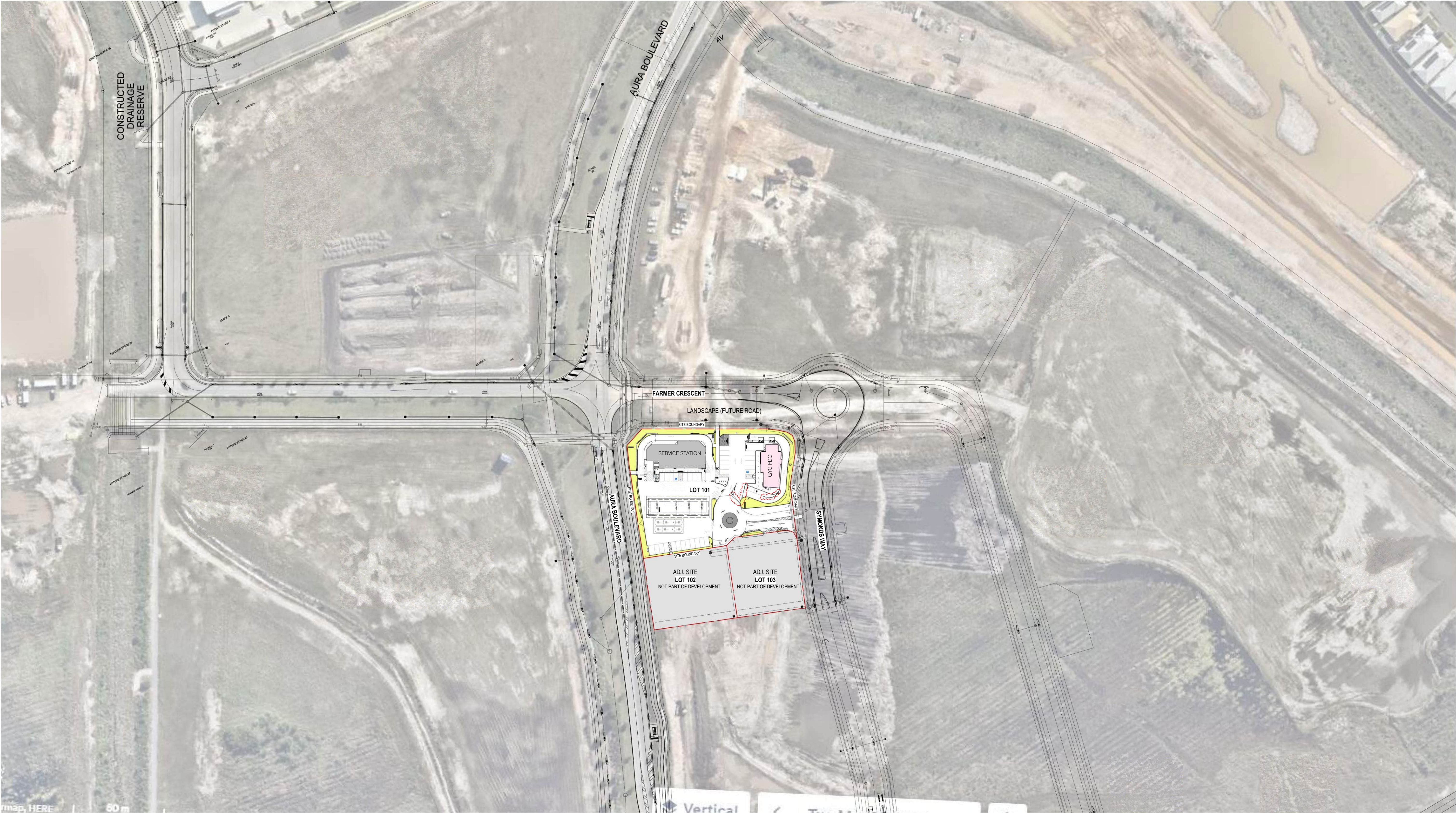


PROPOSED AREA SCHEDULES

TOTAL SITE AREA	5520m ²
TOTAL LANDSCAPE AREA	(13%) 745m ²



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1327/5
Date: 30/5/2024

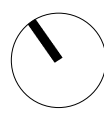

Queensland
Government

Q	27.03.24	TRAFFIC LINE MARKING	MW
F	07.03.24	REVIEW AMENDMENTS	MW
E	27.02.24	AMENDED OR FUSE - GYG TENANCY	MW
D	15.02.24	GUTMAN Y GOMEZ FDO	MW
C	14.08.22	MINOR UPDATE, ADDRESS UPDATED	FKI
B	12.08.22	ON ISSUE	FKI
A	01.08.22	ON ISSUE	FKI

STOCKLAND
LOT 101(PRECINCT 5), AURA BOULEVARD, BARINGA, QLD 4551



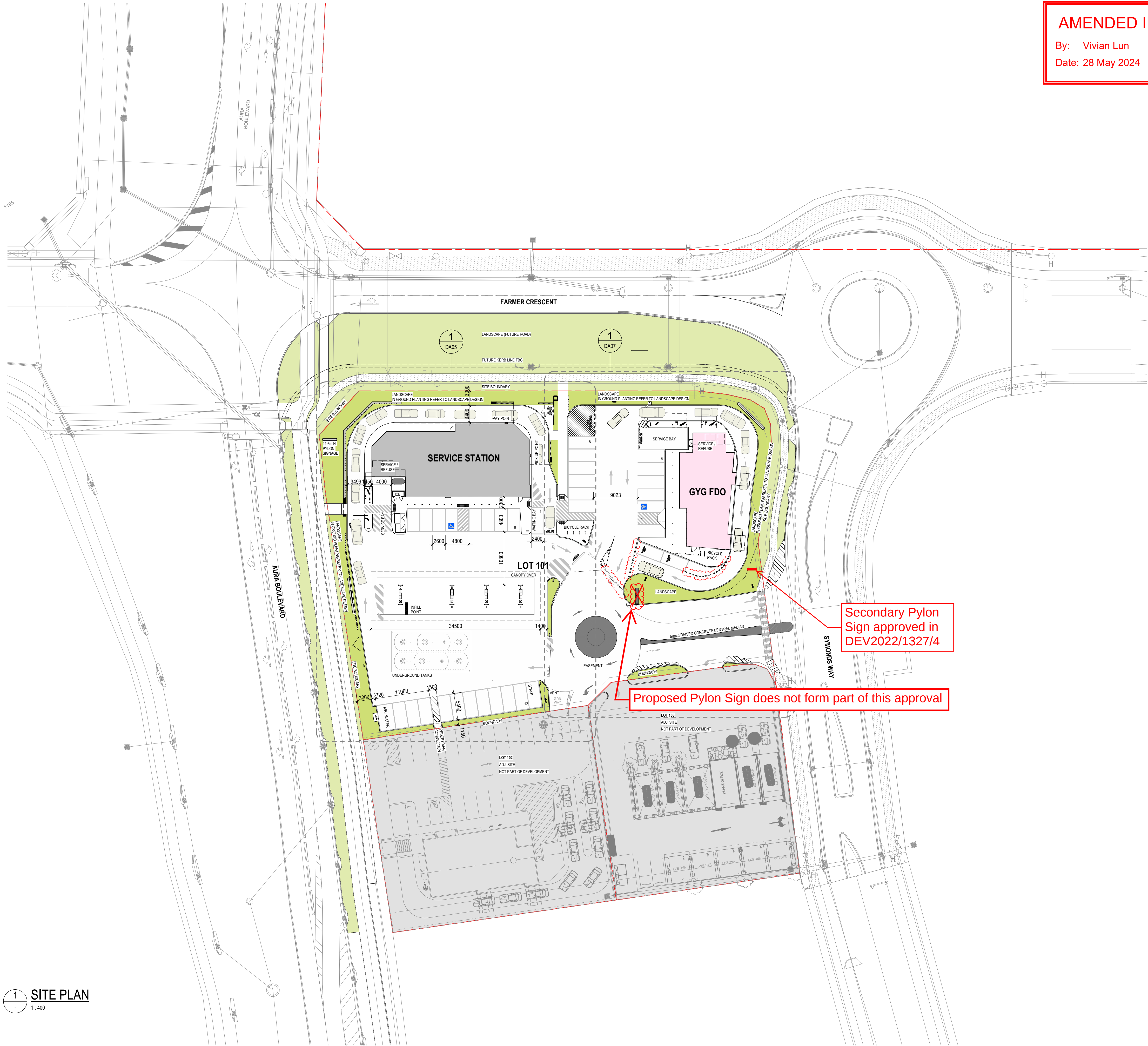
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CONTEXT PLAN
DA

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project 2023-088	drawing no. DA01	issue G
scale @ A1 As indicated	designed FKI	checked



AMENDED IN RED

By: Vivian Lun
Date: 28 May 2024



PROPOSED AREA SCHEDULES

TOTAL SITE AREA		5520m ²
TOTAL LANDSCAPE AREA		(13%) 745m ²
Fast Food Premises	GFA	195m ²
Service Station	GFA	400m ²
TOTAL CARPARK PROVIDED (INC. WAIT BAYS)		CARS 35
		CYCLES 12

PARKING REQUIREMENTS

APPENDIX 0 - APPROVED PLAN OF DEVELOPMENT DEV2013/439

Fast Food Premises	CAR	1 SPACE / 15m ² GFA
	CYCLE	1 EMPLOYEE SPACE / 100m ² GFA + 1 CUSTOMER SPACE / 100m ² GFA
Service Station	CAR	1 SPACE / 20m ² GFA (WHEN INVOLVING SALE OF GOODS)
	CYCLE	1 EMPLOYEE SPACE / 100m ² GFA + 1 CUSTOMER SPACE / 100m ² GFA

***GFA**
The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:
(a) building services, plant and equipment;
(b) access between levels;
(c) a ground floor public lobby;
(d) a mall;
(e) the parking, loading or manoeuvring of motor vehicles;
(f) unenclosed private balconies whether roofed or not.

