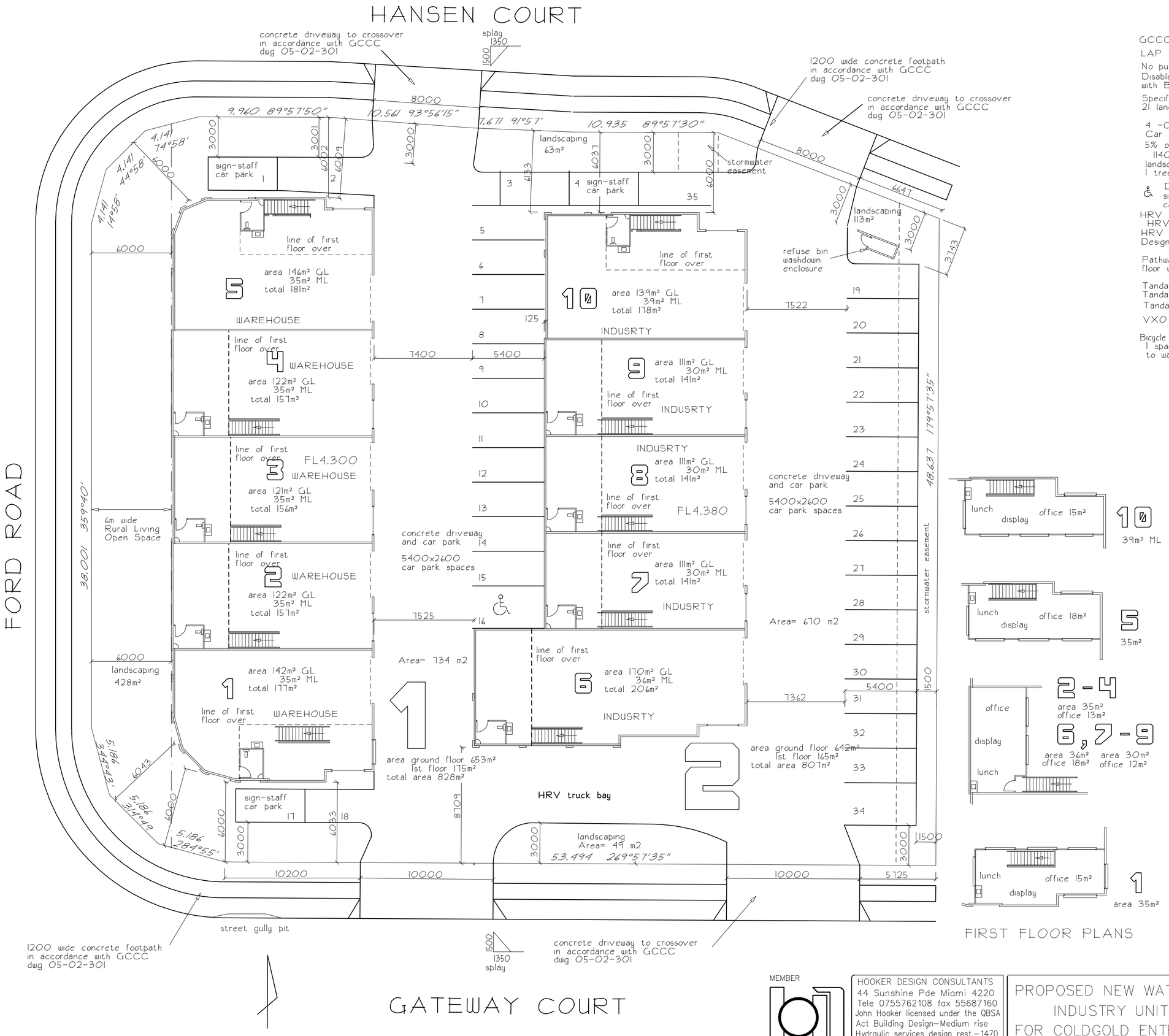

GCCC Town Plan Summary for Code Assessable Application

LAP Coomera Precinct 3 Marine 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 (1140m² = 57m² required)
1140m² car park has 470m² of landscaping - 41%
landscaped areas to adjoining boundaries & to street
1 tree bay / 21 spaces - 2

Disabled car park space
sign marked on bitumen denotes 3.2mx5.4 car park for the disabled driver

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

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

Tandam car spaces 1 & 2 allocated to unit 5
Tandam car spaces 3 & 4 allocated to unit 10
Tandam car spaces 17 & 18 allocated to unit 1

VXO in accordance with GCCC dwg 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	3432m²
AREA OF BUILDING	
TO GROUND FLOOR	1295m²
FIRST FLOOR AREA	340m²
TOTAL AREA	1635m²
COVERAGE	47.6%

CAR PARK SPACES REQUIRED AT 1 SPACE PER 50m² FOR WAREHOUSES	14.36
CAR PARK SPACES REQUIRED AT 1 SPACE PER 40m² FOR INDUSTRY	17.5
CAR PARK SPACES REQUIRED	31.86
CAR PARK SPACES PROVIDED	35
LANDSCAPING PROVIDED	653m²

PROPERTY DESCRIPTION
LOT 10 SP 176347
PARISH OF COOMERA
COUNTY OF WARD

Disabled car park space

Ramp access for disabled
Refer slab & footing plan

FIRST FLOOR PLANS

SITE PLAN

READ IN CONJUNCTION WITH DRAWINGS 1 TO

MEMBER
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 10.05.06 SCALE 1 : 200
C/Fbail10gate DWG No 26854

PROPOSED NEW WATERFRONT WAREHOUSE AND INDUSTRY UNITS
FOR COLDGOLD ENTERPRISES PTY LTD
AT 2 GATEWAY CRT COOMERA

SHEET
of