Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA26/1391 - 160 Alexander Drive, Dianella - Development Assessment Panel – Form 1 – Commercial – Two Restaurants comprising of Guzman Y Gomez and McDonalds	
Chairperson:	Munira Mackay	
Panel members:	Tony Blackwell Peter Ciemitis Simon Venturi	Landscape Architecture Urban Design Architecture
Local government officers:	Shaun Wheatland Sam Michie Meron Nega Simone Palmer	Service Lead Planning Acting Coordinator Planning Senior Planning Officer Design Review Panel Support Officer
Observers	Annie Knoth	Arts Officer
Date:	22 October 2026	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Rebecca Travaglione Andrew Jennings-Lowe Damien Caraher Brad Osborne Todd Wood	Urbis *(Applicant)* Hendley and Associates Matthews & Scavalli Architects Greenpool Capital McDonalds
	Owners	Greenpool Capital

Observer/s

Briefings		
Development assessment overview	Meron Nega	Senior Planning Officer
Technical issues	Meron Nega	Senior Planning Officer
Design Review		
Proposed development	Item 1 – DA26/1391 - 160 Alexander Drive, Dianella - Development Assessment Panel – Form 1 – Commercial – Two Restaurants comprising of Guzman Y Gomez and McDonalds	
Property address	160 Alexander Drive, Dianella	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Rebecca Travaglione Andrew Jennings-Lowe Damien Caraher	Urbis Hindley and Associates Matthews & Scavalli Architects

Key issues / recommendations	The Panel thanks the Applicant for presenting the proposal for design review and in accordance with the SPP7.0 ten Design Principles. Currently the site plan includes the restaurants with their drive-throughs and largely blank facades facing Alexander Drive and the building frontages with pedestrian entries and glazing concealed internally. Given this corner site's prominent location in the Dianella Centre and boundaries next to the established streetscapes of Alexander Drive and Waverley Street, consider a better response to the streetscapes, local context and character. Consider either flipping the current plans (for internalised drive throughs and the building frontages with pedestrian entries/glazing visible from the public streets), or improving key elements of the current proposal as follows: • enhanced landscape provision and design, particularly the community benefit of a peripheral linear park with artwork, seating and integrated landscape; appropriate tree species in correctly sized beds; and shade trees for pedestrian amenity and to minimise the heat island effect of the hardscape. • greater pedestrian safety, legibility and connectivity from the external street paths to the internal path network and that should appropriately link the proposal to the broader Dianella Centre. • more activation and architectural articulation of the buildings' interface particularly with Alexander Drive, such as by including more windows, additional finer grained materiality and reducing the proliferation of corporate signage. • a cohesive and coherent public art contribution, such as a refined acoustic fence design with community and amenity benefits. The Panel also recommends exploring further sustainability initiatives, particularly for the Guzman Y Gomez proposal that lacks basic resource efficiency measures, and use of lighter colours for the carpark surface and walls of McDonalds. The Panel does not support the current proposal given the identified issues and areas recommended for improvement. Refer to the attached Design Quality Evaluation Report for full details on the Panel's comments.
Chairperson's signature	Munira Mackay.

Design quality evaluation **Item 1 – DA26/1391 - 160 Alexander Drive, Dianella - Development Assessment Panel – Form 1 – Commercial – Two Restaurants comprising of Guzman Y Gomez and McDonalds** **DRP Meeting – Thursday 22 October 2026**		
	S	*Design Principle satisfied*
	P	*Design Principle pending further attention*
	N	*Design Principle not satisfied*
		The Panel thanks the Applicant for presenting the proposal for design review and in accordance with the SPP7.0 ten Design Principles. The strengths of the proposal include: • Appropriate location for drive-through restaurants on this highly visible and accessible corner site next to Alexander Drive and at the edge of the Dianella Centre zone. • Provision of deep soil planting areas. • Variations in the parapet height of each building contribute to their street presence. • Provision of bike parking. • Appropriate integration and concealment of all utilities and services on and within the built form. • Inclusion of an ESD strategy, although only McDonalds integrates the key energy efficiency elements of a rooftop solar PV system and an all-electric development. • Provision of al fresco, although only for Guzman Y Gomez. • Some use of finer textured materiality of brick and cladding.
Principle 1 **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
	N	1a. The context around the proposal's site in the Dianella Centre includes residential streetscapes (front or side elevations of houses facing the street reserve) on the opposite sides of Alexander Drive and Waverley Street. As such, the Panel identified several issues with the current proposal including: - largely inactive building frontages presented to the streets - visually dominant drive-through functions facing the streets - customer walk-to entrances, and the al fresco of Guzman Y Gomez (GYG), located at the rear, internalised south-eastern elevations facing the carpark. 1b. The Panel acknowledges the high level functionality developed for the respective fast food, drive-through restaurant models. However, given the existing urban, street based context for this site, consider the Panel's preferred design approach of flipping the building and drive-through plans so that the front elevations and customer doors face Alexander Drive and the drive-throughs are internalised. 1c. If, however, the current site layout is pursued, consider the following for specific key elements of the design and to better respond to the streetscape character of Alexander Drive and Waverley Street (refer to the comments in the relevant *Design Principles* below): - enhance the landscape design - improve pedestrian connectivity and legibility - better activate the buildings' street front elevations - provide a cohesive and coherent public art contribution - better articulate the buildings' aesthetic. 1d. Further to the Panel's query on the purpose of the "Proposed space for future development" on GYG's Lot 2 southeastern side, the Applicant advised this was for a drive-through coffee-outlet (such as a Muzz Buzz). This being the case, consider providing detail on the interim treatment of this "space" and its

		appropriate design integration with Lot 2's overall layout. This area appears as a transitional site for landscaping or a public space.
Principle 2 **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
	P	2a. The proposed planting beds that edge the site's street boundaries present an opportunity for a positive community benefit. Consider uplifting the landscape design to create an enhanced and unified linear pocket park also with artwork and publicly accessible seats (refer also to *Principle 6: Amenity* and *Principle 9: Community)*. 2b. The proposed Peppermint trees located next to public footpaths are problematic due to low branches (with subsequent high pruning requirements to avoid obstructing sightlines) and relatively high water requirements. To better suit the site conditions, consider replacing the Peppermint with a native species tree that has low water consumption and a high branching characteristic. 2c. Small planting diamonds for trees at the rear of car bays in the carparks likely will not provide sufficient soil volume to support the long-term growth of large canopy trees. Consider alternative provision of planting beds, such as dedicated aisles for appropriately sized tree planting beds. 2d. Consider additional shade trees throughout the development (for paths and carparks) to minimise the harmful urban heat island effect and to improve the user amenity of the site (a leafy environment with shade in hot weather). 2e. There are discrepancies between the landscape shown on the Landscape Master Plan and that on the architectural plans, together with different boundaries identified for staging of the landscape works. For future design review, provide a coordinated set of landscape and architectural plans, consistent staging of works and ensure the amount of landscaping shown on the masterplan is delivered on the sites.
Principle 3 **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*
	S	3a. Principle supported – no further comment.
Principle 4 **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*
	S	4a. While the Panel acknowledges the high level functionality developed for the respective fast food, drive-through restaurant models, consider however, the suggested improvements as detailed in the *Design Principles* for the proposal to better respond to the streetscapes, context and character. 4b. Principle supported – no further comment.
Principle 5 **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
	P	5a. Consider exploring further measures for passive and active sustainability, particularly for the GYG proposal that is lacking key energy efficiency initiatives (such as a solar PV panel system, solar battery and all-electric development). 5b. Grey concrete for the carpark surface will contribute to the urban heat island effect, therefore consider a lighter coloured concrete or an alternative light coloured material.
Principle 6 **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours providing environments that are comfortable, productive and healthy.*

	P	6a. As per the GYG proposal, consider an alfresco space for the McDonalds proposal, potentially connected to and accessible from the dining and "playland" areas. This is a key opportunity for F&B uses to engage with and activate their surroundings. 6b. The proposal offers pedestrians a very limited legible and safe path network with tree canopy shade. As per *Principle 6 Legibility* and *Principle 8 Safety* below, firstly consider connecting safe and legible pedestrian movement from existing external streetscape paths to an internal path network on the site and ensure alignment with the Dianella Precinct Structure Plan's identified movement network; subsequently include appropriately sized shade canopy trees for climate protection. 6c. 1m high solid acoustic fences, with additional Colorbond fences above in some locations, along the frontages and sides of both restaurants are intended to mitigate noise impacts from these uses on existing neighbouring properties. The Panel queries the rationale given existing residential properties are located on the opposite sides of the roads, including the busy 4-lane Alexander Drive. Further to justifying the fence rationale, consider evolving its utilitarian function to that of a positive design feature on the site and useful for community amenity. An example would be to integrate these fences into linear pocket parks with integrated landscaping, artwork and an appropriate fence height for additional seating that would be ideal for people waiting at the bus stop opposite McDonalds on Alexander Drive.
Principle 7 **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
	N	7a. The proposal offers pedestrians a very limited legible and safe path network with tree canopy shade. As per *Principle 6: Amenity* and *Principle 8: Safety* below, firstly consider connecting safe and legible pedestrian movement from existing external streetscape paths to an internal path network on the site and ensure alignment with the broader Dianella Precinct Structure Plan's identified movement network; subsequently include appropriately sized shade canopy trees for climate protection. 7b. Pedestrian paths to the front doors of both restaurants are either convoluted or, as in GYG's case, completely missing. Consider provision of more direct, legible and safe pedestrian paths that are connected to the broader Centre-wide path network and to both restaurant front doors.
Principle 8 **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
	P	8a. As per *Principle 6: Amenity* and *Principle 7: Legibility*, consider providing a safe and legible pedestrian path network within the site and from the context. 8b. The street facing drive-through functions of both restaurants limit passive surveillance opportunities of the streets. Consider improving passive surveillance opportunities from additional clear glazed windows where possible, including the McDonald's "Manager Office".
Principle 9 **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*
	N	9a. Refer to *Principle 2: Landscape* for comment on considering the community benefit offered by an enhanced and unified linear pocket park at the site's edges to activate this interface. 9b. Refer to *Principle 6: Amenity* for comment on evolving the acoustic fence design at the site's streetscape interface to that of a positive design feature on the site and useful for community amenity. If a domestic Colorbond fence above an acoustic wall is really required, this is strong indication the use is not appropriate for the area.

		9c. The Panel understands the City's LPP 6.12 *Public Art on Private Land* requires 1% contribution of the cost of development to be public art. A site-wide approach was discussed in the presentation; however, the Panel encourages the use of public art on this specific site to assist in activating streetscape interfaces and contributing to the surrounding local communities of these sites. Consider appropriate opportunities for public art on the site, including the acoustic fence to be artistically designed.
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
	N	10a. The proposal appears to include standard models for the restaurants' aesthetic, with limited response to the site's local context and character, particularly to the key frontage of Alexander Drive. Consider opportunities for a more contextual architectural response for the restaurants through, possibly, greater use of the currently specified finer grain materials of face brick, small format tiling and cladding. 10b. The McDonalds proposal includes the colour of "Monument" on the walls, which is a near black and thus highly heat absorbent. Consider a lighter wall colour that will lessen the building's heat gain. 10c. The Panel does not support the use of utilitarian Colorbond for the publicly visible acoustic fence. Refer also to the comment in *Principle 6: Amenity* and consider evolving the fence as a positive design feature on the site and one that is useful for community amenity. 10d. Given the two restaurant buildings themselves represent the corporate branding (with the use of specific colours, graphics and logos), the use of a total of 42 signs on the site is excessive. Consider reducing the signage number to strategic and legible locations for each restaurant.

Design Review progress
Item 1 – DA26/1391 - 160 Alexander Drive, Dianella - Development Assessment Panel – Form 1 – Commercial – Two Restaurants comprising of Guzman Y Gomez and McDonalds
DRP Meeting – Thursday 22 October 2026

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P	*Design Principle pending further attention*
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	DR1 22/10/26	***DR2***	***DR3***
Principle 1 - **Context and character**	N		
Principle 2 - **Landscape quality**	P		
Principle 3 - **Built form and scale**	S		
Principle 4 - **Functionality and build quality**	S		
Principle 5 - **Sustainability**	P		
Principle 6 - **Amenity**	P		
Principle 7 - **Legibility**	N		
Principle 8 - **Safety**	P		
Principle 9 - **Community**	N		
Principle 10 - **Aesthetics**	N		

Recommendations Summary Item 1 –DA26/1391 –160 Alexander Drive, Dianella DRP Meeting – Thursday 22 October 2026			
DR1 – DRP Recommendations DRP Meeting – 22/10/2026	**DR1 – Applicant Response DRP Meeting – 22/10/2026**	**DR2 DRP Recommendations DRP Meeting –**	**DR2 – Applicant Response DRP Meeting –**
1a. The context around the proposal's site in the Dianella Centre includes residential streetscapes (front or side elevations of houses facing the street reserve) on the opposite sides of Alexander Drive and Waverley Street. As such, the Panel identified several issues with the current proposal including: - largely inactive building frontages presented to the streets - visually dominant drive-through functions facing the streets - customer walk-to entrances, and the al fresco of Guzman Y Gomez (GYG), located at the rear, internalised south-eastern elevations facing the carpark. 1b. The Panel acknowledges the high level functionality developed for the respective fast food, drive-through restaurant models. However, given the existing urban, street based context for this site, consider the Panel's preferred design approach of flipping the building and drive-through plans so that the front elevations and customer doors face Alexander Drive and the drive-throughs are internalised. 1c. If, however, the current site layout is pursued, consider the following for specific key elements of the design and to better respond to the streetscape character of Alexander Drive and Waverley	1.		

Street (refer to the comments in the relevant Design Principles below): - enhance the landscape design - improve pedestrian connectivity and legibility - better activate the buildings' street front elevations - provide a cohesive and coherent public art contribution - better articulate the buildings' aesthetic. 1d. Further to the Panel's query on the purpose of the "Proposed space for future development" on GYG's Lot 2 southeastern side, the Applicant advised this was for a drive-through coffee-outlet (such as a Muzz Buzz). This being the case, consider providing detail on the interim treatment of this "space" and its appropriate design integration with Lot 2's overall layout. This area appears as a transitional site for landscaping or a public space.			
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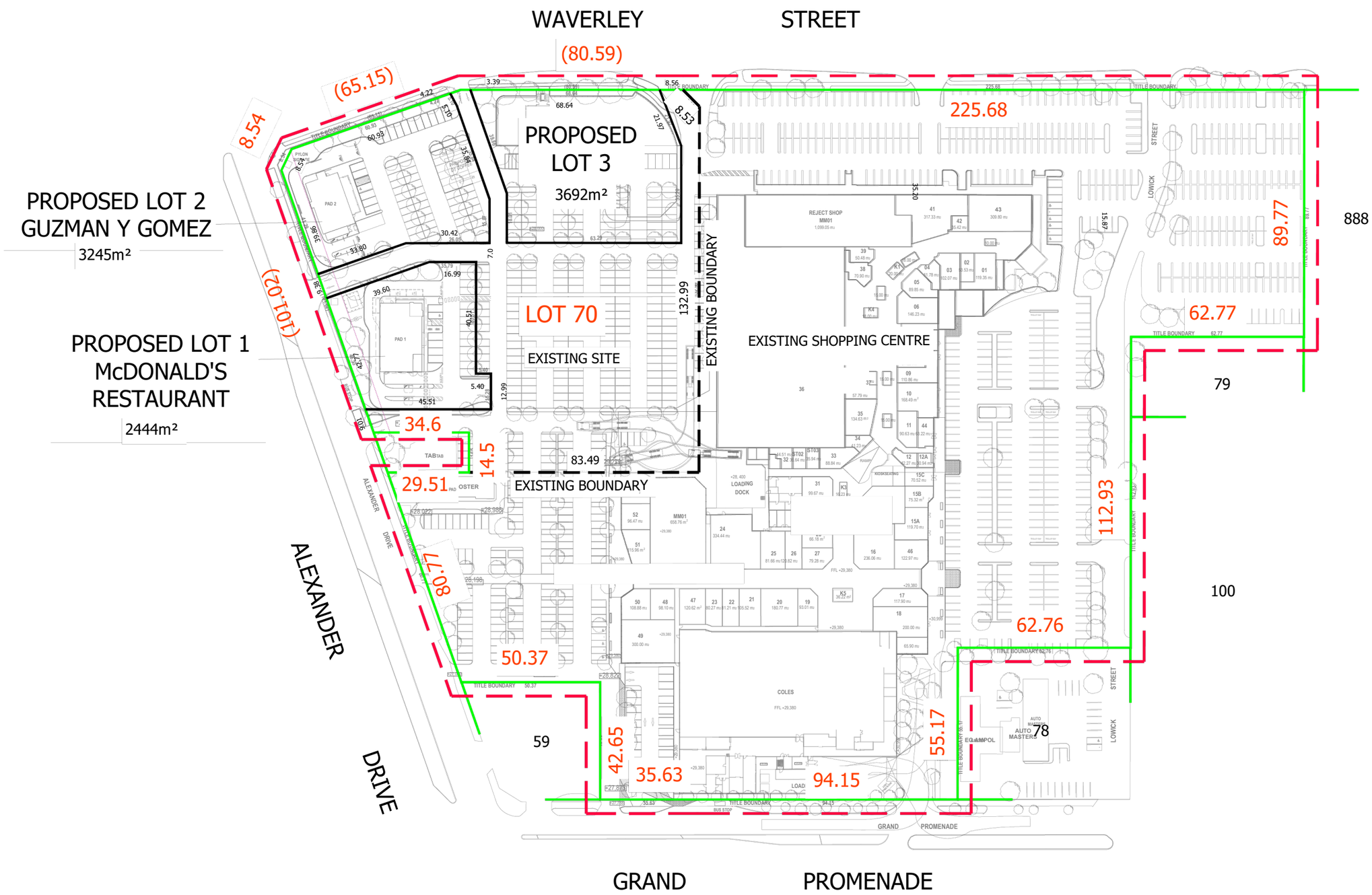
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5a. Consider exploring further measures for passive and active sustainability, particularly for the GYG proposal that is lacking key energy efficiency initiatives (such as a solar PV panel system, solar battery and all-electric development). 5b. Grey concrete for the carpark surface will contribute to the urban heat island effect, therefore consider a lighter coloured concrete or an alternative light coloured material.			
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9a. Refer to Principle 2: Landscape for comment on considering the community benefit offered by an enhanced and unified linear pocket park at the site's edges to activate this interface. 9b. Refer to Principle 6: Amenity for comment on evolving the acoustic fence design at the site's streetscape interface to that of a positive design feature on the site and useful for community amenity. If a domestic Colorbond fence above an acoustic wall is really required, this is strong indication the use is not appropriate for the area. 9c. The Panel understands the City's LPP 6.12 Public Art on Private Land requires 1% contribution of the cost of development to be public art. A site-wide approach was discussed in the presentation; however, the Panel encourages the use of public art on this specific site to assist in activating streetscape interfaces and contributing to the surrounding local communities of these sites. Consider appropriate opportunities for public art on the site, including the acoustic fence to be artistically designed.			
10a. The proposal appears to include standard models for the restaurants'			

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City of Stirling
18 September 2026
RECEIVED

URBIS

Dianella Plaza
Site Plan

Level 8, 1 William Street | Perth WA 6000 Australia | +61 8 9346 0500 | URBIS Ltd | ABN 50 105 256 228

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CLIENT
Greenpool Capital

1:1,500 @ A3
0 10 20 30m

PROJECT NO. P0063129
DATE 08.09.2026
DRAWING NO. 01
REVISION -

City of Stirling
18 September 2026
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LEGEND
- Lot Boundary
- Lane Marking
- Kerb
- Edge of Driveway/Concrete
- Edge of Bitumen
- Major Contour (1m)
- Minor Contour (0.2m)
- Building
- Awning/Eaveline/Gutter
- Retaining Wall
- Wall
- Fence Line
- Gate
- Guardrail
- Line of Levels
- Power Dome
- Power Pole
- Light Pole
- Electrical Pit
- Significant Tree
- Telstra Pit
- Telstra Pillar
- Communication Pit
- Sewer Manhole
- Sewer Inspection Shaft
- Gas Valve
- Gas Meter
- Water Meter
- Stop Valve
- Hydrant
- Bore Water
- Grate
- Drainage Manhole
- Unknown Valve
- Unknown Pit
- Column
- Bollard
- Sign
- Bin
- Spot Height
- Photo Position & Direction



NOTES:
1. THE INFORMATION SHOWN ON THIS DRAWING IS FOR FEATURE SURVEY PURPOSES ONLY AND WAS CORRECT AT DATE OF SURVEY.
2. FOR BOUNDARY INFORMATION, EASEMENTS AND OTHER INTERESTS / ENCUMBRANCES REFER TO CERTIFICATE OF TITLES AND PLAN / DIAGRAM.
3. BOUNDARIES ARE INDICATIVE ONLY AND SUBJECT TO A RE-ESTABLISHMENT SURVEY.
4. SEWER / DRAINAGE LOCATION MAY VARY FROM SCHEMATIC PRESENTATION. CLEARANCES TO BE CHECKED ON-SITE.
5. SERVICES INFORMATION TO BE CONFIRMED WITH RELEVANT AUTHORITIES. FOR UNDERGROUND SERVICES CONTACT 'DIAL BEFORE YOU DIG' FOR CONFIRMATION OF THOSE SERVICES.
6. AHD CONNECTION DETERMINED FROM CONNECTIONS MADE TO SSM YORKNE 60B.
7. SOME LEVELS ARE FROZEN FOR CLARITY.

