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**PROJECT NO:** 25013

**PROJECT NAME:** Lot 8014

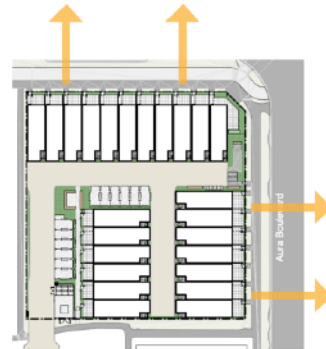
**CLIENT:** Vantage

**SUBMISSION DATE:** 2025.05.30

Sub-tropical design elements are incorporated within the building design, including but not limited to:

## 1.0

- 1.01 ORIENTATION** - Majority of units orientated North and East to avoid direct number of west facing units.



- 1.02 LANDSCAPE** - A strong focus and integration of landscape has been included in the design to ensure an exemplary subtropical experience is delivered with a strong coastal reference through the choice of local and tropical planting.



- 1.04 SHADING DEVICES** - Select sun shading devices to control direct solar access and address privacy and overlooking.



- 1.06 COMMUNAL POCKETS** - Flexible communal locations addresses North orientation and bulk building separation.



Sub-tropical design elements are incorporated within the building design, including but not limited to:

**1.09 BUILDING MATERIALS - Refer letter provided by Vantage Building Group.**

**1.1 ENERGY EFFICIENT HOMES - Refer letter provided by Progressive Energy Australia**

**1.11 HYDRAULIC - Refer letter provided by MRP Hydraulics consultant.**

**1.12 ELECTRICAL - Refer letter produced by Wildeisen & Associates.**

**1.13 WASTE REDUCTION - Refer letter provided by Raw Skips**

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VANTAGE BUILDING GROUP

Monday 2<sup>nd</sup> June 2025

Project - Lot 8014 AURELLE, Aura Nirimba

Vantage Building Group (a subsidiary of **Lot 8014 AURELLE, Nirimba by Vantage Pty Ltd**) is proud to continue its long-standing commitment to choosing sustainable, environmentally responsible materials and options where possible for our terrace homes on the Sunshine Coast.

Our approach is strategic and deliberate, focusing on the preferred use of low-emission, low-carbon, and recyclable materials, along with trusted suppliers and skilled subcontractors, to minimise environmental impact while upholding the highest standards of construction.

As part of our sustainability strategy, we try our best to include:

- **Insulation:** Renewable and recyclable, chosen where possible for performance and environmental impact.
- **Timber Framing:** Preferably responsibly sourced green timber from certified plantations.
- **Cladding & Linings:** Durable James Hardie products that minimise replacement and waste.
- **Roofing:** Use of Colorbond roof sheeting.
- **Concrete & Reinforcement:** Preferable use of low-carbon concrete and recycled reinforcement to reduce embodied carbon.
- **Flooring & Finishes:** Where possible using Low-VOC carpets, tiles from natural materials and environmentally certified cabinetry which supports low-impact manufacturing practices.
- **Fixtures:** Choosing 5 star WELS rated tapware, energy-efficient lighting (LED), and low-VOC paints.
- **Windows & Doors:** Prefer using recyclable aluminium frames with high-performance glazing.
- **Appliances & Systems:** Energy-rated air conditioning, heat pump and energy-efficient electrical fittings where possible
- **Solar & Water:** Consider using rooftop solar panels and integrated rainwater tanks to preserve water and reduce demand on infrastructure.

This comprehensive approach ensures that every Vantage terrace is not only built to last—but also plays a meaningful role in supporting a more sustainable future.

Kind regards,

Nicci Hourn  
**Sales Manager**

0439 943 213  
nicci@vantagemail.com.au

## Progressive Energy Australia Pty Ltd

- ✓ Energy Efficiency Assessments
- ✓ Star Rating Simulations
- ✓ Section J Reports
- ✓ Consultation



Date: 03/06/2025

Client – Vantage Building Group

### Project - Lot 8014 AURELLE, Aura Nirimba

Progressive Energy Australia is committed to supporting **Lot 8014 AURELLE, Nirimba by Vantage Pty Ltd** through the processes of sustainable Energy Efficiency Assessments, Star Rating simulations, Section J Reports, and Expert Consultation. Both companies share a strong focus on delivering environmentally responsible and energy-efficient terrace homes.

The design features outlined below reflect a commitment to sustainability, incorporating materials and strategies that prioritise energy performance, environmental responsibility, and a comfortable environment for the community.

We prioritise the use of preferred building materials such as lower-carbon concrete and timber framing to significantly reduce embodied carbon—the emissions generated during material production, transportation, and construction.

Additionally, all of our energy-efficient homes incorporate features such as solar PV systems and heat pump hot water units, which substantially decrease reliance on fossil fuels, reduce household emissions, and minimise long-term energy consumption.

