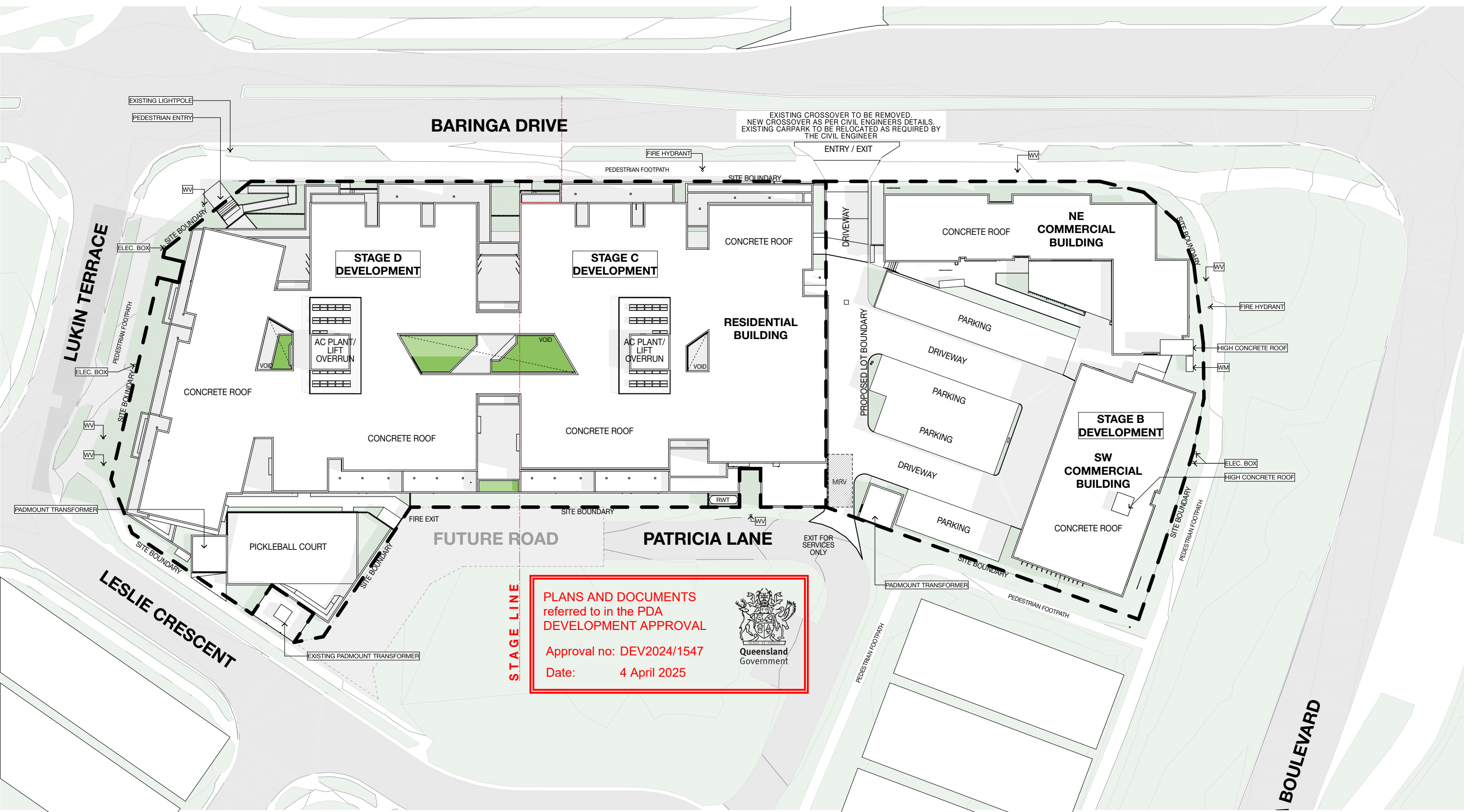


Lot 800 I Retirement Resort - SITE PLAN



REV	DATE	DESCRIPTION	DRAWN	CHECKED
P2	26/8/2024	CILIT UPDATE	DH	JRY
P3	5/7/2024	DRAFT DA ISSUE	DH	JRY
P4	19/7/2024	CILIT UPDATE	DH	JRY
P5	21/8/2024	UPDATED CONSULTANT ISSUE	DH	JRY
P6	10/9/2024	DA ISSUE	DH	JRY
P7	9/12/2024	REVISED DA DRAFT	DG/DH	LH/JRY
P8	16/12/2024	PRELIMINARY RFI RESPONSE ISSUE	DG/DH	LH/JRY
P9	12-2/2025	RFI RESPONSE ISSUE	DG/DH	JRY

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The Architectural Services Department Government of the Hong Kong Special Administrative Region

DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION



PROJECT
Lot 800I Retirement Resort
Lot 800I Baringa Drive
Baringa

O.G.E Group Pty. Ltd.
T (07) 5444 8883

Level I "The Old Courthouse"
4 First Avenue, Maroochydore Q 4558

DRAWING TITLE
SITE PLAN

CLIENT
Plantation Retirement Resort

PO Box 281
Maroochydore Q 4558

PROJECT No.
2305 I

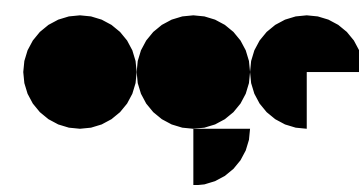
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DATE
4/2/2025

DA_I.05

SCALE @ A3
1:500

P9



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Lot 8001 Retirement Resort - SITE LOT PLAN

TOTAL SITE - 7,720m²

AMENDED IN RED

By: Matthew Buchanan

Date: 7 March 2025



EASEMENT TO SHARED DRIVEWAY

BARINGA DRIVE

LUKIN TERRACE

4,908m²

Lot 2

CARPARK

2,812m²

Lot 1

PATRICIA LANE

LESLIE CRESCENT

AURA BOULEVARD

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1547

Date: 4 April 2025



REV	DATE	DESCRIPTION	DRAWN	CHECKED
P1	5/7/2024	DRAFT DA ISSUE	DH	JRY
P2	19/7/2024	CLIENT UPDATE	DH	JRY
P3	21/8/2024	UPDATED CONSULTANT ISSUE	DH	JRY
P4	10/9/2024	DA ISSUE	DH	JRY
P5	9/12/2024	REVISED DA DRAFT	DG/DH	LH/JRY
P6	16/12/2024	PRELIMINARY RFI RESPONSE ISSUE	DG/DH	LH/JRY
P7	4/2/2025	RFI RESPONSE ISSUE	DG/DH	JRY

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0 2.5 5 12.5 25
SCALE 1:500



PROJECT
Lot 8001 Retirement Resort
Lot 8001 Baringa Drive
Baringa

DRAWING TITLE
SITE LOT PLAN
CLIENT
Plantation Retirement Resort

PROJECT No.
23051

DATE
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1:500
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Lot 8001 Retirement Resort - BUILDING MATRIX

RESIDENTIAL LOT - SUMMARY

RFI - 1A,1B

CLIENT EDQ				
TYPE	UNIT QTY	CAR REQ	CAR REQ	NCC STANDARD
UNIT TYPE D1a 2 bed	12	12	12	LHD NCC
UNIT TYPE D3 3 bed	32 ²⁸	64	32	LHD NCC
UNIT TYPE D5 2 bed	16	16	16	LHD NCC
UNIT TYPE D6 3 bed (ACCESSIBLE HOUSING)	12	24	12	LHA GOLD
UNIT TYPE D8 2 bed	2	2	2	LHD NCC
MANAGERS UNIT	1	1	1	LHD NCC
TOTAL		100	74	

TOTAL UNITS 73 + 1 MANAGERS UNIT

RES CARS PROVIDED	98
EV CARS PROVIDED	2
VIS CARS PROVIDED	7 (1 PWD)
RES MOTOR BIKES PROVIDED	4
RES BIKES PROVIDED	74
VIS BIKES PROVIDED	8

COMMERCIAL LOT - SUMMARY

TYPE	GFA	EDQ	STAFF	CUST.
		CAR REQ	BIKES REQ	BIKES REQ
FOOD & BEV 1:20m² for cars	262m²	13	2	3
OFFICE 1:40m² for cars	650m²	17	6	3

TOTAL 30

COMMERCIAL CARS PROVIDED 40 (1 PWD)

EV CARS PROVIDED 1

STAFF BIKES PROVIDED 8

CUSTOMER BIKES PROVIDED 4

RFI - 3

To be provided in accordance with Electric Vehicle Readiness condition

AREA COMMERCIAL SPACES

GROUND LEVEL	
BIN STORE	18.01
BOH	27.68
FOYER	52.94
OFFICE 1	68.59
OFFICE 2	97.72
OFFICE 3	94.52
RESTAURANT 1	79.72
RESTAURANT 2	116.40
SHARED COURTYARD	142.57
TOILETS	42.81
LEVEL 1	
OFFICE 4	102.12
OFFICE 5	102.00
OFFICE 6	91.94
OFFICE 7	105.45
1,142.47 m²	

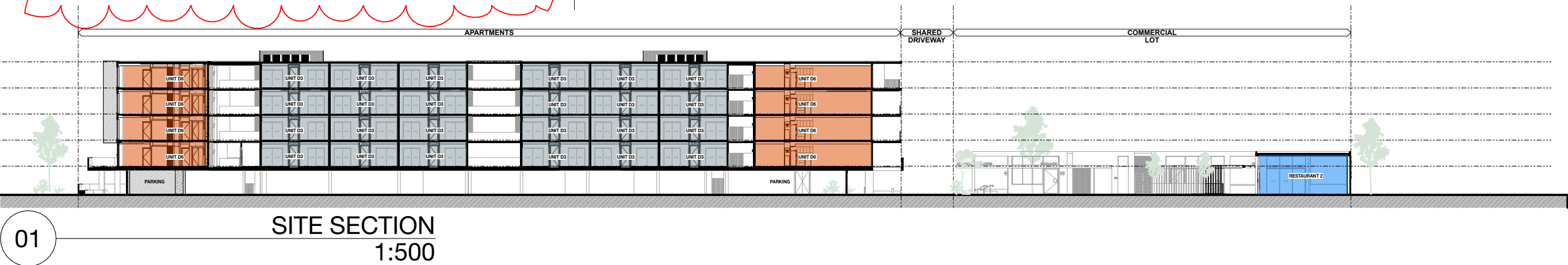
AMENDED IN RED

By: Matthew Buchanan
Date: 7 March 2025



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1547
Date: 4 April 2025



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P2	28/6/2024	CLIENT UPDATE	DH	JRY
P3	5/7/2024	DRAFT DA ISSUE	DH	JRY
P4	19/7/2024	CLIENT UPDATE	DH	JRY
P5	21/8/2024	UPDATED CONSULTANT ISSUE	JRY	JRY
P6	10/9/2024	DA ISSUE	JRY	JRY
P7	9/12/2024	REVISED DA DRAFT	DG/DH	LH/JRY
P8	16/12/2024	PRELIMINARY RFI RESPONSE ISSUE	DG/DH	LH/JRY
P9	4/2/2025	RFI RESPONSE ISSUE	DG/DH	JRY

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DEVELOPMENT APPROVAL
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PROJECT
Lot 8001 Retirement Resort
Lot 8001 Baringa Drive
Baringa

DRAWING TITLE
BUILDING MATRIX
CLIENT
Plantation Retirement Resort

PROJECT No.
23051

DATE
4/2/2025
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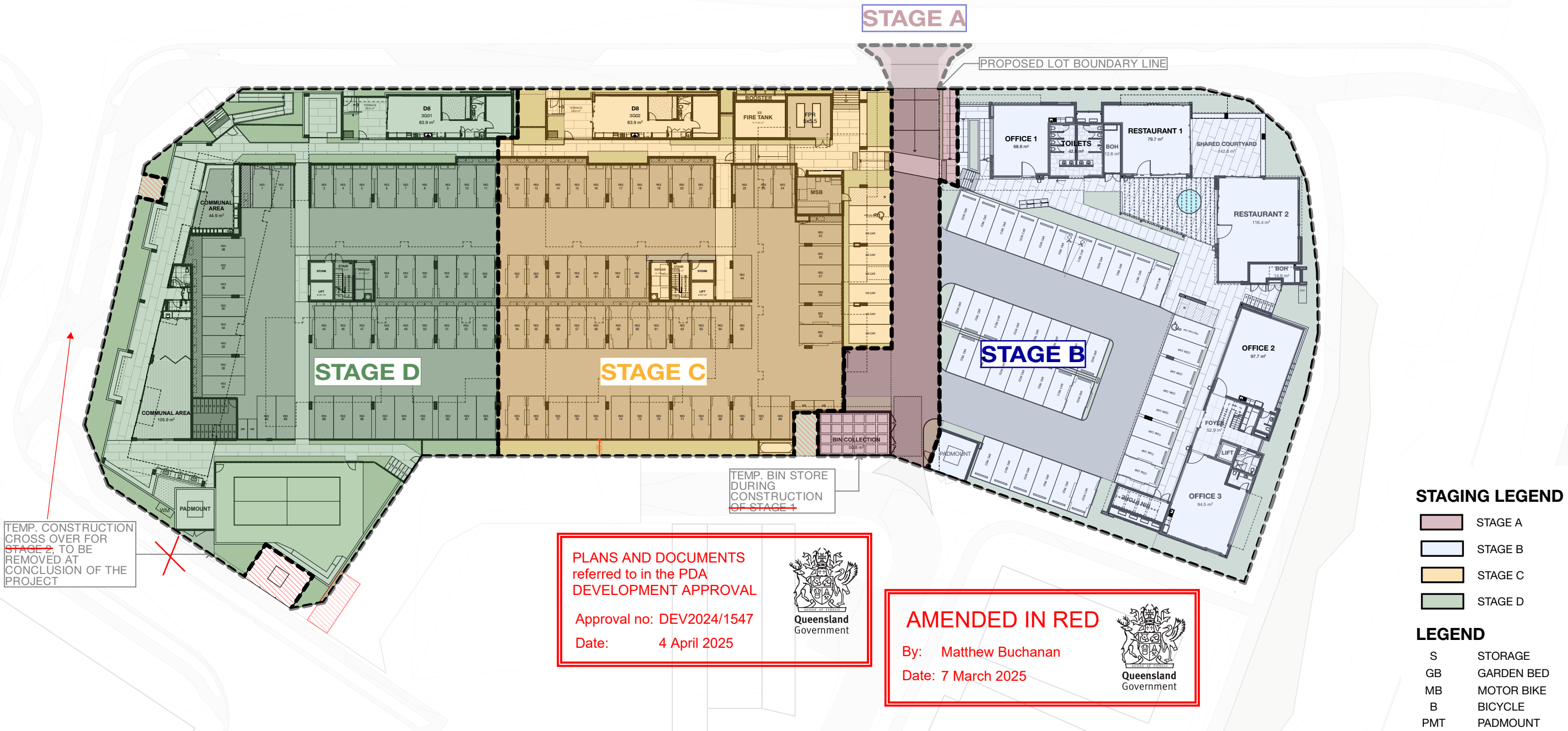
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Lot 800I Retirement Resort - STAGING PLAN (Material Change of Use)



