

GCCC Town Plan Summary for Self Assessable Application
 No public toilets available
 Disabled access to buildings in accordance with BCA

LAP Coomera
 LAP Precinct 5- Low Impact Industry

Specific Development Codes
 21 landscape work

Constraint Codes
 15 Service Road Pacific Highway
 OM15 Service Centre Interchange, type 6

4 -Car Parking Access & Transport Intergration
 Car park spaces class 3 - 5.4m x 2.6m
 5% of car park area landscaped (1348m² = 68m² required)
 1348m² car park has 30m² of landscaping - 22.3%
 landscaped areas to adjoining boundaries & to street
 1 tree bay / 21 spaces - 2

♿ Disabled car park space
 sign marked on bitumen denotes 3.2m x 5.4
 car park for the disabled driver, max gradient 1:40

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

Tandem car spaces 16 to 19 allocated to unit 10
 Tandem car spaces 20 & 21 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 = 1 spaces
 1 space provided within each unit with "D" brackets
 to wall beside roller door.

SITE ANALYSIS

AREA OF SITE	3,902m ²
AREA OF BUILDING TO GROUND FLOOR	1,740m ²
FIRST FLOOR AREA	286m ²
TOTAL AREA	2,026m ²
COVERAGE	51.9%

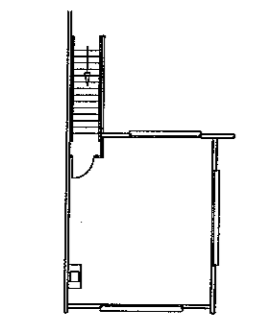
Offices to warehouse units no greater than 10% of TUA of each unit
 & 10% of total area of each unit

GROSS FLOOR AREAS for car parking calculations	1800m ²
FOR WAREHOUSE, 1/50m ²	36
CAR PARK SPACES PROVIDED	31
LANDSCAPING PROVIDED	301m ²

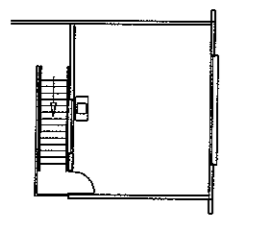
PROPERTY DESCRIPTION
 LOT 29 & 30 SP189358
 PARISH OF COOMERA
 COUNTY OF WARD

The lots are in the process of being amalgamated

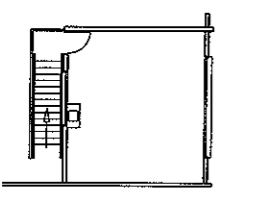
♿ Disabled car park space
 Ramp access for disabled
 Refer slab & footing plan



4, 5 & 6
 5 mirror reversed
 Area= 38 m²



2, 3, 8, 9
 8 & 9 mirror reversed
 Area= 36 m²



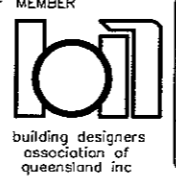
1 & 10
 10 mirror reversed
 Area= 33 m²

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

DALTON STREET

READ IN CONJUNCTION WITH DRAWINGS 1 TO 16

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



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 12.3.07 SCALE 1 : 200
 C/Fmar2930dal DWG No 27885

PROPOSED NEW WAREHOUSE UNITS
 FOR DALTON STREET PROJECT PTY LTD
 AT LOTS 29 & 30 DALTON STREET
 UPPER COOMERA

SHEET
 5
 of 16

SITE PLAN