ATTACHMENT 4

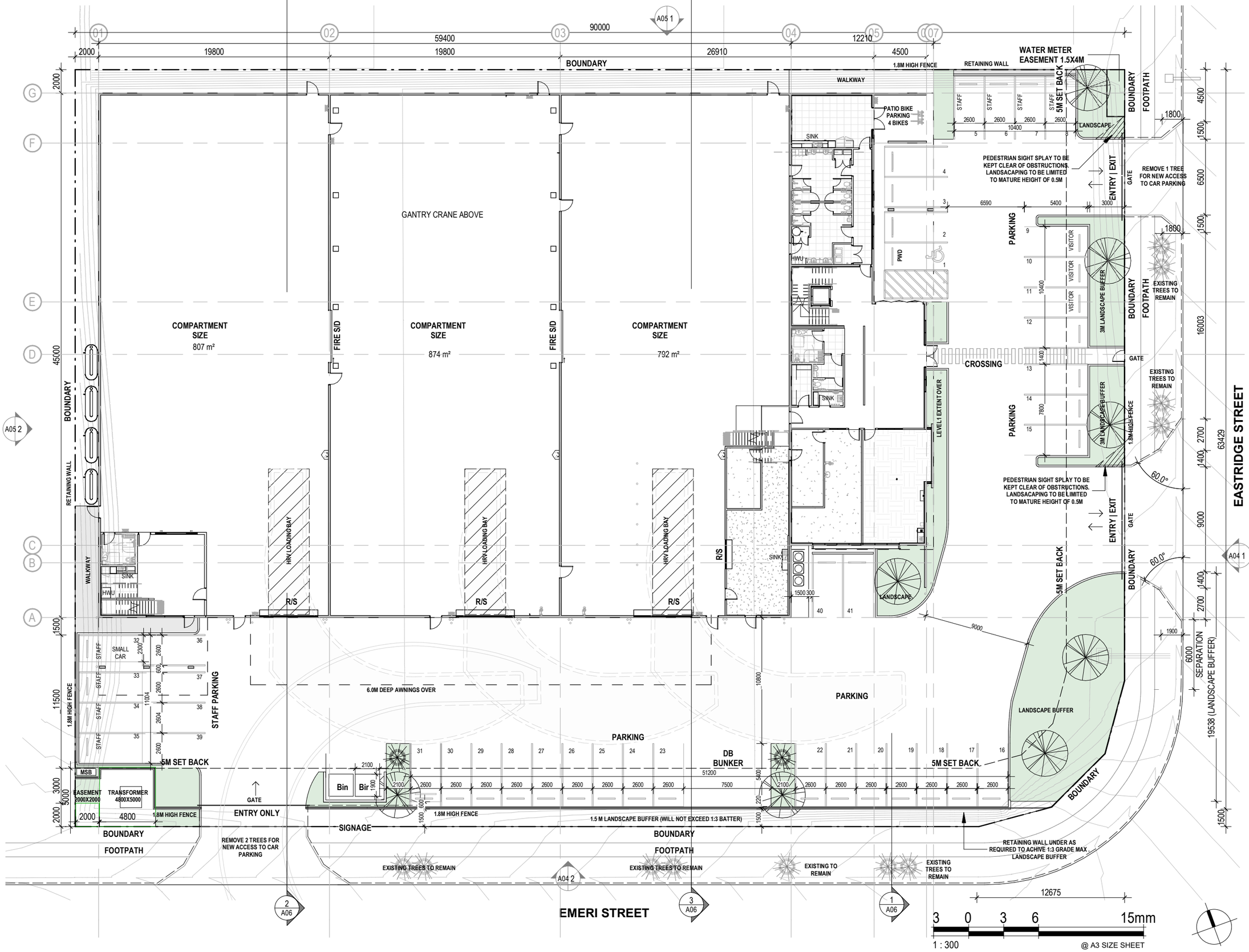
AMENDED ARCHITECTURAL PLANS



gassman development perspectives

planning
environment
landscape
engineering
survey

1985



DEVELOPMENT DETAILS		
SITE	**5804m²**	
PROPOSED GBA	**ALLOWED**	**ACTUAL**
GROUND FLOOR WAREHOUSE GBA		2586m²
GROUND FLOOR ADMIN GBA		445m²
FIRST FLOOR GBA		670m²
TOTAL BLDG. AREA (GBA)		3701m²
PROPOSED TUA	**ALLOWED**	**ACTUAL**
GROUND FLOOR TUA		2638m²
FIRST FLOOR TUA		477m²
TOTAL BLDG. AREA (TUA)		3115m²
PROPOSED GFA	**ALLOWED**	**ACTUAL**
GROUND FLOOR GFA		3015m²
FIRST FLOOR GFA		613m²
TOTAL GFA		3628m²
SITE COVERAGE (3468m²)	**70%**	60%
OFFICE % (TUA) (528m²)		17.5%
HARDSTAND		2110m²
LANDSCAPING		443m²

PARKING REQUIREMENTS	REQUIRE	ACTUAL
TOTAL GFA FOR DETERMINING CAR PARKING		3147m²
PARKING (4+1/50<500 OR 1/100>500)		
INCL PWD & EXCLUDING REVERSE BAY	40	41
BICYCLE PARKING	4	4

PROJECT
WAREHOUSE AGROBEST

ADDRESS
LOT 115 EMERI STREET STAPYLTON

DRAWING TITLE
PROPOSED SITE PLAN

Reviewed/ Authorised
- [ ] Tender
- [ ] Construction
- [ ] For Information
- [x] Approval
- [ ] .....