10 0 10 20 30 40
SCALE: 1:500 @ A0
ALL DISTANCES ARE IN METRES

NORTH

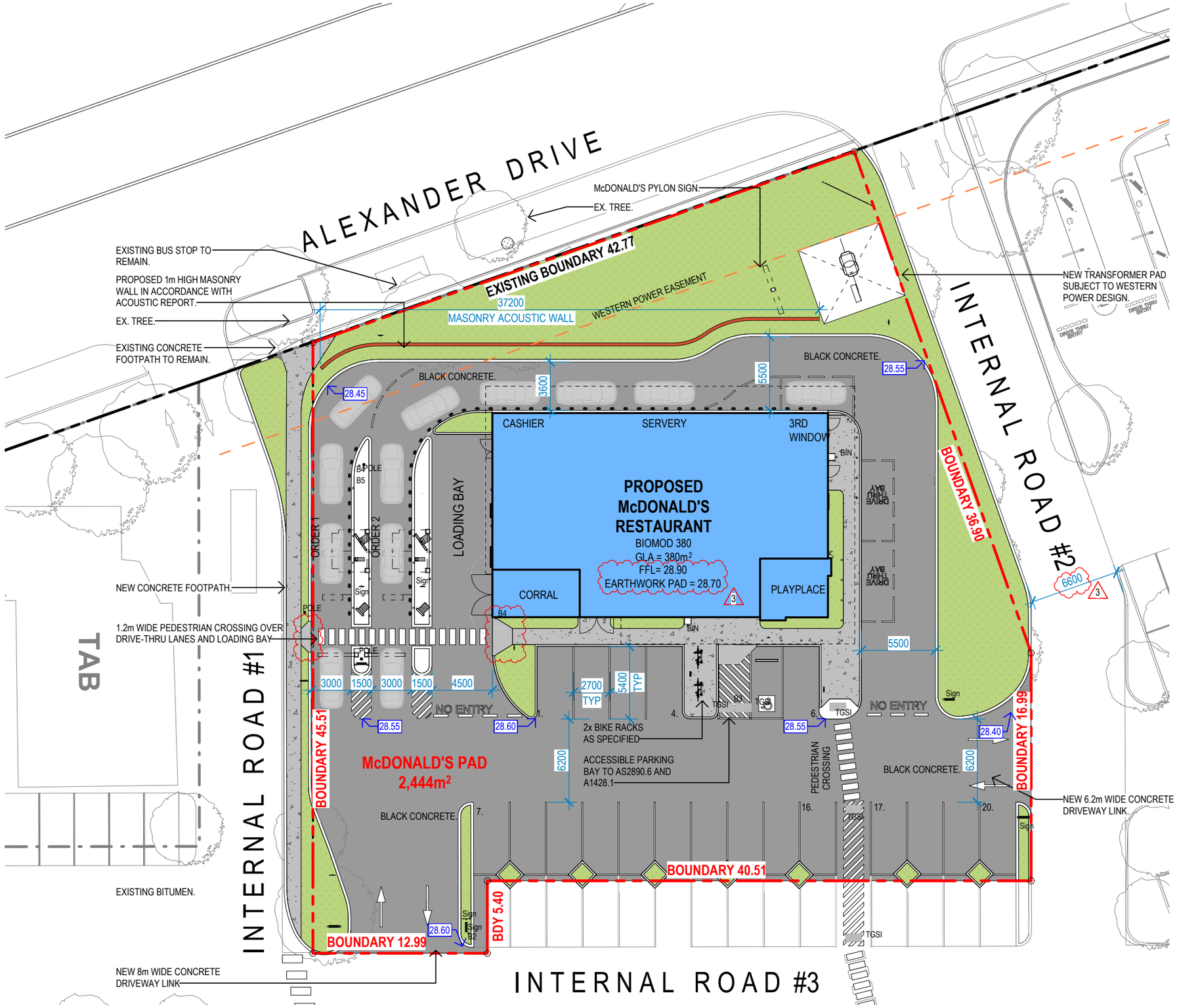
SURVEYOR:	EG/PI		
SURVEY DATE:	12/04/2024		
FILE:	24279A.sec		
HOR. DATUM:	PCG94		
VERT. DATUM:	AHD71		
DRAWN:	BC	CHECKED:	EG/PI

JUROVICH SURVEYING
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PO BOX 3066 SHELLEY, WA 6148
1300 57 00 00
info@jurovichsurveying.com.au
www.jurovichsurveying.com.au

IDENTIFICATION & FEATURE / LEVEL SURVEY
DIANELLA PLAZA SHOPPING MALL
366 GRAND PROMENADE, DIANELLA
CITY OF STIRLING

CLIENT: PROJECTIVE DM

A0 SCALE :	JS JOB No :	DWG Name :	REV
1 : 500	24279	24279-04	A



SITE AREA SCHEDULE	
IDENTITY	AREA
MCD LEASE AREA	2444 m²

PARKING SUMMARY	
TYPE	NO.
ACCESSIBLE BAY	1
STANDARD BAY	19
DRIVE THRU STACK	12
TOTAL	32

LEGEND:

- CONCRETE EXPOSED AGGREGATE FOOTPATH AS SPECIFIED.
- NEW LANDSCAPING BEDS. LANDSCAPING BY McDONALD'S 585.5m2 OR 23.9% OF OVERALL SITE.
- 3 / 28.55 — PROPOSED DESIGN LEVELS TO BE CONFIRMED DURING DETAILER DESIGN PHASE.

City of Stirling
18 September 2026
RECEIVED

DEVELOPMENT APPLICATION

Revisions

Issue	Description	Date	Chk	Int
3	AMENDED DA AS CLOUDED	15/09/2026	AJJ	NR
2	NEW LEASE BOUNDARY	14/08/2026		
1	ACOUSTIC SCREEN WALL	15/07/2026	AJJ	NR

General Notes

Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.

Drawing Notes

North

Client
McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666
Project Manager

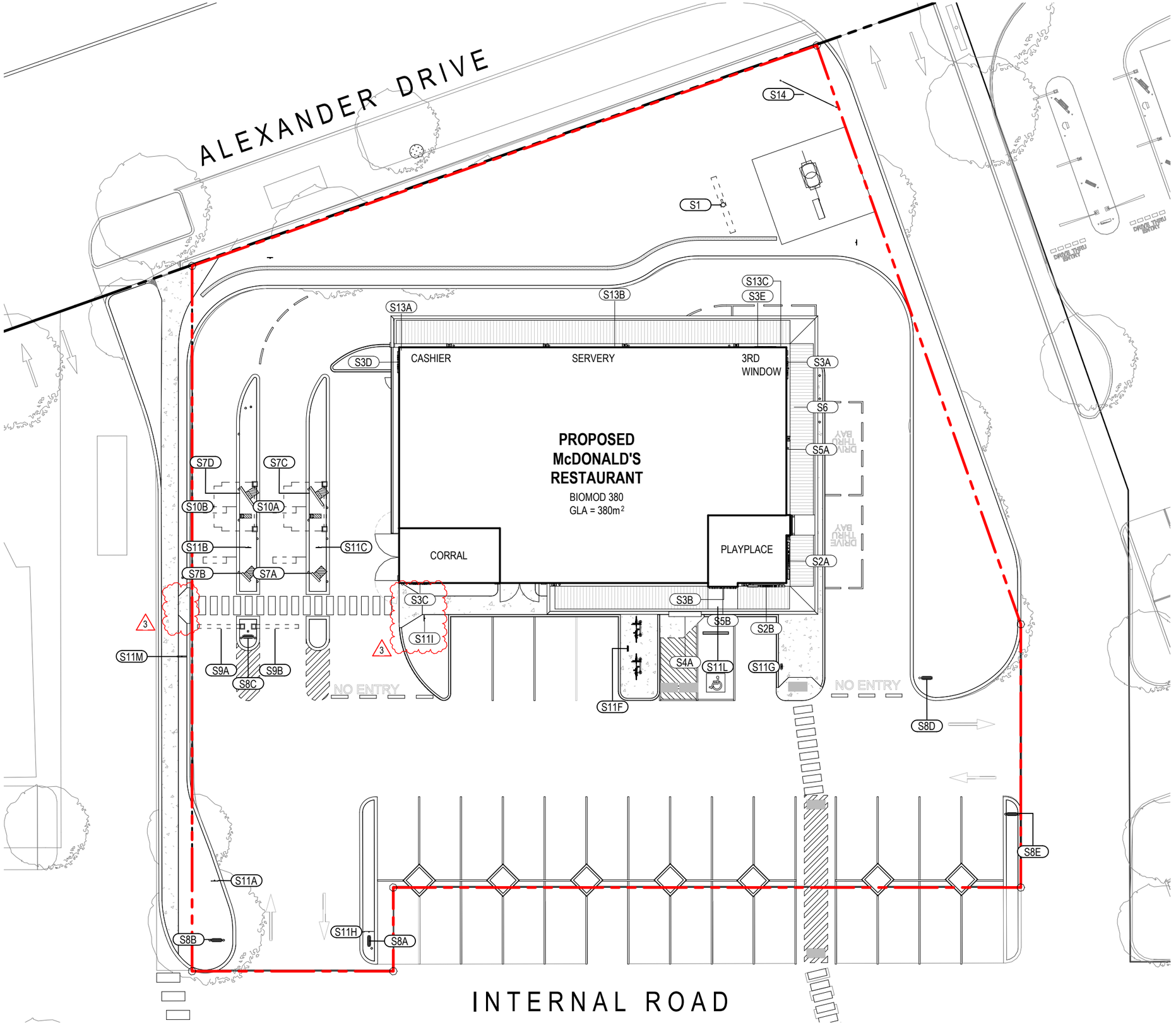
Architect
Hindley and Associates Pty Ltd
Building Designers
Unit 4/166 Stirling Highway
Nedlands WA 6009
PO Box 199 Nedlands WA 6909
08 9386 6699
www.hindley.com.au

Project
McDONALDS DIANELLA - BIOMOD 380

Location
366 GRAND PROMENADE
DIANELLA, WA

Scale: 1 : 300 @ A3
Series: BIO MOD 380
Drawing: SITE PLAN
Project Number: 0924
Drawing Number: MCD-1
Issue: 3

File Name C:\Users\H&A(NicoleReina)\Documents\0924_McDONALDS-BIOMOD-380_DIANELLA_DA_R24_nicoleWMET6.rvt



SIGNAGE SCHEDULE

Tag	Description	Illuminated
S1	Pylon Sign 8m O/A Height	Yes
S2A	Play Place Wall Sign	Yes
S2B	Play Place Wall Sign	Yes
S3A	"Golden Arches" Wall Sign	Yes
S3B	"Golden Arches" Wall Sign	Yes
S3C	"Golden Arches" Wall Sign	Yes
S3D	"Golden Arches" Wall Sign	Yes
S3E	"Golden Arches" Wall Sign	Yes
S4A	"McDonald's" Wordmark Wall Sign	Yes
S5A	"McCafe" Button Sign Ø1200mm	Yes
S5B	"McCafe" Wall Sign	
S6	McDelivery Wall Sign (Double Sided)	Yes
S7A	Outdoor Menuboard Single 55"	Yes
S7B	Outdoor Menuboard Single 55"	Yes
S7C	Outdoor Menuboard Double 55"	Yes
S7D	Outdoor Menuboard Double 55"	Yes
S8A	Directional Sign 0.7x2.3m High - Entry - Left Arrow	Yes
S8A Side 2	Directional Sign 0.7x2.3m High - Entry - Right Arrow	Yes
S8B	Directional Sign 0.7x2.3m High - Entry	Yes
S8B Side 2	Directional Sign 0.7x2.3m High - Entry	Yes
S8C	Directional Sign 0.7x2.3m High - Drive Thru - Double Arrow - Any Lane Any Time	Yes
S8C Side 2	Directional Sign 0.7x2.3m High - Blank	Yes
S8D	Directional Sign 0.7x2.3m High - No Entry	Yes
S8D Side 2	Directional Sign 0.7x2.3m High - Thank You	Yes
S8E	Directional Sign 0.7x2.3m High - Drive Thru - Right Arrow	Yes
S8E Side 2	Directional Sign 0.7x2.3m High - Entry - Left Arrow	Yes
S9A	Height Clearance Gantry Sign	Yes
S9B	Height Clearance Gantry Sign	Yes
S10A	Canopy - Drive Thru - Wording "1. Order here"	Yes
S10B	Canopy - Drive Thru - Wording "1. Order here"	Yes
S11A	Speed Sign (10km/hr)	No
S11B	No Pedestrian Access Sign	No
S11C	No Pedestrian Access Sign	No
S11D	No Pedestrian Access Sign	No
S11E	No Pedestrian Access Sign	No
S11F	Bicycle Parking Sign	No
S11G	Pedestrian Caution - Look Both Ways Sign Double Sided	No
S11H	Stop Sign	No
S11I	Pedestrian Caution - Look Both Ways Sign	No
S11L	Accessible Parking Sign	No
S11M	Pedestrian Crossing Sign	No
S13A	Drive-Thru Information Sign "2. PAY HERE"	No
S13B	Drive-Thru Information Sign "3. PICK UP HERE"	No
S13C	Drive-Thru Information Sign "4. PICK UP HERE"	No
S14	Banner Signage	No

Revisions

Issue	Description	Date	Chk	Int
3	AMENDED DA AS CLOUDED	15/09/2026	AJJ	NR
2	NEW LEASE BOUNDARY	14/08/2026		
1	ACOUSTIC SCREEN WALL	15/07/2026	AJJ	NR

General Notes

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Drawing Notes

City of Stirling
18 September 2026
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North

Client
McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666

Project Manager

Architect
Hindley and Associates Pty Ltd
Building Designers
Unit 4/166 Stirling Highway
Nedlands WA 6009
PO Box 199 Nedlands WA 6909
08 9386 6699
www.hindley.com.au

Project
McDONALDS DIANELLA - BIOMOD 380

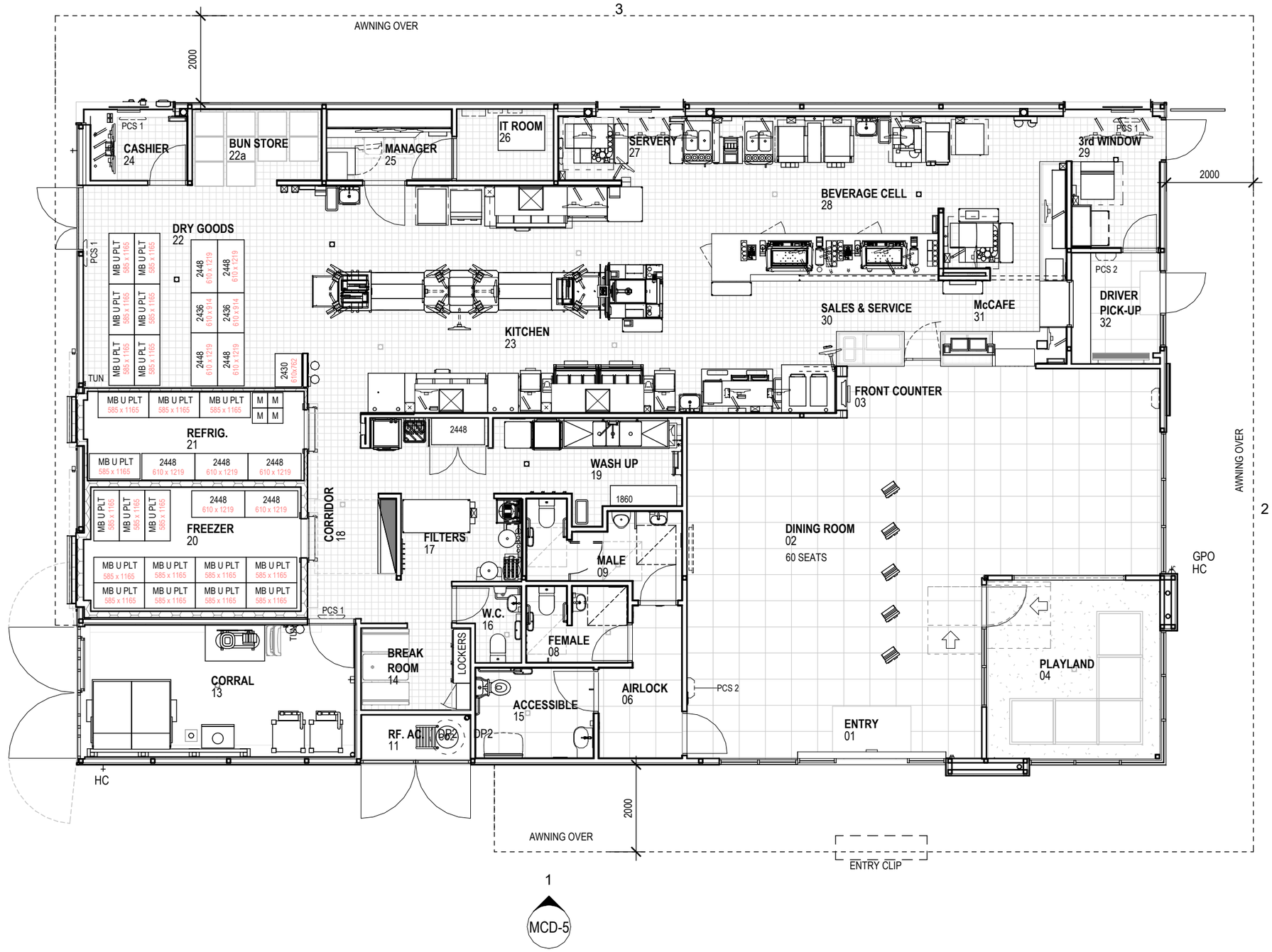
Location
366 GRAND PROMENADE
DIANELLA, WA

DEVELOPMENT APPLICATION

Scale: 1 : 250 @ A3
Series: BIO MOD 380
Drawing: SITE SIGNAGE PLAN
Project Number: 0924
Drawing Number: MCD-2
Issue: 3

