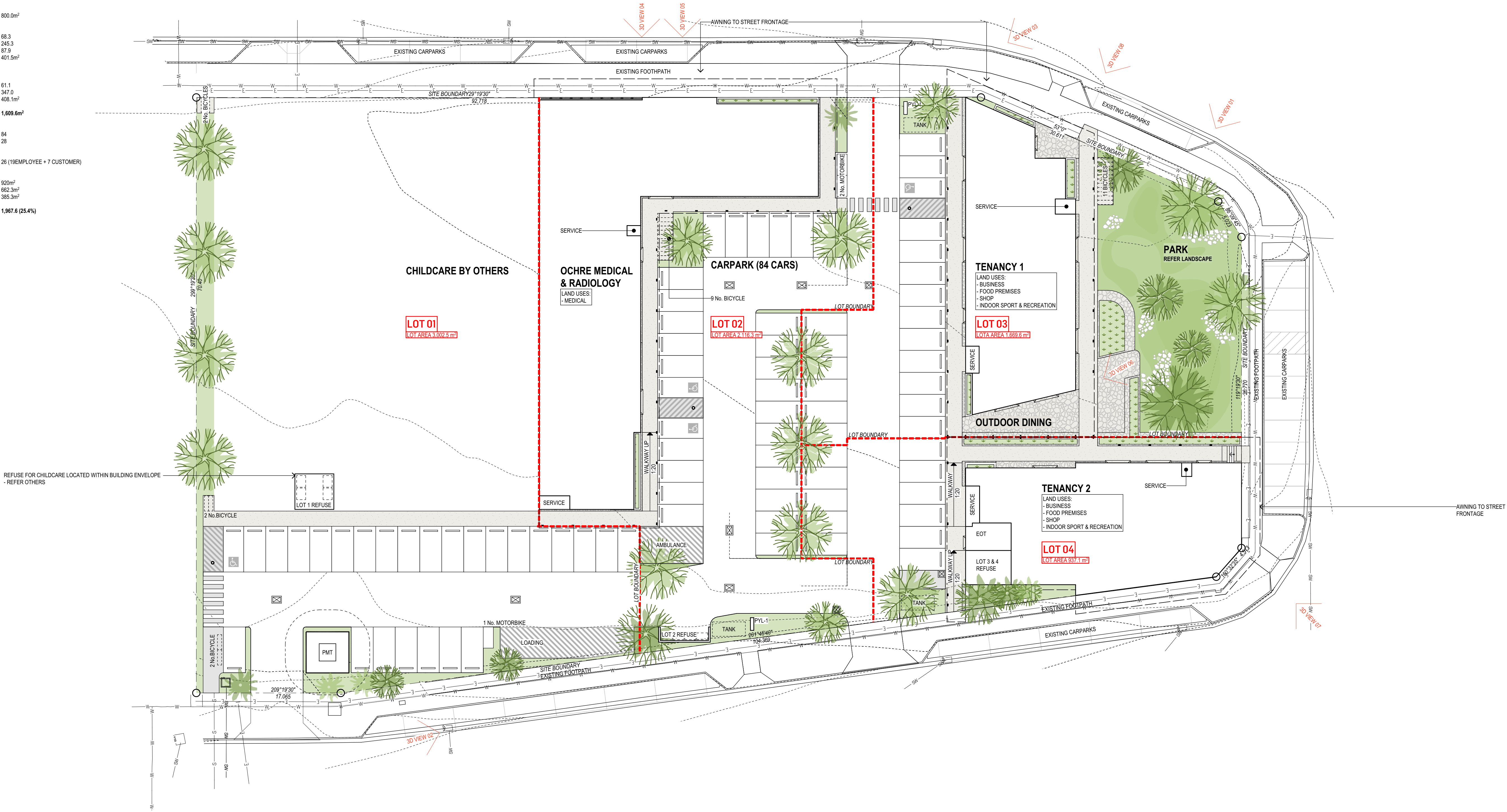


DEVELOPMENT DATA	
SITE ADDRESS	
BARINGA BUSINESS VILLAGE LOT 10	
RPD	
LOT 01, 02, 03 AND 04	
LOCAL COUNCIL	
SUNSHINE COAST COUNCIL	
SITE AREA	
7,731m²	
SITE COVER	
34.69%	
CHILDCARE	
111 PLACES	
GFA	
OCHRE MEDICAL & RADIOLOGY	
800.0m²	
TENANCY 01	
FOOD PREMISES	68.3
SHOP / INDOOR SPORTS & RECREATION	245.3
BUSINESS	87.9
TOTAL	401.5m²
TENANCY 02	
FOOD PREMISE / SHOP / INDOOR SPORTS & RECREATION	61.1
BUSINESS	347.0
TOTAL	408.1m²
TOTAL PROPOSED GFA	
1,609.6m²	
CARPARKING	
PROVIDED	84
ADJACENT STREET CARPARKS	28
BICYCLES	
PROVIDED	26 (19EMPLOYEE + 7 CUSTOMER)
LANDSCAPING	
CHILDCARE OUTDOOR PLAY	920m²
PARK	662.3m²
OTHER LANDSCAPING	385.3m²
TOTAL LANDSCAPING	
1,967.6 (25.4%)	

LEGEND	
BOL	BOLLARD
COL	COLUMN
EG	EAVES GUTTER
FFL	FINISHED FLOOR LEVEL
FL	FLOOR LEVEL
GD	GRADED DRAIN
GFA	GROSS FLOOR AREA
MRS-1	METAL ROOF SHEETING
MRS-2	METAL ROOF SHEETING
MSN-1	MASONRY FINISH
MSN-2	MASONRY FINISH
MWS-1	METAL WALL SHEETING
PMT	PAD MOUNT TRANSFORMER
PYL-1	PYLON SIGN - 6.0m x 1.5m
RL	REDUCED LEVEL
S-1	TENANT SIGNAGE
SCR-1	BATTEN SCREEN
SCR-2	BATTEN SCREEN TO SERVICES
SW	STORMWATER PIT
TR	THRESHOLD RAMP
VG	VALLEY GUTTER
WH	WATER HEATER
WS	WHEEL STOP

DRAWING SCHEDULE	
DA-00	COVERPAGE
DA-01	SITE PLAN
DA-02	FLOOR PLAN
DA-03	ROOF PLAN
DA-04	ROL PLAN
DA-05	ELEVATIONS & SITE SECTIONS - SHEET 1
DA-06	ELEVATIONS & SITE SECTIONS - SHEET 2
DA-07	3D VIEW 01
DA-08	3D VIEW 02
DA-09	3D VIEW 03
DA-10	3D VIEW 04
DA-11	3D VIEW 05
DA-12	3D VIEW 06
DA-13	3D VIEW 07
DA-14	3D VIEW 08
DA-15	SIGNAGE

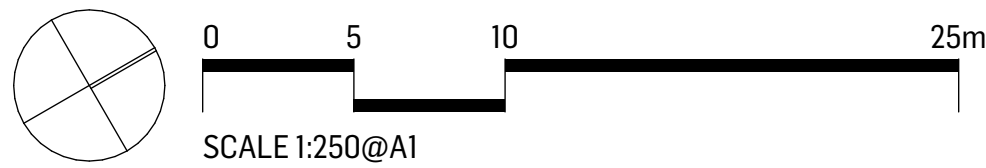
REFUSE FOR CHILDCARE LOCATED WITHIN BUILDING ENVELOPE - REFER OTHERS



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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A	01.07.2026	CL	DEVELOPMENT APPLICATION	GT
B	17.08.2026	CL	DEVELOPMENT APPLICATION	GT
C	10.09.2026	CL	DEVELOPMENT APPLICATION	GT
D	24.09.2026	CL	DEVELOPMENT APPLICATION	GT

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DRAWING

SITE PLAN

PROJECT NO.

