

OCEANVIEW HELICOPTERS

GUYKAT AVIATION FACILITY

SUNSHINE COAST AIRPORT, MARCOOLA, QLD 4564



DA SHEET LIST	
SHEET NUMBER	SHEET NAME
AR-DA-0100	SITE PLAN
AR-DA-0000	COVER SHEET
AR-DA-1000	GA PLAN-LEVEL 00
AR-DA-1001	GA PLAN LEVEL 01
AR-DA-1003	GA PLAN- ROOF
AR-DA-2000	BUILDING ELEVATIONS
AR-DA-2001	BUILDING ELEVATION
AR-DA-2100	BUILDING SECTION

DEVELOPMENT STATISTICS:

LOT #:

WARD:

TITLE AREA: 3075 m²

PROJECT ADDRESS: SUNSHINE COAST AIRPORT, MARCOOLA, QLD 4564

TOTAL GROSS FLOOR AREA (GFA):

SITE COVER:

BUILDING USE CLASSIFICATION:

CLASSIFICATION: CLASS 5: OFFICE
CLASS 8: HANGER/WORKSHOP

RISE IN STOREY: 2

EFFECTIVE HEIGHT: 13M

CONSTRUCTION TYPE: C



NOTES:				
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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHECK	DATE

PLANS AND DOCUMENTS referred to in the POA DEVELOPMENT APPROVAL

Approval no: DEV-2026-SCA-5200

Date: 2 October 2026

AMENDED IN RED

By: Tiana Hill

Date: 30 September 2026

STATUS

FOR REVIEW

0m 1 2 3 4 5

NORTH

SUNSHINE COAST
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ssd@modedesign.com.au
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CLIENT

