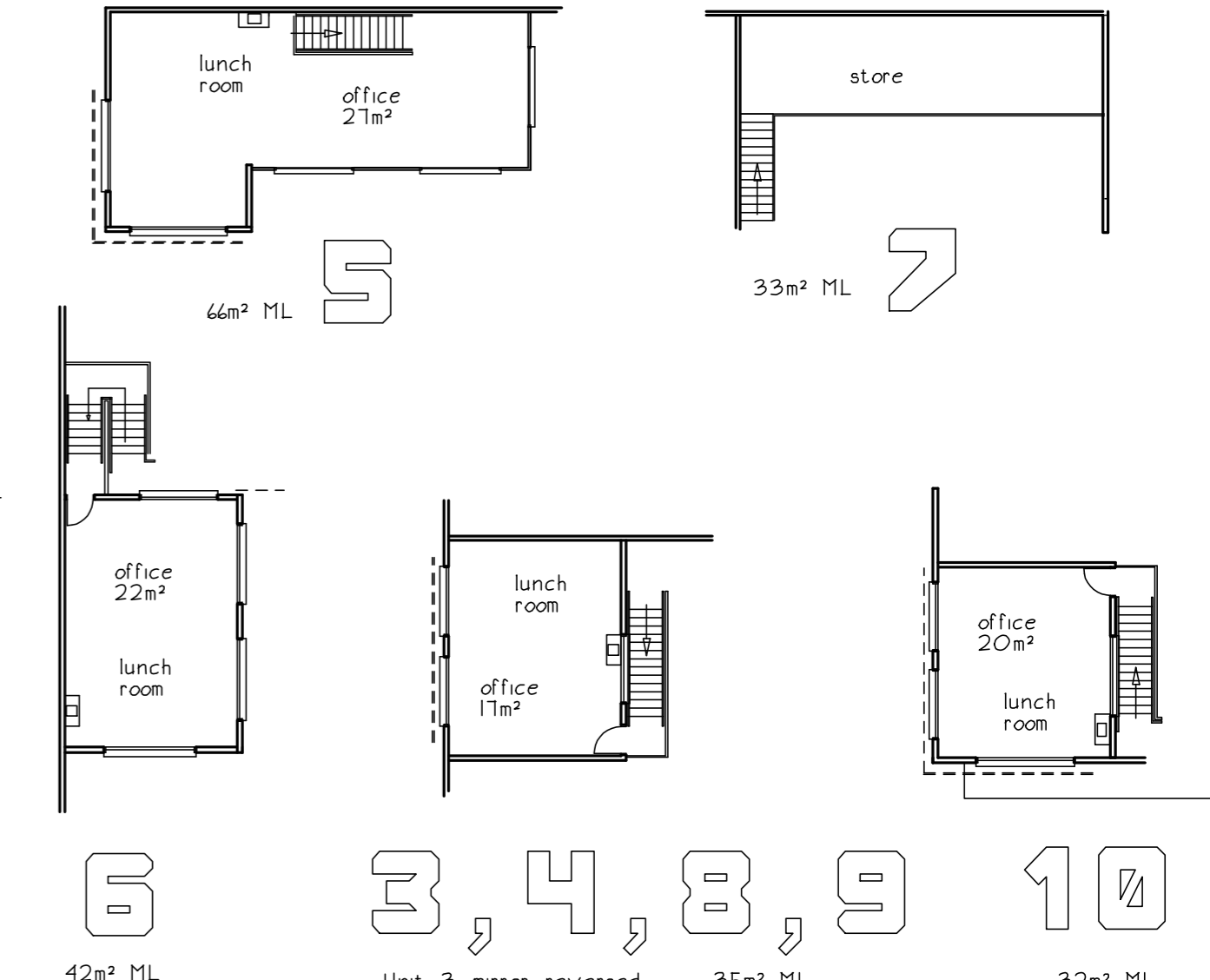
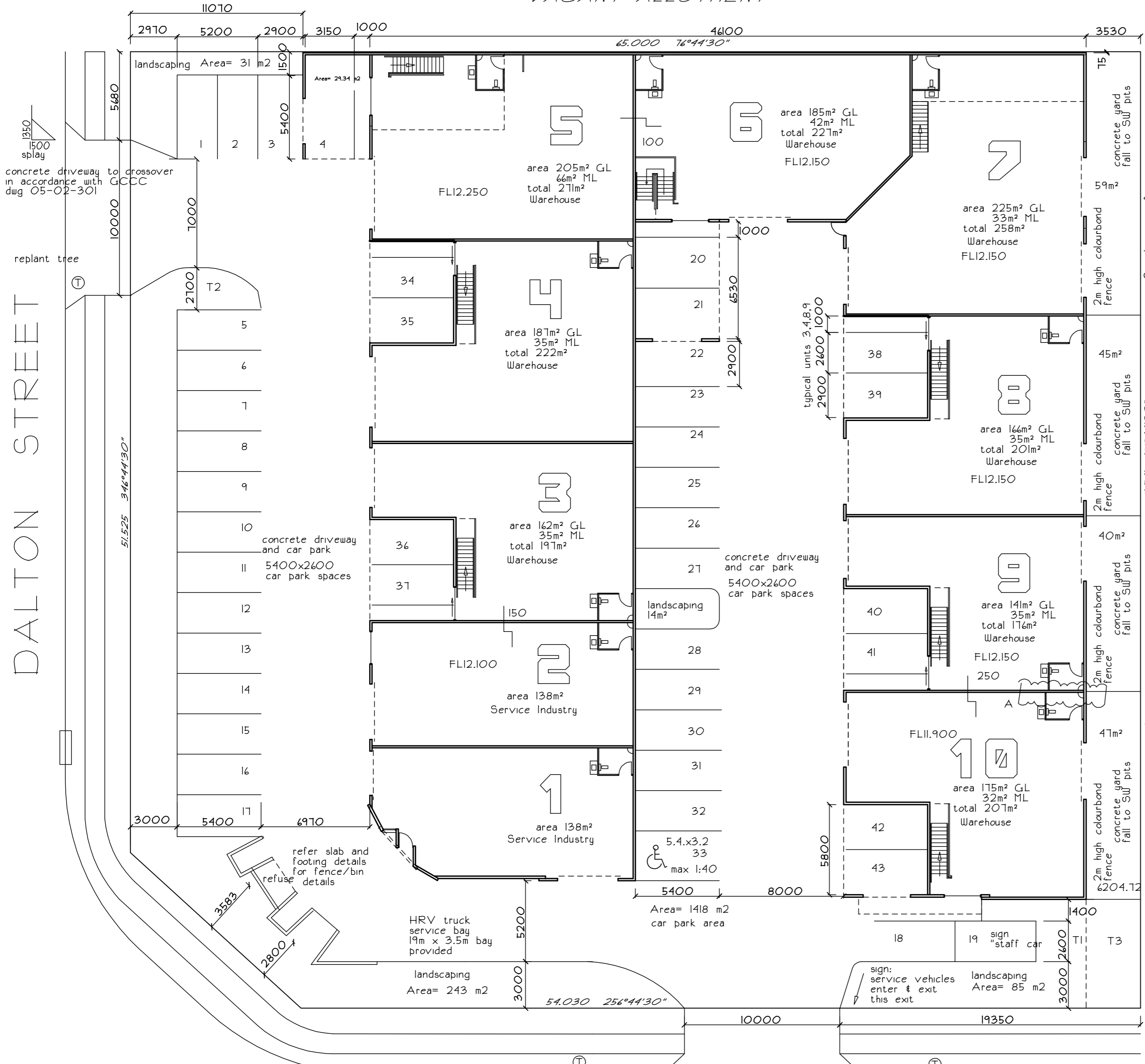


