

PROPOSED INDUSTRIAL DEVELOPMENT

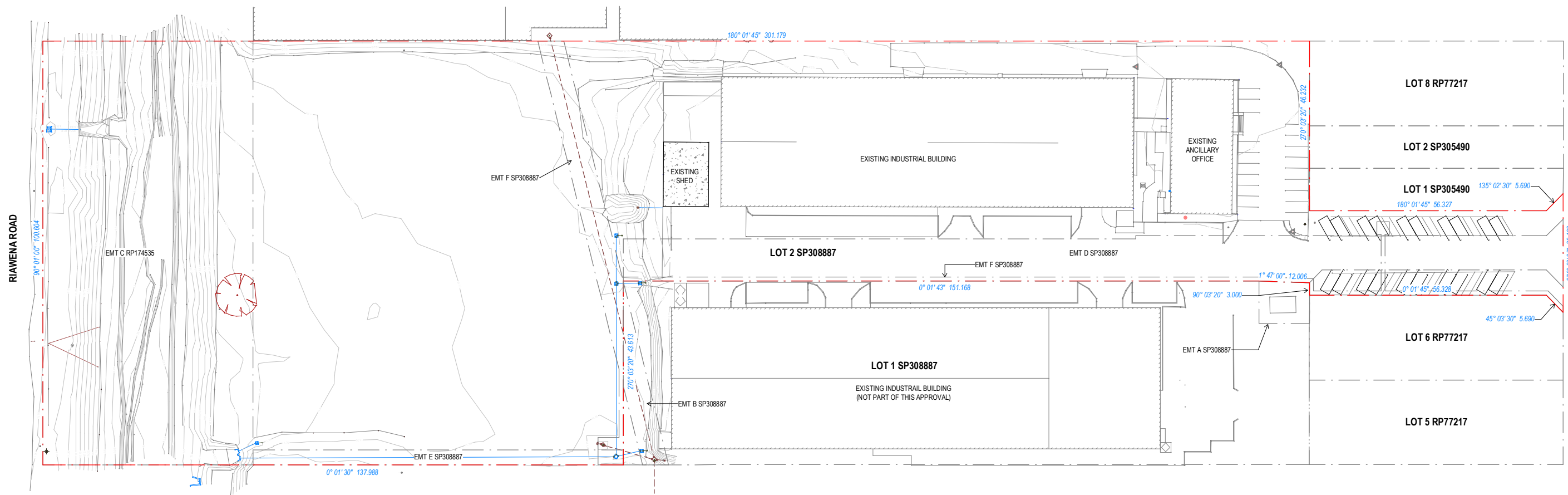
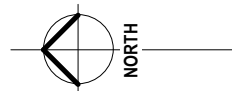
236 MUSGRAVE ROAD COOPERS PLAINS

for

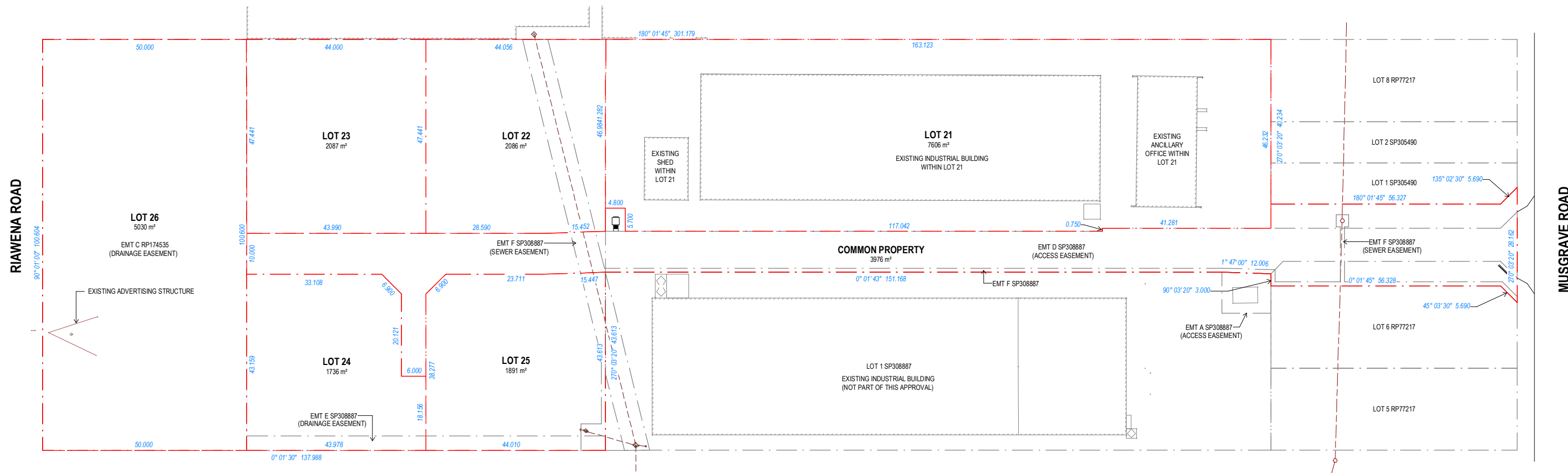
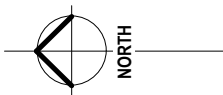
GATEWAY PROPERTY SERVICES PTY LTD



1 ARTIST IMPRESSION - VIEW FROM RIAWENA ROAD



1 EXISTING SITE PLAN
SCALE 1:500



1 SUBDIVISION PLAN
SCALE 1:500

SITE SCHEDULE - EXISTING	
NAME	AREA
LOT 2 SP308887	24,412 m ²
EMT A SP308887	118 m ²
EMT B SP308887	192 m ²
EMT D SP308887	2,175 m ²
EMT E SP308887	308 m ²
EMT F SP308887	733 m ²
EMT C RP174535	5,030 m ²

SITE SCHEDULE - PROPOSED	
NAME	AREA
COMMON PROPERTY	3,976 m ²
LOT 21	7,606 m ²
LOT 22	2,086 m ²
LOT 23	2,087 m ²
LOT 24	1,736 m ²
LOT 25	1,891 m ²
LOT 26	5,030 m ²

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REV	DESCRIPTION	DATE	INT
A	FOR INFORMATION	20.05.2021	RJJ
B	ISSUE FOR DA APPROVAL	30.05.2021	RJJ

DATE	INT
20.05.2021	RJJ
30.05.2021	RJJ

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GATEWAY PROPERTY SERVICES PTY LTD

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
PROJECT ADDRESS
236 MUSGRAVE ROAD COOPERS PLAINS

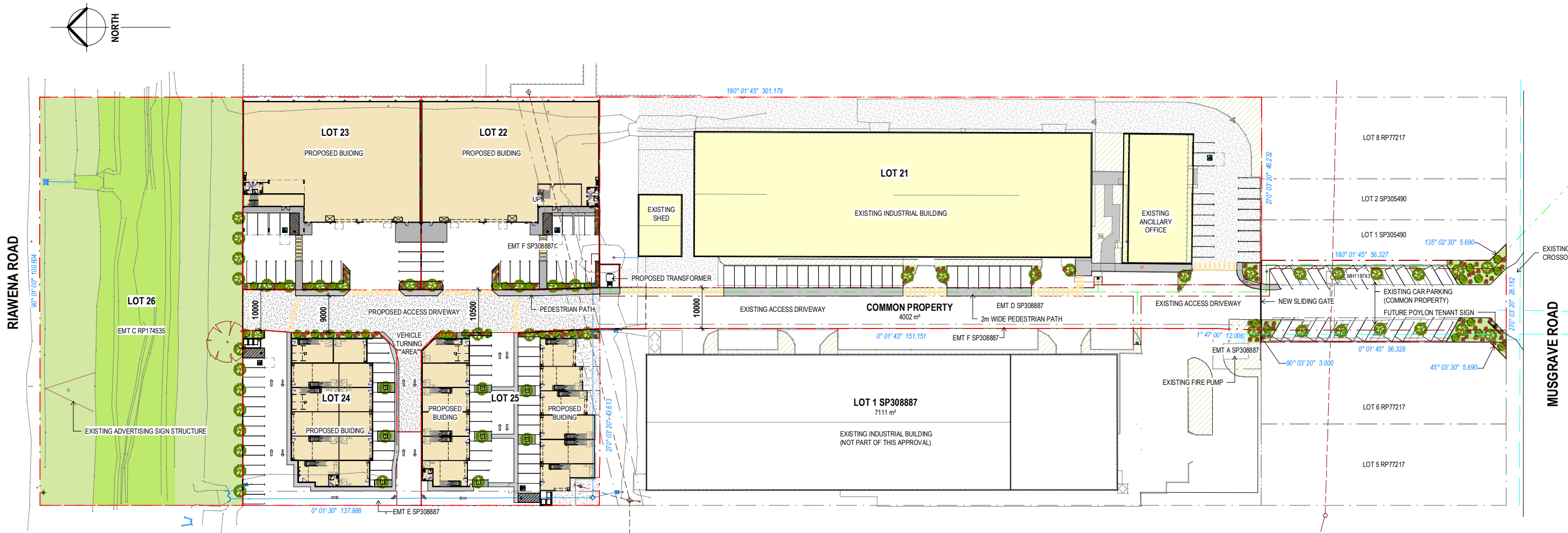
DRAWING TITLE
SUBDIVISION PLAN
A1 DRAWING SHEET
SCALE As indicated

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DRAWING STATUS

DA ISSUE
PROJECT NUMBER
20-054-MS
SHEET NUMBER
DA-102

REVISION
B



1 MASTER SITE PLAN
SCALE 1:500

SITE COVER (EXISTING)		
LOT	AREA	%
LOT 21	3692 m²	49%

SITE COVER (PROPOSED)		
LOT	AREA	%
LOT 22	1250 m²	60%
LOT 23	1350 m²	65%
LOT 24	732 m²	42%
LOT 25	420 m²	22%
LOT 26	430 m²	23%
TOTAL	4181 m²	212%

BUILDING AREAS (EXISTING GFA)	
LOT	AREA
LOT 21	3652 m²

BUILDING AREAS (PROPOSED GFA)	
INDUSTRY	AREA
LOT 22	1450 m²
LOT 23	1450 m²
LOT 24	932 m²
LOT 25	1148 m²
TOTAL	5048 m²

LANDSCAPE AREAS		
LOT	AREA	%
LOT 21	493 m²	6%
LOT 22	67 m²	3%
LOT 23	68 m²	3%
LOT 24	67 m²	4%
LOT 25	76 m²	4%

DRIVEWAY AREAS	
LOT	AREA
COMMON PROPERTY	2615 m²
EXISTING ACCESS DRIVEWAY	1054 m²
PROPOSED ACCESS DRIVEWAY (INCLUDING FOOTPATH)	3669 m²