GUYKAT INVESTMENTS PTY LTD

PROJECT TITLE

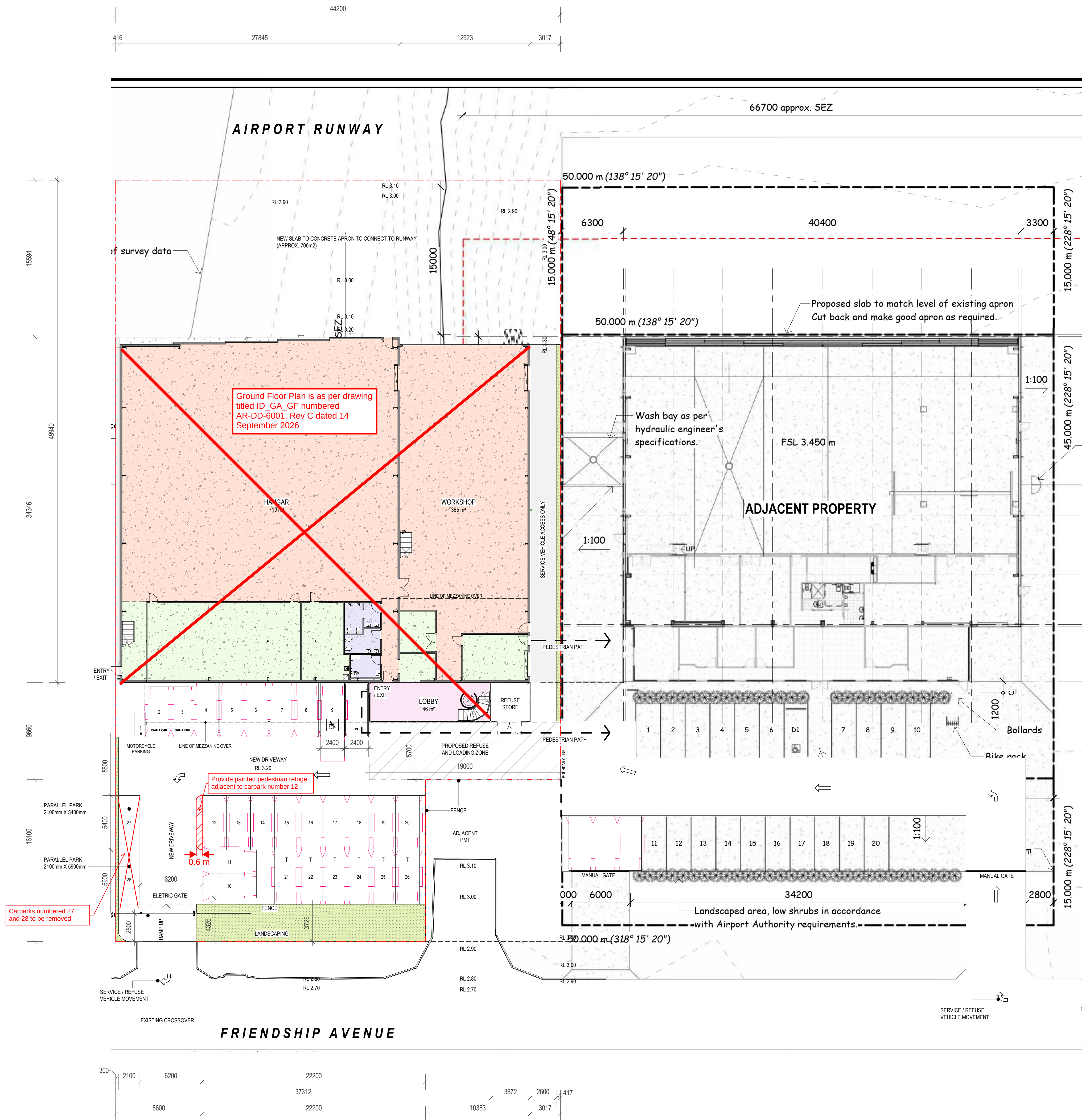
GUYKAT AVIATION FACILITY

SUNSHINE COAST AIRPORT, MARCOOLA, QLD 4564

DRAWING TITLE

COVER SHEET

DRAWN		CHECKED	
Author		Checker	
ISSUE		SCALE @ A1	
21/07/2026 5:25:00 PM		NTS	
PROJECT NUMBER	STAGE	DRAWING NUMBER	REVISION
24341	DA	AR- DA-0000	



AMENDMENTS				
REV	DESCRIPTION	AUTH	CHECK	DATE

- NOTES :
- CIVIL OR TRAFFIC ENGINEER TO CONFIRM ALL PARKING SPACES
 - CIVIL TO CONIRM SWEEP PATHS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-SCA-5200
Date: 2 October 2026



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PROJECT TITLE
GUYKAT AVIATION FACILITY

SUNSHINE COAST AIRPORT, MARCOOLA, QLD 4564

DRAWING TITLE
SITE PLAN adjacent property overlay

DRAWN		CHECKED	
GJ		MC	
ISSUE		SCALE @ A1	
28/07/2026 11:39:17 AM		1 : 200	
PROJECT NUMBER	STAGE	DRAWING NUMBER	REVISION
24341	DA	AR-SK-0100	

AMENDED IN RED

By: Tiana Hill
Date: 15 September 2026



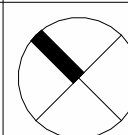


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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHECK	DATE
A	1D ISSUE	HB	MC	07.08.2026
B	70% FOR REVIEW	HB	CR	07.09.2026