2955-437

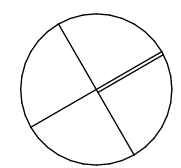
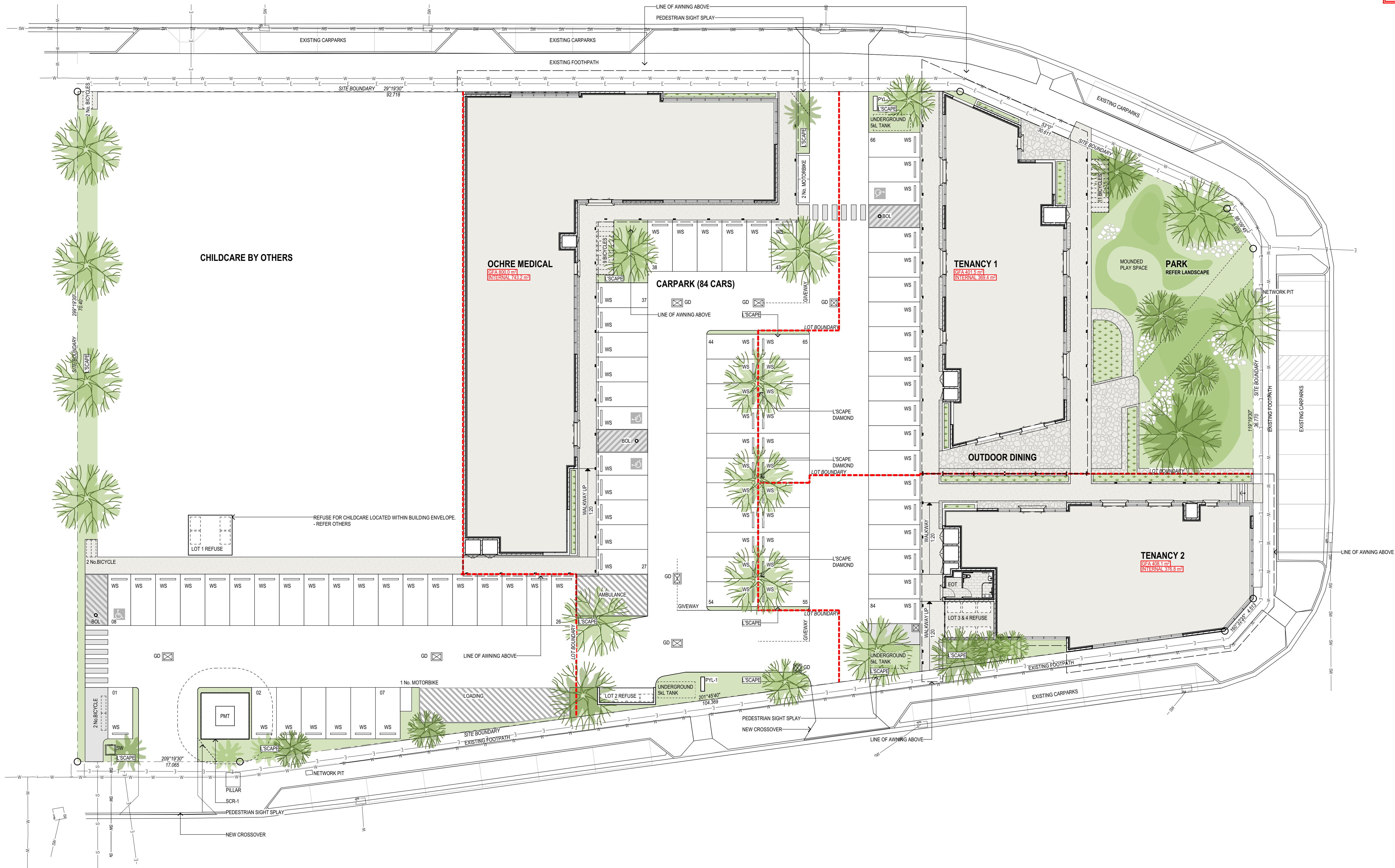
DRAWING NO.

DA-01

ISSUE

D





ISSUE	DATE	BY	DESCRIPTION	CHKD
A	01.07.2026	CL	DEVELOPMENT APPLICATION	GT
B	07.08.2026	CL	TENANCY 2 DIMENSIONS	LG
C	17.08.2026	CL	DEVELOPMENT APPLICATION	GT
D	10.09.2026	CL	DEVELOPMENT APPLICATION	GT
E	24.09.2026	CL	DEVELOPMENT APPLICATION	GT

Aura Baringa

DRAWING

FLOOR PLAN

PROJECT NO.

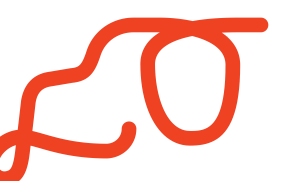
2955-437

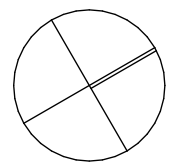
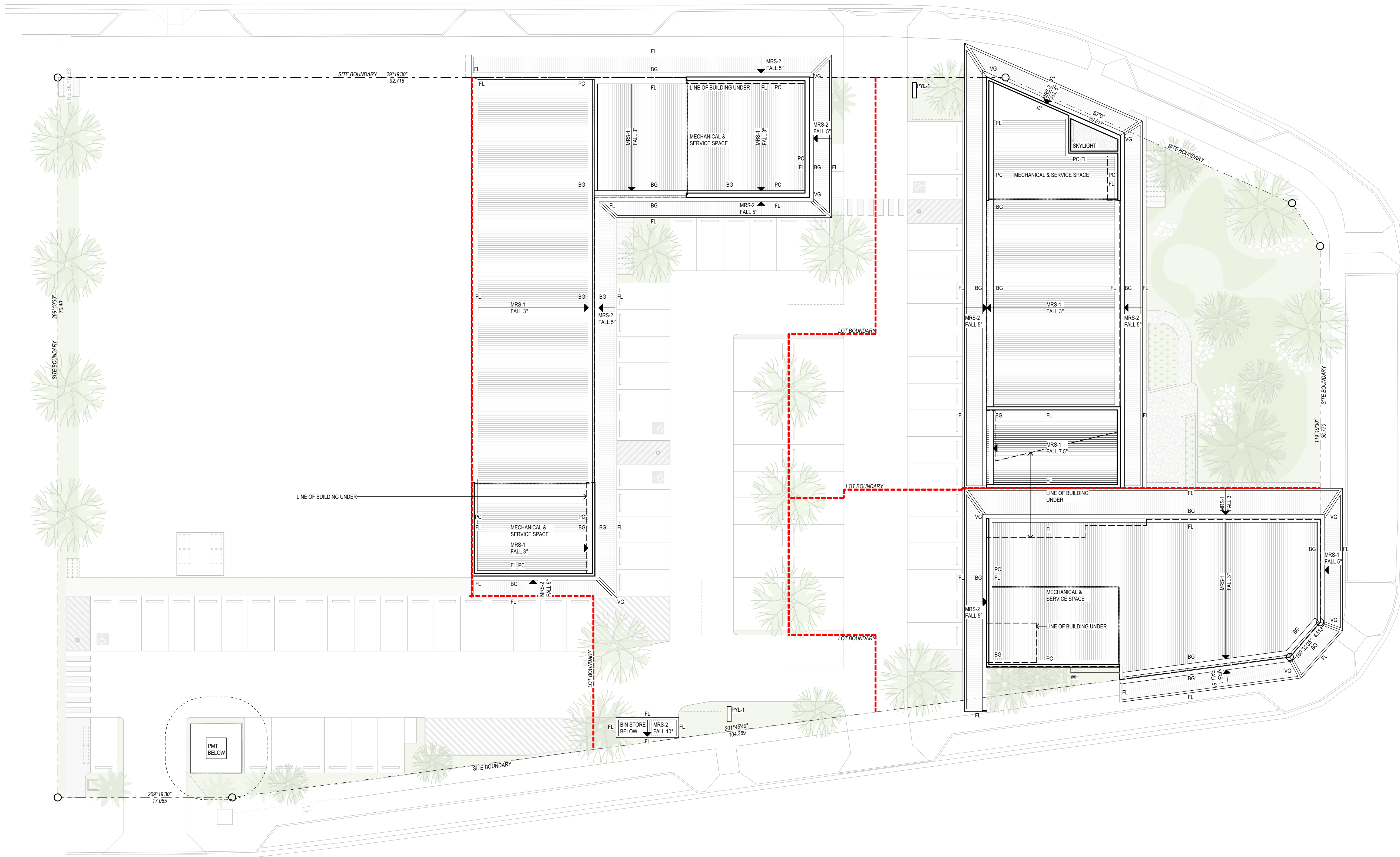
DRAWING NO.

DA-02

ISSUE

E





ISSUE	DATE	BY	DESCRIPTION	CHKD
A	01.07.2026	CL	DEVELOPMENT APPLICATION	GT
B	17.08.2026	CL	DEVELOPMENT APPLICATION	GT
C	10.09.2026	CL	DEVELOPMENT APPLICATION	GT
D	24.09.2026	CL	DEVELOPMENT APPLICATION	GT

Aura Baringa

DRAWING

ROOF PLAN

PROJECT NO.

2955-437

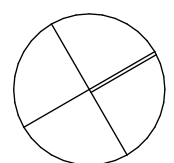
DRAWING NO.