File Name: C:\Users\HA\NicoleReina\Documents\0924_McDONALDS-BIOMOD-380_DIANELLA_DA_R24_nicoleWMET6.rvt

MCD-6
3



MCD-6 4
2 MCD-5
1
MCD-5

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DEVELOPMENT APPLICATION

Revisions

Issue	Description	Date	Chk	Int

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Drawing Notes

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ABN: 43 008 496 928
☎ 02 9875 6666

Project Manager

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PO Box 199 Nedlands WA 6909
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www.hindley.com.au

Project
McDONALDS DIANELLA - BIOMOD 380

Location
366 GRAND PROMENADE
DIANELLA, WA

Scale
1 : 100 @ A3

Series
BIO MOD 380

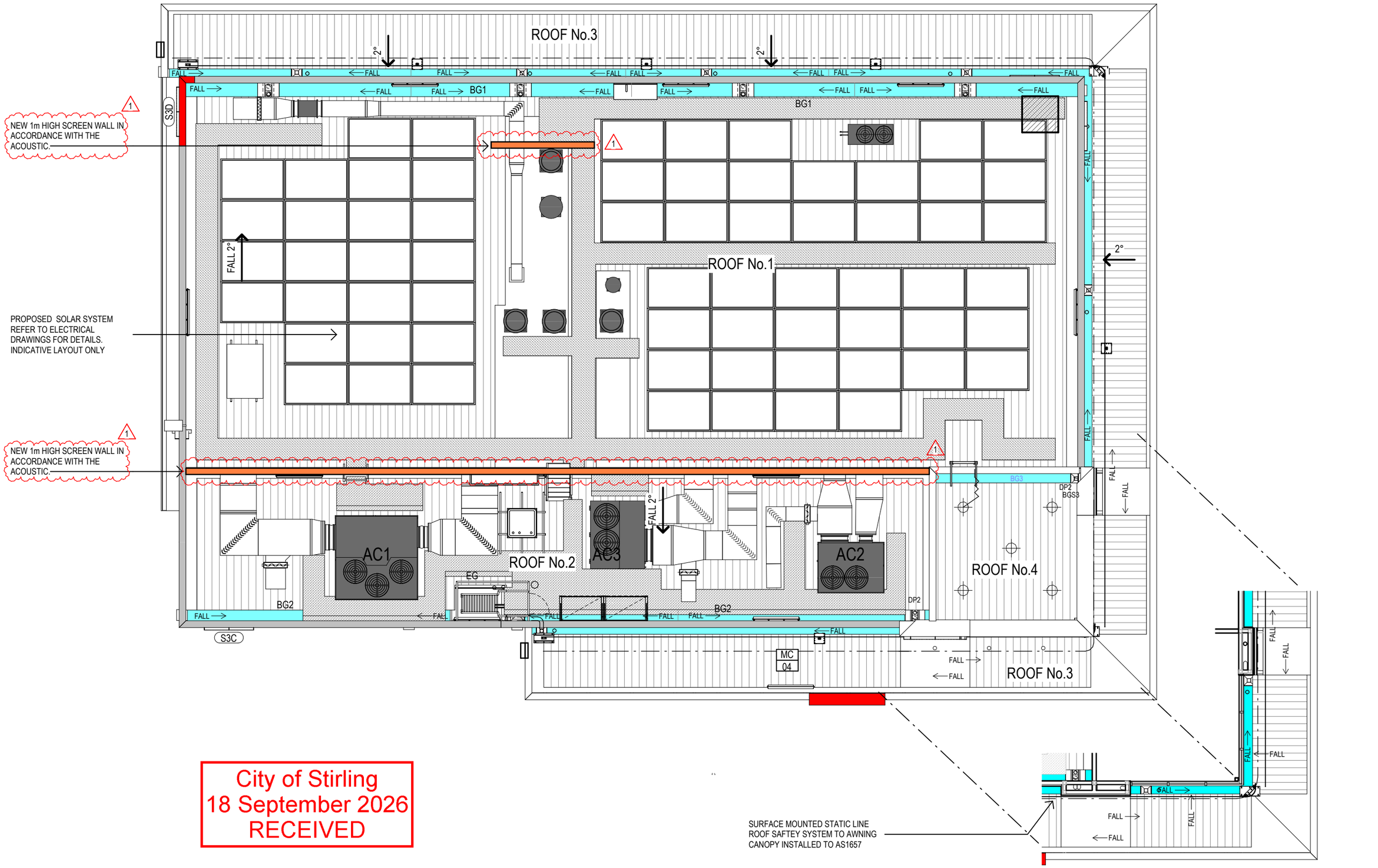
Drawing
FLOORPLAN

Project Number
0924

Drawing Number
MCD-3

Issue

File Name C:\Users\H&A\NicoleReina\Documents\0924_McDONALDS-BIOMOD-380_DIANELLA_DA_R24_nicoleWMET6.rvt



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LOWER ROOF PLAN

DEVELOPMENT APPLICATION

Revisions				
Issue	Description	Date	Chk	Int
1	ACOUSTIC SCREEN WALL	15/07/2026	AJJ	NR

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Drawing Notes

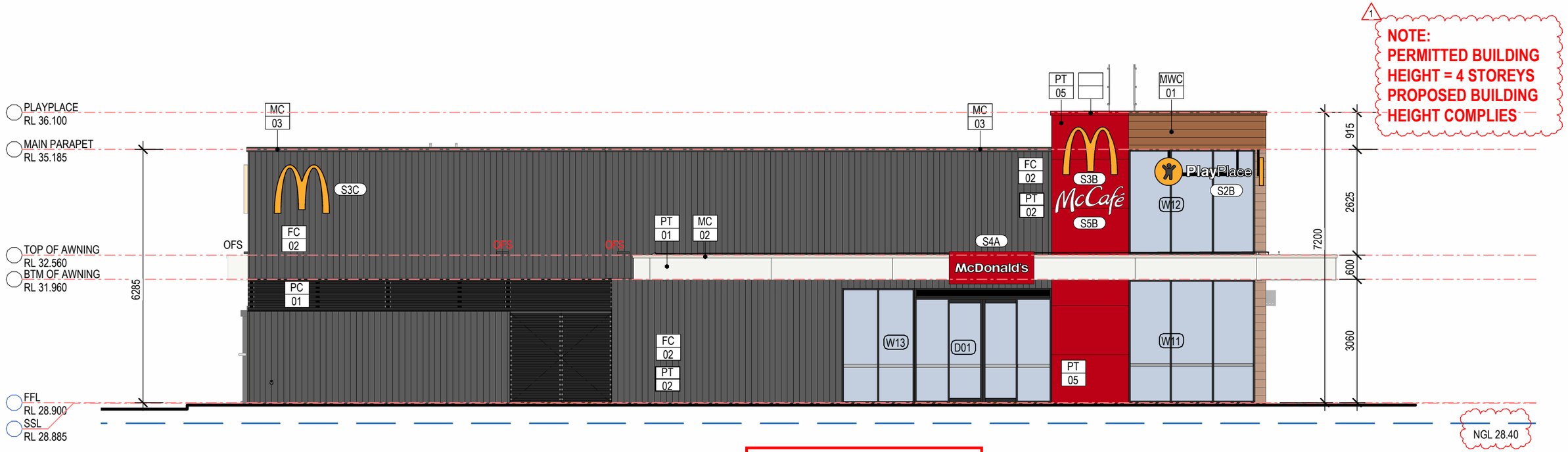
Client
McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666

Project Manager
NATIONAL DEVELOPMENT GROUP

Architect
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Unit 4/166 Stirling Highway
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Project	McDONALDS DIANELLA - BIOMOD 380
Location	366 GRAND PROMENADE DIANELLA, WA
Scale	1 : 100 @ A3
Series	BIO MOD 380
Drawing	ROOF PLAN
Project Number	0924
Drawing Number	MCD-4
Issue	1

File Name C:\Users\H&A(NicoleReina)\Documents\0924_McDONALDS-BIOMOD-380_DIANELLA_DA_R24_nicoleWMET6.rvt



SIDE ELEVATION
1 : 100

NOTE:
PERMITTED BUILDING HEIGHT = 4 STOREYS
PROPOSED BUILDING HEIGHT COMPLIES

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18 September 2026
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FRONT ELEVATION
1 : 100

DEVELOPMENT APPLICATION

Revisions

Issue	Description	Date	Chk	Int
1	AMENDED DA AS CLOUDED	15/09/2026	AJJ	NR

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ABN. 43 008 496 928
☎ 02 9875 6666

Project Manager
NATIONAL DEVELOPMENT GROUP

Architect
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Project
McDONALDS DIANELLA - BIOMOD 380

Location
366 GRAND PROMENADE
DIANELLA, WA

Scale
1 : 100 @ A3

Series
BIO MOD 380

Drawing
FRONT & SIDE BUILDING ELEVATIONS

Project Number
0924

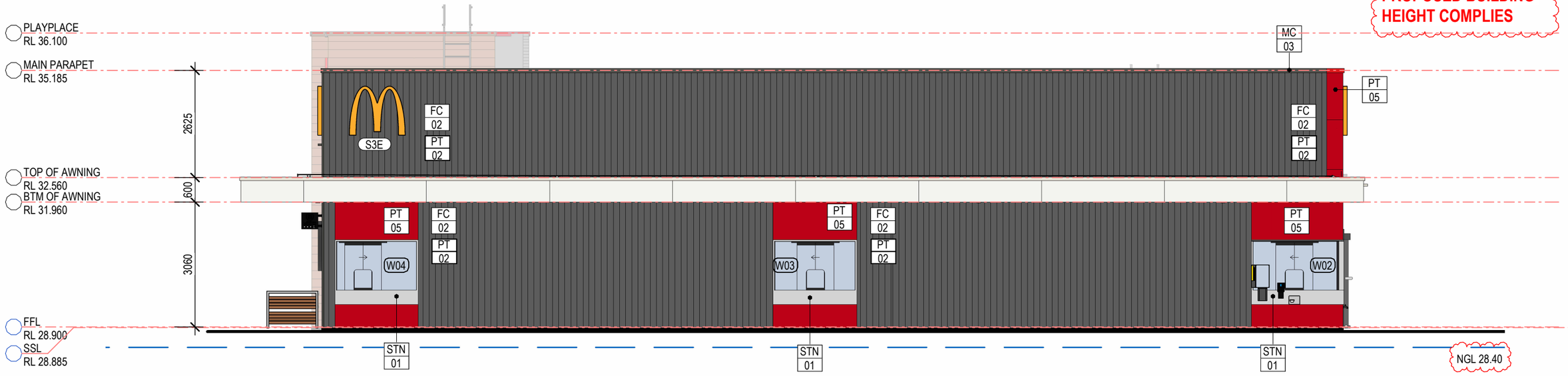
Drawing Number
MCD-5

Issue
1

File Name C:\Users\H&A\NicoleReina\Documents\0924_McDONALDS-BIOMOD-380_DIANELLA_DA_R24_nicoleWMET6.rvt

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18 September 2026
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1 NOTE:
PERMITTED BUILDING HEIGHT = 4 STOREYS
PROPOSED BUILDING HEIGHT COMPLIES



DRIVETHRU ELEVATION
1 : 100



REAR ELEVATION
1 : 100

DEVELOPMENT APPLICATION

Revisions

Issue	Description	Date	Chk	Int
1	AMENDED DA AS CLOUDED	15/09/2026	AJJ	NR

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ABN: 43 008 496 928
☎ 02 9875 6666

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NATIONAL DEVELOPMENT GROUP

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Project
McDONALDS DIANELLA - BIOMOD 380

Location
366 GRAND PROMENADE
DIANELLA, WA

Scale
1 : 100 @ A3

Series
BIO MOD 380

Drawing
DRIVETHRU & REAR BUILDING ELEVATIONS

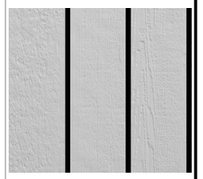
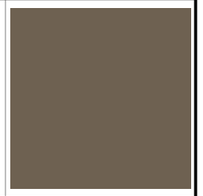
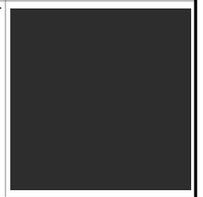
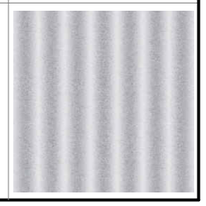
Project Number
0924

Drawing Number
MCD-6

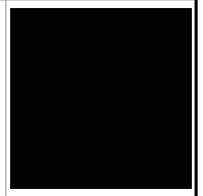
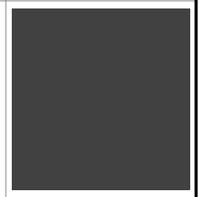
Issue
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EXTERNAL FINISHES SCHEDULE

CODE	No.	AREA	DESCRIPTION	MANUFACTURER	COLOUR	IMAGE
FC	02	MAIN BUILDING WALLS	WEATHERTEX "WEATHERGROOVE WOODSMAN 150mm" VERTICAL WEATHERBOARD CLADDING	WEATHERTEX	PREPRIMED WHITE	
MC	01	PARAPET CAPPING - ADJACENT TIMBER LOOK CLADDING (PLAYLAND)	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	JASPER (BROWN)	
MC	02	PARAPET CAPPING - AWNINGS	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	SURFMIST (WHITE)	
MC	03	PARAPET CAPPING - MAIN BUILDING WALLS	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	COLORBOND MONUMENT (DARK GREY)	
MWC	01	PLAYPLACE & PARAPETS	TIMBER LOOK ALUMINIUM CLADDING SYSTEM USING KNOTWOOD 200mm CLADDING PROFILE	KNOTWOOD	LIGHT OAK	
MWC	02	ROOF WELL (INTERNAL PARAPET LINING)	CUSTOM ORB CORRUGATED STEEL RIVET FIXED VERTICALLY TO FRAMES	LYSAGHT	ZINCALUME	

EXTERNAL FINISHES SCHEDULE

CODE	No.	AREA	DESCRIPTION	MANUFACTURER	COLOUR	IMAGE
PC	01	CORRAL BATTENS & ROOF ACCESS, ELEC. ROOM DOORS	POWDERCOAT FINISH	DULUX DURATEC	MONUMENT (DARK GREY)	
PC	02	ALUMINIUM WINDOWS & DOOR FRAMES.	POWDERCOAT FINISH	DULUX DURATEC	LUNAR ECLIPSE SATIN (BLACK)	
PT	01	FASCIAS (RIBBON)	PAINT FINISH. REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	VIVID WHITE PW1H9	
PT	02	MAIN BUILDING WALLS	PAINT FINISH. REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	MONUMENT C29 (DARK GREY)	
PT	05	BLADE WALL & DRIVETHRU WINDOWS	PAINT FINISH. REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	HOTLIPS PB1F2 (RED)	
STN	01	DRIVETHRU WINDOW SILL & SURROUND	RECONSTITUTED SOLID SURFACE. REFER TO DECOR DOCUMENTS FOR SELECTION	REFER DECOR	REFER DECOR	

City of Stirling
18 September 2026
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DEVELOPMENT APPLICATION

Revisions

Issue	Description	Date	Chk	Int

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Drawing Notes

Client
McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666

Project Manager
NATIONAL DEVELOPMENT GROUP

Architect
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Unit 4/166 Stirling Highway
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PO Box 199 Nedlands WA 6909
08 9386 6699
www.hindley.com.au

Project
McDONALDS DIANELLA - BIOMOD 380

Location
366 GRAND PROMENADE
DIANELLA, WA

Scale
@ A3

Series
BIO MOD 380

Drawing
EXTERNAL FINISHES SCHEDULE

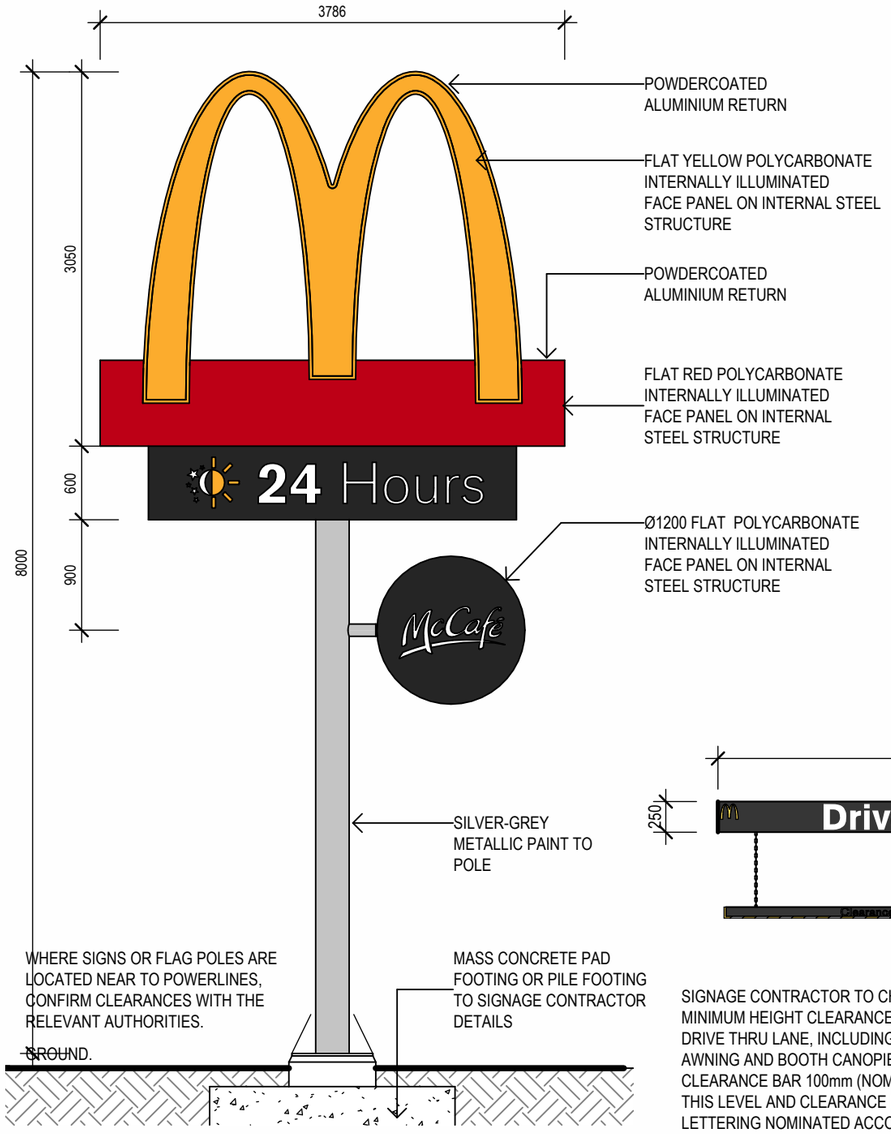
Project Number
0924

Drawing Number
MCD-7

Issue

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City of Stirling
18 September 2026
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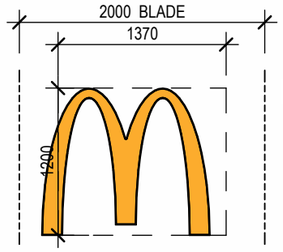


S1 PYLON
1 : 50



S2 PLAYPLACE
1 : 50

YELLOW LOGO WITH INDIVIDUAL POLYCARBONATE LETTERING FIXED TO FRAME. INTERNALLY ILLUMINATED. WHITE LETTERS.



S3 WALL SIGN
1 : 50

YELLOW FLAT FACE POLYCARBONATE LOGO. INTERNALLY ILLUMINATED. YELLOW LOGO



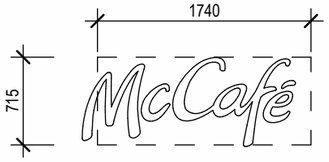
S4 CLIP SIGN
1 : 50

LED ILLUMINATED WORDMARK ONLY. RED CLIP TO BE CONSTRUCTED BY THE BUILDER..



