

**DEVELOPMENT ASSESSMENT**

- OVERALL SITE AREA = 375,700 sqm
- BUILDING SITE COVER = 2,025 sqm (INCLUDES ROOF AREA)
- LANDSCAPING AREA = 3,610 sqm
- ROAD & PARKING AREA = 8,605 sqm
- TOTAL SITE COVER: 3.26%

**IMPERVIOUS AREAS - BUILDINGS**

- PRE SITE DEVELOPMENT = 158 sqm (INCLUDES ROOF AREA)
- POST SITE DEVELOPMENT = 2,025 sqm (INCLUDES ROOF AREA)

**BUILDING AREAS - GFA**

- OPEN SHED = 158 sqm
- COFFEE SHOP = 158 sqm
- AMENITIES BLOCKS = 120 sqm
- COFFEE VAN = 82 sqm
- GARDEN CENTRE = 1,327 sqm
- CABINS (TOTAL) = 200 sqm
- MARKET AREA = 1691 sqm



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**TOOWOOMBA REGIONAL COUNCIL**

- Stage 1
- Stage 2
- Stage 3

**Legend**

- Gravel track
- Subject boundary
- Adjoining boundary
- Garden/Tree Line
- Fence

Note:  
This plan was prepared for TAYLOR MADE ENGINEERING to accompany a Material Change of Use application to the TOOWOOMBA REGIONAL Council and should not be used for any other purpose. This note is an integral part of this plan



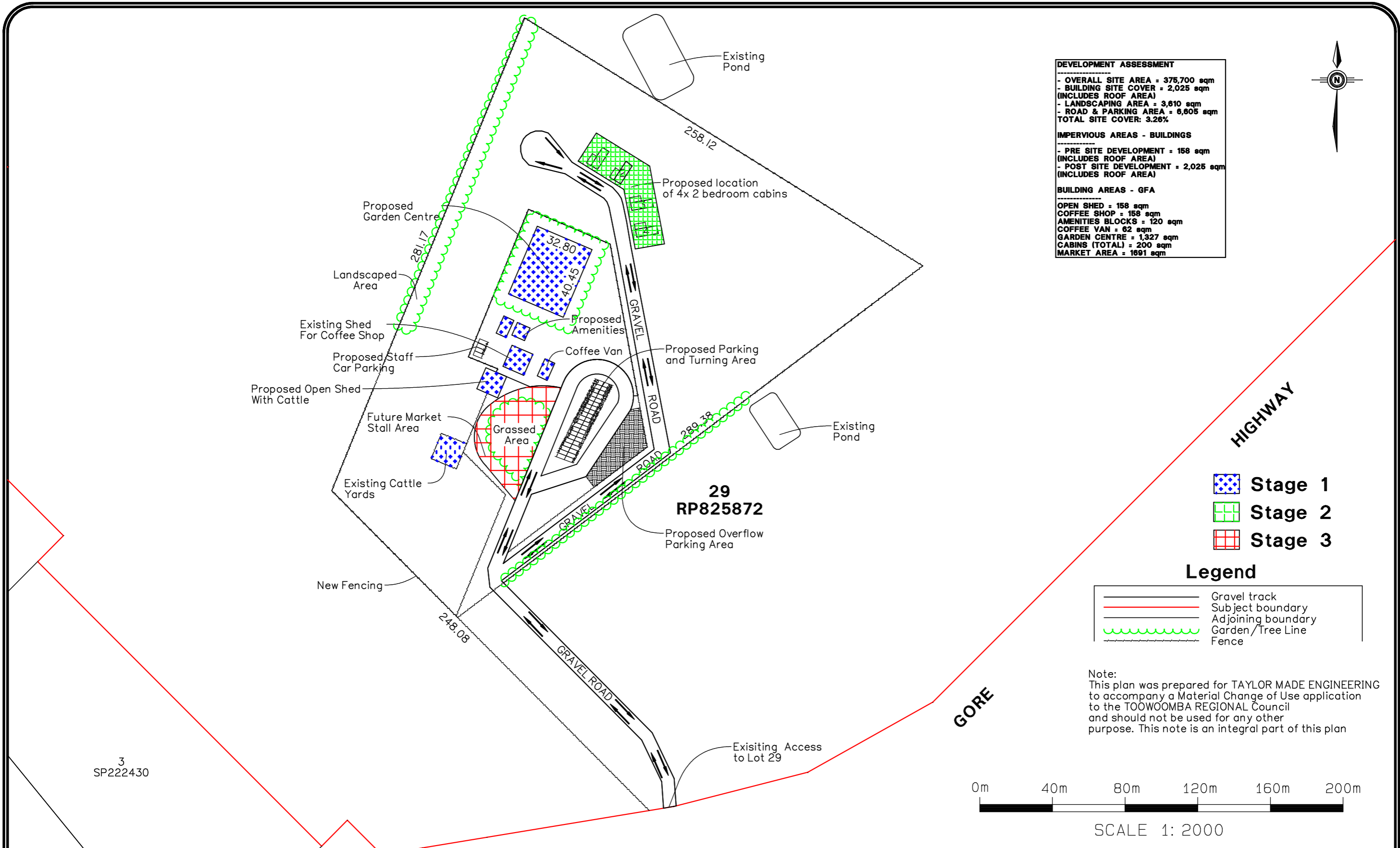
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Proposal location of Coffee Shop to  
Accompany MCU Application  
Lot 29 on RP825872

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