DA-03

ISSUE

D





ISSUE	DATE	BY	DESCRIPTION	CHKD
A	01.07.2026	CL	DEVELOPMENT APPLICATION	GT
B	17.08.2026	CL	DEVELOPMENT APPLICATION	GT
C	10.09.2026	CL	DEVELOPMENT APPLICATION	GT
D	24.09.2026	CL	DEVELOPMENT APPLICATION	GT

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DRAWING

ROL PLAN

PROJECT NO.

2955-437

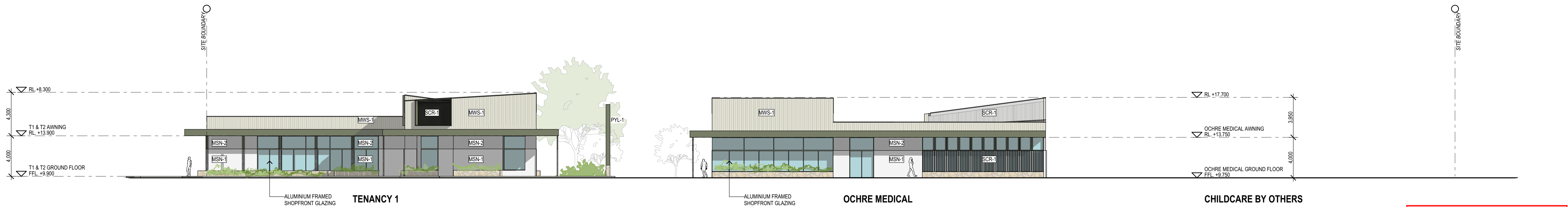
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DA-04

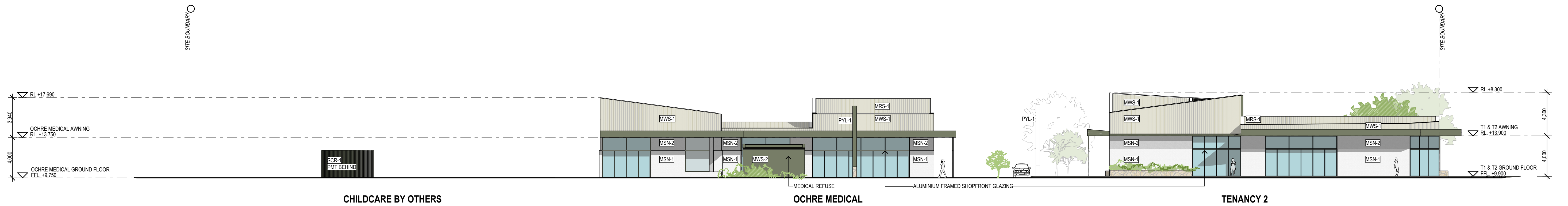
ISSUE

D





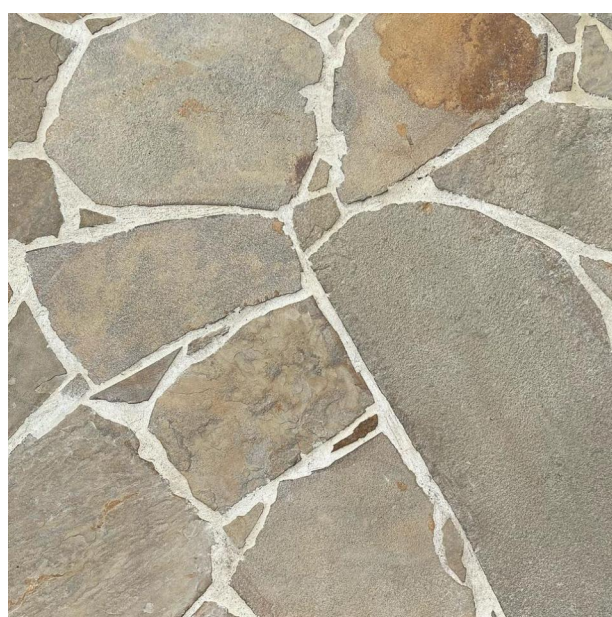
PLANS AND DOCUMENTS
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MATERIAL PALETTE LEGEND



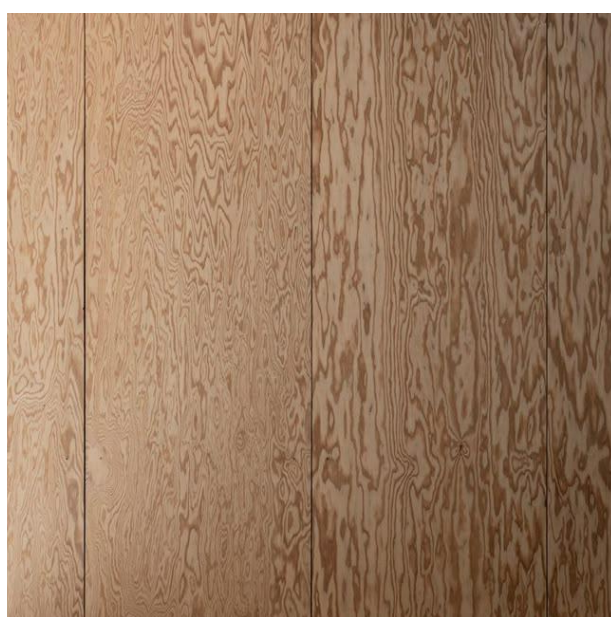
COLOURED CONCRETE
PATHWAYS



STONE PAVING
FEATURE PATHWAYS, PLANTERS & ENTRY POINTS



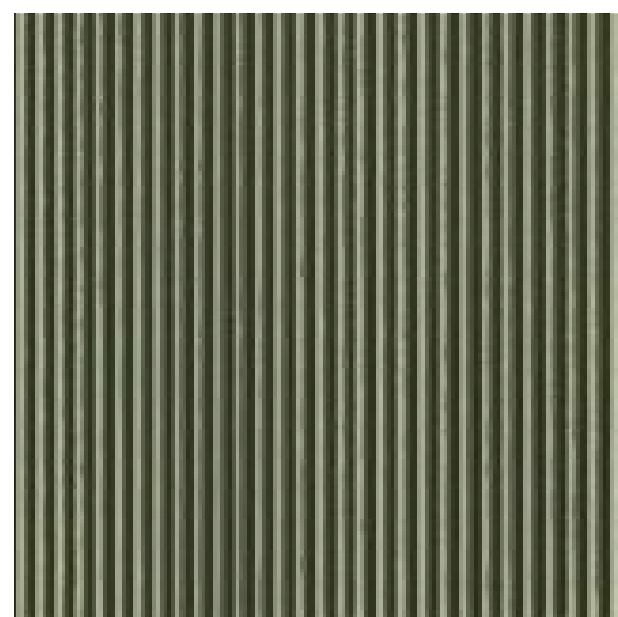
MASONRY RENDER FINISH
MSN-1 & MSN-2
WALLS, CHANGE IN TEXTURE USED TO CREATE DATUM LINE



PLYWOOD OR WARM FEATURE COLOUR
AWNING SOFFIT



COLORBOND PALE EUCALYPT METAL SHEETING
MRS-2 & MWS-2
AWNING & COLUMNS



COLORBOND PALE EUCALYPT BATTEN SCREENING
SCR-1
FEATURE HIGH LEVEL OPENINGS



COLORBOND SURFMIST METAL SHEETING
MRS-1 & MWS-1
HIGH LEVEL WALLS & MAIN ROOFS

LEGEND

- BOL BOLLARD
- COL COLUMN
- EG LEAVES GUTTER
- FFL FINISHED FLOOR LEVEL
- FL FLOOR LEVEL
- GD GRATED DRAIN
- GFA GROSS FLOOR AREA
- MRS-1 METAL ROOF SHEETING
- MRS-2 METAL ROOF SHEETING
- MSN-1 MASONRY FINISH
- MSN-2 MASONRY FINISH
- MWS-1 METAL WALL SHEETING
- PMT PAD MOUNT TRANSFORMER
- PYL-1 PYLON SIGN - 6.0m x 1.5m
- RL REDUCED LEVEL
- S-1 TENANT SIGNAGE
- SCR-1 BATTEN SCREEN
- SCR-2 BATTEN SCREEN TO SERVICES
- SW STORMWATER PIT
- VG VALLEY GUTTER
- WH WATER HEATER
- WS WHEEL STOP



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DRAWING

ELEVATIONS & SITE SECTIONS - SHEET 1

PROJECT NO.