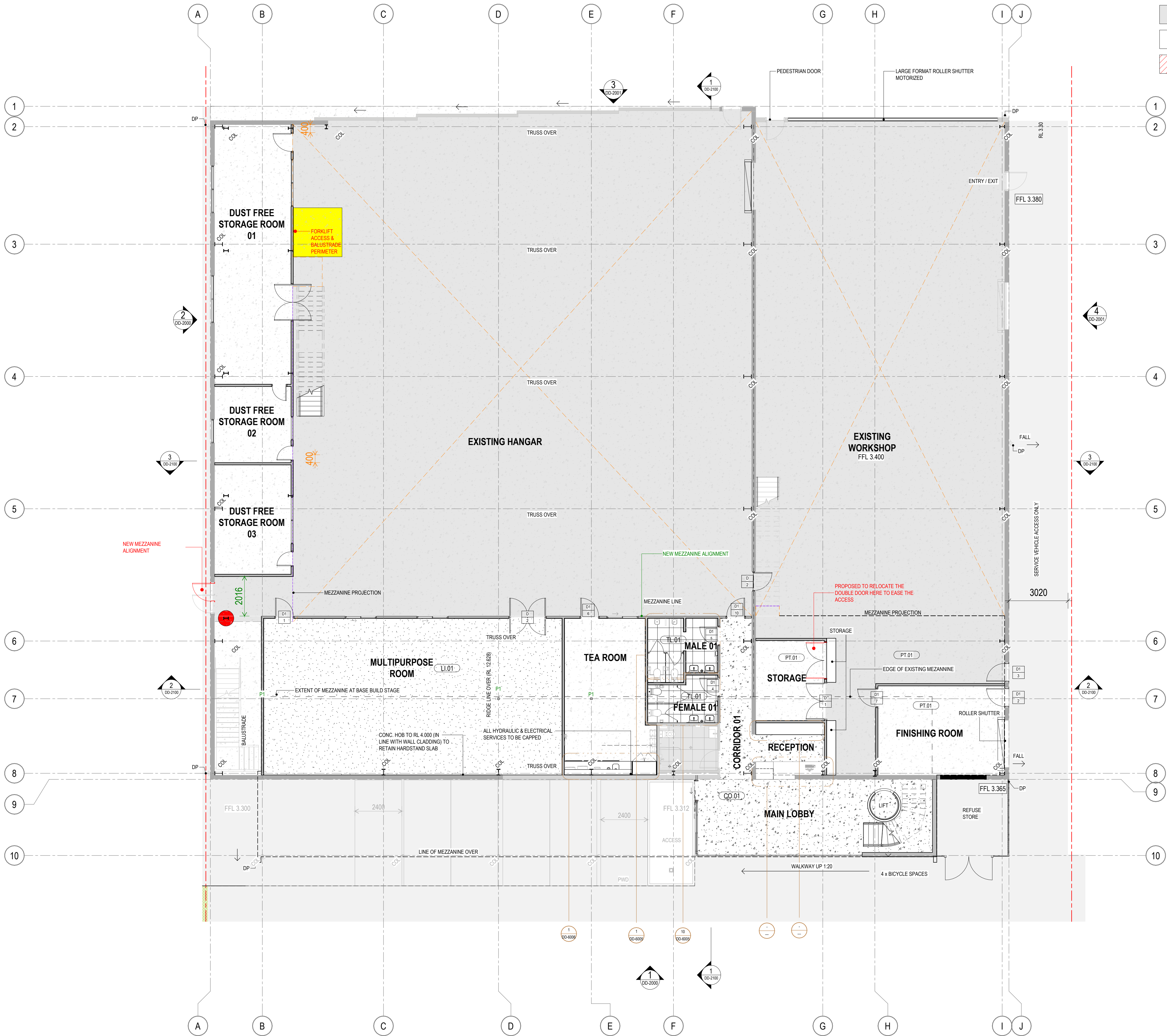
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-SCA-5200
Date: 2 October 2026


Queensland
Government

STATUS		NORTH	
FOR REVIEW			
			
		SUNSHINE COAST Gubbi Gubbi Country Suite 202 41 First Avenue Maroochydore QLD 4558 T +61 7 5437 8574 ssc@modedesign.com.au ABN: 65 112 807 931	
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PROJECT TITLE			
GUYKAT AVIATION FACILITY			
SUNSHINE COAST AIRPORT, MARCOOLA, QLD 4564			
DRAWING TITLE			
3D Sketches			
DRAWN		CHECKED	
Author		Checker	
ISSUE		SCALE @ A1	
15/09/2026 12:18:24 PM		NTS	
PROJECT NUMBER	STAGE	DRAWING NUMBER	REVISION
24341	DD	AR- DD-0001	B

GROUND FLOOR



1 PLAN
Scale: 1 : 100

- BASE BUILDING
- NEW DEVELOPMENT
- DEMOLITIONS

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AMENDMENTS

REV	DESCRIPTION	AUTH	CHECK	DATE
A	ID ISSUE	HB	MC	07.08.2026
B	70% FOR REVIEW	HB	CR	07.09.2026
C	Additional Request		HB	14.09.2026

FLOOR FINISHES

- PT.01 EPOXY PAINT
- LI.01 LINOLEUM
- TL.01 TILE
- CO.01 DIAMOND POLISHED CONCRETE

GF ROOM SCHEDULE

TEA ROOM	35 m²
MULTIPURPOSE ROOM	122 m²
FEMALE 01	8 m²
STORAGE	14 m²
RECEPTION	9 m²
FINISHING ROOM	29 m²
MALE 01	11 m²
CORRIDOR 01	13 m²
MAIN LOBBY	44 m²
EXISTING HANGAR	606 m²
EXISTING WORKSHOP	368 m²
PWD	7 m²
DUST FREE STORAGE ROOM 01	52 m²
DUST FREE STORAGE ROOM 02	15 m²
DUST FREE STORAGE ROOM 03	22 m²
LIFT	2 m²

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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STATUS