VACANT ALLOTMENT



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 classes 3 - 5.4m x 2.6m
 5% of car park area landscaped (1418m² = 71² required)
 1418m² car park has 313m² of landscaping - 25.3% landscaped areas to adjoining boundaries & to street
 1 tree bay / 21 spaces - 3 provided
 ♿ Disabled car park space
 sign marked on bitumen denotes 3.2m x 5.4 car park for the disabled driver max 1:40 gradient
 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 18 & 19 allocated to unit 10
 VXO in accordance with GCCC dwg 05-03-201
 Bicycle parking for light industry- type 1 or 2, 1 per 1000m² = 1 spaces
 1 space provided within each unit with "D" brackets to wall beside roller door.

SITE ANALYSIS

AREA OF SITE	3945m²	GROSS FLOOR AREAS	1760m²
AREA OF BUILDING		for car parking calculations	
TO GROUND FLOOR	1722m²	FOR WAREHOUSE at 1/50	1492m²
FIRST FLOOR AREA	313m²	CAR PARK SPACES REQUIRED	29.84
TOTAL AREA	2035m²	FOR SERVICE INDUSTRY 1/40	268m²
COVERAGE	51.6%	CAR PARK SPACES REQUIRED	6.7
Offices to warehouse units no greater than 10% of TUA of each unit & 10% of total area of each unit		CAR PARK SPACES REQUIRED	31
Ramp access for disabled Refer slab & footing plan		CAR PARK SPACES PROVIDED	43
♿ Disabled car park space		LANDSCAPING PROVIDED	313m²

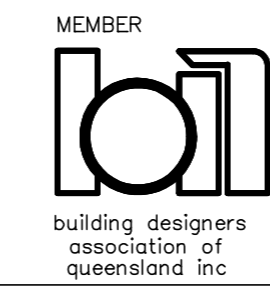
1200 wide concrete footpath in accordance with GCCC dwg 05-02-301

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

D	building moved west 30mm	15.1.01
C	unit 1 & 2 changed to service ind.	3.1.01
B	for construction	1.6.01
A	unit 10 shr removed	1.6.01
revision	amendments	date

SIERRA PLACE

PROPERTY DESCRIPTION
 LOT 34 SP 189358
 PARISH OF COOMERA
 COUNTY OF WARD
 Includes part of lot 33 currently being annexed



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 2.2.07 SCALE 1 : 200
 C/Fmar33sierra DWG No 27881

PROPOSED NEW WAREHOUSE UNITS 3 - 10 AND SERVICE INDUSTRY UNITS 1 & 2 FOR CONDEV CONSTRUCTIONS AT 2 SIERRA PLACE UPPER COOMERA

SHEET 5D of 16

READ IN CONJUNCTION WITH DRAWINGS 1 TO 16