

AURA 8014 VANTAGE

JOB 25013- DEVELOPMENT APPROVAL

ISSUE C 4/9/2025

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1640

Date: 25/09/2025



AMENDED

By: Jennifer Davison

Date: 20-Sep-25



AURA -8014 - LOCATION



LEGEND

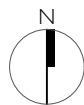
- PROJECT SITE
- PARKLANDS
- SALES OFFICE
- SCHOOLS



REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	30.05.25	PRE LODGEMENT	SA	IR
B	18.08.25	RFI & DA	SA	IRY
C	02.09.25	RFI & DA	SA	IRY

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DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION



PROJECT
LOT 8014, NIRIMBA
Aura
Sunshine Coast

DRAWING TITLE
LOCATION

CLIENT
Vantage

PROJECT No.
25013

DATE
4/9/2025

DRAWING No.
DA_I.06

SCALE @ A3
1:20000, 1:2000

ISSUE No.
C

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AURA -80 I4 - DESIGN PRINCIPLES



CELEBRATES THE VERTICAL

SIMPLE FORMS

RHYTHM IN FACADE

HONEST MATERIALS

SHADOW & TEXTURE

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	30.05.25	PRE LODGEMENT	SA	JR
B	18.08.25	RFI & DA	SA	JRY
C	02.09.25	RFI & DA	SA	JRY

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PROJECT
LOT 8014, NIRIMBA
Aura
Sunshine Coast

DRAWING TITLE
DESIGN PRINCIPLES

CLIENT
Vantage

PROJECT No.
250 | 3

DATE
4/9/2025
DRAWING No.
DA 1.07

SCALE @A3
1:164.63, 1:113.9
ISSUE No.
C

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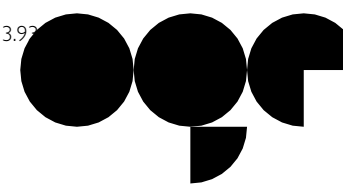
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PO Box 281
Maroochydore Q 4558

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QLD Reg. No. 4212
NSW Reg. No. 11843



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AURA -8014 - DESIGN PRINCIPLES



WINDOW PLAY



PUBLIC PRIVATE INTERFACE



PAINTED TIMBER FENCING

LANDSCAPE INTEGRATION

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	30.05.25	PRE LODGEMENT	SA	IR
B	18.08.25	RH & DA	SA	IRY
C	02.09.25	RH & DA	SA	IRY

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B:\Projects\architect\version\architect - B:\Projects\architect\version\architect 20250113 AURA 8014\AURA 8014 DA

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PROJECT
LOT 8014, NIRIMBA
Aura
Sunshine Coast

DRAWING TITLE
DESIGN PRINCIPLES
CLIENT
Vantage

PROJECT No.
25013

DATE
4/9/2025
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DA_I.08
SCALE @ A3
1:109.84
ISSUE No.
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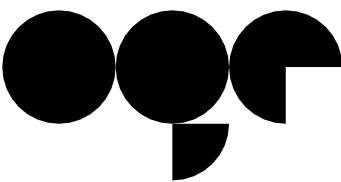
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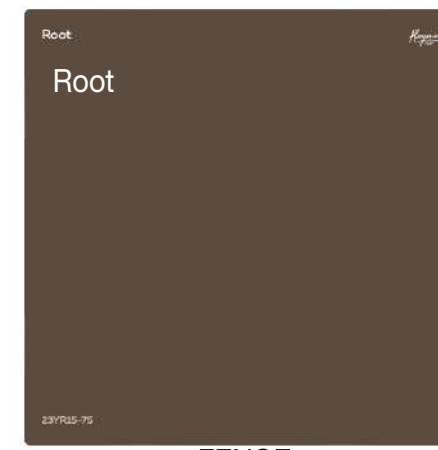
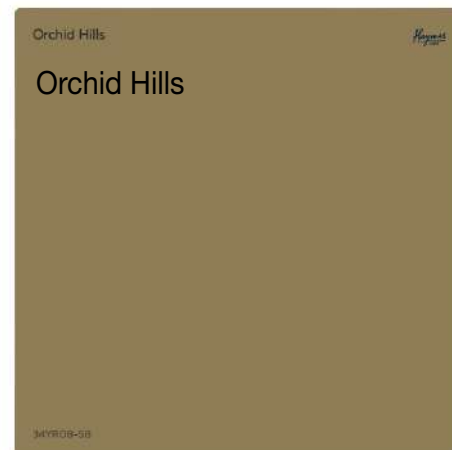
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AURA -8014 - MATERIALITY

**Surfmist®**

FENCE



SCYON AXON CLADDING

FC + COVER BATTENS

PAINTED TIMBER FENCE

HWD TIMBER FENCE

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	30.05.25	PRE LODGEMENT	SA	JR
B	18.08.25	RFI & DA	SA	JRY
C	02.09.25	RFI & DA	SA	JRY

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PROJECT
LOT 8014, NIRIMBA
Aura
Sunshine Coast

DRAWING TITLE
MATERIALITY

CLIENT
Vantage

PROJECT No.
250|3

DATE
4/9/2025
DRAWING No.
DA 1.09

SCALE @A3
1:130.02 1:134.48 1:138.94 1:143.40

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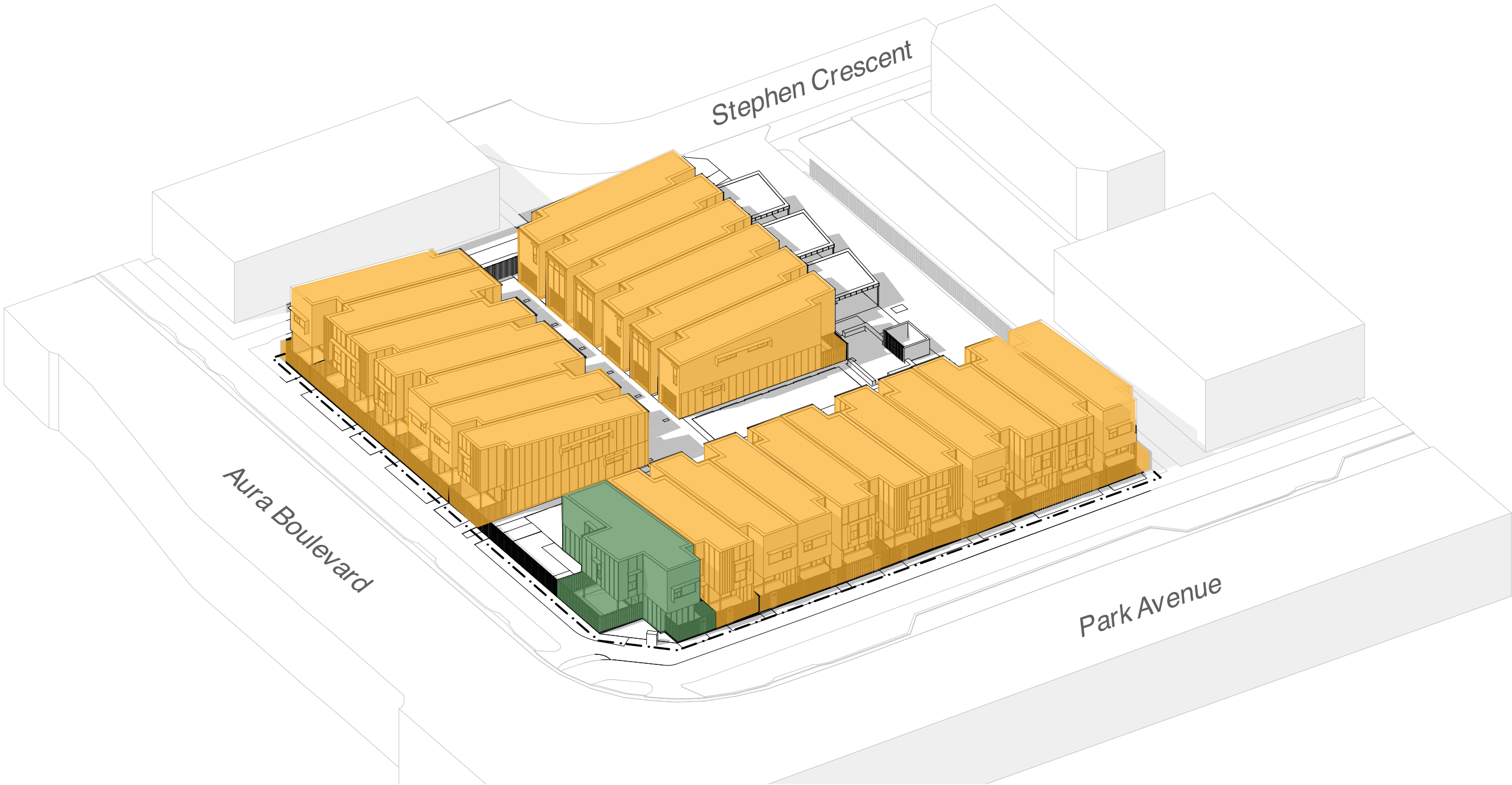


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AURA -8014 - UNIT TYPES

TOTAL UNITS = 24

- UNIT TYPES
- TYPE A
 - TYPE B



REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	30.05.25	PRE LODGEMENT	SA	IR
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PROJECT
LOT 8014, NIRIMBA
Aura
Sunshine Coast

DRAWING TITLE
UNIT TYPES
CLIENT
Vantage

PROJECT No.
25013

DATE
4/9/2025
DRAWING No.
DA_1.10

SCALE @ A3
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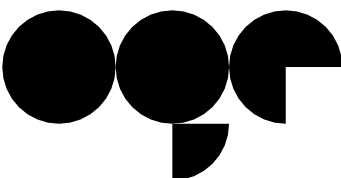
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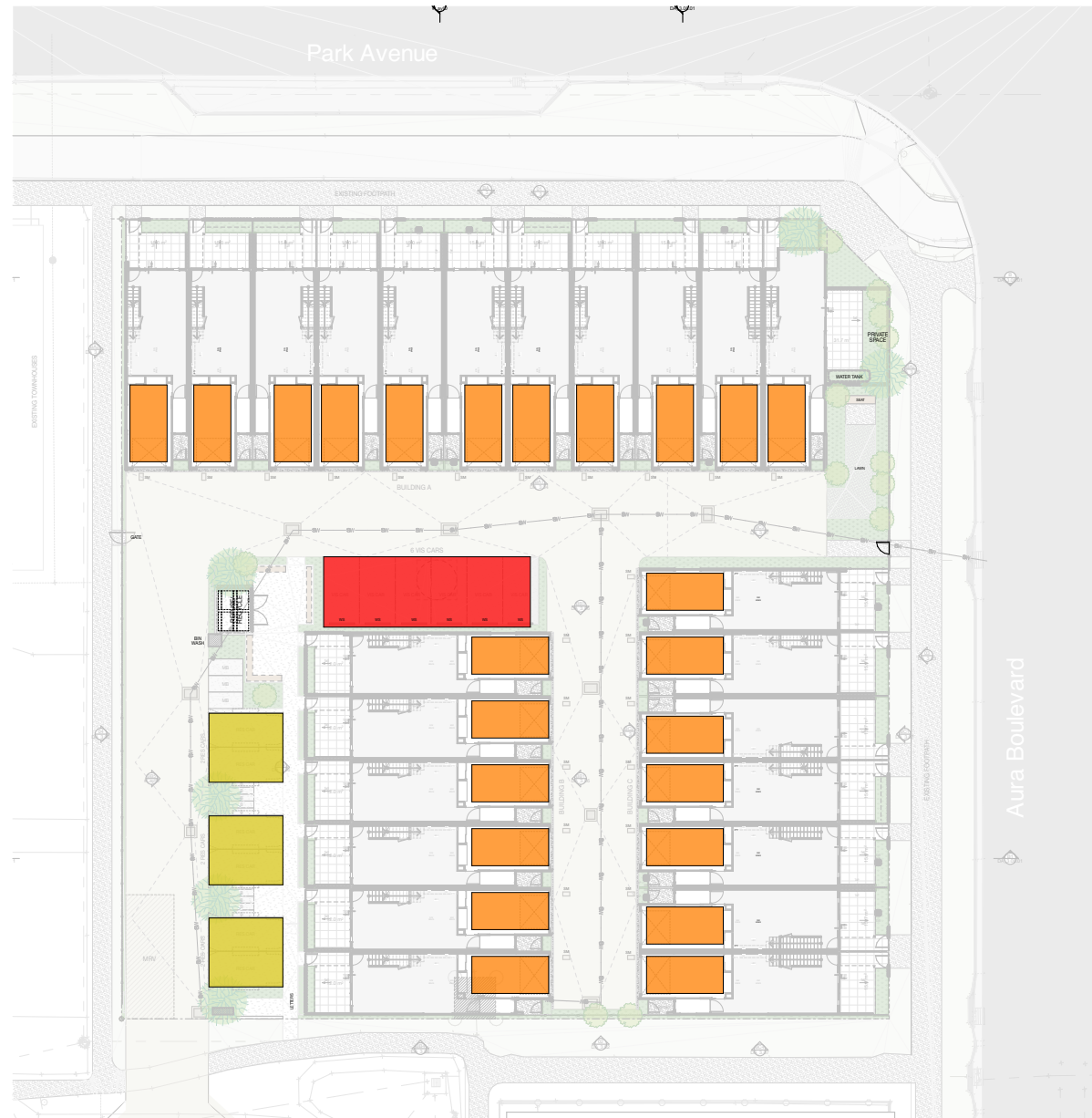
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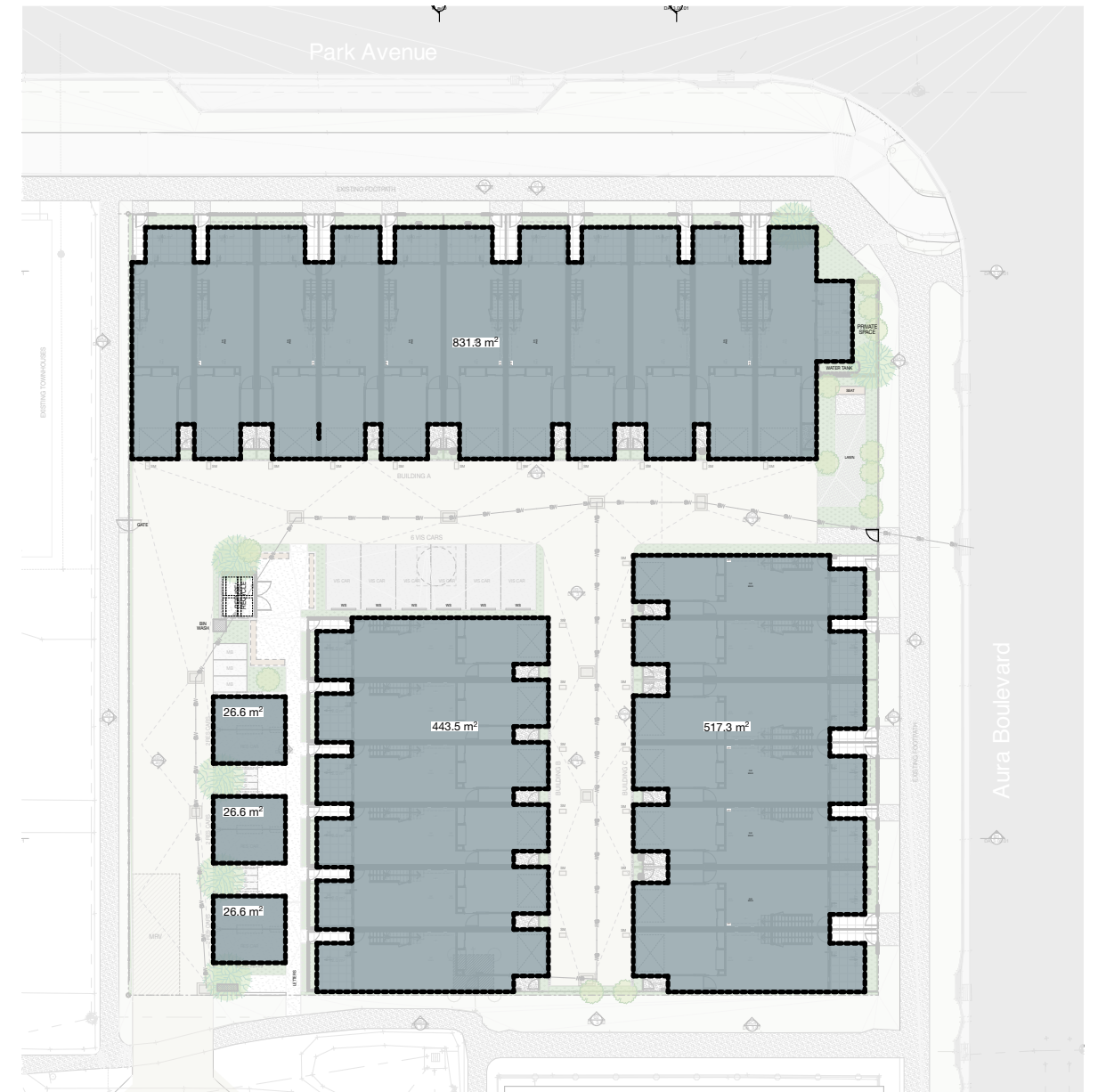
AURA -8014 - PLANNING