2955-437

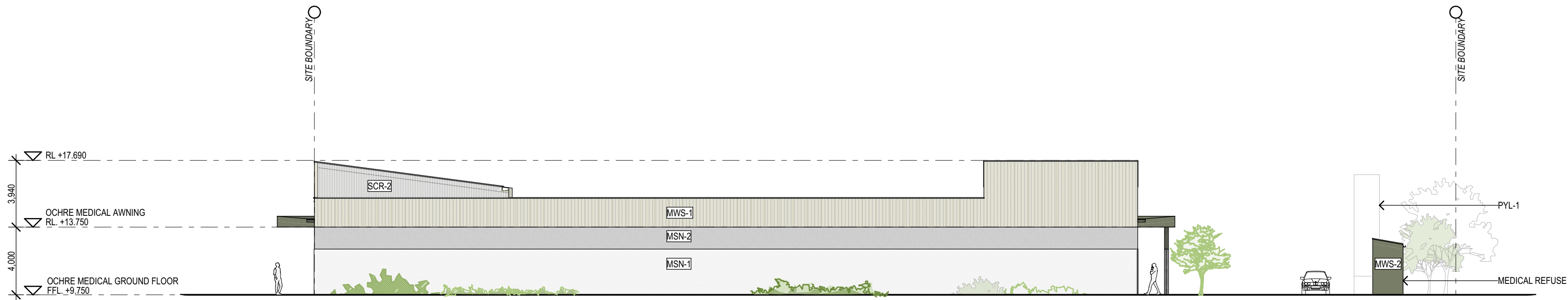
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DA-05

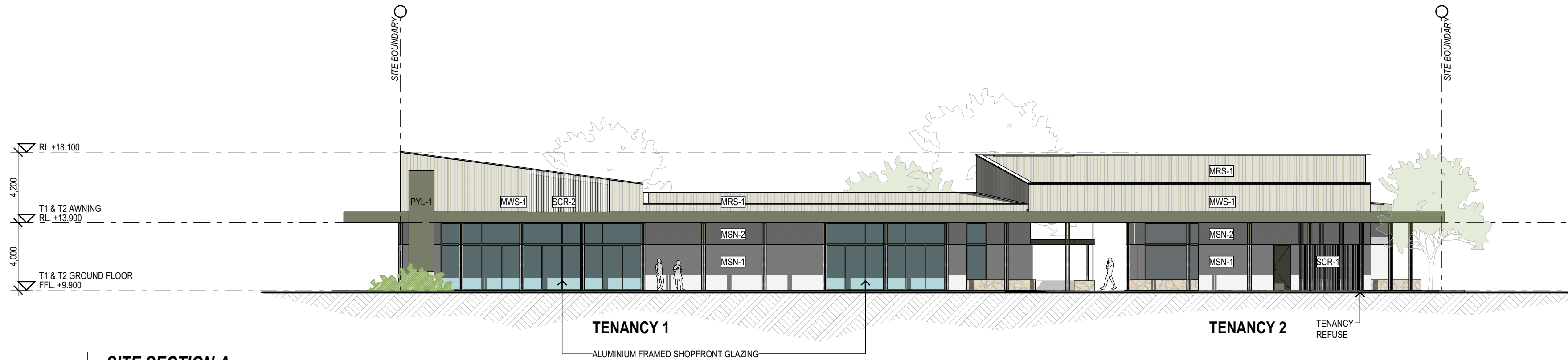
ISSUE

B

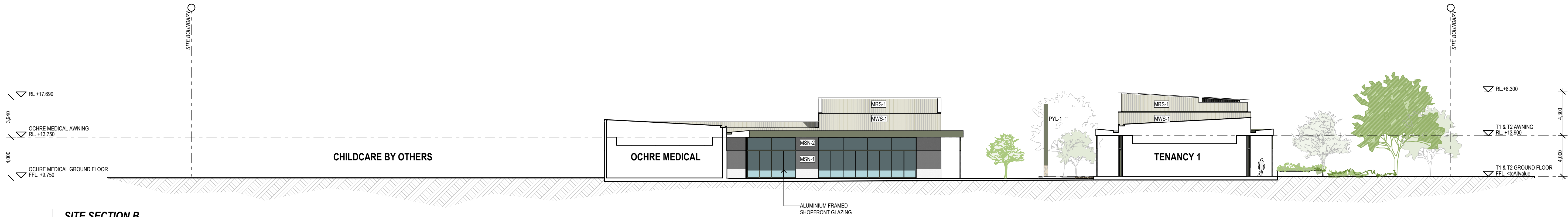




ELEVATION - SOUTH
1:200



SITE SECTION A
1:200

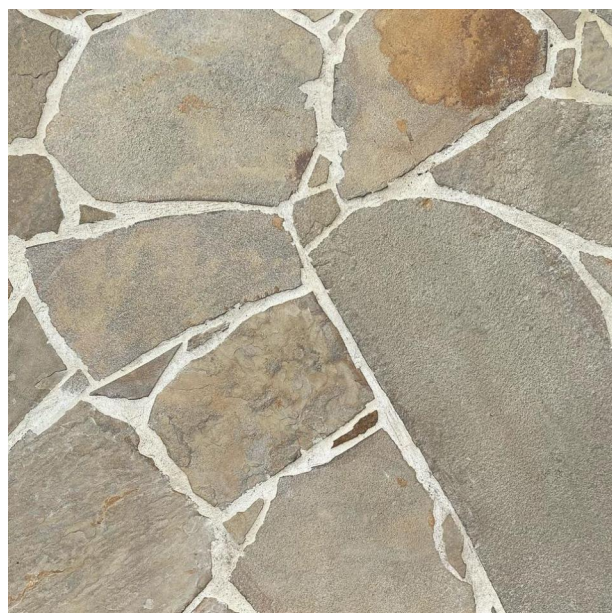


SITE SECTION B
1:200

MATERIAL PALETTE LEGEND



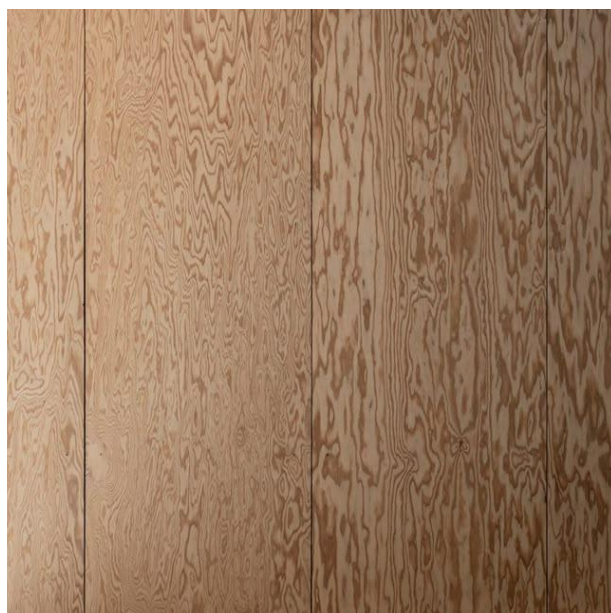
COLOURED CONCRETE
PATHWAYS



STONE PAVING
FEATURE PATHWAYS, PLANTERS & ENTRY POINTS



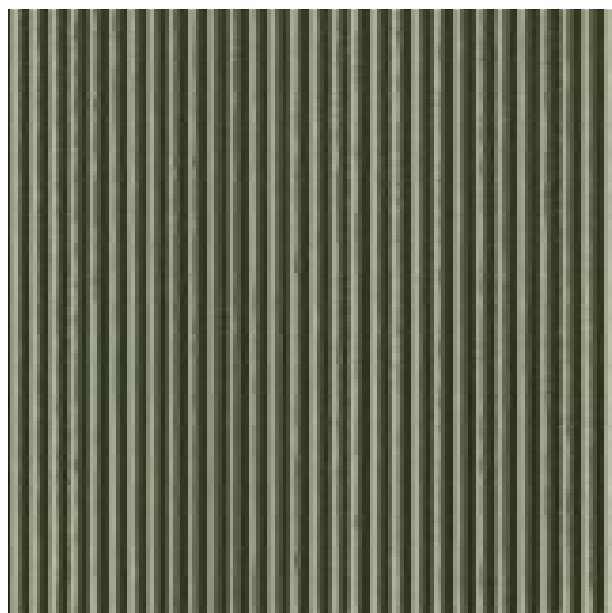
MASONRY RENDER FINISH
MSN-1 & MSN-2
WALLS, CHANGE IN TEXTURE USED TO CREATE DATUM LINE