IMPERVIOUS AREAS	
LOT	AREA
LOT 22	2008 m²
LOT 23	2006 m²
LOT 24	1653 m²
LOT 25	1766 m²
TOTAL	7433 m²

CAR PARKING SCHEDULE	
CAR PARK TYPE	COUNT
COMMON PROPERTY PARKING	
PARKING SPACE - 2400 x 5400	20
PARKING SPACE - PWD	1
LOT 21	41
PARKING SPACE - 2600 x 5400	40
PARKING SPACE - PWD	1
LOT 22	13
PARKING SPACE - 2400 x 5400	13
PARKING SPACE - 2600 x 5400	3
PARKING SPACE - PWD	1
LOT 23	17
PARKING SPACE - 2400 x 5400	13
PARKING SPACE - 2600 x 5400	3
PARKING SPACE - PWD	1
LOT 24	24
PARKING SPACE - 2400 x 5000	1
PARKING SPACE - 2400 x 5400	24
PARKING SPACE - PWD	1
LOT 25	26
PARKING SPACE - 2400 x 5000	1
PARKING SPACE - 2400 x 5400	25
PARKING SPACE - PWD	1
GRAND TOTAL	148

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castle
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ABN 60 171 536 172
PIA Member 74431
Bldg Des Lic 645557

REV	DESCRIPTION	DATE	INT
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PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
PROJECT ADDRESS
236 MUSGRAVE ROAD COOPERS PLAINS

DRAWING TITLE
MASTER SITE PLAN
A1 DRAWING SHEET
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DRAWING STATUS
FOR INFORMATION
PROJECT NUMBER
20-054-MS
SHEET NUMBER
DA-110
REVISION
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1 PART MASTER SITE PLAN
SCALE 1 : 250

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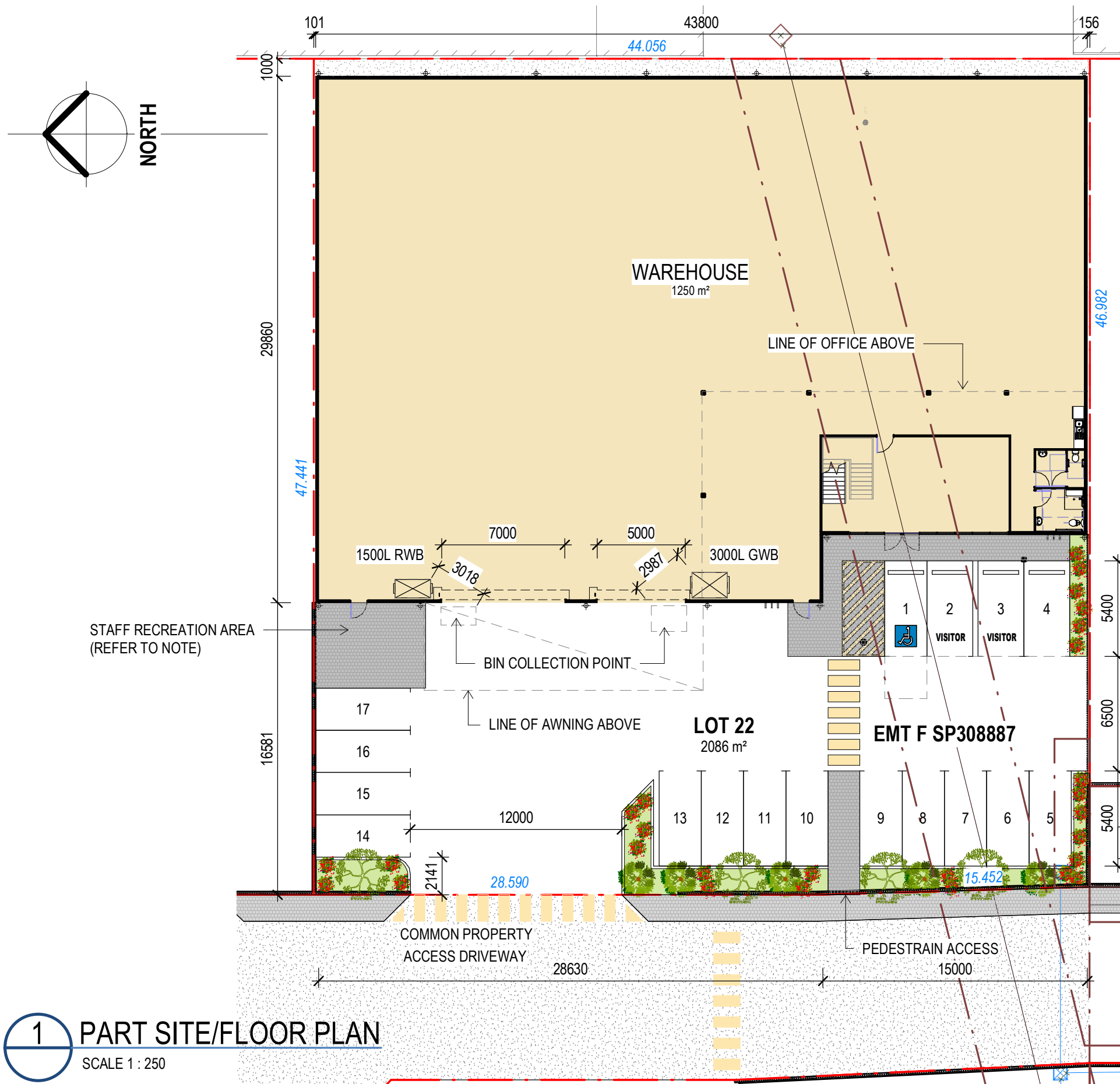
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PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
PROJECT ADDRESS
236 MUSGRAVE ROAD COOPERS PLAINS

DRAWING TITLE
PART MASTER SITE PLAN
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PROJECT NUMBER
20-054-MS
SHEET NUMBER
DA-120
REVISION
C

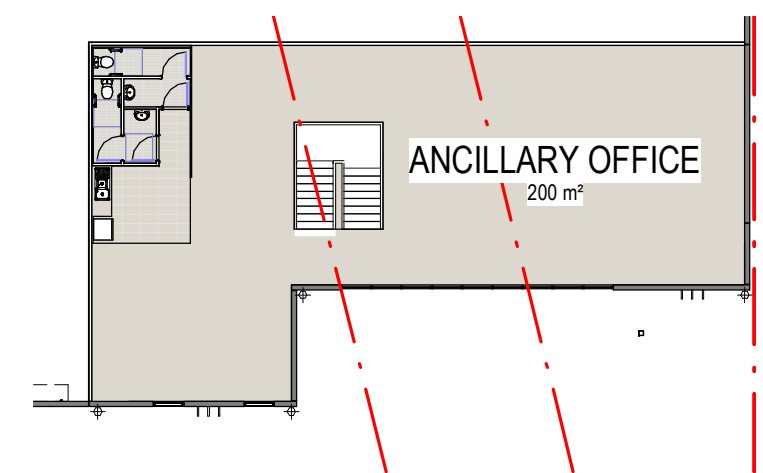


BUILDING AREAS (GFA)		
WAREHOUSE	1250 m ²	59.9%
ANCILLARY OFFICE	200 m ²	9.6%
	1450 m ²	69.5%

DEVELOPMENT AREAS		
NAME	AREA	%
SITE COVER	1250 m ²	60%
LANDSCAPING	67 m ²	3%
IMPERVIOUS AREA	2008 m ²	96%

CAR PARKING SCHEDULE	
REQUIRED	
2 PER TENANCY + 1 SPACE PER 100m ²	17
PROVIDED	
CAR PARK TYPE	COUNT
LOT 22	
PARKING SPACE - 2400 x 5400	13
PARKING SPACE - 2600 x 5400	3
PARKING SPACE - PWD	1
	17

- NOTES**
- STAFF RECREATION AREA TO INCLUDE SEATING, TABLES AND RUBBISH BINS AND, IS ADEQUATELY PROTECTED FROM THE WEATHER.



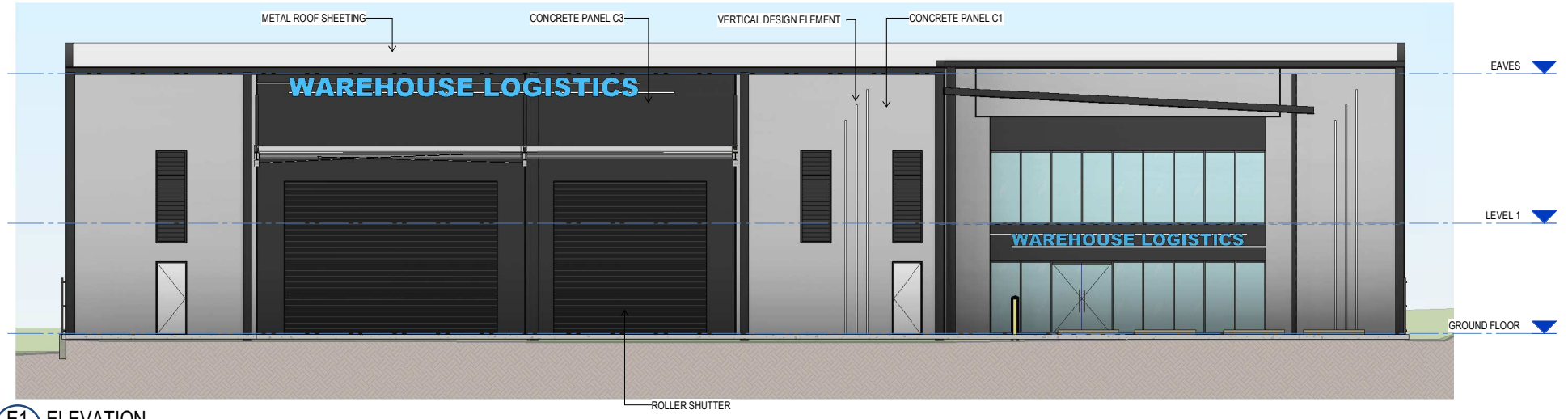
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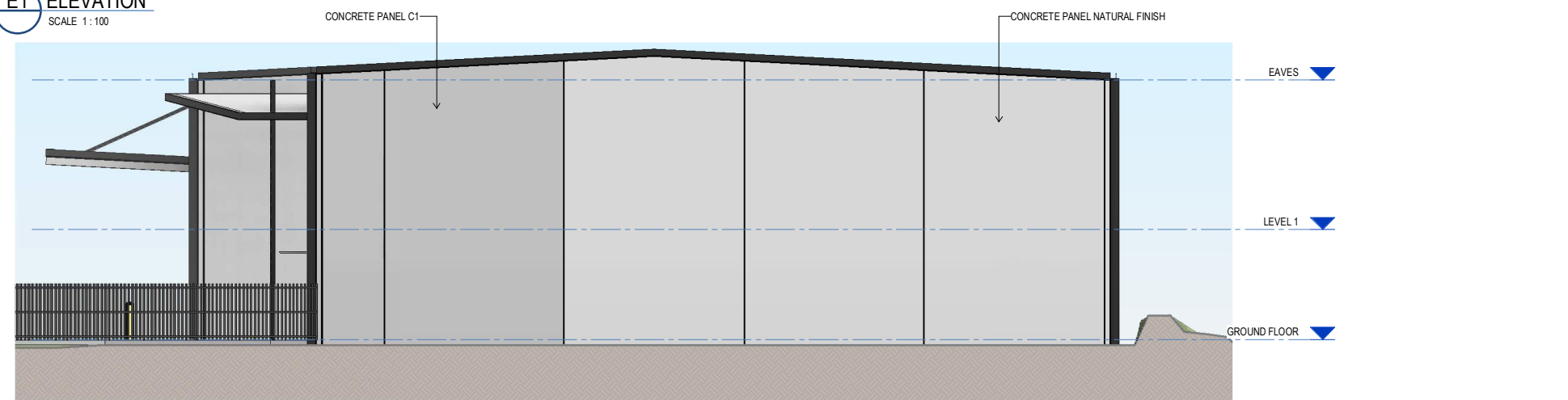
PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
PROJECT ADDRESS
PROPOSED LOT 22 AT
236 MUSGRAVE ROAD COOPERS PLAINS