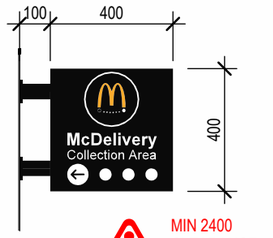
S5 McCAFE WALL BUTTON SIGN
1 : 50

FABRICATED METAL BUTTON SIGN. OPAL FACES WITH BLACK VINYL GRAPHICS. LED ILLUMINATION.



S5 WALL SIGN
1 : 50

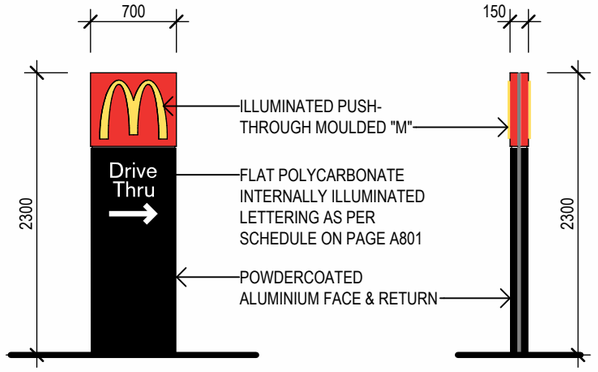
INDIVIDUAL HALO ILLUMINATED REVERSE PAN FABRICATED ALUMINIUM CHANNEL LETTERS. BRUSHED ALUMINIUM FINISH.



MIN 2400 CLEARANCE TO FOOTPATH

S6 McDELIVERY WALL SIGN
1 : 20

FABRICATED METAL SIGN. OPAL FACES WITH BLACK VINYL GRAPHICS. LED ILLUMINATION.

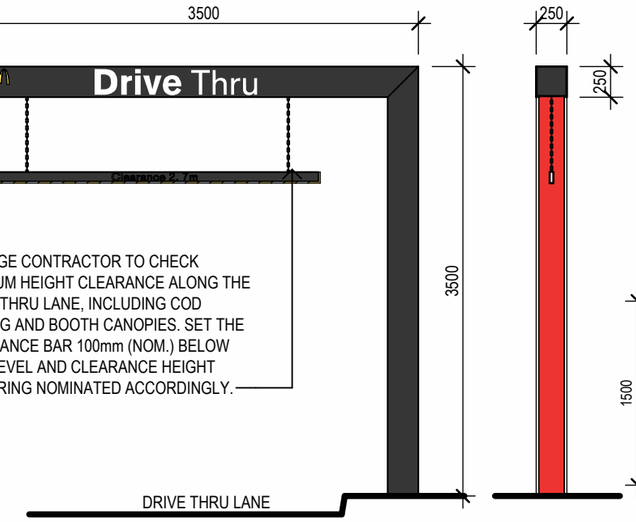


FRONT **SIDE**

ALTERNATIVE WORDING
(ALL IN TITLE CASE):

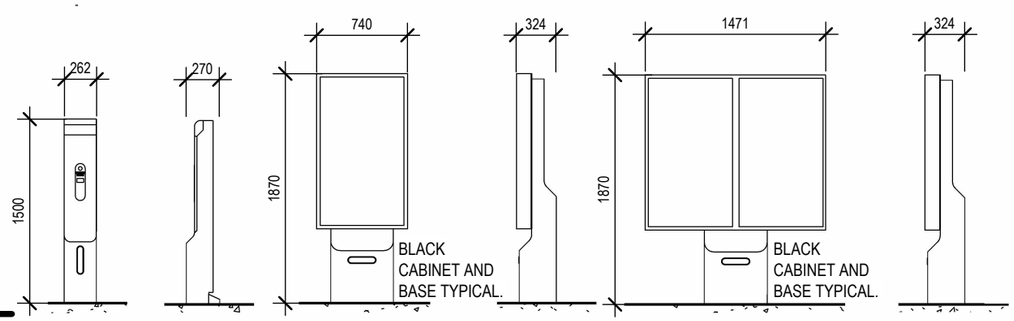
"NO ENTRY"	"WELCOME" W/-ARROWS"	"THANK YOU"	"ENTRY"
"DRIVE-THRU ANY LANE, ANY TIME"	"DRIVE-THRU W/-ARROWS"	"EXIT"	"NO ENTRY"

DIRECTIONAL SIGNAGES8
1 : 50



FRONT **SIDE**

S9 HEIGHT CLEARANCE GANTRY
1 : 50



OCU FRONT | OCU SIDE | S7 FRONT | S7 SIDE | S7 FRONT DOUBLE | S7 SIDE DOUBLE

DEVELOPMENT APPLICATION

Revisions
Issue Description Date Chk Int

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www.hindley.com.au

Project
McDONALDS DIANELLA - BIOMOD 380

Location
366 GRAND PROMENADE
DIANELLA, WA

Scale
As indicated @ A3

Series
BIO MOD 380

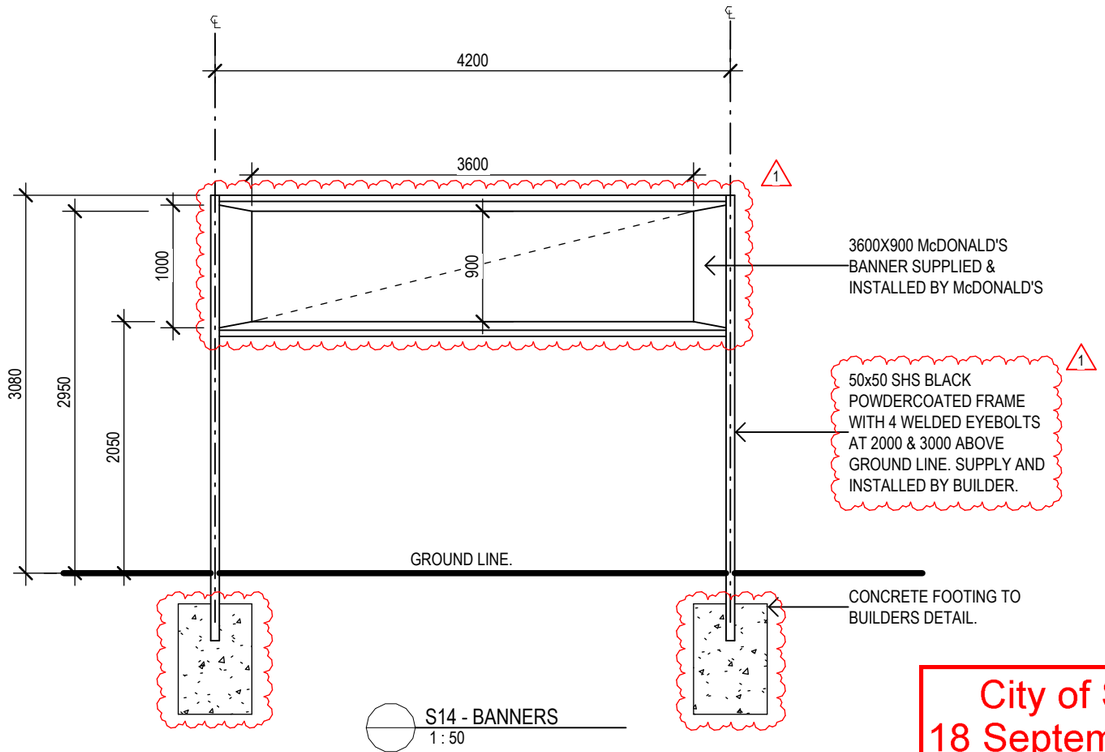
Drawing
SIGNAGE DETAILS

Project Number
0924

Drawing Number
MCD-8

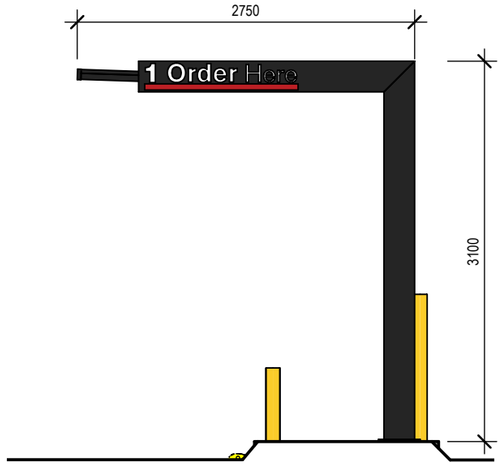
Issue

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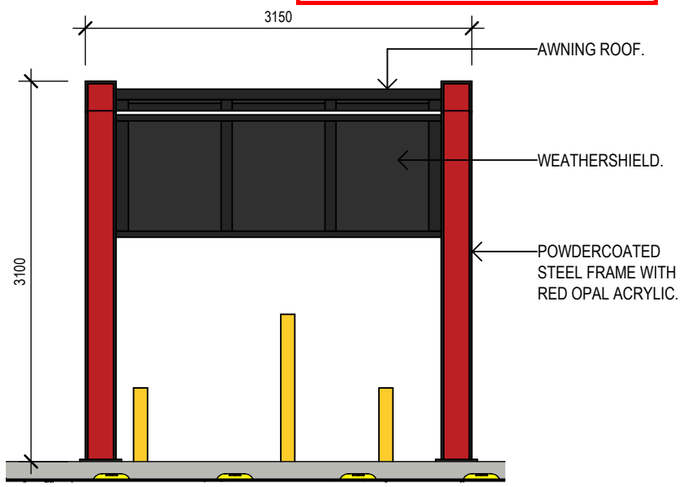


S14 - BANNERS
1 : 50

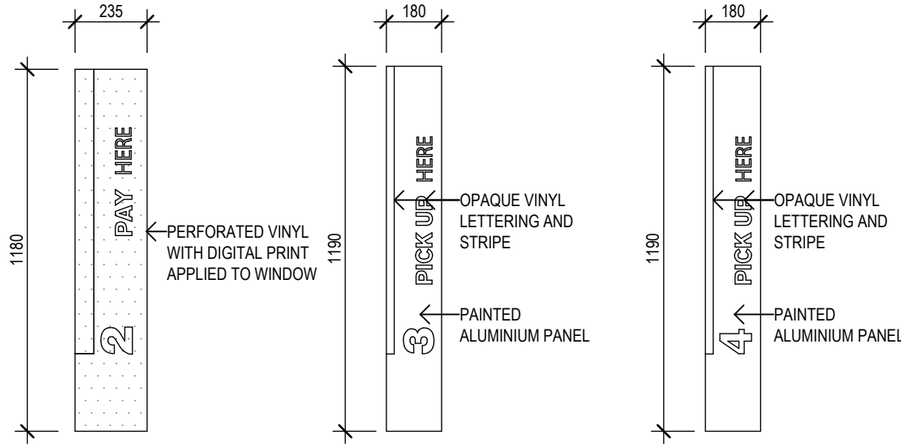
City of Stirling
18 September 2026
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S10 ORDER CANOPY SIDE
1 : 50



S10 ORDER CANOPY ELEVATION
1 : 50



S13 DRIVE THRU INFORMATION SIGNS
1 : 20

DEVELOPMENT APPLICATION

Revisions

Issue	Description	Date	Chk	Int
1	AMENDED DA AS CLOUDED	15/09/2026	AJJ	NR

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Project
McDONALDS DIANELLA - BIOMOD 380

Location
366 GRAND PROMENADE
DIANELLA, WA

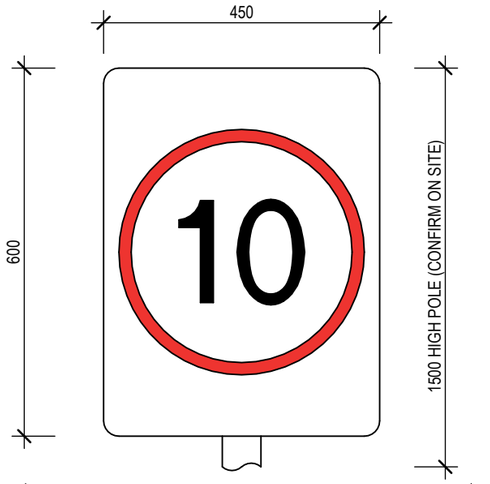
Scale
As indicated @ A3

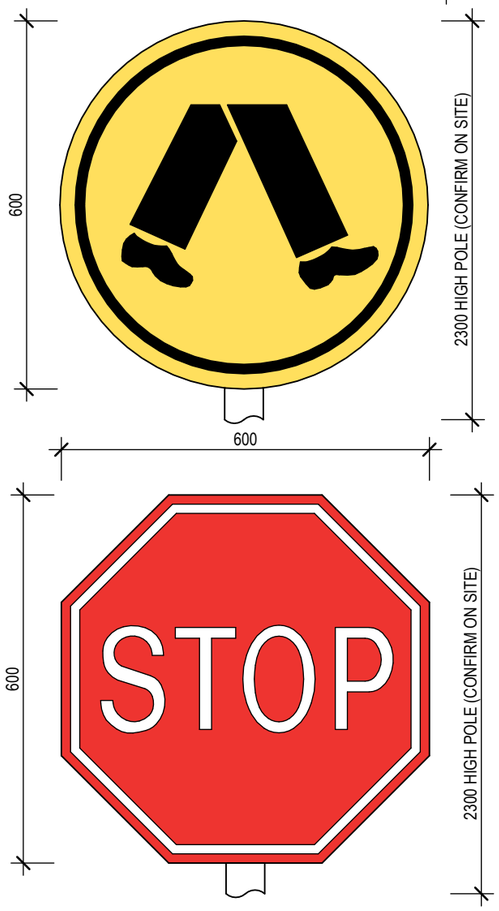
Series
BIO MOD 380

Drawing
SIGNAGE DETAILS

Project Number	Drawing Number	Issue
0924	MCD-9	1

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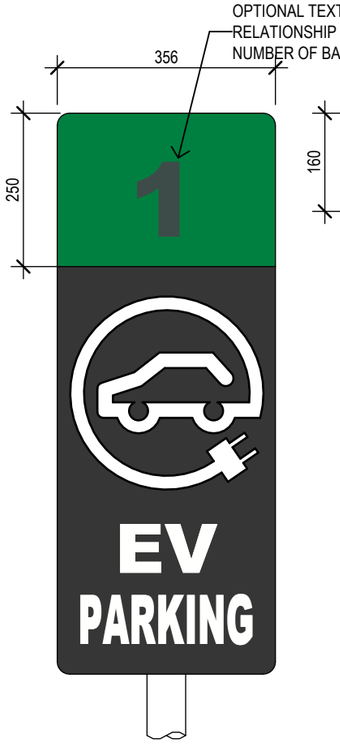






















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S11 CAR PARK SIGNAGE

McDONALD's Signage Colours

McDonalds Gold	McDonalds Red	Green	Charcoal	Light Grey	Black	Reflex Blue
PMS 1235 C 122 U	PMS 2035 C	PMS 350 C	PMS Cool Gray 11C	PMS Cool Gray 1C	PMS Black 6 C	PMS Reflex Blue
CMYK 0.29.96.0	CMYK 0.100.95.0	CMYK 80.43.86.42	CMYK 0.0.0.80	CMYK 0.0.0.8	CMYK 82.71.59.75	CMYK 100.96.13.9
RGB 255.188.13	RGB 219.0.7	RGB 43.82.51	RGB 45.45.45	RGB 247.247.247	RGB 16.24.32	RGB 0.22.137
HEX FFBC0D	HEX DB0007	HEX 2B5233	HEX 2D2D2D	HEX B69A81	HEX 101820	HEX ~~001689~~

DEPENDING ON LOCATION WITHIN SITE, S11 SIGNAGE SHOULD BE SET A MINIMUM OF 2m ABOVE TOP OF KERB TO PREVENT OBSTRUCTION TO OCCASIONAL PEDESTRIANS, OR TO REDUCE INTERFERENCE FROM PARKED VEHICLES. IF THIS DOESN'T APPLY, SIGNAGE HEIGHTS SHALL BE SET AS NOTED.

DEVELOPMENT APPLICATION

Revisions

Issue	Description	Date	Chk	Int

General Notes

Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.

Drawing Notes

Client
McDonald's Australia Limited
ABN. 43 008 496 928
☎ 02 9875 6666

Project Manager
NATIONAL DEVELOPMENT GROUP

Architect
Hindley and Associates Pty Ltd
Building Designers
Unit 4/166 Stirling Highway
Nedlands WA 6009
PO Box 199 Nedlands WA 6909
08 9386 6699
www.hindley.com.au

Project
McDONALDS DIANELLA - BIOMOD 380

Location
366 GRAND PROMENADE
DIANELLA, WA

Scale
1 : 10 @ A3

Series
BIO MOD 380

Drawing
SIGNAGE DETAILS

Project Number
0924

Drawing Number
MCD-10

Issue

File Name C:\Users\H&A(NicoleReina)\Documents\0924_McDONALDS-BIOMOD-380_DIANELLA_DA_R24_nicoleWMET6.rvt

GUZMAN Y GOMEZ - Dianella Plaza

366 Grand Promenade,
Dianella WA 6059

DEVELOPMENT APPLICATION



Sheet No.	Sheets
A0.00	Cover Page
A0.10	External Finishes - BB
A0.24	External Perspectives
A0.25	External Perspectives
A1.01	Site Plan
A1.10	Site Signage Plan and Schedule
A1.11	Signage Details Sheet 01
A1.12	Signage Details Sheet 02
A2.00	Ground Floor Plan
A2.10	Red Line Plan
A2.16	Roof Plan
A3.00	External Elevations 1
A3.01	External Elevations 2
A3.02	External Elevations 3

Grand total: 14

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B	01.07.2026	Preliminary DA Package 2
C	14.07.2026	Updated DA Package
D	12.08.2026	Updated DA Package 2
E	18.09.2026	Updated DA Package- 3

GUZMAN Y GOMEZ Mexican Kitchen
M&S MATTHEWS & SCAVALLI ARCHITECTS
e: info@mandsarchitects.com.au
a: PO Box 8084 Fremantle 6160
p: (08) 9316 0531
w: www.mandsarchitecture.com.au

Project: GYG - Dianella Plaza

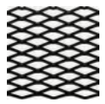
Client: GUZMAN Y GOMEZ

Drawing Title: Cover Page

Designed	Drawn	Project no	Scale	Drawing no	Rev
M&S	M&S	26054	@ A3	A0.00	E

EXTERNAL FINISHES SCHEDULE

ITEM / IMAGE	CODE	DESCRIPTION		SUPPLIER
CLADDING				
	**WD1**	ITEM: RANGE: SIZE: COLOUR: LOCATION: NOTES:	150 X 16 mm Aluminium Cladding Boards, KEC150LW 150 X 16 mm Chestnut. Refer Elevations Blades returning, black trim **PC5** Trims - WD1-1: KES2PC65IF - 65mm x 65mm WD1-2: KESP3030 - 30mm x 30mm	**KNOT WOOD**
PAINT				
	**P01**	PRODUCT: RANGE: COLOUR: FINISH: LOCATION: NOTES:	Paint for External Walls and Weathershield SULPHUR S16H9 Flat / Exterior Grade As labelled on Elevations Yellow Downpipes - P01+ Primer	**DULUX**
	**P02**	PRODUCT: RANGE: COLOUR: FINISH: LOCATION: NOTES:	Paint for External Walls Weathershield COLORBOND MONUMENT C29 Lowsheen / Exterior Grade As labelled on Elevations Monument downpipes - P02+Primer	**DULUX**
	**P03**	PRODUCT: RANGE: COLOUR: FINISH: LOCATION:	Trims and exposed steel frames Weathershield BLACK SG6G9 Lowsheen / Exterior Grade As labelled on Elevations	**DULUX**
BRICK				
	BR01-B	PRODUCT: RANGE: LOCATION: NOTES:	Solid Brick 20520-01BR Alfresco and DT Walls 1. Mortar to be 10mm Thick, Colour White, Flush Finish 2. Ensure top layer is in 'soldier course' followed by 'stretcher bond' to floor	**SURFACE STUDIO** Karen Reid T: (02) 91811251 M: 0409 912 320
TILES				
	**TL06**	PRODUCT: RANGE: COLOUR: FINISH: LOCATION: NOTES:	Tiling External Concrete look - 300x600mm Graphite - 9090-05G P5 Alfresco area Pattern: Stack bond. Grout:Epoxy Grout - Mapei Kerapoxy - Cement Grey 113 - 3mm spacing	**SURFACE STUDIO** Karen Reid T: (02) 91811251 M: 0409 912 320
POWDERCOATING				
	**PC5**	PRODUCT: RANGE: COLOUR: FINISH: LOCATION: NOTES:	Powdercoat Dulux Duratec Zeus Black Zeus Charcoal - 90Z9202M Matt External Doors and window frames and **M07**	**DULUX**

