² = 2 spaces
 1 space provided within each unit with "D" brackets to wall beside roller door.



SITE ANALYSIS

AREA OF SITE	7683m ²
AREA OF BUILDING TO GROUND FLOOR	3339m ²
FIRST FLOOR AREA	2171m ²
TOTAL AREA OF BUILDING COVERAGE	3556m ²
First floor offices max 10% of TUA	44.35%
GROSS FLOOR AREAS for car parking calculations FOR WAREHOUSE UNITS	1746m ²
FOR SERVICE INDUSTRY B UNITS	1551m ²
CAR PARK SPACES REQUIRED AT 1 SPACE PER 50m ² FOR WAREHOUSES	34.92
CAR PARK SPACES REQUIRED AT 1 SPACE PER 40m ² FOR SERVICE INDUSTRY B	38.77
CAR PARK SPACES REQUIRED	13.1
CAR PARK SPACES PROVIDED	78
LANDSCAPING PROVIDED	584m ²

PROPERTY DESCRIPTION
 LOT 1 & 21 to 24 SP 189358
 PARISH OF COOMERA
 COUNTY OF WARD
 Disabled car park space
 Ramp access for disabled
 Refer site 1 facing plan
 Allotments 1, 21 to 24 are in process of being amalgamated
 The easements to the south of these lots to be extinguished.
 Refer truck manoeuvring dug for templates.
 REFUSE BIN WASHDOWN
 Units to have recyclable dry waste. An industrial bin will be inside each unit for this purpose and be collected by recyclable collectors.
 Each unit to have a 124 litre wheeled bin within each unit for wet waste. The washdown room is to be used for the washing of wheeled bins by each of the unit tenants/owners.

SITE PLAN

MEMBER
HOOKER DESIGN CONSULTANTS
 44 Sunshine Pde Miami 4220
 Tele 0755762108 fax 55687160
 John Hooker licensed under the QBSA Act Building Design-Medium rise
 Hydraulic services design rest.-1470
 DATE 6.6.06 SCALE 1 : 250
 C/Fball1-24comDWG No 26856

PROPOSED NEW WAREHOUSE and SERVICE INDUSTRY UNITS
 FOR COLDGOLD ENTERPRISES PTY LTD
 AT CNR of KRISTINS LANE, SIERRA PL & DALTON ST
 COOMERA

SHEET of

READ IN CONJUNCTION WITH DRAWINGS 1 TO