DRAWING TITLE
PART SITE-FLOOR PLAN
A3 DRAWING SHEET
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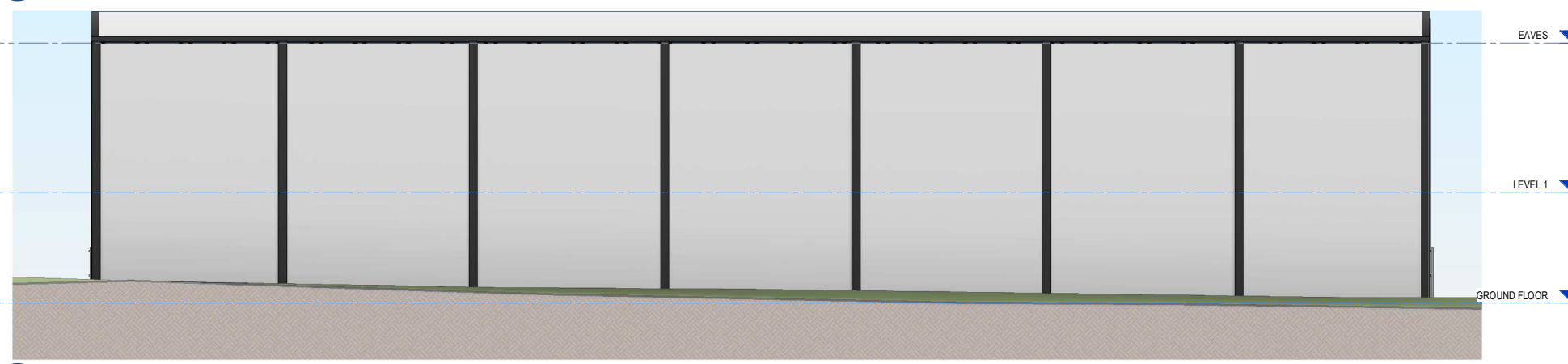
DRAWING STATUS	
DA ISSUE	
PROJECT NUMBER	20-054-L22
SHEET NUMBER	DA-110
REVISION	C



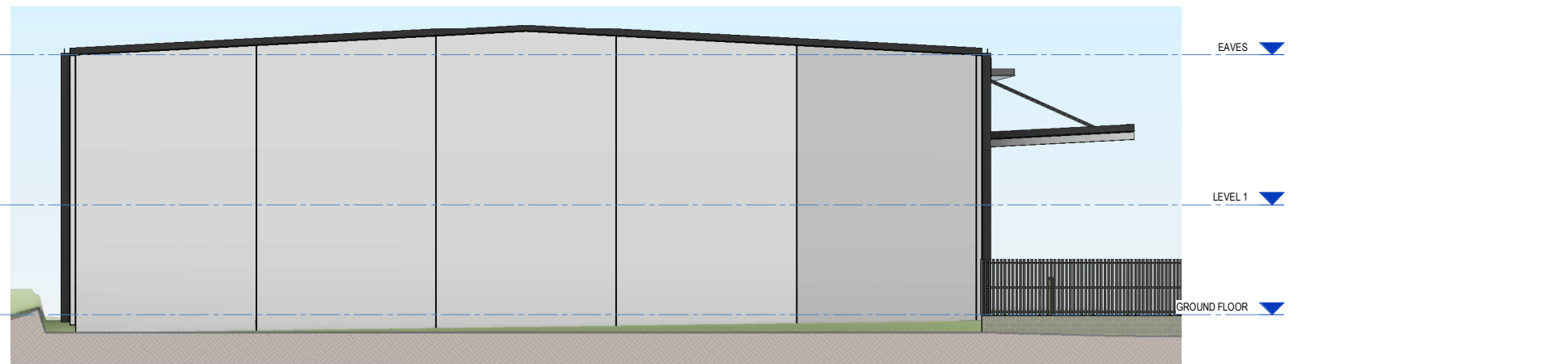
E1 ELEVATION
SCALE 1:100



E2 ELEVATION
SCALE 1:100



E3 ELEVATION
SCALE 1:100



E4 ELEVATION
SCALE 1:100

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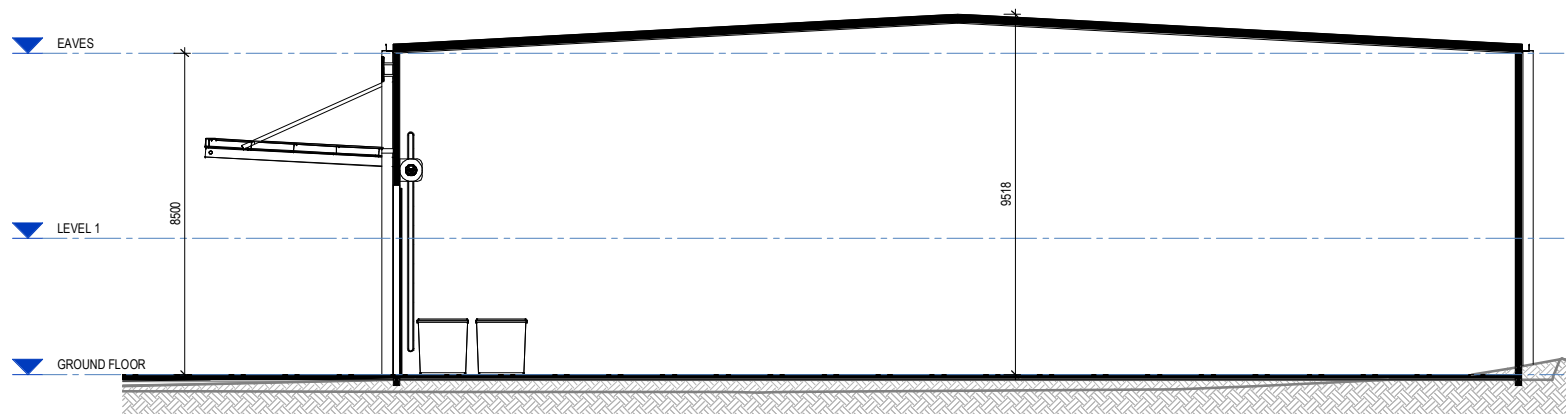
PROJECT
 PROPOSED INDUSTRIAL DEVELOPMENT
 PROJECT ADDRESS
 PROPOSED LOT 22 AT
 236 MUSGRAVE ROAD COOPERS PLAINS

DRAWING TITLE
 ELEVATIONS
 AT DRAWING SHEET
 SCALE As indicated

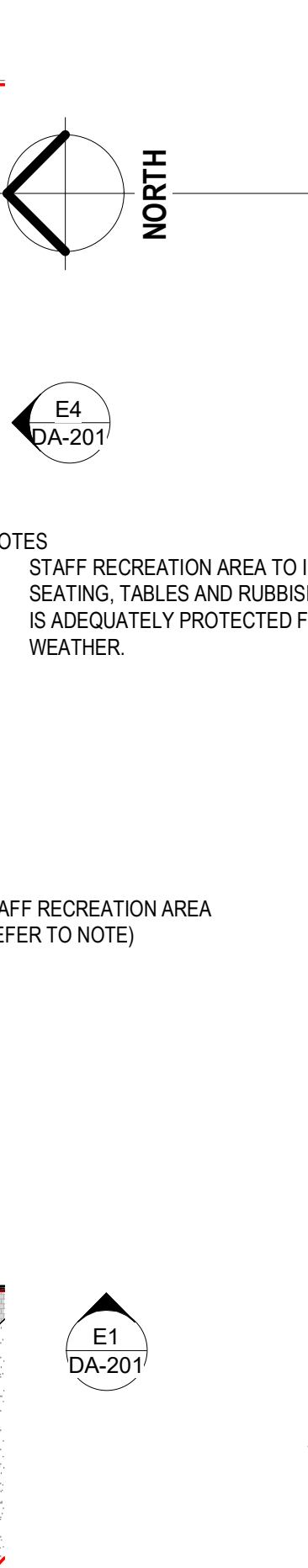
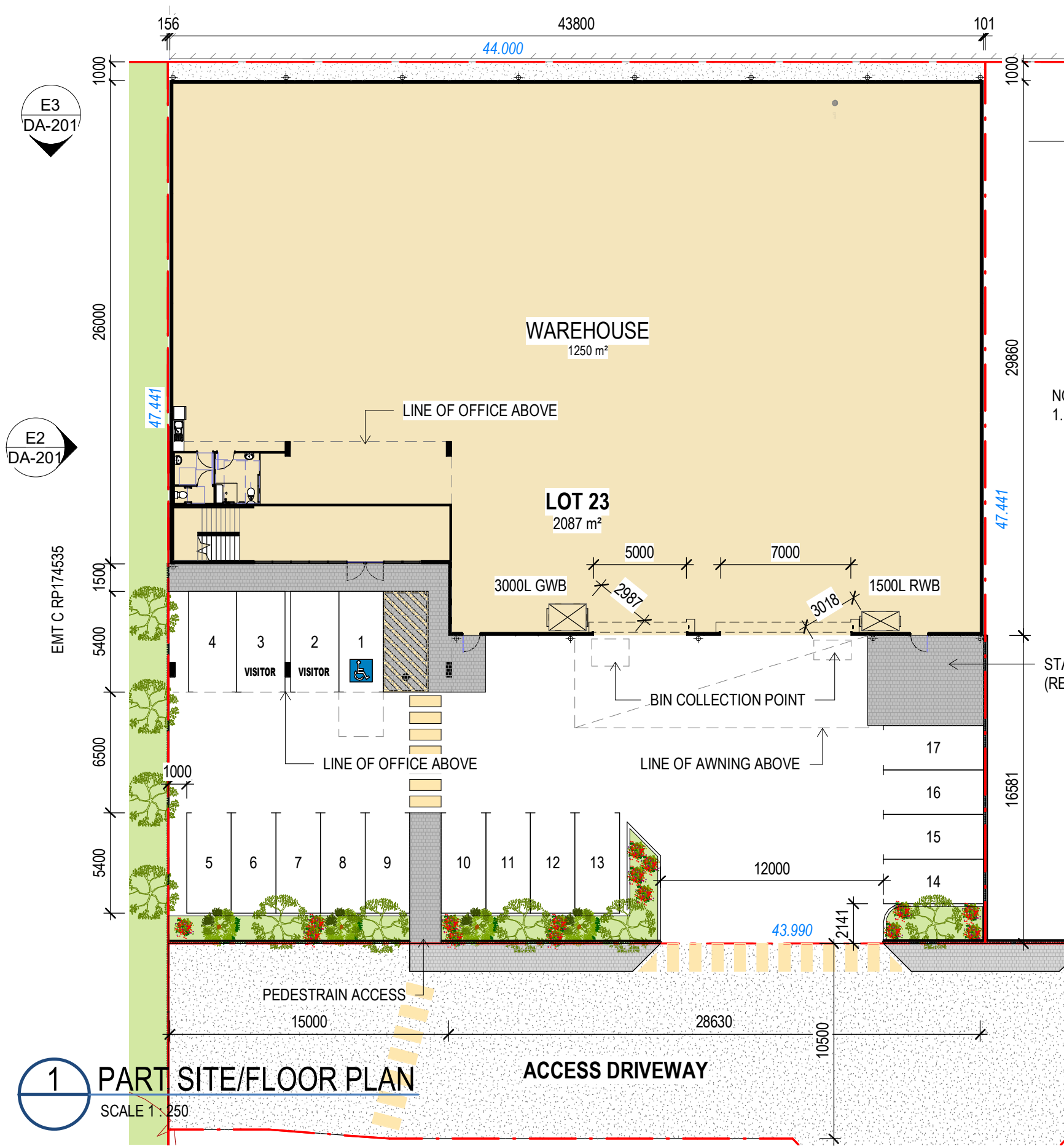
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 PROJECT NUMBER
 20-054-L22
 SHEET NUMBER
 DA-201