TOTAL CAR PARKS

- 6 ADDITIONAL RESIDENTIAL CARS
- 6 VISITOR CARS
- 24 TOWNHOUSE CARS

TOTAL CARS 36



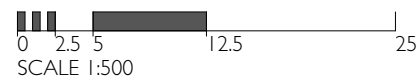
SITE COVER

- SITE AREA = 3218m²
- SITE COVER = 1869.9m² **58%**

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PROJECT No.
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DATE
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DRAWING No.
DA_I.I

DATE
4/9/2025

DRAWING No.
DA_I.1

SCALE @ A3
1:500

ISSUE No.
C

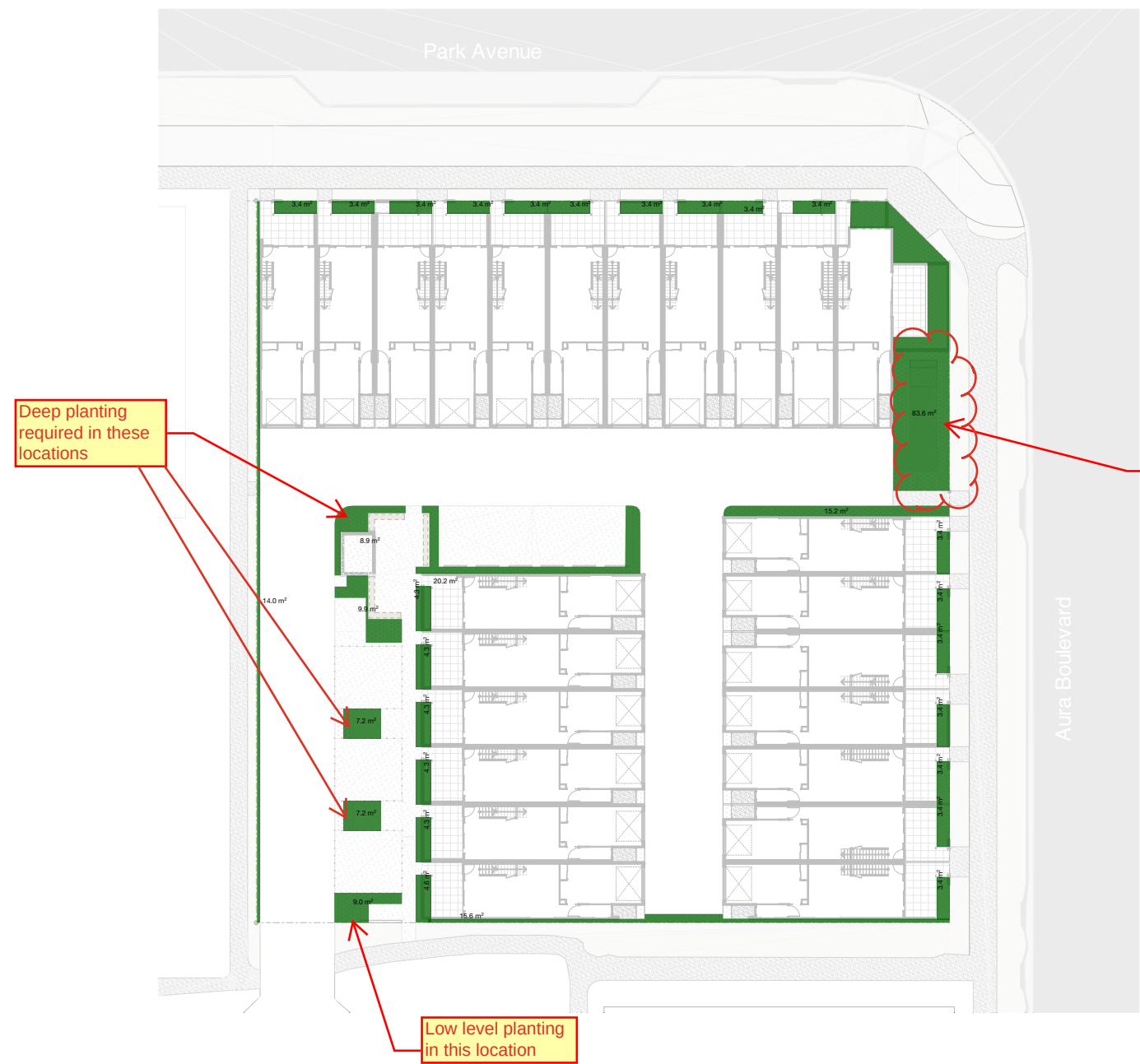
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AURA -8014 - PLANNING

AMENDED IN RED

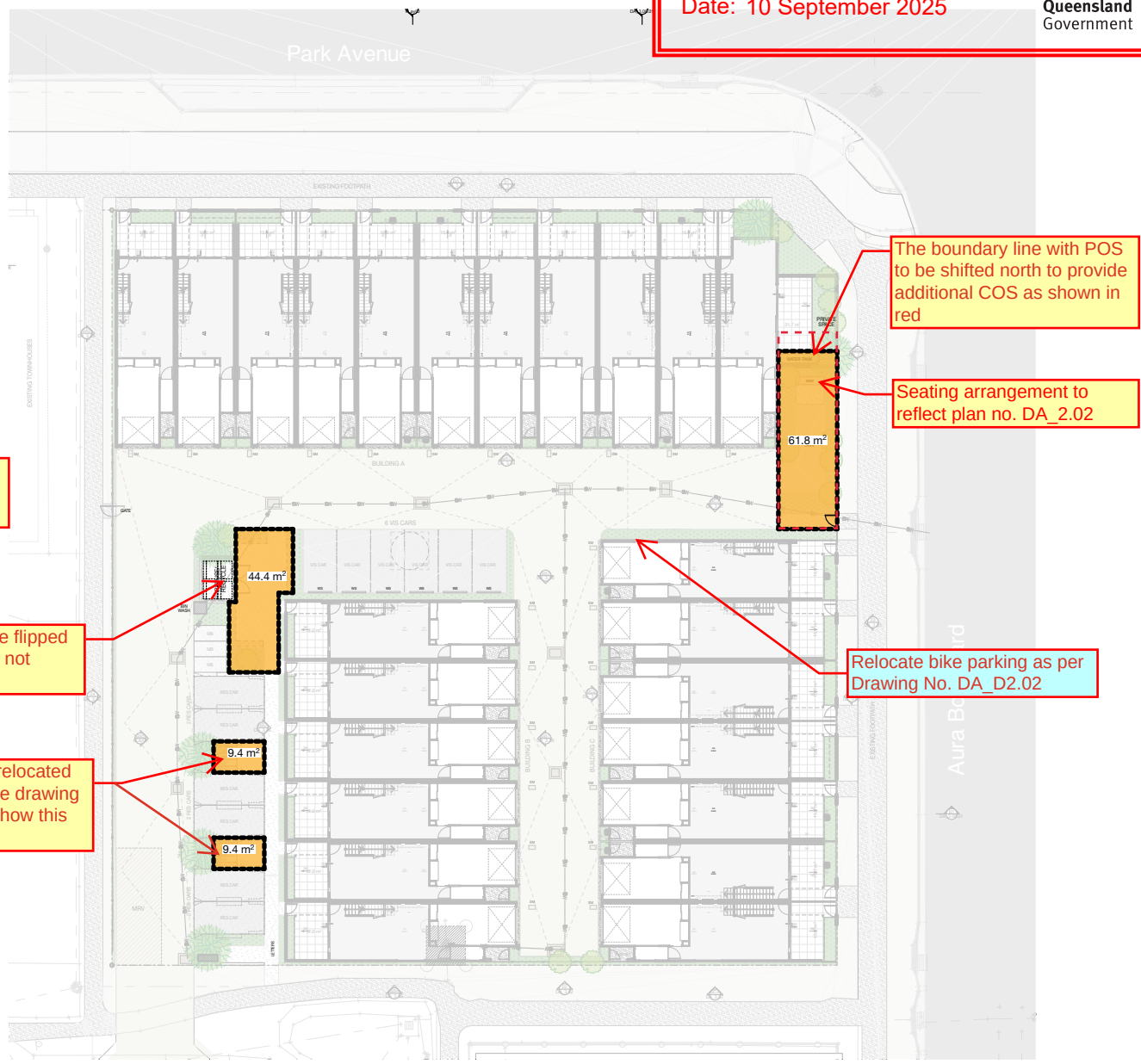
By: Jen Davison

Date: 10 September 2025



LANDSCAPE

● LANDSCAPE = 260m² 8.1%



COMMUNAL AREA

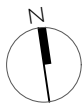
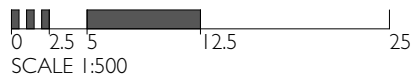
○ SITE AREA = 3218m²

● COMMUNAL AREA = 125 m² 3.8%

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SCALE @ A3
1:500

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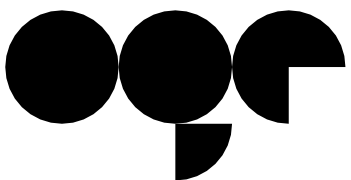
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PLANS



PLANS & UNIT LAYOUTS



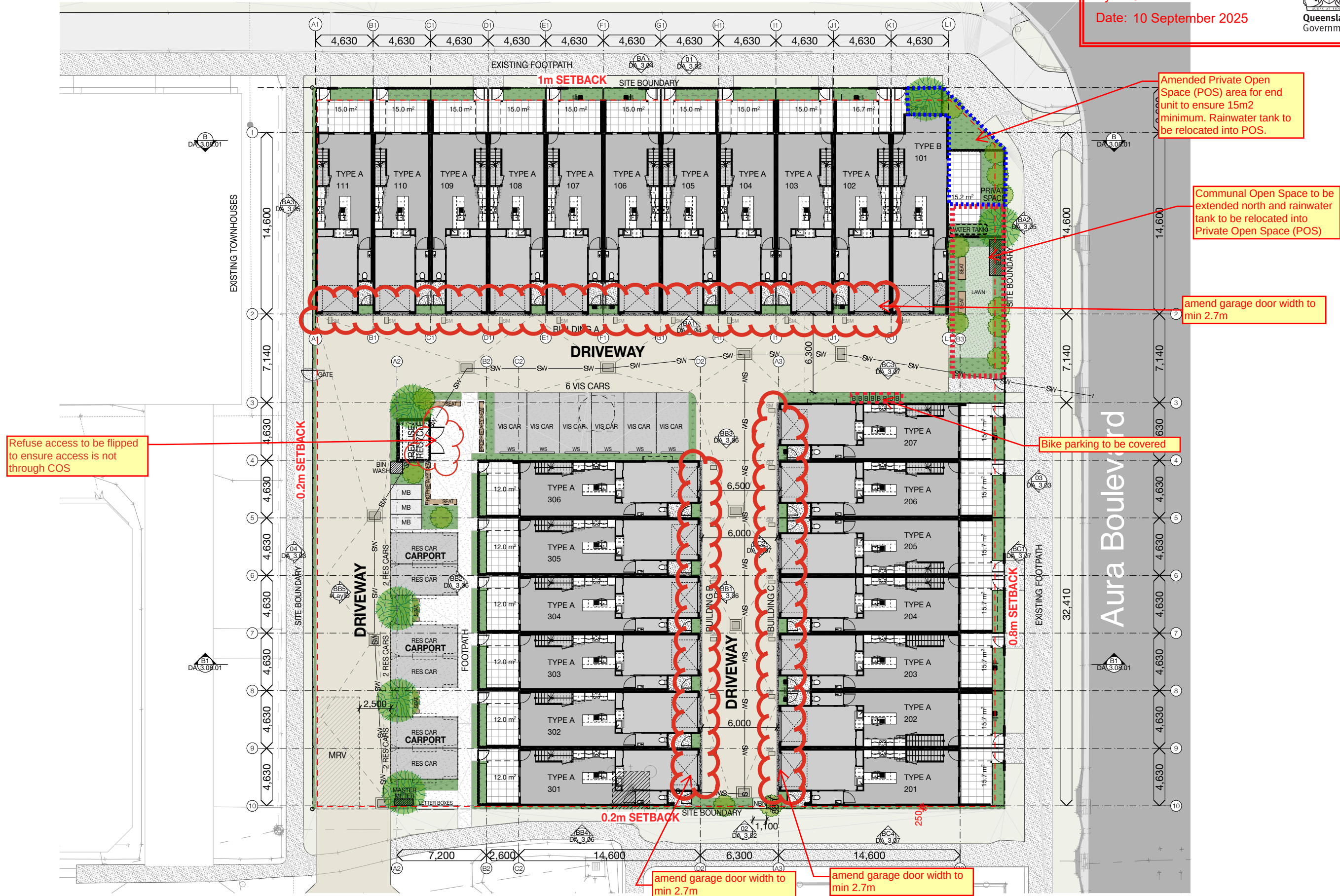
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AURA -8014 - GROUND FLOOR