Date	Amt	Description	Drw	Auth
09.07.26	A	DRAFT DA	JF	AD
10.07.26	B	DA ISSUE	JF	AD
24.07.26	C	DA ISSUE r1	JF	AD
28.08.26	D	DRAFT ISSUE	JF	AD
03.09.26	E	DRAFT DA r3	JR	AD
23.09.26	F	DA r4	JF	AD
08.10.26	G	DA r6	JF	AD

DRAWN BY	DATE	SCALE
Author	11/13/25	1 : 300 @ A3

SHEET SIZE	PROJECT NUMBER
A3	21013

DRAWING NUMBER	AMENDMENT
A01	G

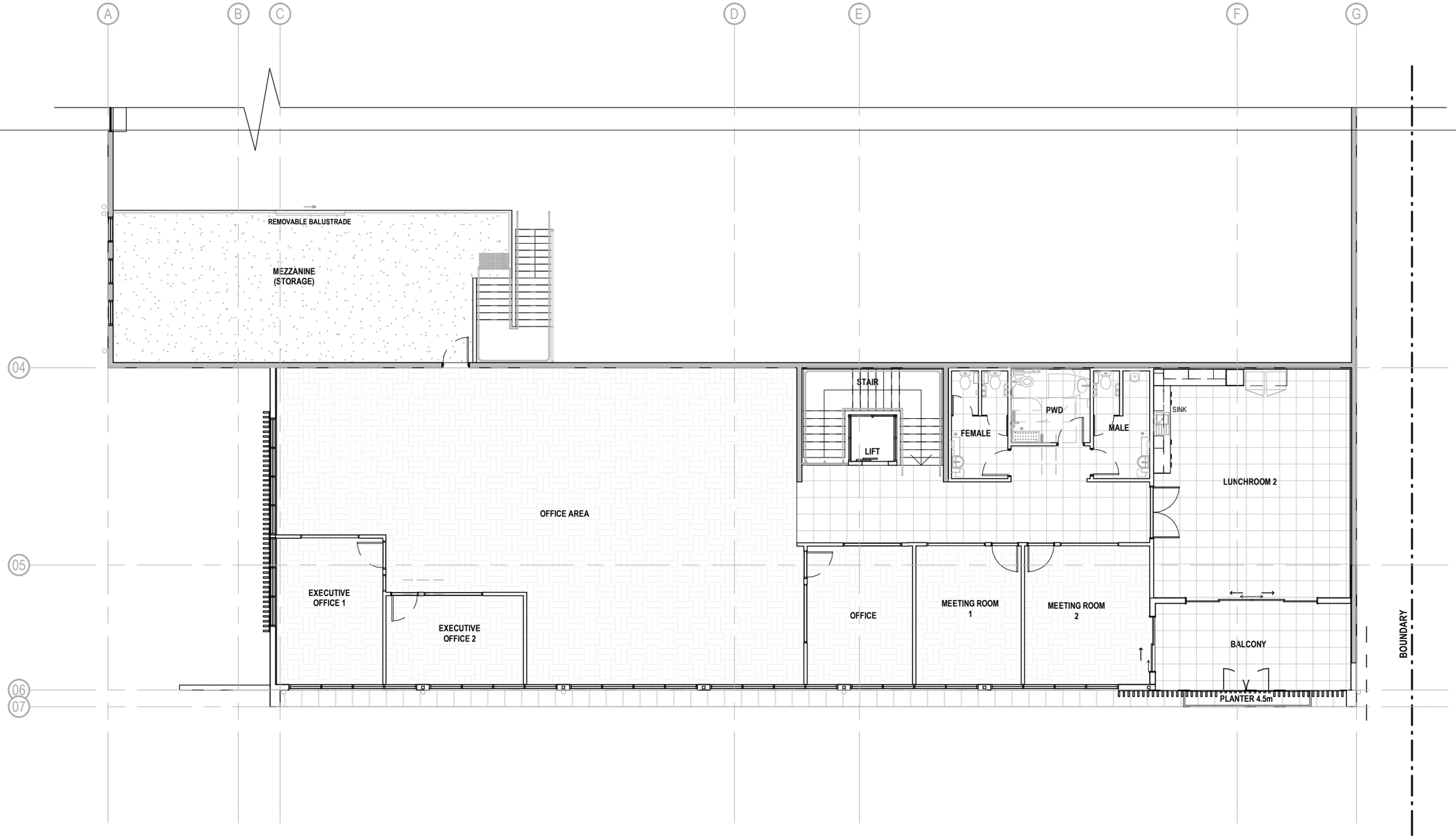
CLIENT

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ARCHITECTS DOVEY & ASSOCIATES
Building 4B, Level 1, Garden City Office Park, 2404 Logan Road
Eight Miles Plains,4113. Phone: (07) 3341 8230

DA APPROVAL

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DA-LEVEL 1 ADMIN AREA

1 : 150

1.5 0 1.5 3 9m

1 : 150 @ A3 SIZE SHEET

PROJECT

WAREHOUSE AGROBEST

ADDRESS

LOT 115 EMERI STREET STAPYLTON

DRAWING TITLE

PROPOSED LEVEL 1 OFFICE PLANS - BAY 1

Reviewed/ Authorised

☐ Tender ☐ Construction

☐ For Information ☒ Approval ☐ .....

Date	Amt	Description	Drw	Auth
05.06.26	A	DRAFT BA ISSUE	JF	AD
10.09.26	B	DRAFT DA r4	JR	AD