REVISION
 B



1 SECTION - TYPICAL WAREHOUSE
SCALE 1:100

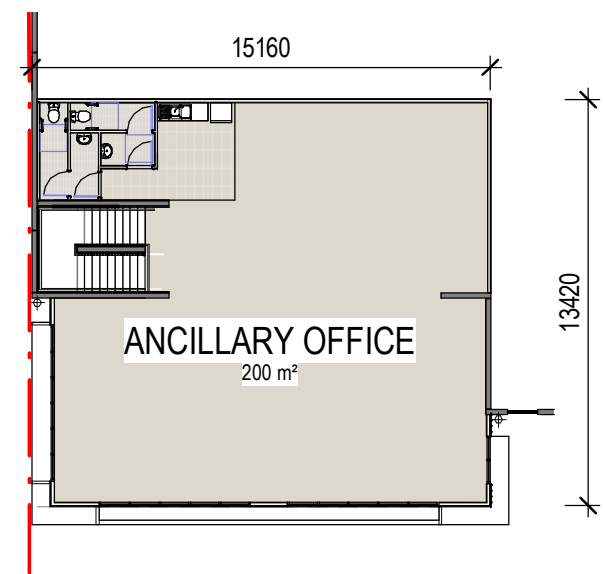


BUILDING AREAS (GFA)		
WAREHOUSE	1250 m ²	59.9%
ANCILLARY OFFICE	200 m ²	9.6%
	1450 m ²	69.5%

DEVELOPMENT AREAS		
NAME	AREA	%
SITE COVER	1350 m ²	65%
LANDSCAPING	68 m ²	3%
IMPERVIOUS AREA	2006 m ²	96%

CAR PARKING SCHEDULE	
REQUIRED	
2 PER TENANCY + 1 SPACE PER 100m ²	17
PROVIDED	
CAR PARK TYPE	COUNT
LOT 23	
PARKING SPACE - 2400 x 5400	13
PARKING SPACE - 2600 x 5400	3
PARKING SPACE - PWD	1
	17

NOTES
1. STAFF RECREATION AREA TO INCLUDE SEATING, TABLES AND RUBBISH BINS AND, IS ADEQUATELY PROTECTED FROM THE WEATHER.



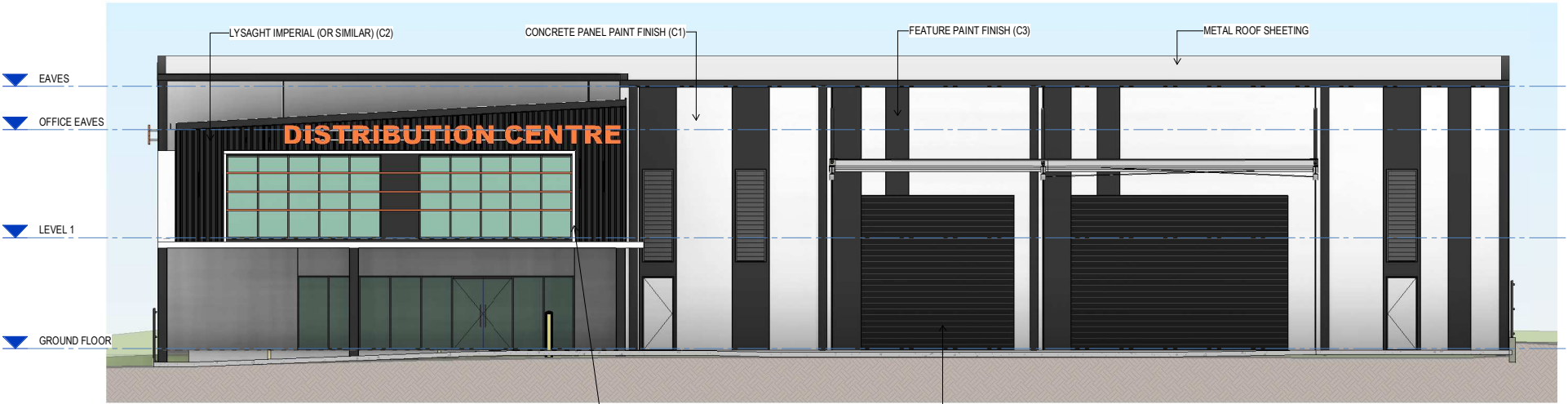
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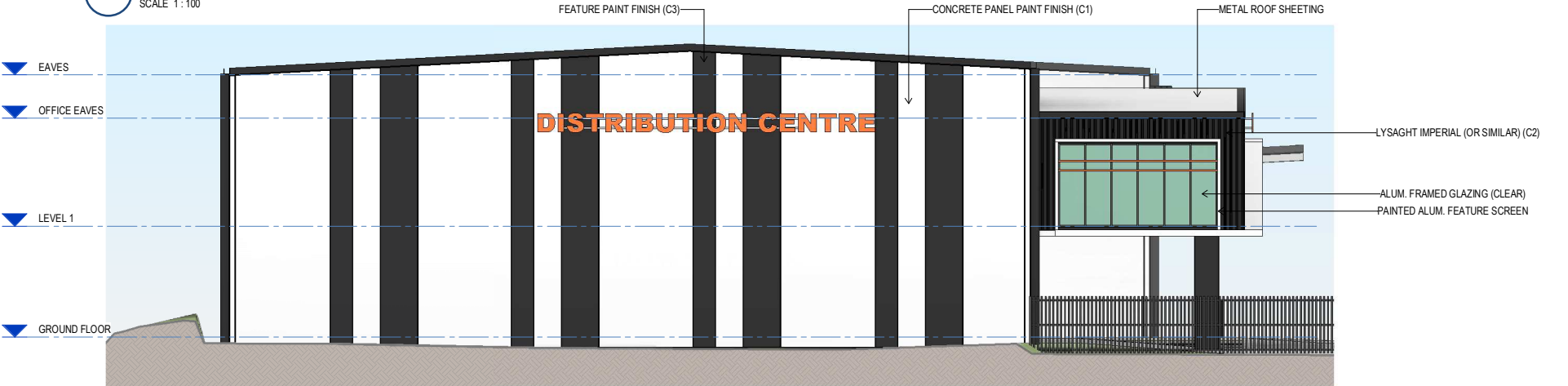
PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
PROJECT ADDRESS
**PROPOSED LOT 23 AT
236 MUSGRAVE ROAD COOPERS PLAINS**

DRAWING TITLE
PART SITE-FLOOR PLAN
A3 DRAWING SHEET
SCALE As indicated
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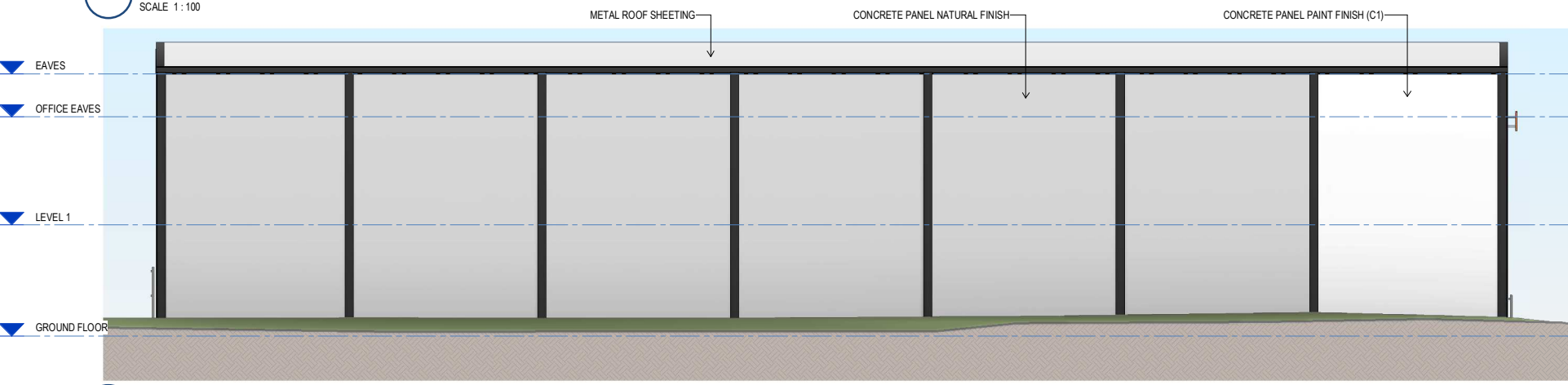
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DA ISSUE	
PROJECT NUMBER	20-054-L23
SHEET NUMBER	DA-110
REVISION	C



