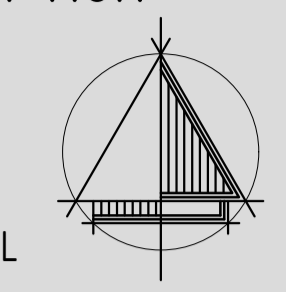


PROPERTY DESCRIPTION

LOT 60 on SP255622

PARISH OF CHELONA
COUNTY OF CARLISLE

COUNCIL: MACKAY REGIONAL



DEVELOPMENT ASSESSMENT

TOTAL SITE AREA - 1.552ha

LANDSCAPE AREA - 5,883m²
(APPROX)

BUILDING SITE COVER - 12.1%
(INCLUDES ALL ROOFED AREAS)

IMPERVIOUS AREA
• PRE DEVELOPMENT - 2,082m²

BUILDING AREAS - EXISTING

- TAVERN - 1,627m²
- RESIDENCE - 255m²
- TOTAL BUILDING GFA - 1,882m²



Consulting Engineer



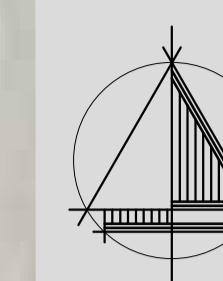
- commercial / industrial / retail
- fast food restaurant design
- travel centre / service stations
- project concept to completion

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Revision and approvals				
Code	Date	By	Description	Appr
B	22.7.2022	DM	ISSUE FOR COMMENT	
A	15.05.2018	JG	ISSUE FOR DEVELOPMENT APPROVAL	
D	24.10.2022	GN	D.A.ISSUE	

Project Description	
PROPOSED MIXED USE DEVELOPMENT 1 MATSEN STREET, BAKERS CREEK, QLD	
Scale 1:400 @ A1 / 1:800 @A3	Approved
Drawn	Issued

Drawing Title	
EXISTING/DEMOLITION SITE PLAN	
Drawing Number 18010-DA01	Revision D



PROPERTY DESCRIPTION
 LOT 60 on SP255622
 PARISH OF CHELONA
 COUNTY OF CARLISLE
 COUNCIL: MACKAY REGIONAL

DEVELOPMENT ASSESSMENT

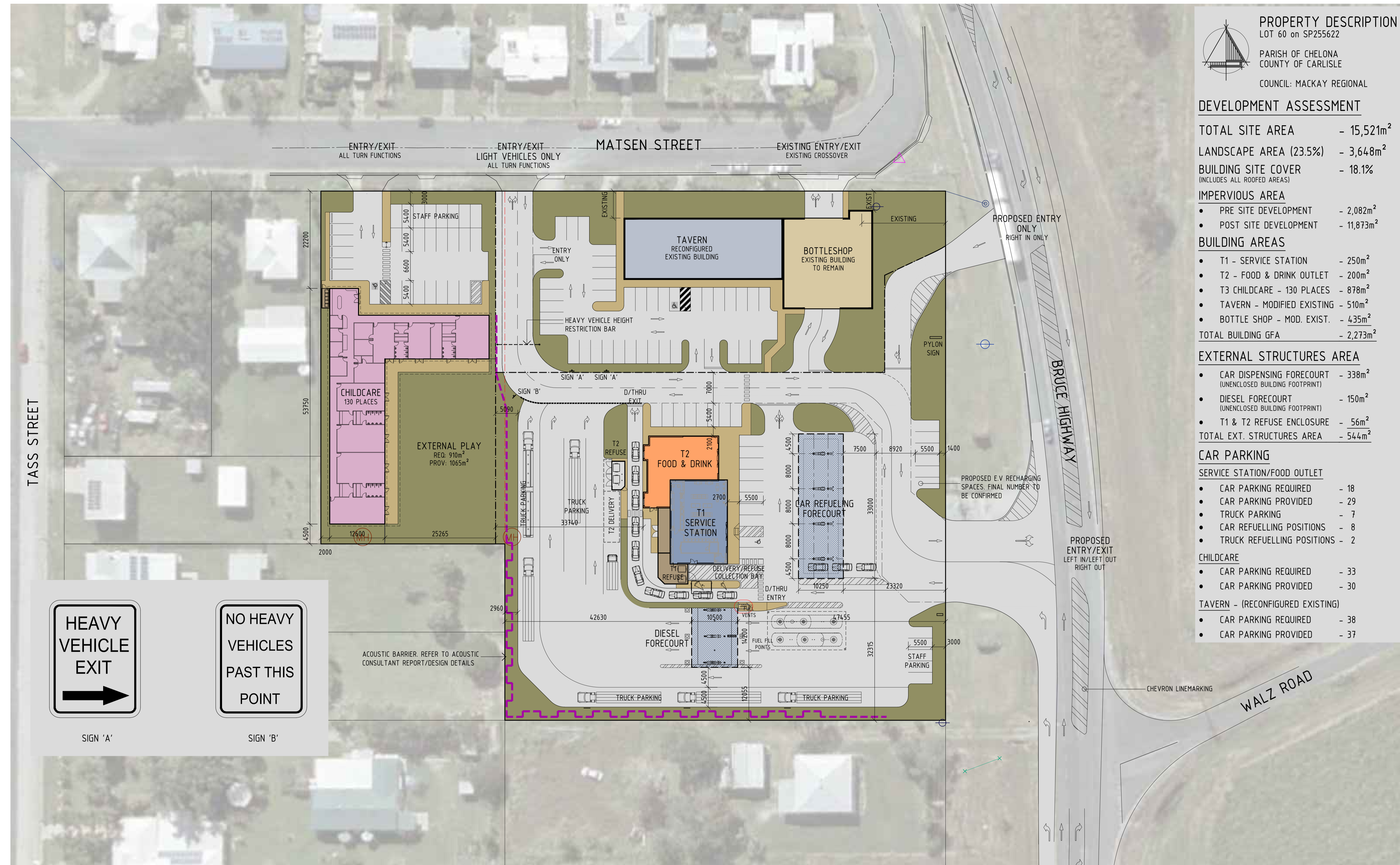
TOTAL SITE AREA	- 15,521m ²
LANDSCAPE AREA (23.5%)	- 3,648m ²
BUILDING SITE COVER (INCLUDES ALL ROOFED AREAS)	- 18.1%
IMPERVIOUS AREA	
• PRE SITE DEVELOPMENT	- 2,082m ²
• POST SITE DEVELOPMENT	- 11,873m ²
BUILDING AREAS	
• T1 - SERVICE STATION	- 250m ²
• T2 - FOOD & DRINK OUTLET	- 200m ²
• T3 CHILDCARE - 130 PLACES	- 878m ²
• TAVERN - MODIFIED EXISTING	- 510m ²
• BOTTLE SHOP - MOD. EXIST.	- 435m ²
TOTAL BUILDING GFA	- 2,273m²

