A V E L A

Client	VANTAGE BUILDING GROUP
Address	Lot 8001 --- Baringa QLD 4551
Rev	A
Publish date	15/09/2026

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T: 07 5458 5500
3/17 Duporth Avenue, Maroochydore QLD 4558
email: info@vantagemail.com.au
web: www.vantagebuildinggroup.com.au
BSA: 1208 908

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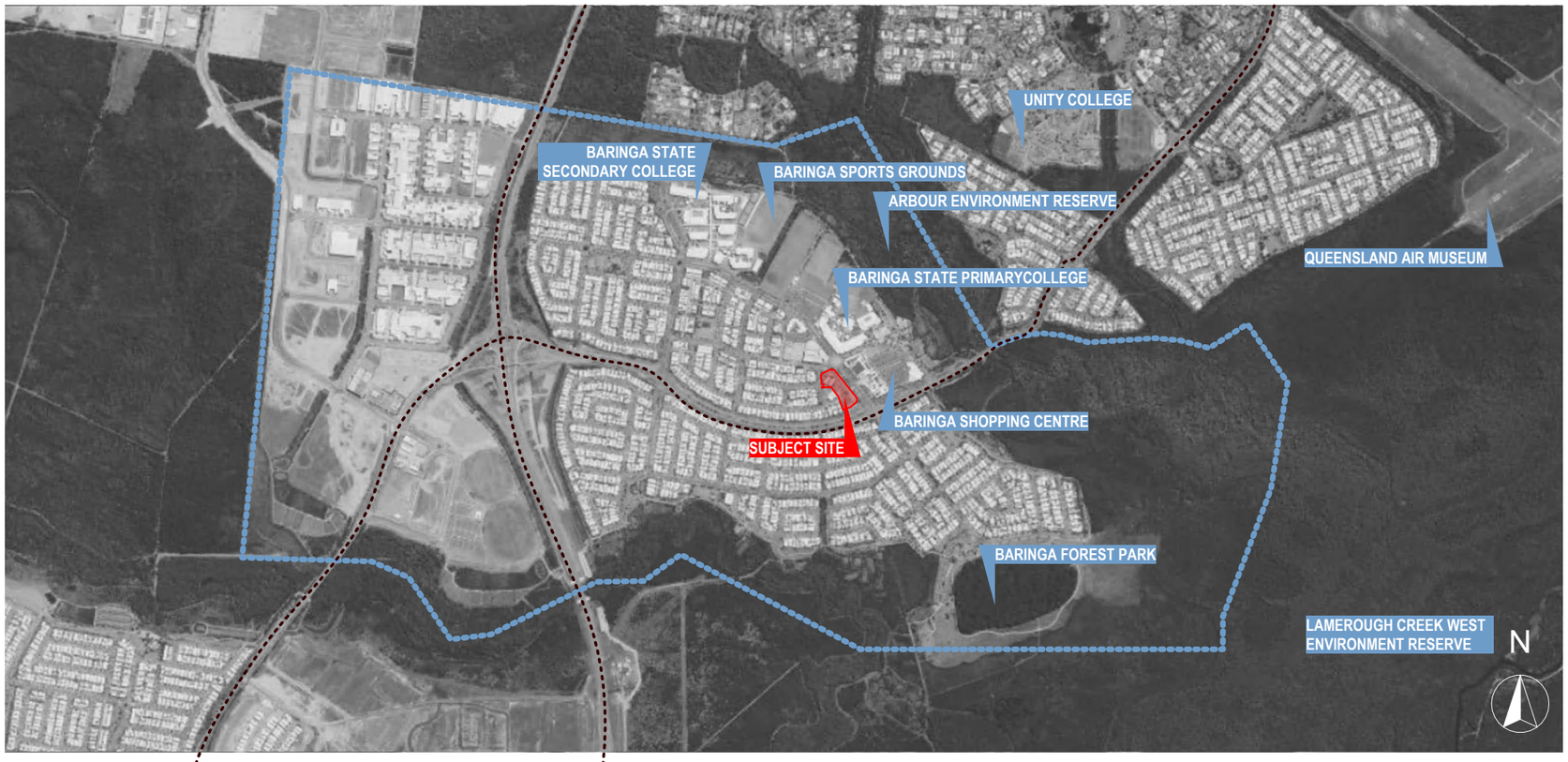
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CONTEXT PLAN