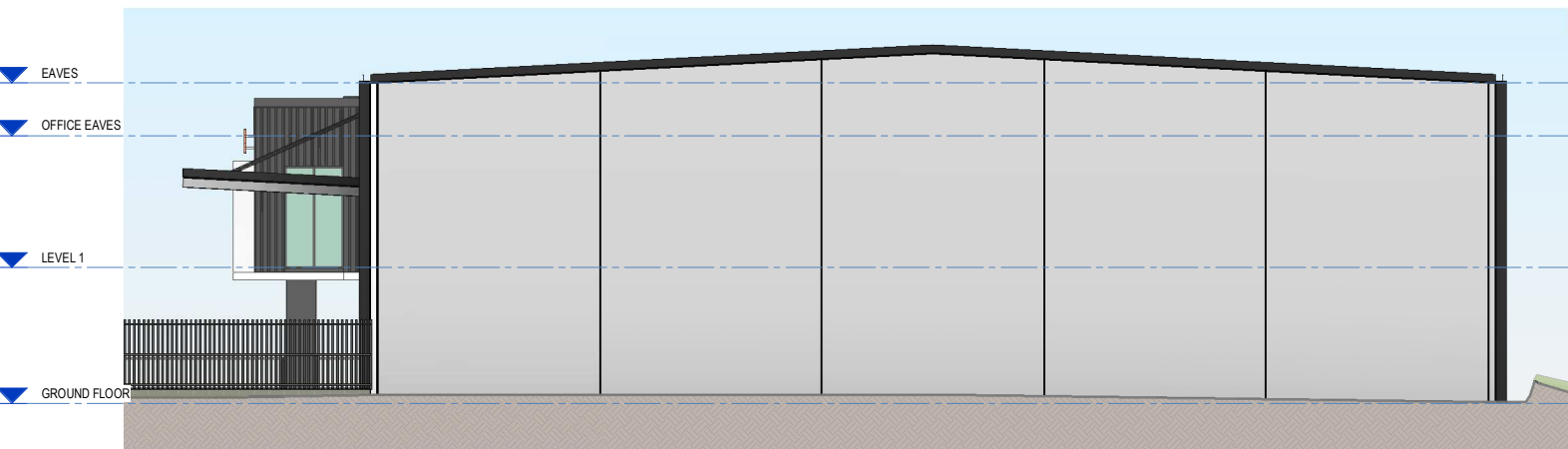
E1 ELEVATION
SCALE 1:100



E2 ELEVATION
SCALE 1:100



E3 ELEVATION
SCALE 1:100



E4 ELEVATION
SCALE 1:100

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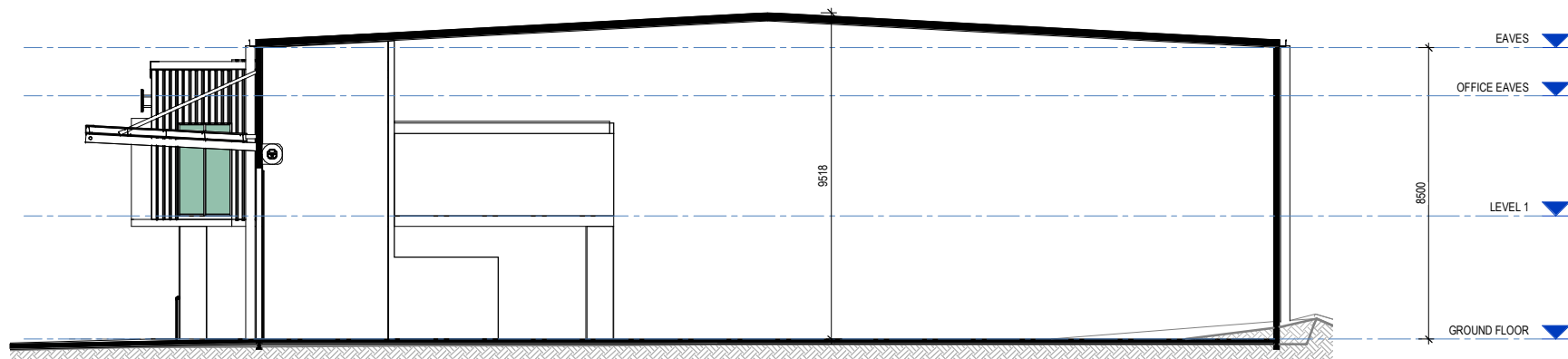
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PROJECT
 PROPOSED INDUSTRIAL DEVELOPMENT
 PROJECT ADDRESS
 PROPOSED LOT 23 AT
 236 MUSGRAVE ROAD COOPERS PLAINS

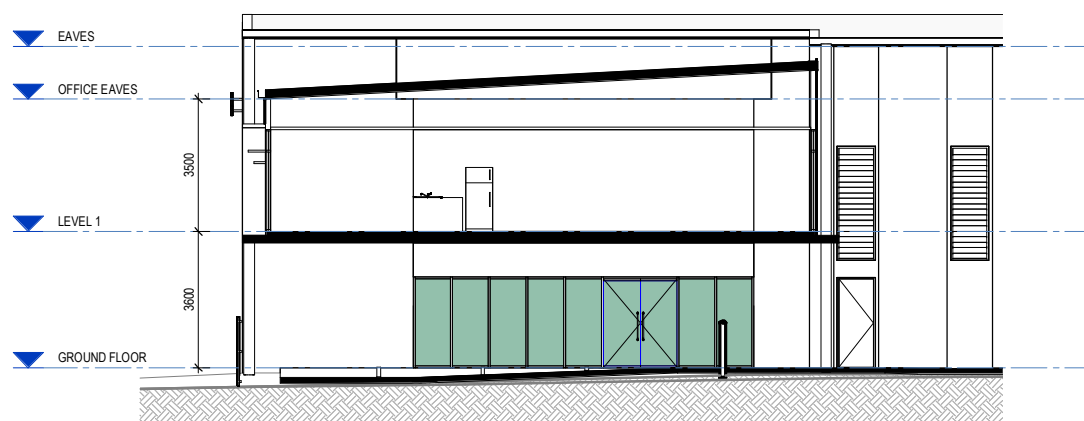
DRAWING TITLE
 ELEVATIONS
 AT DRAWING SHEET
 SCALE As indicated

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 DA ISSUE
 PROJECT NUMBER
 20-054-L23
 SHEET NUMBER
 DA-201
 REVISION
 B



S1 SECTION - TYPICAL WAREHOUSE
SCALE 1:100



S2 SECTION - TYPICAL OFFICE
SCALE 1:100



BUILDING AREAS

COMMON WC	
GROUND FLOOR	7 m ²
7 m ²	
T01	
GROUND FLOOR	63 m ²
LEVEL 1	54 m ²
117 m ²	
T02	
GROUND FLOOR	71 m ²
LEVEL 1	32 m ²
103 m ²	
T03	
GROUND FLOOR	71 m ²
LEVEL 1	32 m ²
103 m ²	
T04	
GROUND FLOOR	71 m ²
LEVEL 1	32 m ²
103 m ²	
T05	
GROUND FLOOR	71 m ²
LEVEL 1	32 m ²
103 m ²	
T06	
GROUND FLOOR	54 m ²
LEVEL 1	39 m ²
94 m ²	
T07	
GROUND FLOOR	50 m ²
50 m ²	
T08	
GROUND FLOOR	50 m ²
50 m ²	
T09	
GROUND FLOOR	50 m ²
50 m ²	
T10	
GROUND FLOOR	50 m ²
50 m ²	
T11	
GROUND FLOOR	50 m ²
50 m ²	
T12	
GROUND FLOOR	51 m ²
51 m ²	
932 m ²	

CAR PARKING SCHEDULE

PROPOSED CAR PARKING DEMAND	
1 PER TENANCY + 1 SPACE PER 100m ²	22
PROVIDED	
CAR PARK TYPE	COUNT
LOT 24	
PARKING SPACE - 2400 x 5000	1
PARKING SPACE - 2400 x 5400	24
PARKING SPACE - PWD	1
26	

DEVELOPMENT AREAS

NAME	AREA	%
SITE COVER	732 m ²	42%
LANDSCAPING	67 m ²	4%
IMPERVIOUS AREA	1653 m ²	95%

1 PART SITE/FLOOR PLAN
 SCALE 1 : 250

REV	DESCRIPTION	DATE	INT
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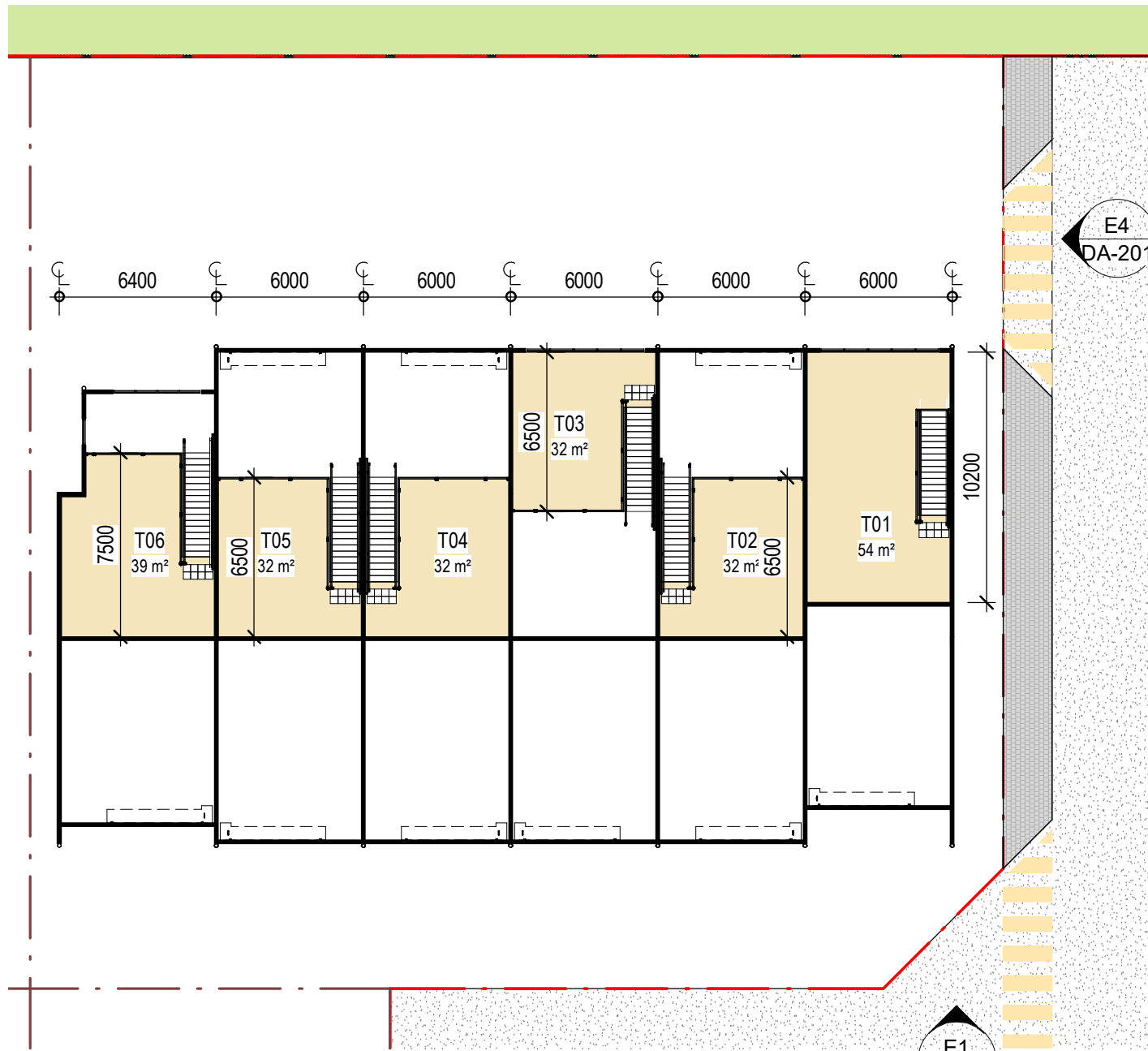
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PROJECT
 PROPOSED INDUSTRIAL DEVELOPMENT
 PROJECT ADDRESS
 PROPOSED LOT 24 AT
 236 MUSGRAVE ROAD COOPERS PLAINS