EXTERNAL STRUCTURES AREA

• CAR DISPENSING FORECOURT (UNENCLOSED BUILDING FOOTPRINT)	- 338m ²
• DIESEL FORECOURT (UNENCLOSED BUILDING FOOTPRINT)	- 150m ²
• T1 & T2 REFUSE ENCLOSURE	- 56m ²
TOTAL EXT. STRUCTURES AREA	- 544m²

CAR PARKING

SERVICE STATION/FOOD OUTLET	
• CAR PARKING REQUIRED	- 18
• CAR PARKING PROVIDED	- 29
• TRUCK PARKING	- 7
• CAR REFUELLING POSITIONS	- 8
• TRUCK REFUELLING POSITIONS	- 2
CHILDCARE	
• CAR PARKING REQUIRED	- 33
• CAR PARKING PROVIDED	- 30
TAVERN - (RECONFIGURED EXISTING)	
• CAR PARKING REQUIRED	- 38
• CAR PARKING PROVIDED	- 37



SIGN 'A'



SIGN 'B'

Consulting Engineer



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- project concept to completion

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Revision and approvals				
Code	Date	By	Description	Appr
H	14.02.2024	GN	ISSUE FOR APPROVAL	
G	02.03.2023	TD	RESPONSE TO COUNCIL I.R.	
F	21.02.2023	TD	RESPONSE TO COUNCIL I.R.	

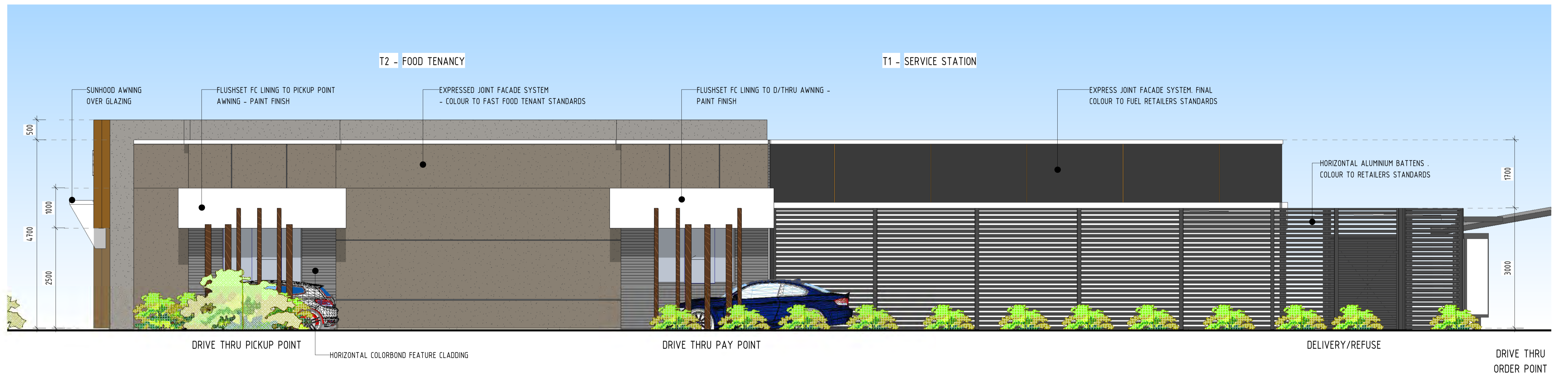
Project Description	
PROPOSED MIXED USE DEVELOPMENT 1 MATSEN STREET, BAKERS CREEK, QLD	
Scale	1:400 @ A1 / 1:800 @ A3
Drawn	Issued

Drawing Title	
PROPOSED SITE PLAN	
Drawing Number	Revision
18010-DA02	H

NOTE:
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1 BUILDING EAST ELEVATION
1 : 50



3 BUILDING WEST ELEVATION
1 : 50

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CONSULTING ENGINEER



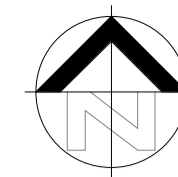
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- fast food restaurant design
- travel centre / service stations
- project concept to completion

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Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	10.05.2018	JG	ISSUE FOR INFORMATION	
A	15.05.2018	JG	ISSUE FOR DEVELOPMENT APPROVAL	
B	22.7.2022	DM	ISSUE FOR COMMENT	
C	11.10.2022	TM	PRELIMINARY ISSUE	GN
D	14.11.2022	GN	ISSUE FOR APPROVAL	
E	21.02.2022	TD	RESPONSE TO COUNCIL I.R.	

Project Description
MIXED USE DEVELOPMENT
MASTEN ST. BAKERS CREEK, QLD.
 Scale @A1
 1 : 50
 Drawn
 JG
 Date
 OCT 2022
 Approved By
 GN

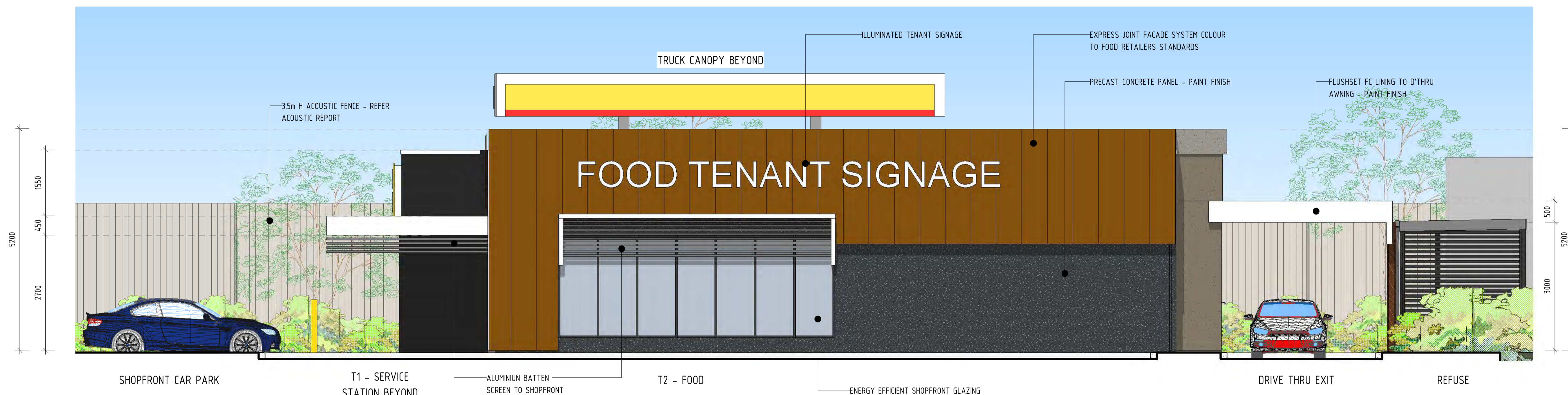
Drawing Title
BUILDING ELEVATIONS & PERSPECTIVES
 Job Number - Drawing Number
18010 DA03
 Revision
E