REV	DATE	DESCRIPTION	DRAWN	CHECKED
P2	5/7/2024	DRAFT DA ISSUE	JRY	JRY
P3	19/7/2024	CLIENT UPDATE	JRY	JRY
P4	21/8/2024	UPDATED CONSULTANT ISSUE	JRY	JRY
P5	10/9/2024	DA ISSUE	JRY	JRY
P6	29/11/2024	UPDATED DA BASE	DG	LH/JRY
P7	9/12/2024	REVISED DA DRAFT	DG/DH	LH/JRY
P8	16/12/2024	PRELIMINARY RFI RESPONSE ISSUE	DG/DH	LH/JRY
P9	4/2/2025	RFI RESPONSE ISSUE	DG/DH	JRY

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800I Retirement Resort - Baringa - 2023051 - 800I RETIREMENT - V02

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SCALE 1:500

PROJECT
Lot 800I Retirement Resort
Lot 800I Baringa Drive
Baringa

DRAWING TITLE
STAGING PLAN

CLIENT
Plantation Retirement Resort

PROJECT No.
23051

DATE
4/2/2025

SCALE @ A3
1:500, 1:100

DRAWING No.
DA_1.08

ISSUE No.
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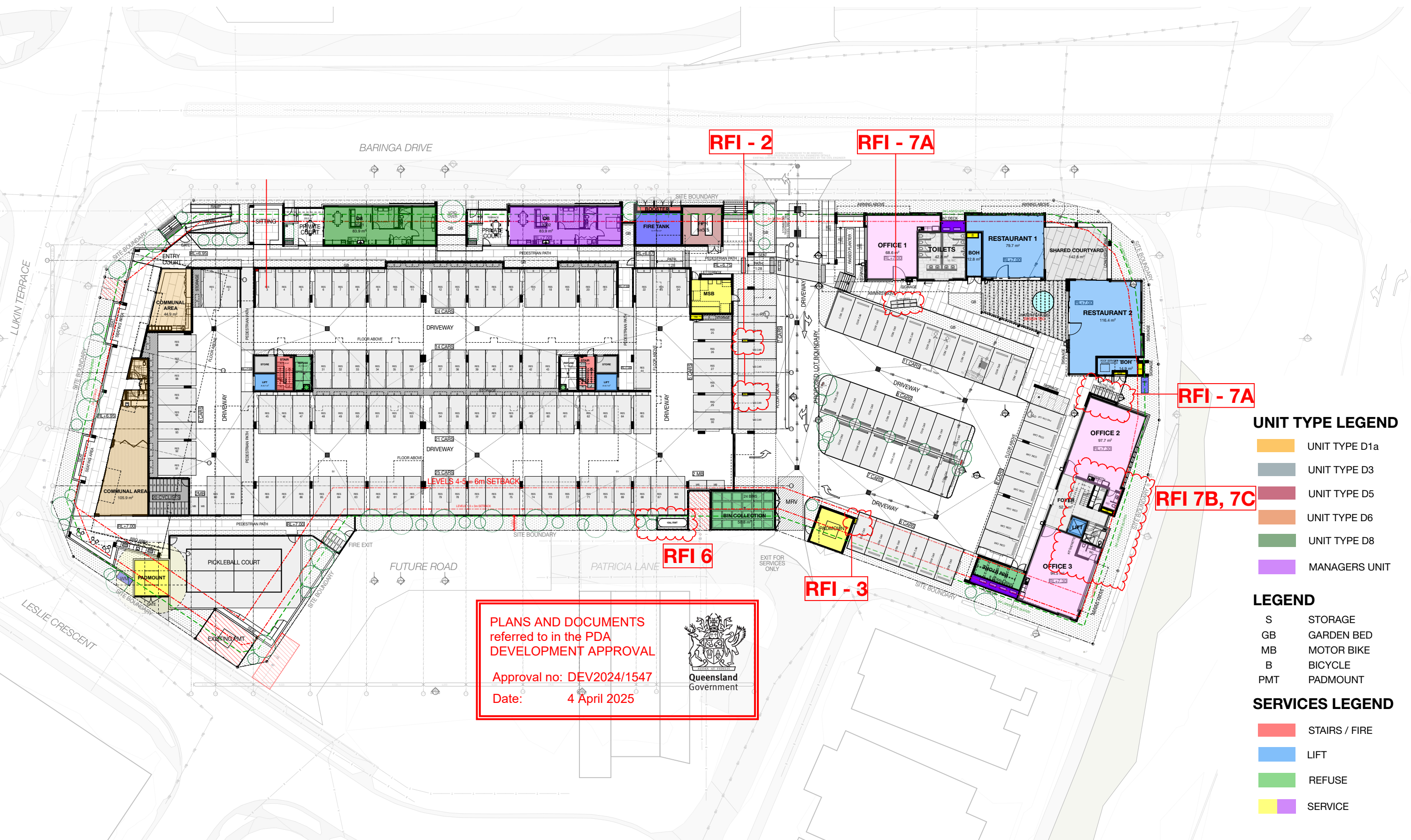
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Lot 800 | Retirement Resort - GROUND FLOOR



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P7	18/7/2024	CLIENT UPDATE	JRY	JRY
P8	21/8/2024	UPDATED CONSULTANT ISSUE	JRY	JRY
P9	4/9/2024	FINAL CONSULTANT BASE	JRY	JDY
P10	10/9/2024	DA ISSUE		
P11	29/11/2024	UPDATED DA BASE	DG	LH/JRY
P12	9/12/2024	REMOVED DA DRAFT	DG	LH/JRY
P13	16/12/2024	PRELIMINARY RFI RESPONSE ISSUE	DG	LH/JRY
P14	20/2/2025	RFI RESPONSE ISSUE	DG	JRY

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Drawing No: As Attached 23001-001 RETIREMENT(23001) RETIREMENT - HD

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PROJECT
Lot 800I Retirement Resort
Lot 800I Baringa Drive
Baringa

DRAWING TITLE
GROUND FLOOR

CLIENT
Plantation Retirement Resort

PROJECT No.
2305 I

DATE 4/2/2025 SCALE @ A3 1:500
DRAWING No. DA 2.01 ISSUE No. P14

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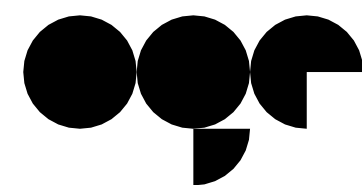
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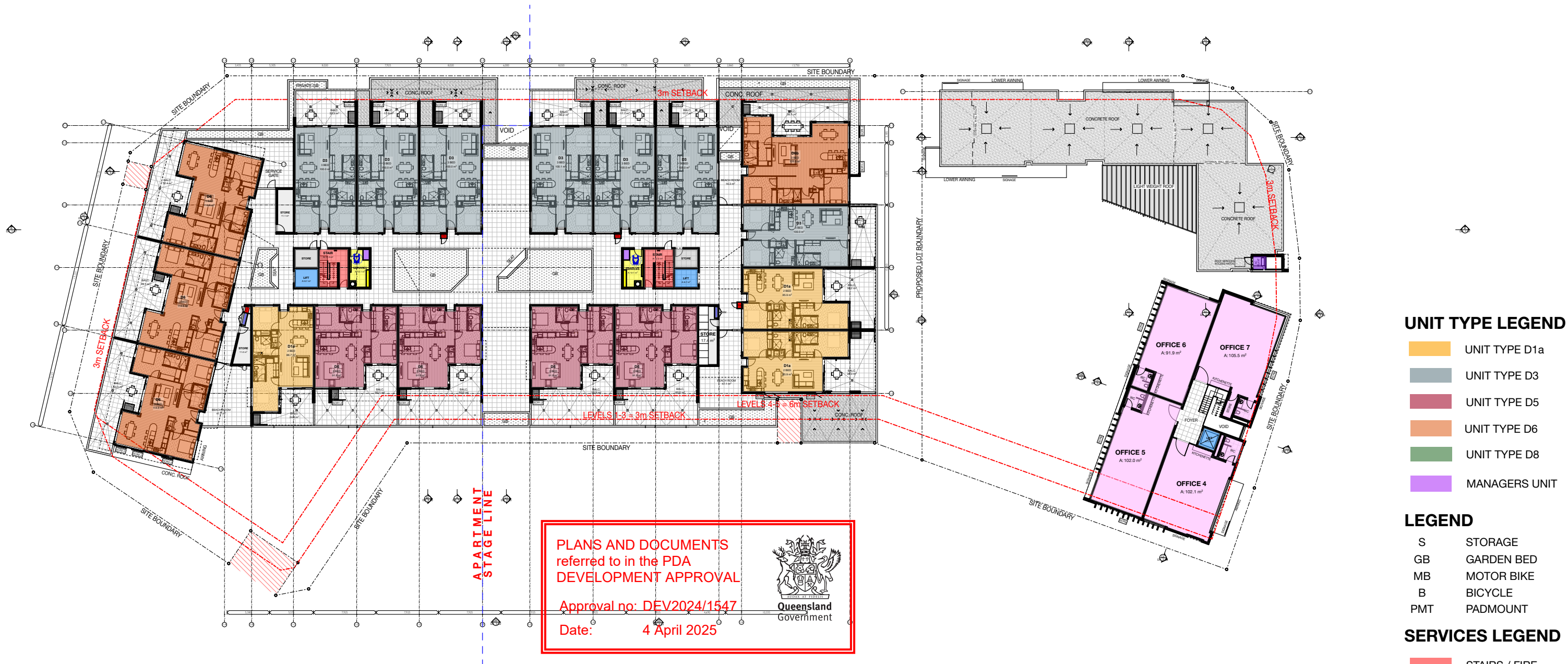
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Lot 8001 Retirement Resort - LEVEL 01



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P7	19/7/2024	CLIENT UPDATE	JRY	JRY
P8	21/8/2024	UPDATED CONSULTANT ISSUE	JRY	JRY
P9	4/9/2024	FINAL CONSULTANT BASE	JRY	JRY
P10	10/9/2024	DA ISSUE	JRY	JRY
P11	29/11/2024	UPDATED DA BASE	DG	LH/JRY
P12	9/12/2024	REVISED DA DRAFT	DG	LH/JRY
P13	16/12/2024	PRELIMINARY RFI RESPONSE ISSUE	DG	LH/JRY
P14	4/2/2025	RFI RESPONSE ISSUE	DG	JRY

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0 2.5 5 12.5 25
SCALE 1:500



PROJECT
Lot 8001 Retirement Resort
Lot 8001 Baringa Drive
Baringa

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Level 1 "The Old Courthouse"
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DRAWING TITLE
LEVEL 01

CLIENT
Plantation Retirement Resort

PO Box 281
Maroochydore Q 4558

PROJECT No.
23051

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www.ogegroup.com.au

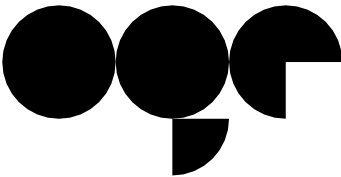
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SCALE @ A3
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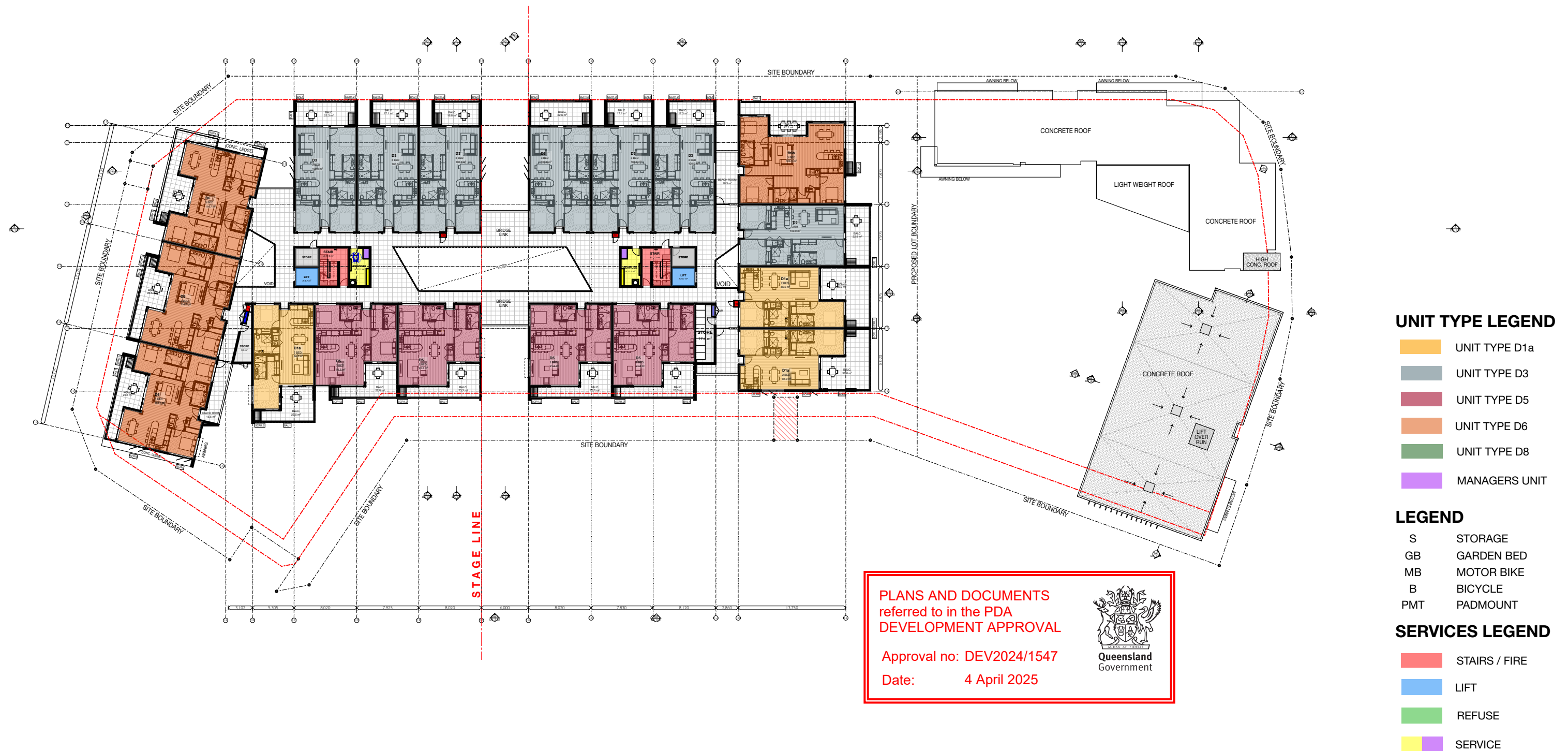
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ISSUE No.
P14