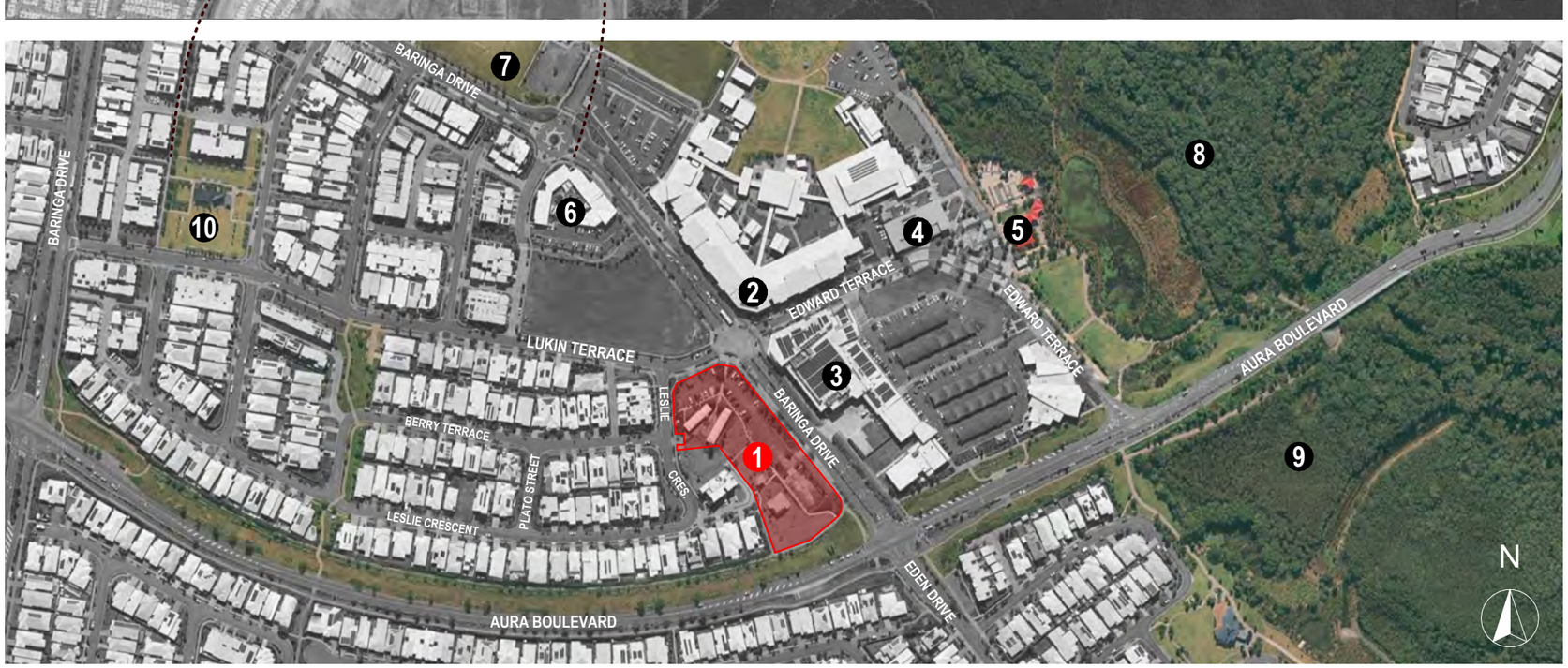
LEGEND

BARINGA SUBURB

PREDOMINANT ROADS



LOCATION PLAN



SUBJECT SITE .1
BARINGA STATE PRIMARY SCHOOL .2
BARINGA SHOPPING CENTRE .3
BARINGA COMMUNITY CENTRE .4
BARINGA TOWN SQUARE .5
PLANTATION RETIREMENT RESORT .6
EARLY CHILHOOD CENTRE .7
BARINGA SPORTS GROUNDS .8
ARBOUR ENVIRONMENT RESERVE .9
AURA BOULEVARD RESERVE .10
BANKS CRESCENT AMENITY RESERVE .11
WALLUM SEDGE FROG PARK .12
LUKIN PARK .13
AURA BOULEVARD BRIDGE .14