ITEM / IMAGE	CODE	DESCRIPTION		SUPPLIER
STONE				
	**ST1**	RANGE: COLOUR: FINISH: LOCATION: NOTES:	Caesarstone Mineral - Crystalline Silica Free 3100 Jet Black Polished DT Sills 1. Sheet size: 20mm x 3210 x 1610mm 3. 6mm radius pencil edge to all exposed edges. 4. Ensure no sharp edges.	**Caesarstone**
METAL				
	**CB1.1**	PRODUCT: RANGE: COLOUR: FINISH: LOCATION: NOTES:	Internal Parapet Linings Lysaght Custom Orb Surfmist Matt finish Back of Parapet walls	**LYSAGHT**
	**CB1.2**	PRODUCT: RANGE: COLOUR: FINISH: LOCATION: NOTES:	ALuminum powdercoated Flashings Lysaght Flashing made to suit Surfmist Matt finish All non visibale flashings	**COLORBOND**
	**CB2**	PRODUCT: RANGE: COLOUR: FINISH: LOCATION: NOTES:	Colorbond powdercoat Monument Matt Finish Downpipes and Rainheads	**COLORBOND**
	**CB3**	PRODUCT: RANGE: COLOUR: LOCATION: NOTES:	Colorbond powdercoat Night Sky Wall and awning Parapet Cappings	**LYSAGHT**
	**M07**	PRODUCT: RANGE: COLOUR: FINISH: LOCATION: NOTES:	Aluminium Expanded Mesh ETC20A To be powdercoated **PC5** Satin Refer to elevations and details To be installed horizontally	**ETCHED** cameron@etched.com.au PH. 1300 688 202
	**RF01**	PRODUCT: RANGE: COLOUR: FINISH: LOCATION: NOTES:	Roofs Lysaght Klip-lok 700 Colorbond Surfmist Matt finish Refer Roof Plan / Roof details. Roof Flashings within Roof well that are not visible to match Roof Colour 0.48 BMT steel roof sheeting manufactured in zinculume steel, as manufactured by bluescope steel. The complete klip lok roof installation including fasteners and accessories shall be specified, drawn and in accordance with manufacturers recommendations and shall comply with AS1562 and SAA HB 39 as applicable. Provide weathertight finish with cappings, flashings and and trays at perimeter abutments, junctions and penetrations as detailed	**LYSAGHT**
GRAPHIC				
	**S31**	PRODUCT: COLOUR: LOCATION: NOTES:	Vinyl Graphic Dark Grey/ Monument (P02) with applied Yellow digital print/ graphic DT Booth Walls Refer to Signage Details	**BY SIGNAGE CONTRACTOR**

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GUZMAN Y GOMEZ Mexican Kitchen
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Project: GYG - Dianella Plaza

Client: GUZMAN Y GOMEZ

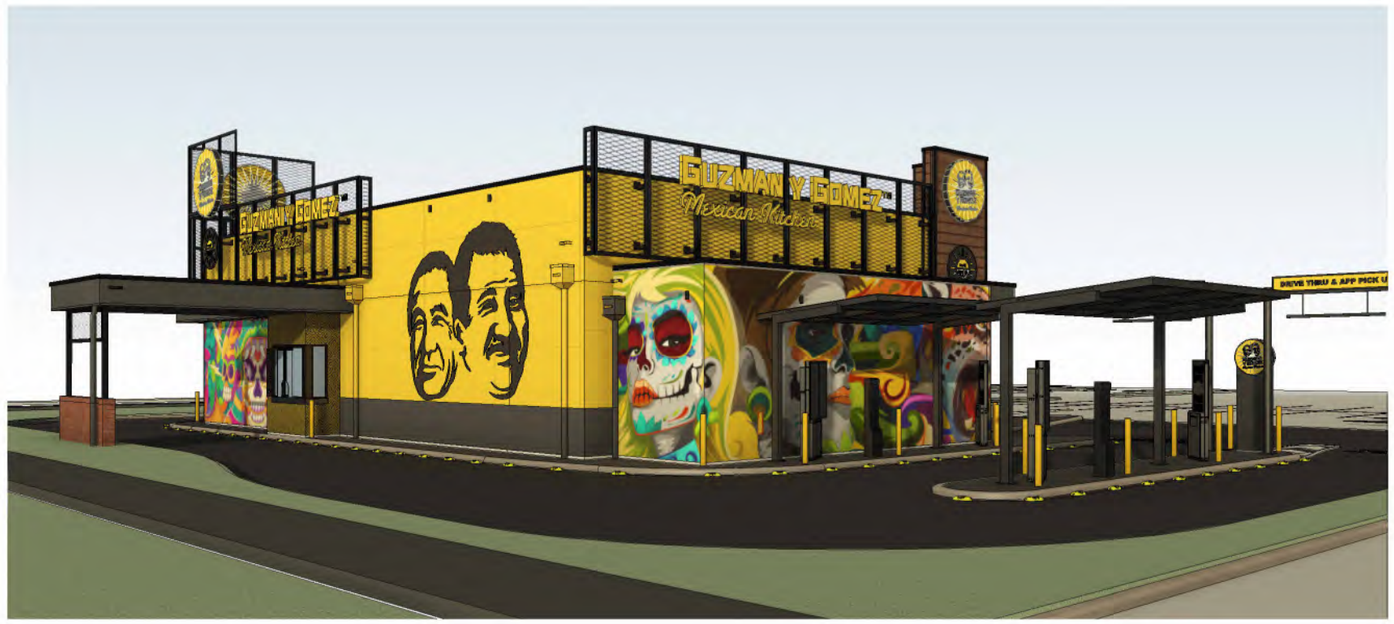
Drawing Title: External Finishes - BB

Designed: M&S
Drawn: M&S

Project no	Scale	Drawing no	Rev
26054	1 : 100 @ A3	A0.10	D



PERSPECTIVE 03



PERSPECTIVE 04

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e: info@mandsarchitects.com.au
a: PO Box 8084 Fremantle 6160
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Project GYG - Dianella Plaza

Client GUZMAN Y GOMEZ

Drawing Title
External Perspectives

Designed	Drawn	Project no	Scale	Drawing no	Rev
M&S	M&S	26054	@ A3	A0.24	D



PERSPECTIVE 01



PERSPECTIVE 02

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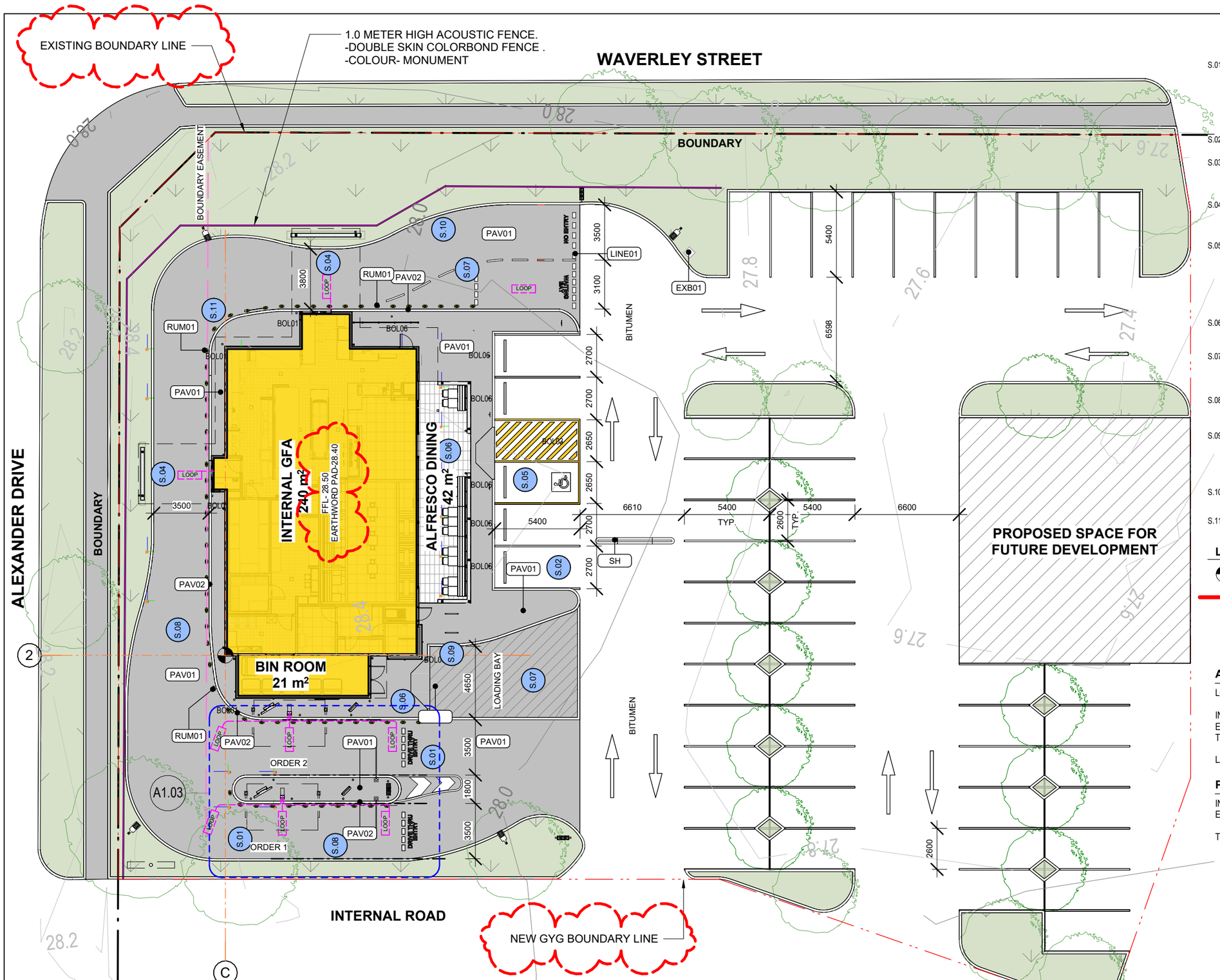
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Project GYG - Dianella Plaza

Client GUZMAN Y GOMEZ

Drawing Title
External Perspectives

Designed	M&S		
Drawn	M&S		
Project no	Scale	Drawing no	Rev
26054	@ A3	A0.25	D



1 Site Plan
Scale @ A3: 1 : 250

SITE NOTES:

S.01 90mm(D) IN GROUND BOLLARD **(DT ORDER)** OR 140MM IN GROUND BOLLARD **(BUILDING AND CARPARK)** CONTRACTOR TO ALLOW FOR INSTALLATION AND FOUNDATION. ALL BOLLARDS TO BE CORED NOT BOLTED. **REFER TO BOL01 AND BOL03 AND BOLI06**

S.02 PARKING BAYS TO BE A MIN. DIMENSIONS AS SHOWN ON PLAN

S.03 INSTALL WHEEL STOPS ON CARPARKS ADJOINING FOOTPATHS , LANDSCAPING BEDS OR WHERE NECESSARY TO PROTECT BUILDING/SIGNAGE. **REFER TO WS02**

S.04 PAVEMENT AT DRIVE THRU WINDOWS SHALL BE 180-200mm (MAX) BELOW F.F.L. REFER TO CIVIL DRAWINGS FOR FINISHED PAVEMENT LEVELS

S.05 PROVIDE ACCESSIBLE PARKING SPACE PLUS SETDOWN AREA BESIDE TO MEET AUSTRALIAN STANDARDS REQUIREMENTS. THE ACCESSIBLE PARKING SPACE SHALL BE DELINIATED WITH LINEMARKED PERIMETER AND THE INTERNATIONAL SYMBOL IN ACCORDANCE WITH AS1428.1

S.06 A SMOOTH TRANSITION IS REQUIRED AT THE INTERSECTION OF INTERNAL FLOOR AND KERB.

S.07 ALL LINE MARKINGS, ARROWS ETC. ARE TO BE IN WHITE LINEMARKING PAINT SUITABLE FOR THE PURPOSE. REFER TO A1.10 FOR ALL LINEMARKING **REFER TO LINE01**

S.08 ALL GYG DRIVE THRU, EXTERNAL PAVING, AND LOADING BAYS TO BE BLACK OXIDE CONCRETE (COLOUR ONYX). **REFER TO PAV01**

S.09 BIKE RACK TO BE SECURA BIKE:
SIZE: *800(W) x 800(H)*
MATERIAL: *STAINLESS STEEL 40NB (50.0 X 1.5MM PIPE*
CODE: *SBR11B*

S.10 ALL KERBS TO BE NATURAL FINISH. **REFER TO PAV02**

S.11 RUMBLE BARS TO DT LANE. **REFER TO RUM01**

LEGEND:

- SITE SETOUT
- EXISTING SITE BOUNDARY
- SW STORM WATER
- WM WATER METER
- MT METER
- H HYDRANT

AREAS:

LOT AREA :	**1679m²**
INTERNAL AREA :	261m²
EXTERNAL AREA:	42m²
TOTAL AREA:	**303m²**
LANDSCAPING AREAS:	---m²

PATRONS:

INTERNAL	36
EXTERNAL	22
TOTAL	**58**

KEY - SITEWORKS

CODE	DESCRIPTION
BOL01	90 MM BOLTED BOLLARD CONTRACTOR TO ALLOW FOR INSTALLATION (Siteworks) DESCRIPTION 90 MM YELLOW BOLTED BOLLARD WITH 5 MM HEAVY DUTY WALL THICKNESS SIZE - 90 MM (D) x 1300 MM (H), WEIGHT 10 KG CODE: 08-SF90BP SUPPLIER: AREASAFE
BOL03	140 MM IN GROUND BOLLARD - CONTRACTOR TO ALLOW FOR INSTALLATION AND FOUNDATION (Siteworks) DESCRIPTION 140 MM YELLOW IN GROUND BOLLARD WITH 5 MM HEAVY DUTY WALL THICKNESS SIZE - 140 MM (D) x 1625 MM (H), WEIGHT 30 KG CODE: 08-SF140IG SUPPLIER: AREASAFE
BOL06	MITRE-TOP STAINLESS STEEL 90 MM IN GROUND BOLLARD (Siteworks) SIZE- 90(D) x 1100(H)mm CODE: 08-SS90MIG SUPPLIER: AREASAFE
LINE01	WHITE LINE MARKING UNLESS STATUTORY REQUIRMENTS REQUIRE OTHERWISE. ALL LINE MARKING TO BE COMPLETED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS 1742.2:2009 (Siteworks)
PAV01	OXIDE CONCRETE FINISH- CONCRETE COLOUR SYSTEMS ONYX GREY CONCRETE IS TO BE INTEGRALLY COLOURED WITH CONCRETE COLOUR SYSTEMS CCS ONYX AT THE DOSE RATE OF 3% PER WEIGHT OF CEMENTITIOUS CONTENT (APPROX. 9KG / M3). CREATE SURFACE TEXTURE USING A BROOM FINISH TO MEET ASLIP RESISTANCE RATING OF P5 AS PER HB198/AS4586. CONCRETE IS TO BE PROTECTED FROM MOISTURE LOSS DURING PLACEMENT USING A SURFACE CCS ALIPHATIC ALCOHOL, AFTERSCREEDING AND BULL FLOATING APPLY OVER THE SURFACE OFTHE CONCRETE. CONCRETE IS TO BE FULLY CURED FOR 28DAYS, AT THE COMPLETION OF THE CURING PERIOD, REMOVAL OF ANY DIRT, OIL OR GREASE WITH CCS DEGREASER FOLLOWED BY HIGH PRESURE WASH THOROUGHLY AND ALLOW TO FULLY DRY. APPLICATION OF CCS STREETSCAPE PENETRATING SEALER. SEALER CAN BE APPLIED PRIOR TO LINE MARKING. ALL CCS PRODUCTS/ SEALERS SHOULD BE PREPARED AND PLACED IN ACCORDANCE WITH THE TECHNICAL DATA SHEET (TDS), AVAILABLE FROM THE TECHNICAL DATA SHEET PAGE. HTTPS://CONCRETECOLOURSYSTEMS.COM.AU/ OR THE HELPLINE PHONE 1800 077 744. FOR FURTHER ASSISTANCE ON CCS PRODUCTS, CONTACT THE CCS AREA MANAGER ON 0401 716 859 OR EMAIL: dpratt@cscolour.com.au ALL EXPANSION JOINTS INCLUDING SAW CUTS TO BE JOINT SEALED WITH APPROPRIATE EXTERNAL SEALER COLOUR 'GREY'. ALL JOINTS TO BE WIRE BRUSHED AND CLEANED PRIOR TO JOINT SEALING." (Siteworks)
PAV02	PLAIN GREY CONCRETE IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND SUPPLIED CIVIL AND OR STRUCTURAL DOCUMENTATION. (Siteworks)
RUM01	300MM RUMBLE BAR 'YELLOW WITH 2 X FIXING RUMBLE BARS TO BE PLACED PARALLEL TO KERB, 50MM CLEAR AND AT 1000 MM CENTRE SPACINGS . RUMBLE BARS ARE TO BE INSTALLED AS PER DRAWING LAYOUT. RUMBLE BARS TO BE CHEMSET INTO SURFACE (Siteworks) SUPPLIER: AREASAFE