DRAWING TITLE
 PART SITE-FLOOR PLAN
 A3 DRAWING SHEET
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 SHEET NUMBER
 DA-110
 REVISION
 C

E3
DA-201



E2
DA-201

E1
DA-201

E4
DA-201

1 LEVEL 1
SCALE 1 : 250

DA ISSUE

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PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT

PROJECT ADDRESS
PROPOSED LOT 24 AT
236 MUSGRAVE ROAD COOPERS PLAINS

DRAWING TITLE
LEVEL 1 FLOOR PLAN

A3 DRAWING SHEET
SCALE As indicated

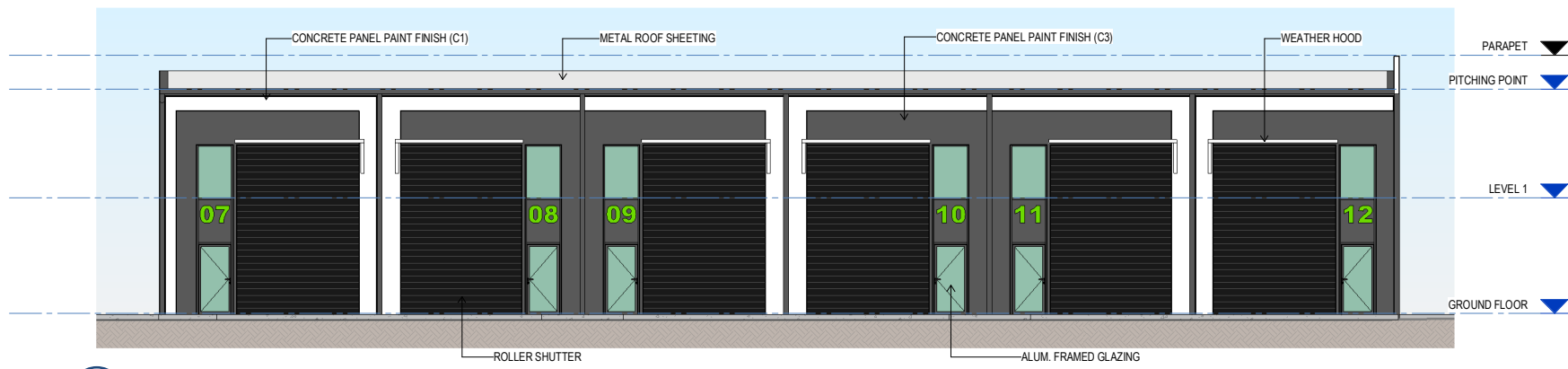
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DA ISSUE

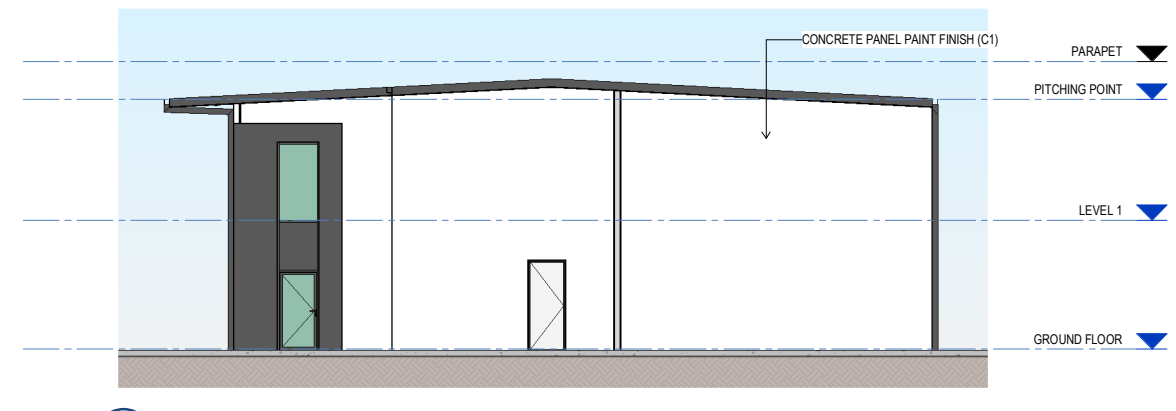
PROJECT NUMBER
20-054-L24

SHEET NUMBER
DA-120

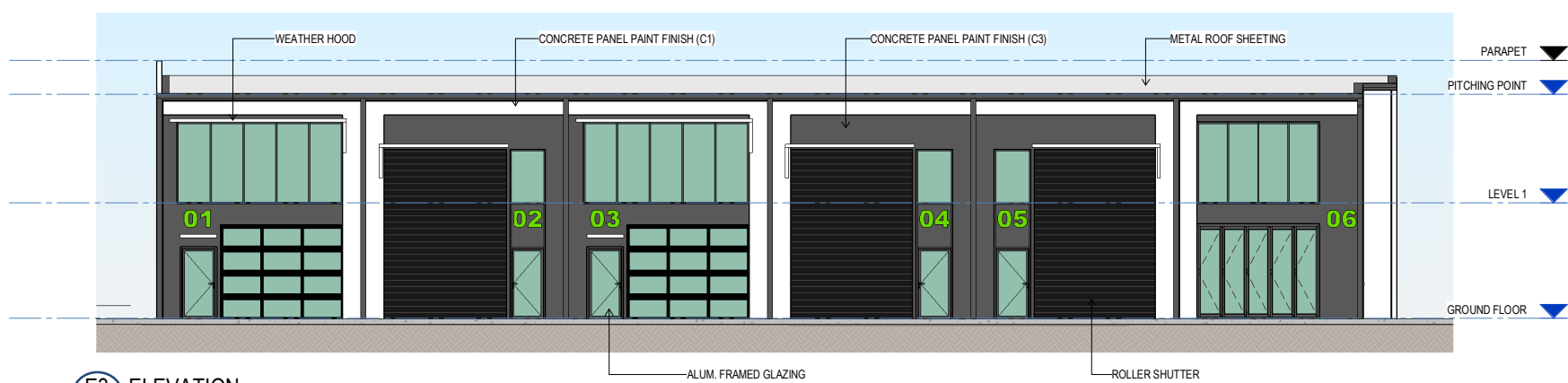
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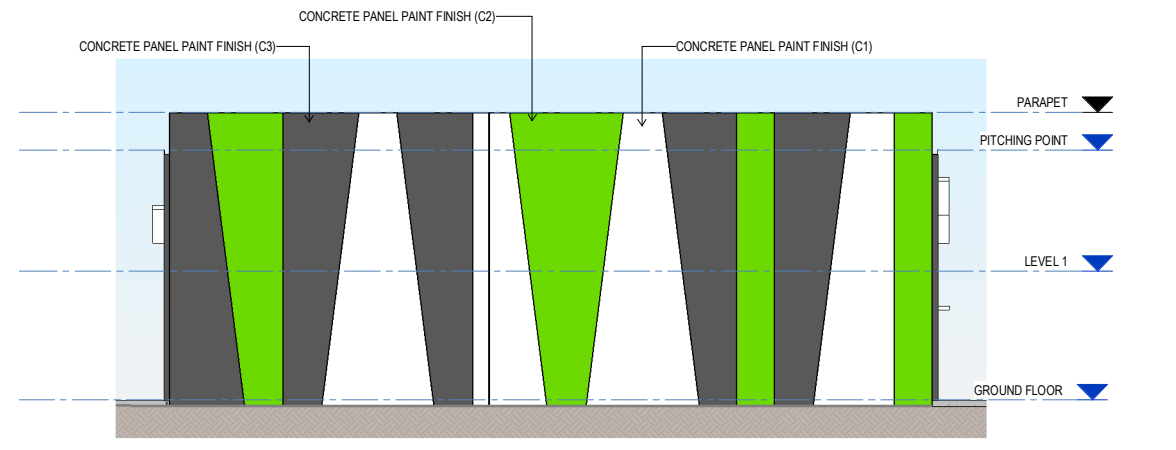
E1 ELEVATION
SCALE 1:100



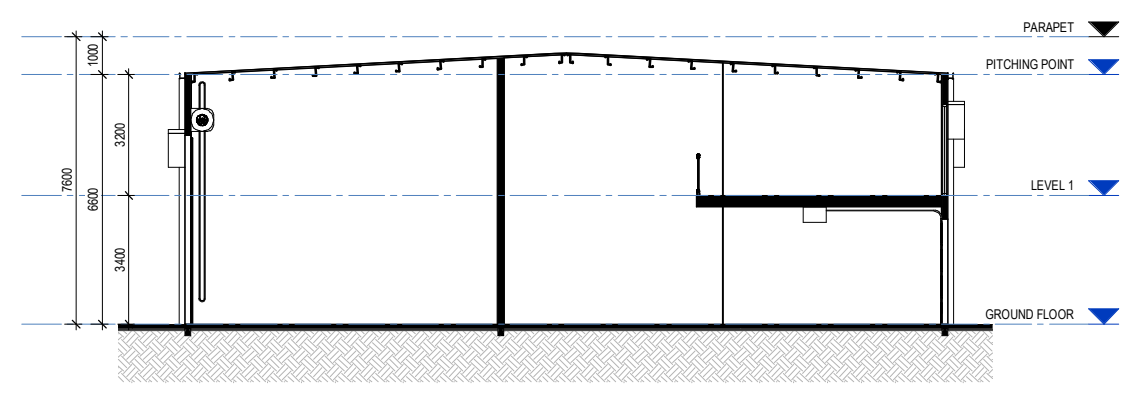
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SCALE 1:100