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
LOCATION PLAN

CLIENT
VANTAGE BUILDING GROUP

PROJECT NO:	**VAN001**		
DRAWING NO:	2 of 46	DRAWN BY:	--
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(B)	15/09/26	D.A. AMENDMENT 1	SG

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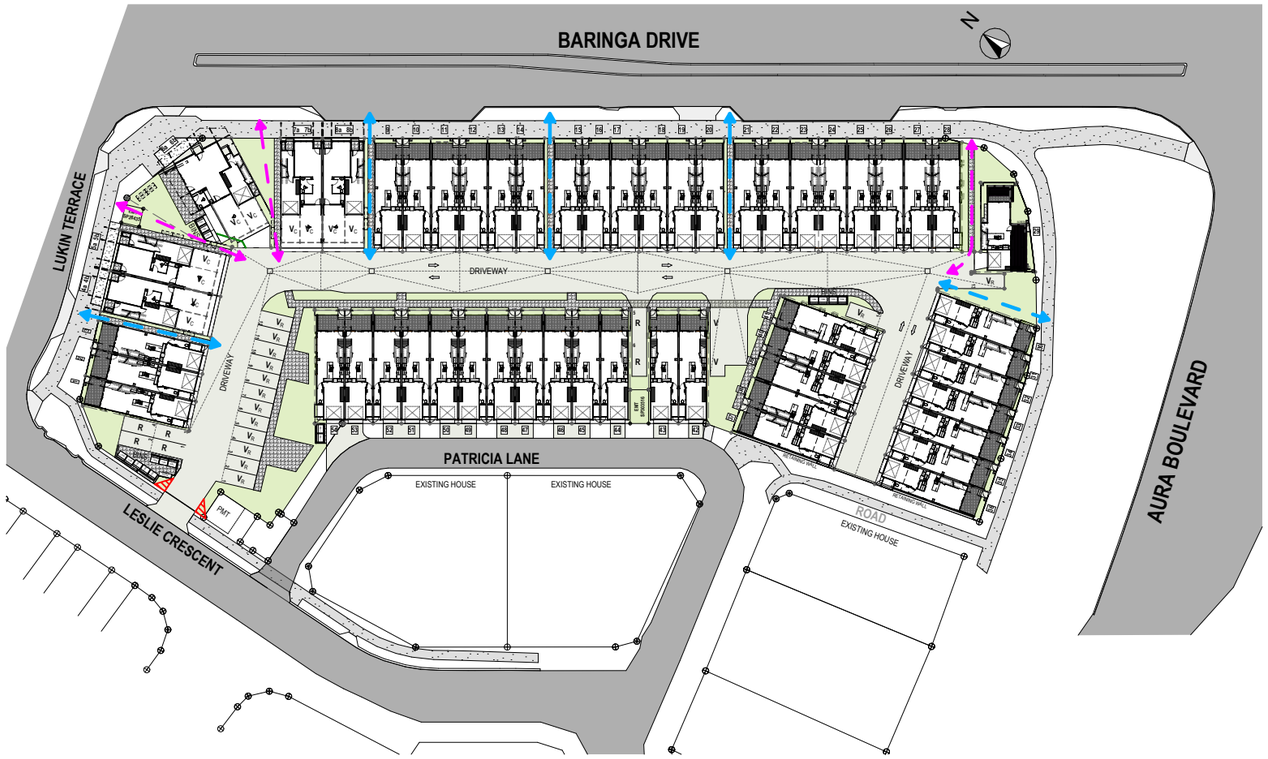
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DESIGN PRINCIPALS