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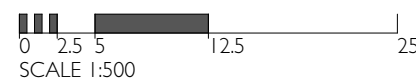
Lot 800 | Retirement Resort - LEVEL 02



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P6	21/8/2024	UPDATED CONSULTANT ISSUE	JRY	JRY
P7	4/9/2024	FINAL CONSULTANT BASE	JRY	JDY
P8	10/9/2024	DA ISSUE	DG	JRY
P9	29/11/2024	UPDATED DA BASE	DG	LHJRY
P10	9/12/2024	REVISED DA DRAFT	DG	LHJRY
P11	9/12/2024	PRELIMINARY RFI RESPONSE ISSUE	DG	LHJRY
P12	12/2/2025	RFI RESPONSE ISSUE	DG	LHJRY

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PROJECT
Lot 800I Retirement Resort
Lot 800I Baringa Drive
Baringa

DRAWING TITLE
LEVEL 02

CLIENT
Plantation Retirement Resort

PROJECT No.
2305 |

DATE
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DA 2.03

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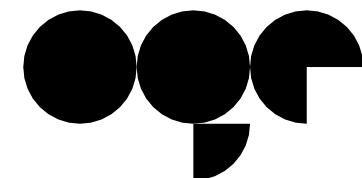
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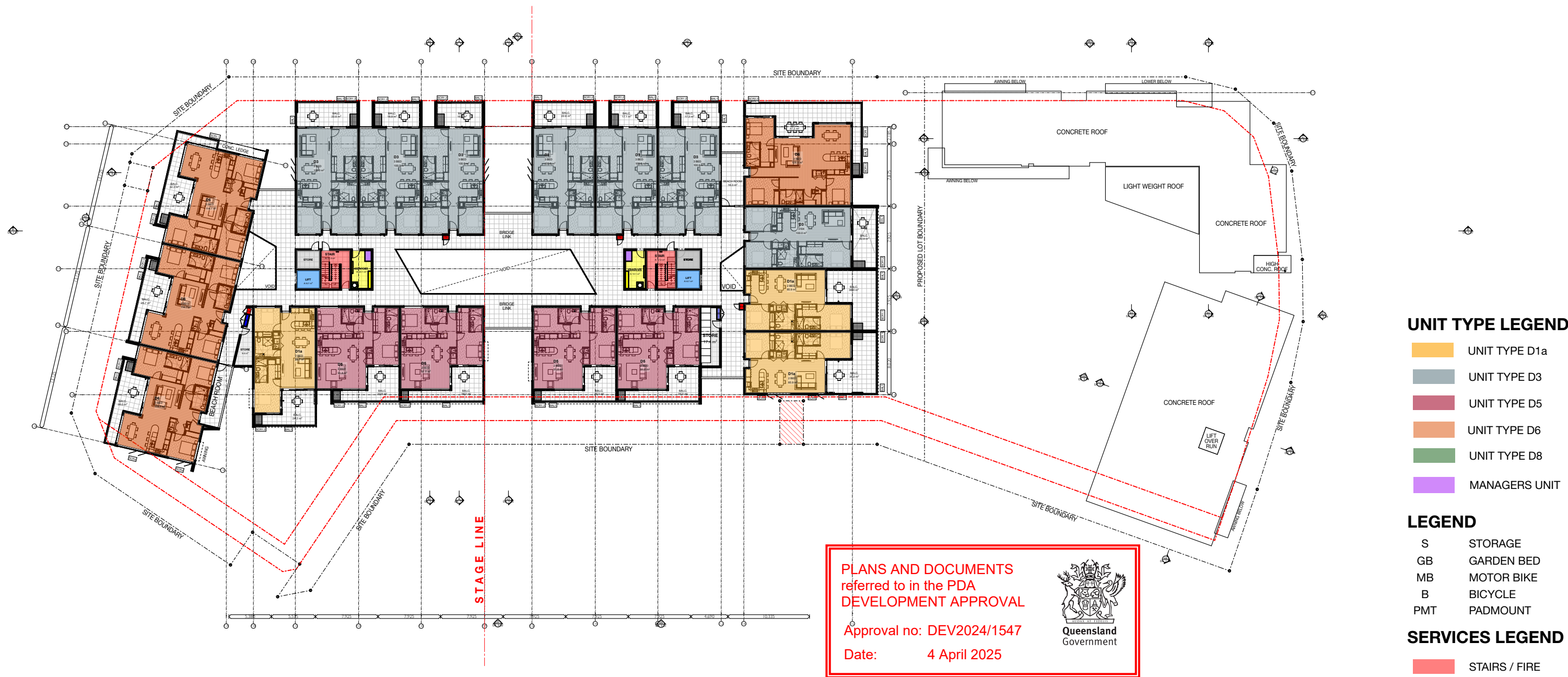
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Lot 8001 Retirement Resort - LEVEL 03



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P4	5/7/2024	DRAFT DA ISSUE	JRY	JRY
P5	19/7/2024	CLIENT UPDATE	JRY	JRY
P6	21/8/2024	UPDATED CONSULTANT ISSUE	JRY	JRY
P7	4/9/2024	FINAL CONSULTANT BASE	JRY	JRY
P8	10/9/2024	DA ISSUE	JRY	JRY
P9	9/12/2024	REVISED DA DRAFT	JRY	LH/JRY
P10	16/12/2024	PRELIMINARY RFI RESPONSE ISSUE	JRY	LH/JRY
P11	4/2/2025	RFI RESPONSE ISSUE	JRY	JRY

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SCALE 1:500



PROJECT
Lot 8001 Retirement Resort
Lot 8001 Baringa Drive
Baringa

DRAWING TITLE
LEVEL 03
CLIENT
Plantation Retirement Resort

PROJECT No.
23051

DATE
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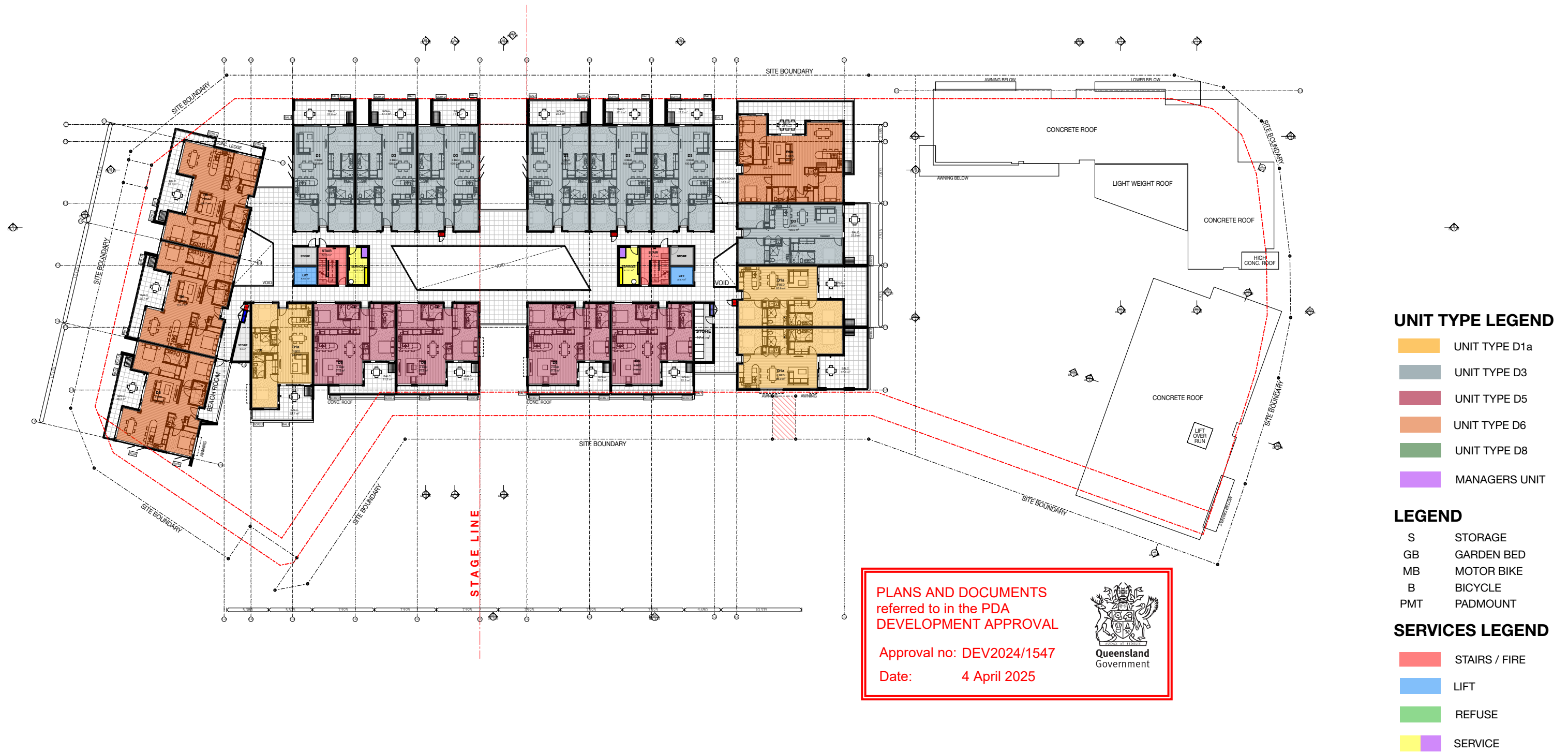
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Lot 8001 Retirement Resort - LEVEL 04



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P4	5/7/2024	DRAFT DA ISSUE	JRY	JRY
P5	19/7/2024	CLIENT UPDATE	JRY	JRY
P6	21/8/2024	UPDATED CONSULTANT ISSUE	JRY	JRY
P7	4/9/2024	FINAL CONSULTANT BASE	JRY	JRY
P8	10/9/2024	DA ISSUE	JRY	JRY
P9	9/12/2024	REVISED DA DRAFT	JRY	LH/JRY
P10	16/12/2024	PRELIMINARY RFI RESPONSE ISSUE	JRY	LH/JRY
P11	4/2/2025	RFI RESPONSE ISSUE	JRY	JRY

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8001 Retirement Resort - Level 04 - 8001 Retirement Resort - Level 04 - 8001 Retirement Resort - Level 04

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0 2.5 5 12.5 25
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PROJECT
Lot 8001 Retirement Resort
Lot 8001 Baringa Drive
Baringa

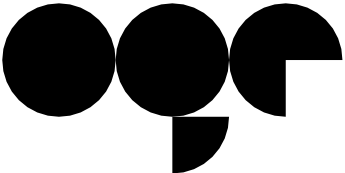
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LEVEL 04
CLIENT
Plantation Retirement Resort