PLYWOOD OR WARM FEATURE COLOUR
AWNING SOFFIT



COLORBOND PALE EUCALYPT METAL SHEETING
MRS-2 & MWS-2
AWNING & COLUMNS



COLORBOND PALE EUCALYPT BATTEN SCREENING
SCR-1
FEATURE HIGH LEVEL OPENINGS



COLORBOND SURFMIST METAL SHEETING
MRS-1 & MWS-1
HIGH LEVEL WALLS & MAIN ROOFS

LEGEND

- BOL BOLLARD
- COL COLUMN
- EG LEAVES GUTTER
- FFL FINISHED FLOOR LEVEL
- FL FLOOR LEVEL
- GD GRATED DRAIN
- GFA GROSS FLOOR AREA
- MRS-1 METAL ROOF SHEETING
- MRS-2 METAL ROOF SHEETING
- MSN-1 MASONRY FINISH
- MSN-2 MASONRY FINISH
- MWS-1 METAL WALL SHEETING
- PMT PAD MOUNT TRANSFORMER
- PVL-1 PYLON SIGN - 6.0m x 1.5m
- RL REDUCED LEVEL
- S-1 TENANT SIGNAGE
- SCR-1 BATTEN SCREEN
- SCR-2 BATTEN SCREEN TO SERVICES
- SW STORMWATER PIT
- VG VALLEY GUTTER
- WH WATER HEATER
- WS WHEEL STOP



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SCALE 1:200@A1

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DRAWING

ELEVATIONS & SITE SECTIONS - SHEET 2

PROJECT NO.

2955-437

DRAWING NO.