DA

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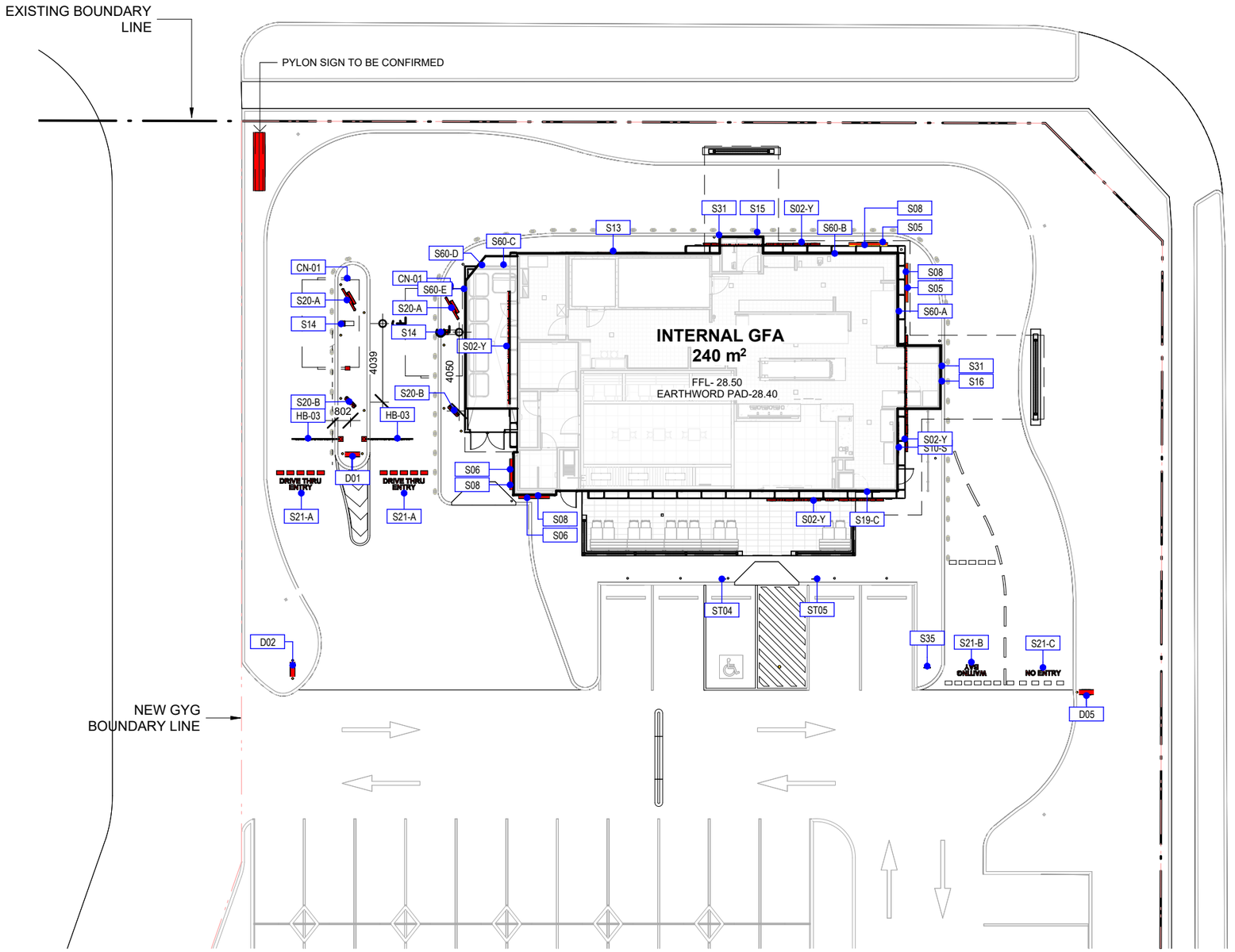
Rev	Date	Tiitle
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Project: GYG - Dianella Plaza
Client: GUZMAN Y GOMEZ
Drawing Title: Site Plan

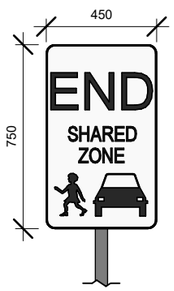
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Drawn M&S			
Project no 26054	Scale As indicated @ A3	Drawing no A1.01	Rev F

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18 September 2026
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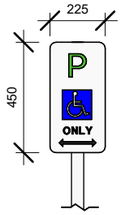
SIGNAGE **ST01** -
SHARED ZONE



SIGNAGE **ST02** -
END SHARED ZONE



SIGNAGE **ST03**-
NO ACCESS SIGN



SIGNAGE **ST04** -
ACCESSIBLE PARKING



SIGNAGE **ST05** -
PEDESTRIAN WARNING

1 Signage Plan
Scale @ A3: 1 : 250

GENERAL NOTES

DT01 : SINGLE SCREEN DIGITAL MENU UNIT

COATES SINGLE SCREEN UNIT , SERIES 8 O1 46" ODMB SINGLE UNIT. TO BE IN GYG BLACK FINISH.REFER TO DRAWINGS FOR DIMENSIONS / DETAILS. REFER TO MANUFACTURER FOR POWER AND DATA CABLING DETAILS.

DT02 : DOUBLE SCREEN DIGITAL MENU UNIT

COATES DOUBLE SCREEN UNIT , SERIES 8 O1 46" ODMB DOUBLE UNIT. TO BE IN GYG BLACK FINISH.REFER TO DRAWINGS FOR DIMENSIONS / DETAILS. REFER TO MANUFACTURER FOR POWER AND DATA CABLING DETAILS.

KEY - SIGNAGE

CODE	DESCRIPTION
CN-01	FREE STANDING CANOPY OVER ORDER POINT (Sign)
D01	WELCOME ANY LANE (Sign)
D02	DRIVE THRU' LEFT and RIGHT (Sign)
D05	THANKYOU/ NO ENTRY (Sign)
HB-03	2400mm STATIC HEIGHT BAR (Sign)
S02-Y	YELLOW GYG LETTERSET - ILLUMINATED (Sign) 'GUZMAN AND GOMEZ - Mexican Kitchen'
S05	GYG CIRCULAR DISC - ILLUMINATED - 2000mm (Sign)
S06	GYG CIRCULAR DISC- ILLUMINATED - 1600mm (Sign)
S08	GYG CAFE HOLA - ILLUMINATED - 1200mm (Sign)
S10-S	"BURRITOS, TACOS, NACHOS, BEERS, MARGARITAS" BLACK AND YELLOW SIGN (Sign)
S13	GYG STENCIL FACES (Sign)
S14	CUSTOMER ORDER POINT (Sign)
S15	PAY HERE' (Sign)
S16	PICK UP HERE' (Sign)
S19-C	APP AND DELIVERY PICKUP' (Sign)
S20-A	DIGITAL MENUBOARD (Sign)
S20-B	DIGITAL PRE-SELL (Sign)
S21-A	PAINTED LINEMARKING - 'DRIVE THRU ENTRY' (Sign)
S21-B	PAINTED LINEMARKING - 'WAITING BAY' (Sign)
S21-C	PAINTED LINEMARKING - 'NO ENTRY' (Sign)
S31	TAPE GRAPHIC 01 (Sign)
S35	WAITING BAY (Sign)
S60-A	GRAPHIC - DT (Sign)
S60-B	GRAPHIC - BIN ROOM 01 (Sign)
S60-C	GRAPHIC - BIN ROOM 02 (Sign)
ST04	ACCESSIBLE PARKING (Sign)
ST05	PEDESTRIAN WARNING (Sign)

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Project GYG - Dianella Plaza

Client GUZMAN Y GOMEZ

Drawing Title
Site Signage Plan and Schedule

Designed	M&S		
Drawn	M&S		
Project no	Scale	Drawing no	Rev
26054	As indicated @ A3	A1.10	D



S02-Y: YELLOW GYG LETTERSET
6000W x1100H

A

6.0m WALL SIGN "GUZMAN Y GOMEZ" & "MEXICAN KITCHEN" ILLUMINATED LETTERING WITH BLACK RETURNS

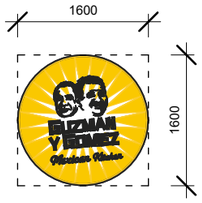


S10-S: "BURRITOS, TACOS, NACHOS, BOWLS, QUESADILLAS" - STENCILED SIGN WRITING



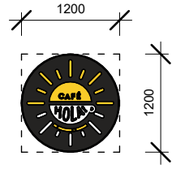
S05: GYG CIRCULAR ILLUMINATED SIGN WITH BLACK RETURNS

A



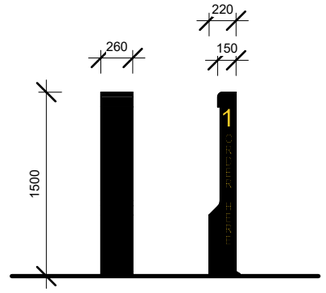
S06: GYG CIRCULAR ILLUMINATED SIGN WITH BLACK RETURNS

A



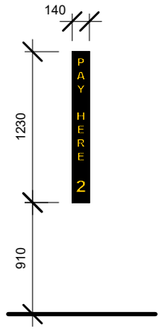
S08: CAFE HOLA CIRCULAR ILLUMINATED SIGN WITH BLACK RETURNS

A

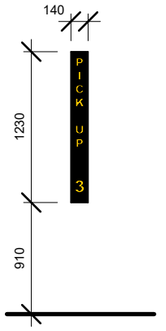


S14: ORDER POINT GRAPHIC VINYL

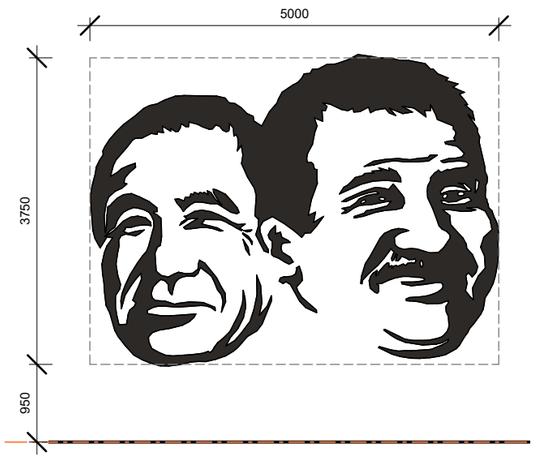
B + C



S15: VERTICAL PAY SIGN



S16: VERTICAL PICKUP SIGN



S13: GYG STENCILED FACES



S19-C: 'APP AND DELIVERY PICK UP' LIGHT BOX (ILLUMINATED). 1250mm X 460mm

A

SCOPE OF WORKS

BASEBUILD CONTRACTOR

1. BASEBUILD CONTRACTOR TO PROVIDE POWER, DATA, SIGN SUPPORT AND FOOTINGS WHERE INDICATED TO EACH SIGN AS PER BELOW:
   - **A. POWER + SIGN SUPPORT**
   - **B. POWER AND DATA SUPPLY**
   - **C. FOOTINGS REQUIRED**
2. REFER TO STRUCTURAL ENG'S DRAWINGS FOR FOOTING DETAILS
3. BASEBUILD CONTRACTOR TO CO-ORDINATE WITH SPECIALIST SIGNAGE CONTRACTOR

FITOUT CONTRACTOR

1. FITOUT CONTRACTOR TO PROVIDE SIGNS AND GRAPHICS AS SHOWN UNLESS NOTED OTHERWISE
2. GRAPHICS AND ARTWORK SIZES TO BE CONFIRMED BY SIGNAGE CONTRACTOR.
3. FITOUT CONTRACTOR TO CO-ORDINATE WITH SPECIALIST SIGNAGE CONTRACTOR

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D	18.09.2026	Updated DA Package- 3

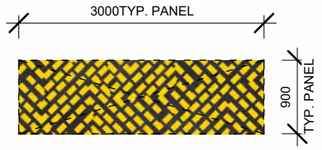
GUZMAN Y GOMEZ Mexican Kitchen
M&S MATTHEWS & SCAVALLI ARCHITECTS
e: info@mandsarchitects.com.au
a: PO Box 8084 Fremantle 6160
p: (08) 9316 0531
w: www.mandsarchitecture.com.au

Project: GYG - Dianella Plaza

Client: GUZMAN Y GOMEZ

Drawing Title: Signage Details Sheet 01

Designed	Drawn	Project no	Scale	Drawing no	Rev
M&S	M&S	26054	As indicated @ A3	A1.11	D



**GRAPHIC TO BE INSTALLED ON ACM PANEL*

S31: DT WINDOW TAPE GRAPHIC
NON ILLUMINATED GRAPHIC

DRIVETHRU BOOTHS TO BE CLAD WITH FC SHEETING, PAINTED GYG DARK GREY (MONUMENT), PRIMED IN VIPONDS SELF ADHESIVE PREP COAT READY FOR GRAPHIC TO BE ADHERED.



S21-A: (PAINTED LINEMARKING - COLOUR WHITE)
REFER TO SITE PLAN FOR SPECIFIC WORDING AND LOCATIONS



S21-B: (PAINTED LINEMARKING - COLOUR WHITE)
REFER TO SITE PLAN FOR SPECIFIC WORDING AND LOCATIONS

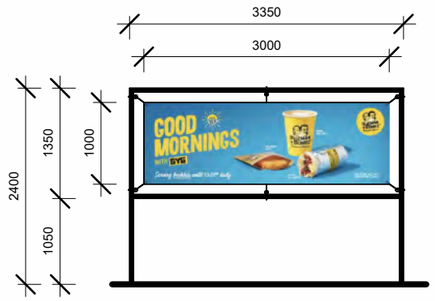


S21-C: (PAINTED LINEMARKING - COLOUR WHITE)
REFER TO SITE PLAN FOR SPECIFIC WORDING AND LOCATIONS



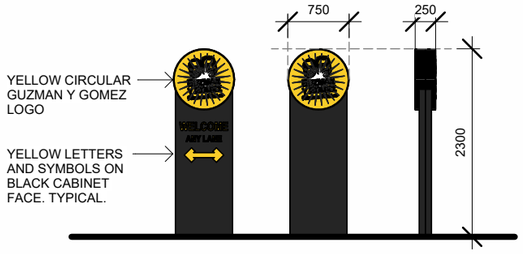
S35: DT WAITING SIGN - 1200MM HIGH

C



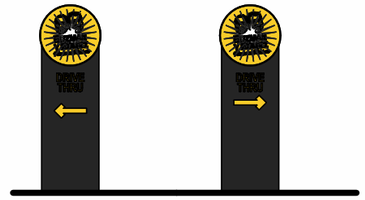
S36: STANDARD BANNER SIGN GRAPHIC TBC

C



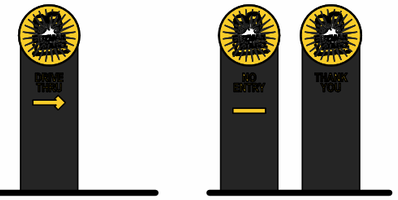
D-01 : (GYG DIRECTIONAL - ANY LANE) INTERNALLY ILLUMINATED.

A + C



D02: FRONT (DRIVE THRU LEFT) INTERNALLY ILLUMINATED

A + C



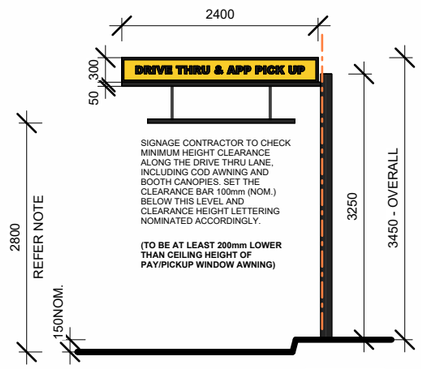
D02: BACK (DRIVE THRU RIGHT) INTERNALLY ILLUMINATED

D05: (NO ENTRY/ THANKYOU) INTERNALLY ILLUMINATED

A + C

SCOPE OF WORKS:

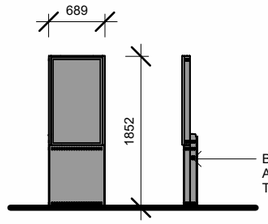
1. ALL HEIGHT BARS TO BE SUPPLIED AND INSTALL BY BASEBUILD CONTRACTOR
2. SIGNAGE TO BE SUPPLIED AND INSTALL BY GYG SIGNAGE CONTRACTOR



HB-03: STANDARD HEIGHT BAR

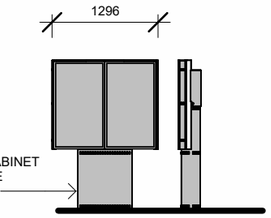
A + C

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S20B : SINGLE SCREEN MENU

B + C

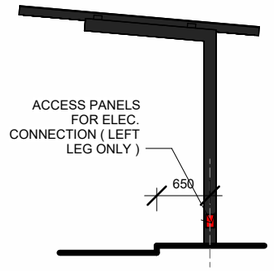


S20A: SINGLE SCREEN MENU

B + C

SCOPE OF WORKS:

1. ALL ORDER POINT CANOPY TO BE SUPPLIED AND INSTALL BY BASEBUILD CONTRACTOR



CN-01: ORDER POINT CANOPY

B + C

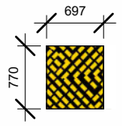
SCOPE OF WORKS

BASEBUILD CONTRACTOR

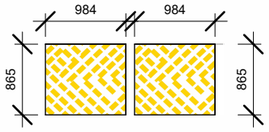
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3. FITOUT CONTRACTOR TO CO-ORDINATE WITH SPECIALIST SIGNAGE CONTRACTOR



S31: RUNNERS DOOR TO USE BLACK AND YELLOW TAPE GRAPHIC



S32: WINDOW W03 NEXT TO ENTRANCE DOOR TO USE YELLOW AND CLEAR TAPE GRAPHIC

PREPARATION FOR GRAPHIC FILMS

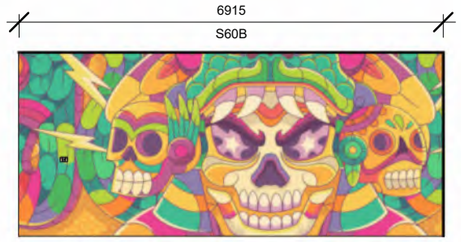
ITEM: SELF ADHESIVE PREPCOAT BY 'VIPONDS'

FINISH: SEMI GLOSS

LOCATION: WALL PREP LAYER TO ALL EXTERNAL WALLS WHERE GRAPHICS ARE TO BE APPLIED

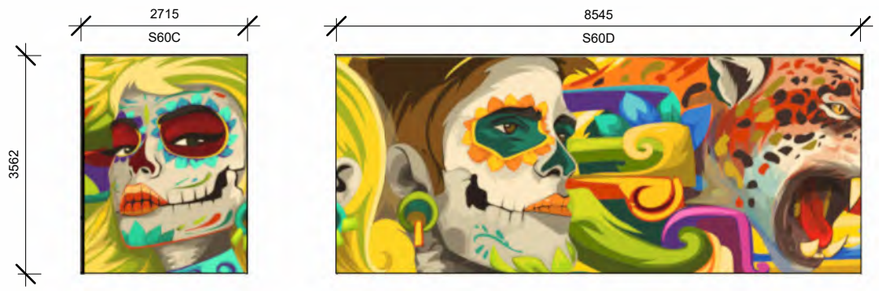
NOTES: INSTALL AS PER MANUFACTURERS INSTALLATION REQUIREMENTS