NOTE:
FINISHED SITE LEVELS SUBJECT TO DETAILED CIVIL ENGINEERING DESIGN

Secondary Pylon Sign approved in DEV2022/1327/4

Proposed Pylon Sign does not form part of this approval

1 SITE PLAN
1:400

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2022/1327/5
Date: 30/5/2024

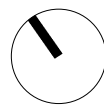


1	27.03.24	TRAFFIC LINE MARKING	MW
2	26.03.24	TRAFFIC & GVS FEEDBACK AMENDMENTS	MW
3	07.03.24	REVIEW AMENDMENTS	MW
4	27.02.24	AMENDED DA ISSUE - GVS TENANCY	MW
5	15.02.24	GUYMAN Y GOMEZ FDO	MW
6	22.02.22	LOW PLASTER WALLS REMOVED	FW
7			

STOCKLAND
LOT 101(PRECINCT 5), AURA BOULEVARD, BARINGA, QLD 4551



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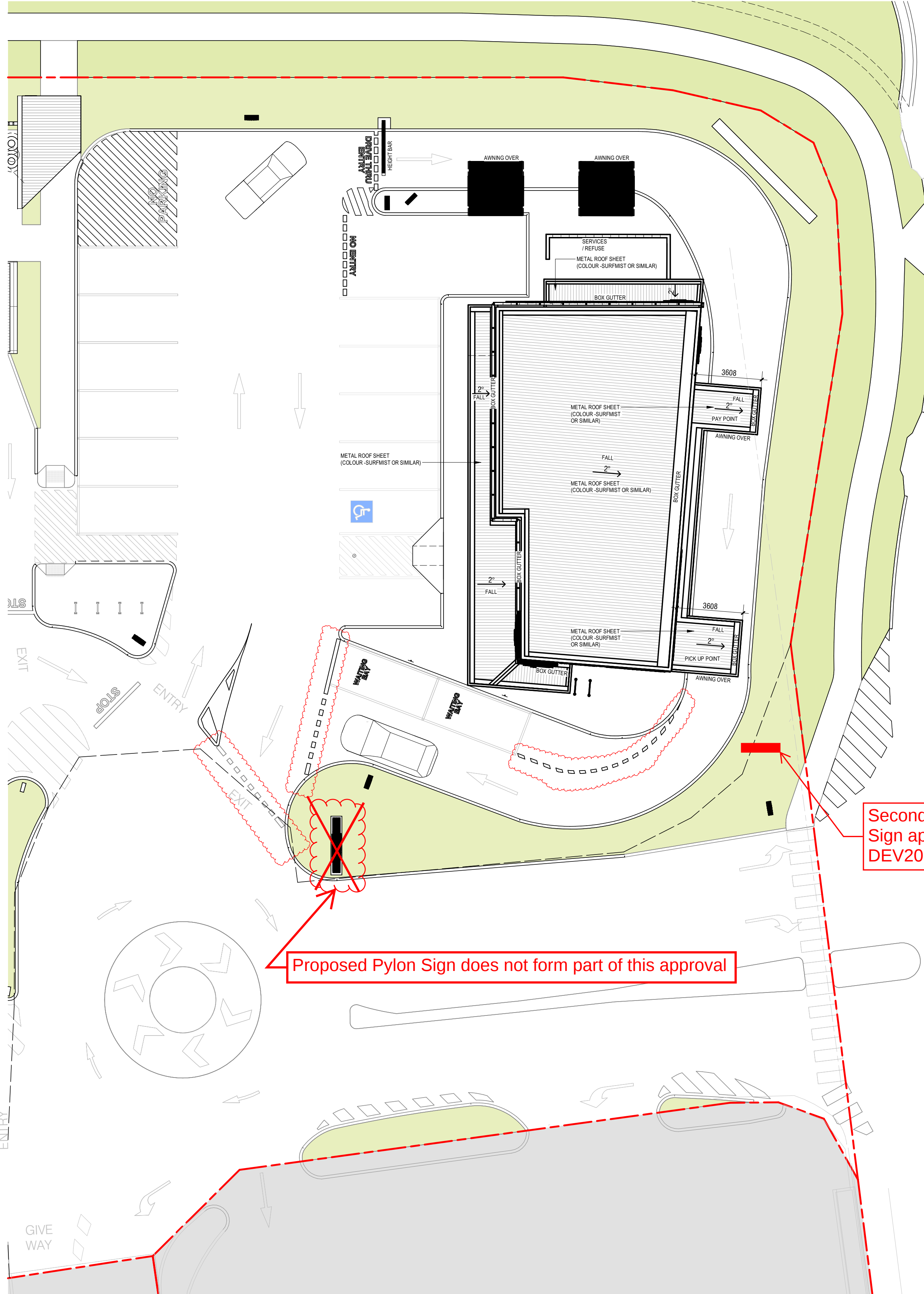
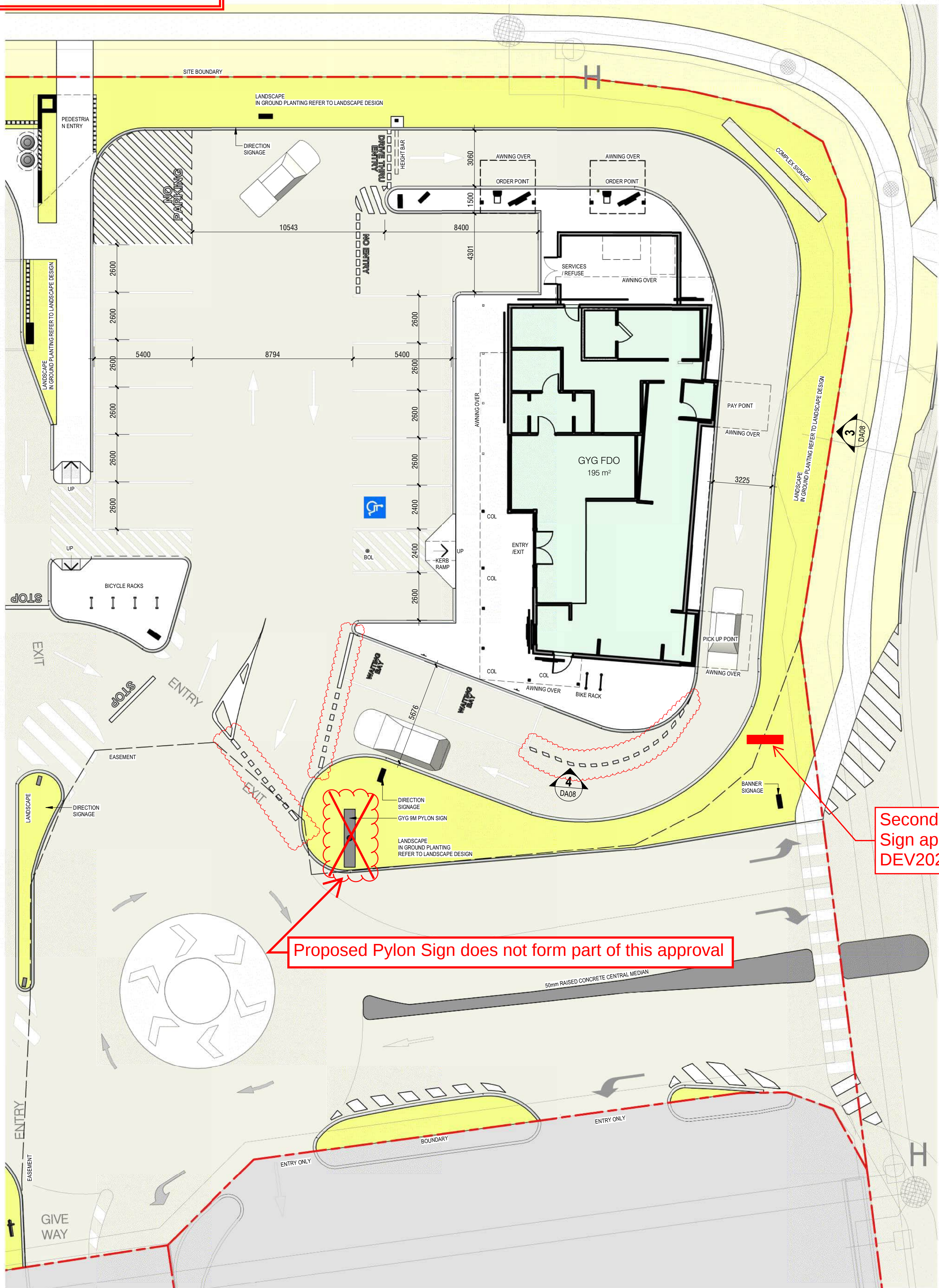
SITE PLAN
DA

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project	drawing no.	issue
2023-088	DA02	1
scale @ A1	designed	checked
As indicated	FKi	

AMENDED IN RED

By: Vivian Lun
Date: 28 May 2024



1 FAST FOOD PLAN
DA02 1:150

2 ROOF PLAN
A5000 1:150

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2022/1327/5
Date: 30/5/2024



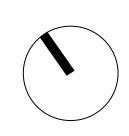
NOTE:
ALL SIGNAGE SHOWN INDICATIVE ONLY.
PLEASE REFER TO SIGNAGE PACKAGE

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2	26.03.24	TRAFFIC & GYG FEEDBACK AMENDMENTS	MW
3	07.03.24	REVISED AMENDMENTS	MW
4	27.02.24	AMENDED DA ISSUE - GYG TENANCY	MW
5	15.02.24	GUYMAN Y GUYMAN FDO	MW
6	23.02.22	LOW PLANTER WALLS REMOVED	FW
7	23.02.22	LOW PLANTER WALLS REMOVED	FW
8	23.02.22	LOW PLANTER WALLS REMOVED	FW

STOCKLAND
LOT 101(PRECINCT 5), AURA BOULEVARD, BARINGA, QLD 4551



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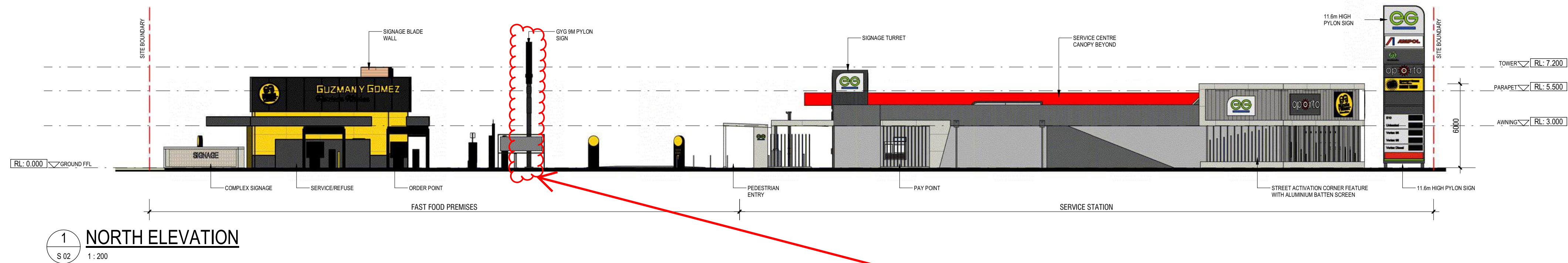
FAST FOOD PLAN, ROOF PLAN
DA