DRAWN BY: Author | DATE: 11/12/25 | SCALE: 1 : 150 @ A3

SHEET SIZE: A3 | PROJECT NUMBER: 21013

DRAWING NUMBER: A02.A | AMENDMENT: B

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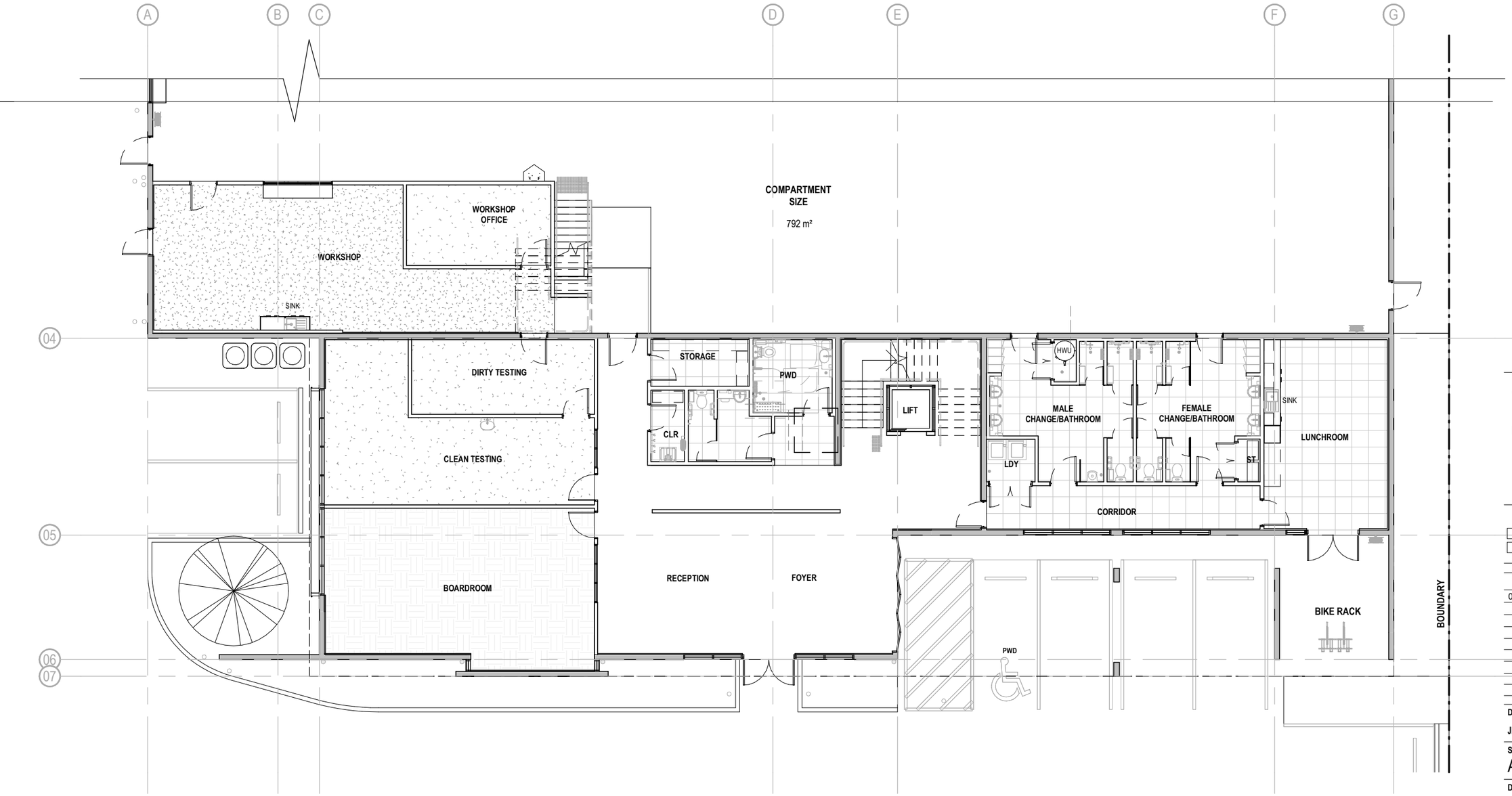
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DA-GROUND LEVEL ADMIN AREA

1 : 150

1.5 0 1.5 3 9m

1 : 150 @ A3 SIZE SHEET

PROJECT
WAREHOUSE AGROBEST

ADDRESS
LOT 115 EMERI STREET STAPYLTON

DRAWING TITLE
PROPOSED GROUND OFFICE PLANS - BAY 1

Reviewed/ Authorised
☐ Tender
☐ Construction

☐ For Information
☒ Approval
☐ .....

Date	Amt	Description	Drw	Auth
05.06.26	A	DRAFT BA ISSUE	JF	AD

DRAWN BY: JF
DATE: 11/12/25
SCALE: 1 : 150 @ A3

SHEET SIZE: A3
PROJECT NUMBER: 21013

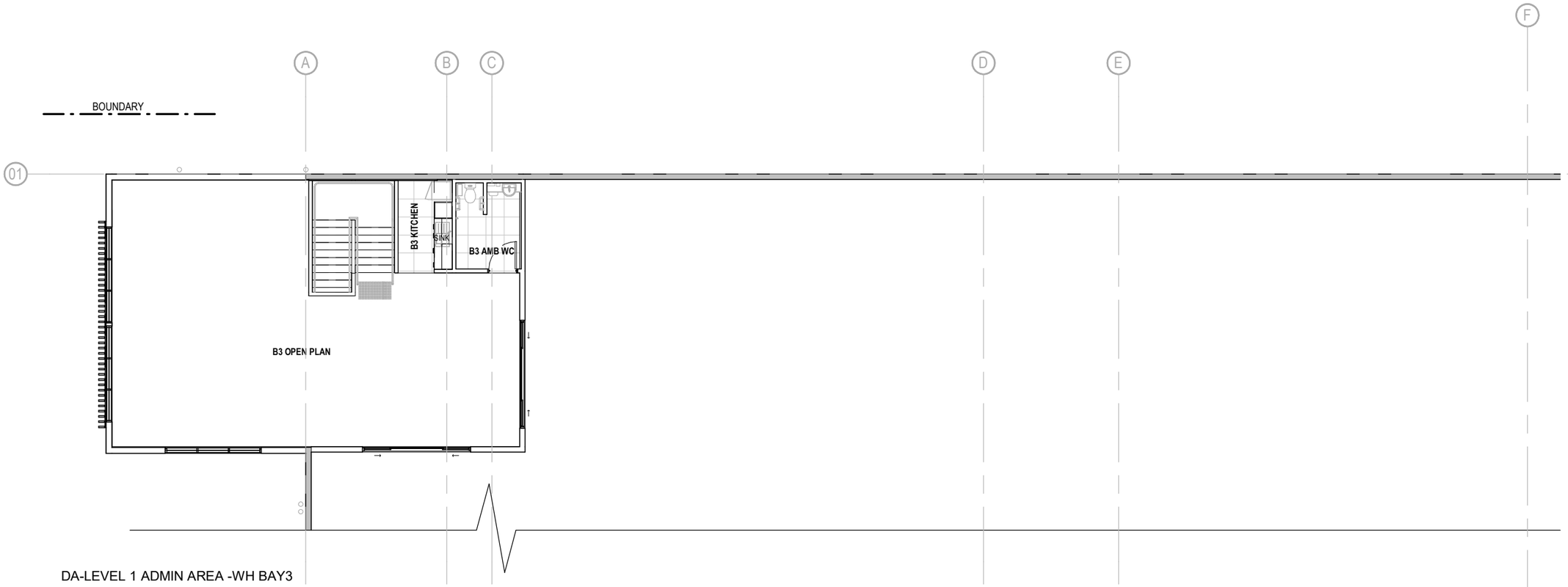
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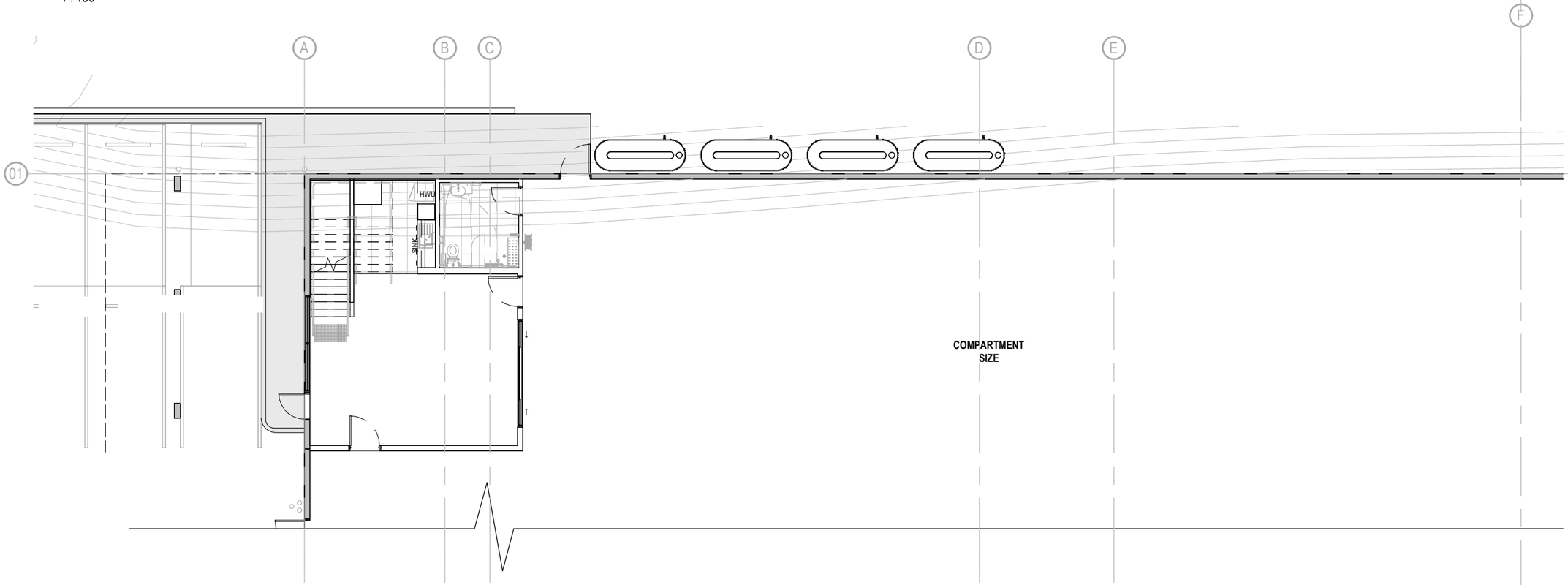
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DA-LEVEL 1 ADMIN AREA -WH BAY3