DA-06

ISSUE

B







ISSUE	DATE	BY	DESCRIPTION	CHKD
A	01.07.2026	CL	PRELIMINARY	GT
B	17.08.2026	CL	PRELIMINARY	GT

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DRAWING
3D VIEW 02

PROJECT NO.
2955-437

DRAWING NO.
DA-08

ISSUE
B











ISSUE	DATE	BY	DESCRIPTION	CHKD
A	01.07.2026	CL	PRELIMINARY	GT
B	17.08.2026	CL	PRELIMINARY	GT

Aura Baringa

DRAWING
3D VIEW 06

PROJECT NO.
2955-437

DRAWING NO.
DA-12

ISSUE
B





ISSUE	DATE	BY	DESCRIPTION	CHKD
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B	17.08.2026	CL	PRELIMINARY	GT

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DRAWING
3D VIEW 07

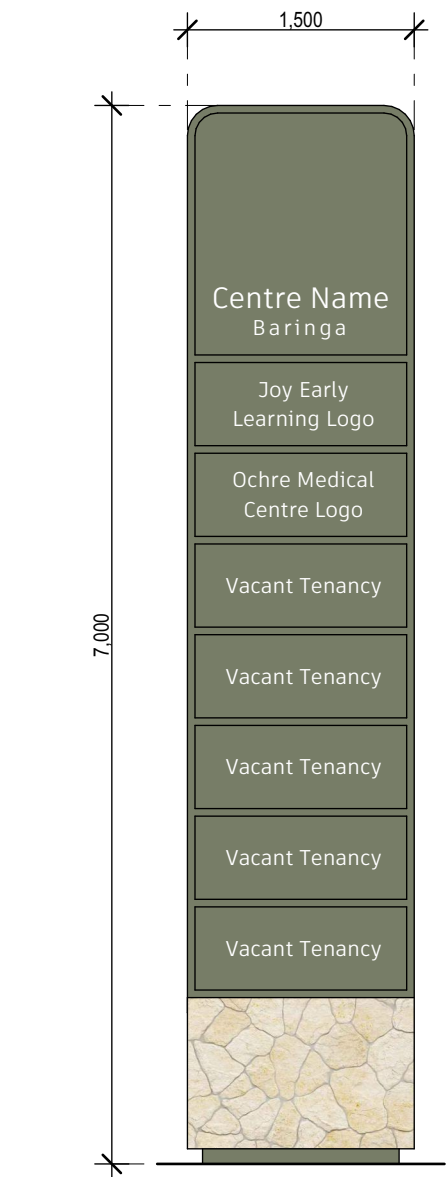
PROJECT NO.
2955-437

DRAWING NO.
DA-13

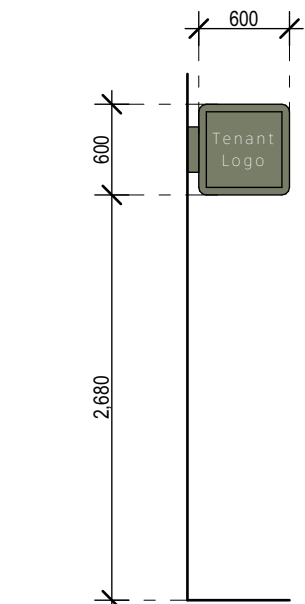
ISSUE
B



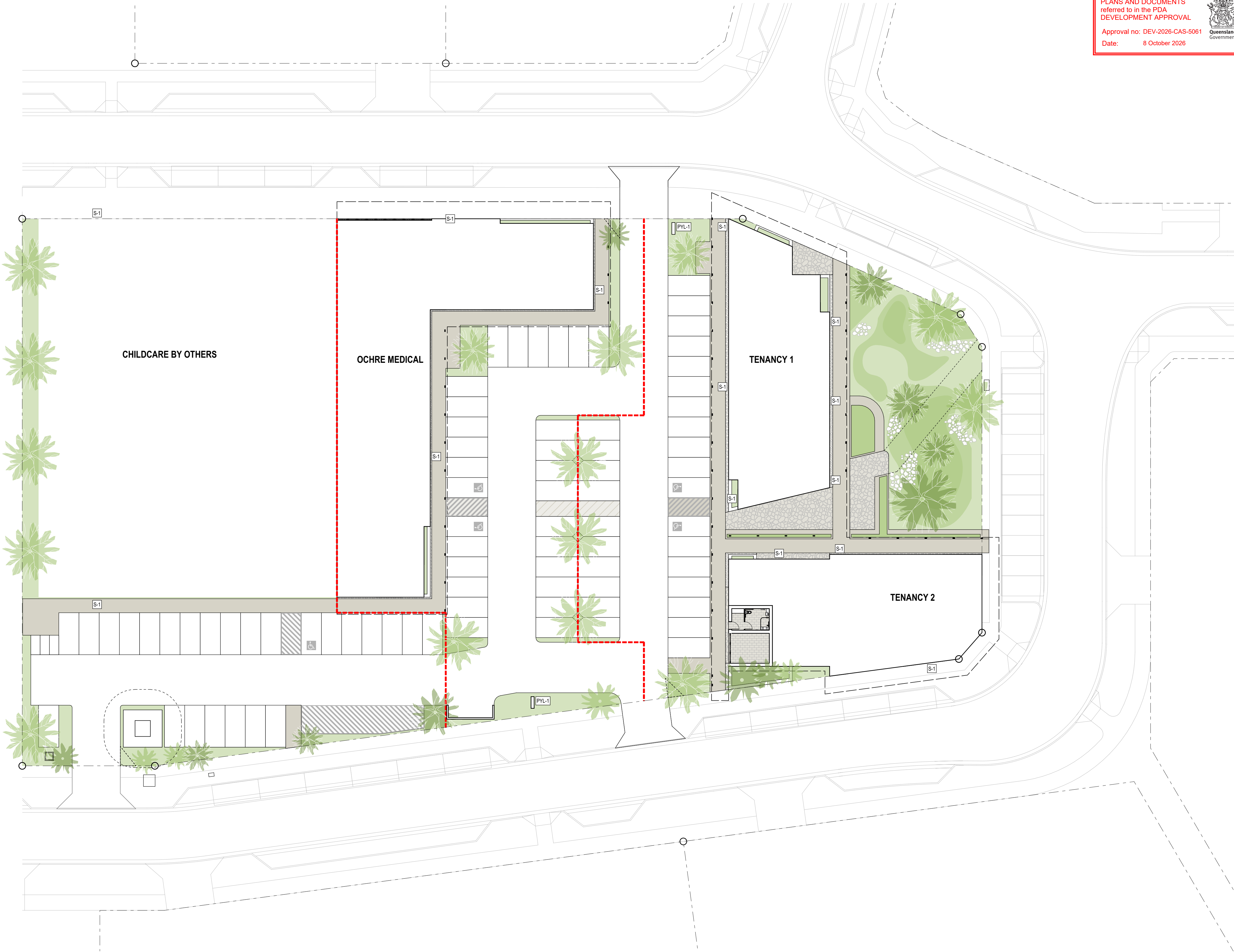




DETAIL - PYL-1
1:50



DETAIL - S-1
1:50



ISSUE	DATE	BY	DESCRIPTION	CHKD
A	01.07.2026	CL	DEVELOPMENT APPLICATION	GT
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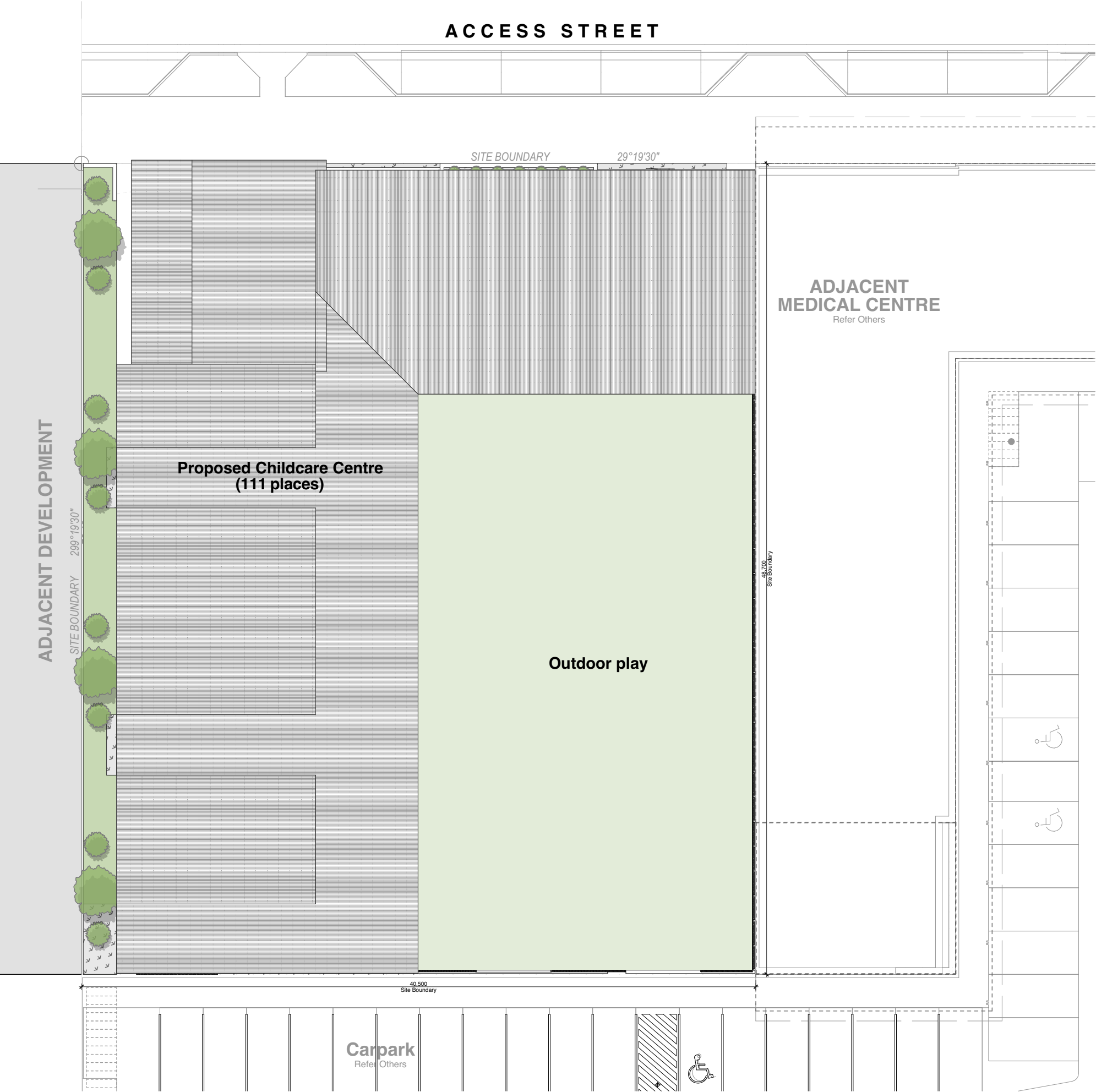
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DRAWING
SIGNAGE
PROJECT NO.
2955-437

DRAWING NO.
DA-15

ISSUE
B





SITE INFORMATION

Site Area:	1,870.1 m ²
Building GFA:	1,008 m ²
Landscape Area:	
- Outdoor Play	793.4m ²
- Landscape Strip	126.5m ²
Total	920 m²

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Queensland
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FLOOR& ROOF PLAN LEGEND

COL Column
EG Eaves Gutter
GB Garden Bed
MRS Metal Roof Sheet

NOTES

1. Refer to consultant's drawing for landscaping and shade sail detail

PLANS AND DOCUMENTS
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Issue for DA





FLOOR& ROOF PLAN LEGEND

COL Column
EG Eaves Gutter
GB Garden Bed
MRS Metal Roof Sheet

NOTES

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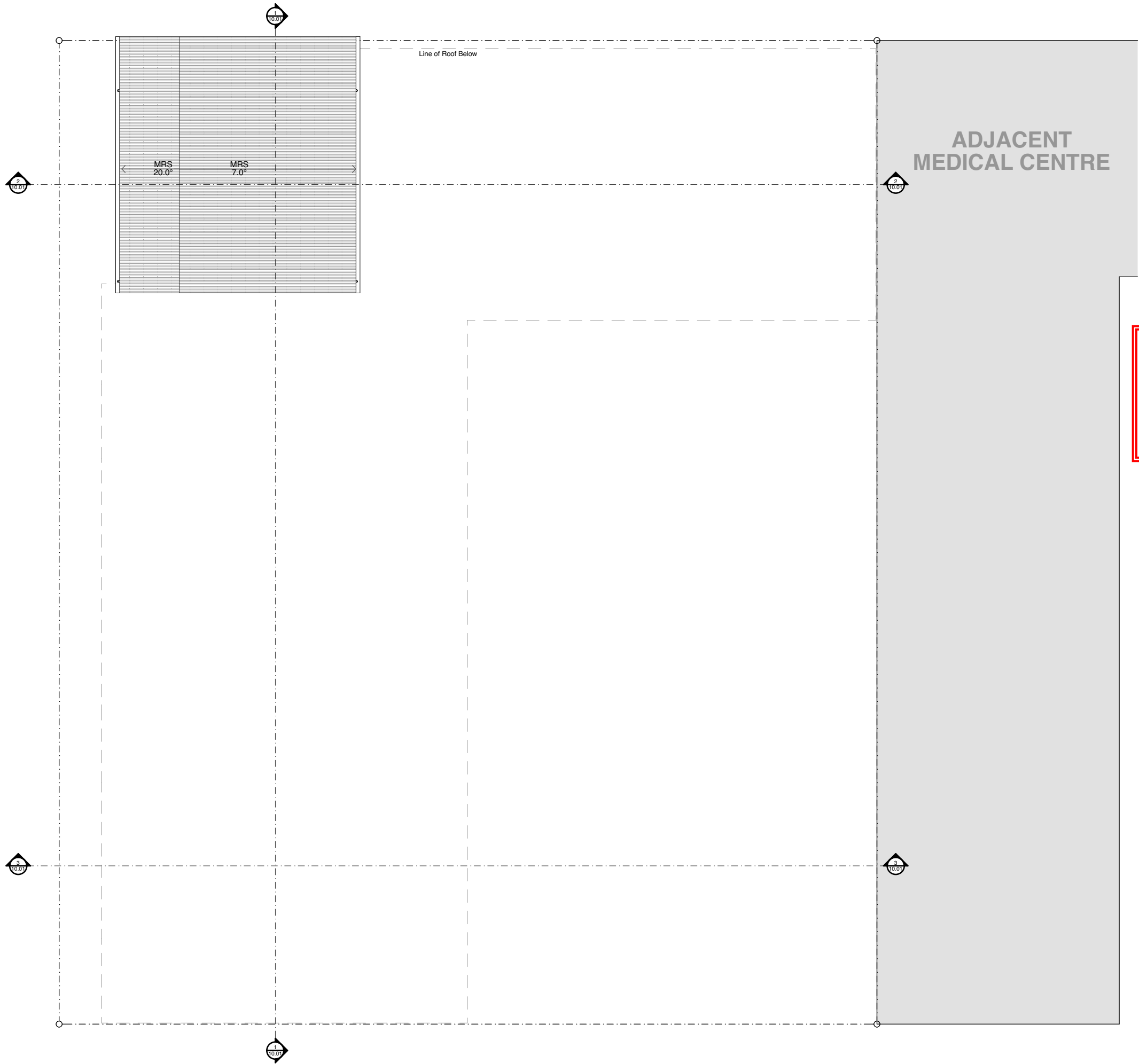
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Issue for DA





