



FIRST FLOOR LEVEL
117m²

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 (392m² = 20m² required)
392m² car park has 92m² of landscaping - 23.4% landscaped areas to adjoining boundaries & to street

♿ Disabled car park space
sign marked on bitumen denotes 3.2m x 5.4 car park for the disabled driver, max 1:40 grade
Site less than 2000m²

HRV service bay provided, no on site manoeuvring for HRV provided. Restricted manoeuvring for HRV prov.
HRV bay inside the premises
Design in accordance with AS 2890.2 2002

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

Tandem car spaces 12 to 17 sign marked for stall only
VXO in accordance with GCCC dug 05-02-301

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

SITE ANALYSIS

AREA OF SITE	1508m²
AREA OF BUILDING	
TO GROUND FLOOR	845m²
FIRST FLOOR AREA	117m²
TOTAL AREA	962m²
COVERAGE	61%

Offices to Warehouse units no greater than 10% of TUA

GROSS FLOOR AREAS for car parking calculations 850m²

CAR PARK SPACES REQUIRED 17
AT 1 SPACE PER 50m²
FOR WAREHOUSES

CAR PARK SPACES PROVIDED 17

LANDSCAPING PROVIDED 92m²

Ramp access for disabled
Refer slab & footing plan

♿ Disabled car park space

2m high plastic covered chain wire fence with hinged gates to both VXO openings

PROPERTY DESCRIPTION
LOT 15 SP189358
PARISH OF COOMERA
COUNTY OF WARD

SITE PLAN

READ IN CONJUNCTION WITH DRAWINGS 1 TO 14



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 20.12.07 SCALE 1 : 200
C/Fgre15coom DWG No 27912

PROPOSED NEW WAREHOUSE
FOR GREYBURN BUILDING CONTRACTORS PTY LTD
AT 3 KOHL STREET
COOMERA

SHEET
5
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