PROJECT No.
23051

DATE
4/2/2025
DRAWING No.
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ISSUE No.
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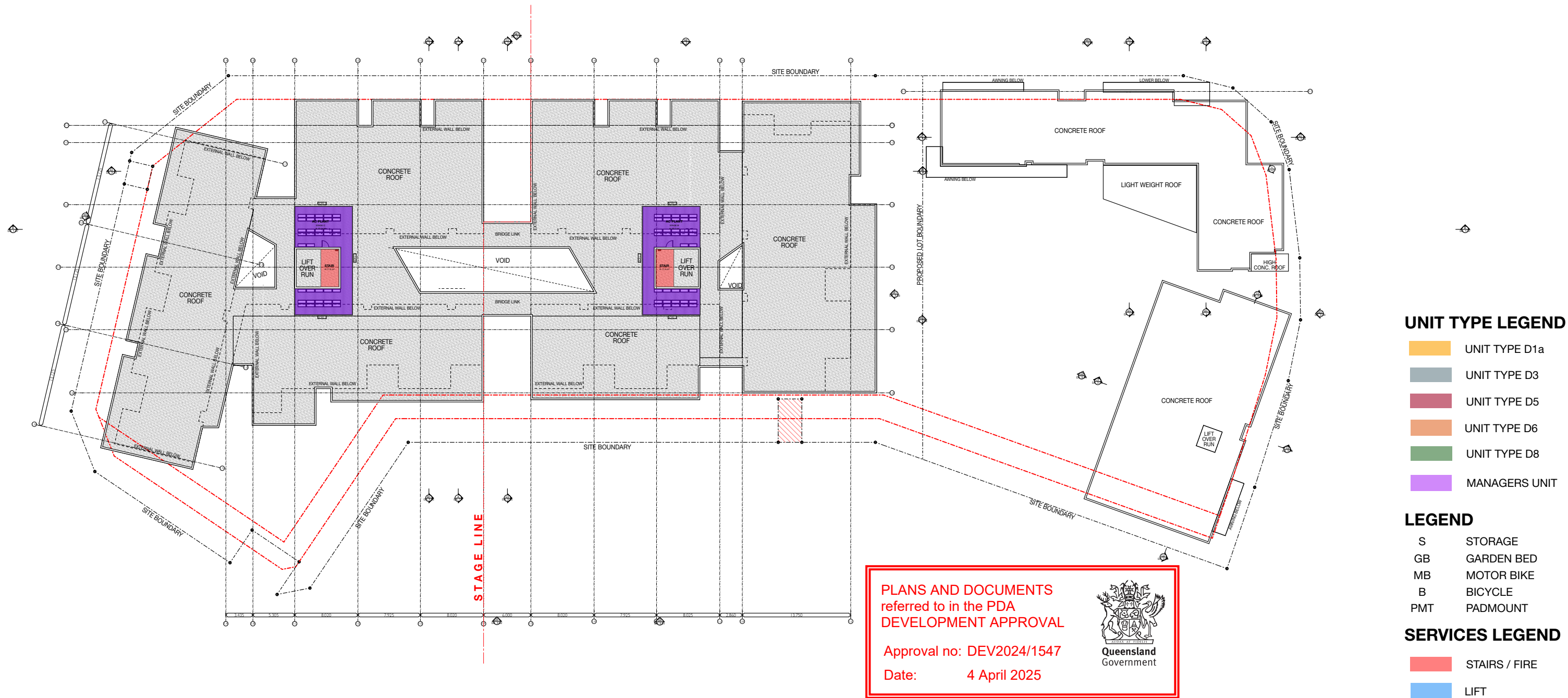
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Lot 8001 Retirement Resort - ROOF LEVEL



REV	DATE	DESCRIPTION	DRAWN	CHECKED
P5	19/7/2024	CLIENT UPDATE	JRY	JRY
P6	21/8/2024	UPDATED CONSULTANT ISSUE	JRY	JRY
P7	4/9/2024	FINAL CONSULTANT BASE	JRY	JRY
P8	10/9/2024	DA ISSUE	JRY	JRY
P9	29/11/2024	UPDATED DA BASE	DG	LH/JRY
P10	9/12/2024	REVISED DA DRAFT	DG	LH/JRY
P11	16/12/2024	PRELIMINARY RFI RESPONSE ISSUE	DG	LH/JRY
P12	4/2/2025	RFI RESPONSE ISSUE	DG	JRY

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0 2.5 5 12.5 25
SCALE 1:500

N

PROJECT
Lot 8001 Retirement Resort
Lot 8001 Baringa Drive
Baringa

DRAWING TITLE
ROOF LEVEL

CLIENT
Plantation Retirement Resort

PROJECT No.
23051

DATE
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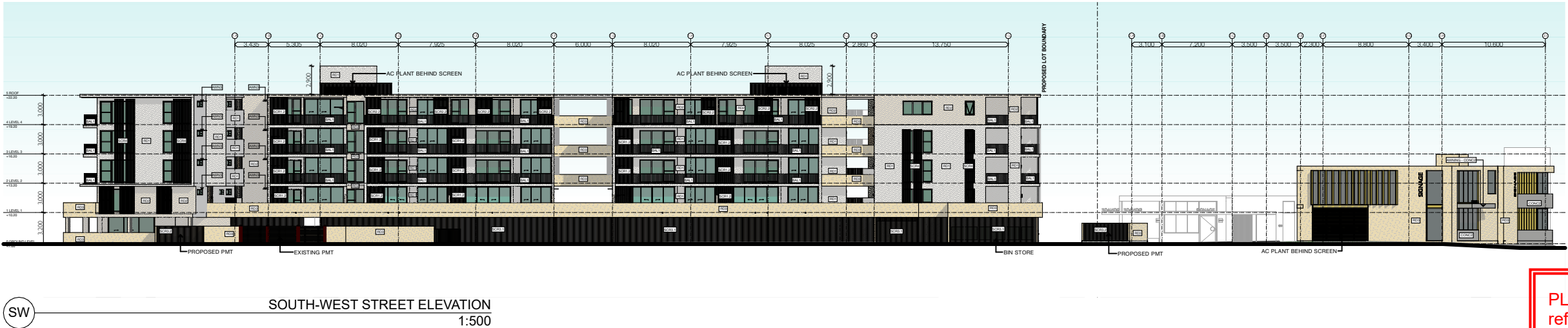
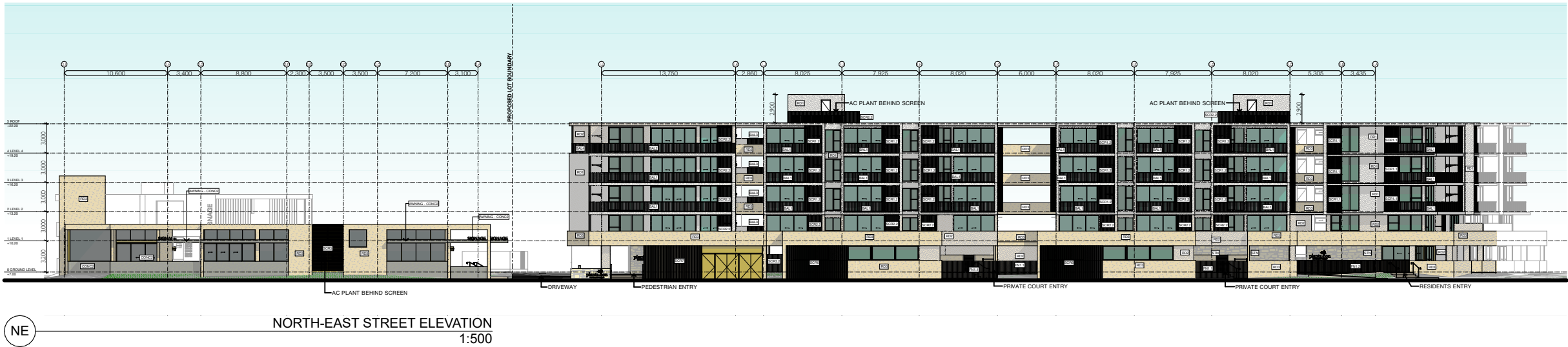
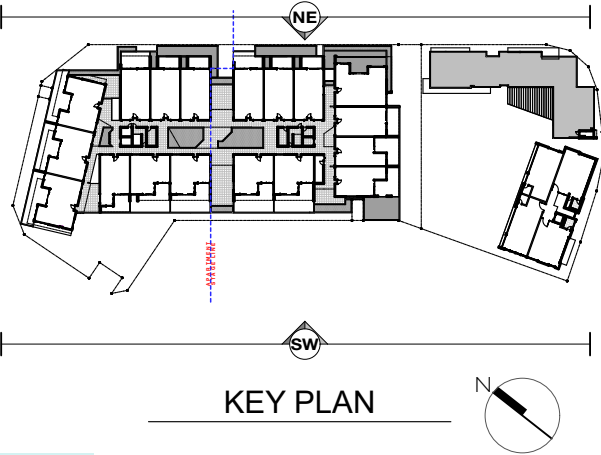


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Lot 8001 Retirement Resort - STREET ELEVATIONS

MATERIALS & COLOUR LEGEND

AWN	Selected aluminium window awning - powder coated - White	RD6	Rendered Finish: Dulux. Garlic Suede - Unit entry	STN	Feature stone cladding
BAL1	Selected aluminium balustrade (balconies) - powder coated - White	SCR1	Vertical aluminium batten screen: Powder coated - White	FN1	Secure vertical aluminium batten fence: Finish - Timber Look
BAL2	Selected glass balustrade (internal walkways) - powder coated - White	SCR2	Vertical aluminium batten screen: Powder coated - Off-White		
CR/RS1	Selected Glass Roof sheeting (or similar)	SCR3	Carpark vertical aluminium batten screen: Finish - Timber Look		
CP/FL	Colorbond capping and flashing	SCR4	Angled vertical aluminium batten screen: Powder coated - White		
CONC2	Selected Concrete look render finish	SCR5	Horizontal Louvre screen: Powder coated - Bronze		
RD1	Rendered Finish: White - Surfmist (smooth)	SCR6	Vertical aluminium batten screen with trellis: Finish - Timber Look		
RD2	Rendered Finish: Off-White - Dulux Beige Royal (smooth)	SCR7	Low Profile aluminium batten screen: Finish - Timber Look		
RD3	Rendered Finish: Feature bagged render	SCR8	Vertical Aluminium fins; Finish - Bronze		
RD5	Rendered Finish: Leneta- Half Spanish Green - Unit entry	SCR9	Vertical aluminium batten screen: Powder coated - Bronze		



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1547
Date: 4 April 2025

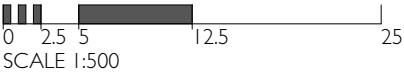

Queensland
Government

REV	DATE	DESCRIPTION	DRAWN	CHECKED
P1	28/6/2024	CLIENT UPDATE	DH	JRY
P2	5/7/2024	DRAFT DA ISSUE	DH	JRY
P3	19/7/2024	CLIENT UPDATE	DH	JRY
P4	21/8/2024	UPDATED CONSULTANT ISSUE	DH	JRY
P5	10/9/2024	DA ISSUE	DH	JRY
P6	9/12/2024	REVISED DA DRAFT	DH	LH/JRY
P7	4/2/2025	RFI RESPONSE ISSUE	DH	JRY

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DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION



PROJECT
Lot 8001 Retirement Resort
Lot 8001 Baringa Drive
Baringa

DRAWING TITLE
STREET ELEVATIONS
CLIENT
Plantation Retirement Resort

PROJECT No.
23051

DATE
4/2/2025
DRAWING No.
DA_3.01

SCALE @ A3
1:500
ISSUE No.
P7

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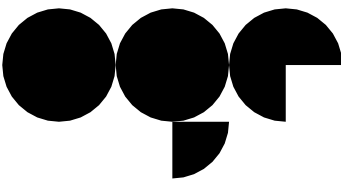
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NSW Reg. No. 11843

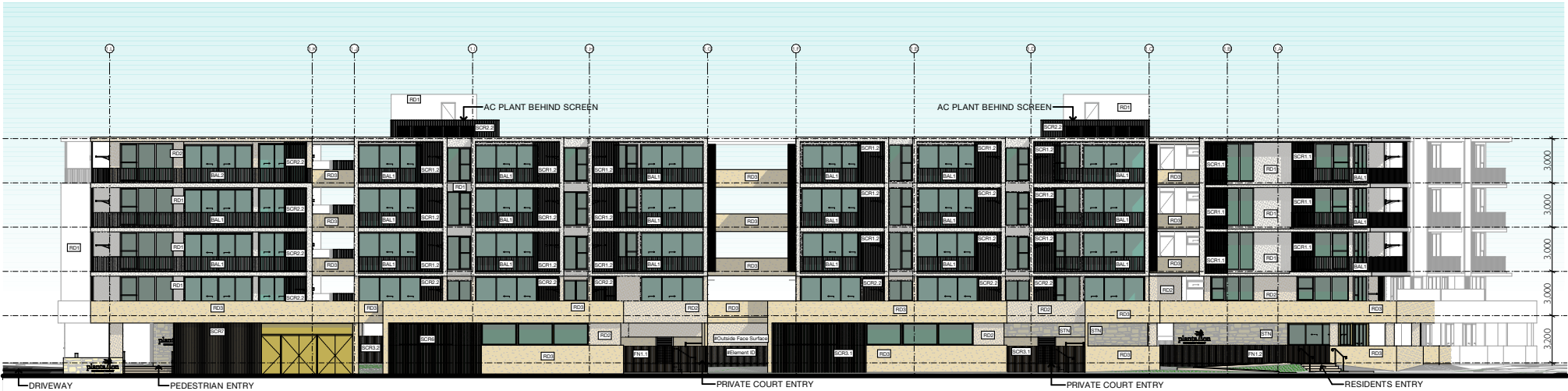
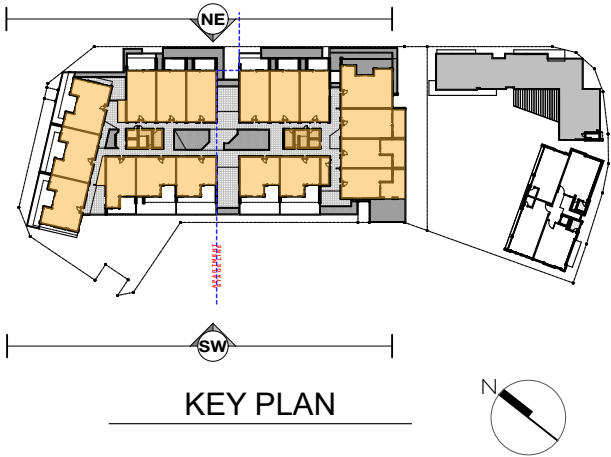