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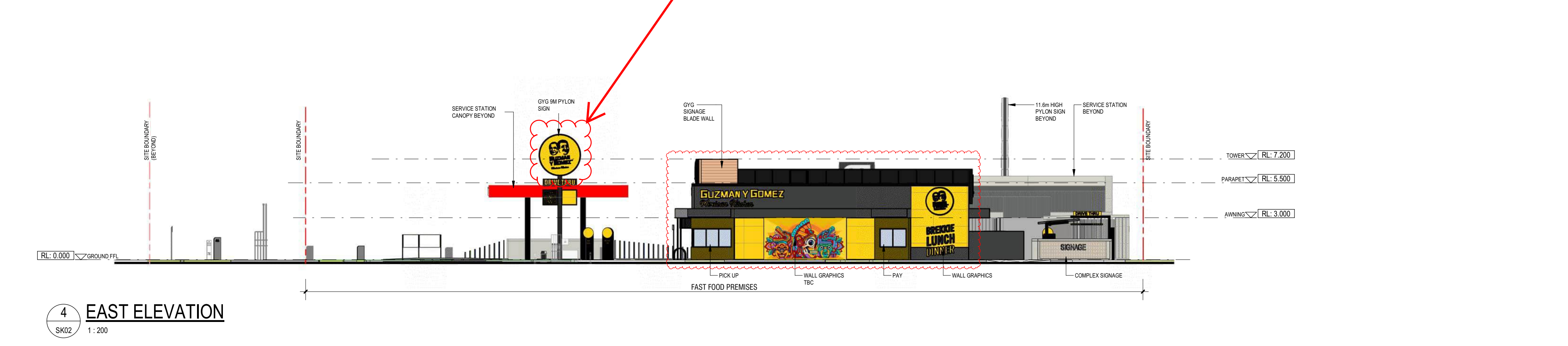
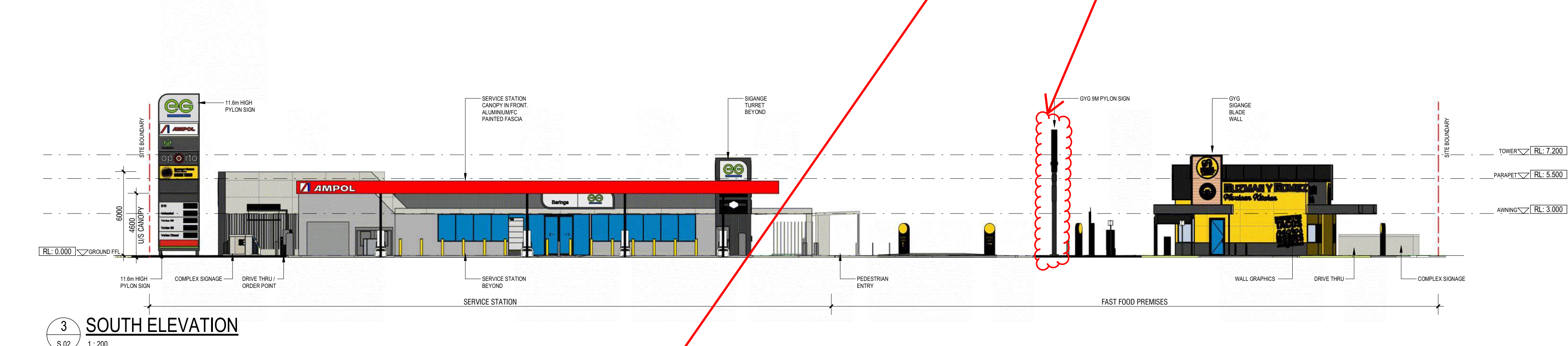
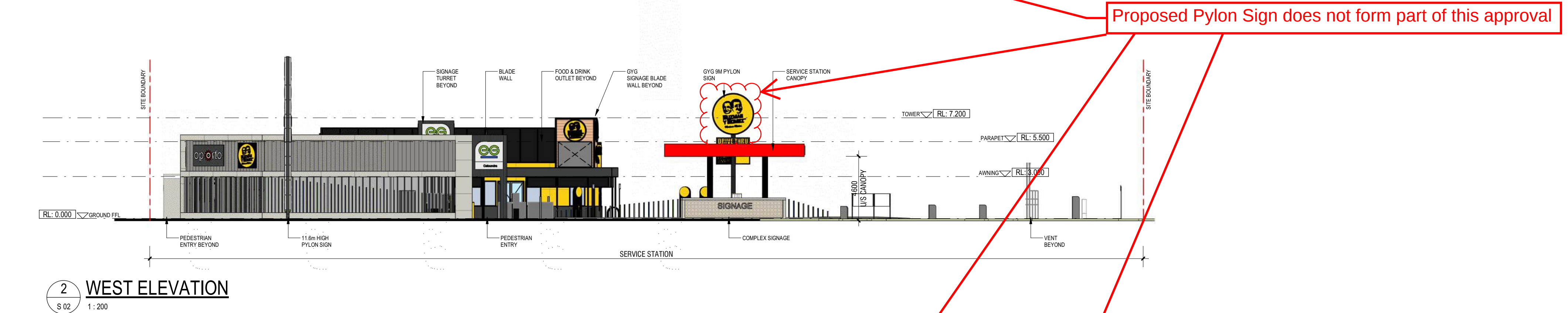
project	2023-088	drawing no.	DA07	issue	1
scale	@ A1	designed	FKi	checked	
As indicated					

AMENDED IN RED

By: Vivian Lun
Date: 28 May 2024



Proposed Pylon Sign does not form part of this approval



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2022/1327/5
Date: 30/5/2024



NOTE: ALL SIGNAGE SHOWN INDICATIVE ONLY. PLEASE REFER TO SIGNAGE PACKAGE

11	24.03.24	TRAFFIC & QV'S FEEDBACK AMENDMENTS	MW
12	07.03.24	REVIEW AMENDMENTS	MW
13	27.02.24	AMENDED OR ISSUE - QV'S TENANCY	MW
14	15.02.24	GUZMAN Y GOMEZ F&O	MW
15	22.01.24	LOW PLANTER WALLS REMOVED	FK
16	14.09.22	MINOR UPDATE, ADDRESS UPDATED	FK
17			

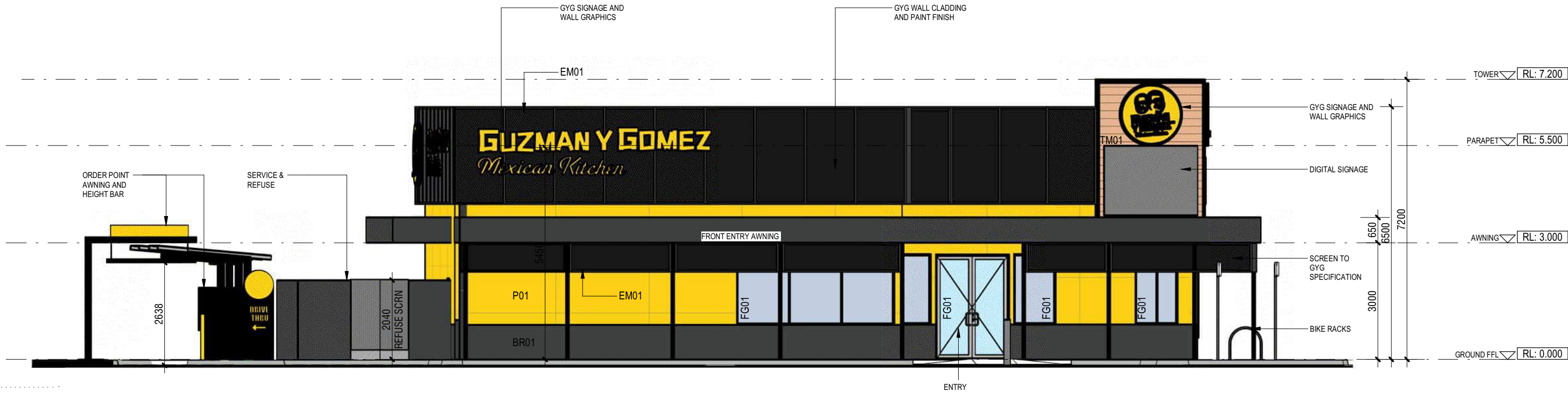
STOCKLAND
LOT 101(PRECINCT 5), AURA BOULEVARD, BARINGA, QLD 4551



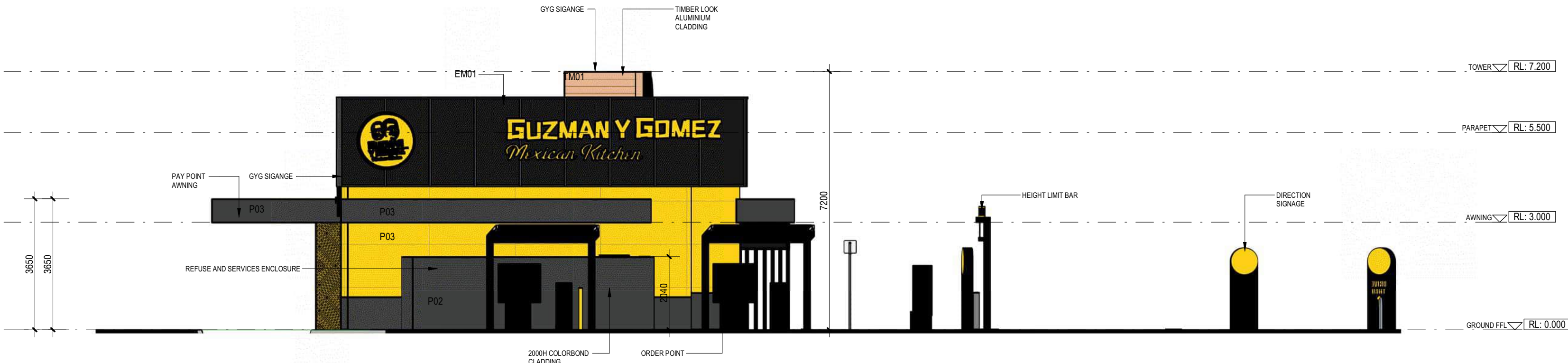
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project	2023-088	drawing no.	DA04	issue	H
scale	@ A1	designed	FKi	checked	
As indicated					