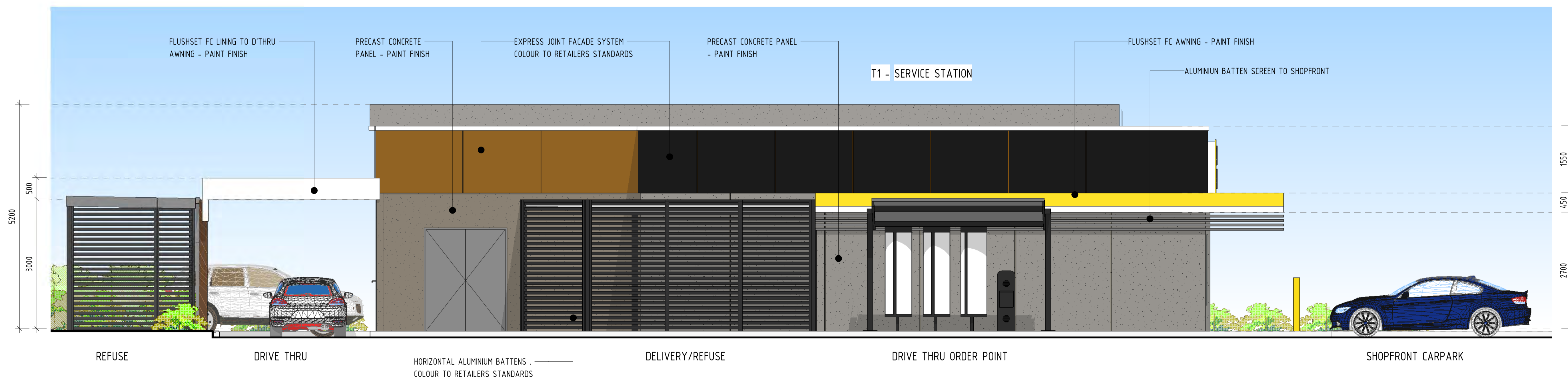
FOR APPROVAL

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NOTE:
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1 BUILDING NORTH ELEVATION
1 : 50



2 BUILDING SOUTH ELEVATION
1 : 50

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- fast food restaurant design
- travel centre / service stations
- project concept to completion

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Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	10.05.2018	JG	ISSUE FOR INFORMATION	
A	15.05.2018	JG	ISSUE FOR DEVELOPMENT APPROVAL	
B	22.7.2022	DM	ISSUE FOR COMMENT	
C	11.10.2022	TM	PRELIMINARY ISSUE	GN
D	14.11.2022	GN	ISSUE FOR APPROVAL	
E	21.02.2022	TD	RESPONSE TO COUNCIL I.R.	

Project Description
MIXED USE DEVELOPMENT
MASTEN ST. BAKERS CREEK, QLD.