PRIMARY PEDESTRIAN ACCESS

SECONDARY PEDESTRIAN ACCESS

PUBLIC PRIVATE INTEGRATION







MIXED USE
LOCAL COMMUNITY ACTIVATION



GREEN SPACE



DIVERSITY THROUGH COLOUR AND CLADDING

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
DESIGN PRINCIPLES

CLIENT
VANTAGE BUILDING GROUP

PROJECT NO:	**VAN001**		
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MATERIALS

HAYMES PAINT
WATER GREY

HAYMES PAINT
DARK MOSS

HAYMES PAINT
SURFMIST

HAYMES PAINT (CB)
WOODLAND GREY

COLOURS

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
MATERIALITY

CLIENT
VANTAGE BUILDING GROUP

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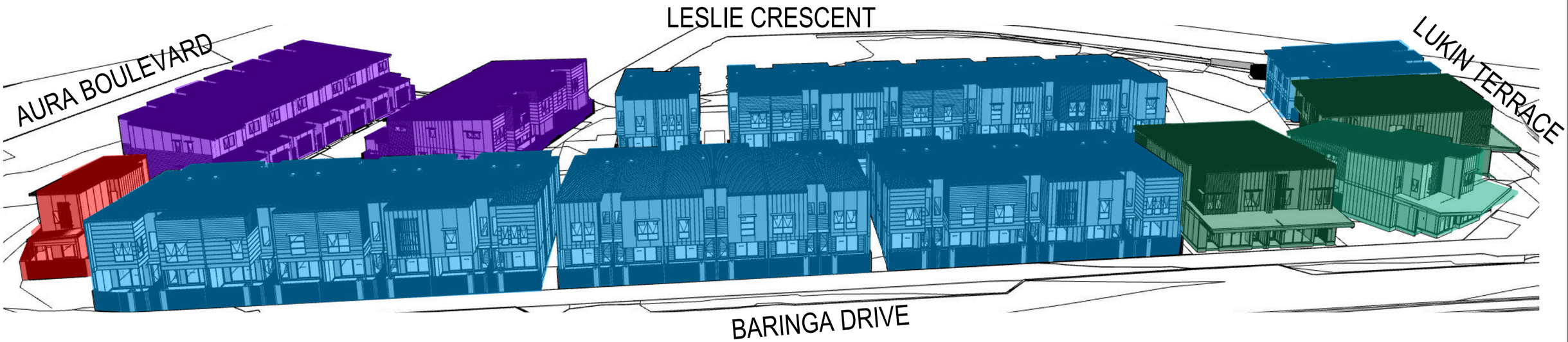
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TERRACE TYPES & YIELD

TYPE A - 3 Bed	36
TYPE B - 2 Bed	12
TYPE C - Mixed Use* + 3 Bed (balcony P.O.S.)	4
TYPE C - Mixed Use* + 3 Bed (balcony P.O.S.)	1
TYPE D - 2 Bed	1
Total	**54**

*Mixed Use allows for retail, commercial, professional services and food services