FOR REVIEW

0m

1

2

3

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5

mode

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GUYKAT INVESTMENTS PTY LTD

PROJECT TITLE

GUYKAT AVIATION FACILITY

SUNSHINE COAST AIRPORT, MARCOOLA, QLD 4564

DRAWING TITLE

ID_GA_GF

DRAWN	CHECKED		
BD	MC		
ISSUE	SCALE @ A1		
15/09/2026 12:18:50 PM	NTS		
PROJECT NUMBER	STAGE	DRAWING NUMBER	REVISION
24341	DD	AR- DD-6001	C

MEZZANINE



- BASE BUILDING
- NEW DEVELOPMENT
- DEMOLITIONS

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A	ID ISSUE	HB	MC	07.08.2026
B	70% FOR REVIEW	HB	CR	07.08.2026
C	Additional Request		HB	14.09.2026

FLOOR FINISHES

PT.01 EPOXY PAINT

LI.01 LINOLEUM

TL.01 TILE

CO.01 DIAMOND POLISHED CONCRETE

MEZZANINE ROOM SCHEDULE	
OFFICE 03	19 m²
MEETING 1	16 m²
OFFICE 04	16 m²
OFFICE 01	28 m²
OFFICE 02	19 m²
AIRBUS ROOM	28 m²
UTILITY ROOM	18 m²
MALE 02	9 m²
FEMALE 02	10 m²
HOT DESK	24 m²
PAINT SHOP	55 m²
CORRIDOR 03	12 m²
CORRIDOR 02	74 m²
OFFICE 05	16 m²
OFFICE 06	16 m²
MEETING 02	24 m²
STORAGE SPACE	100 m²

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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GUYKAT INVESTMENTS PTY LTD

PROJECT TITLE

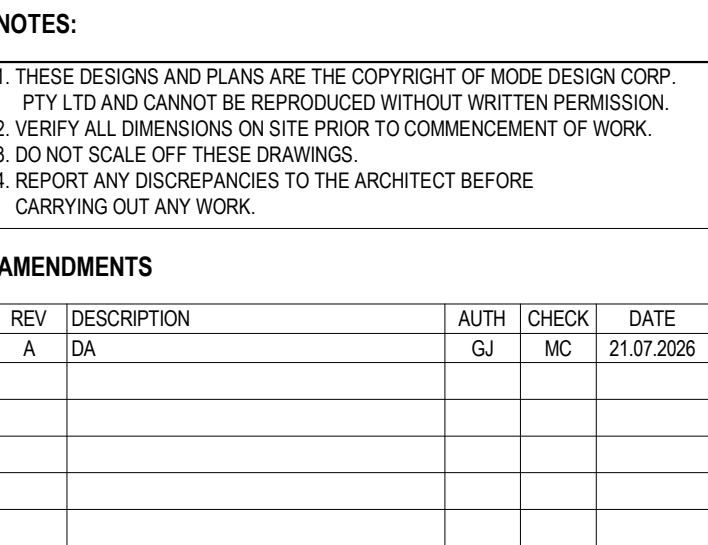
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SUNSHINE COAST AIRPORT, MARCOOLA, QLD 4564

DRAWING TITLE

ID_GA_MZ

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PROJECT NUMBER	STAGE	DRAWING NUMBER	REVISION
24341	DD	AR-DD-6002	C



STATUS	NORTH
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GUYKAT INVESTMENTS PTY LTD