FLOOR& ROOF PLAN LEGEND

COL Column
EG Eaves Gutter
GB Garden Bed
MRS Metal Roof Sheet

NOTES

1. Refer to consultant's drawing for landscaping and shade sail detail

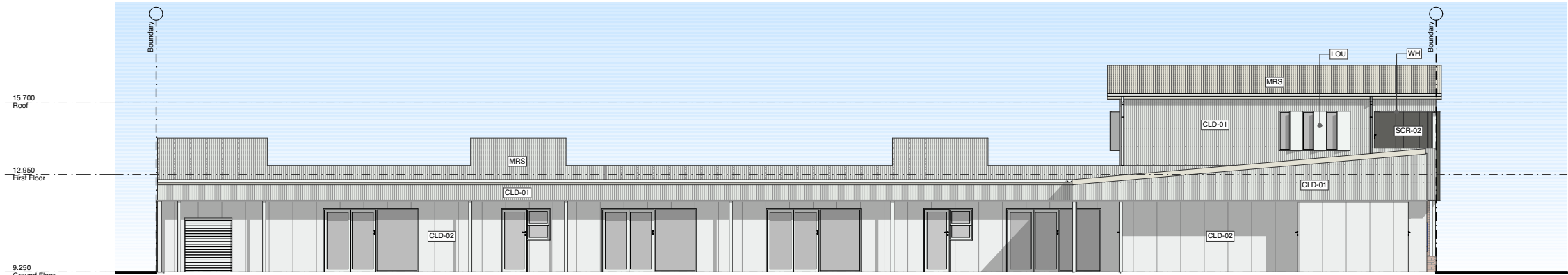
PLANS AND DOCUMENTS
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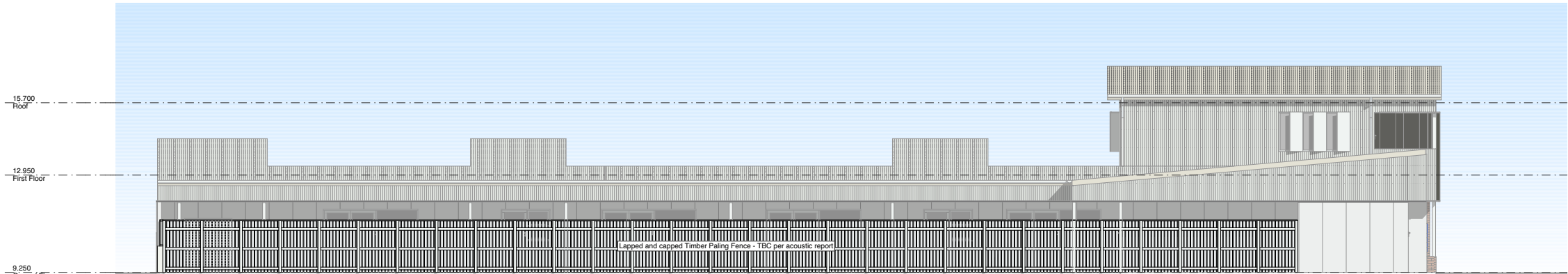


Issue for DA





1 North
Scale 1:200



2 North - Fencing
Scale 1:200

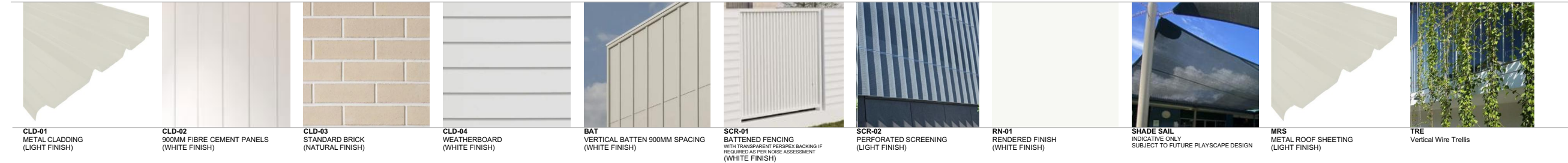
ELEVATION & SECTION LEGEND

- CLD-# Cladding Type - Refer to Schedule
- LOU Louvre
- MRS Metal Roof Sheet
- SCR-# Screen Type - Refer to Schedule
- TRE Trellis
- WH Window Hood

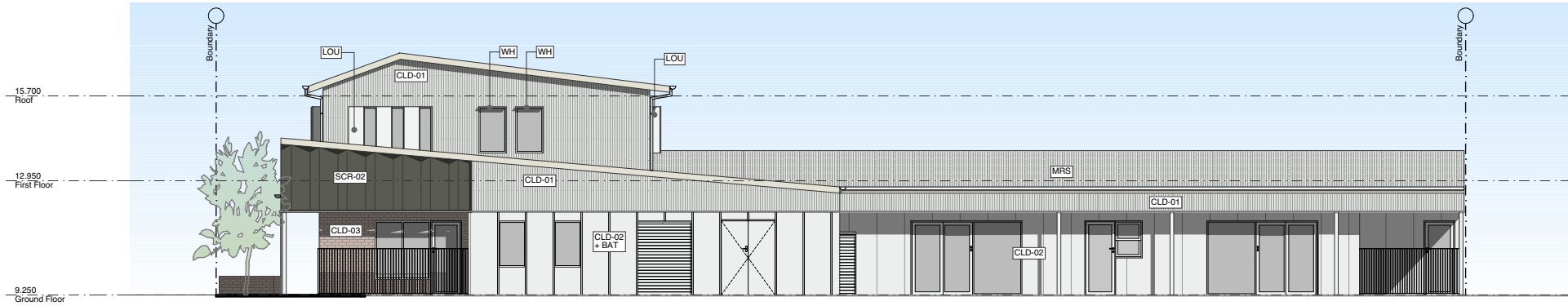
PLANS AND DOCUMENTS
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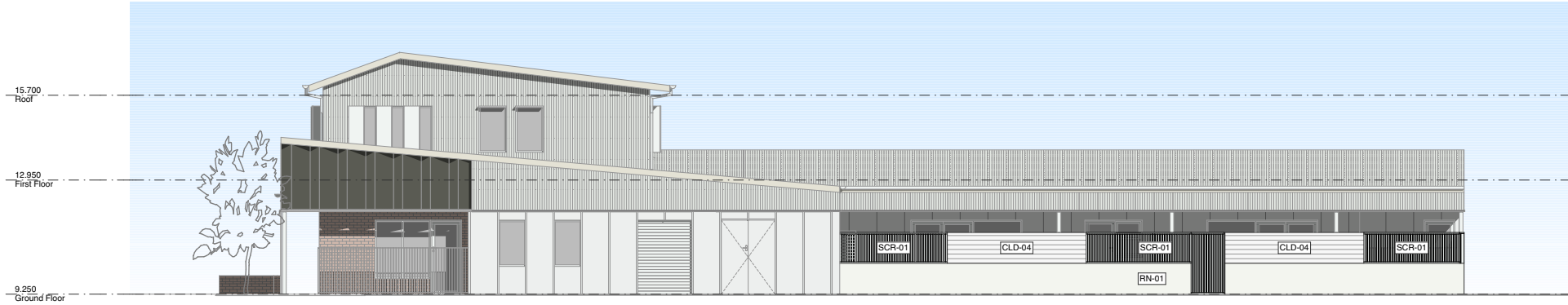
Date: 8 October 2026



Issue for DA



1 East
Scale 1:200



2 East - Fencing
Scale 1:200

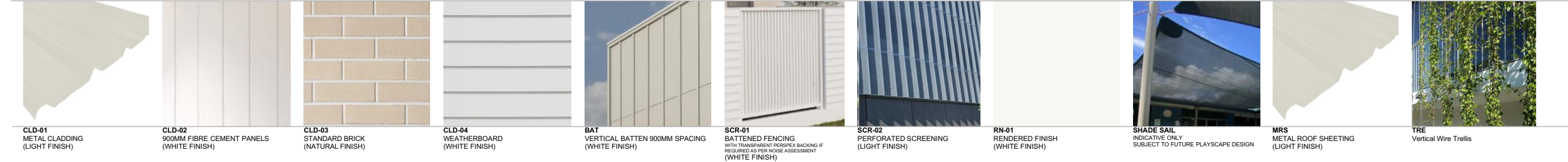
ELEVATION & SECTION LEGEND

- CLD-# Cladding Type - Refer to Schedule
LOU Louvre
MRS Metal Roof Sheet
SCR-# Screen Type - Refer to Schedule
TRE Trellis
WH Window Hood