Scale @A1
 1 : 50

Date
 OCT 2022

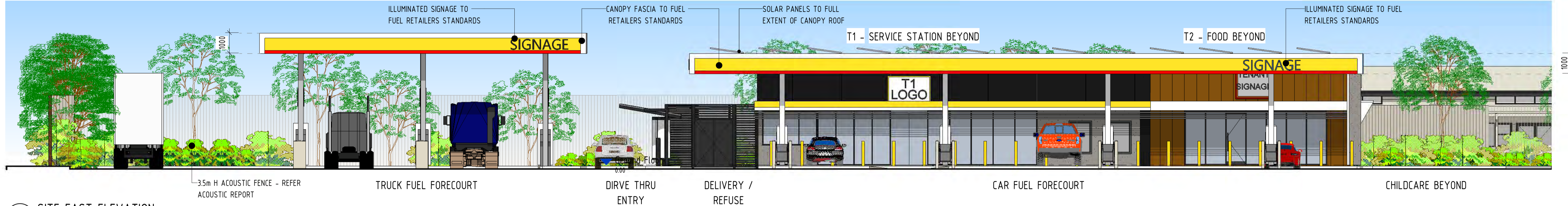
Approved By
 GN

Drawing Title
BUILDING ELEVATIONS & PERSPECTIVES

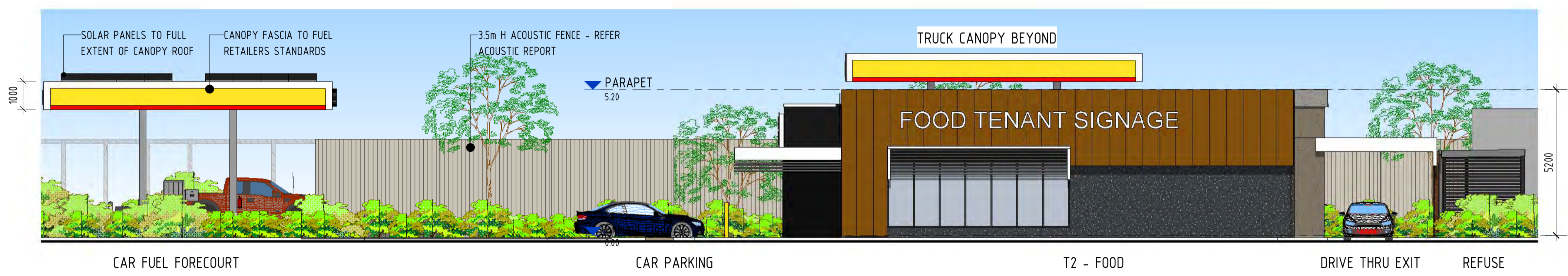
Job Number - Drawing Number
18010 DA04

Revision
E

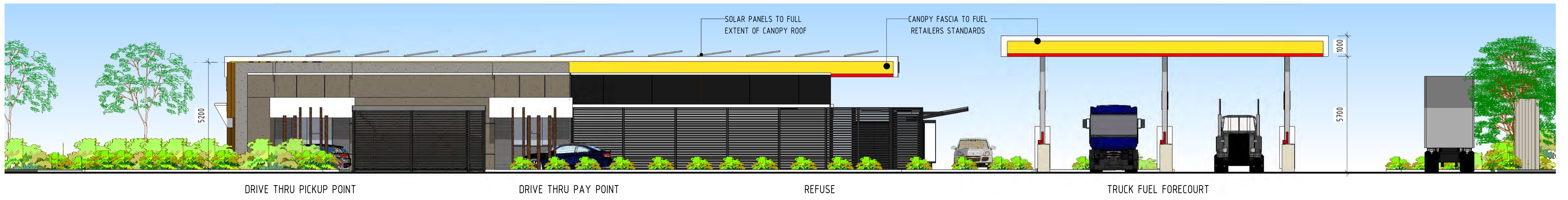
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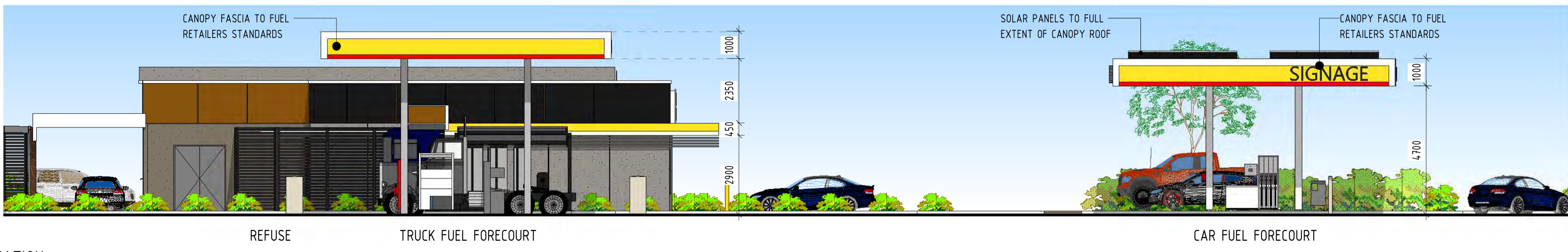
1 SITE EAST ELEVATION
 1 : 100



2 SITE NORTH ELEVATION
 1 : 100



3 SITE WEST ELEVATION
 1 : 100



4 SITE SOUTH ELEVATION
 1 : 100

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- commercial / industrial / retail
- fast food restaurant design
- travel centre / service stations
- project concept to completion

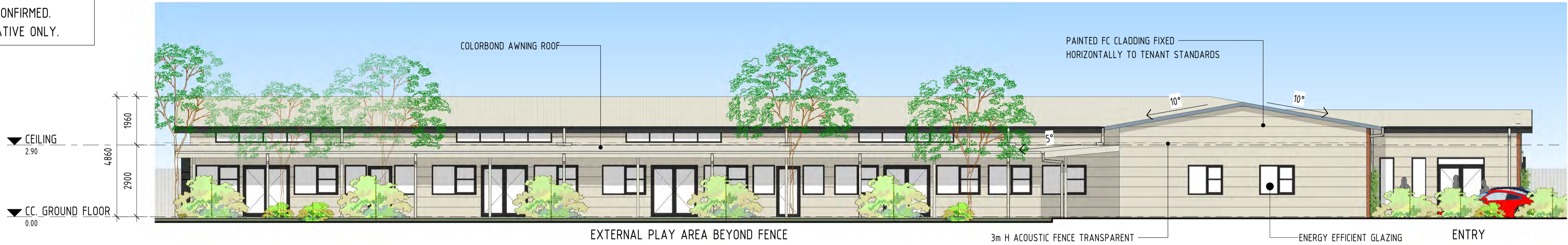
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Rev	Date	Drn	Description	Appr
P1	10.05.2018	JG	ISSUE FOR INFORMATION	
A	15.05.2018	JG	ISSUE FOR DEVELOPMENT APPROVAL	
B	22.7.2022	DM	ISSUE FOR COMMENT	
C	11.10.2022	TM	PRELIMINARY ISSUE	GN
D	14.11.2022	GN	ISSUE FOR APPROVAL	
E	18.11.2022	LN	ISSUE FOR APPROVAL	GN
F	21.02.2022	TD	RESPONSE TO COUNCIL I.R.	

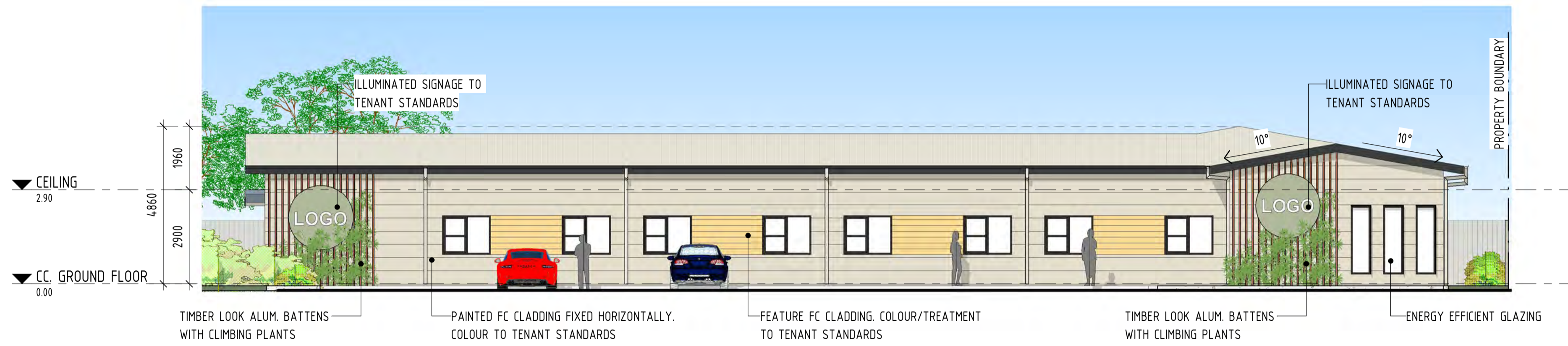
Project Description
 MIXED USE DEVELOPMENT
 MASTEN ST. BAKERS CREEK, QLD.
 Scale @A1
 1 : 100
 Date
 OCT 2022
 Approved By
 GN