S60A and S60B - DRIVE THRU ART
ART NAME : MU16_NAHUALICO - MICTLAN

NON ILLUMINATED - GYG MURAL MATTE FINISH ARTWORK DIGITALLY PRINTED ON ACM PANELS



S60C/S60D and S60E: BIN ROOM ART
ART NAME : MU14_HIDROCK - PERSONALIDADES UNIDAS

NON ILLUMINATED - GYG MURAL MATTE FINISH ARTWORK DIGITALLY PRINTED ON ACM PANELS

DA

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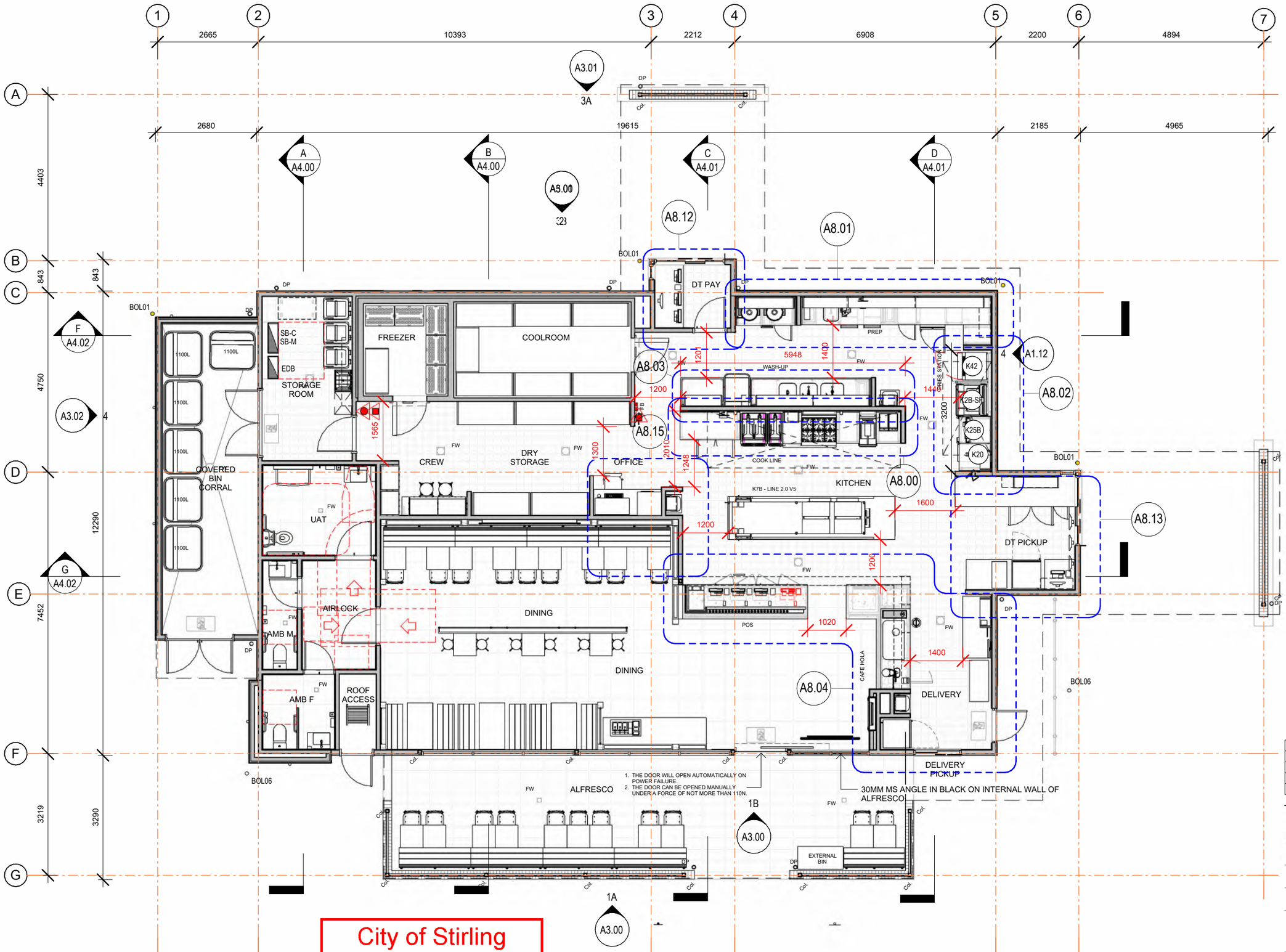
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a: PO Box 8084 Fremantle 6160
p: (08) 9316 0531
w: www.mandsarchitecture.com.au

Project: GYG - Dianella Plaza

Client: GUZMAN Y GOMEZ

Drawing Title: Signage Details Sheet 02

Designed			
M&S			
Drawn			
M&S			
Project no	Scale	Drawing no	Rev
26054	As indicated @ A3	A1.12	C



EMERGENCY LEGEND:

- EXIT SIGN.
- FB — WALL MOUNTED FIRE BLANKET
- RECESSED EMERGENCY FITTING
- FIRE EXTINGUISHER SELECTION AND LOCATION TO AS2444 AND FRV GUIDLINES

a) 2A:20B:E dry chemical extinguisher adjacent to emergency services switchboard (between 2-20 metres from switchboard).
b) 40B:E dry chemical extinguisher adjacent to exit from kitchen area.
c) 80B:E dry chemical extinguisher (between 2-4m from deep fryer).

LEGEND:

FW	FLOOR WASTE
Col.	COLUMN
DP	DOWNPIPE
RL	RELATIVE LEVEL
SSL	STRUCTURAL SLAB LEVEL
Bol.	BOLLARD
OH	OVERHEAD
POS	POINT OF SALE

NOTES:

1. REFER TO TOILET AREA PLAN FOR CRITICAL DDA DIMENSIONS.
2. EXTERNAL WALLS ARE TO BE INSULATED AS PER 'SECTION J REPORT
3. THERMAL WRAP AS SPECIFIED AROUND EXTERNAL FACE OF ALL STUD FRAMING AND STRUCTURE.
4. INSULATION AT WALLS IS TO CONTINUE TO LEVEL OF ROOFING INSULATION. THE INSULATION ABOVE CEILING LEVEL SHALL BE INSULATION WITH R-VALUE TO 'SECTION J REQUIREMENTS.' CREATE A FULLY INSULATED BUILDING ENVELOPE WITHOUT VOIDS, I.E. WALL INSULATION AND ROOF INSULATION TO OVERLAP AND BE TAPED TOGETHER. USE WIRE MESH TO SUPPORT INSULATION WITHIN STUD FRAMING ABOVE CEILING HEIGHT IF REQ

DA

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E	18.09.2026	Updated DA Package- 3

GUZMAN Y GOMEZ Mexican Kitchen
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Project: GYG - Dianella Plaza

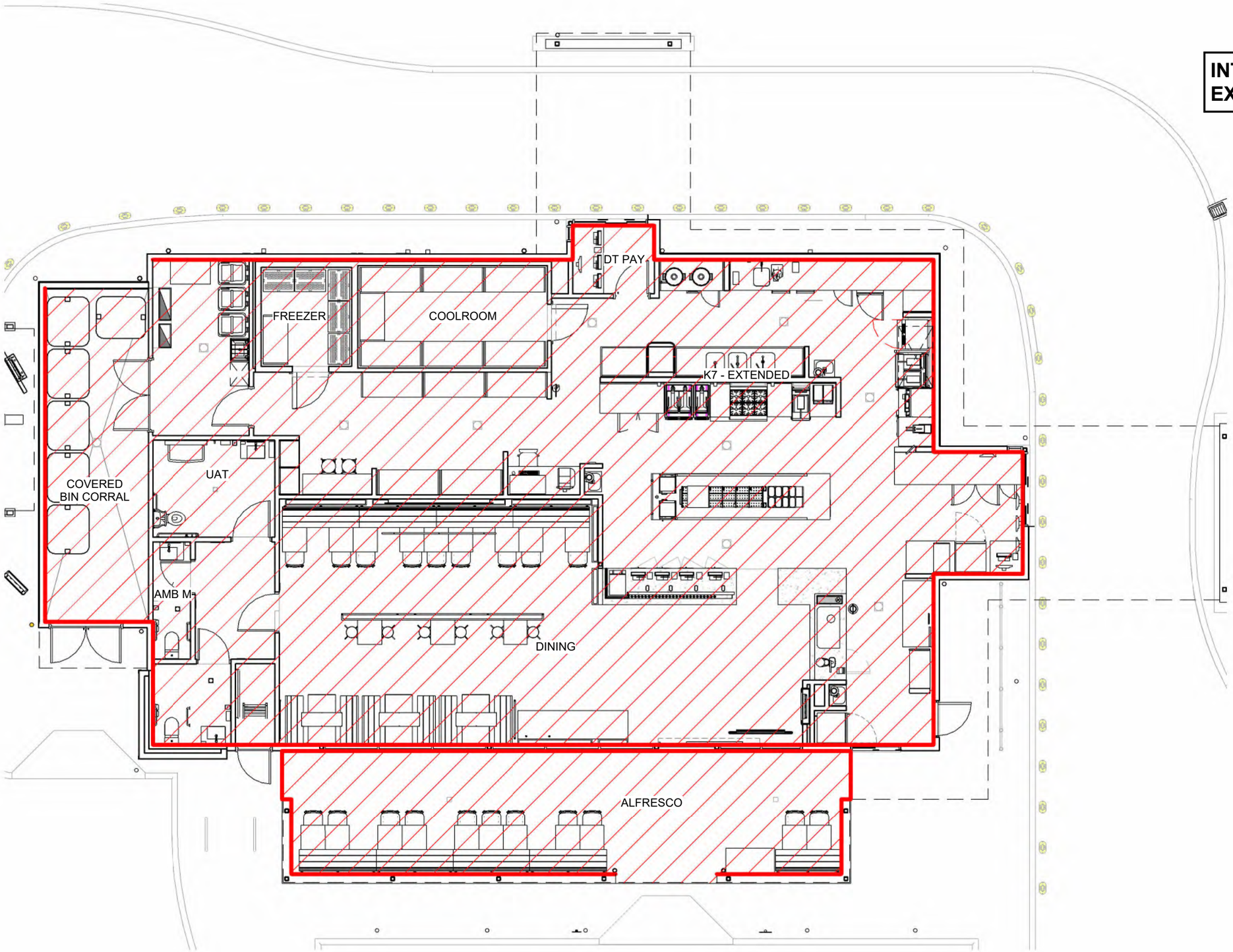
Client: GUZMAN Y GOMEZ

Drawing Title: Ground Floor Plan

Designed	Drawn	Project no	Scale	Drawing no	Rev
M&S	M&S	26054	1 : 100 @ A3	A2.00	E

1 Ground Floor Plan
Scale @ A3: 1 : 100

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INTERNAL AREA: 262m²
EXTERNAL AREA: 42 m²

DA

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Project: GYG - Dianella Plaza

Client: GUZMAN Y GOMEZ

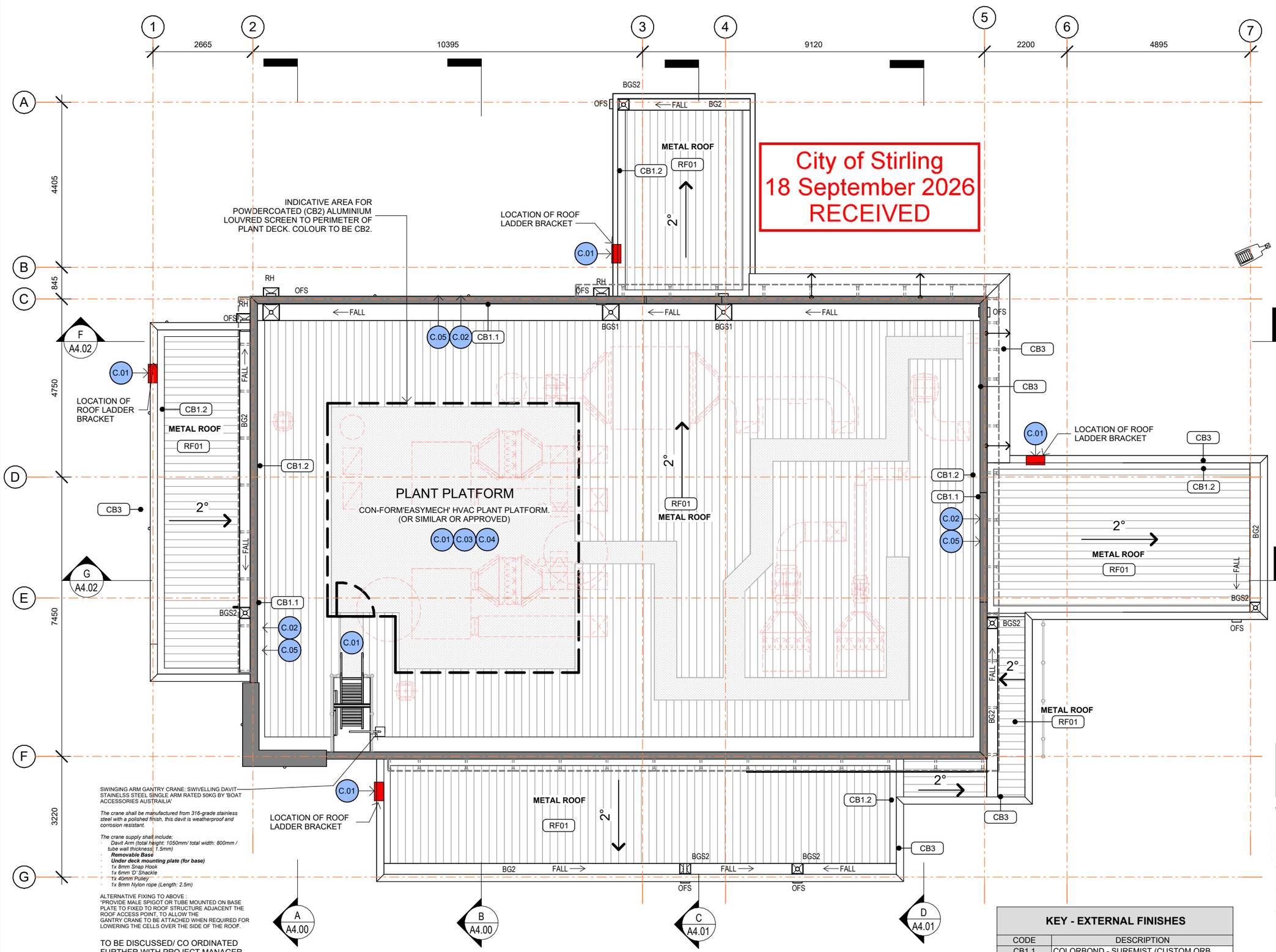
Drawing Title: Red Line Plan

Designed: M&S
Drawn: M&S

Project no: 26054
Scale: 1 : 100 @ A3
Drawing no: A2.10
Rev: D

1 Red Line Plan
Scale @ A3: 1 : 100

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18 September 2026
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LEGEND:

BG1	BOX GUTTER 450W
BG2	BOX GUTTER 300W
BGS1	450W x 450L x 150mm
BGS2	300W x 300L x 150mm
DP1	DOWNPIPE 150mm
DP2	DOWNPIPE 100mm
HP	GUTTER HIGH POINT
OFS	OVERFLOW SPITTER 300W X 50H
OF	OVERFLOW DOWNPIPE THROUGH SOFFIT
RH	450W x 300H (+ NOM. 100 TAPER AT BASE) x 250D RAINHEAD WITH 150mm DOWNPIPECONNECTION. RAINHEAD TO HAVE 300W x50D SLOT OVERFLOW. TOP OF SLOT TO BE 100mm FROM TOP OF RAINHEAD.

CONSTRUCTION NOTES:

C.01 THE BUILDER SHALL ENGAGE SAFE MASTER Pty Ltd OR SIMILAR APPROVED ROOF ACCESS SYSTEM PROVIDER TO DESIGN, CONSTRUCT AND CERTIFY THE ROOF SAFETY ACCESS SYSTEM. SUPPLIER TO PROVIDE, INSTALL AND CERTIFY THE LADDER BRACKETS, DROPLINE CABLES, STAINLESS STEEL ANCHOR POINTS, WALKWAYS, WARNING SIGNS ETC AS NECESSARY TO COMPLETE THE SYSTEM. PROVIDE SAFETY SIGNS AND CERTIFY THE SYSTEM AS REQUIRED BY AS 1657 AND OTHER RELEVANT STANDARDS.

C.02 INTERNAL WALLS OF PARAPETS TO BE MINI ORB (TO MATCH ROOFING COLOUR) ON SARKING ON TOP HATS, REFER TO SECTION DETAILS.

C.03 THE BUILDER IS TO ALLOW FOR THE DESIGN, INSTALLATION, CERTIFICATION, CONSTRUCTION, AND INSTALLATION OF THE PLANT DECK THAT IS DESIGNED TO CARRY THE LOAD OF THE MECHANICAL ROOF EQUIPMENT AS PER MECHANICAL SPECIFICATIONS & DRAWINGS.

C.04 THE MECHANICAL EQUIPMENT AND PENETRATION LOCATIONS ARE DIAGRAMMATIC ONLY. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS AND CLEARANCE REQUIREMENTS.

C.05 ALL NON VISIBLE FLASHINGS & CAPPINGS TO MATCH ROOF SHEET COLOUR AND FINISH.

KEY - EXTERNAL FINISHES

CODE	DESCRIPTION
CB1.1	COLORBOND - SURFMIST (CUSTOM ORB SHEET TO BACK OF PARAPET) (ef)
CB1.2	COLORBOND - SURFMIST (Roof Sheet, non visible flashings) (ef)
CB3	COLORBOND - NIGHT SKY (Visble Elements - Guttering, cappings) (ef)
RF01	MAIN ROOF CLADDING (ef)

DA

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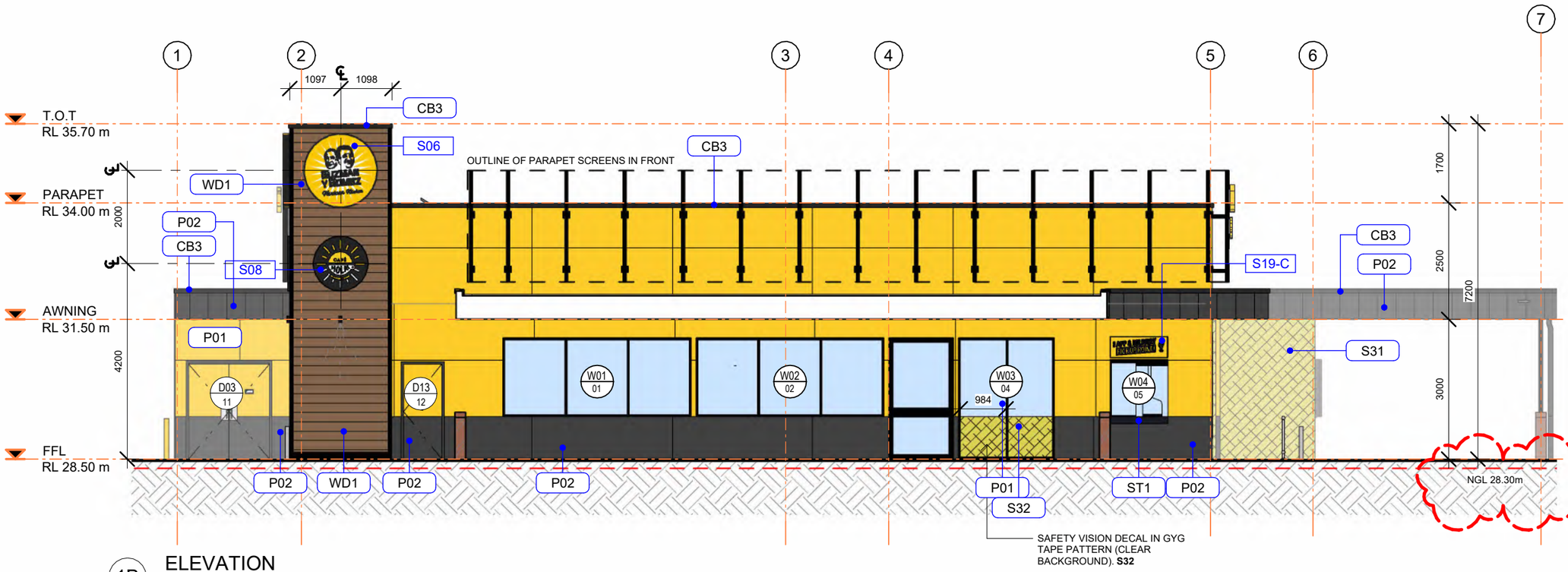
Client: GUZMAN Y GOMEZ