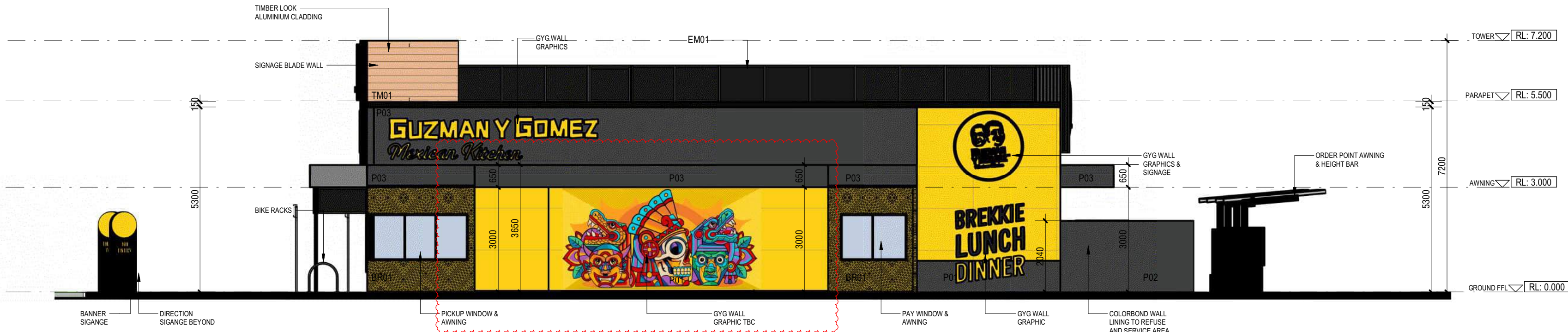
OVERALL ELEVATIONS
DA
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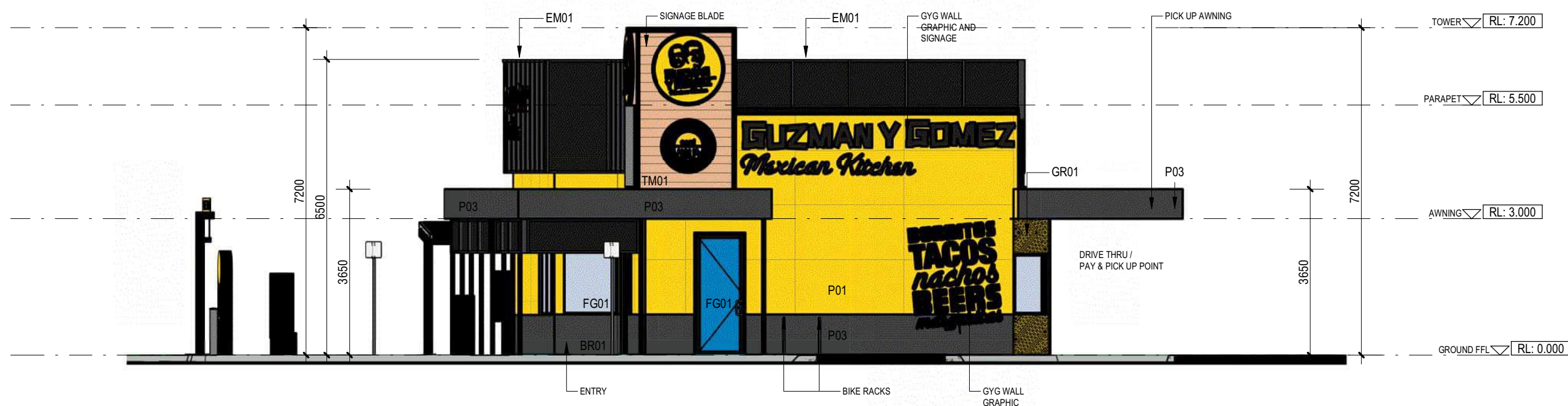
1 FOOD OUTLET WEST ELEVATION
S 02 1:100



2 FASTFOOD NORTH ELEVATION
DA05 1:100



3 FAST FOOD EAST ELEVATION
DA07 1:100



4 FAST FOOD SOUTH ELEVATION
DA07 1:100

GYG EXTERNAL FINISHES SCHEDULE					
CODE	No.	MANUFACTURER	COLOUR	LOCATION	IMAGE
BR	01	BRICK FACINGS - SURFACE STUDIO	RECLAIMED INDUSTRIAL - BROWN MIX	AL FRESCO DINING SILL WALLS & DRIVETHRU BOOTH SILL WALLS	
EM	01	WEBFORGE LOCKER - SUNDO EXPANDED METAL WITH POWDERCOAT FINISH: DULUX DURATEC ZEUS	BLACK	AWNINGS & PARAPET SCREENS	
FG	01	VRIDIAN	NEUTRAL	DOORS & WINDOWS	
GR	01	DULUX	GYG DARK GREY / MONUMENT WITH APPLIED YELLOW DIGITAL PRINT / GRAPHIC (REFER TO SIGNAGE DETAILS)	DRIVETHRU BOOTH WALLS	
MC	01	COLORBOND	MONUMENT	RAINHEADS & DOWNPIPES, PARAPET CAPPING, DRIVETHRU CANOPY CAPPING	
MFC	01	COLORBOND	SHALE GREY	ROOF FLASHINGS WITHIN ROOF WELL (WHERE NOT VISABLE)	
MRS	01	LYSAGHT (KLIPLOK 406 / 700)	ZINCALUME / SHALE GREY	ROOFS	

GYG EXTERNAL FINISHES SCHEDULE					
CODE	No.	MANUFACTURER	COLOUR	LOCATION	IMAGE
MVC	01	LYSAGHT (CUSTOM ORB)	ZINCALUME / SHALE GREY	INTERNAL PARAPET LININGS	
P	01	DULUX WEATHERSHIELD EXTERIOR	GYG YELLOW / SULPHUR - BRIGHT YELLOW	MAIN BUILDING WALLS	
P	02	DULUX WEATHERSHIELD EXTERIOR	GYG BLACK	TRIMS & EXPOSED STEEL FRAMES	
P	03	DULUX WEATHERSHIELD EXTERIOR	GYG DARK GREY / MONUMENT	MAIN BUILDING WALLS	
PC	03	DULUX DURATEC ZEUS	BLACK	WINDOW & DOOR FRAMES	
ST	01	CAESARSTONE 3100 JET BLACK OR SIMILAR APPROVED	BLACK STONE / CORIAN	DRIVETHRU WINDOW SILL	
TM	01	KNOTWOOD 200mm CLADDING BOARD	CHESTNUT	TOWER WALL	

11	24.03.24	TRAFFIC & GYG FEEDBACK AMENDMENTS	MW
12	07.03.24	REVIEW AMENDMENTS	MW
13	27.02.24	AMENDMENTS OR ISSUE - GYG TENANCY	MW
14	15.02.24	GUZMAN Y GOMEZ F&D	MW
15	22.01.22	LOW PLANTER WALLS REMOVED	FK
16	14.08.22	MINOR UPDATES, ADDRESS UPDATED	FK
17	15.08.22	ISSUE / REVIEW	FK

STOCKLAND
LOT 101(PRECINCT 5), AURA BOULEVARD, BARINGA, QLD 4551



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FAST FOOD ELEVATIONS
DA

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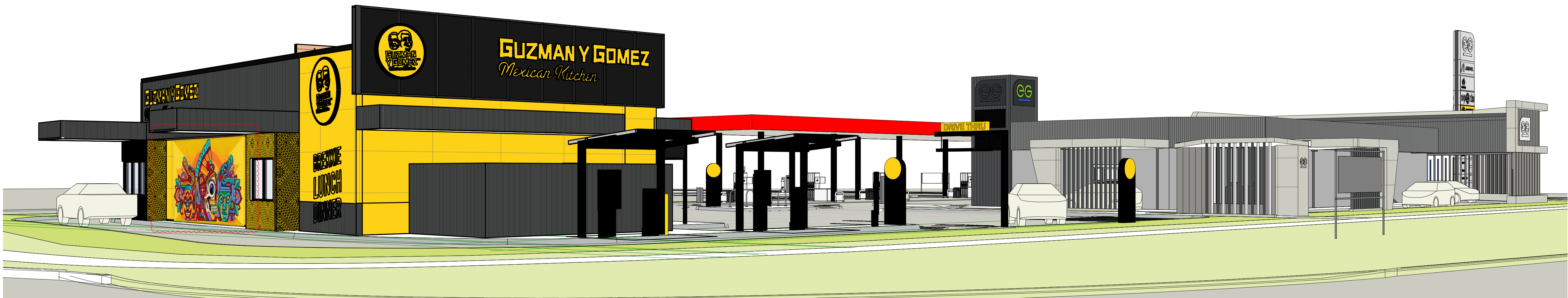
NOTE: ALL SIGNAGE SHOWN INDICATIVE ONLY. PLEASE REFER TO SIGNAGE PACKAGE

project 2023-088
scale @ A1
As indicated
drawing no. DA08
designed FKi
issue H
checked

Proposed Pylon Sign does not form part of this approval



3D VIEW 01



3D VIEW 02

24.03.24	TRAFFIC & CIVIC FEEDBACK AMENDMENTS	MW
07.03.24	REVIEW AMENDMENTS	MW
27.02.24	AMENDED OR ISSUE - CIVIC TENANCY	MW
15.02.24	GUZMAN Y GOMEZ FDO	MW
22.01.22	LOW PLANTER WALLS REMOVED	FKI
09.09.22	3D VIEWS	FKI
09.09.22	ISSUE / revision	by

STOCKLAND
LOT 101(PRECINCT 5), AURA BOULEVARD, BARINGA, QLD 4551



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3D VIEWS - OVERALL
DA

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Date: 30/5/2024



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project 2023-088	drawing no. DA09	issue F
scale @ A1 As indicated	designed FKI	checked



3D VIEW 01



3D VIEW 02



3D VIEW 03



3D VIEW 04

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DEVELOPMENT APPROVAL
Approval no: DEV2022/1327/5
Date: 30/5/2024



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no.	date	issue / revision	by
1	27.02.24	AMENDED DA FOR - CIVIL TENANCY	MW
2	15.02.24	GUZMAN Y GOMEZ FDO	MW
3	22.02.24	LOW PLANTER WALLS REMOVED	FK
4	09.02.24	10 VIEWS	FK

STOCKLAND
LOT 101(PRECINCT 5), AURA BOULEVARD, BARINGA, QLD 4551



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3D VIEWS - SERVICE STATION
DA

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project	drawing no.	issue
2023-088	DA10	D
scale @ A1	designed	checked
1 : 50	FKI	



3D VIEW 01



3D VIEW 02



3D VIEW 03



3D VIEW 04

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Approval no: DEV2022/1327/5
Date: 30/5/2024



NOTE: ALL SIGNAGE SHOWN INDICATIVE ONLY. PLEASE REFER TO SIGNAGE PACKAGE

F	24.03.24	TRAFFIC & CIVIC FEEDBACK AMENDMENTS	MW
E	07.03.24	REVIEW AMENDMENTS	MW
D	27.02.24	AMENDMENTS ON HOUSE - CIVIC TENANCY	MW
C	15.02.24	GUZMAN Y GOMEZ FDD	MW
B	22.01.22	LOW PLANTER WALLS REMOVED	FKI
A	09.09.22	3D VIEWS	FKI
no.	date	ISSUE / revision	by