Drawing Title
 BUILDING ELEVATIONS & PERSPECTIVES
 Job Number - Drawing Number
 18010 DA05
 Revision
 F

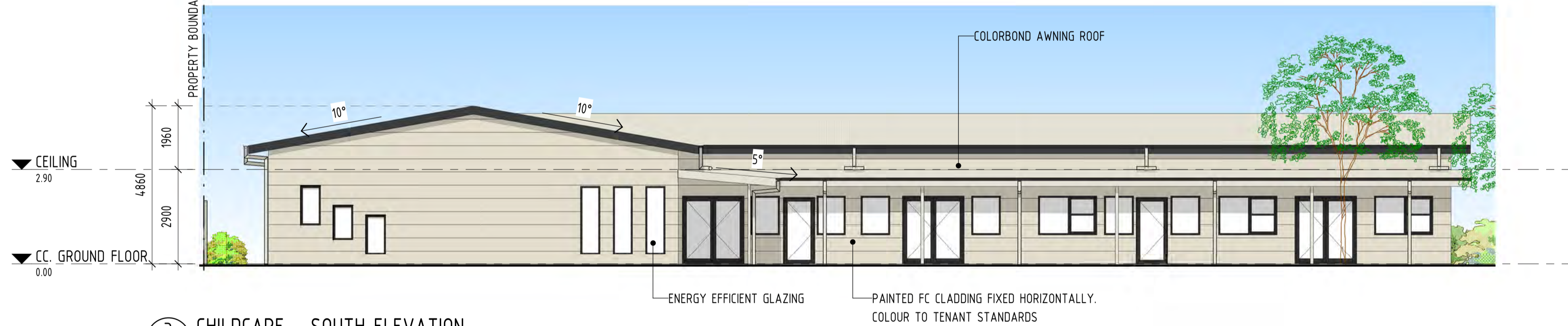
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1 CHILDCARE - EAST ELEVATION
 1 : 100



2 CHILDCARE - NORTH ELEVATION
 1 : 100



3 CHILDCARE - SOUTH ELEVATION
 1 : 100



4 CHILDCARE - WEST ELEVATION
 1 : 100

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- project concept to completion

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Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	10.05.2018	JG	ISSUE FOR INFORMATION	
A	15.05.2018	JG	ISSUE FOR DEVELOPMENT APPROVAL	
B	22.7.2022	DM	ISSUE FOR COMMENT	
C	14.11.2022	GN	ISSUE FOR APPROVAL	

Project Description		Drawing Title	
MIXED USE DEVELOPMENT		BUILDING ELEVATIONS & PERSPECTIVES	
MASTEN ST. BAKERS CREEK, QLD.		Job Number - Drawing Number	
Scale @A1	Date	18010	DA06
As indicated	OCT 2022		
Drawn DM	Approved By GN		Revision C

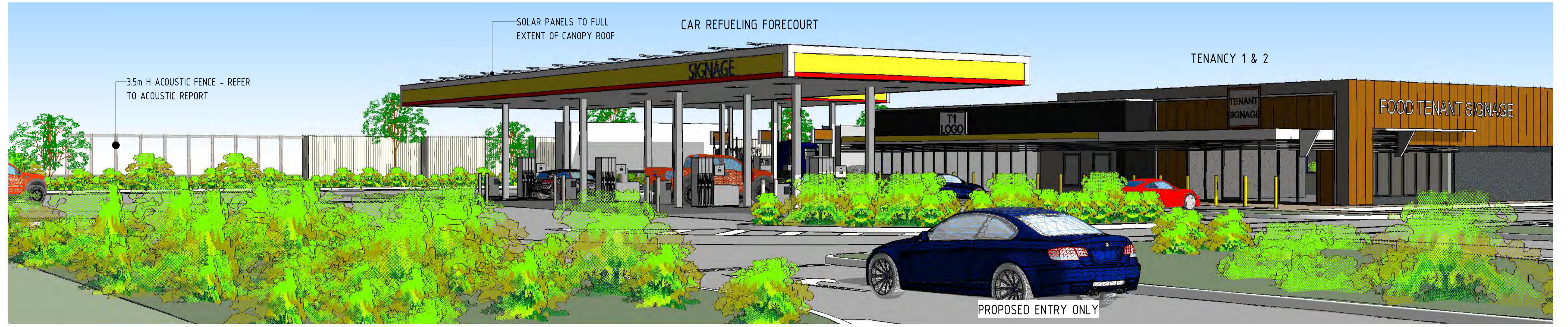
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1 VIEW FROM MATSEN STREET



2 VIEW FROM BRUCE HIGHWAY



3 VIEW FROM BRUCE HWY EXIT

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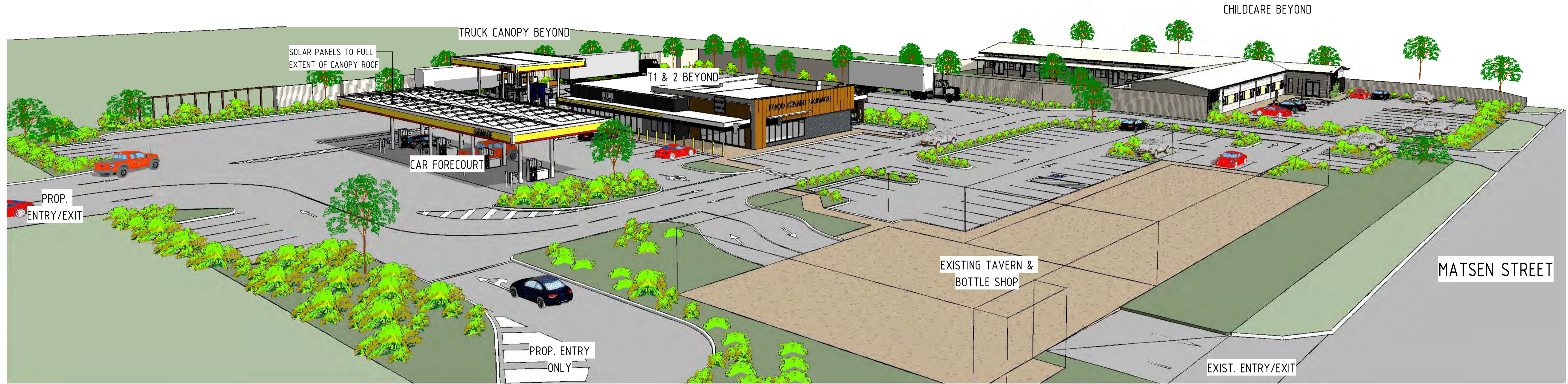
- commercial / industrial / retail
- fast food restaurant design
- travel centre / service stations
- project concept to completion