AMENDED IN RED

By: Jen Davison

Date: 10 September 2025



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0 1.5 3 7.5 15
SCALE 1:300



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Aura
Sunshine Coast

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DRAWING TITLE
GROUND FLOOR
CLIENT
Vantage

PO Box 281
Maroochydore Q 4558

PROJECT No.
25013

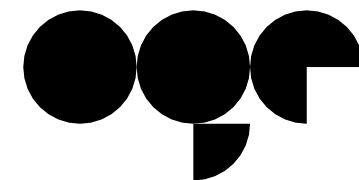
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DATE
4/9/2025

DRAWING No.
DA_2.02

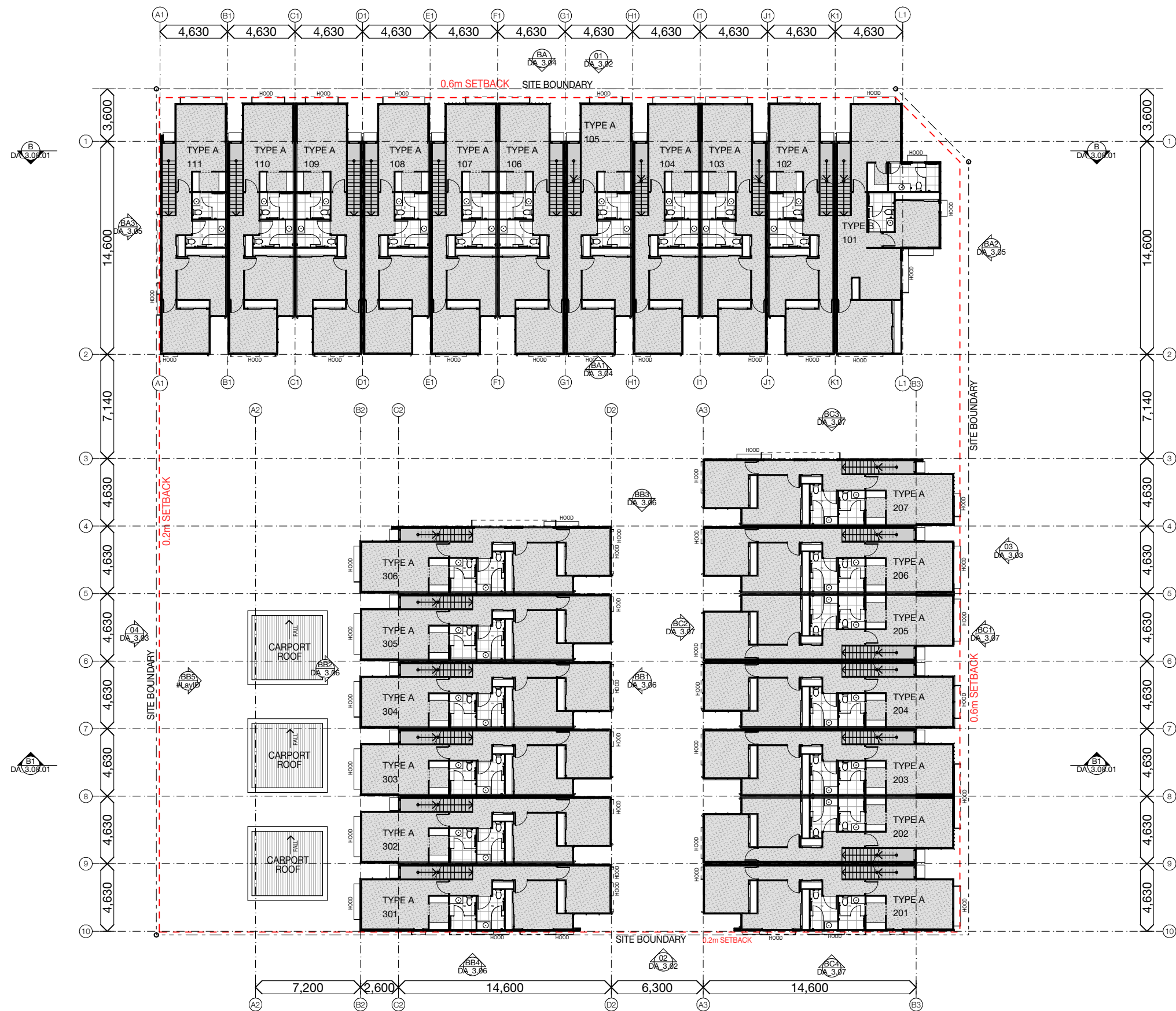
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SCALE @ A3
1:300
ISSUE No.
C



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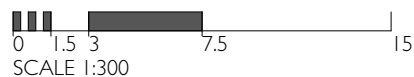
AURA -8014 - LEVEL 01



REV	DATE	DESCRIPTION	DRAWN	CHECKED
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B	18.08.25	RFI & DA	SA	IRY
C	02.09.25	RFI & DA	SA	IRY

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Aura
Sunshine Coast

DRAWING TITLE
LEVEL 01
CLIENT
Vantage

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25013

DATE
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DA_2.03
SCALE @ A3
1:300
ISSUE No.
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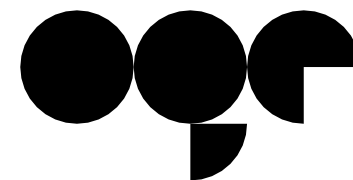
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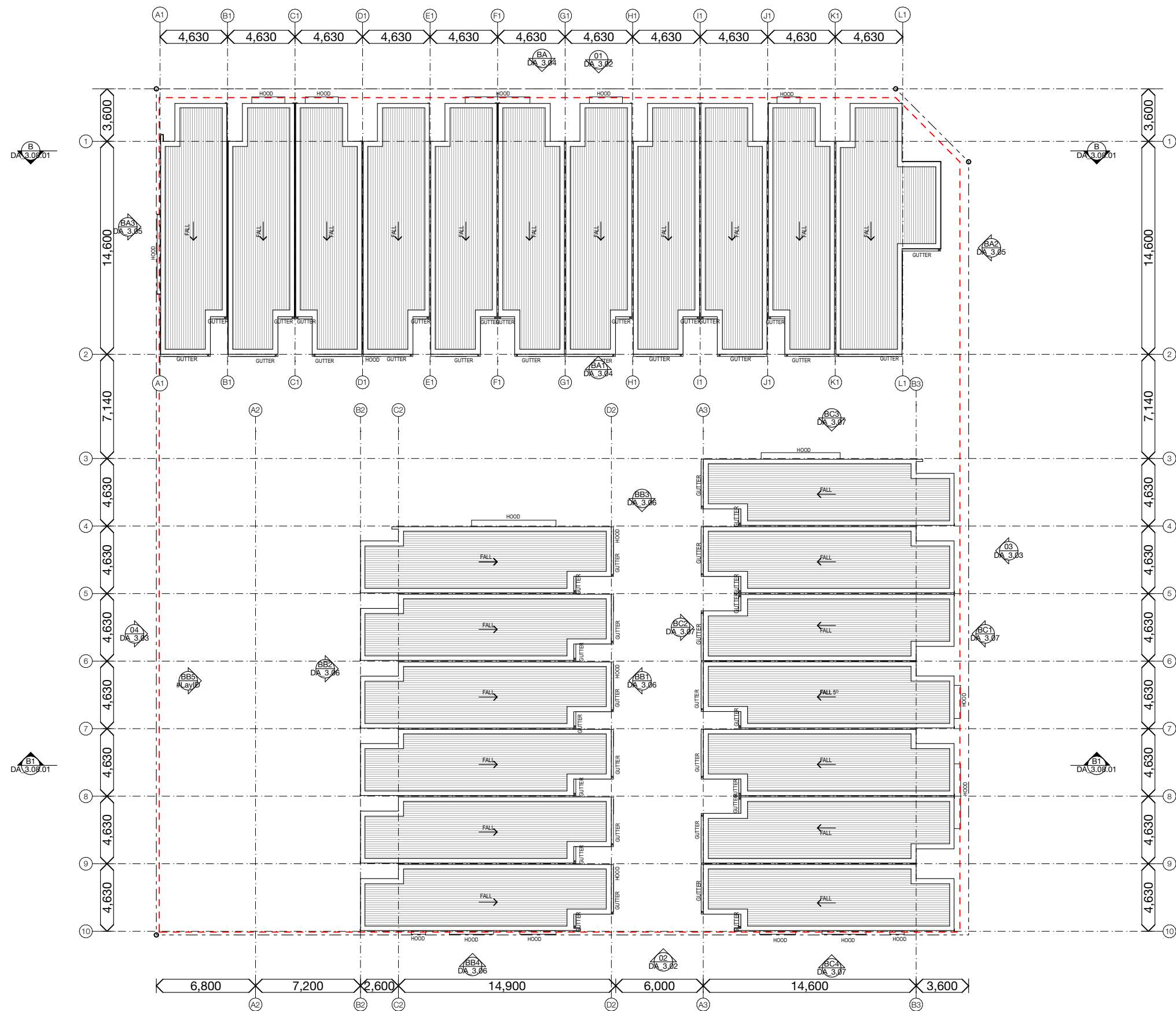
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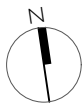
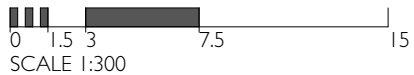
AURA -8014 - ROOF LEVEL



REV	DATE	DESCRIPTION	DRAWN	CHECKED
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B	18.08.25	RFI & DA	SA	IRY
C	02.09.25	RFI & DA	SA	IRY

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Aura
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DRAWING TITLE
ROOF LEVEL
CLIENT
Vantage

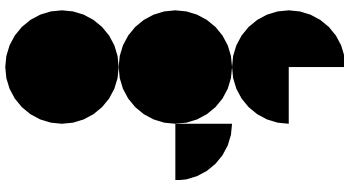
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PROJECT No.
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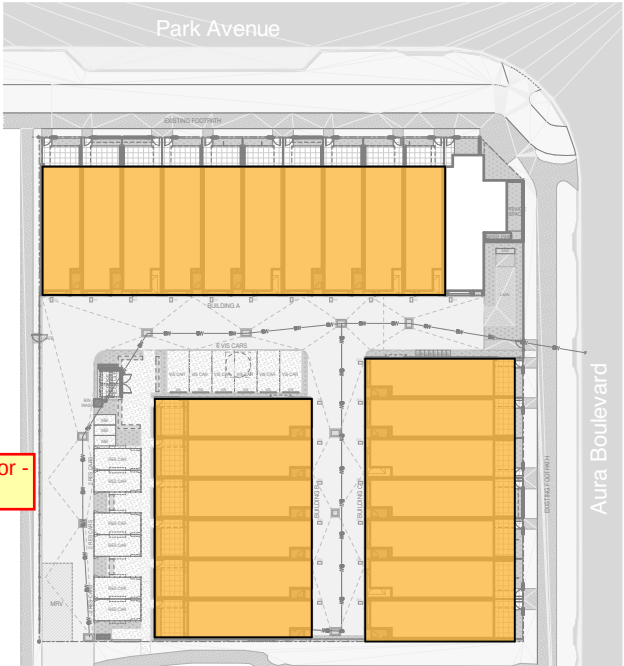
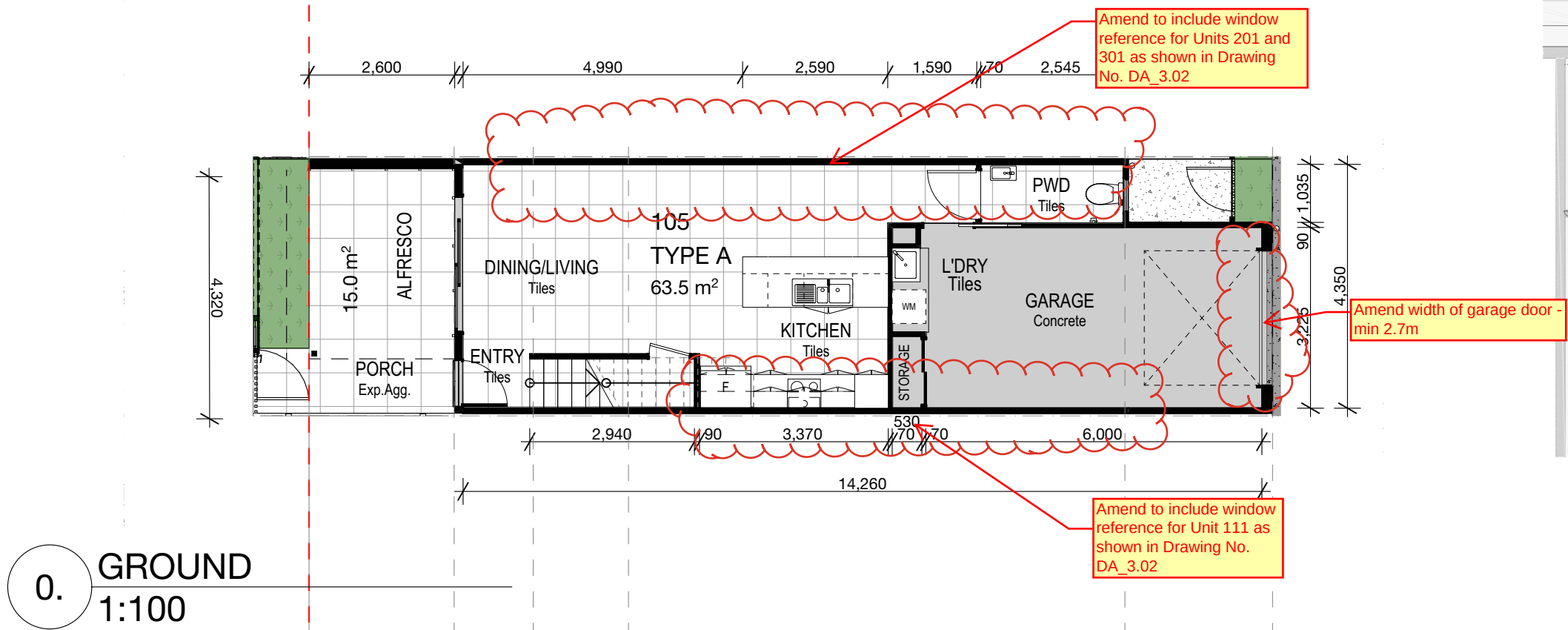
DATE
4/9/2025
DRAWING No.
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SCALE @ A3
1:300
ISSUE No.
C