1 : 150



DA-GROUND LEVEL ADMIN AREA -WH BAY 3

1 : 150

1.5 0 1.5 3 9m

1 : 150 @ A3 SIZE SHEET

PROJECT

WAREHOUSE AGROBEST

ADDRESS

LOT 115 EMERI STREET STAPYLTON

DRAWING TITLE

PROPOSED OFFICE PLANS-
WAREHOUSE BAY 3

Reviewed/ Authorised

☐ Tender
☐ Construction
☐ For Information
☒ Approval
☐ .....

Date	Amt	Description	Drw	Auth
05.06.26	A	DRAFT BA ISSUE	JF	AD

DRAWN BY: Author | DATE: 11/12/25 | SCALE: 1 : 150 @ A3

SHEET SIZE: A3 | PROJECT NUMBER: 21013

DRAWING NUMBER: A03 | AMENDMENT: A

CLIENT

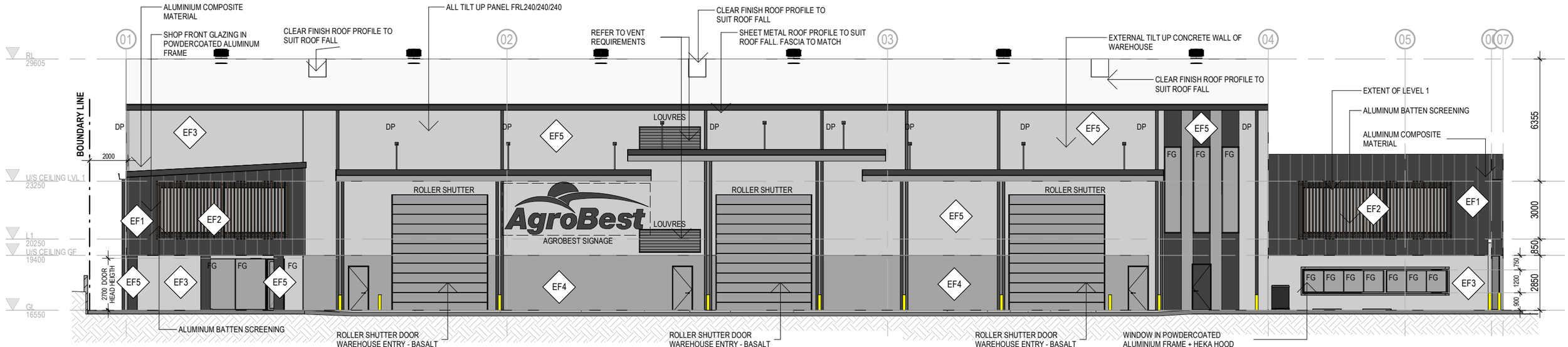
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DA APPROVAL