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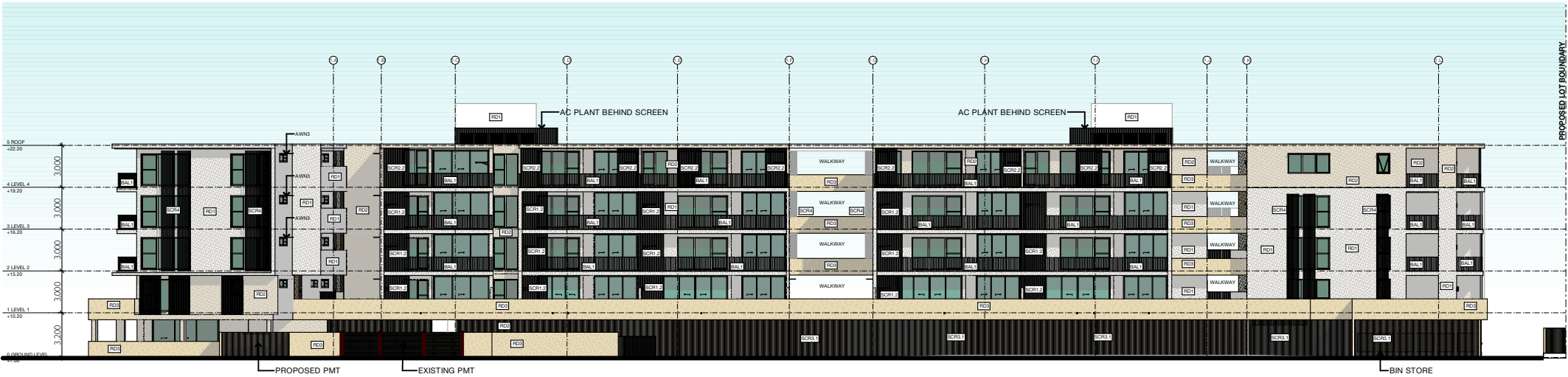
Lot 8001 Retirement Resort - RESIDENTIAL ELEVATIONS

MATERIALS & COLOUR LEGEND

AWN	Selected aluminium window awning - powder coated - White	RD6	Rendered Finish: Dulux. Garlic Suede - Unit entry	STN	Feature stone cladding
BAL1	Selected aluminium balustrade (balconies) - powder coated - White	SCR1	Vertical aluminium batten screen: Powder coated - White	FN1	Secure vertical aluminium batten fence: Finish - Timber Look
BAL2	Selected glass balustrade (internal walkways) - powder coated - White	SCR2	Vertical aluminium batten screen: Powder coated - Off-White		
CR/RS1	Selected Glass Roof sheeting (or similar)	SCR3	Carpark vertical aluminium batten screen: Finish - Timber Look		
CP/FL	Colorbond capping and flashing	SCR4	Angled vertical aluminium batten screen: Powder coated - White		
CONC2	Selected Concrete look render finish	SCR5	Horizontal Louvre screen: Powder coated - Bronze		
RD1	Rendered Finish: White - Surfmist (smooth)	SCR6	Vertical aluminium batten screen with trellis: Finish - Timber Look		
RD2	Rendered Finish: Off-White - Dulux Beige Royal (smooth)	SCR7	Low Profile aluminium batten screen: Finish - Timber Look		
RD3	Rendered Finish: Feature bagged render	SCR8	Vertical Aluminium fins; Finish - Bronze		
RD5	Rendered Finish: Leneta - Half Spanish Green - Unit entry	SCR9	Vertical aluminium batten screen: Powder coated - Bronze		



NE1 NORTH-EAST RESIDENTIAL ELEVATION
1:400



SW1 SOUTH-WEST RESIDENTIAL ELEVATION
1:400

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1547
Date: 4 April 2025

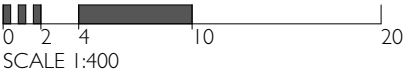

Queensland
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REV	DATE	DESCRIPTION	DRAWN	CHECKED
P1	28/6/2024	CLIENT UPDATE	DH	JRY
P2	5/7/2024	DRAFT DA ISSUE	DH	JRY
P3	19/7/2024	CLIENT UPDATE	DH	JRY
P4	21/8/2024	UPDATED CONSULTANT ISSUE	DH	JRY
P5	10/9/2024	DA ISSUE	DH	JRY
P6	9/12/2024	REVISED DA DRAFT	DH	LH/JRY
P7	4/2/2025	RFI RESPONSE ISSUE	DH	JRY

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DEVELOPMENT APPROVAL
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PROJECT
Lot 8001 Retirement Resort
Lot 8001 Baringa Drive
Baringa

DRAWING TITLE
RESIDENTIAL ELEVATIONS
CLIENT
Plantation Retirement Resort

PROJECT No.
23051

DATE
4/2/2025
DRAWING No.
DA_3.02
SCALE @ A3
1:400
ISSUE No.
P7

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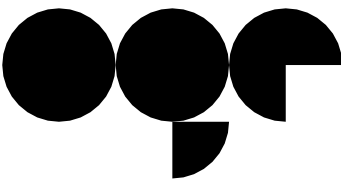
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NSW Reg. No. 11843



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Lot 8001 Retirement Resort - RESIDENTIAL ELEVATIONS

MATERIALS & COLOUR LEGEND

- AWN

Selected aluminium window awning - powder coated - White
- BAL1

Selected aluminium balustrade (balconies) - powder coated - White
- BAL2

Selected glass balustrade (internal walkways) - powder coated - White
- CR/RS1

Selected Glass Roof sheeting (or similar)
- CP/FL

Colorbond capping and flashing
- CONC2

Selected Concrete look render finish
- RD1

Rendered Finish: White - Surfmist (smooth)
- RD2

Rendered Finish: Off-White - Dulux Beige Royal (smooth)
- RD3

Rendered Finish: Feature bagged render
- RD5

Rendered Finish: Leneta - Half Spanish Green - Unit entry
- RD6

Rendered Finish: Dulux. Garlic Suede - Unit entry
- SCR1

Vertical aluminium batten screen: Powder coated - White
- SCR2

Vertical aluminium batten screen: Powder coated - Off-White
- SCR3

Carpark vertical aluminium batten screen: Finish - Timber Look
- SCR4

Angled vertical aluminium batten screen: Powder coated - White
- SCR5

Horizontal Louvre screen: Powder coated - Bronze
- SCR6

Vertical aluminium batten screen with trellis: Finish - Timber Look
- SCR7

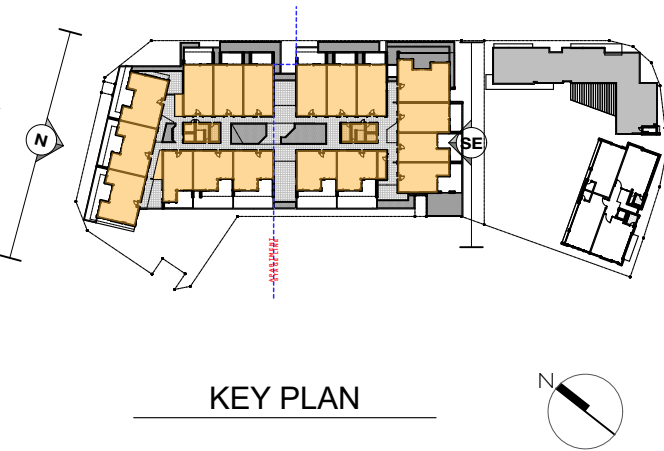
Low Profile aluminium batten screen: Finish - Timber Look
- SCR8

Vertical Aluminium fins; Finish - Bronze
- SCR9

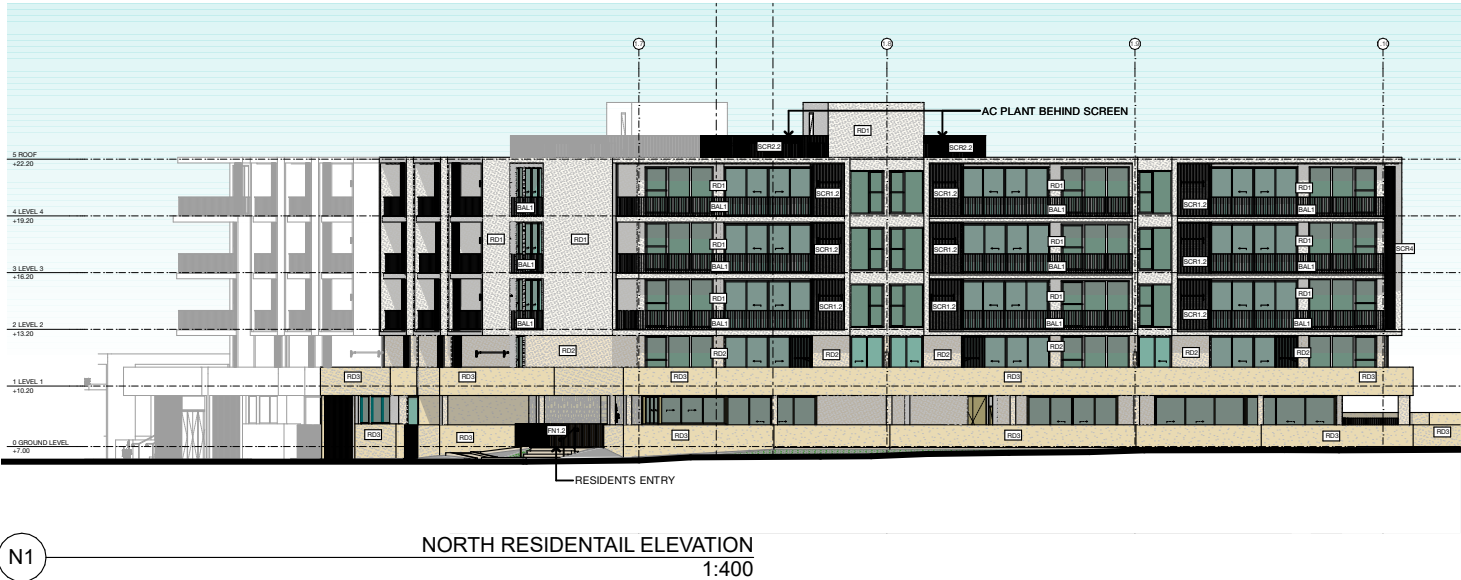
Vertical aluminium batten screen: Powder coated - Bronze
- STN

Feature stone cladding
- FN1

Secure vertical aluminium batten fence: Finish - Timber Look



KEY PLAN



NORTH RESIDENTIAL ELEVATION
1:400



SOUTH-EAST RESIDENTIAL ELEVATION
1:400

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1547
Date: 4 April 2025



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P1	28/6/2024	CLIENT UPDATE	DH	JRY
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P4	21/8/2024	UPDATED CONSULTANT ISSUE	DH	JRY
P5	10/9/2024	DA ISSUE	DH	JRY
P6	9/12/2024	REVISED DA DRAFT	DH	LH/JRY
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DEVELOPMENT APPROVAL
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0 2 4 10 20
SCALE 1:400

PROJECT
Lot 8001 Retirement Resort
Lot 8001 Baringa Drive
Baringa

DRAWING TITLE
RESIDENTIAL ELEVATIONS
CLIENT
Plantation Retirement Resort

PROJECT No.
23051

DATE
4/2/2025

SCALE @ A3
1:400

DRAWING No.
DA_3.03

ISSUE No.
P7

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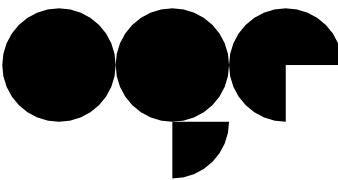
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Lot 800I Retirement Resort - COMMERCIAL ELEVATIONS

MATERIALS & COLOUR LEGEND

AWN Selected aluminium window awning - powder coated - White
BAL1 Selected aluminium balustrade (balconies) - powder coated - White
BAL2 Selected glass balustrade (internal walkways) - powder coated - White
CR/RS1 Selected Glass Roof sheeting (or similar)
CP/FL Colorbond capping and flashing
CONC2 Selected Concrete look render finish
RD1 Rendered Finish: White - Surfmist (smooth)
RD2 Rendered Finish: Off-White - Dulux Beige Royal (smooth)
RD3 Rendered Finish: Feature bagged render
RD5 Rendered Finish: Leneta- Half Spanish Green - Unit entry

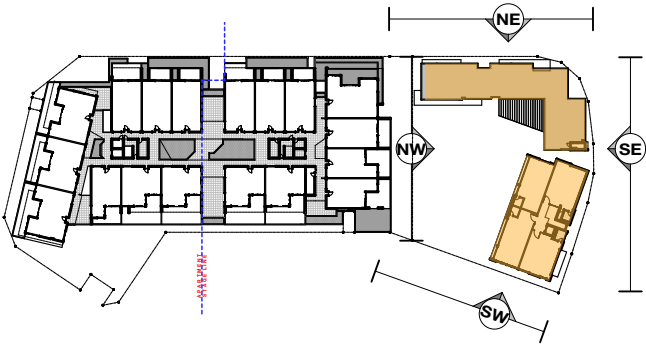
RD6 Rendered Finish: Dulux. Garlic Suede - Unit entry
SCR1 Vertical aluminium batten screen: Powder coated - White
SCR2 Vertical aluminium batten screen: Powder coated - Off-White
SCR3 Carpark vertical aluminium batten screen: Finish - Timber Look
SCR4 Angled vertical aluminium batten screen: Powder coated - White
SCR5 Horizontal Louvre screen: Powder coated - Bronze
SCR6 Vertical aluminium batten screen with trellis: Finish - Timber Look
SCR7 Low Profile aluminium batten screen: Finish - Timber Look
SCR8 Vertical Aluminium fins; Finish - Bronze
SCR9 Vertical aluminium batten screen: Powder coated - Bronze

STN Feature stone cladding
FN1 Secure vertical aluminium batten fence: Finish - Timber Look