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
UNIT TYPES 3D

CLIENT
VANTAGE BUILDING GROUP

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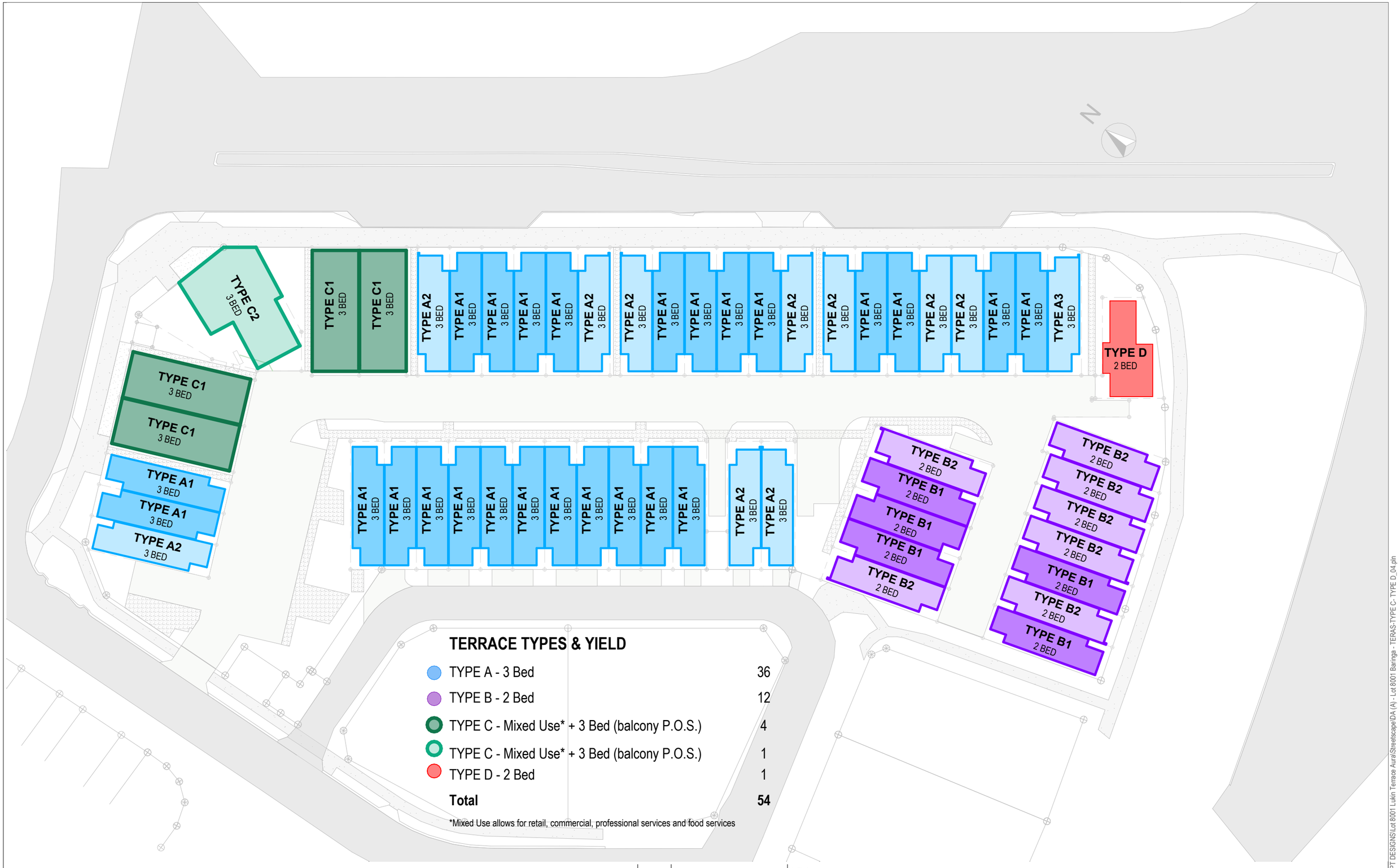
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TERRACE TYPES & YIELD

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TYPE B - 2 Bed	12
TYPE C - Mixed Use* + 3 Bed (balcony P.O.S.)	4
TYPE C - Mixed Use* + 3 Bed (balcony P.O.S.)	1
TYPE D - 2 Bed	1
Total	**54**

*Mixed Use allows for retail, commercial, professional services and food services

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
TERRACE TYPE PLAN

CLIENT
VANTAGE BUILDING GROUP

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DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
SITE COVER