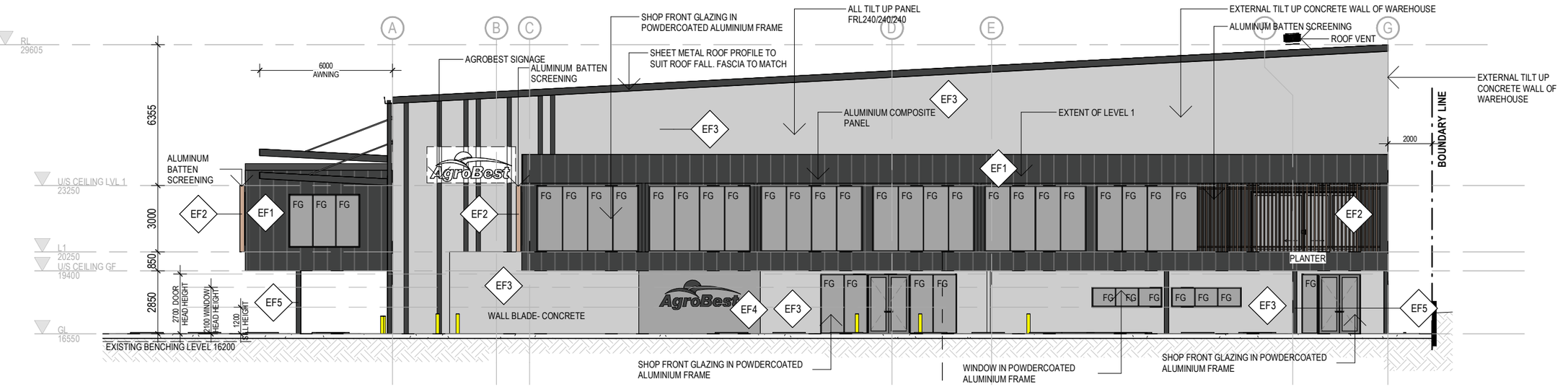
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ELEVATION EMERI ST. (EAST)_DA

1 : 200

EXTERNAL FINISHES			
COLOUR KEY	CODE KEY	COLOUR SPECIFICATION	COLOUR LOCATION
	EF1	NON-COMBUSTIBLE ALUMINIUM COMPOSITE PANEL (ACP), POWDER-COATED FINISH, COLOUR: MONUMENT	OFFICE BUILDING - EXTERNAL WALLS GUTTERS & DOWNPIPES (LEVEL1)
	EF2	ALUMINIUM BATTEN SCREENING, POWDER-COATED CHAMPAGNE FINISH	OFFICE BUILDING - FEATURE SLAT SCREEN
	EF3	RAW CONCRETE FINISH	WAREHOUSE EXTERIOR WALL & FEATURE WALL
	EF4	PAINT FINISH BASALT	WAREHOUSE EXTERIOR WALL
	EF5	PAINT FINISH MONUMENT	WAREHOUSE EXTERIOR WALL



ELEVATION EASTRIDGE ST. (SOUTH) _DA

1 : 200

1.5 0 1.5 3 9m

1 : 200 @ A3 SIZE SHEET

PROJECT
WAREHOUSE AGROBEST

ADDRESS
LOT 115 EMERI STREET STAPYLTON

DRAWING TITLE
PROPOSED ELEVATIONS

Reviewed/ Authorised
- [ ] Tender
- [ ] Construction
- [ ] For Information
- [x] Approval
- [ ] .....

Date	Amt	Description	Drw	Auth
09.07.26	A	DRAFT DA	JF	AD
10.07.26	B	DA ISSUE	JF	AD
28.08.26	C	DRAFT ISSUE	JF	AD

DRAWN BY	DATE	SCALE
Author	11/12/25	1 : 200 @ A3

SHEET SIZE	PROJECT NUMBER
A3	21013

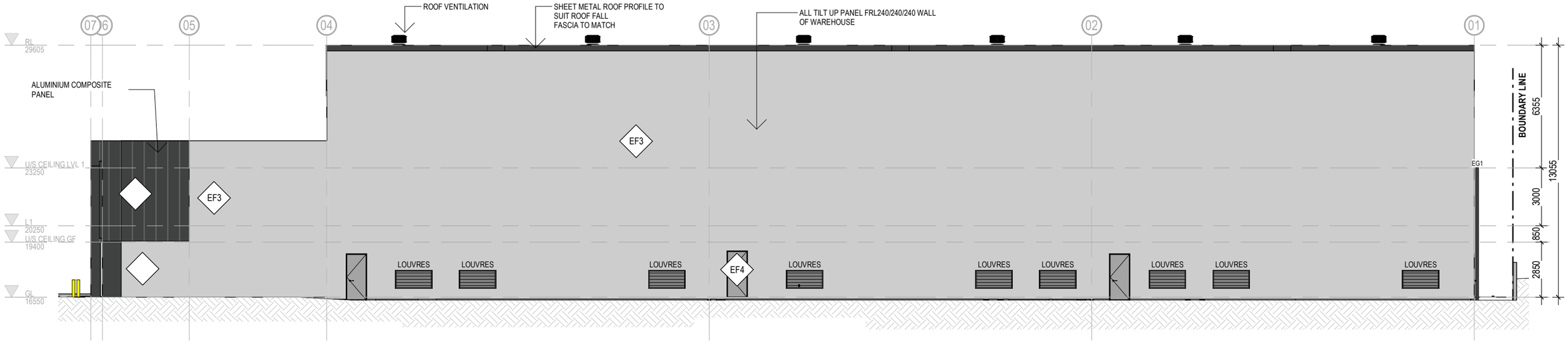
DRAWING NUMBER	AMENDMENT
A04	C

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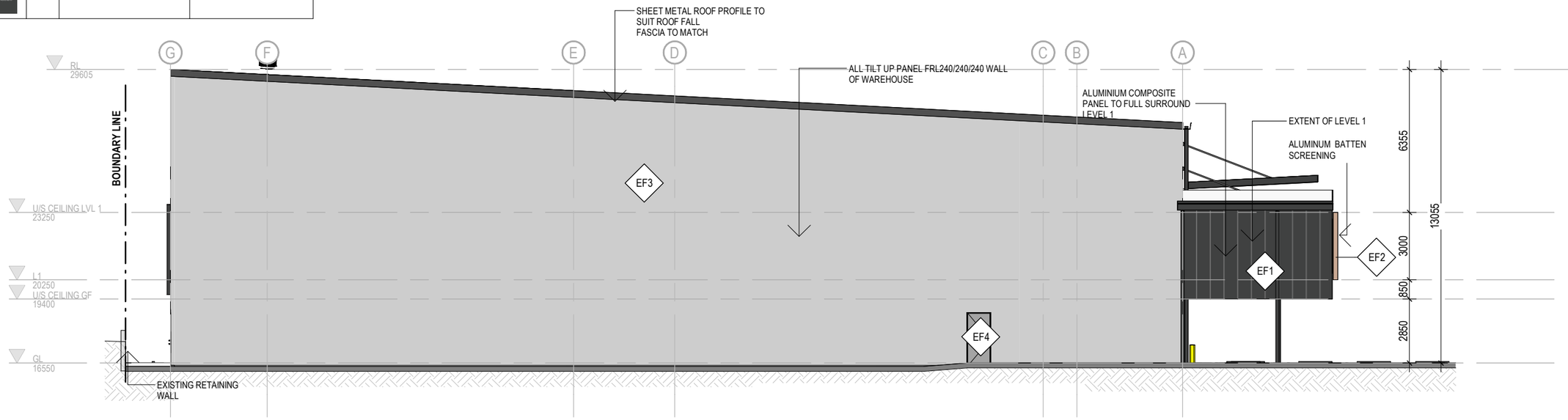
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REAR ELEVATION (EAST)_DA

