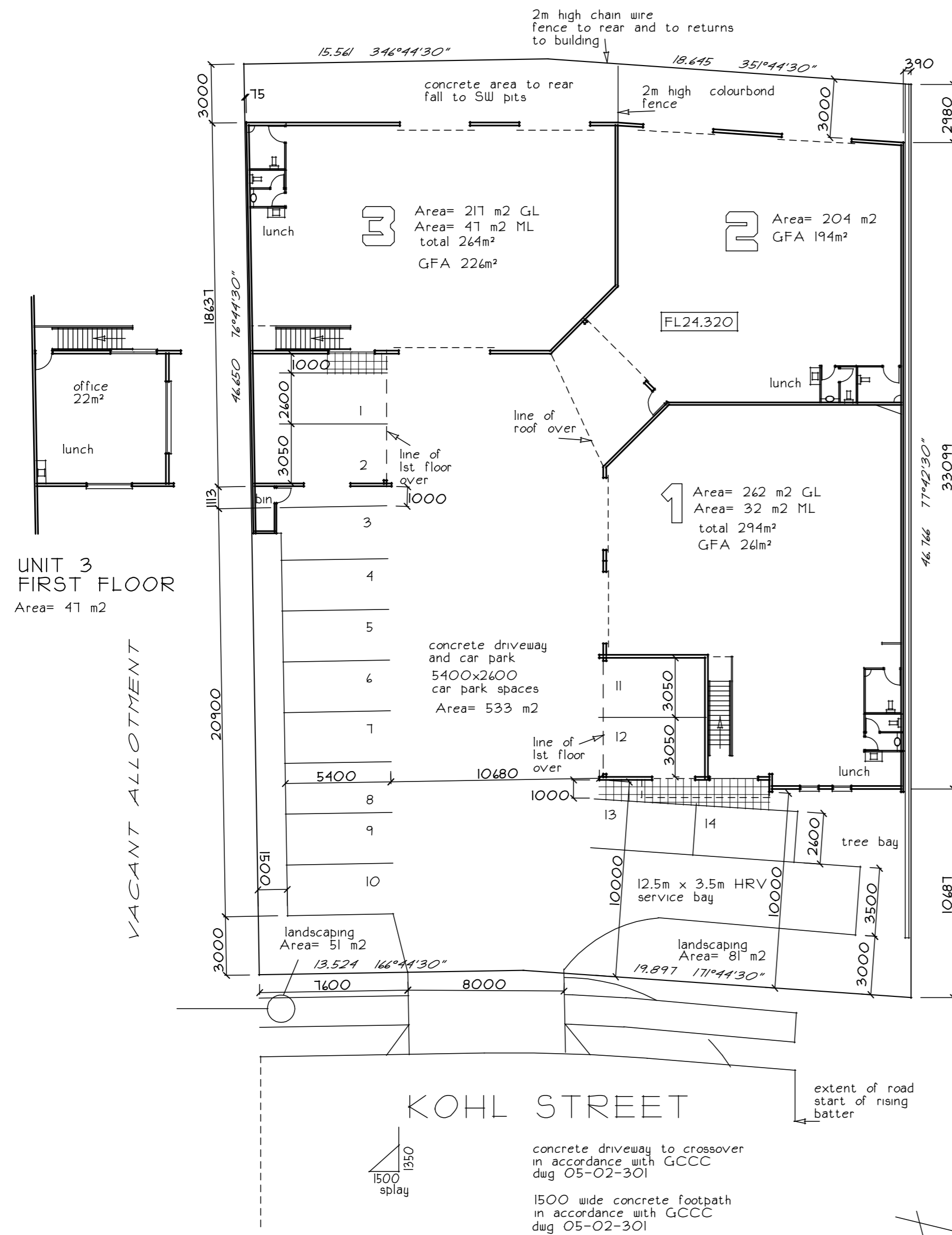


20M LANDSCAPED BUFFER



UNIT 3  
FIRST FLOOR  
Area= 41 m2

UNIT 1  
FIRST FLOOR  
Area= 32 m2

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

Constraint Codes  
4 -Car Parking Access & Transport Intergration  
Car park spaces class 3 - 5.4m x 2.6m  
5% of car park area landscaped (533m<sup>2</sup> = 27m<sup>2</sup> required)  
533m<sup>2</sup> car park has 132m<sup>2</sup> of landscaping - 24.1% landscaped areas to adjoining boundaries & to street  
1 tree bay / 21 spaces - 1

Disabled car park space  
sign marked on bitumen denotes 3.2m x 5.4 car park for the disabled driver, max 1:40 grad.  
HRV service bay provided, on site manoeuvring for HRV provided. Restricted manoeuvring for AV prov. although site less than 2000m<sup>2</sup>  
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 13 & 14 allocated to unit 1

VXO in accordance with GCCC dwg 05-02-301

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

SITE ANALYSIS

AREA OF SITE	1517m <sup>2</sup>
AREA OF BUILDING TO GROUND FLOOR	683m <sup>2</sup>
FIRST FLOOR AREA	19m <sup>2</sup>
TOTAL AREA COVERAGE	762m <sup>2</sup> 48.3%
Max area of office 10% of unit	

Disabled car park space  
Ramp access for disabled  
Refer slab & footing plan

PROPERTY DESCRIPTION  
LOT 8 SPI89350  
PARISH OF COOMERA  
COUNTY OF WARD

GROSS FLOOR AREAS for car parking calculations	681m <sup>2</sup>
CAR PARK SPACES REQUIRED	13.62 (1 per 50m <sup>2</sup> )
CAR PARK SPACES PROVIDED	14
LANDSCAPING PROVIDED	132m <sup>2</sup>

KOHL STREET

concrete driveway to crossover in accordance with GCCC dwg 05-02-301  
1500 wide concrete footpath in accordance with GCCC dwg 05-02-301

SITE PLAN

READ IN CONJUNCTION WITH DRAWINGS 1 TO

MEMBER  
**bd**  
building designers association of queensland inc

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 15.2.07 SCALE 1 : 200  
C/Fsalt&kohl DWG No 27882

PROPOSED NEW WAREHOUSE UNITS FOR BRUCE GOLD AT LOT 8 KOHL STREET UPPER COOMERA	SHEET  of
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