PROJECT TITLE

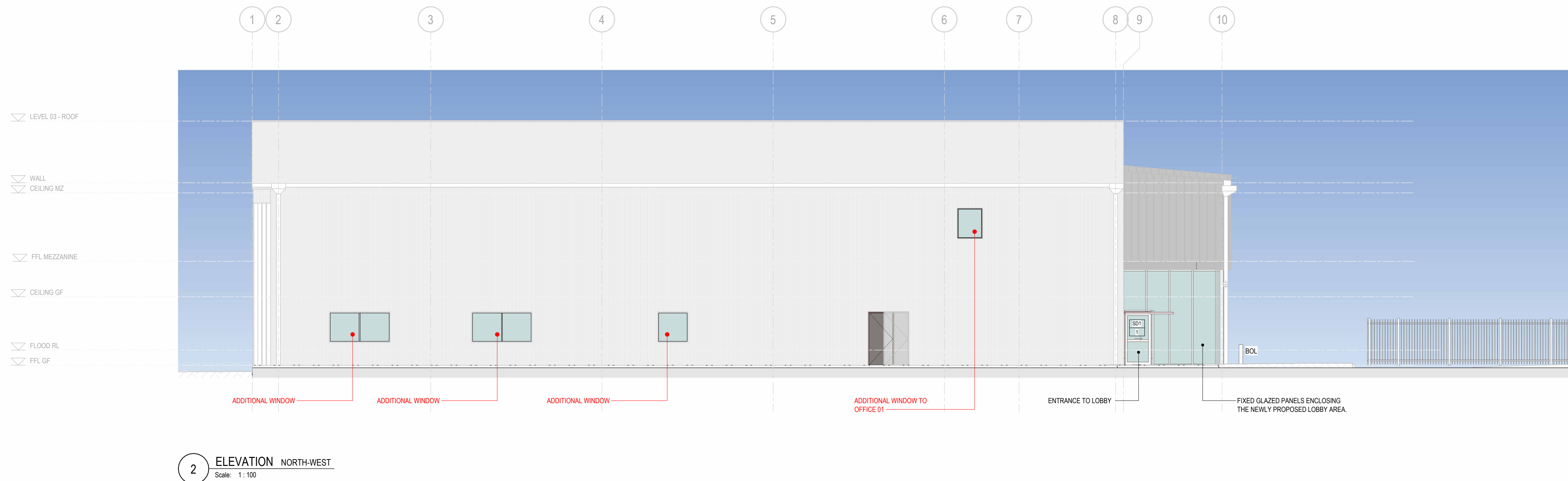
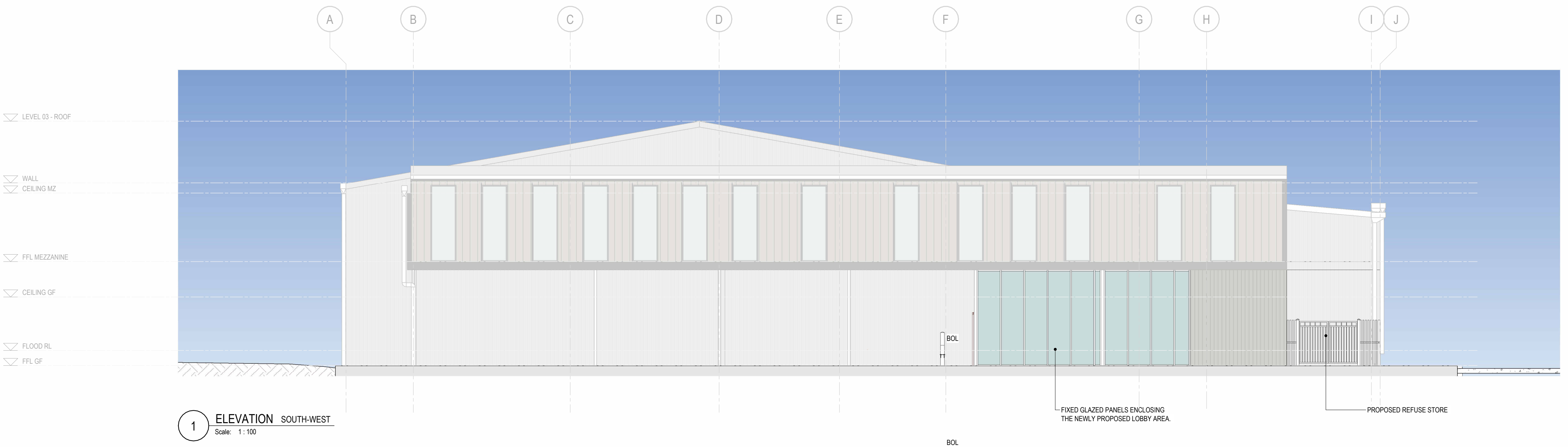
GUYKAT AVIATION FACILITY

SUNSHINE COAST AIRPORT, MARCOOLA, QLD 4564

DRAWING TITLE

GA PLAN- ROOF

DRAWN		CHECKED	
Author		Checker	
ISSUE		SCALE @ A1	
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PROJECT NUMBER	STAGE	DRAWING NUMBER	REVISION
24341	DA	AR- DA-1003	A



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AMENDMENTS				
REV	DESCRIPTION	AUTH	CHECK	DATE
B	DD ISSUE	BD	MC	24.09.2024
C	CONSULTANT ISSUE	BD	MC	24.02.2025
D	FOR REVIEW	BD	MC	05.03.2025
E	PRICING ISSUE	CS	CS	16.04.2026
F	DA	GJ	MC	21.07.2026
G	30 % DD	GJ	MC	29.07.2026
H	70% FOR REVIEW	HB	CR	07.09.2026
I	Additional Request		HB	14.09.2026