E3 ELEVATION
SCALE 1:100



E4 ELEVATION
SCALE 1:100



S1 TYPICAL SECTION
SCALE 1:100



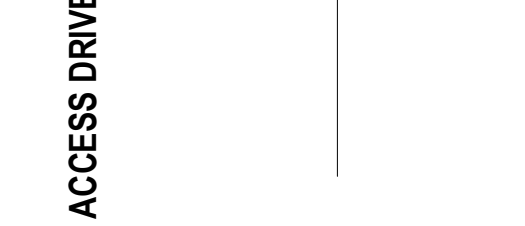
1 PART SITE/FLOOR PLAN
SCALE 1 : 250

CAR PARKING SCHEDULE	
PROPOSED CAR PARKING DEMAND	
1 PER TENANCY + 1 SPACE PER 100m ²	24
CARETAKERS ACCOMMODATION	1
TOTAL	25
PROVIDED	
CAR PARK TYPE	COUNT
LOT 25	
PARKING SPACE - 2400 x 5000	1
PARKING SPACE - 2400 x 5400	25
PARKING SPACE - PWD	1
	27

BUILDING AREAS (GFA)	
INDUSTRY	
COMMON WC	8 m ²
GROUND FLOOR	8 m ²
T01	
GROUND FLOOR	61 m ²
LEVEL 1	32 m ²
	94 m ²
T02	
GROUND FLOOR	64 m ²
LEVEL 1	32 m ²
	96 m ²
T03	
GROUND FLOOR	70 m ²
LEVEL 1	32 m ²
	102 m ²
T04	
GROUND FLOOR	81 m ²
LEVEL 1	32 m ²
	113 m ²
T05	
GROUND FLOOR	81 m ²
LEVEL 1	32 m ²
	113 m ²
T06	
GROUND FLOOR	72 m ²
LEVEL 1	20 m ²
	92 m ²
T07A	
GROUND FLOOR	67 m ²
	67 m ²
T08	
GROUND FLOOR	71 m ²
	71 m ²
T09	
GROUND FLOOR	71 m ²
LEVEL 1	32 m ²
	103 m ²
T10	
GROUND FLOOR	71 m ²
LEVEL 1	32 m ²
	103 m ²
T11	
GROUND FLOOR	71 m ²
LEVEL 1	32 m ²
	103 m ²
T12	
GROUND FLOOR	61 m ²
LEVEL 1	23 m ²
	84 m ²
RESIDENTIAL	
T07B	
LEVEL 1	67 m ²
	67 m ²
	1215 m ²

POS AREAS	
T01 POS	39 m ²
T02 POS	25 m ²
T03 POS	18 m ²
T06 POS	65 m ²
	146 m ²

DEVELOPMENT AREAS		
NAME	AREA	%
SITE COVER	850 m ²	45%
LANDSCAPING	76 m ²	4%
IMPERVIOUS AREA	1766 m ²	93%



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GATEWAY PROPERTY SERVICES PTY LTD	

PROJECT	
PROPOSED INDUSTRIAL DEVELOPMENT	
PROJECT ADDRESS	
PROPOSED LOT 25 AT 236 MUSGRAVE ROAD COOPERS PLAINS	

DRAWING TITLE	
PART SITE-FLOOR PLAN	
A3 DRAWING SHEET	
SCALE As indicated	
DO NOT SCALE FROM DRAWING. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. IF IN DOUBT ASK. THE DRAWING MUST NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE OWNER OF THE COPYRIGHT.	
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BUILDING AREAS (GFA)	
INDUSTRY	
COMMON WC	8 m ²
GROUND FLOOR	8 m ²
T01	
GROUND FLOOR	61 m ²
LEVEL 1	32 m ²
	94 m ²
T02	
GROUND FLOOR	64 m ²
LEVEL 1	32 m ²
	96 m ²
T03	
GROUND FLOOR	70 m ²
LEVEL 1	32 m ²
	102 m ²
T04	
GROUND FLOOR	81 m ²
LEVEL 1	32 m ²
	113 m ²
T05	
GROUND FLOOR	81 m ²
LEVEL 1	32 m ²
	113 m ²
T06	
GROUND FLOOR	72 m ²
LEVEL 1	20 m ²
	92 m ²
T07A	
GROUND FLOOR	67 m ²
	67 m ²
T08	
GROUND FLOOR	71 m ²
	71 m ²
T09	
GROUND FLOOR	71 m ²
LEVEL 1	32 m ²
	103 m ²
T10	
GROUND FLOOR	71 m ²
LEVEL 1	32 m ²
	103 m ²
T11	
GROUND FLOOR	71 m ²
LEVEL 1	32 m ²
	103 m ²
T12	
GROUND FLOOR	61 m ²
LEVEL 1	23 m ²
	84 m ²
RESIDENTIAL	
T07B	
LEVEL 1	67 m ²
	67 m ²
	1215 m ²

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1 LEVEL 1
 SCALE 1 : 250

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PROJECT ADDRESS
 PROPOSED LOT 25 AT
 236 MUSGRAVE ROAD COOPERS PLAINS

DRAWING TITLE
 LEVEL 1 FLOOR PLAN

A3 DRAWING SHEET
 SCALE As indicated

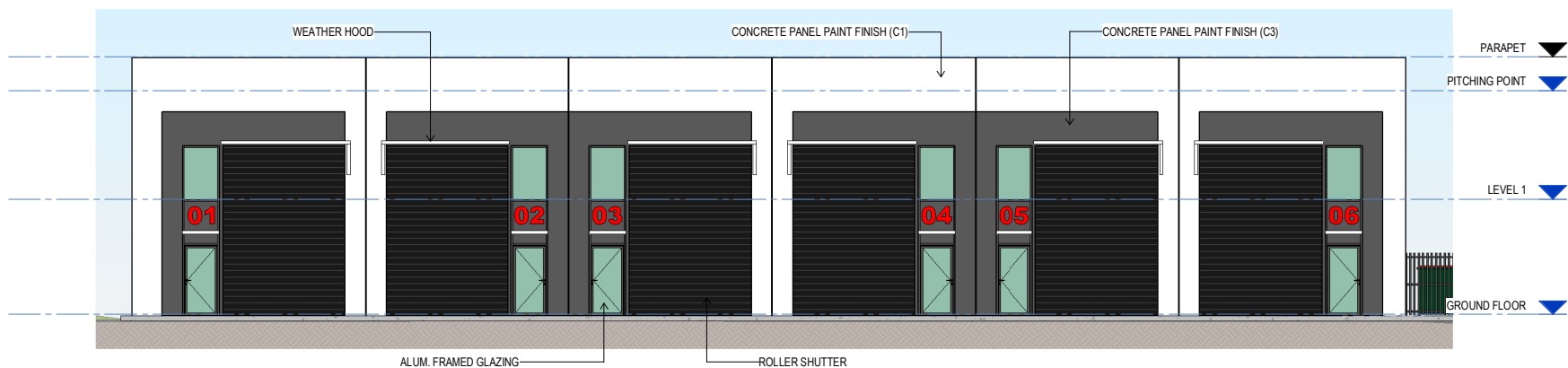
DO NOT SCALE FROM DRAWING. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. IF IN DOUBT ASK. THE DRAWING MUST NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE OWNER OF THE COPYRIGHT.

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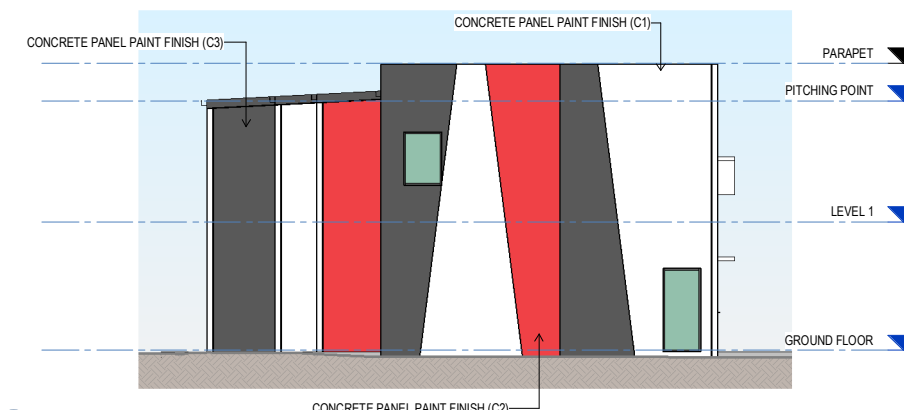
PROJECT NUMBER
 20-054-L25