STOCKLAND

LOT 101(PRECINCT 5), AURA BOULEVARD, BARINGA, QLD 4551

6 WALL GRAPHIC Copy 1 Copy 1

1:500



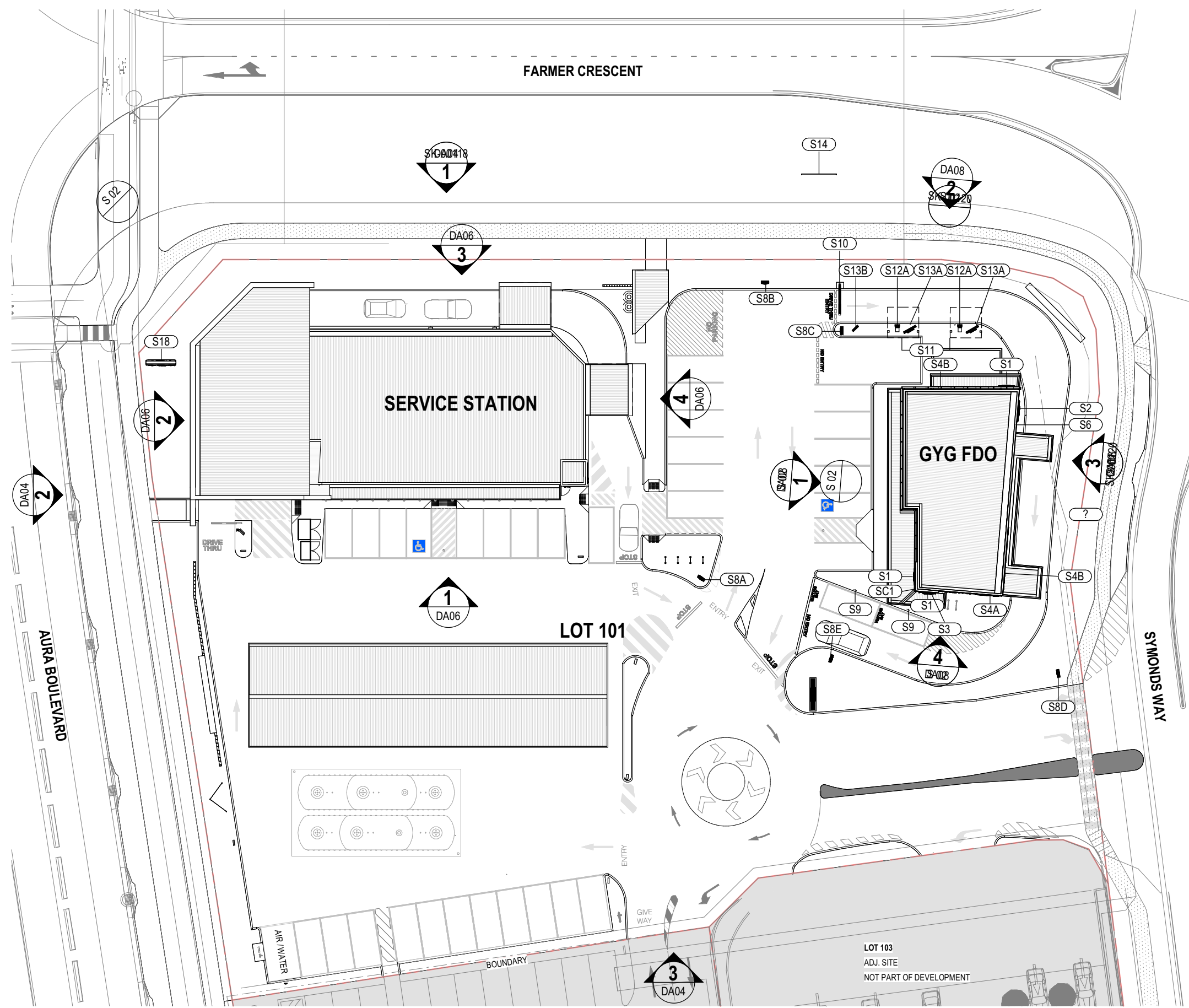
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3D VIEWS - FAST FOOD

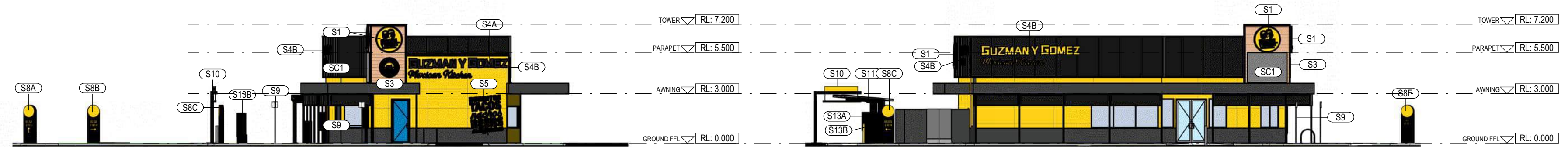
DA

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project	2023-088	drawing no.	DA11	issue	F
scale	@ A1	designed	FKI	checked	
As indicated					



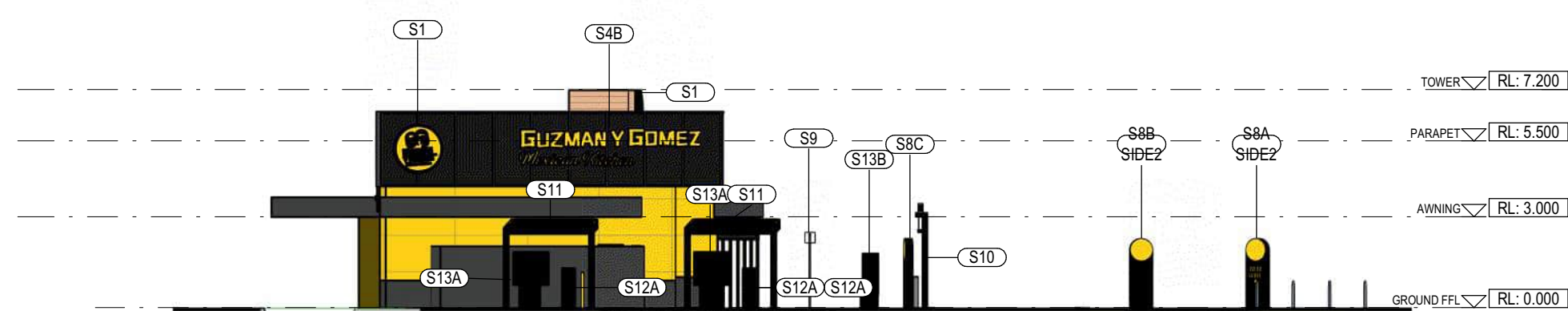
1 SITE PLAN
1:400



2 FAST FOOD SOUTH ELEVATION - SIGNAGE
1:200



3 FOOD OUTLET WEST ELEVATION- SIGNAGE 01
1:200



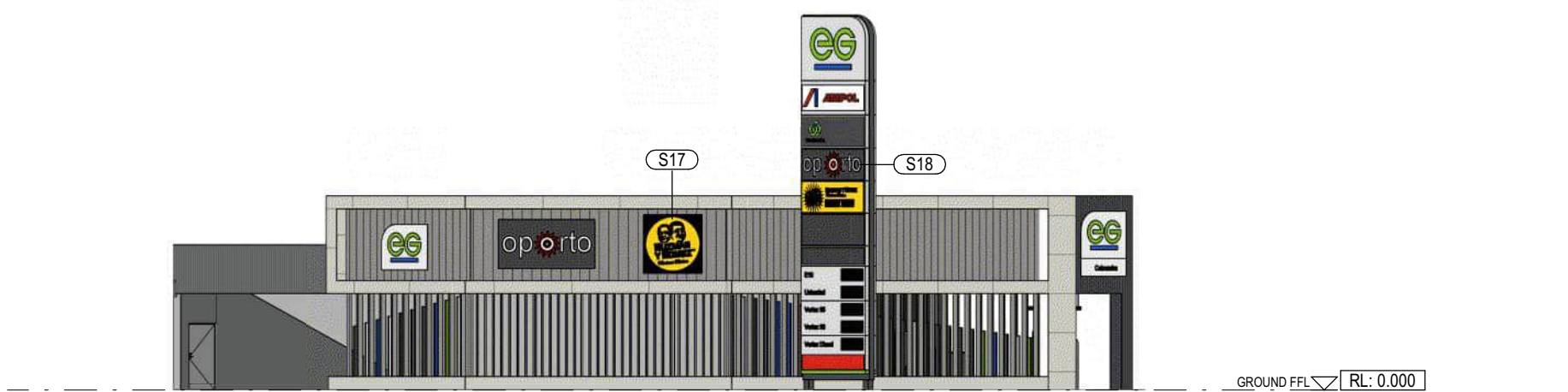
4 FAST FOOD NORTH ELEVATION - SIGNAGE
1:200



5 FAST FOOD EAST ELEVATION - SIGNAGE
1:200



7 FOOD OUTLET WEST ELEVATION- SIGNAGE 02
1:200



6 SITE NORTH ELEVATION - SIGNAGE
1:200

SIGNAGE SCHEDULE				
MARK	COMMENTS	COUNT	SUPPLIER	ILLUMINATED
S1	GYG PYLON SIGN	1	COATES	YES
S2	1.6m DIA WALL SIGN - GYG LOGO	3	COATES	YES
S3	2m DIA WALL SIGN - GYG LOGO	1	COATES	YES
S4A	1.2m DIA WALL SIGN - CAFE HOLA BUTTON	1	COATES	YES
S4B	6.0m WALL SIGN "GUZMAN Y GOMEZ" & "MEXICAN KITCHEN" LETTERING (BLACK)	1	COATES	YES
S4B	6.0m WALL SIGN "GUZMAN Y GOMEZ" & "MEXICAN KITCHEN" LETTERING (YELLOW)	3	COATES	YES
S5	WALL SIGN - PRODUCT LIST	1		NO
S6	WALL SIGN - BREKKIE LUNCH DINNER	1		NO
S8A	GYG DIRECTIONAL TOTEM SIGN - DRIVE THRU- GO STRAIGHT	1	COATES	YES
S8B	GYG DIRECTIONAL TOTEM SIGN - DRIVE THRU- GO STRAIGHT	1	COATES	YES
S8B	GYG DIRECTIONAL TOTEM SIGN - DRIVE THRU- RIGHT	1	COATES	YES
S8B SIDE2	GYG DIRECTIONAL TOTEM SIGN - DRIVE THRU - BLANK	1	COATES	YES
S8C	GYG DIRECTIONAL TOTEM SIGN - DRIVE THRU - LEFT	1	COATES	YES
S8C SIDE2	GYG DIRECTIONAL TOTEM SIGN - DRIVE THRU - BLANK	1	COATES	YES
S8D	DIRECTIONAL TOTEM SIGN - THANKS / NO ENTRY	1	COATES	YES
S8E	DIRECTIONAL TOTEM SIGN - THANKS / NO ENTRY	1	COATES	YES
S9	WAITING BAY POSTS	2		NO
S10	HEIGHT CLEARANCE GANTRY (FIXED/RETRACTABLE)	1	COATES	YES
S11	ORDER POINT CANOPY	2	COATES	YES
S12A	CUSTOMER ORDER POINT - ORDER HERE GRAPHIC	2	COATES	YES
S13A	DOUBLE DIGITAL MENUBOARD	2	COATES	YES
S13B	SINGLE DIGITAL PRE-SELL MENUBOARD	1	COATES	YES
S14	GYG BREAKFAST BANNER	1	COATES	NO
S17	1.8x1.8 M WALL SIGN - GYG LOGO-BLACK BACKGROUND	1	COATES	YES
S18	SHARED PYLON SIGNAGE - RECTANGULAR FORMAT	1	COATES	YES
S19	GYG APP & DELIVERY PICK UP SIGN	1	COATES	YES
SC1	GYG DIGITAL SCREEN 2400X1800	1	COATES	YES