CLIENT
VANTAGE BUILDING GROUP

PROJECT NO:	**VAN001**		
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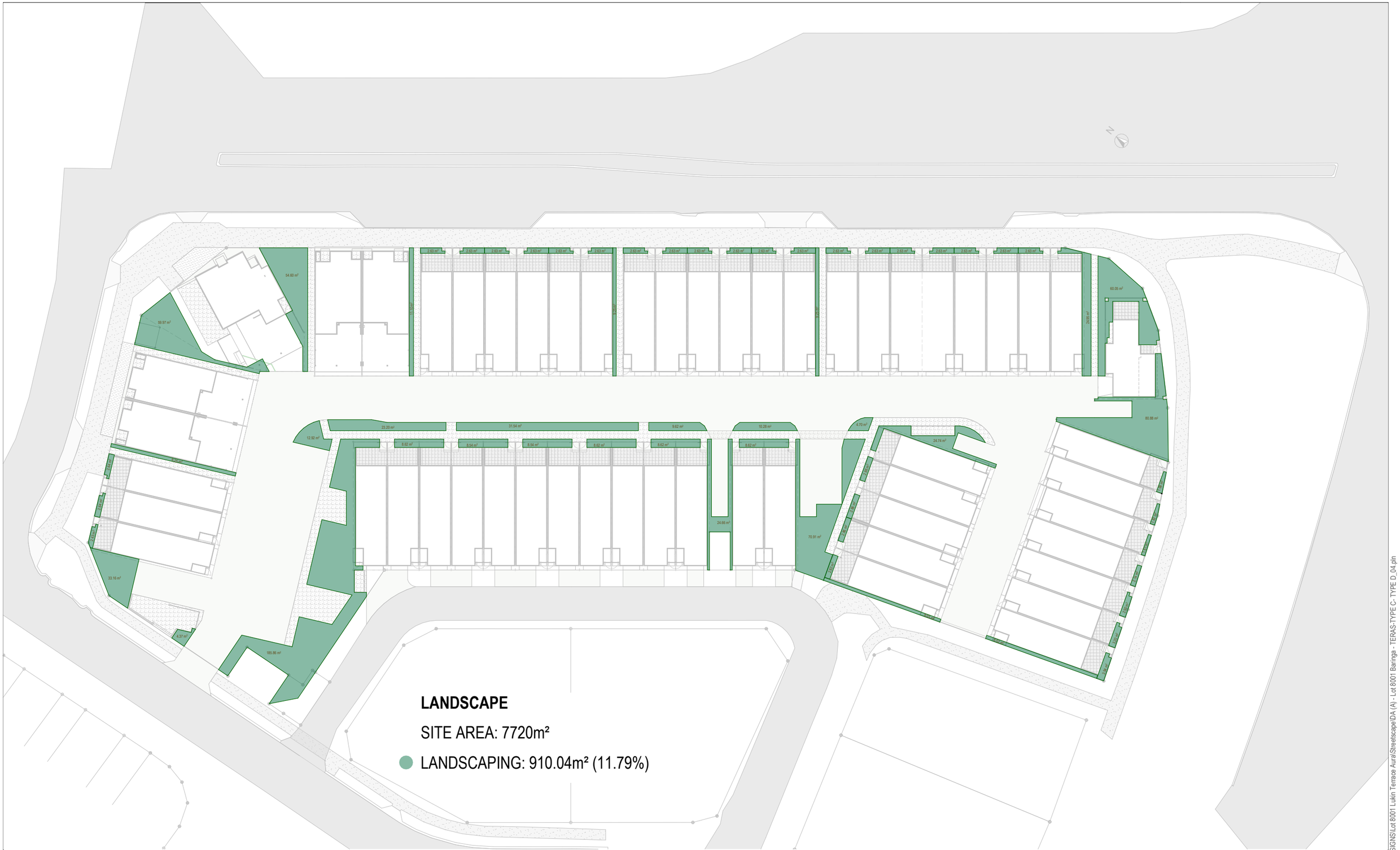
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DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
LANDSCAPING

CLIENT
VANTAGE BUILDING GROUP

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DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
COMMON OPEN SPACE