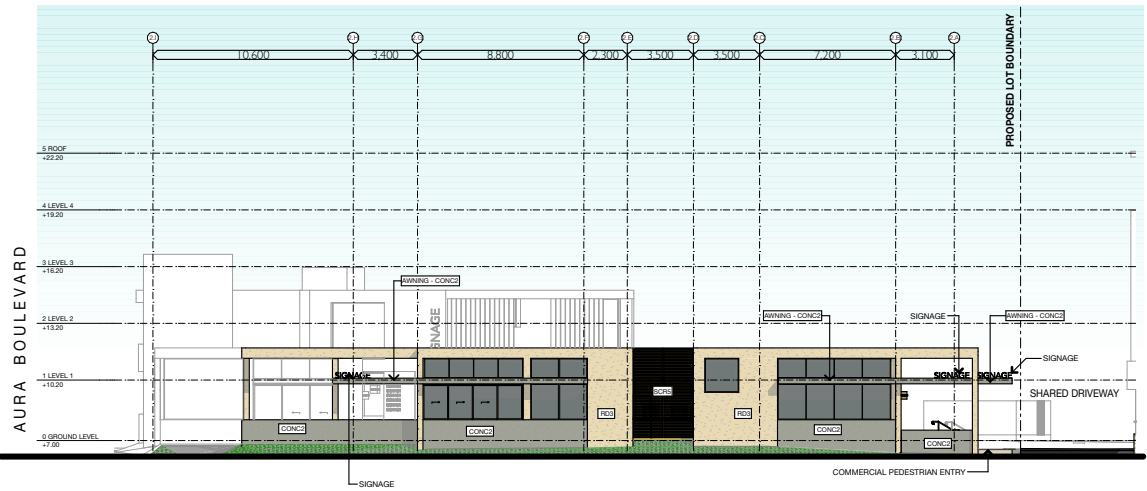
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1547

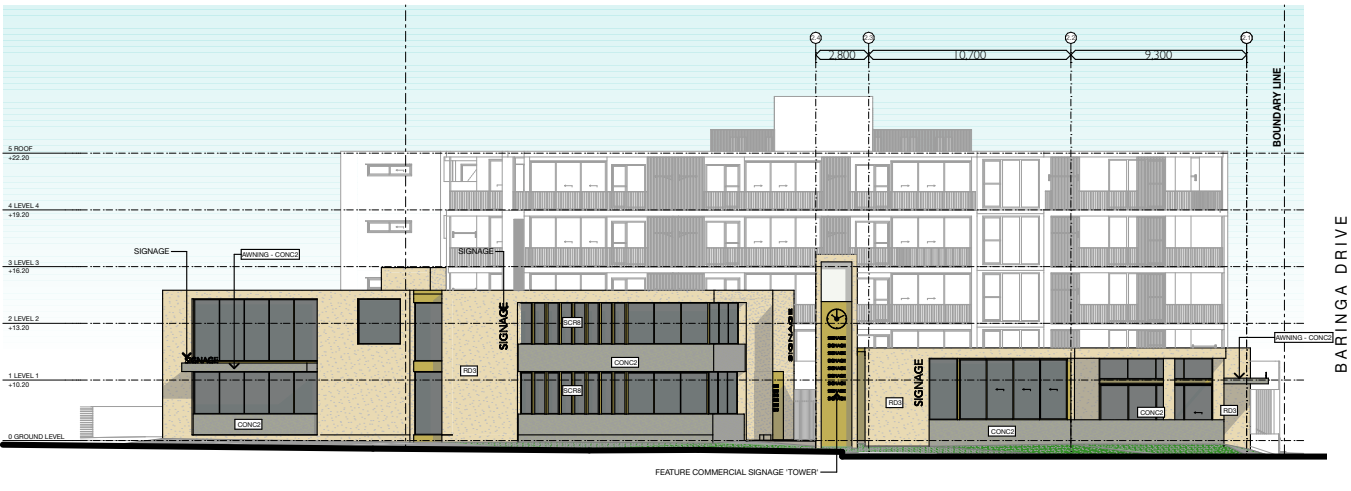
Date: 4 April 2025



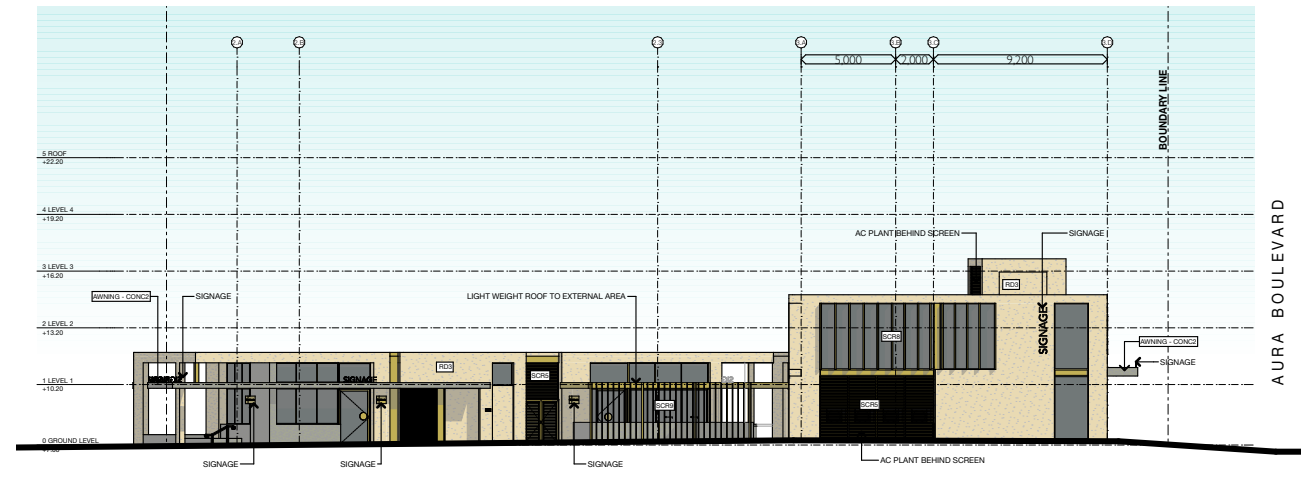
KEY PLAN



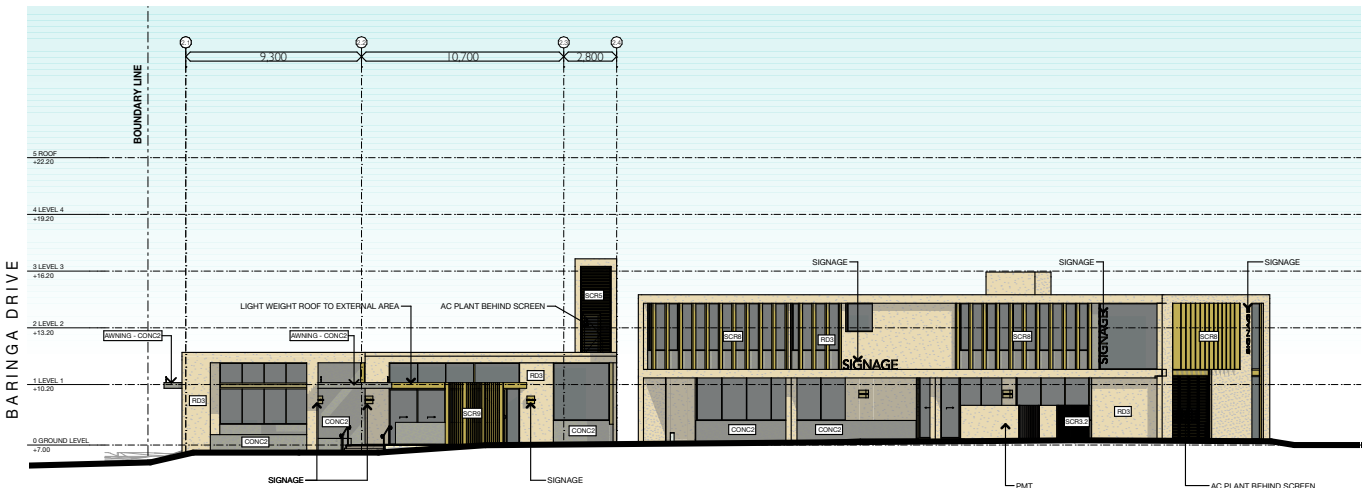
NE2 NORTH-EAST COMMERCIAL ELEVATION 1:400



SE2 SOUTH-EAST COMMERCIAL ELEVATION 1:400



SW2 SOUTH-WEST COMMERCIAL ELEVATION 1:400



NW2 NORTH-WEST COMMERCIAL ELEVATION 1:400

REV	DATE	DESCRIPTION	DRAWN	CHECKED
P1	28/6/2024	CLIENT UPDATE	DH	JRY
P2	5/7/2024	DRAFT DA ISSUE	DH	JRY
P3	19/7/2024	CLIENT UPDATE	DH	JRY
P4	21/8/2024	UPDATED CONSULTANT ISSUE	DH	JRY
P5	10/9/2024	DA ISSUE	DH	JRY
P6	9/12/2024	REVISED DA DRAFT	DH	LH/JRY
P7	4/2/2025	RFI RESPONSE ISSUE	DH	JRY

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SCALE 1:400

PROJECT
Lot 800I Retirement Resort
Lot 800I Baringa Drive
Baringa

DRAWING TITLE
COMMERCIAL ELEVATIONS
CLIENT
Plantation Retirement Resort

PROJECT No.
23051

DATE
4/2/2025

DRAWING No.
DA_3.04

SCALE @ A3
1:400
ISSUE No.
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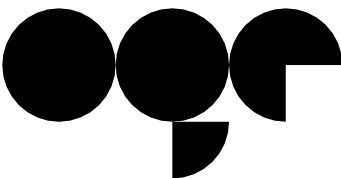
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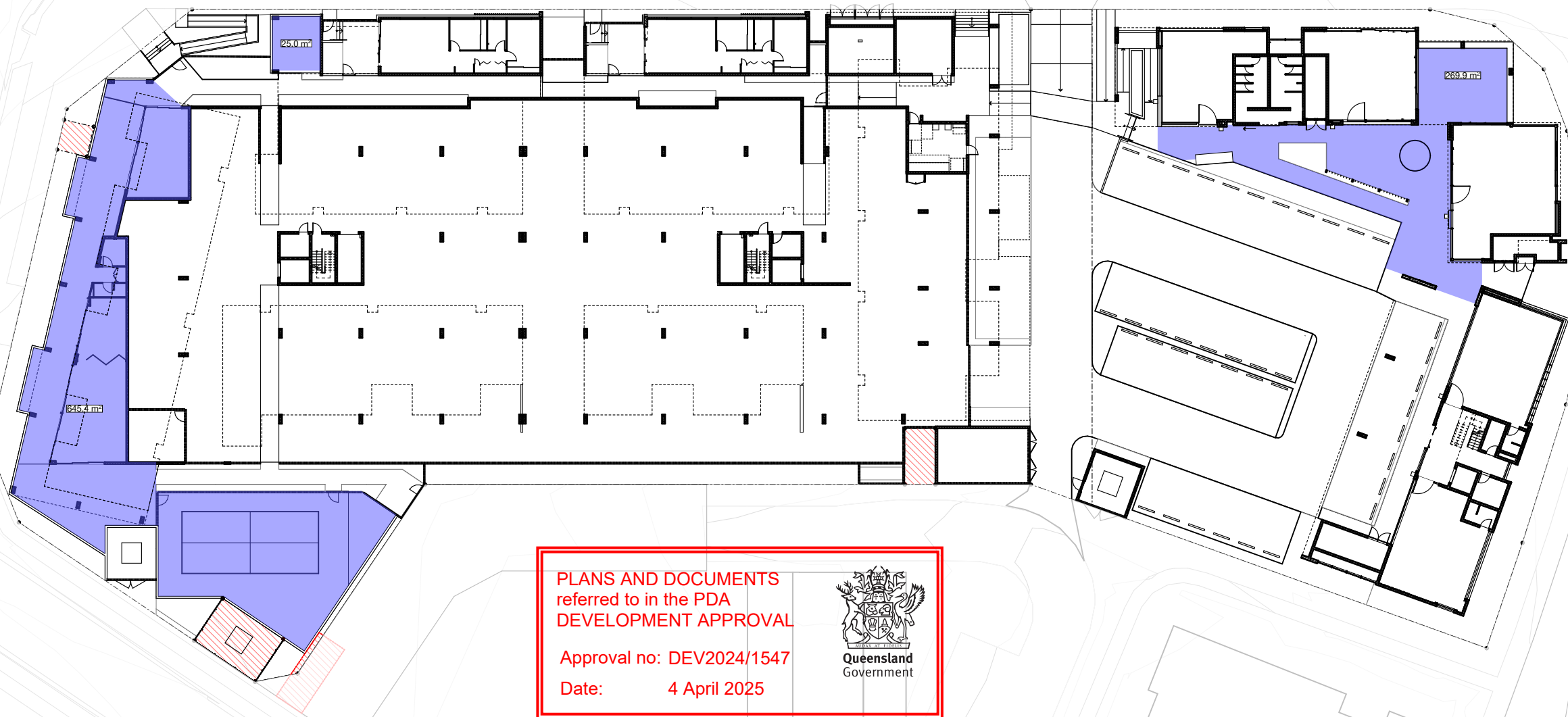
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Lot 8001 Retirement Resort - COMMUNAL AREA CALCULATION

RFI - 1C



COMMUNAL CALCULATION (RESIDENTIAL)

SITE AREA = 4908m ²	m ²	%
GROUND COMMUNAL	670.4m ²	13.6%

COMMUNAL CALCULATION (COMMERCIAL)

SITE AREA = 2812 m ²	m ²	%
GROUND COMMUNAL	269.9m ²	13.1%

RFI CALCULATIONS

Medium and High Rise Buildings Guideline
min 30% of the site area for landscaping and
recreation space.