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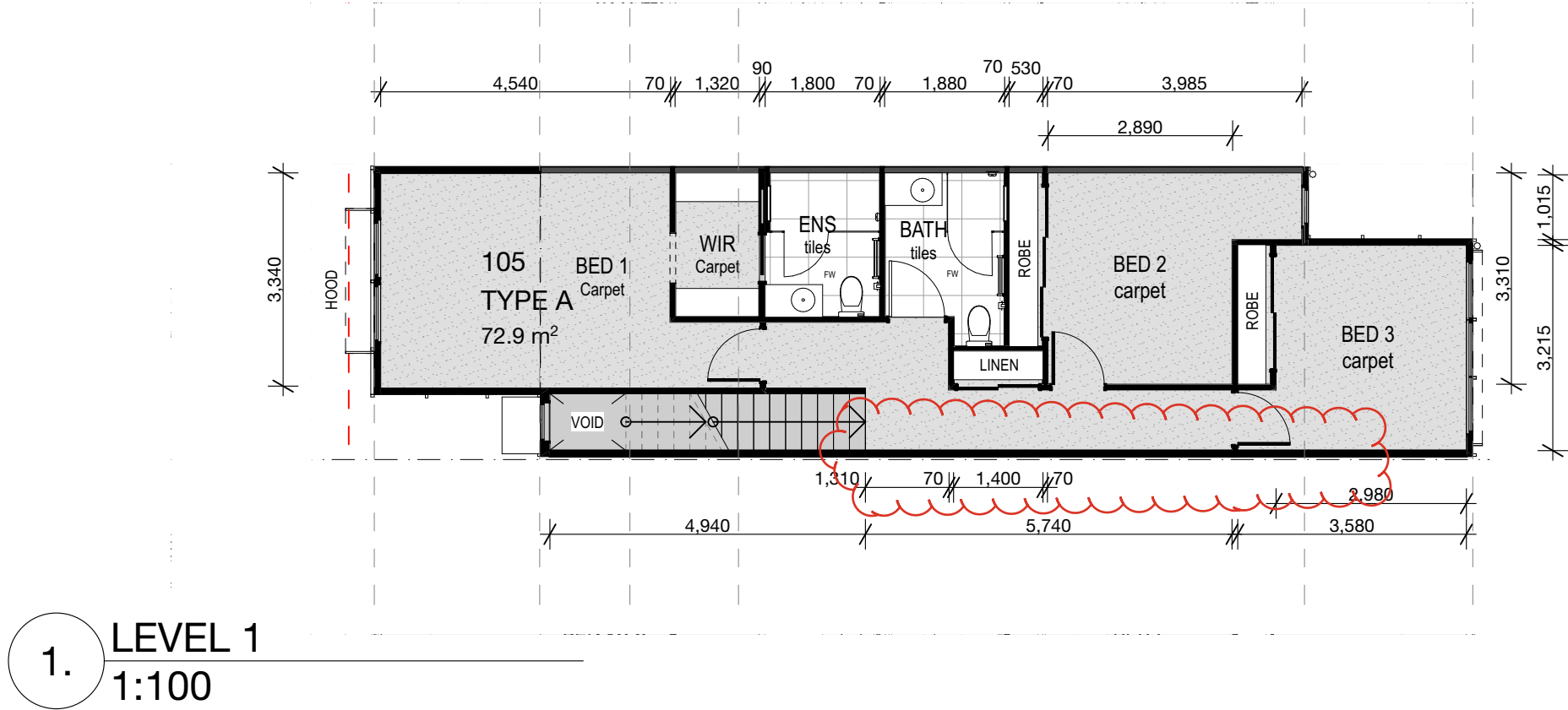
AURA -8014 - UNIT TYPE A



AMENDED IN RED

By: Jen Davison

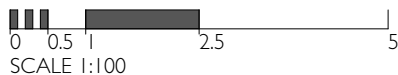
Date: 10 September 2025



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SCALE 1:100

PROJECT
LOT 8014, NIRIMBA
Aura
Sunshine Coast

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DRAWING TITLE
UNIT TYPE A

CLIENT
Vantage

PROJECT No.
25013

DATE
4/9/2025

DRAWING No.
DA_2.05

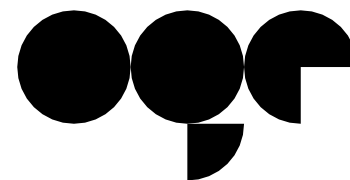
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ISSUE No.
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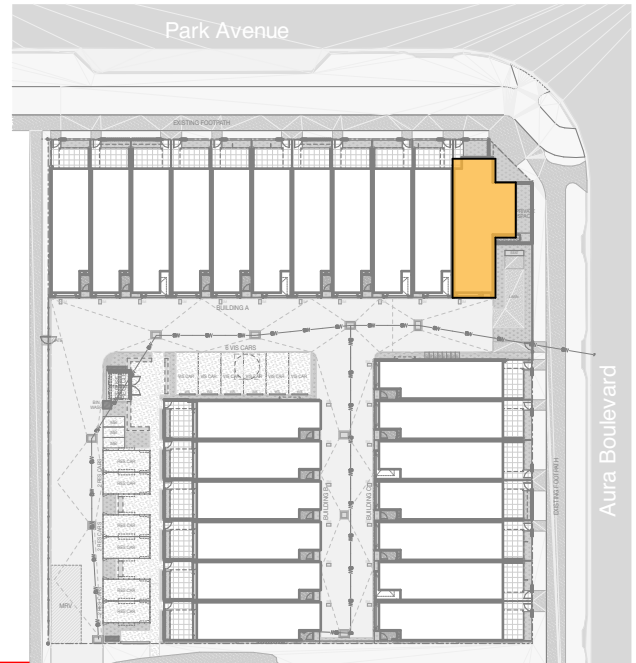
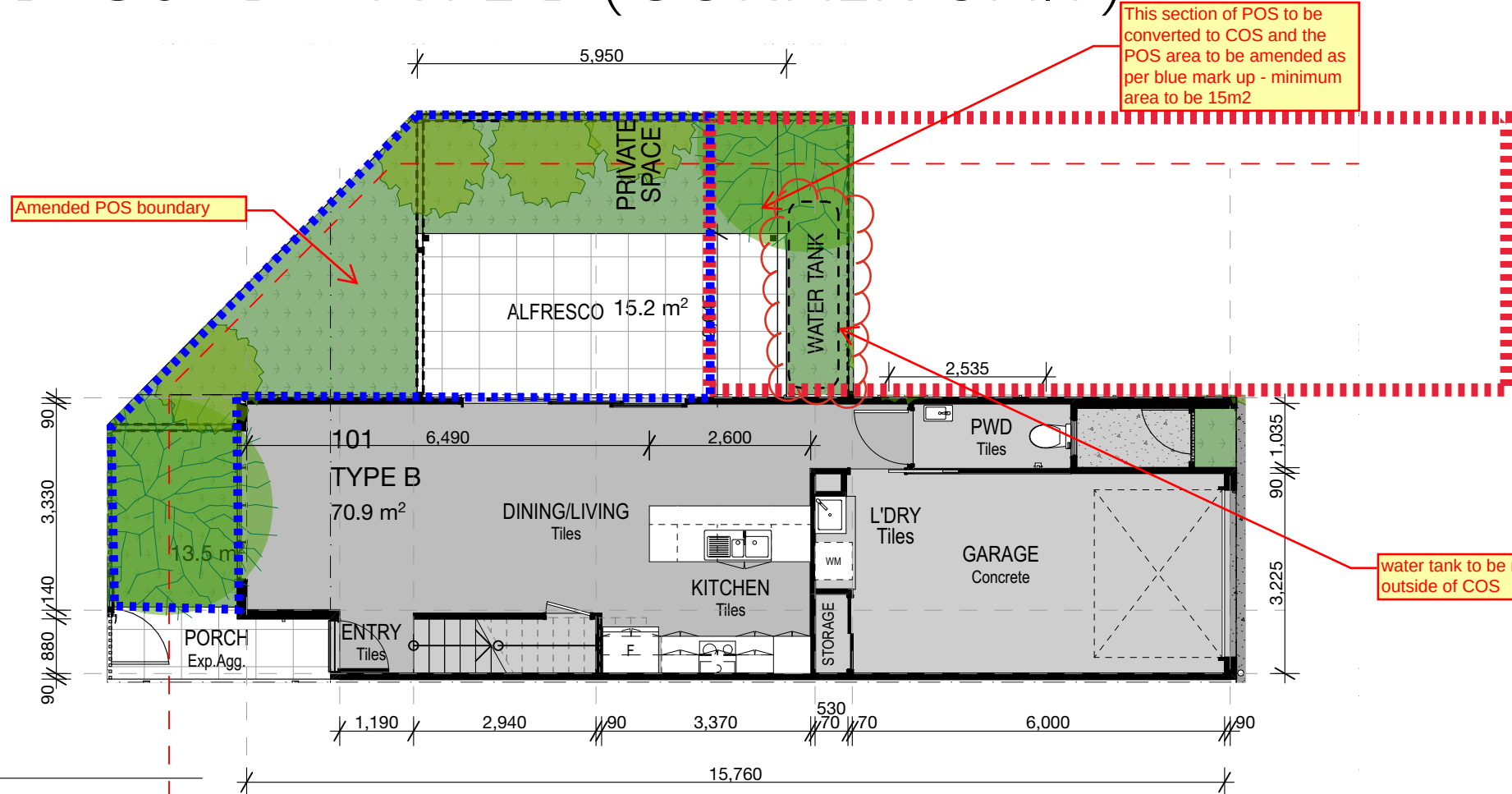
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AURA -8014 - TYPE B (CORNER UNIT)

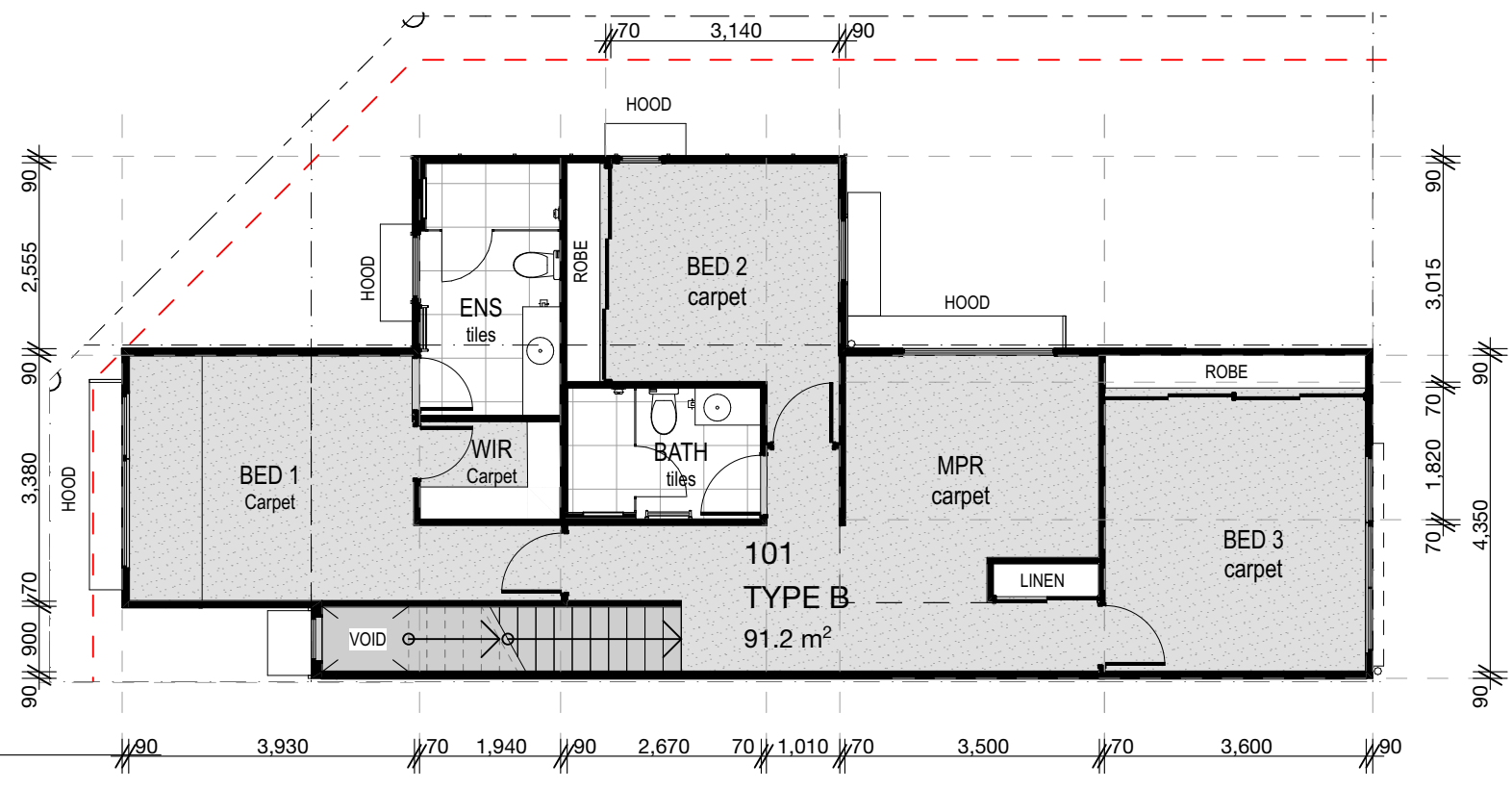


AMENDED IN RED

By: Jen Davison

Date: 10 September 2025

0. GROUND
1:100

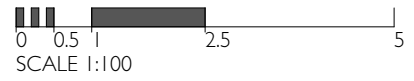


1. LEVEL 1
1:100

TOTAL NSA inc. ALFRESCO
= 162m²

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	30.05.25	PRE LODGEMENT	SA	IR
B	18.08.25	RFI & DA	SA	IRY
C	02.09.25	RFI & DA	SA	IRY

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PROJECT
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Aura
Sunshine Coast

DRAWING TITLE
TYPE B (CORNER UNIT)

CLIENT
Vantage

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SCALE @ A3
1:100

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ELEVATIONS



ELEVATIONS & SECTIONS

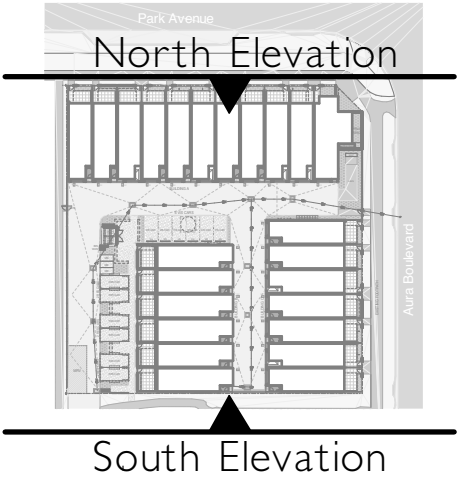


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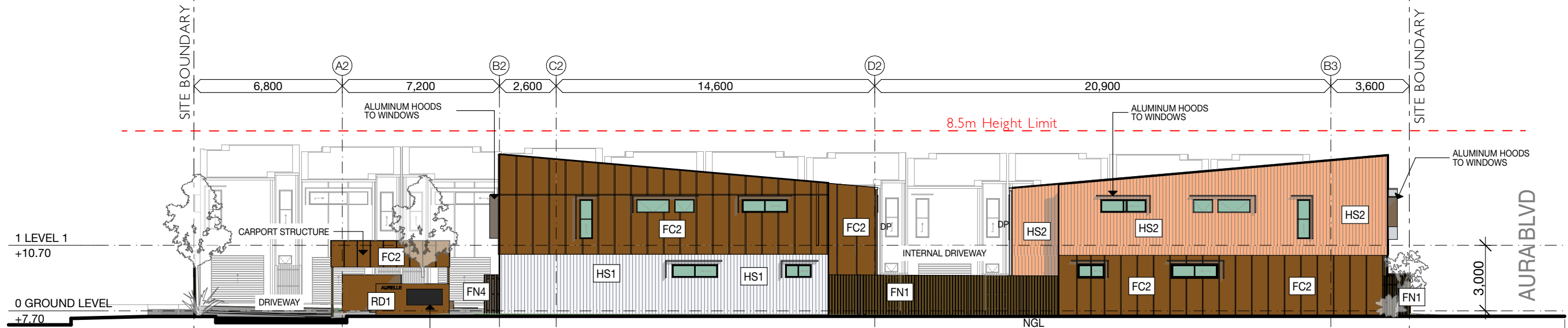
AURA -8014 - OVERALL ELEVATIONS