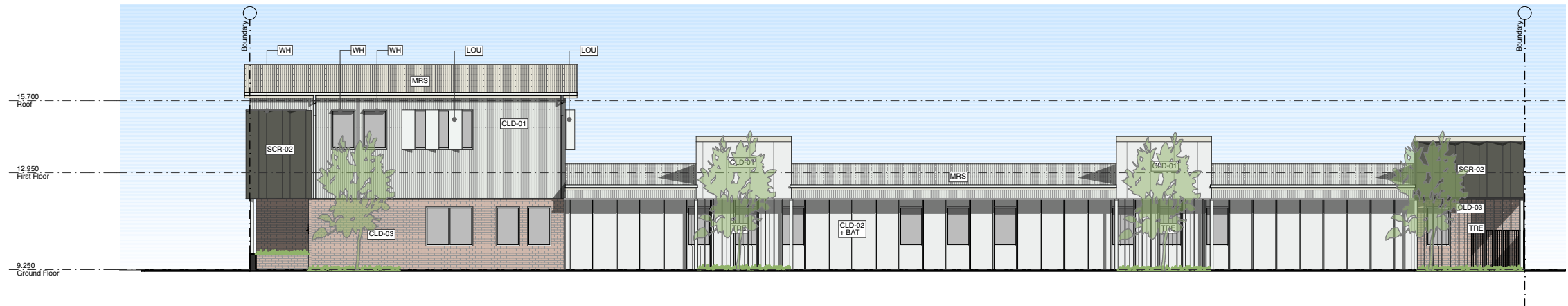
PLANS AND DOCUMENTS
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Issue for DA



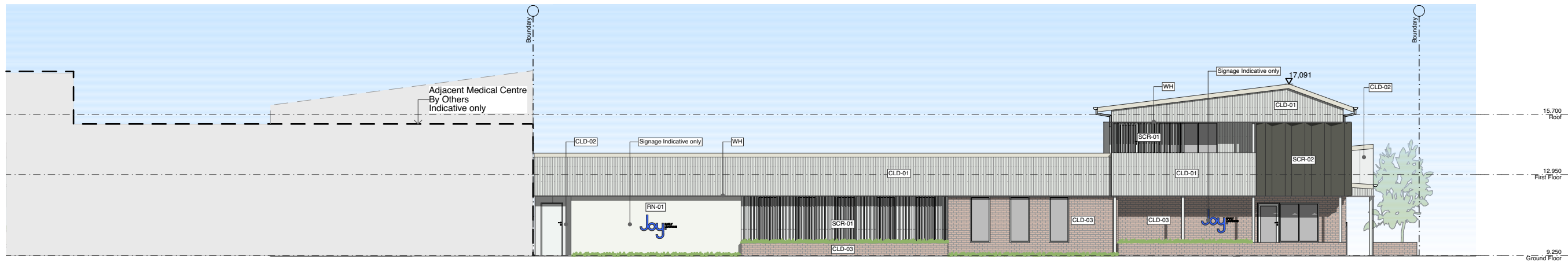
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Scale 1:200

ELEVATION & SECTION LEGEND

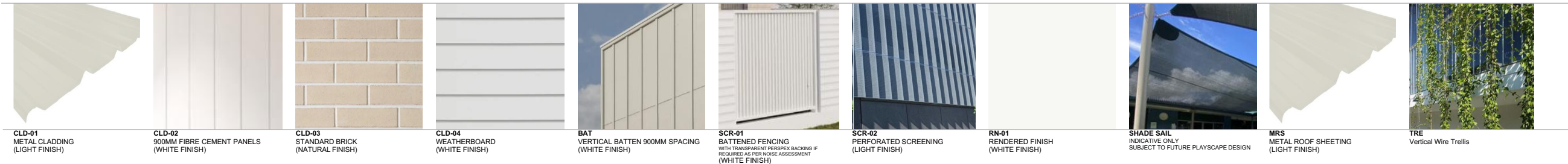
- CLD-# Cladding Type - Refer to Schedule
LOU Louvre
MRS Metal Roof Sheet
SCR-# Screen Type - Refer to Schedule
TRE Trellis
WH Window Hood

PLANS AND DOCUMENTS
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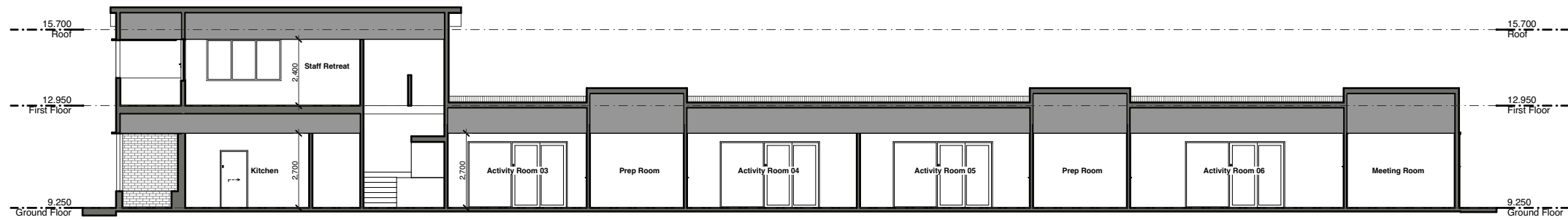
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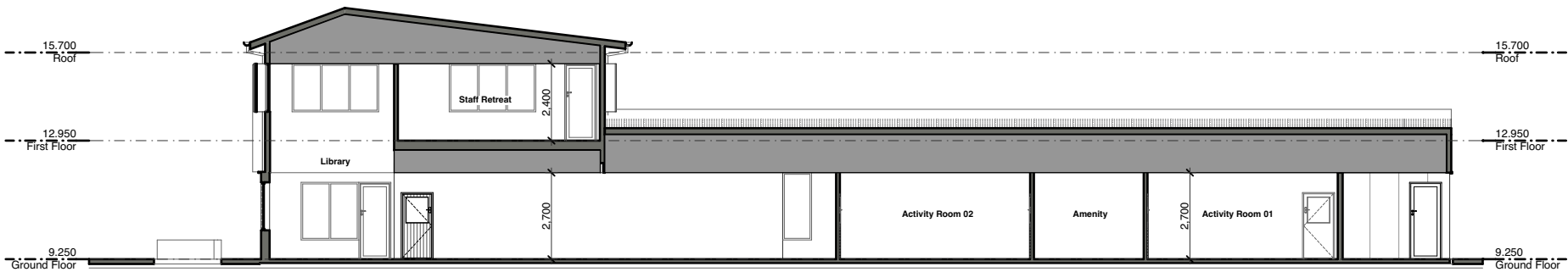
2 West
Scale 1:200



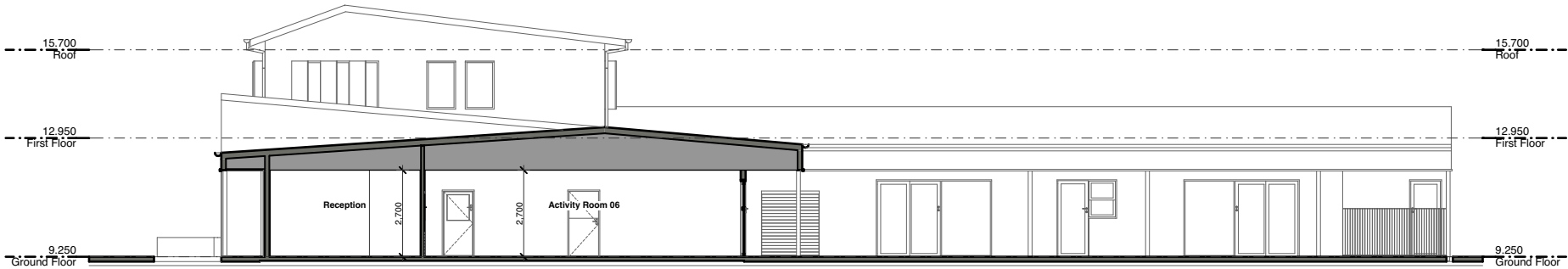
Issue for DA



1 Section A
Scale 1:200



2 Section B
Scale 1:200



3 Section C
Scale 1:200

PLANS AND DOCUMENTS
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Issue for DA



ACCESS STREET PERSPECTIVE



ACCESS STREET PERSPECTIVE

PLANS AND DOCUMENTS
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Issue for DA



ENTRY PERSPECTIVE



ENTRY PERSPECTIVE

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