Proposed Calculations

Residential: 29.5% (1449.69m²)
Commercial: 25.2% (708.4m²)

Existing Calculations

Residential: 28.6% (1415.6m²)
Commercial: 25.4% (715.8m²)

REV	DATE	DESCRIPTION	DRAWN	CHECKED
P1	19/7/2024	CLIENT UPDATE	DH	JRY
P2	10/9/2024	DA ISSUE	DH	JRY
P3	9/12/2024	REVISED DA DRAFT	DH	LH/JRY
P4	4/2/2025	RFI RESPONSE ISSUE	DH	JRY

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PROJECT
Lot 8001 Retirement Resort
Lot 8001 Baringa Drive
Baringa

DRAWING TITLE
COMMUNAL AREA CALCULATION
CLIENT
Plantation Retirement Resort

PROJECT No.
23051

DATE
4/2/2025
DRAWING No.
DA_4.04
SCALE @ A3
1:500
ISSUE No.
P4

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Lot 8001 Retirement Resort - SIGNAGE - REFERENCE IMAGERY



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1547

Date: 4 April 2025



Queensland
Government

BRONZE BLOCK LETTERING -- BACK LIT WAY FINDING -- EXTRUDED BOXES FROM SOFFITS -- SOLID PLATES WITH CUTOUT LETTERING -- PIN FIXED

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	1/10/2024	SIGNAGE APPROVAL	JRY	JRY
P2	9/12/2024	REVISED DA DRAFT	JRY	LH/JRY
P3	16/12/2024	PRELIMINARY RFI RESPONSE ISSUE	JRY	LH/JRY
P1	4/2/2025	RFI RESPONSE ISSUE	JRY	JRY

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DEVELOPMENT APPROVAL
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0 1.5 3 7.5 15
SCALE 1:300



PROJECT
Lot 8001 Retirement Resort
Lot 8001 Baringa Drive
Baringa

DRAWING TITLE
SIGNAGE - REFERENCE IMAGERY

CLIENT
Plantation Retirement Resort

PROJECT No.
23051

DATE
4/2/2025

DRAWING No.
DA_2.10

SCALE @ A3

ISSUE No.
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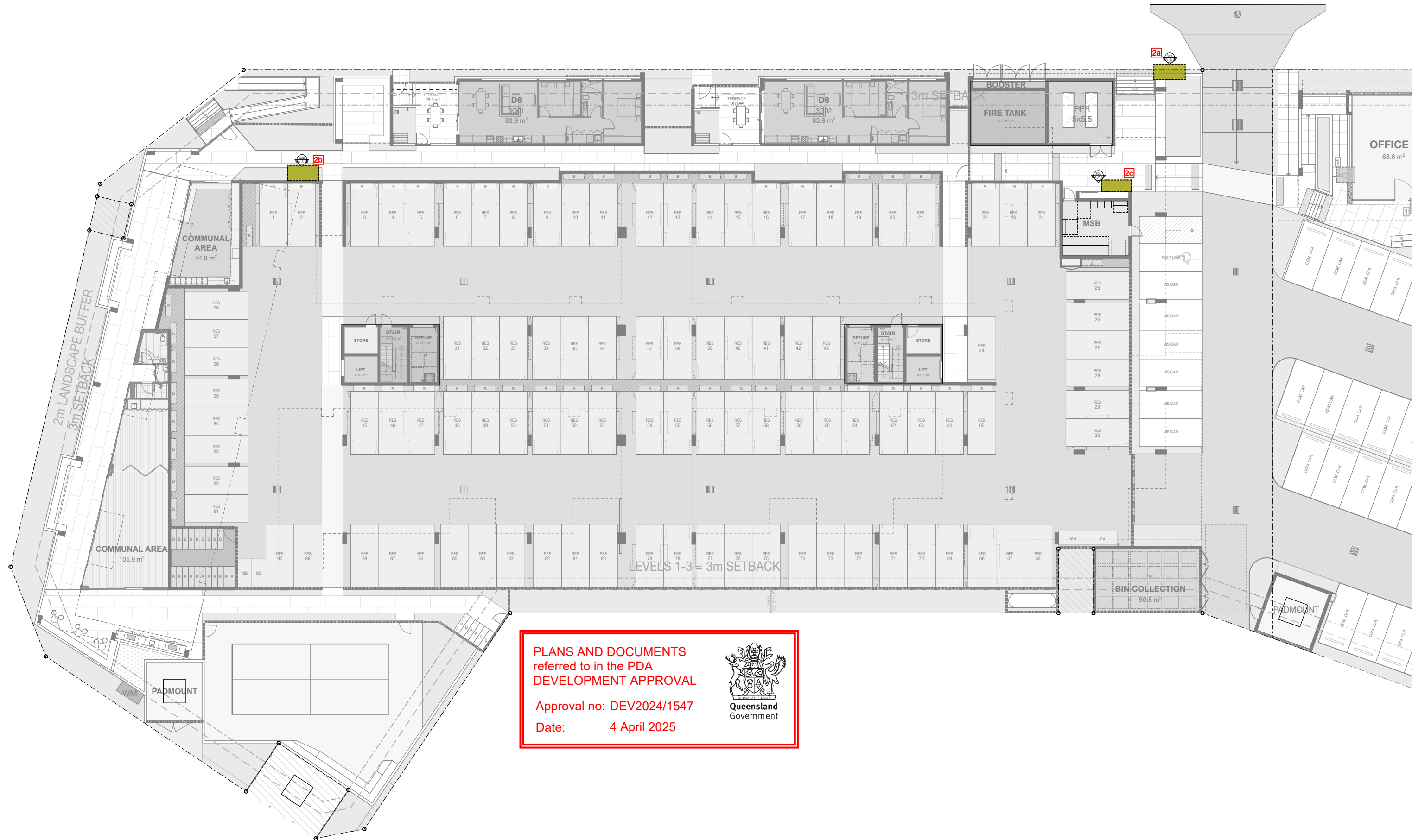
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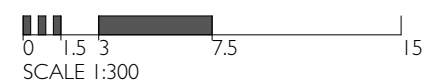
Lot 800 | Retirement Resort - SIGNAGE - RESIDENTIAL LOT



REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	1/10/2024	SIGNAGE APPROVAL	JRY	JRY
P2	9/12/2024	REVISED DA DRAFT	JRY	LH/JRY
P3	16/12/2024	PRELIMINARY RFI RESPONSE ISSUE	JRY	LH/JRY
P1	4/2/2025	RFI RESPONSE ISSUE	JRY	JRY

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DEVELOPMENT APPROVAL
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PROJECT
Lot 800I Retirement Resort
Lot 800I Baringa Drive
Baringa

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T (07) 5444 8883

Level 1 "The Old Courthouse"
4 First Avenue, Maroochydore Q 4558

DRAWING TITLE
SIGNAGE - RESIDENTIAL LOT

CLIENT
Plantation Retirement Resort

PO Box 281
Maroochydore Q 4558

PROJECT No.
23051

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www.ogegroup.com.au

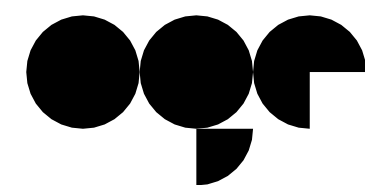
DATE
4/2/2025

DRAWING No.
DA_2.11

SCALE @ A3
1:300

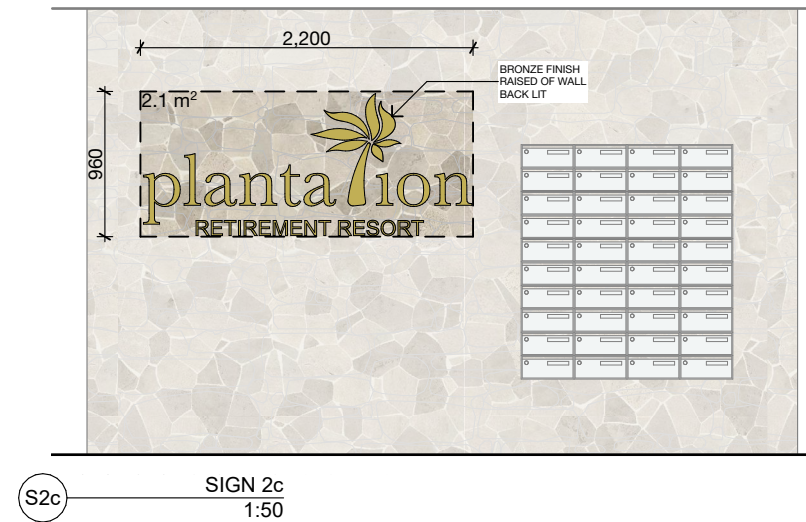
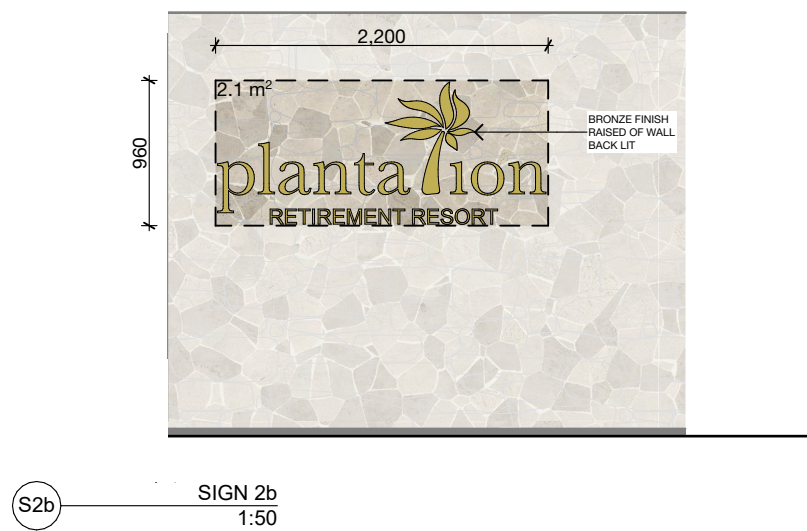
ISSUE No.
PI

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Lot 800 | Retirement Resort - SIGNAGE - DETAILS



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1547

Date: 4 April 2025



S2 S2 SIGN 2 Axo
1:50

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	1/10/2024	SIGNAGE APPROVAL	JRY	JRY
P2	9/12/2024	REVISED DA DRAFT	JRY	LH/JRY
P3	16/12/2024	PRELIMINARY RFI RESPONSE ISSUE	JRY	LH/JRY
P1	4/2/2025	RFI RESPONSE ISSUE	JRY	JRY

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DEVELOPMENT APPROVAL
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PROJECT
Lot 800 | Retirement Resort
Lot 800 | Baringa Drive
Baringa

DRAWING TITLE
SIGNAGE - DETAILS

CLIENT
Plantation Retirement Resort

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1:50, 1:20
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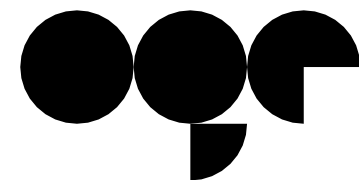
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Lot 8001 Retirement Resort - SIGNAGE - COMMERCIAL LOT



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1547

Date: 4 April 2025



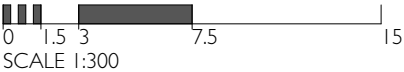
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A	1/10/2024	SIGNAGE APPROVAL	JRY	JRY
P2	9/12/2024	REVISED DA DRAFT	JRY	LH/JRY
P3	16/12/2024	PRELIMINARY RFI RESPONSE ISSUE	JRY	LH/JRY
P1	4/2/2025	RFI RESPONSE ISSUE	JRY	JRY

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8001 Retirement Resort - 8001 Retirement - V02

DEVELOPMENT APPROVAL
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PROJECT
Lot 8001 Retirement Resort
Lot 8001 Baringa Drive
Baringa

DRAWING TITLE
SIGNAGE - COMMERCIAL LOT
CLIENT
Plantation Retirement Resort

PROJECT No.
23051

DATE
4/2/2025
DRAWING No.
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SCALE @ A3
1:300
ISSUE No.
P1

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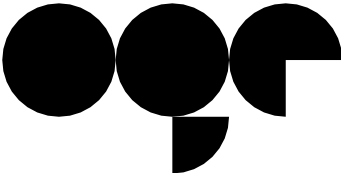
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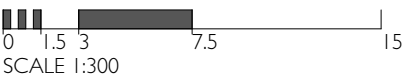
Lot 8001 Retirement Resort - SIGNAGE - COMMERCIAL LOT



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P2	9/12/2024	REVISED DA DRAFT	JRY	LH/JRY
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DEVELOPMENT APPROVAL
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PROJECT
Lot 8001 Retirement Resort
Lot 8001 Baringa Drive
Baringa

DRAWING TITLE
SIGNAGE - COMMERCIAL LOT
CLIENT
Plantation Retirement Resort

PROJECT No.
23051

DATE
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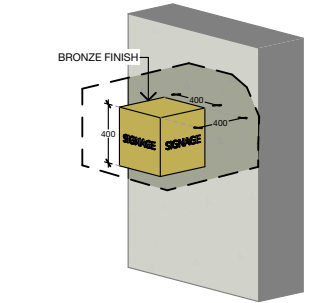
PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2024/1547
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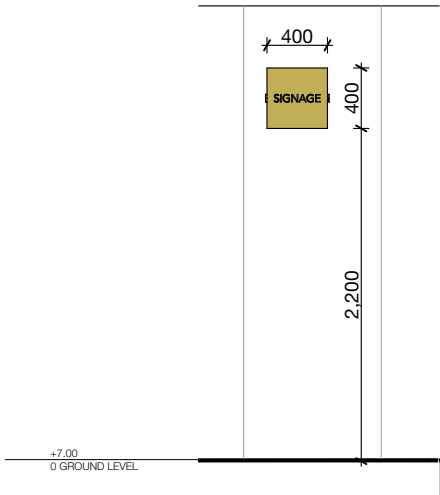