S1 - ILLUMINATED DISC SIGNAGE DIA 1.6M

S2 - ILLUMINATED DISC SIGNAGE DIA 2M



S3 - CAFE HOLA ILLUMINATED SIGNAGE

S17 - ILLUMINATED DISC SIGNAGE SQUARE

GYG BUILDING SIGNAGE DETAILS
1:20

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL
Approval no: DEV2022/1327/5
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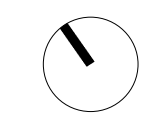
no.	date	issue / revision	by
1	26/03/24	TRAFFIC & GYG FEEDBACK AMENDMENTS	MW
2	07/03/24	REVIEW AMENDMENTS	MW
3	27/02/24	AMENDED DA ISSUE - GYG TENANCY	MW
4	20/02/24	GYG SIGNAGE PRELIMINARY	MW

STOCKLAND

LOT 101(PRECINCT 5), AURA BOULEVARD, BARINGA, QLD 4551



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FAST FOOD SIGNAGE

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project
2023-088

scale @ A1
As indicated

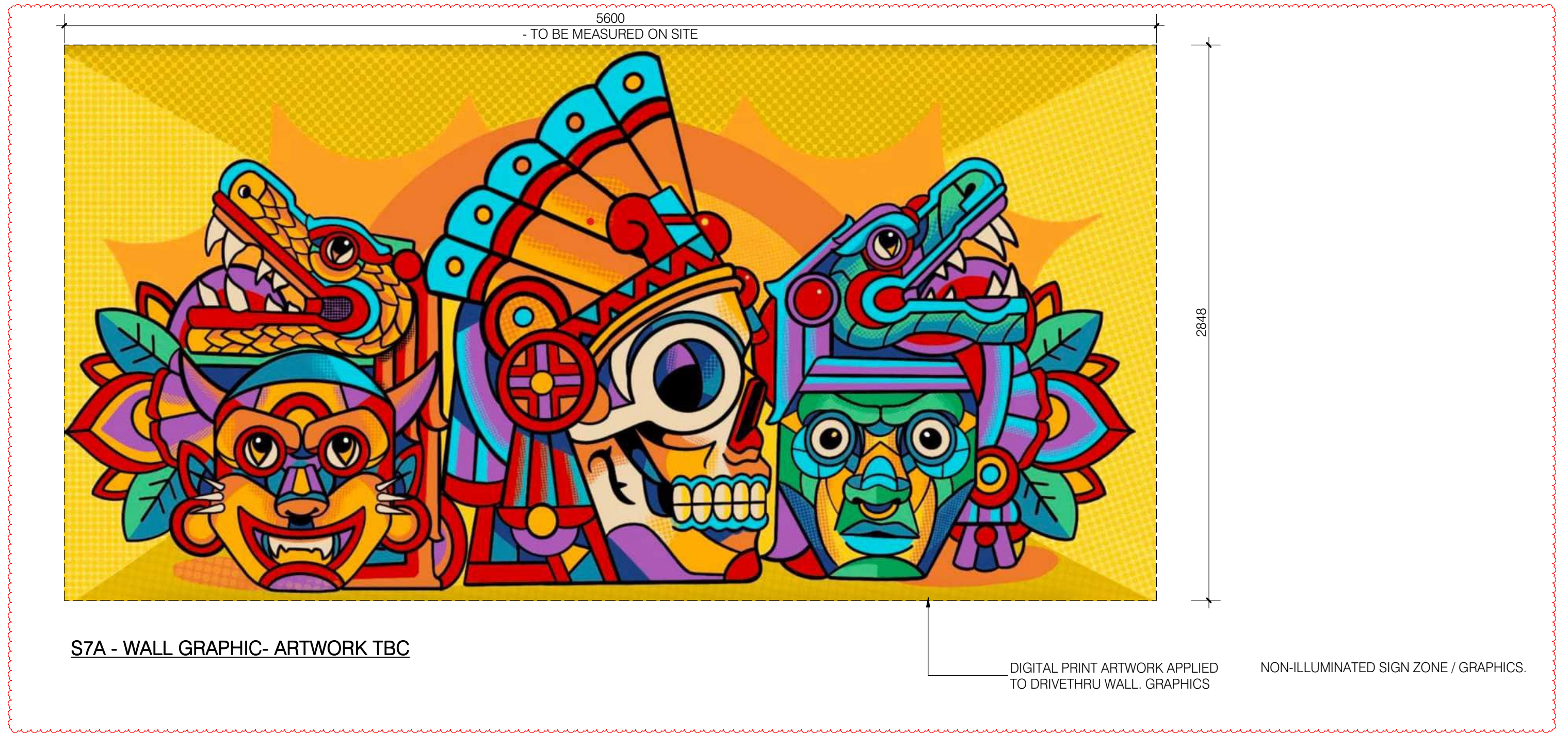
drawing no.
S 02
designed
FKi
issue
D
checked



S4A - ENTRY SIGNAGE - BLACK



S4B - ENTRY SIGNAGE - YELLOW



S7A - WALL GRAPHIC- ARTWORK TBC

DIGITAL PRINT ARTWORK APPLIED TO DRIVETHRU WALL GRAPHICS

NON-ILLUMINATED SIGN ZONE / GRAPHICS.



S5 - GYG WALL GRAPHIC- PRODUCT LIST



S6 - GYG WALL GRAPHIC- BREAKIE LUNCH DINNER



S18 - SHARED PYLON SIGNAGE - RECTANGULAR FORMAT



S19 - DELIVERY PICK UP ILLUMINATED LIGHT BOX SIGN

GYG BUILDING SIGNAGE DETAILS

1 : 20

no.	date	issue / revision	by
1	20/03/24	TRAFFIC & GYG FEEDBACK AMENDMENTS	MW
2	07/03/24	REVIEW AMENDMENTS	MW
3	27/03/24	AMENDED DA ISSUE - GYG TENANCY	MW
4	20/03/24	GYG SIGNAGE PRELIMINARY	MW

STOCKLAND

LOT 101(PRECINCT 5), AURA BOULEVARD, BARINGA, QLD 4551



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FAST FOOD SIGNAGE

DA

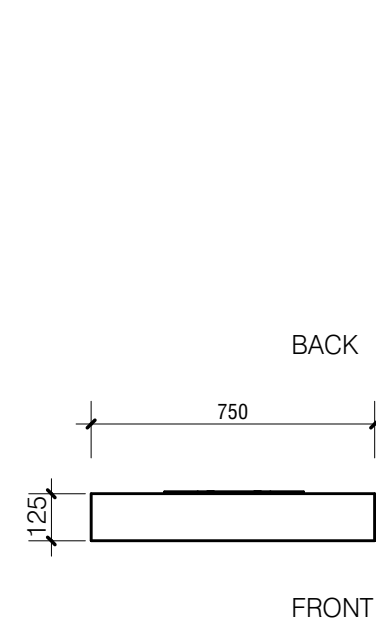
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project 2023-088 scale B A1 1 : 20

drawing no.	issue
S 03	D
designed FKl	checked

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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Date: 30/5/2024