1 : 200

EXTERNAL FINISHES			
COLOUR KEY	CODE KEY	COLOUR SPECIFICATION	COLOUR LOCATION
	EF1	NON-COMBUSTIBLE ALUMINIUM COMPOSITE PANEL (ACP), POWDER-COATED FINISH, COLOUR: MONUMENT	OFFICE BUILDING - EXTERNAL WALLS GUTTERS & DOWNPIPES (LEVEL1)
	EF2	ALUMINIUM BATTEN SCREENING, POWDER-COATED CHAMPAGNE FINISH	OFFICE BUILDING - FEATURE SLAT SCREEN
	EF3	RAW CONCRETE FINISH	WAREHOUSE EXTERIOR WALL & FEATURE WALL
	EF4	PAINT FINISH BASALT	WAREHOUSE EXTERIOR WALL
	EF5	PAINT FINISH MONUMENT	WAREHOUSE EXTERIOR WALL



REAR ELEVATION (NORTH)_DA

1 : 200

1.5 0 1.5 3 9m

1 : 200 @ A3 SIZE SHEET

PROJECT
WAREHOUSE AGROBEST

ADDRESS
LOT 115 EMERI STREET STAPYLTON

DRAWING TITLE
PROPOSED ELEVATIONS

Reviewed/ Authorised
Tender
Construction
For Information
Approval
.....

Date	Amt	Description	Drw	Auth
09.07.26	A	DRAFT DA	JF	AD
10.07.26	B	DA ISSUE	JF	AD
28.08.26	C	DRAFT ISSUE	JF	AD

DRAWN BY: Author | DATE: 11/12/25 | SCALE: 1 : 200 @ A3

SHEET SIZE: A3 | PROJECT NUMBER: 21013

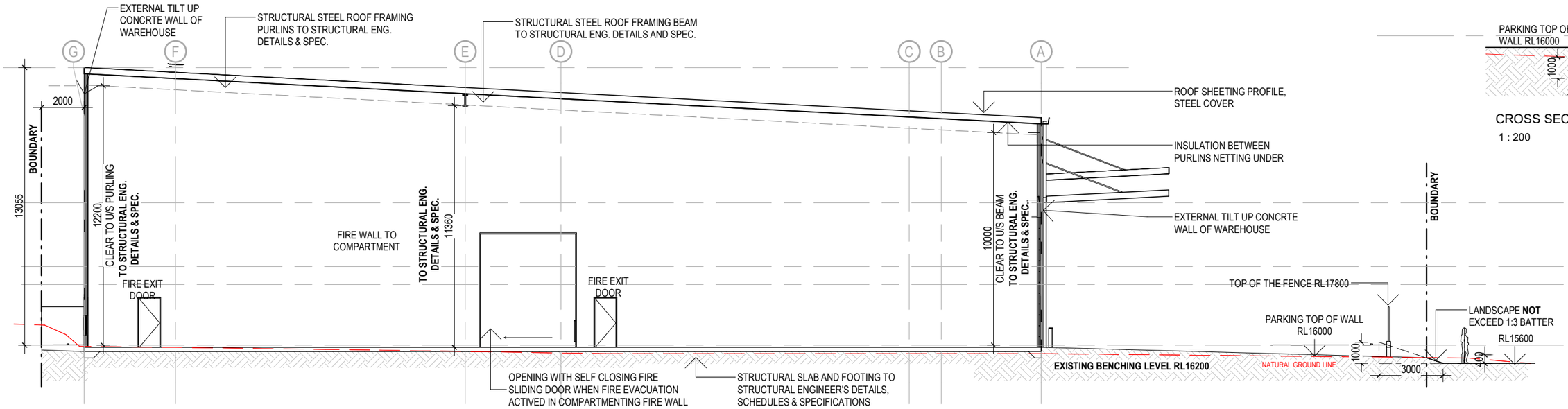
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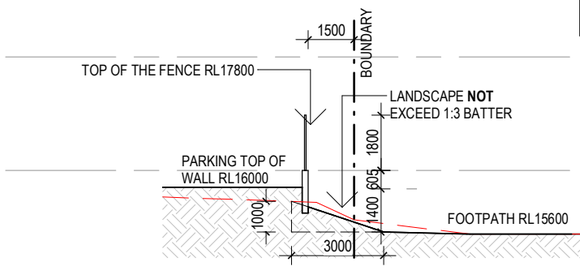
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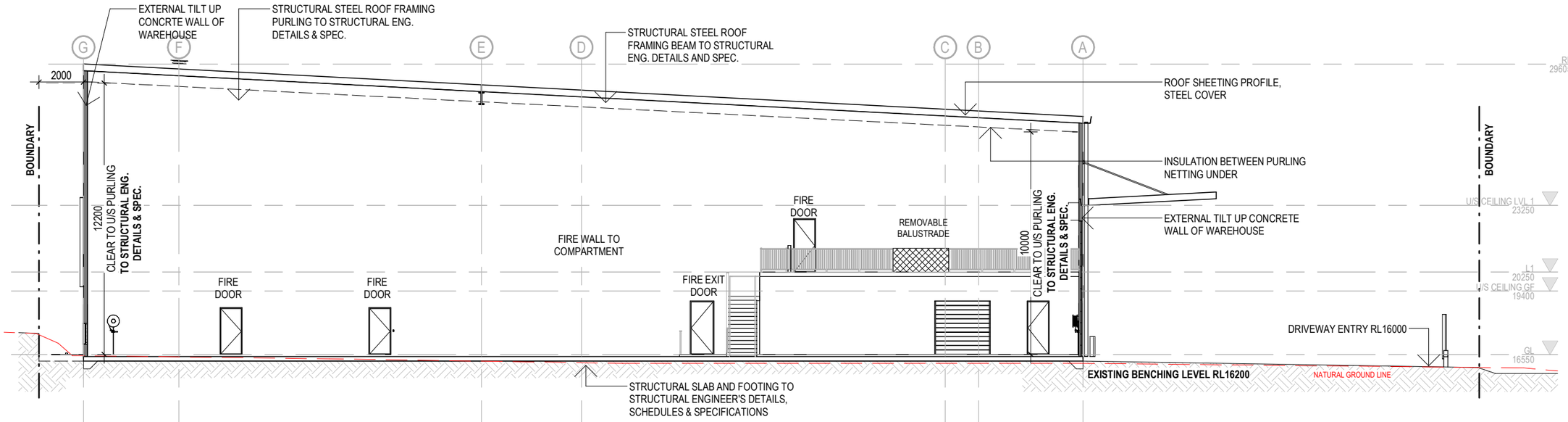
CROSS SECTION GRID 02_DA