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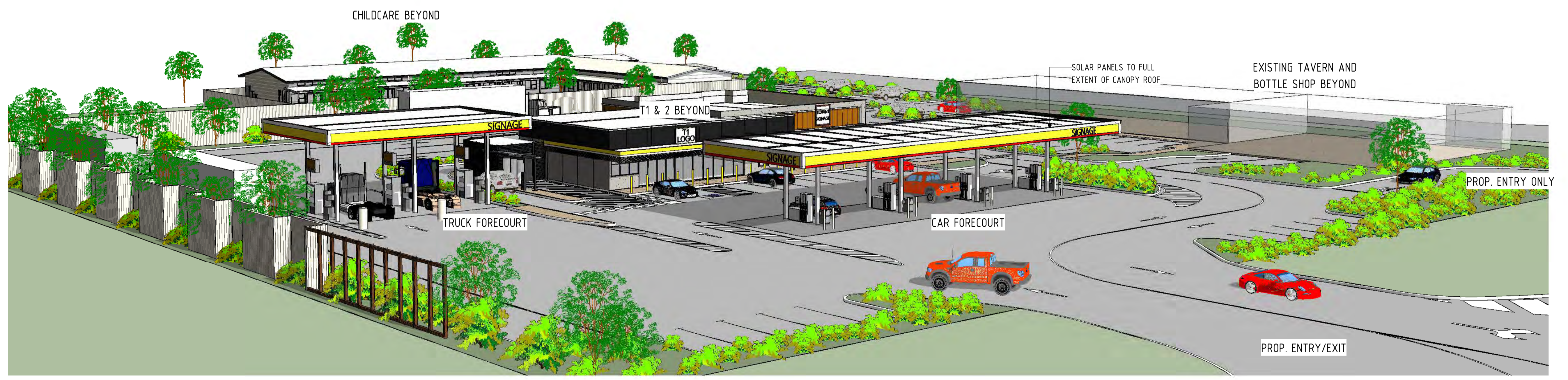
Revision and approvals				
Rev	Date	Drn	Description	Appr
A	15.05.2018	JG	ISSUE FOR DEVELOPMENT APPROVAL	
B	22.7.2022	DM	ISSUE FOR COMMENT	
C	11.10.2022	TM	PRELIMINARY ISSUE	GN
D	14.11.2022	GN	ISSUE FOR APPROVAL	
E	18.11.2022	LN	ISSUE FOR APPROVAL	GN
F	21.02.2022	TD	RESPONSE TO COUNCIL I.R.	
G	12.02.2024	TM	RESPONSE TO COUNCIL I.R.	GN

Project Description
MIXED USE DEVELOPMENT
MATSEN ST. BAKERS CREEK, QLD.
 Scale @A1
 1 : 50
 Date
 OCT 2022
 Approved By
 GN

Drawing Title
BUILDING ELEVATIONS & PERSPECTIVES
 Job Number - Drawing Number
18010 DA07
 Revision
G



1 PERSPECTIVE A



2 PERSPECTIVE B

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CONSULTING ENGINEER
 STRUCTURAL DESIGN PTY. LTD.
 21 Mozart Place, Mount Ommaney
 QLD 4074.
 Telephone: 04 06 210 856
 A.D. Yapabandara, RPEQ - 5820

CLIENT



- commercial / industrial / retail
- fast food restaurant design
- travel centre / service stations
- project concept to completion

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Revision and approvals				
Rev	Date	Drn	Description	Appr
A	22.7.2022	DM	ISSUE FOR COMMENT	
P1	06.10.2022	GN	PRELIMINARY ISSUE FOR COMMENT	
B	11.10.2022	TM	PRELIMINARY ISSUE	GN
C	14.11.2022	GN	ISSUE FOR APPROVAL	
D	18.11.2022	LN	ISSUE FOR APPROVAL	GN
E	21.02.2022	TD	RESPONSE TO COUNCIL I.R.	
F	12.02.2024	TM	RESPONSE TO COUNCIL I.R.	GN

Project Description
 MIXED USE DEVELOPMENT
MASTEN ST. BAKERS CREEK, QLD.
 Scale @A1
 Date OCT 2022
 Approved By GN

Drawing Title
 BUILDING PERSPECTIVES
 Job Number - Drawing Number
18010 DA08
 Revision
F

FOR APPROVAL

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1 SITE ENTRY FROM HIGHWAY



2 VIEW TO SITE EXIT TO HIGHWAY



3 VIEW NORTHBOUND TO SITE

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 Telephone: 0406 210 856
 A.D. Yapabandara, RPEQ - 5820

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commercial / industrial / retail
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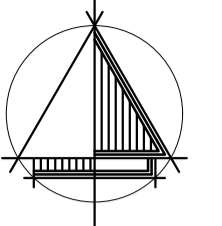
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Revision and approvals				
Rev	Date	Drn	Description	Appr
A	15.05.2018	JG	ISSUE FOR DEVELOPMENT APPROVAL	
P2	06.10.2022	GN	PRELIMINARY ISSUE FOR COMMENT	
B	11.10.2022	TM	PRELIMINARY ISSUE	GN
C	14.11.2022	GN	ISSUE FOR APPROVAL	
D	18.11.2022	LN	ISSUE FOR APPROVAL	GN
E	21.02.2022	TD	RESPONSE TO COUNCIL I.R.	
F	12.02.2024	TM	RESPONSE TO COUNCIL I.R.	GN

Project Description
 MIXED USE DEVELOPMENT
 MASTEN ST. BAKERS CREEK, QLD.
 Scale @A1
 Date 10.05.2018
 Drawn JG
 Approved By GN