TYPICAL DIRECTIONAL SIGNS PLAN



S8A ELEVATION



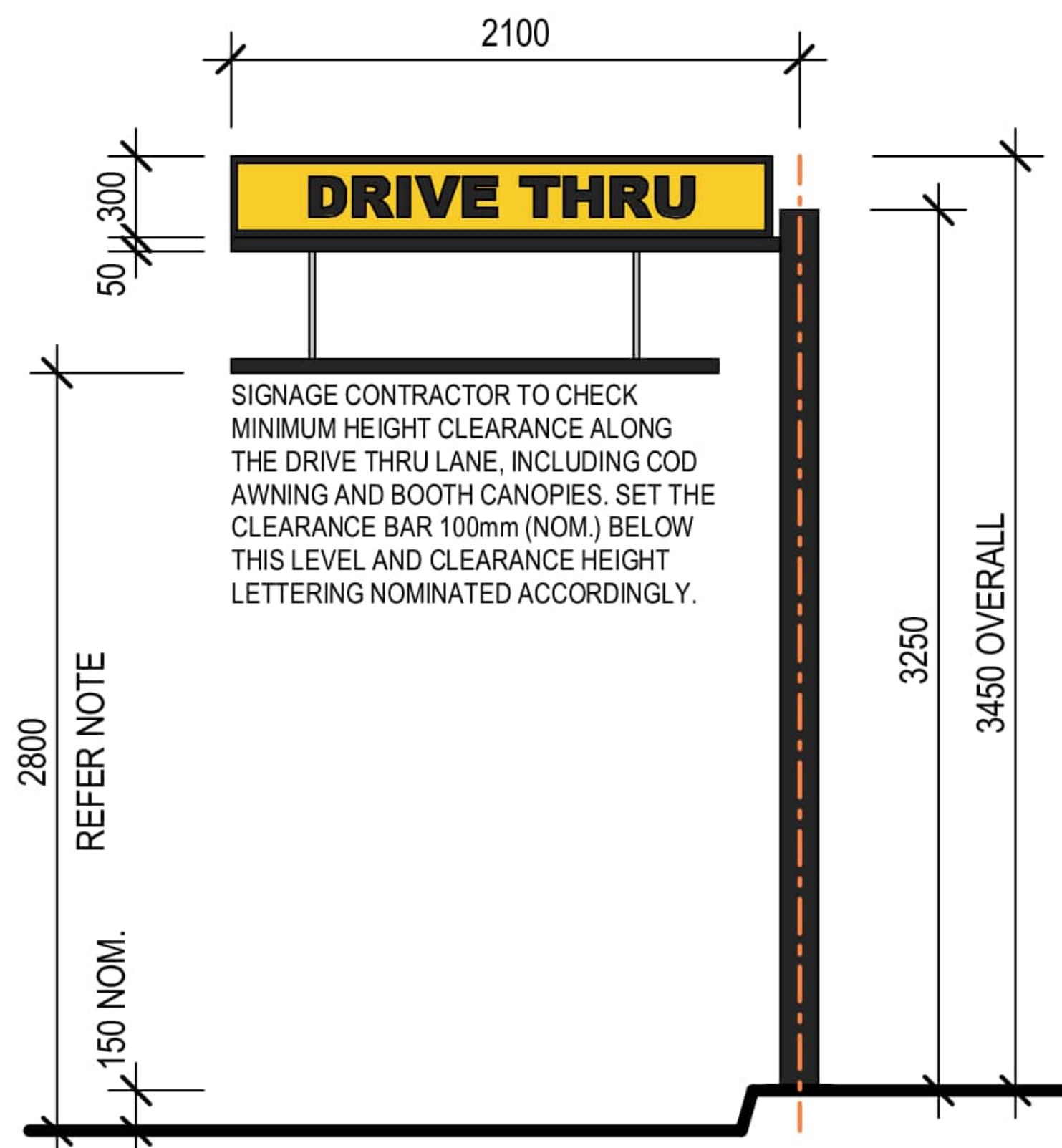
S8B ELEVATION



S8C ELEVATION

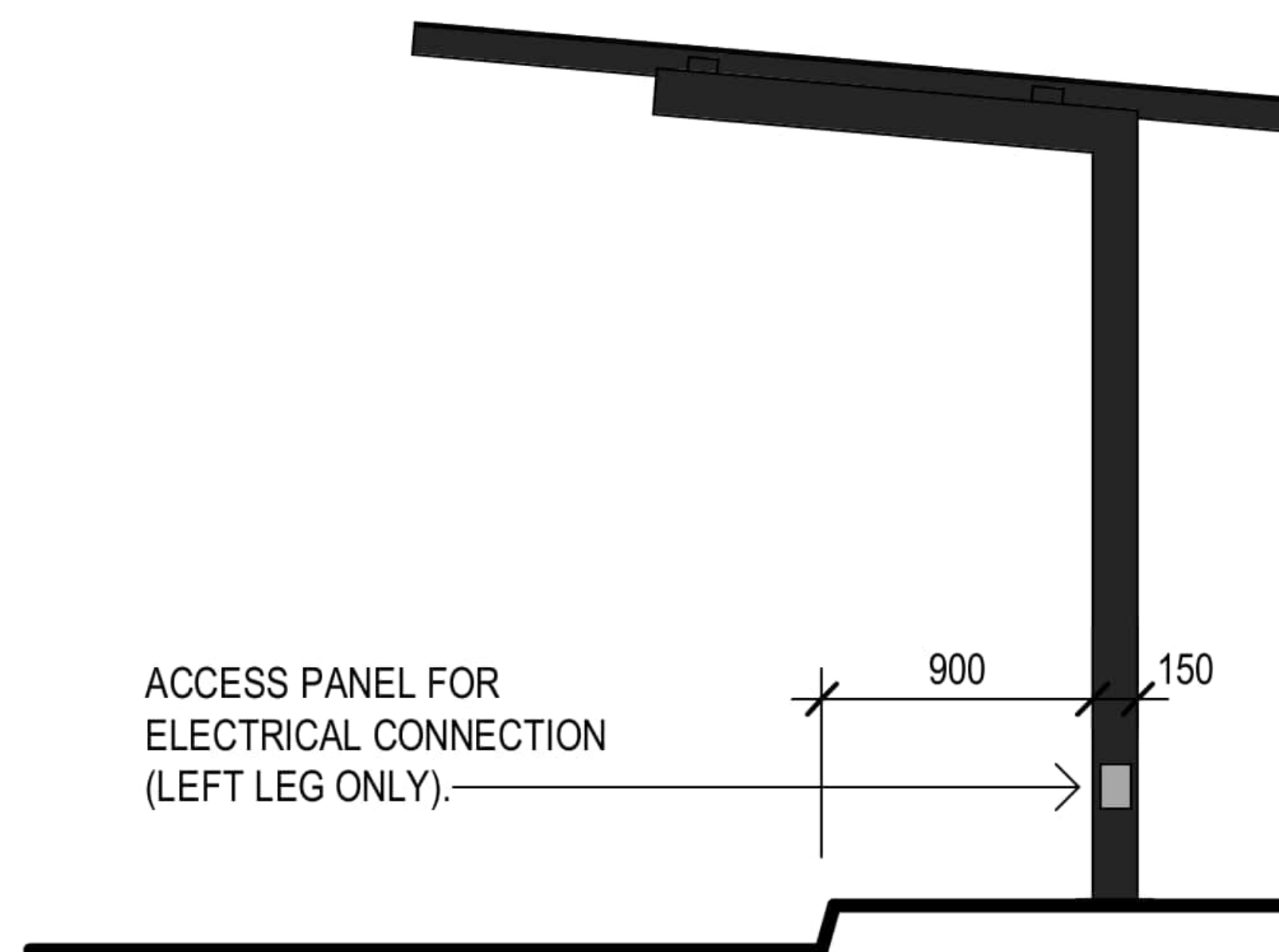


S8D & S8E ELEVATION



S10 - GYG HEIGHT CLEARANCE GANTRY

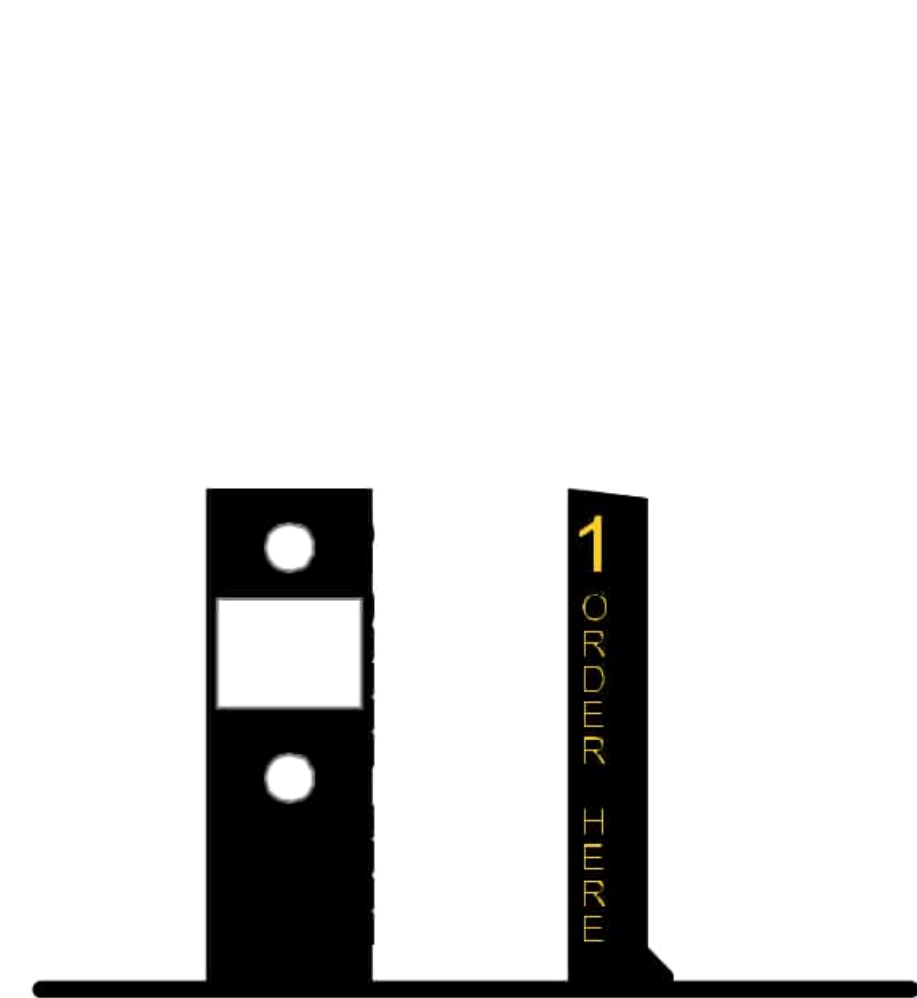
NOTE: OPTIONAL OPERABLE GANTRY.
REFER TO SITE PLAN.