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-SCA-5200

Date: 2 October 2026


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STATUS

FOR REVIEW

0m 1 2 3 4 5



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PROJECT TITLE

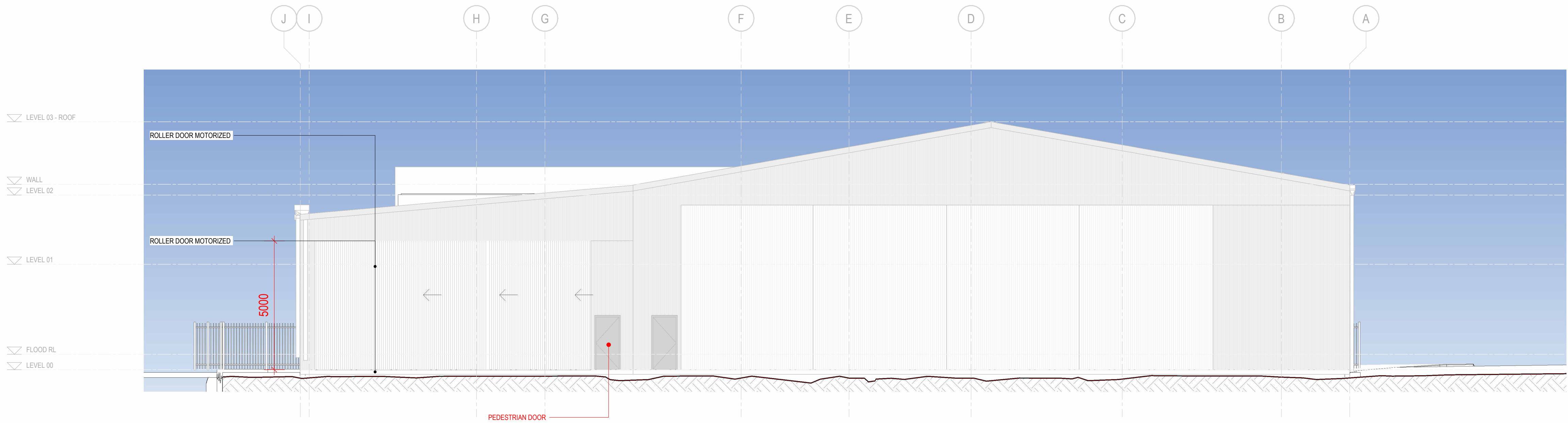
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SUNSHINE COAST AIRPORT, MARCOOLA, QLD 4564

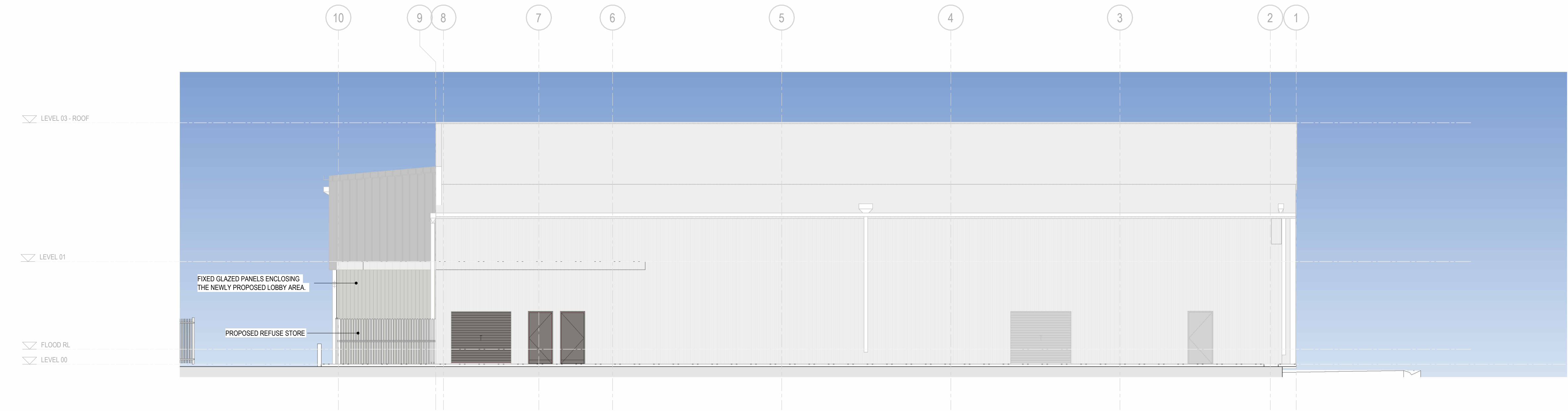
DRAWING TITLE

BUILDING ELEVATIONS

DRAWN		CHECKED	
BD		MC	
ISSUE		SCALE @ A1	
15/09/2026 12:18:31 PM		1 : 100	
PROJECT NUMBER	STAGE	DRAWING NUMBER	REVISION
24341	DD	AR- DD-2000	I