Drawing Title: Roof Plan

Designed: M&S

Drawn: M&S

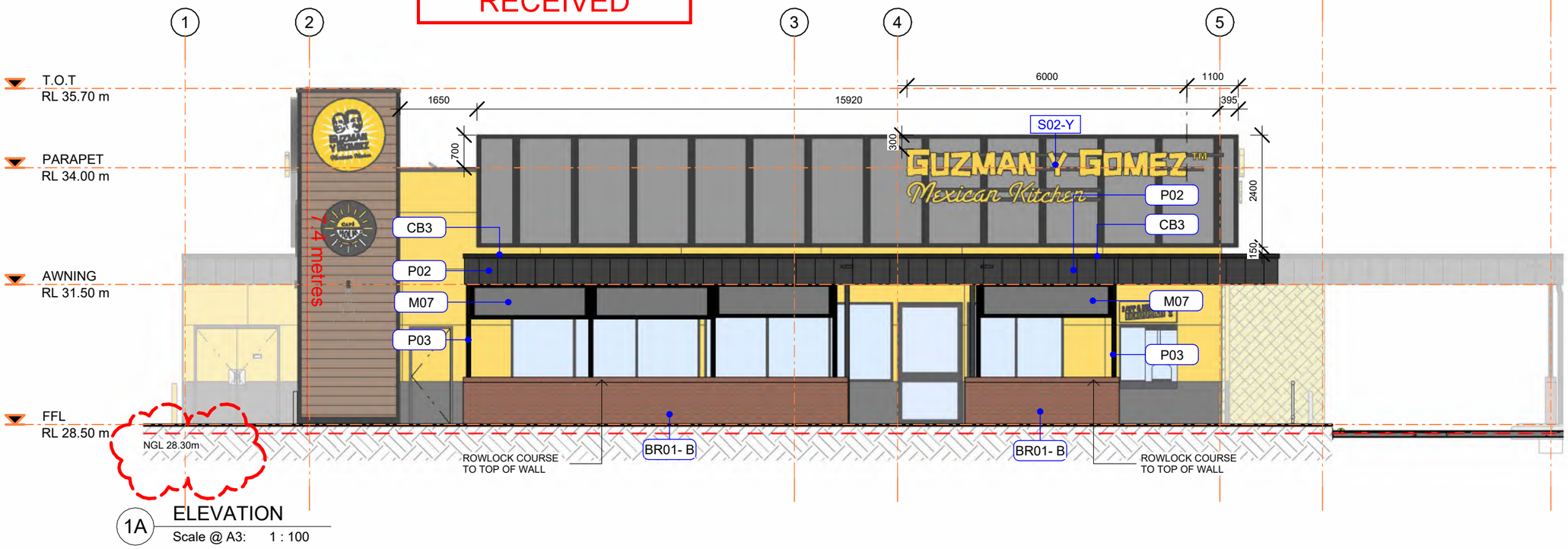
Project no	Scale	Drawing no	Rev
26054	1 : 100 @ A3	A2.16	D



1B ELEVATION

Scale @ A3: 1 : 100

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1A ELEVATION

Scale @ A3: 1 : 100

KEY - SIGNAGE

CODE	DESCRIPTION
S02-Y	YELLOW GYG LETTERSET - ILLUMINATED (Sign) 'GUZMAN AND GOMEZ - Mexican Kitchen
S06	GYG CIRCULAR DISC- ILLUMINATED - 1600mm (Sign)
S08	GYG CAFE HOLA - ILLUMINATED - 1200mm (Sign)
S19-C	APP AND DELIVERY PICKUP' (Sign)
S31	TAPE GRAPHIC 01 (Sign)

KEY - EXTERNAL FINISHES

CODE	DESCRIPTION
BR01- B	BRICK (FULL BRICK) (ef)
CB3	COLORBOND - NIGHT SKY (Visble Elements - Guttering, cappings) (ef)
M07	EXPANDED METAL (ef)
ST1	CAESARSTONE - JET BLACK (ef)
WD1	ALUMINIUM 'TIMBER LOOK' CLADDING (ef)

KEY - PAINT FINISHES

CODE	DESCRIPTION
P01	PAINT - DULIUX SULPHUR
P02	PAINT - COLORBOND MONUMENT
P03	PAINT - DULUX BLACK

NOTE:
PERMITTED BUILDING HEIGHT = 4 STOREYS
PROPOSED BUILDING HEIGHT COMPLIES

DA

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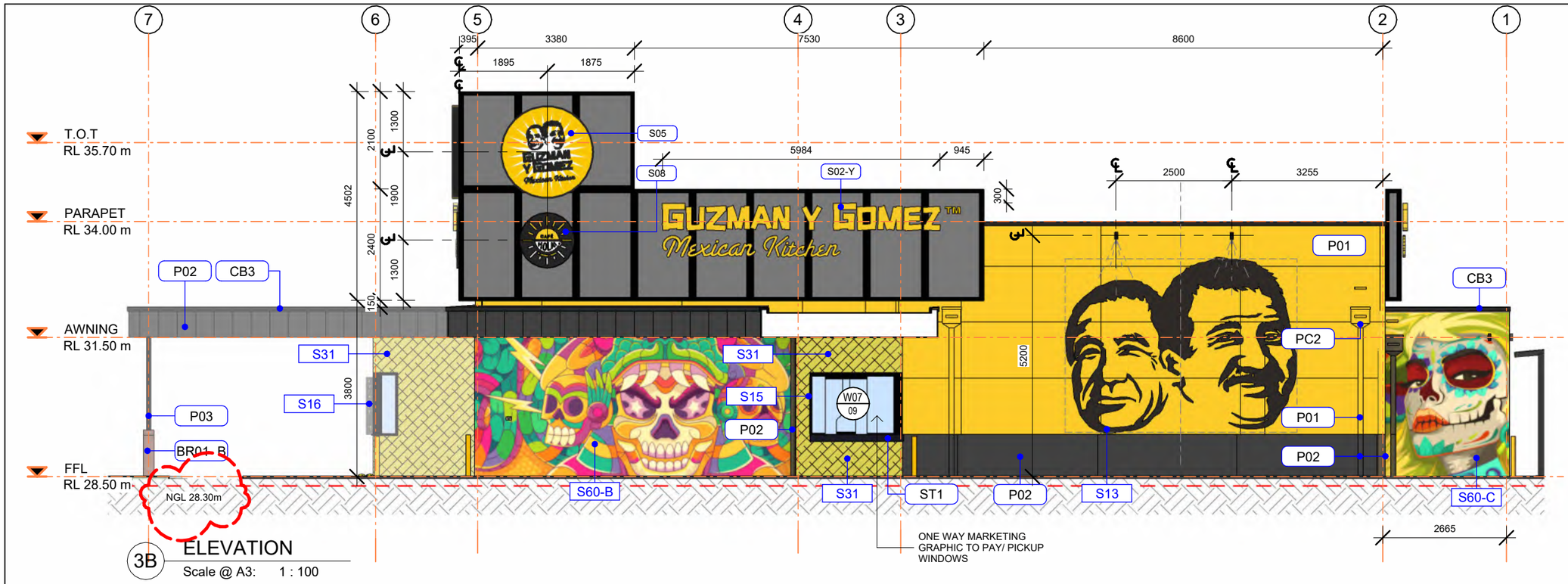
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Project: GYG - Dianella Plaza

Client: GUZMAN Y GOMEZ

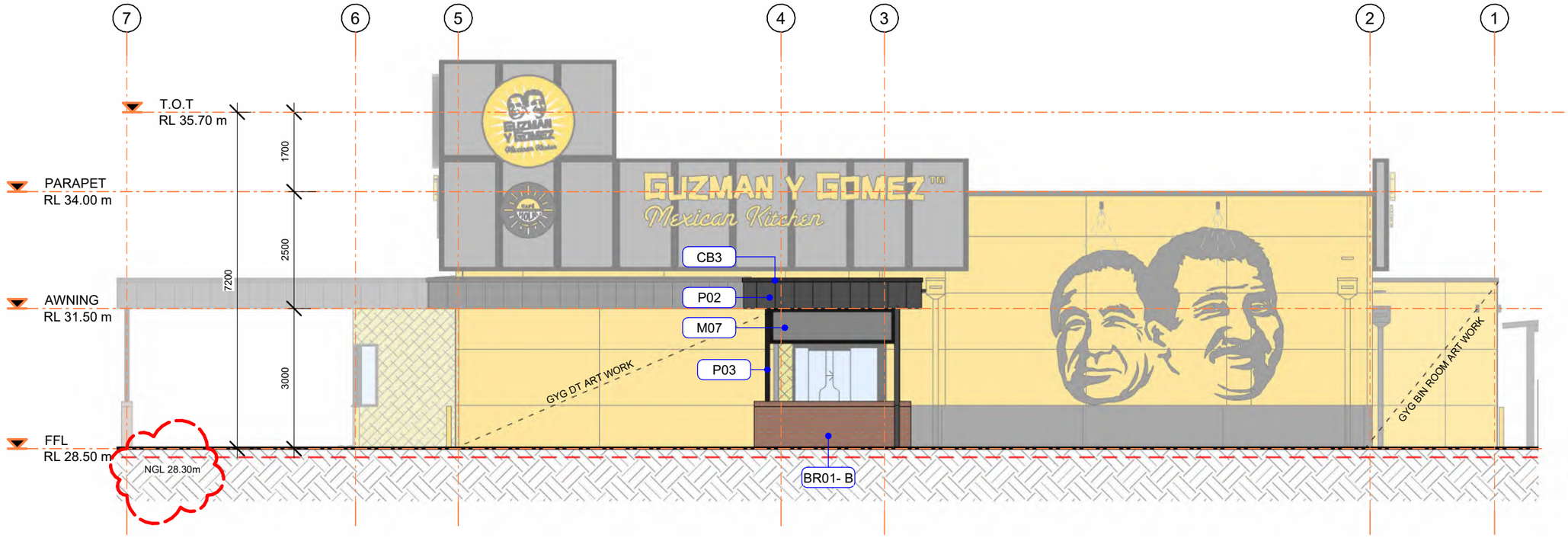
Drawing Title: External Elevations 1

Designed			
Drawn	M&S		
Project no	Scale	Drawing no	Rev
26054	1 : 100 @ A3	A3.00	D



3B ELEVATION

Scale @ A3: 1 : 100



3A ELEVATION

Scale @ A3: 1 : 100

City of Stirling
18 September 2026
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KEY - SIGNAGE

CODE	DESCRIPTION
S02-Y	YELLOW GYG LETTERSET - ILLUMINATED (Sign) 'GUZMAN AND GOMEZ - Mexican Kitchen
S05	GYG CIRCULAR DISC - ILLUMINATED - 2000mm (Sign)
S08	GYG CAFE HOLA - ILLUMINATED - 1200mm (Sign)
S13	GYG STENCIL FACES (Sign)
S15	PAY HERE' (Sign)
S16	PICK UP HERE' (Sign)
S31	TAPE GRAPHIC 01 (Sign)
S60-B	GRAPHIC - BIN ROOM 01 (Sign)
S60-C	GRAPHIC - BIN ROOM 02 (Sign)

KEY - EXTERNAL FINISHES

CODE	DESCRIPTION
BR01- B	BRICK (FULL BRICK) (ef)
CB3	COLORBOND - NIGHT SKY (Visble Elements - Guttering, cappings) (ef)
M07	EXPANDED METAL (ef)
ST1	CAESARSTONE - JET BLACK (ef)

KEY - PAINT FINISHES

CODE	DESCRIPTION
P01	PAINT - DULIUX SULPHUR
P02	PAINT - COLORBOND MONUMENT
P03	PAINT - DULUX BLACK

NOTE:
PERMITTED BUILDING HEIGHT = 4 STOREYS
PROPOSED BUILDING HEIGHT COMPLIES

DA

Architectural documents are to be read in conjunction with relevant structural, fire service, mechanical, hydraulic, electrical, civil and landscaping documents. Drawings are to be read in conjunction with the appropriate sections of technical applications.

Do not scale drawings. Use figured dimensions only. Inform Architect of any conflict between the site conditions and documents. Contractor to verify all dimensions on site before commencing work.

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Rev	Date	Tiitle
A	24.06.2026	Preliminary DA Package
B	14.07.2026	Updated DA Package
C	12.08.2026	Updated DA Package 2
D	18.09.2026	Updated DA Package- 3

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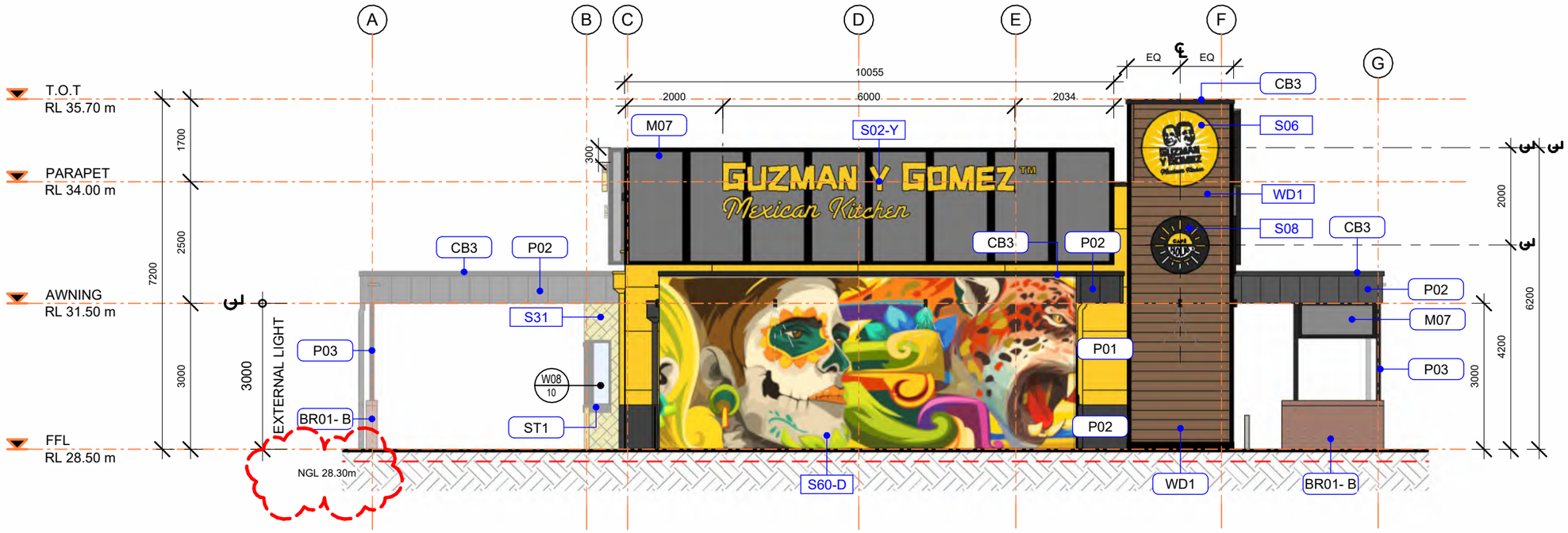
Project: GYG - Dianella Plaza

Client: GUZMAN Y GOMEZ

Drawing Title: External Elevations 2

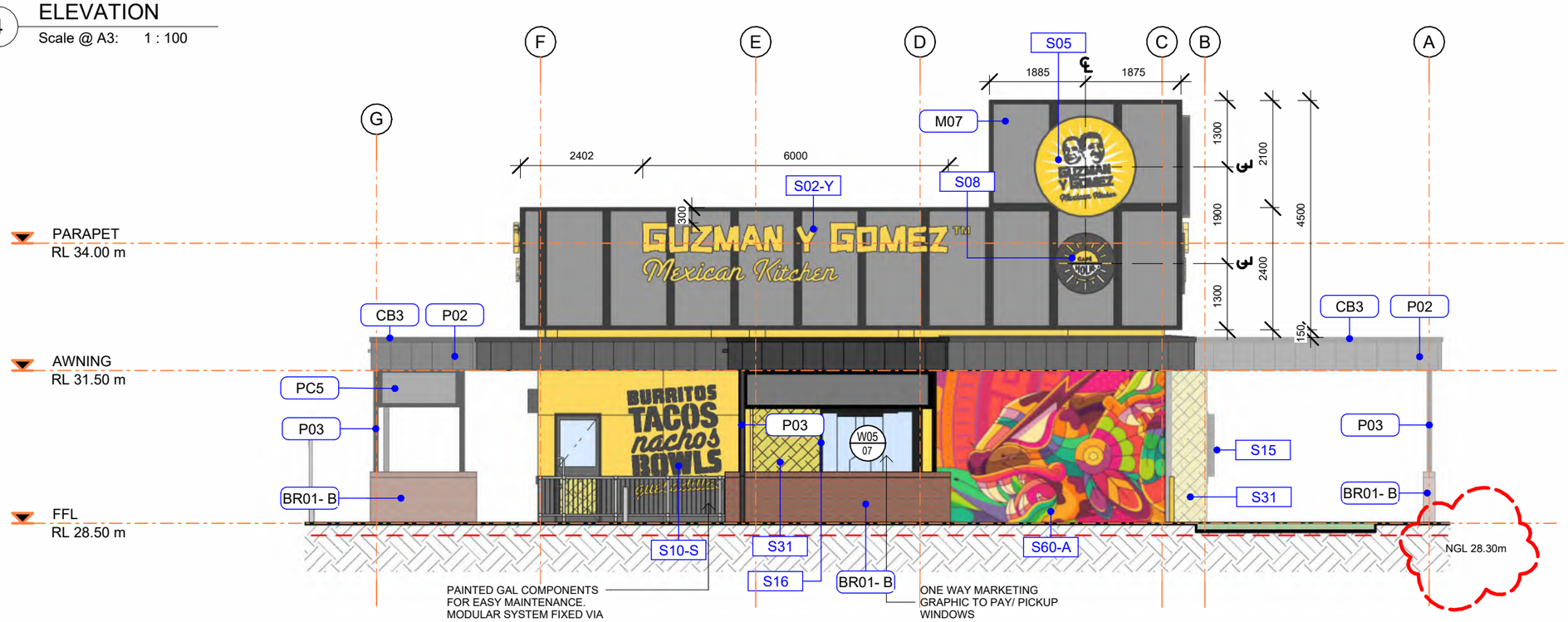
Designed: M&S
Drawn: M&S

Project no	Scale	Drawing no	Rev
26054	1 : 100 @ A3	A3.01	D



4 ELEVATION

Scale @ A3: 1 : 100



2 ELEVATION

Scale @ A3: 1 : 100

KEY - SIGNAGE	
CODE	DESCRIPTION
S02-Y	YELLOW GYG LETTERSET - ILLUMINATED (Sign) 'GUZMAN AND GOMEZ - Mexican Kitchen
S05	GYG CIRCULAR DISC - ILLUMINATED - 2000mm (Sign)
S06	GYG CIRCULAR DISC- ILLUMINATED - 1600mm (Sign)
S08	GYG CAFE HOLA - ILLUMINATED - 1200mm (Sign)
S10-S	"BURRITOS, TACOS, NACHOS, BEERS, MARGARITAS" BLACK AND YELLOW SIGN (Sign)
S15	PAY HERE' (Sign)
S16	PICK UP HERE' (Sign)
S31	TAPE GRAPHIC 01 (Sign)
S60-A	GRAPHIC - DT (Sign)

KEY - EXTERNAL FINISHES	
CODE	DESCRIPTION
BR01- B	BRICK (FULL BRICK) (ef)
CB3	COLORBOND - NIGHT SKY (Visble Elements - Guttering, cappings) (ef)
M07	EXPANDED METAL (ef)
ST1	CAESARSTONE - JET BLACK (ef)
WD1	ALUMINIUM 'TIMBER LOOK' CLADDING (ef)

KEY - PAINT FINISHES	
CODE	DESCRIPTION
P01	PAINT - DULIUX SULPHUR
P02	PAINT - COLORBOND MONUMENT
P03	PAINT - DULUX BLACK

NOTE:
PERMITTED BUILDING HEIGHT = 4 STOREYS
PROPOSED BUILDING HEIGHT COMPLIES

DA

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Project: GYG - Dianella Plaza

Client: GUZMAN Y GOMEZ

Drawing Title: External Elevations 3

Designed			
M&S			
Drawn			
M&S			
Project no	Scale	Drawing no	Rev
26054	1 : 100 @ A3	A3.02	D

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