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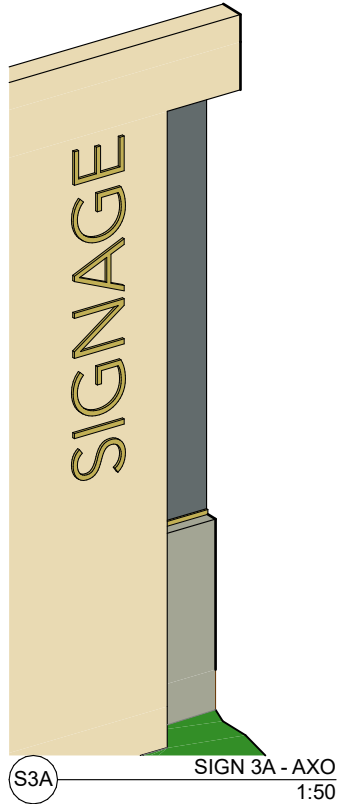
Lot 8001 Retirement Resort - SIGNAGE - DETAILS



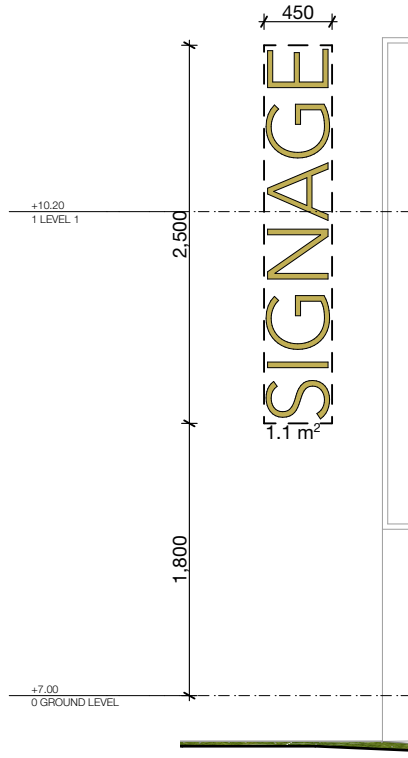
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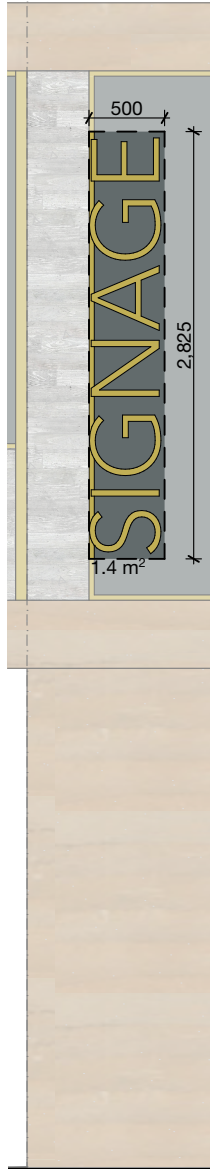
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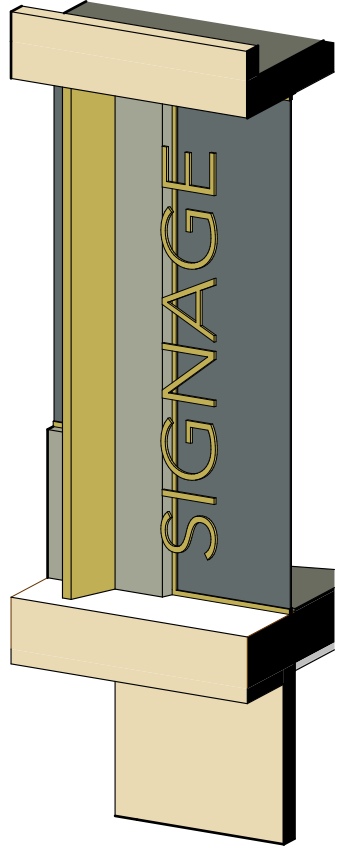
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S3a SIGN 3a
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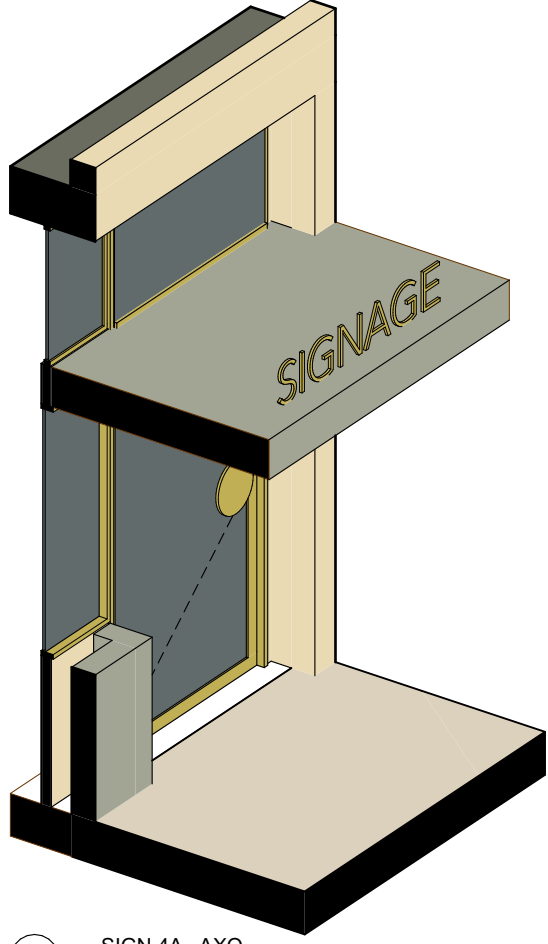
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S4A SIGN 4A - AXO
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PLANS AND DOCUMENTS
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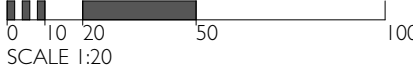
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PROJECT
Lot 8001 Retirement Resort
Lot 8001 Baringa Drive
Baringa

DRAWING TITLE
SIGNAGE - DETAILS
CLIENT
Plantation Retirement Resort

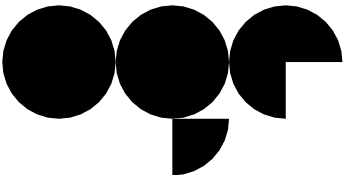
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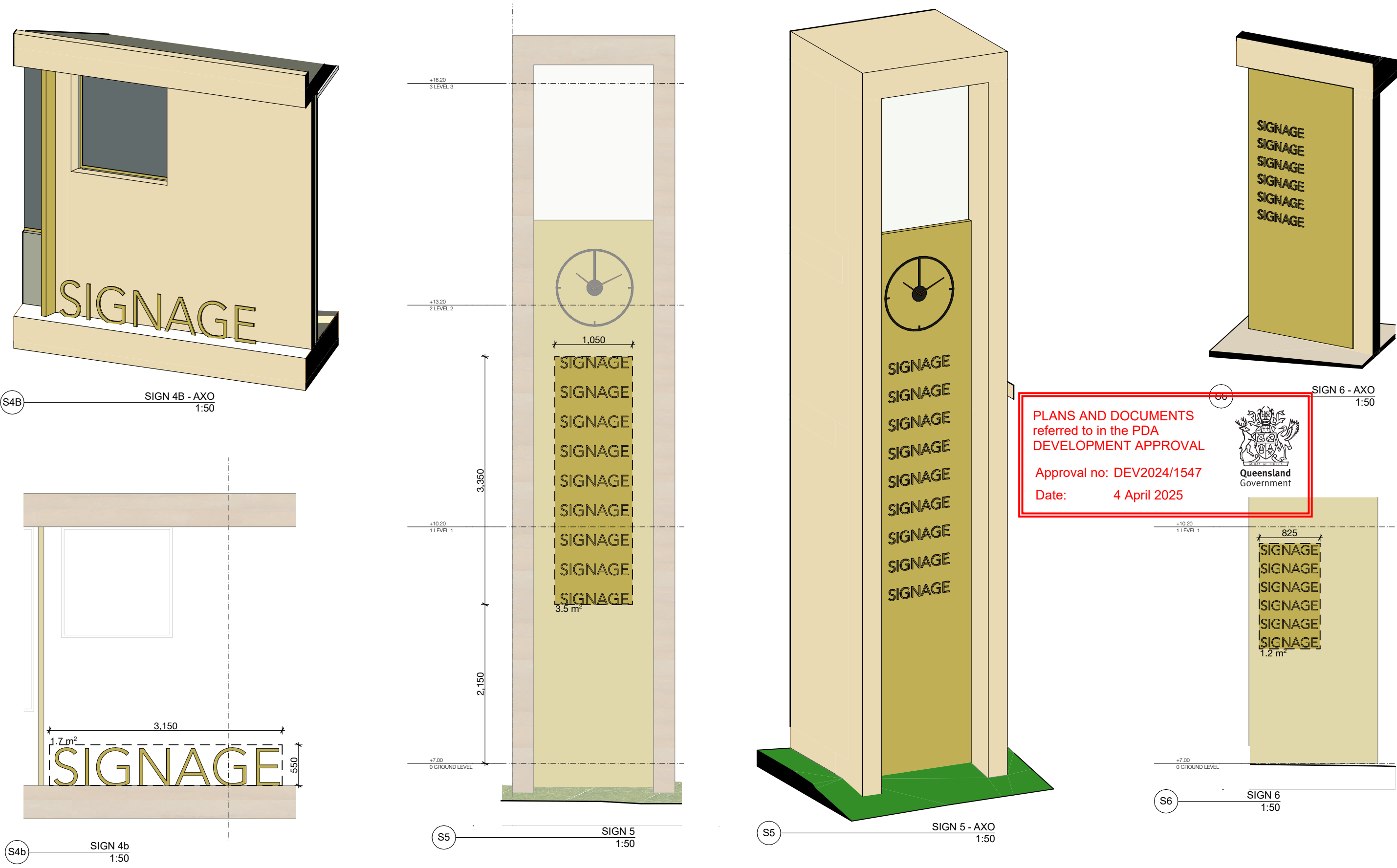
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Lot 8001 Retirement Resort - SIGNAGE - DETAILS

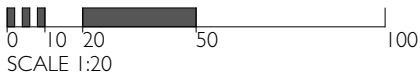


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PROJECT
Lot 8001 Retirement Resort
Lot 8001 Baringa Drive
Baringa

DRAWING TITLE
SIGNAGE - DETAILS
CLIENT
Plantation Retirement Resort

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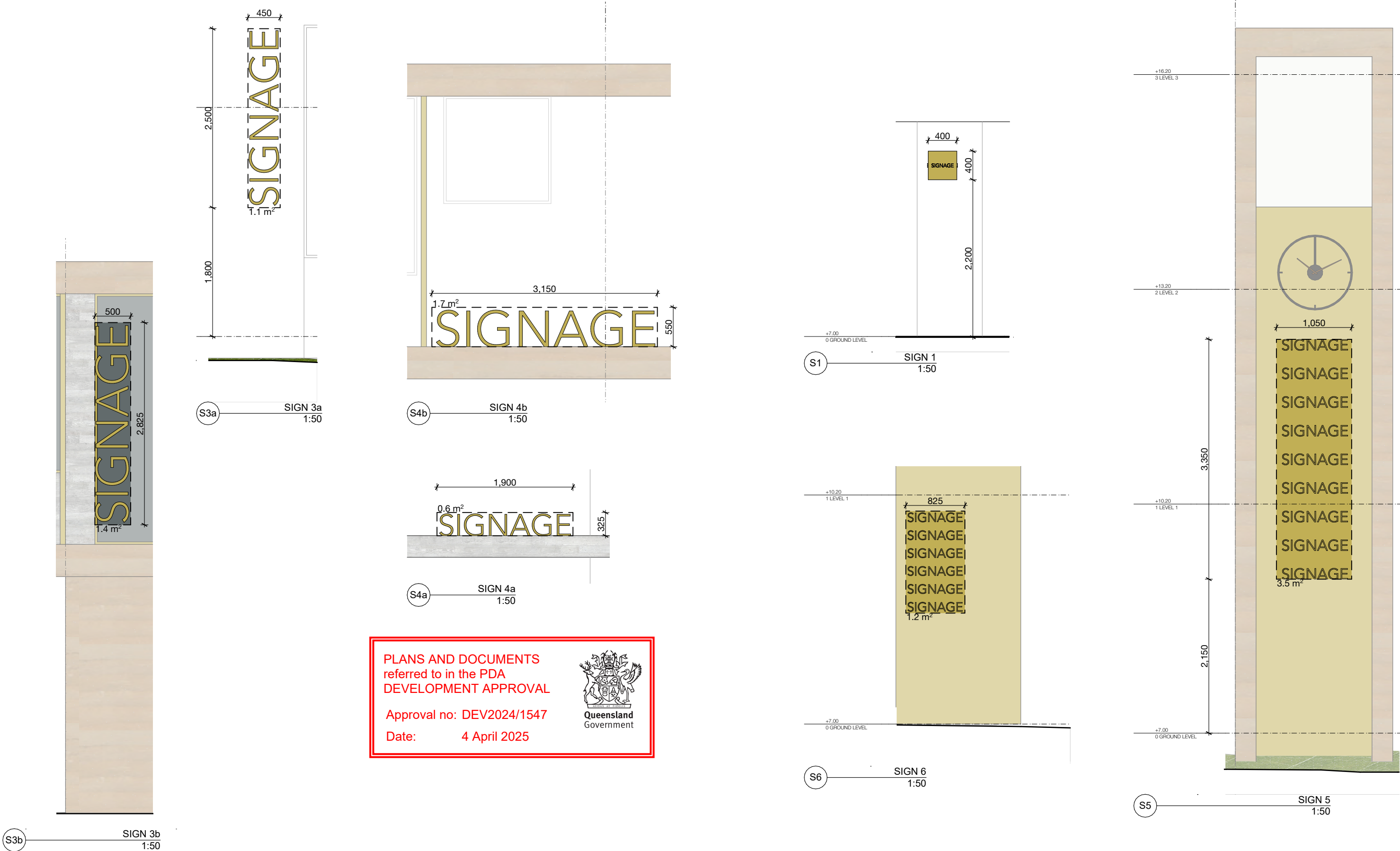
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Lot 8001 Retirement Resort - SIGNAGE - DETAILS



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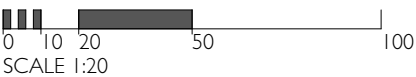
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