Drawing Title
 OVERALL SITE PERSPECTIVES
 Job Number - Drawing Number
 18010 DA09
 Revision
 F

PROPERTY DESCRIPTION
 LOT 60 on SP255622
 PARISH OF CHELONA
 COUNTY OF CARLISLE
 COUNCIL: MACKAY REGIONAL

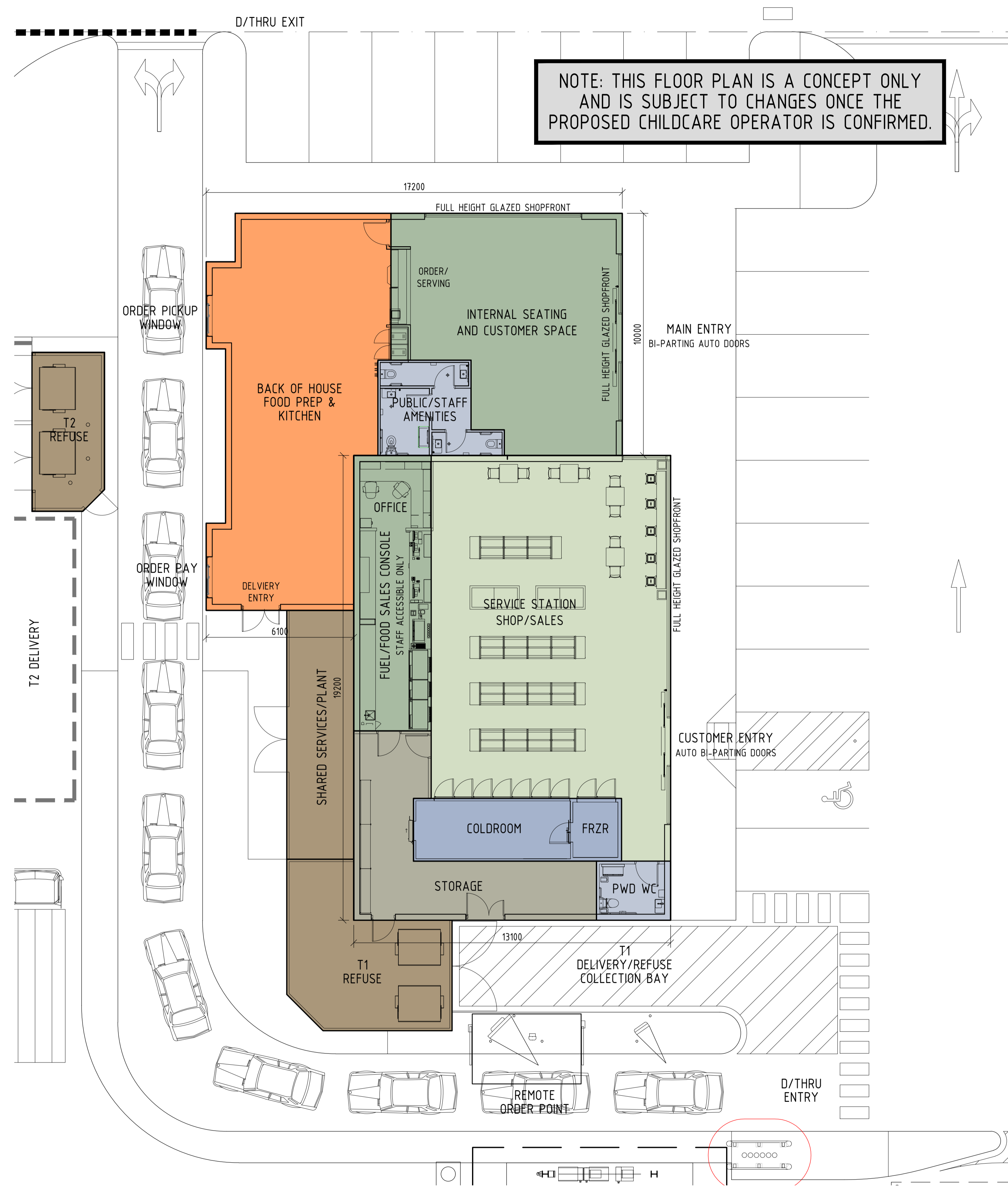


BUILDING AREAS - GFA

- T1 SERVICE STATION**
- SHOP/SALES - 145m²
 - FUEL CONSOLE/BOH/OFFICE - 35m²
 - STORAGE - 40m²
 - DRINKS COLDROOM/FREEZER - 22m²
 - UNISEX PWD W.C - 8m²
- TOTAL T1 GFA - 250m²**

- T2 FOOD & DRINK OUTLET**
- INTERNAL SEATING/PUBLIC - 80m²
 - BOH/PREP/KITCHEN - 105m²
 - PUBLIC AMENITIES - 15m²
- TOTAL T2 GFA - 200m²**

- BUILDING SERVICES**
- T1 REFUSE ENCLOSURE - 37m²
 - T2 REFUSE ENCLOSURE - 19m²
 - SHARED SERVICES/PLANT - 28m²



Revision and approvals				
Code	Date	By	Description	Drawn
B	14.02.2024	GN	ISSUE FOR APPROVAL	
A	15.05.2018	JG	ISSUE FOR DEVELOPMENT APPROVAL	

Project Description	
PROPOSED MIXED USE DEVELOPMENT 1 MATSEN STREET, BAKERS CREEK, QLD	
Scale	Approved
1:100 @ A1 / 1:200 @A3	Issued
Drawn	

Drawing Title	
CONCEPT FLOOR PLAN SERVICE STATION/FOOD & DRINK	
Drawing Number	Revision
18010-DA10	B

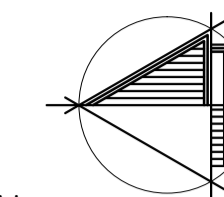


PROPERTY DESCRIPTION

LOT 60 on SP255622

PARISH OF CHELONA
COUNTY OF CARLISLE

COUNCIL: MACKAY REGIONAL



BUILDING AREAS - GFA

- COMMON AREA - 164m²
- STAFF/ADMIN - 36m²
- PLAY ROOMS - 455m²
- SLEEP ROOMS - 54m²
- KITCHEN/PREP - 36m²
- STORAGE INTERNAL - 49m²
- AMENITIES - 84m²
- TOTAL GFA - 878m²