MATERIALS & COLOUR LEGEND

FC1	"Easylap" fibre cement cladding paint finish - Haymes "Marble Mist"
FC2	"Easylap" fibre cement cladding paint finish - Haymes "Orchid Hills"
FC4	"Easylap" fibre cement cladding paint finish - Haymes "Surface"
HS1	Hardies Sycon - Haymes "Marble Mist"
HS2	Hardies Sycon - Haymes "Clay"
AL1	Aluminium Hood- select colour
AL2	Aluminium Hood- select colour
FN1	Standard good neighbour fence - painted in Haymes "Root"
FN2	Standard good neighbour fence with palings butted to no gaps- painted in Haymes "Root"
FN3	50 x 50 Batten fence with 3 support rails - painted in Haymes "Root"
FN4	Hit and miss fence alternating side - refer to detail - painted in Haymes "Root"
RS1	Roof sheeting - Surfmist



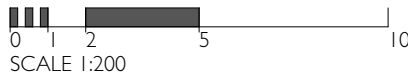
01 NORTH ELEVATION
1:200



02 SOUTH ELEVATION
1:200

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	30.05.25	PRE LODGEMENT	SA	IR
B	18.08.25	RFI & DA	SA	IRY
C	02.09.25	RFI & DA	SA	IRY

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PROJECT
LOT 8014, NIRIMBA
Aura
Sunshine Coast

DRAWING TITLE
OVERALL ELEVATIONS
CLIENT
Vantage

PROJECT No.
25013

DATE
4/9/2025
DRAWING No.
DA_3.02
SCALE @ A3
1:200
ISSUE No.
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AURA -8014 - OVERALL ELEVATIONS

MATERIALS & COLOUR LEGEND

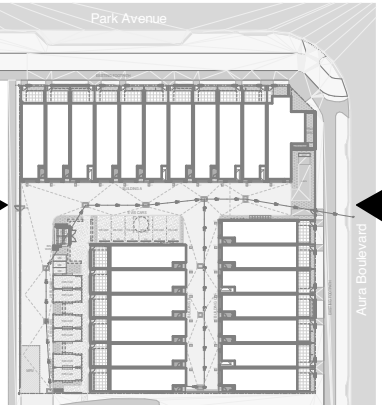
- FC1 "EasyLap" fibre cement cladding paint finish - Haymes "Marble Mist"
- FC2 "EasyLap" fibre cement cladding paint finish - Haymes "Orchid Hills"
- FC4 "EasyLap" fibre cement cladding paint finish - Haymes "Surface"
- HS1 Hardies Sycon - Haymes "Marble Mist"
- HS2 Hardies Sycon - Haymes "Clay"
- AL1 Aluminium Hood- select colour
- AL2 Aluminium Hood- select colour
- FN1 Standard good neighbour fence - painted in Haymes "Root"
- FN2 Standard good neighbour fence with palings butted to no gaps- painted in Haymes "Root"
- FN3 50 x 50 Batten fence with 3 support rails - painted in Haymes "Root"
- FN4 Hit and miss fence alternating side - refer to detail - painted in Haymes "Root"
- RS1 Roof sheeting - Surfmist

AMENDED IN RED

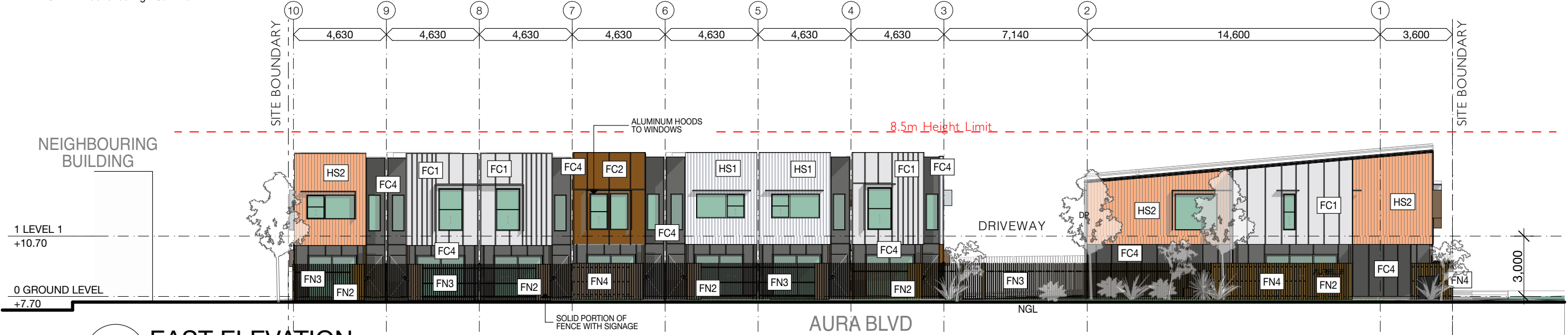
By: Jen Davison
Date: 10 September 2025



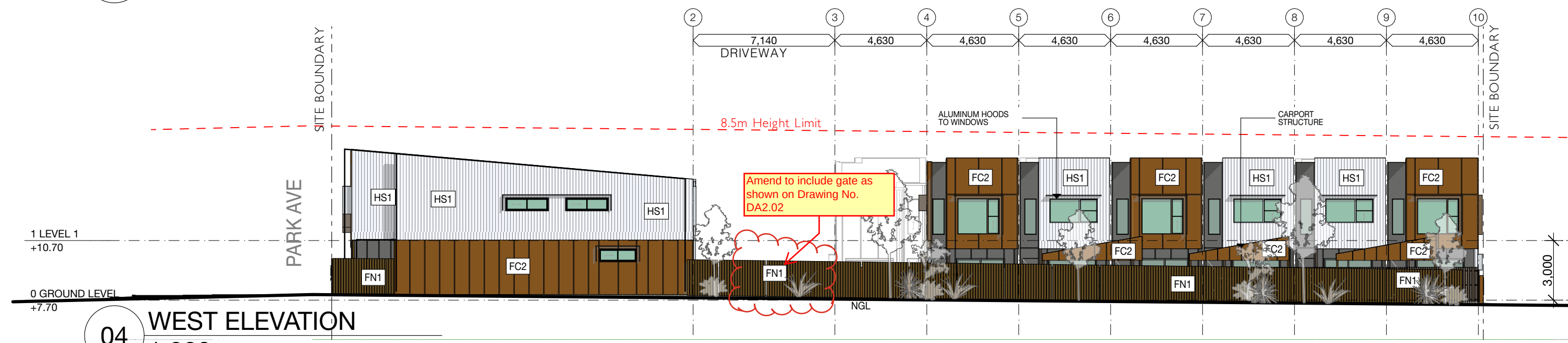
West Elevation



East Elevation



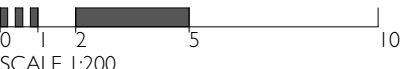
03 EAST ELEVATION
1:200



04 WEST ELEVATION
1:200

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	30.05.25	PRE LODGEMENT	SA	IR
B	18.08.25	RFI & DA	SA	IRY
C	02.09.25	RFI & DA	SA	IRY

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PROJECT
LOT 8014, NIRIMBA
Aura
Sunshine Coast

DRAWING TITLE
OVERALL ELEVATIONS
CLIENT
Vantage

PROJECT No.
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DATE
4/9/2025
DRAWING No.
DA_3.03
SCALE @ A3
1:200
ISSUE No.
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AURA -8014 - BUILDING A - ELEVATIONS

MATERIALS & COLOUR LEGEND

FC1	"EasyLap" fibre cement cladding paint finish - Haymes "Marble Mist"
FC2	"EasyLap" fibre cement cladding paint finish - Haymes "Orchid Hills"
FC4	"EasyLap" fibre cement cladding paint finish - Haymes "Surface"
HS1	Hardies Sycon - Haymes "Marble Mist"
HS2	Hardies Sycon - Haymes "Clay"
AL1	Aluminium Hood- select colour
AL2	Aluminium Hood- select colour
FN1	Standard good neighbour fence - painted in Haymes "Root"
FN2	Standard good neighbour fence with palings butted to no gaps- painted in Haymes "Root"
FN3	50 x 50 Batten fence with 3 support rails - painted in Haymes "Root"
FN4	Hit and miss fence alternating side - refer to detail - painted in Haymes "Root"
RS1	Roof sheeting - Surfemist

AMENDED IN RED

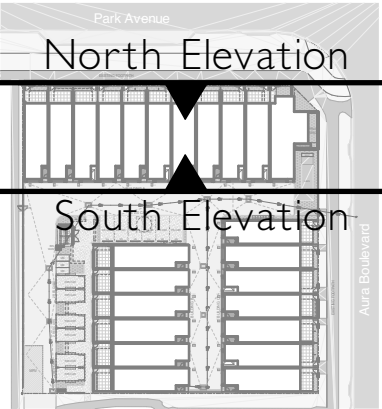
By: Jen Davison

Date: 10 September 2025

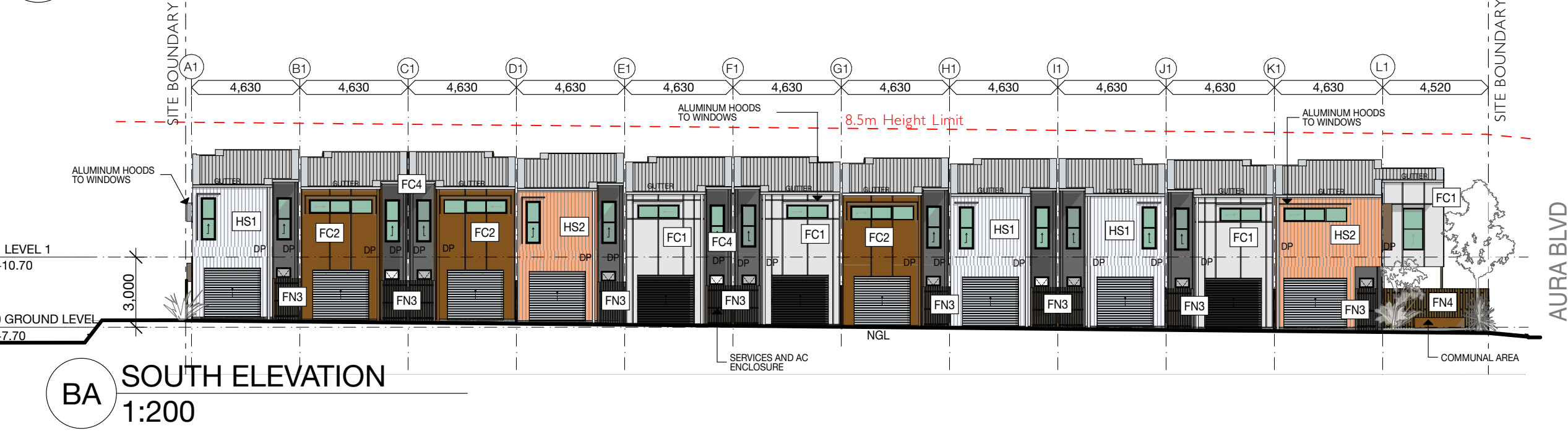


North Elevation

South Elevation

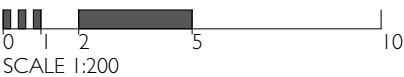


Front fencing must be at least 50% transparent where greater than 1.2m in height



REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	30.05.25	PRE LODGEMENT	SA	IR
B	18.08.25	RFI & DA	SA	IRY
C	02.09.25	RFI & DA	SA	IRY

DEVELOPMENT APPROVAL
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PROJECT
LOT 8014, NIRIMBA
Aura
Sunshine Coast

DRAWING TITLE
BUILDING A - ELEVATIONS
CLIENT
Vantage

PROJECT No.
25013

DATE
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DRAWING No.
DA_3.04
SCALE @ A3
1:200
ISSUE No.
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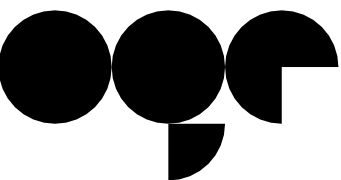
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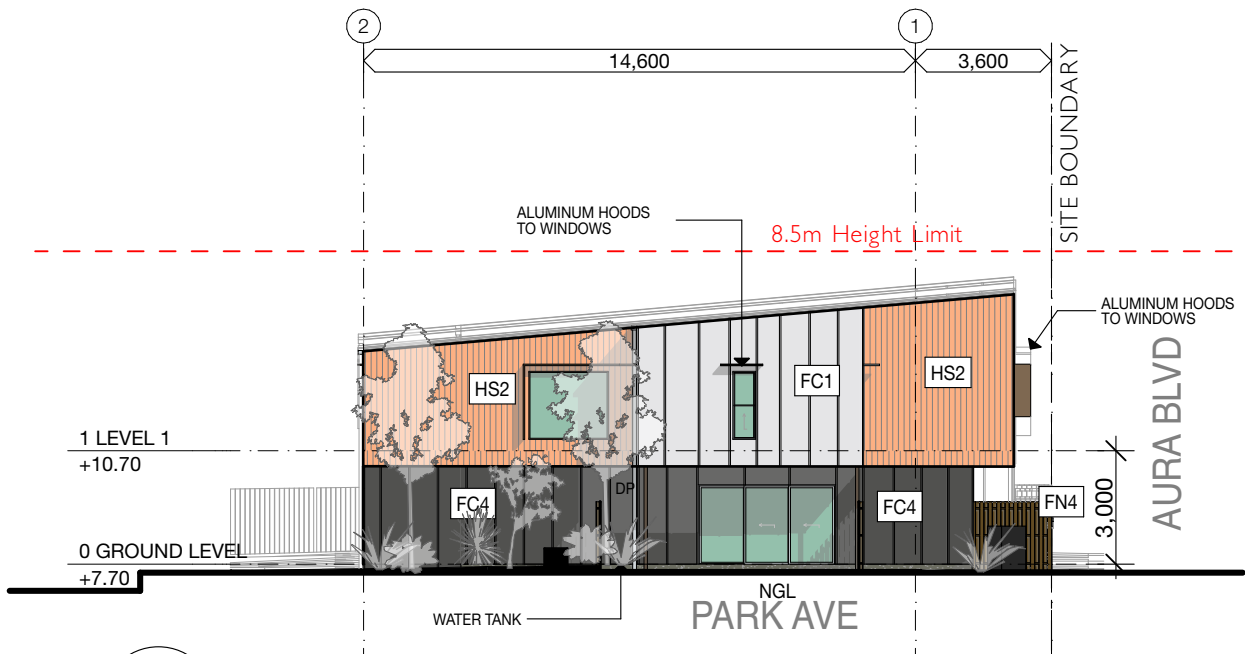
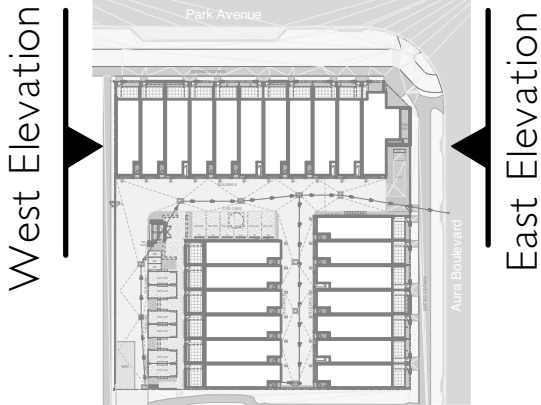