These strategically chosen sustainable methods and design features include:

BERS Pro software simulation - In line with the current QDC MP4.1 and NCC 2022 Volume 2 regulations and guidelines, the software helps achieve a minimum 7 Star Energy Rating.

Whole of Home Rating – This supports important energy efficiency improvements for new dwellings. Designing & building new energy efficiency homes supports the economy's transition to net zero emissions.

Sustainable insulation to the roof and ceiling – significantly improving energy efficiency, indoor comfort, and environmental performance.

Low-E Glazing – Enhances thermal efficiency by reducing heat gain and loss, providing UV protection, and significantly improving the insulation performance of windows compared to standard clear glass options.

The overall benefit contributes to long-term cost savings by reducing heating and cooling demands. This not only enhances comfort for the end user but also lowers greenhouse gas emissions and helps alleviate pressure on energy infrastructure.

Regards, Brendon Neuendorf  
*Energy Efficiency Consultant*

A handwritten signature in black ink that reads "B.L. Neuendorf".

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HYDRAULIC & FIRE SERVICES  
CONSULTANTS

OUR REF: 25-0246 – Small Lot CTS Land Subdivision, Lot 8014, Park Avenue, Nirimba

4/06/2025

**Momentum Property**  
**PO BOX 126**  
**MOOLOOLABA,**  
**QLD,4557**

Attention: Fred Beytell  
Email: Fred@plantationretirementresort.com

Dear Fred

**RE: SUSTAINABILITY REPORT – HYDRAULIC SERVICES**

ESD (Environmentally Sustainable Design) initiatives for the Nirimba development typically focus on reducing water consumption, minimising waste, and ensuring efficient operation.

In particular,

- > Tapware will meet minimum WELS ratings.
  - > Installing water-efficient fixtures such as low-flow toilets and WELS-rated water-saving taps significantly reduces building water usage.
- > Water metering and monitoring of all SOUs
  - > Water metering and monitoring systems promote tracking water usage patterns, identifying inefficiencies, and optimising water management strategies accordingly.

Yours faithfully

**MRP Hydraulic & Fire Services Consultants,**

**Simon Lynch**  
Director  
[simon@mrp.com.au](mailto:simon@mrp.com.au)

**MRP HYDRAULIC & FIRE SERVICES CONSULTANTS PTY LTD**

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ABN: 23 126 270 326 ACN: 126 270 326

**BRISBANE**

**SUNSHINE COAST**





## COMPLIANCE ADVICE

### PROPERTY DESCRIPTION:

Name: Lot 8014 : Park Ave Townhouses  
Address: Lot 8014, Park Ave, Nirimba  
Local Council: Sunshine Coast Regional Council

### COMPLIANCE ITEMS:

Sustainability and Climate Risk: Electric Vehicle Readiness:

Query: Demonstrate how this development will support decarbonisation through initiatives including, but not limited to the following:  
- Electric vehicle readiness

Response: The development has the capacity within the infra-structure for Electrical Vehicle Charging Equipment to be installed in each residential garage, powered from the respective residence switchboard.

Facilities will have capacity for each residence to support an electric vehicle charger able to deliver a minimum of 12 kWh from 11:00 pm to 7:00 am daily.

The Main Switchboard will incorporate a dedicated Switchboard for power for electric vehicle charging facilities for the external carparks. Facilities include space for load control charging control system with the ability to manage and schedule charging of electric vehicles in response to total building demand; and have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 12 kWh from 11:00 pm to 7:00 am daily.

Conduits to support infra-structure for future cabling will be provided to enable Electric Vehicle Charging to be fitted to all external resident and visitor carparks in the future.

This is compliant with BCA 2022 J9D4 Facilities for Electrical Vehicle Charging Equipment.

Date: 3 June 2025

Signature:

Mike Wildeisen

Monday 2<sup>nd</sup> June 2025

VANTAGE BUILDING GROUP

Project - Lot 8014 AURELLE, Aura Nirimba

To Whom It May Concern,

RAW Skips operates a vertically integrated waste management and recycling service across Southeast Queensland. We are proud to have established a longstanding partnership with Vantage Building Group, having collaborated on a number of residential projects in the past.

Should RAW Skips be selected as the waste contractor for Lot 8014 AURELLE, our approach would involve the placement of skip bins on-site throughout the construction phase. These bins would be used to collect construction and demolition waste.

Once the bins are full, they would be removed from the site upon instruction from Vantage Building Group and transported to our dedicated resource recovery and recycling facility in Caboolture. At this facility, waste is thoroughly screened and sorted. Based on our previous history, we are able to divert at least 90% of all incoming waste from landfill.

Kind regards,

Jason Meredith - Director