BUILDING SERVICES

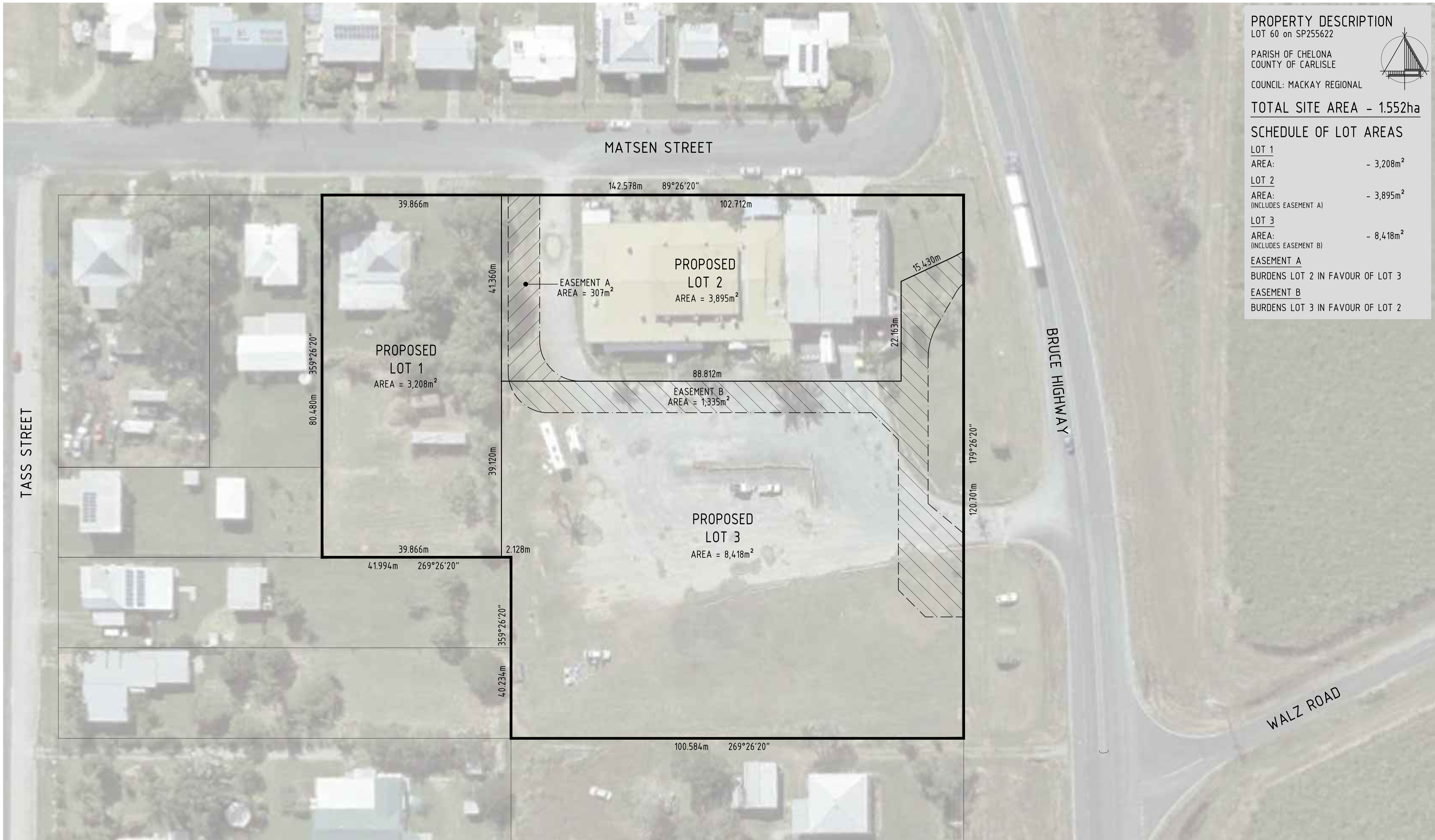
- REFUSE ENCLOSURE - 8m²

NOTE: THIS FLOOR PLAN IS A CONCEPT ONLY
AND IS SUBJECT TO CHANGES ONCE THE
PROPOSED CHILDCARE OPERATOR IS CONFIRMED.

Revision and approvals				
Code	Date	By	Description	Drawn
B	14.02.2024	GN	ISSUE FOR APPROVAL	
A	15.05.2018	JG	ISSUE FOR DEVELOPMENT APPROVAL	

Project Description	
PROPOSED MIXED USE DEVELOPMENT 1 MATSEN STREET, BAKERS CREEK, QLD	
Scale	Approved
1:100 @ A1 / 1:200 @ A3	Issued
Drawn	

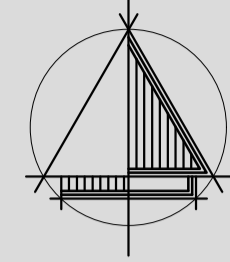
Drawing Title	
CONCEPT FLOOR PLAN CHILDCARE CENTRE	
Drawing Number	Revision
18010-DA11	B



PROPERTY DESCRIPTION
LOT 60 on SP255622

PARISH OF CHELONA
COUNTY OF CARLISLE

COUNCIL: MACKAY REGIONAL



TOTAL SITE AREA - 1.552ha

SCHEDULE OF LOT AREAS

LOT 1
AREA: - 3,208m²

LOT 2
AREA: - 3,895m²
(INCLUDES EASEMENT A)

LOT 3
AREA: - 8,418m²
(INCLUDES EASEMENT B)

EASEMENT A
BURDENS LOT 2 IN FAVOUR OF LOT 3

EASEMENT B
BURDENS LOT 3 IN FAVOUR OF LOT 2

Revision and approvals				
Code	Date	By	Description	Own
C	24.10.2022	GN	D/A ISSUE	
E	14.02.2024	GN	ISSUE FOR APPROVAL	
D	22.02.2023	TD	RESPONSE TO COUNCIL LR	

Project Description	
PROPOSED MIXED USE DEVELOPMENT 1 MATSEN STREET, BAKERS CREEK, QLD	
Scale	Approved
1:400 @ A1 / 1:800 @A3	
Drawn	Issued

Drawing Title	
PROPOSED SUBDIVISION PLAN	
Drawing Number	Revision
18010-DA12	E