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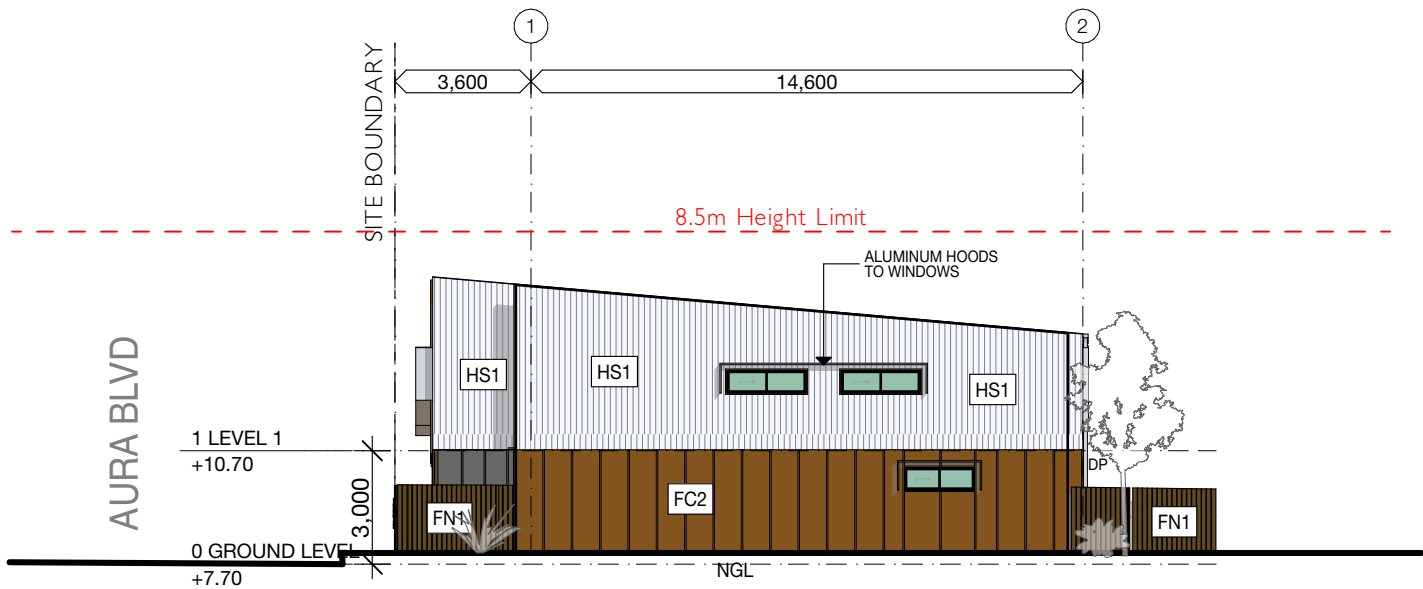
AURA -8014 - BUILDING A - ELEVATIONS

MATERIALS & COLOUR LEGEND

FC1	"Easylap" fibre cement cladding paint finish - Haymes "Marble Mist"
FC2	"Easylap" fibre cement cladding paint finish - Haymes "Orchid Hills"
FC4	"Easylap" fibre cement cladding paint finish - Haymes "Surface"
HS1	Hardies Sycon - Haymes "Marble Mist"
HS2	Hardies Sycon - Haymes "Clay"
AL1	Aluminium Hood- select colour
AL2	Aluminium Hood- select colour
FN1	Standard good neighbour fence - painted in Haymes "Root"
FN2	Standard good neighbour fence with palings butted to no gaps- painted in Haymes "Root"
FN3	50 x 50 Batten fence with 3 support rails - painted in Haymes "Root"
FN4	Hit and miss fence alternating side - refer to detail - painted in Haymes "Root"
RS1	Roof sheeting - Surfmist



BA EAST ELEVATION
1:200



BA WEST ELEVATION
1:200

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	30.05.25	PRE LODGEMENT	SA	IR
B	18.08.25	RFI & DA	SA	IRY
C	02.09.25	RFI & DA	SA	IRY

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0 1 2 5 10
SCALE 1:200

PROJECT
LOT 8014, NIRIMBA
Aura
Sunshine Coast

DRAWING TITLE
BUILDING A - ELEVATIONS
CLIENT
Vantage

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DATE
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SCALE @ A3
1:200
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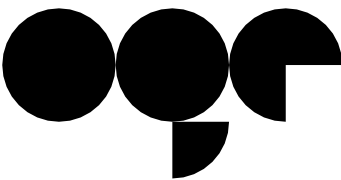
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AURA -8014 - BUILDING B - ELEVATIONS

MATERIALS & COLOUR LEGEND

- FC1 "EasyLap" fibre cement cladding paint finish - Haymes "Marble Mist"
- FC2 "EasyLap" fibre cement cladding paint finish - Haymes "Orchid Hills"
- FC4 "EasyLap" fibre cement cladding paint finish - Haymes "Surface"
- HS1 Hardies Sycon - Haymes "Marble Mist"
- HS2 Hardies Sycon - Haymes "Clay"
- AL1 Aluminium Hood- select colour
- AL2 Aluminium Hood- select colour
- FN1 Standard good neighbour fence - painted in Haymes "Root"
- FN2 Standard good neighbour fence with palings butted to no gaps- painted in Haymes "Root"
- FN3 50 x 50 Batten fence with 3 support rails - painted in Haymes "Root"
- FN4 Hit and miss fence alternating side - refer to detail - painted in Haymes "Root"
- RS1 Roof sheeting - Surfmist