3 ELEVATION NORTH-EAST
Scale: 1 : 100



4 ELEVATION SOUTH-EAST
Scale: 1 : 100

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AMENDMENTS

REV	DESCRIPTION	AUTH	CHECK	DATE
B	DD ISSUE	BD	MC	24.09.2024
C	CONSULTANT ISSUE	BD	MC	24.02.2025
D	FOR REVIEW	BD	MC	05.03.2025
E	PRICING ISSUE	CS	CS	16.04.2026
F	DA	GJ	MC	21.07.2026
G	BASE BUILDING UPDATE	GJ	MC	12.08.2026
H	70% FOR REVIEW	HB	CR	07.09.2026
I	Additional Request		HB	14.09.2026

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-SCA-5200
Date: 2 October 2026



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0m 1 2 3 4 5



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PROJECT TITLE

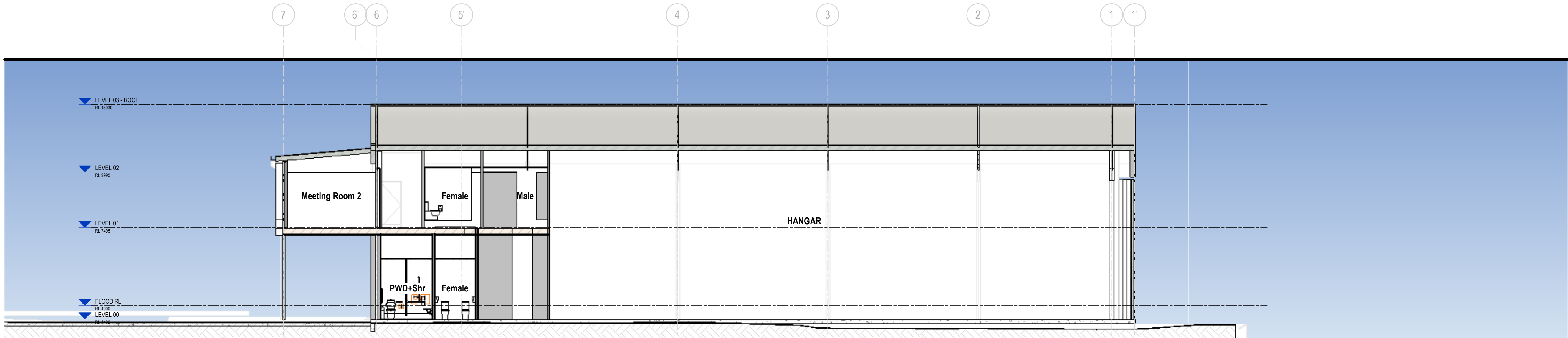
GUYKAT AVIATION FACILITY

SUNSHINE COAST AIRPORT, MARCOOLA, QLD 4564

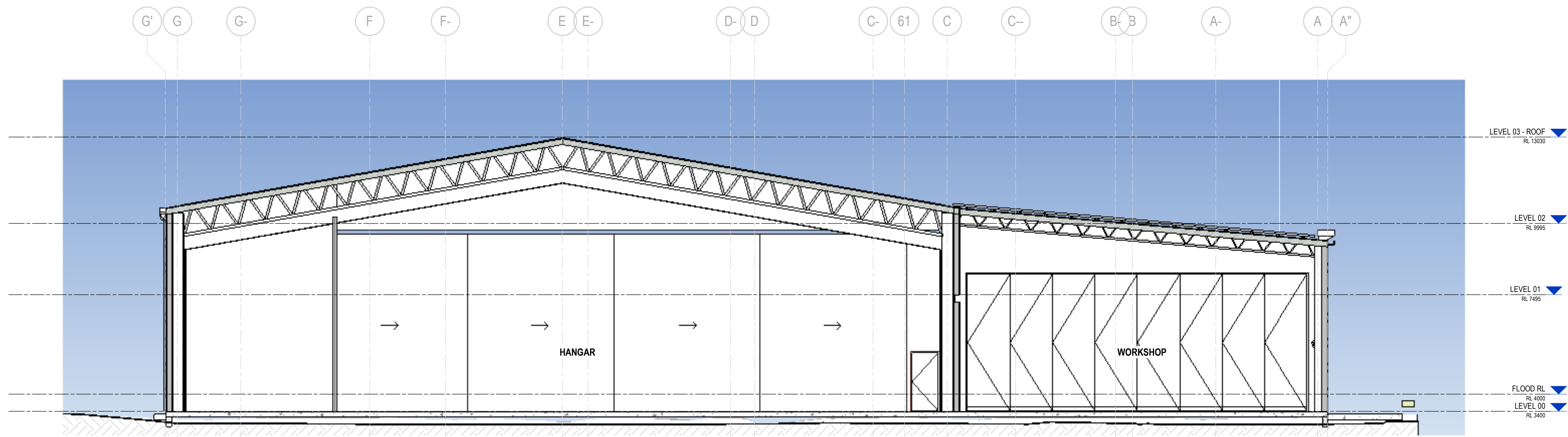
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BUILDING ELEVATION