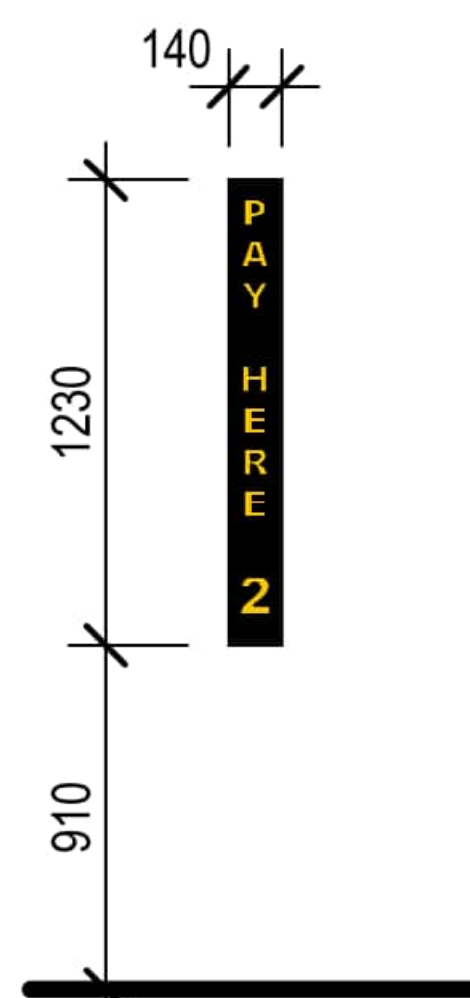
S11 - GYG ORDER POINT CANOPY



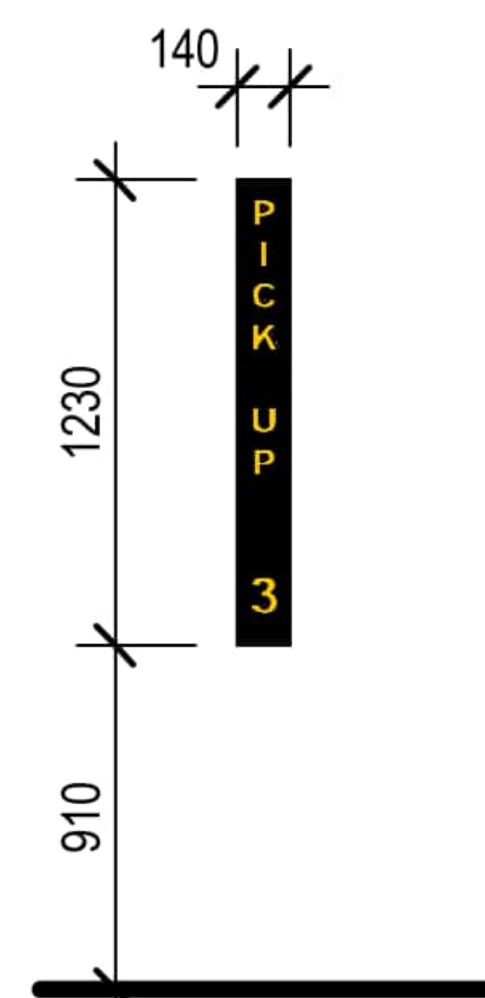
S9J - GYG WAITING BAY



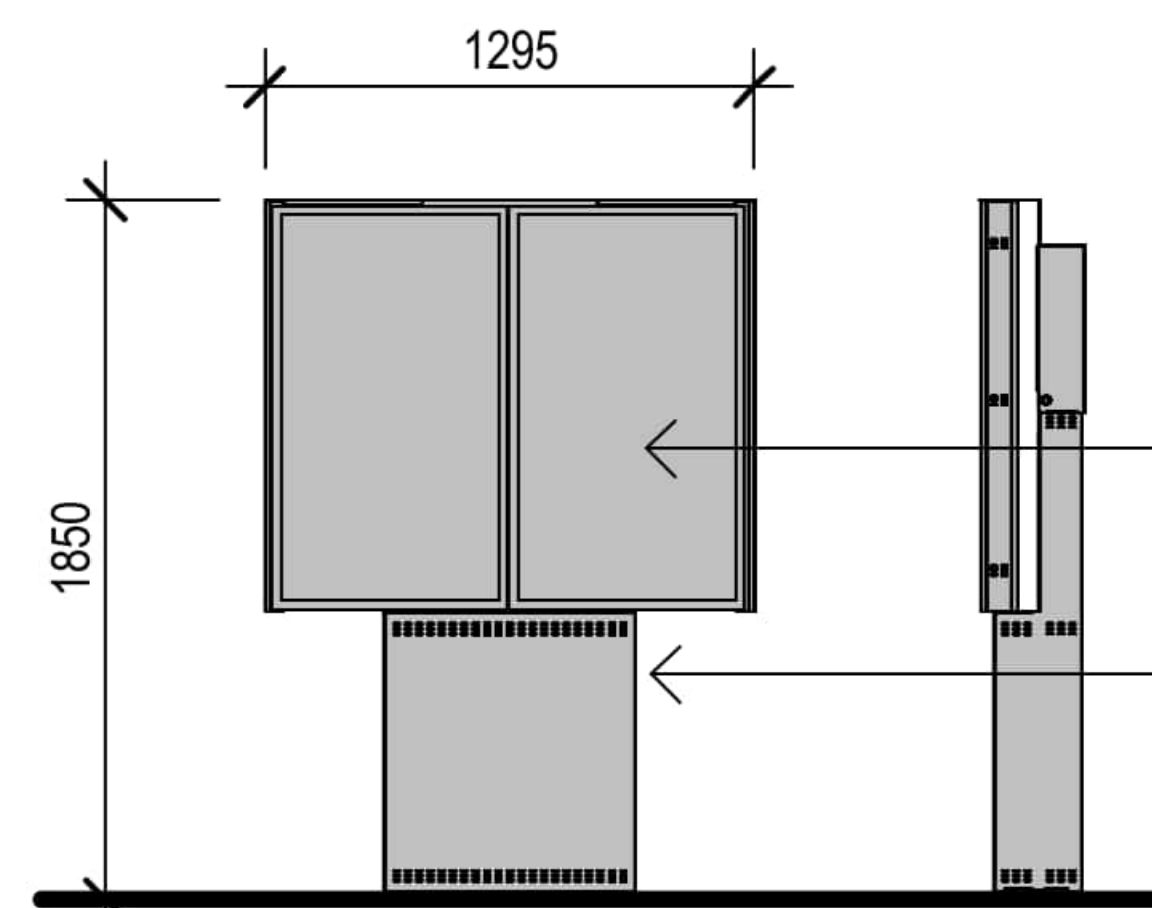
S12A - CUSTOMER ORDER POINT



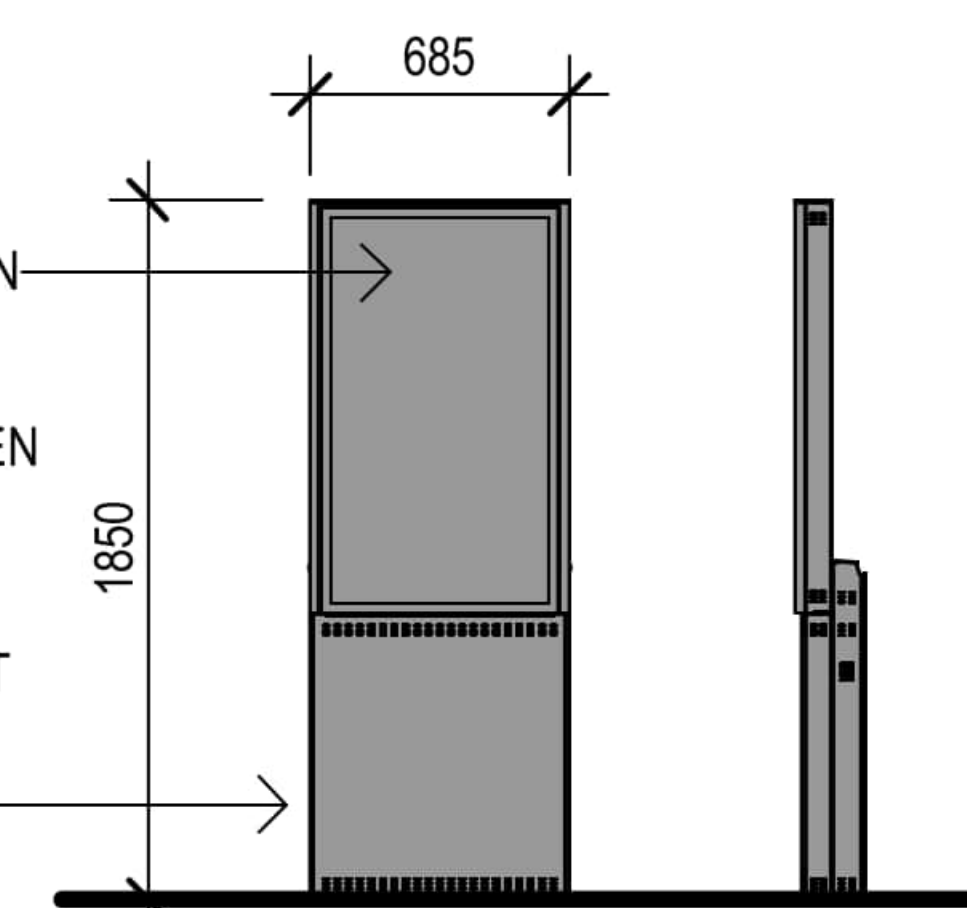
S12B - CASHIER



S12C - SERVERY



S13A - DIGITAL MENUBOARD



S13B - DIGITAL PRESELL

GYG SIGNAGE DETAILS - SITE

no.	date	issue / revision	by
C	07/03/24	REVIEW AMENDMENTS	MW
B	27/03/24	AMENDED DA ISSUE - GYG TENANCY	MW
A	20/03/24	GYG SIGNAGE PRELIMINARY	MW

STOCKLAND

LOT 101(PRECINCT 5), AURA BOULEVARD, BARINGA, QLD 4551



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FAST FOOD SIGNAGE

DA

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project 2023-088

scale B A1

1 : 20

drawing no. S 04

designed FKl

issue C

checked

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1327/5

Date: 30/5/2024



AMENDED IN RED

By: Vivian Lun
Date: 28 May 2024

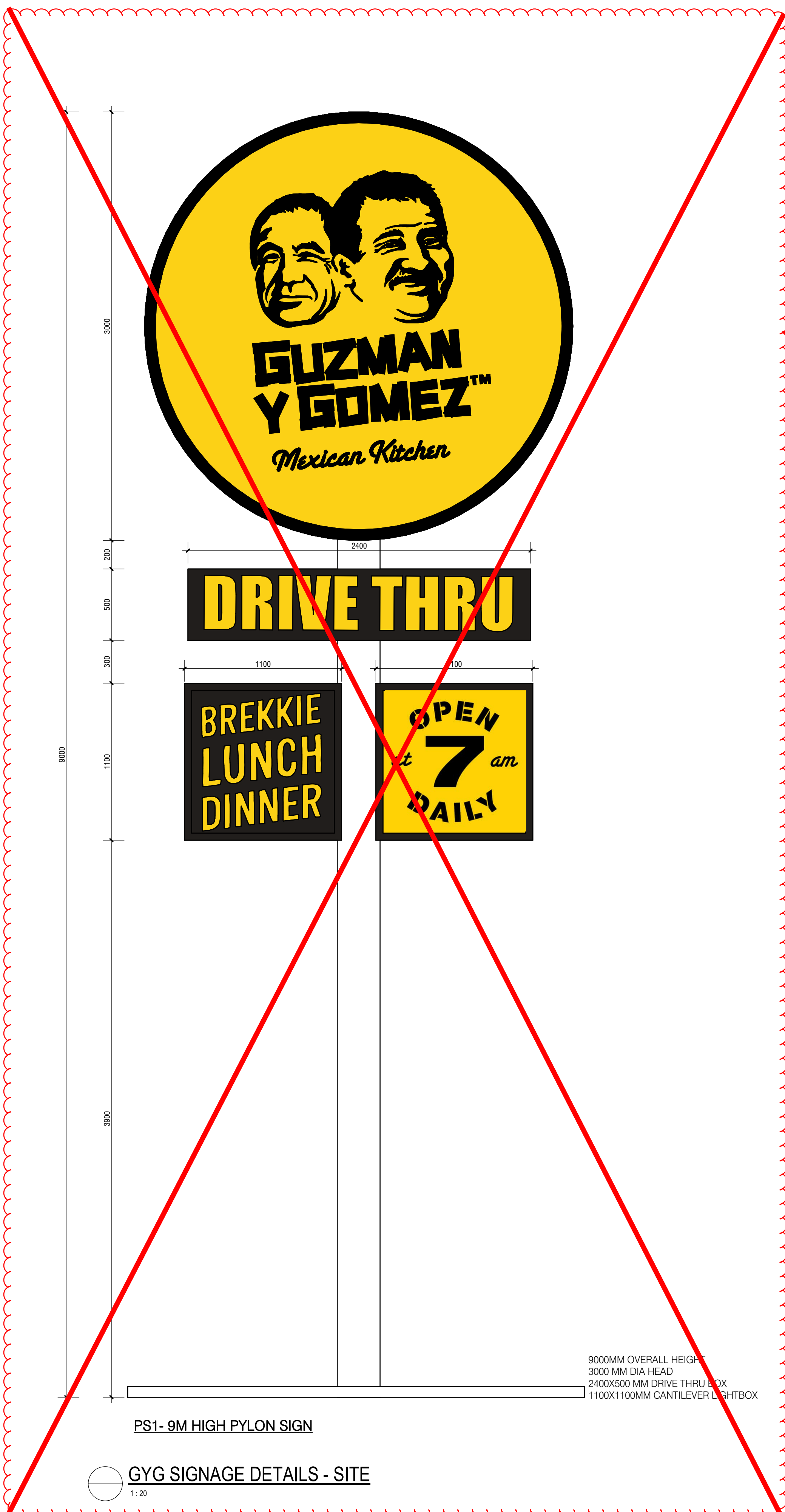


Proposed Pylon Sign does not form part of this approval



S14- BREAKFAST BANNER

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2022/1327/5
Date: 30/5/2024



PS1- 9M HIGH PYLON SIGN

GYG SIGNAGE DETAILS - SITE
1 : 20

no.	date	issue / revision	by
C	07.03.24	REVIEW AMENDMENTS	MW
B	27.02.24	AMENDED DA ISSUE - DVS TENANCY	MW
A	20.02.24	DVS SIGNAGE PRELIMINARY	MW

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project	drawing no.	issue
2023-088	S 05	C
scale B A1	designed	checked
1 : 20	FKi	