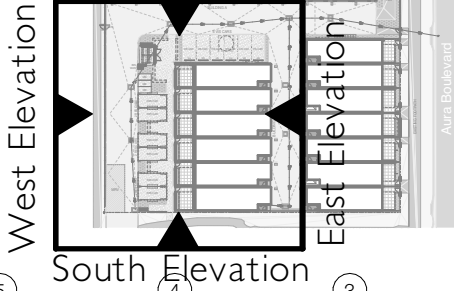
AMENDED IN RED

By: Jen Davison

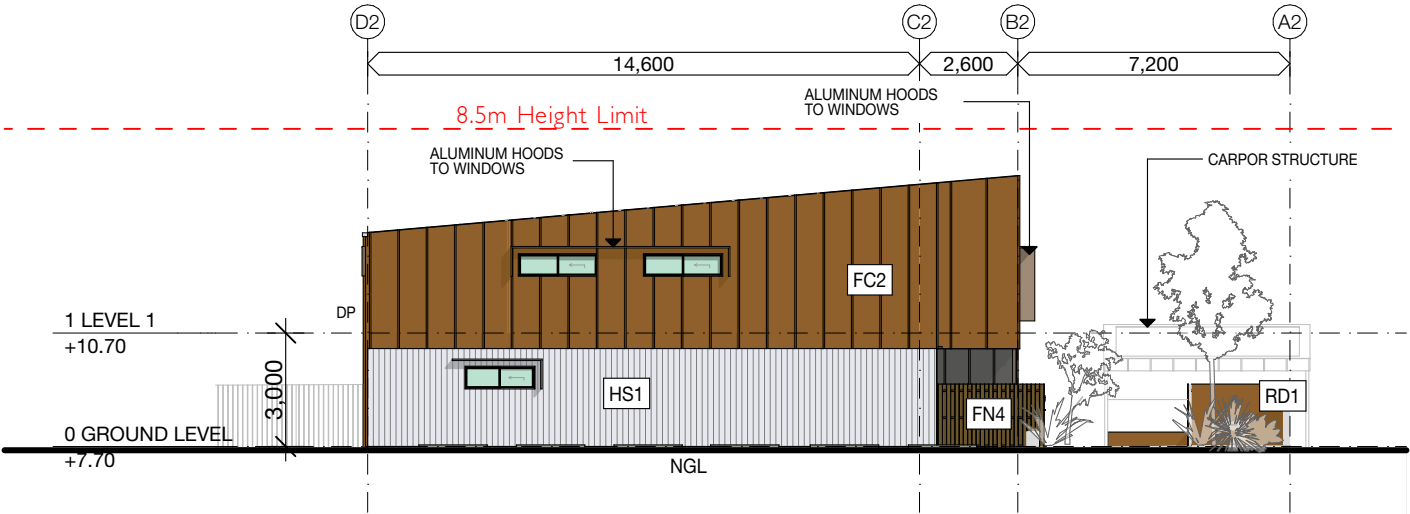
Date: 10 September 2025



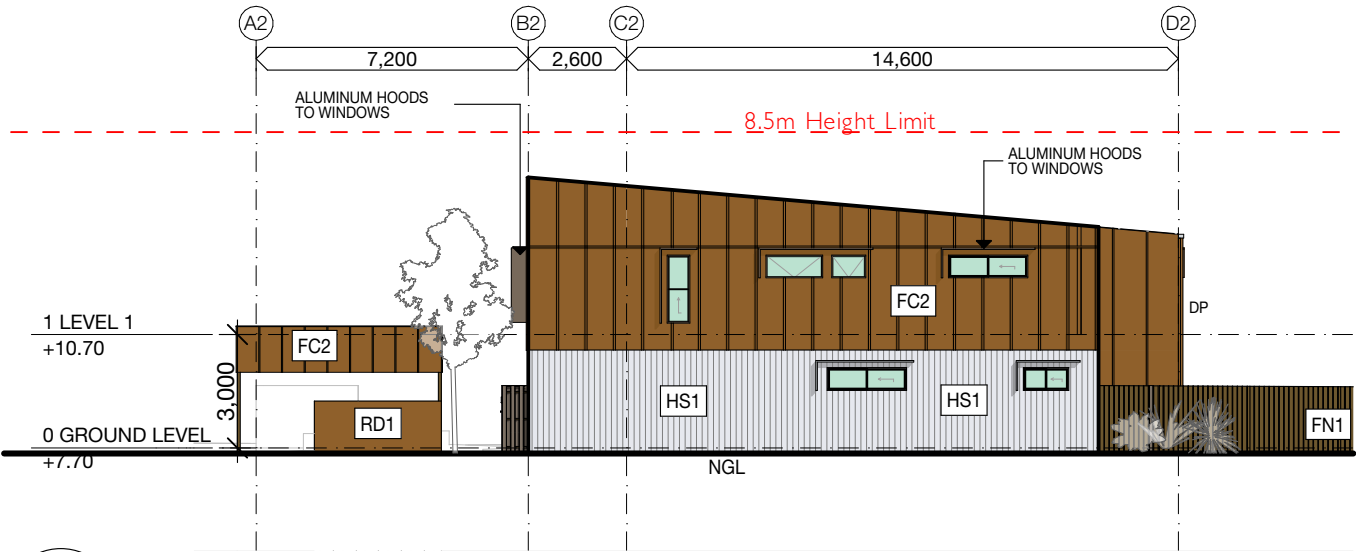
North Elevation



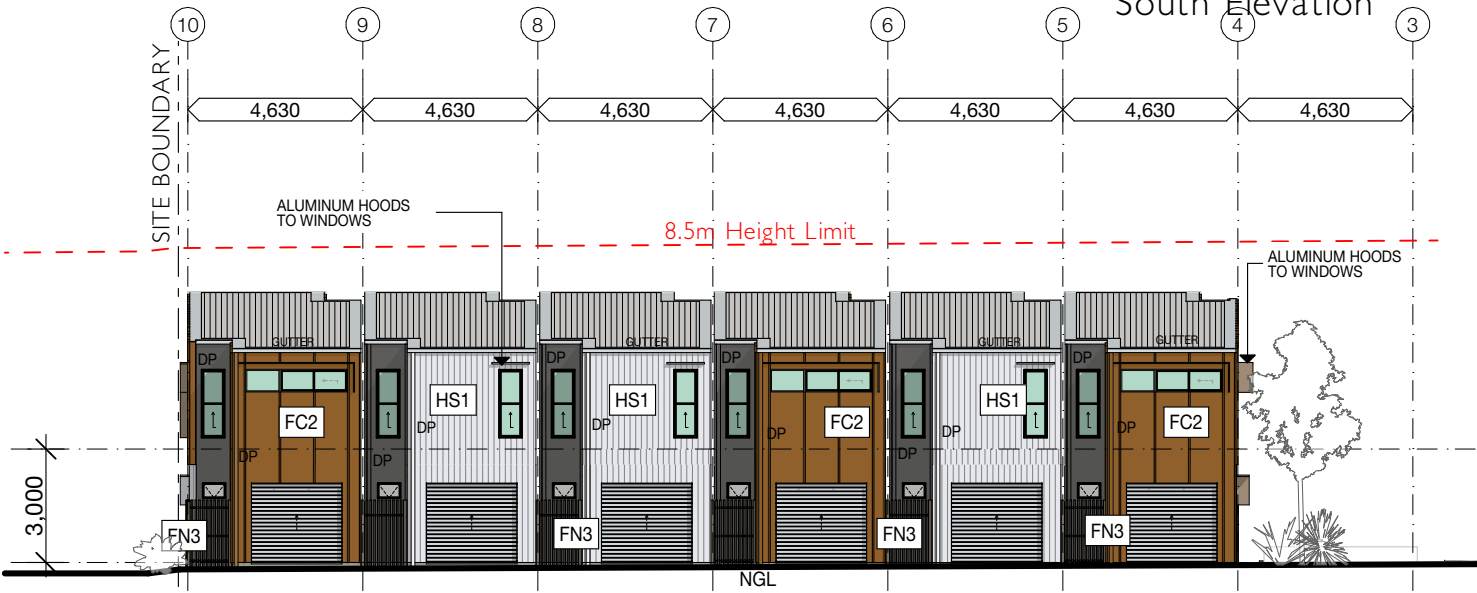
South Elevation



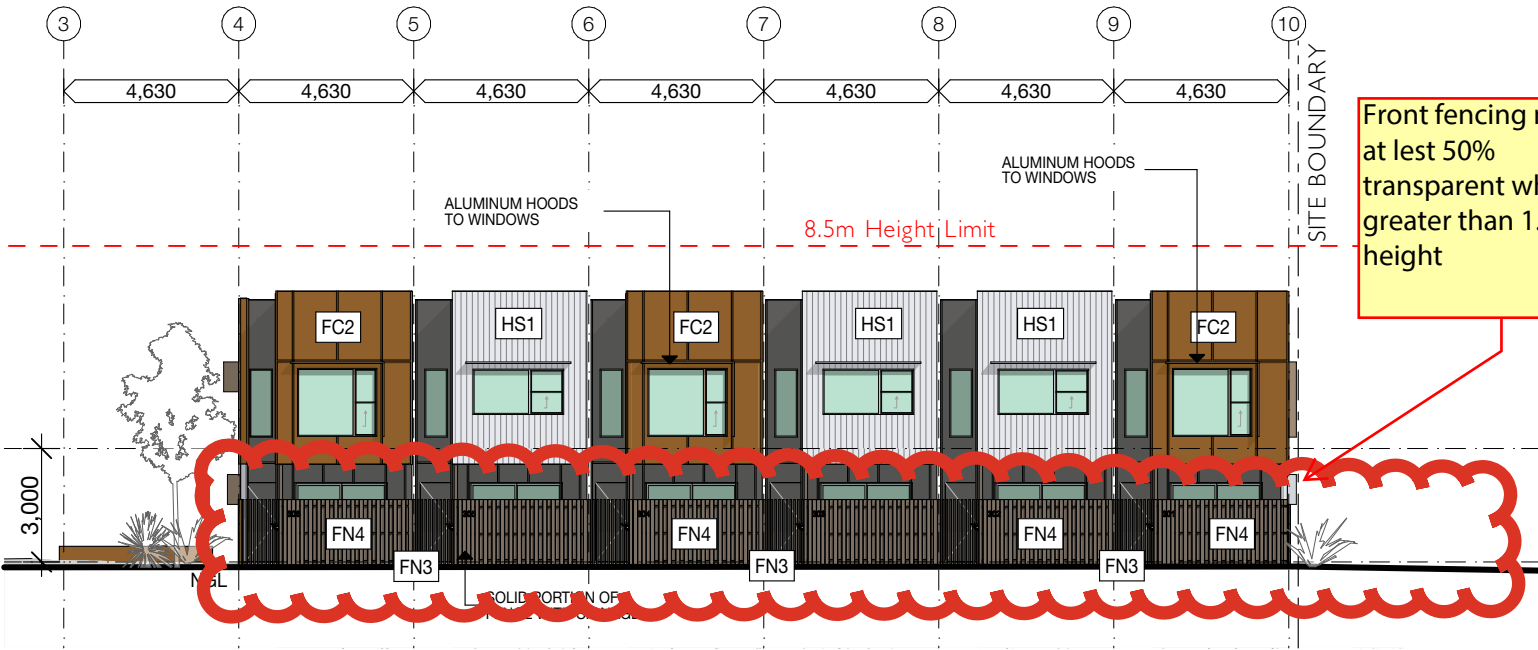
BB NORTH ELEVATION
1:200



BB SOUTH ELEVATION
1:200



BB EAST ELEVATION
1:200

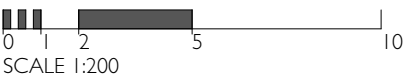


BB WEST ELEVATION
1:200

Front fencing must be at least 50% transparent where greater than 1.2m in height

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	30.05.25	PRE LODGEMENT	SA	IR
B	18.08.25	RFI & DA	SA	IRY
C	02.09.25	RFI & DA	SA	IRY

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PROJECT
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DRAWING TITLE
BUILDING B - ELEVATIONS
CLIENT
Vantage

PROJECT No.
25013

DATE
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DA_3.06

SCALE @ A3
1:200

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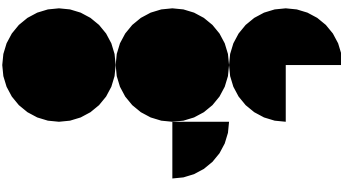
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AURA -8014 - BUILDING C - ELEVATIONS

MATERIALS & COLOUR LEGEND

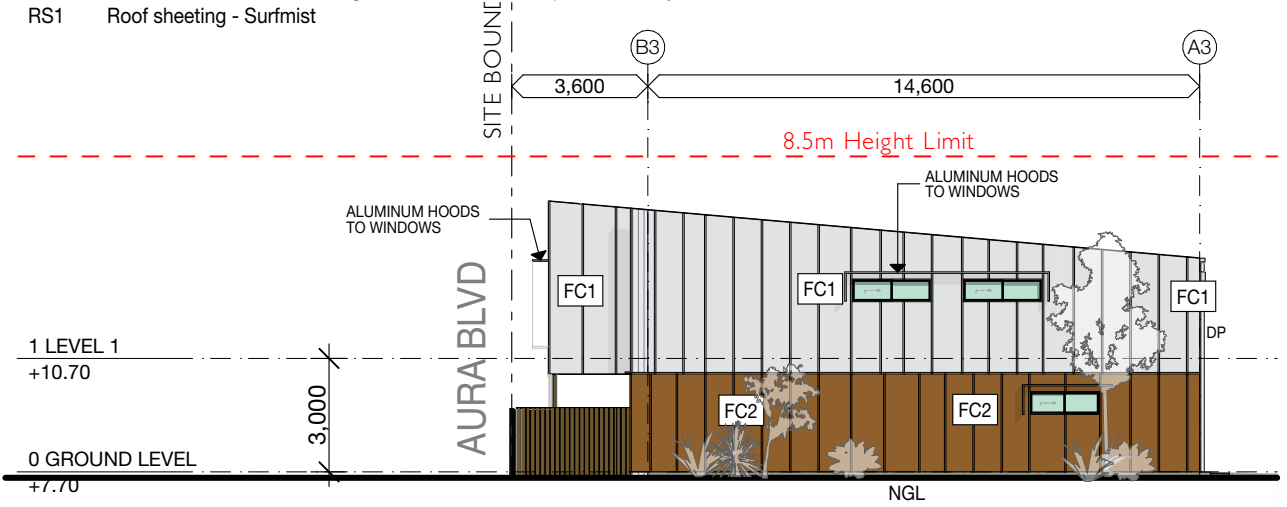
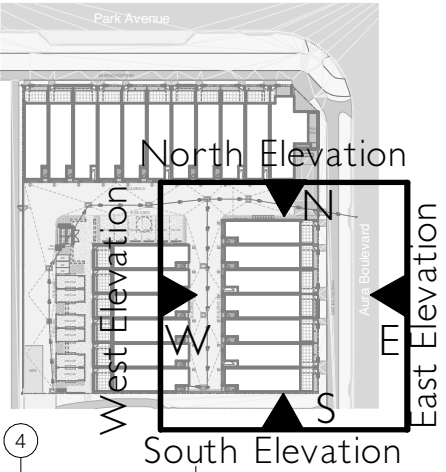
FC1	"EasyLap" fibre cement cladding paint finish - Haymes "Marble Mist"
FC2	"EasyLap" fibre cement cladding paint finish - Haymes "Orchid Hills"
FC4	"EasyLap" fibre cement cladding paint finish - Haymes "Surface"
HS1	Hardies Sycon - Haymes "Marble Mist"
HS2	Hardies Sycon - Haymes "Clay"
AL1	Aluminium Hood- select colour
AL2	Aluminium Hood- select colour
FN1	Standard good neighbour fence - painted in Haymes "Root"
FN2	Standard good neighbour fence with palings butted to no gaps- painted in Haymes "Root"
FN3	50 x 50 Batten fence with 3 support rails - painted in Haymes "Root"
FN4	Hit and miss fence alternating side - refer to detail - painted in Haymes "Root"
RS1	Roof sheeting - Surfemist

Front fencing must be at least 50% transparent where greater than 1.2m in height

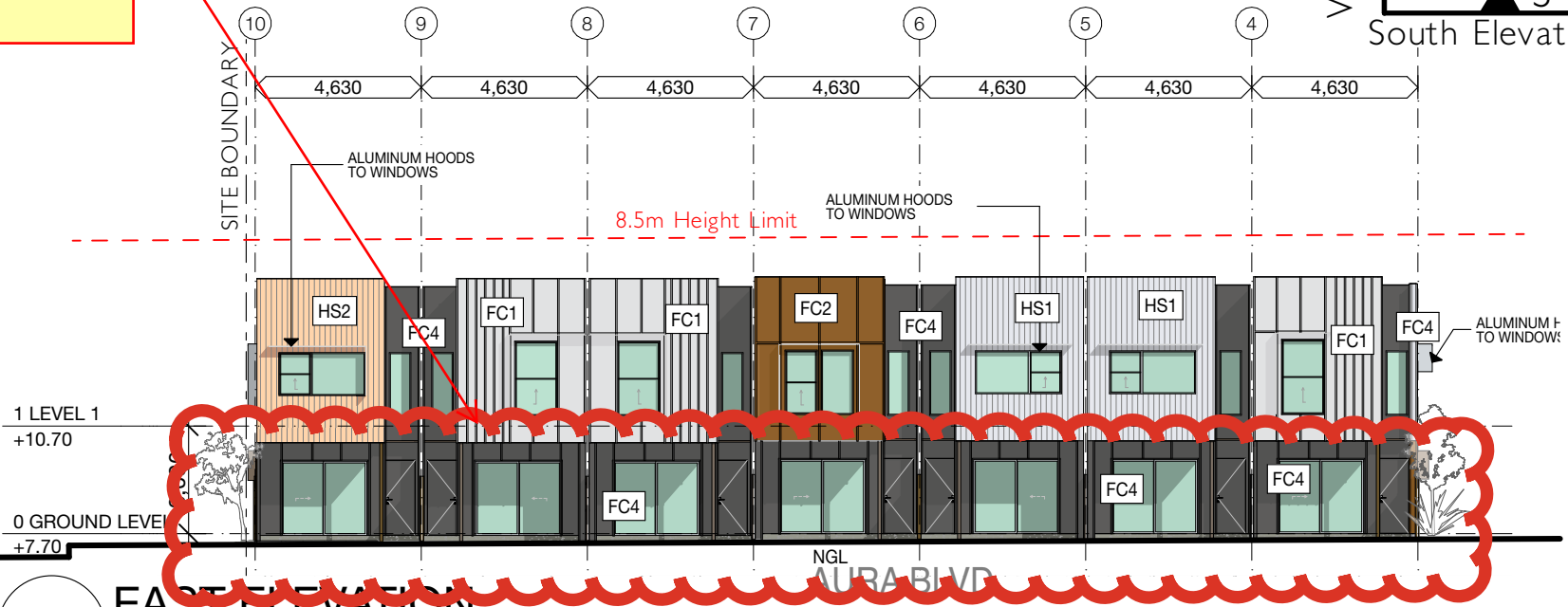
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By: Jen Davison

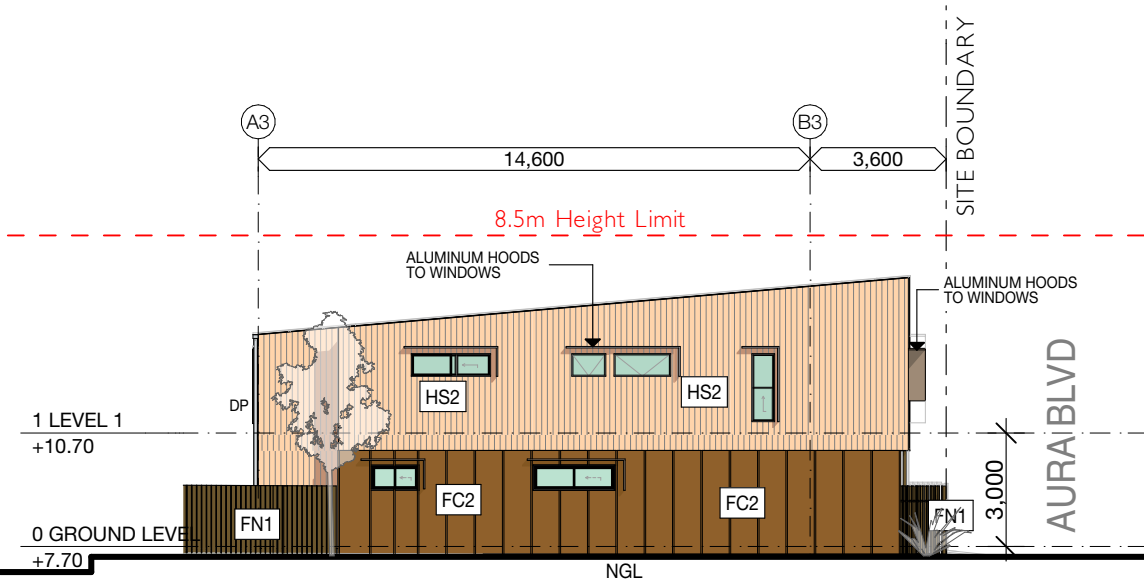
Date: 10 September 2025



BC NORTH ELEVATION
1:200



BC EAST ELEVATION
1:200



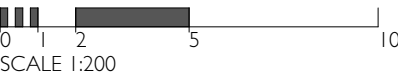
BC SOUTH ELEVATION
1:200



BC WEST ELEVATION
1:200

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	30.05.25	PRE LODGEMENT	SA	IR
B	18.08.25	RFI & DA	SA	IRY
C	02.09.25	RFI & DA	SA	IRY

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PROJECT
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DRAWING TITLE
BUILDING C - ELEVATIONS
CLIENT
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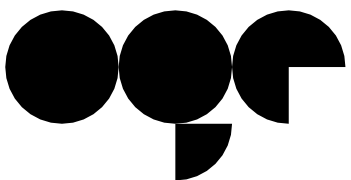
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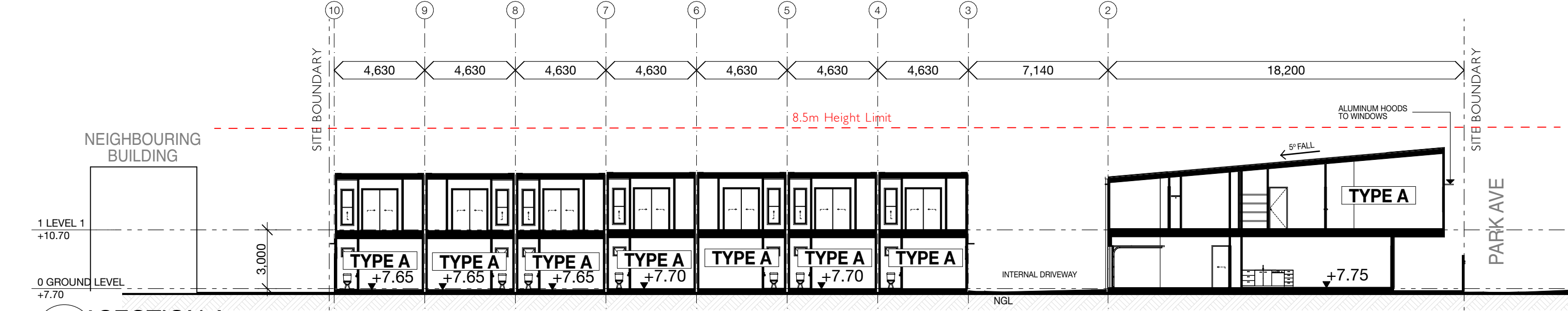
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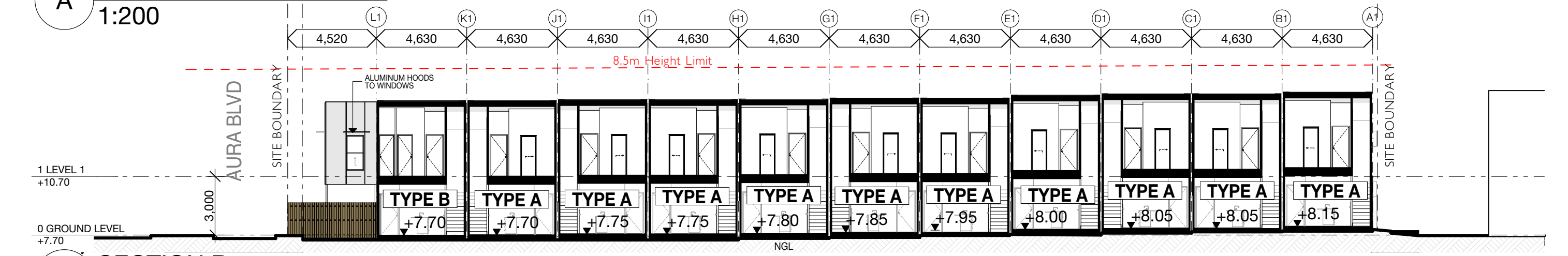