SHEET NUMBER
 DA-120

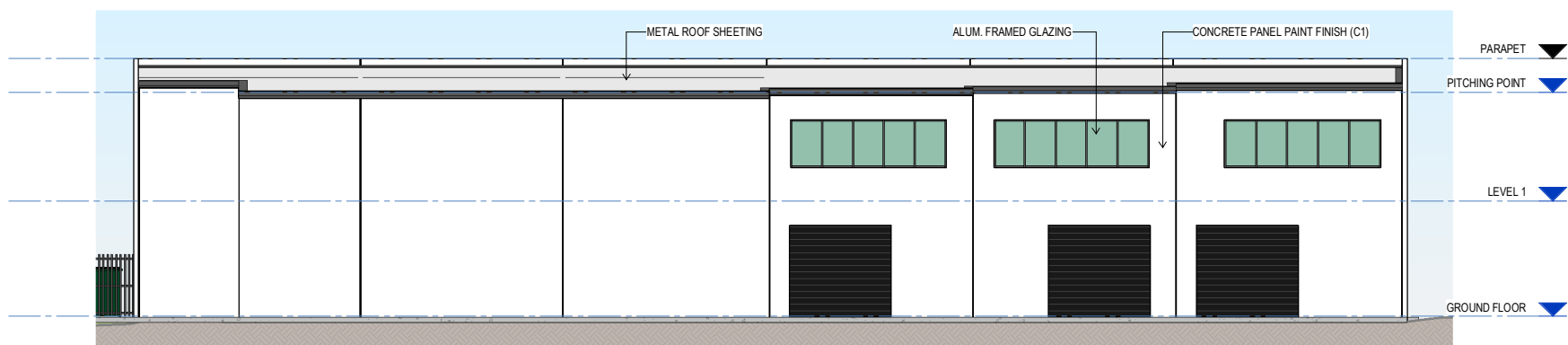
REVISION
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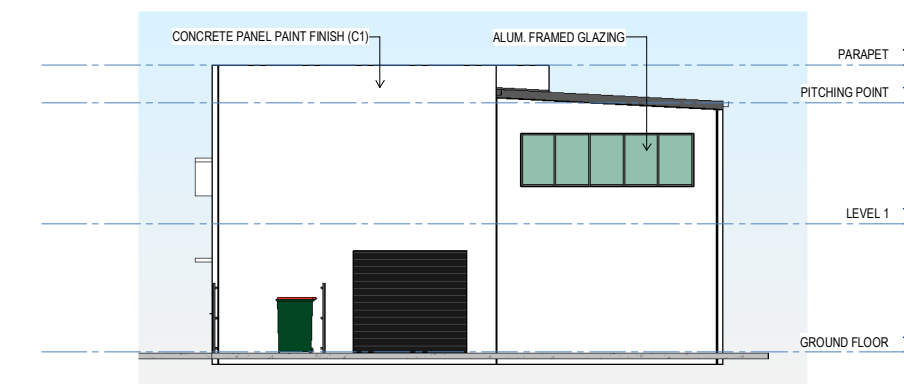
E1 BUILDING A - ELEVATION
SCALE 1:100



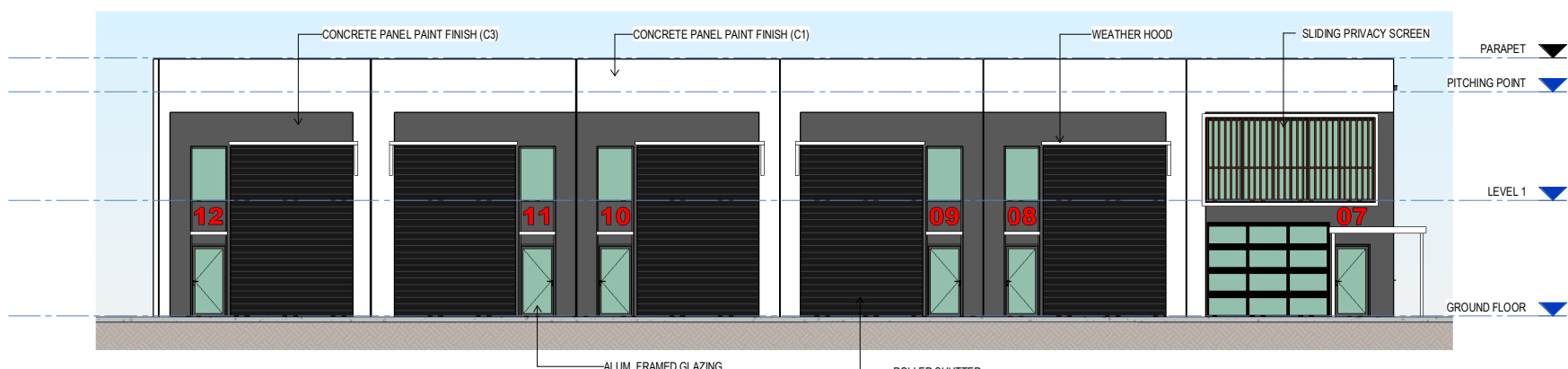
E2 BUILDING A - ELEVATION
SCALE 1:100



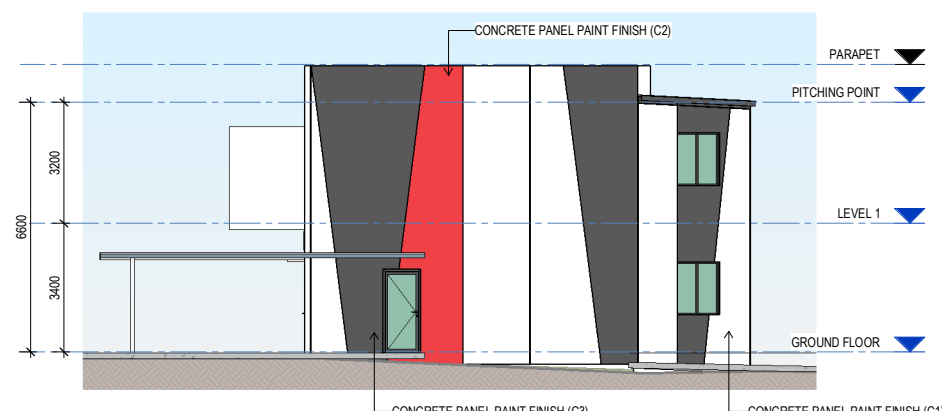
E3 BUILDING A - ELEVATION
SCALE 1:100



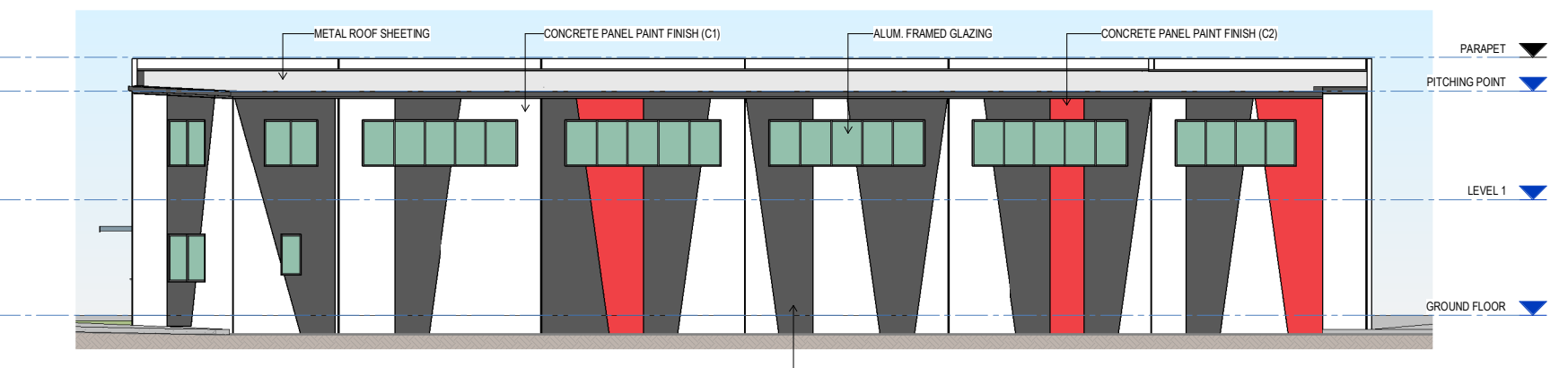
E4 BUILDING A - ELEVATION
SCALE 1:100



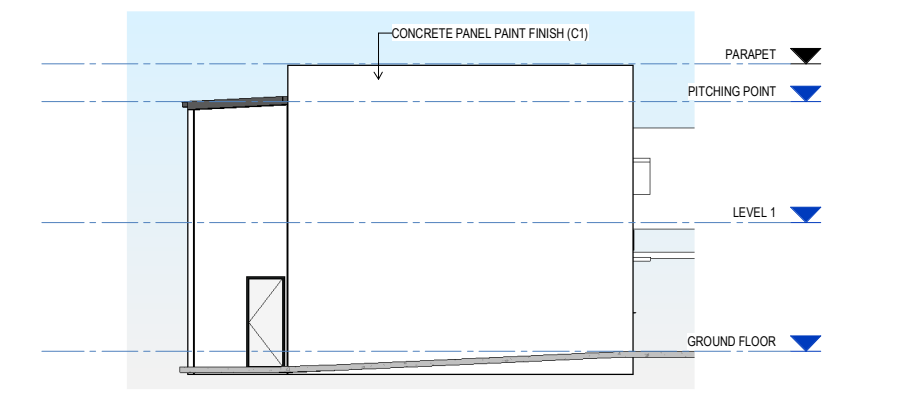
E5 BUILDING B - ELEVATION
SCALE 1:100



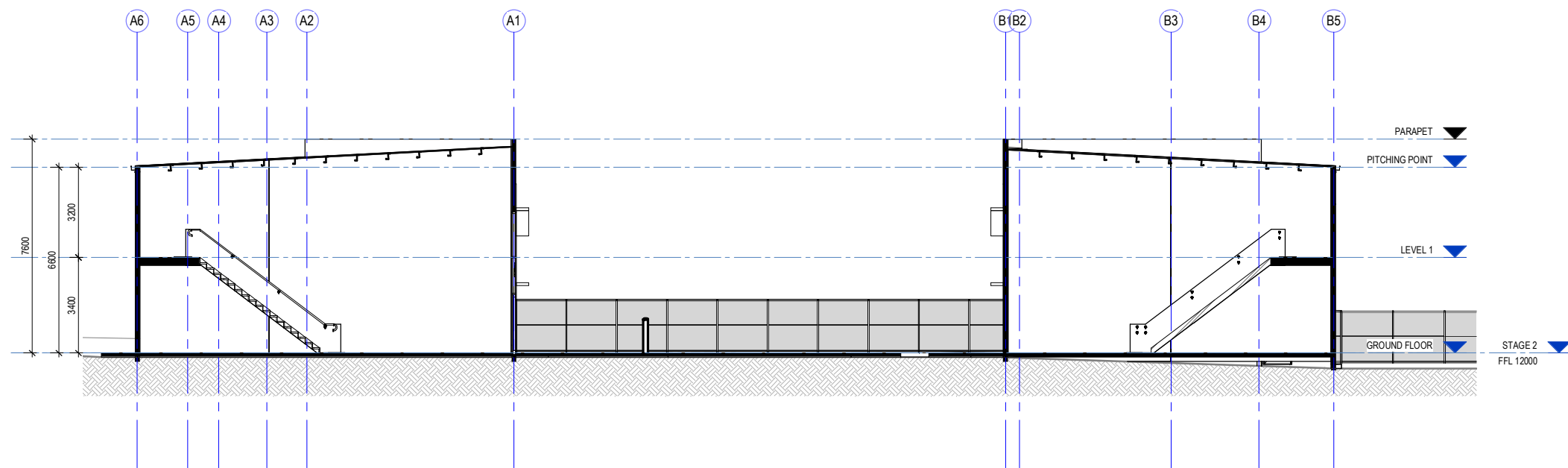
E6 BUILDING B - ELEVATION
SCALE 1:100



E7 BUILDING B - ELEVATION
SCALE 1:100



E8 BUILDING B - ELEVATION
SCALE 1:100



1 BUILDING SECTION
SCALE 1:100