1 : 200



CROSS SECTION CNR EMERI ST._DA

1 : 200



CROSS SECTION GRID 04_DA

1 : 200

1.5 0 1.5 3 9m

1 : 200 @ A3 SIZE SHEET

PROPOSED SECTIONS

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Tender
Construction
For Information
Approval
.....

Date	Amt	Description	Drw	Auth
09.07.26	A	DRAFT DA	JF	AD
10.07.26	B	DA ISSUE	JF	AD
28.08.26	C	DRAFT ISSUE	JF	AD
10.09.26	D	DRAFT DA r4	JR	AD

DRAWN BY: Author | DATE: 11/12/25 | SCALE: 1 : 200 @ A3

SHEET SIZE: A3 | PROJECT NUMBER: 21013

DRAWING NUMBER: A06 | AMENDMENT: D

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PROJECT
WAREHOUSE AGROBEST

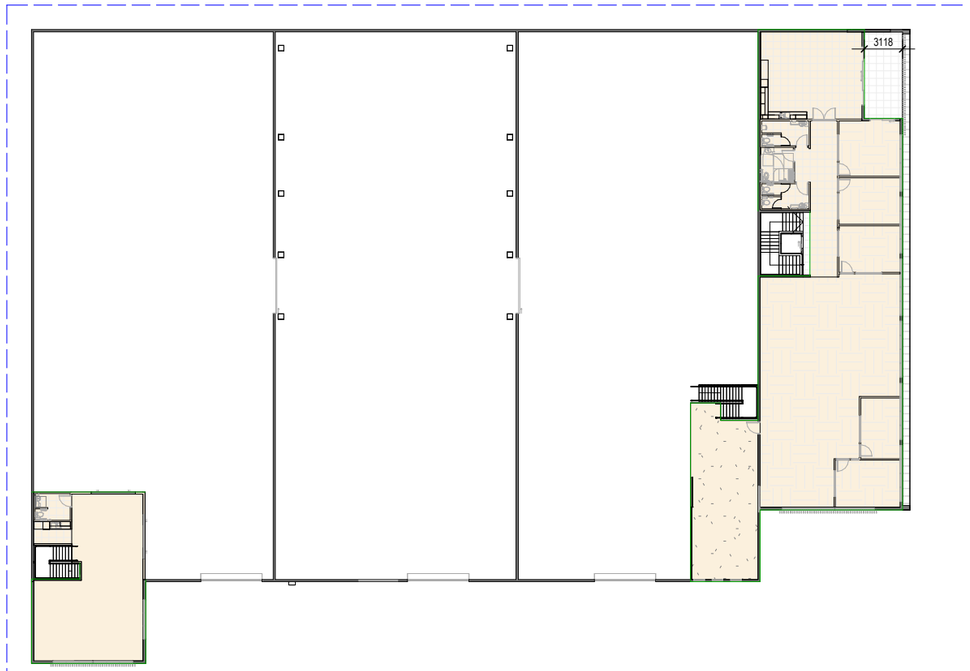
ADDRESS
LOT 115 EMERI STREET STAPYLTON

DRAWING TITLE

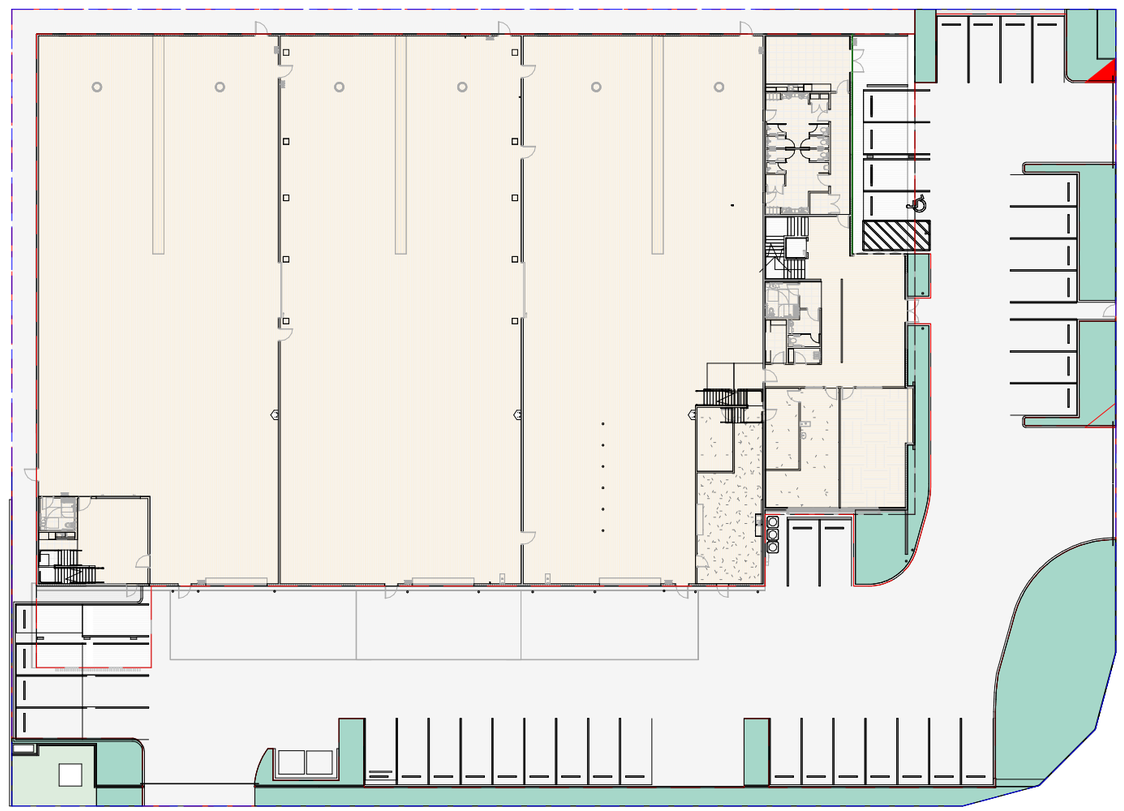
ARCHITECTS DOVEY & ASSOCIATES
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LEVEL 1 GFA
1 : 500