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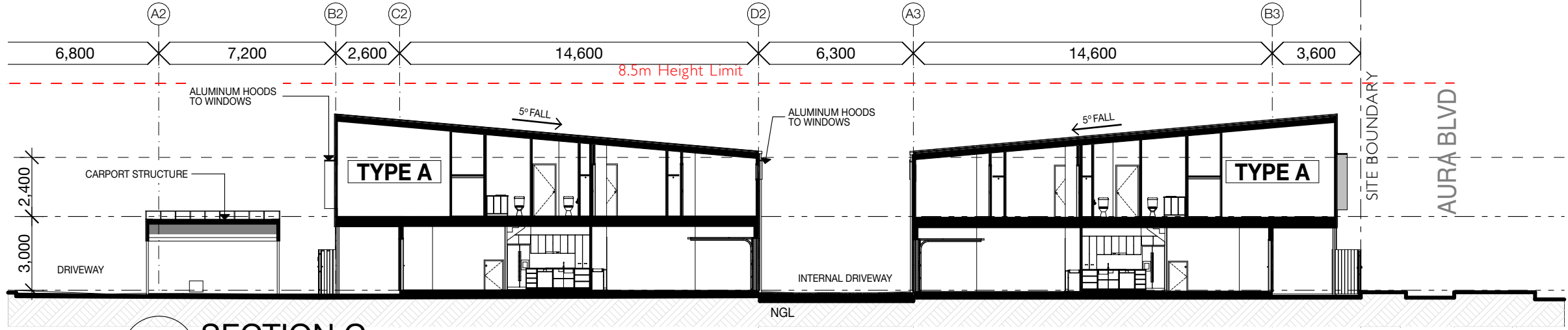
AURA -8014 - SECTIONS



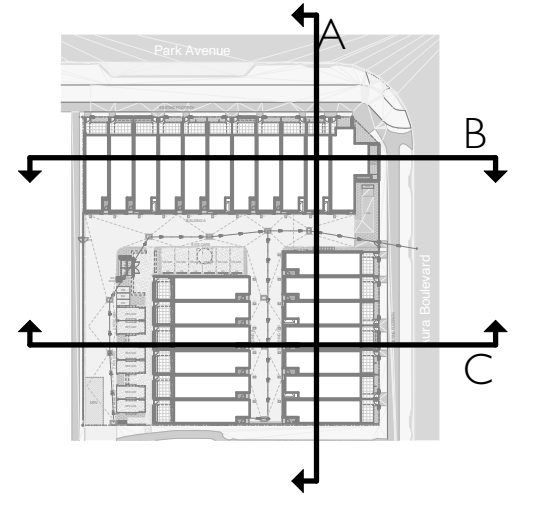
A SECTION A
1:200



B SECTION B
1:200



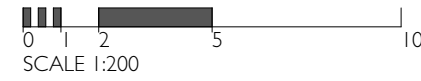
C SECTION C
1:200



REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	30.05.25	PRE LODGEMENT	SA	IR
B	18.08.25	RFI & DA	SA	IRY
C	02.09.25	RFI & DA	SA	IRY

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AURA -8014 - FENCE DETAILS

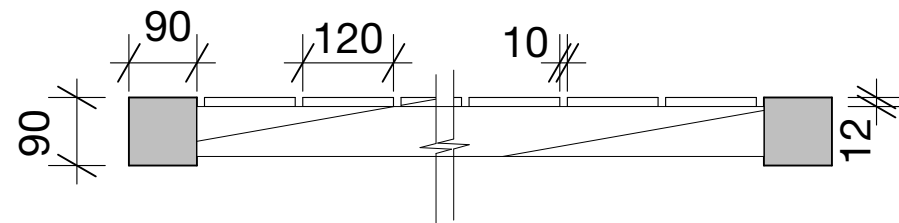
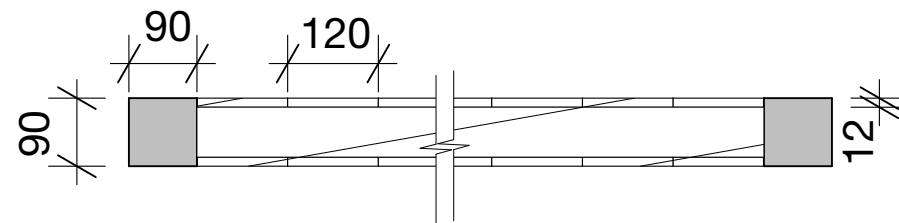
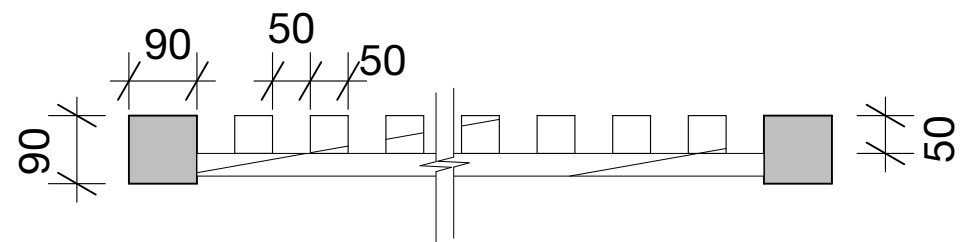
AMENDED IN RED

By: Jen Davison

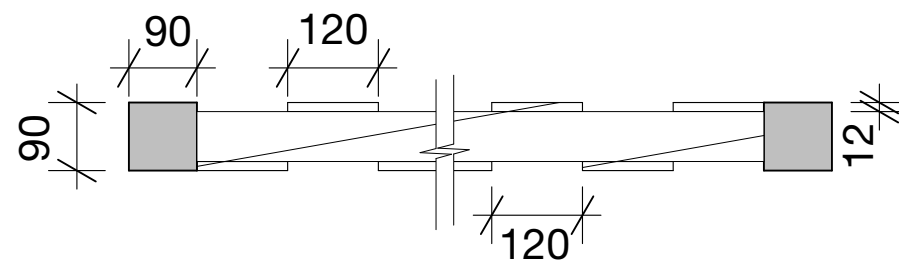
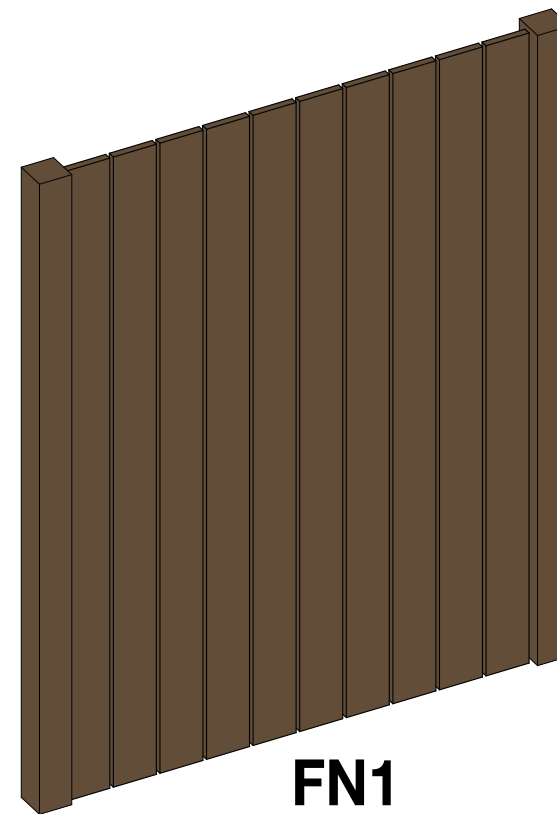
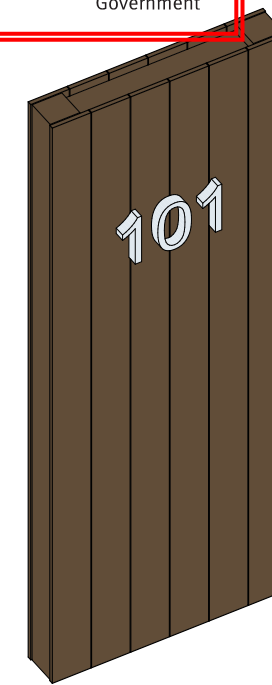
Date: 10 September 2025



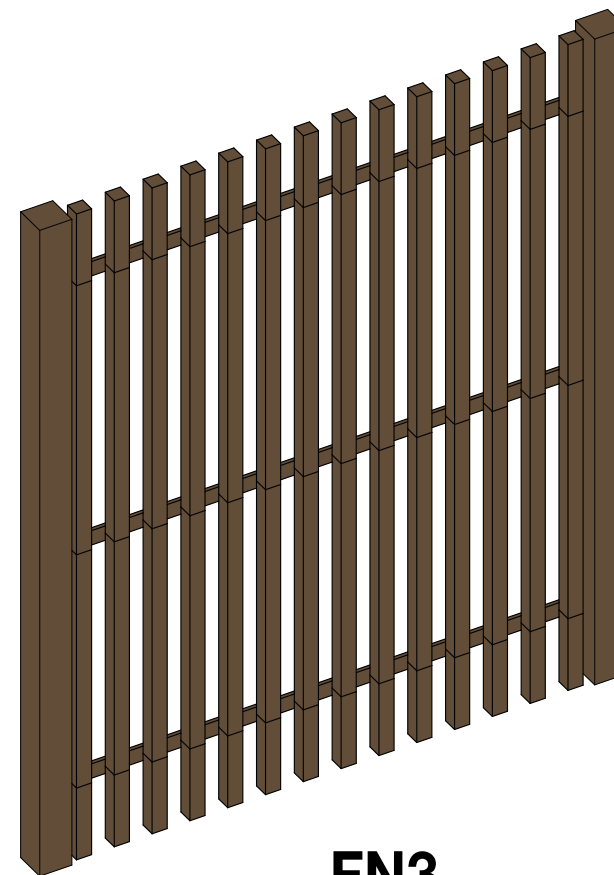
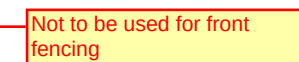
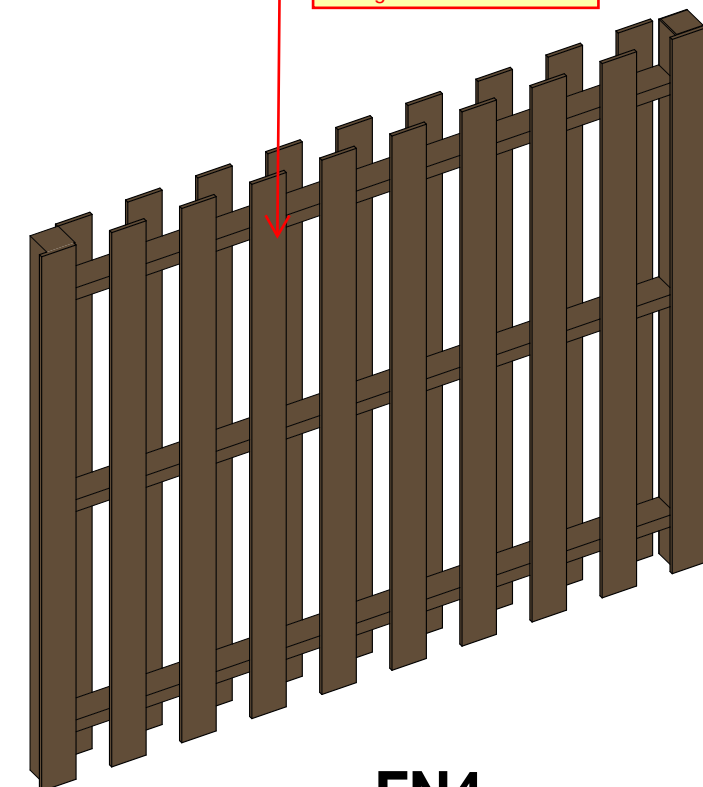
PAINT FINISH

**FN1****FN2**

FN3

**FN4****FN1**

FN2

**FN3****FN4**

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	30.05.25	PRE LODGEMENT	SA	IR
B	18.08.25	RFI & DA	SA	IRY
C	02.09.25	RFI & DA	SA	IRY

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PROJECT
LOT 8014, NIRIMBA
Aura
Sunshine Coast

DRAWING TITLE
FENCE DETAILS

CLIENT
Vantage

PROJECT No.
25013

DATE 4/9/2025 SCALE @ A3 1:10

DRAWING No. ISSUE No.
DA 3.08.02 C

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AURA -8014 - FACADE TYPES

AMENDED IN RED

By: Jen Davison

Date: 10 September 2025



TYPE A	6
TYPE B	8
TYPE C	2
TYPE D	7
TYPE E	1



REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	30.05.25	PRE LODGEMENT	SA	IR
B	18.08.25	RFI & DA	SA	IRY
C	02.09.25	RFI & DA	SA	IRY

NOTE: Figured dimensions to be taken in preference to scaled. Verify all dimensions on site before commencing work or making shop drawings. When printing from electronic files it is the responsibility of the operator to ensure the required scale is achieved.

DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

PROJECT
LOT 8014, NIRIMBA
Aura
Sunshine Coast

DRAWING TITLE
FACADE TYPES
CLIENT
Vantage

PROJECT No.
25013

DATE
4/9/2025
SCALE @ A3
DRAWING No.
DA_3.08.03 C
ISSUE No.

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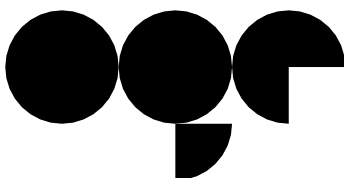
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