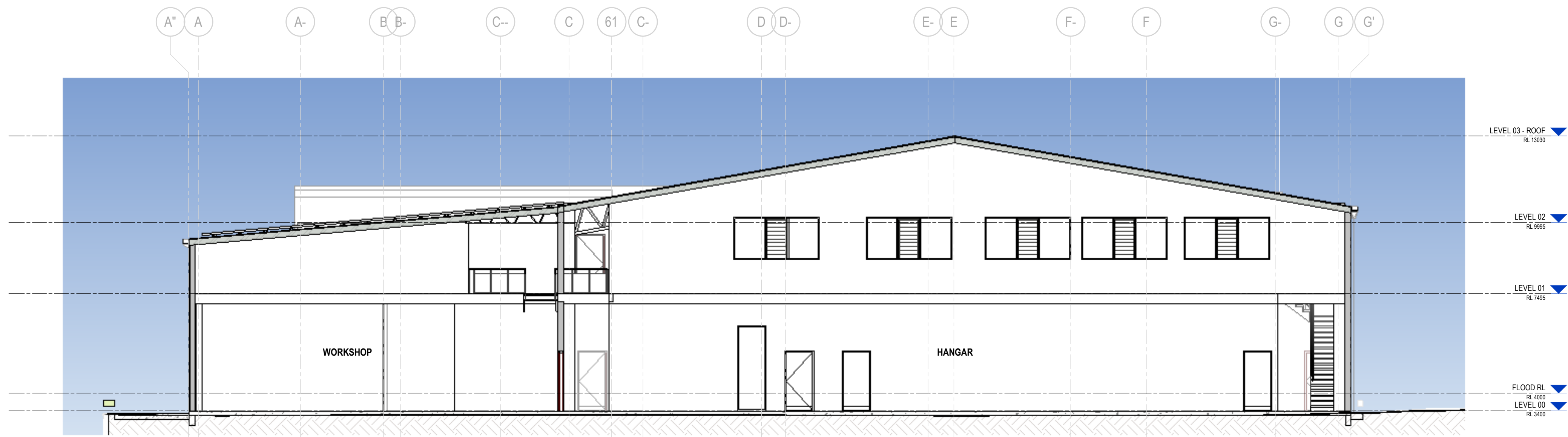
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PROJECT NUMBER	STAGE	DRAWING NUMBER	REVISION
24341		AR- DD-2001	I



1 SECTION BUILDING SECTION_A
Scale: 1:100



2 SECTION BUILDING SECTION_B
Scale: 1:100



3 SECTION BUILDING SECTION_C
Scale: 1:100

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A	CONSULTANT ISSUE	BD	MC	24.02.2025
B	FOR REVIEW	BD	MC	05.03.2025
C	PRICING ISSUE	CS	CS	16.04.2026
D	DA	GJ	MC	21.07.2026



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FOR REVIEW			
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mode SUNSHINE COAST Gubbi Gubbi Country Suite 202 41 First Avenue Maroochydore QLD 4558 T +61 7 5437 8574 ssc@modedesign.com.au ABN: 65 112 807 931			
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GUYKAT INVESTMENTS PTY LTD			
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GUYKAT AVIATION FACILITY			
SUNSHINE COAST AIRPORT, MARCOOLA, QLD 4564			
DRAWING TITLE			
BUILDING SECTION			
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ISSUE		SCALE @ A1	
21/07/2026 5:25:50 PM		NTS	
PROJECT NUMBER	STAGE	DRAWING NUMBER	REVISION
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