GROUND LEVEL GFA
1 : 500

DEVELOPMENT DETAILS		
SITE	**5804m²**	
PROPOSED GBA	**ALLOWED**	**ACTUAL**
GROUND FLOOR WAREHOUSE GBA		2586m²
GROUND FLOOR ADMIN GBA		445m²
FIRST FLOOR GBA		670m²
TOTAL BLDG. AREA (GBA)		3701m²
PROPOSED TUA	**ALLOWED**	**ACTUAL**
GROUND FLOOR TUA		2638m²
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GROUND FLOOR GFA		3015m²
FIRST FLOOR GFA		613m²
TOTAL GFA		3628m²
SITE COVERAGE (3468m²)	**70%**	60%
OFFICE % (TUA) (528m²)		17.5%
HARDSTAND		2110m²
LANDSCAPING		443m²

PARKING REQUIREMENTS	REQUIRE	ACTUAL
TOTAL GFA FOR DETERMINING CAR PARKING		3147m²
PARKING (4+1/50<500 OR 1/100>500)		
INCL PWD & EXCLUDING REVERSE BAY	40	41
BICYCLE PARKING	4	4

LEGEND:

- GFA AREAS
- TUA AREAS
- HARDSTAND

As indicated @ A3 SIZE SHEET

PROJECT
WAREHOUSE AGROBEST

ADDRESS
LOT 115 EMERI STREET STAPYLTON

DRAWING TITLE
GFA PLANS

Reviewed/ Authorised
- Tender
- Construction
- For Information
- Approval
- .....

Date	Amt	Description	Drw	Auth
05.06.26	A	DRAFT BA ISSUE	JF	AD
10.07.26	B	DA ISSUE	JF	AD
03.09.26	C	DRAFT DA r3	JR	AD
10.09.26	D	DRAFT DA r4	JR	AD
23.09.26	E	DA r4	JF	AD
08.10.26	F	DA r6	JF	AD

DRAWN BY	DATE	SCALE
Author	11/12/25	As indicated @ A3

SHEET SIZE	PROJECT NUMBER
A3	21013

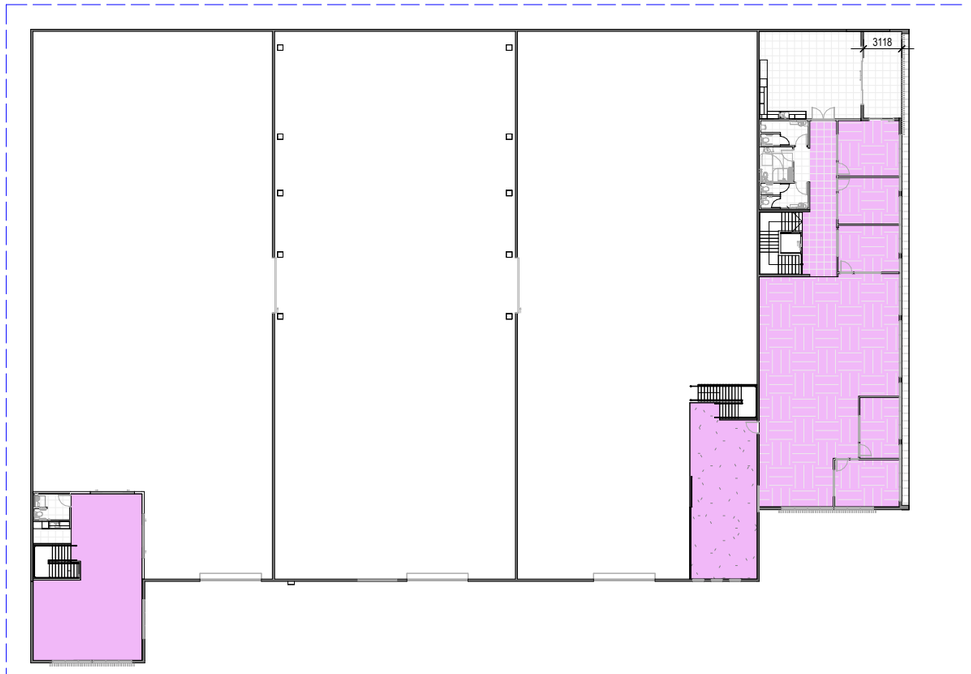
DRAWING NUMBER	AMENDMENT
A09	F

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LEVEL 1 TUA

1 : 500



GROUND LEVEL TUA

1 : 500

As indicated @ A3 SIZE SHEET

LEGEND:

- GFA AREAS
- TUA AREAS
- HARDSTAND

DEVELOPMENT DETAILS		
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PROPOSED GBA	**ALLOWED**	**ACTUAL**
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BICYCLE PARKING	4	4

PROJECT
WAREHOUSE AGROBEST

ADDRESS
LOT 115 EMERI STREET STAPYLTON

DRAWING TITLE
TUA PLANS

Reviewed/ Authorised
- Tender
- Construction

For Information
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Date	Amt	Description	Drw	Auth
03.09.26	A	DRAFT DA r3	JR	AD
10.09.26	B	DRAFT DA r4	JR	AD
08.10.26	C	DA r6	JF	AD

DRAWN BY	DATE	SCALE
Author	11/12/25	As indicated @ A3

SHEET SIZE	PROJECT NUMBER
A3	21013

DRAWING NUMBER	AMENDMENT
A10	C

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