CLIENT
VANTAGE BUILDING GROUP

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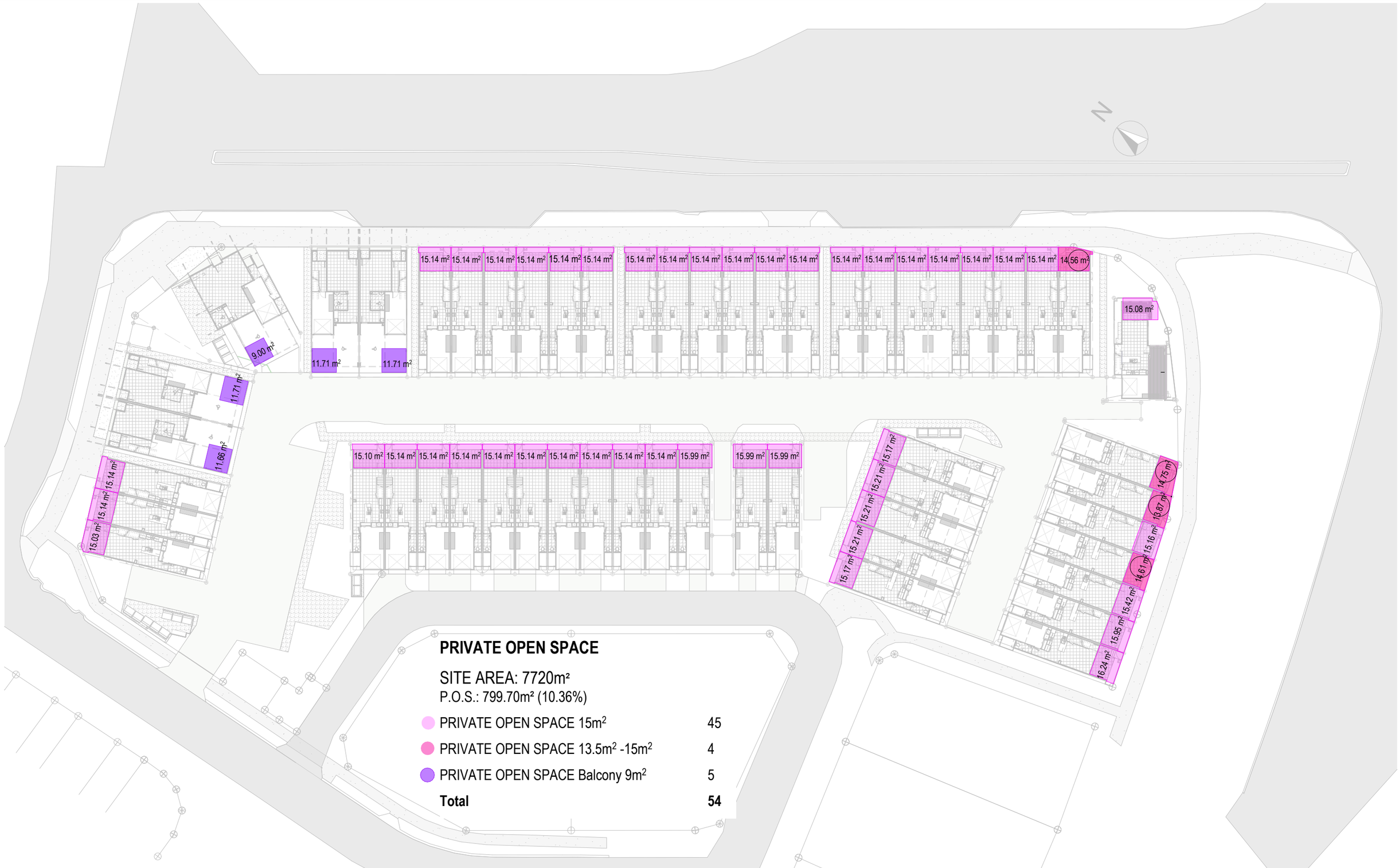
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PRIVATE OPEN SPACE

SITE AREA: 7720m²
P.O.S.: 799.70m² (10.36%)

PRIVATE OPEN SPACE 15m²	45
PRIVATE OPEN SPACE 13.5m² -15m²	4
PRIVATE OPEN SPACE Balcony 9m²	5
Total	**54**

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PRIVATE OPEN SPACE

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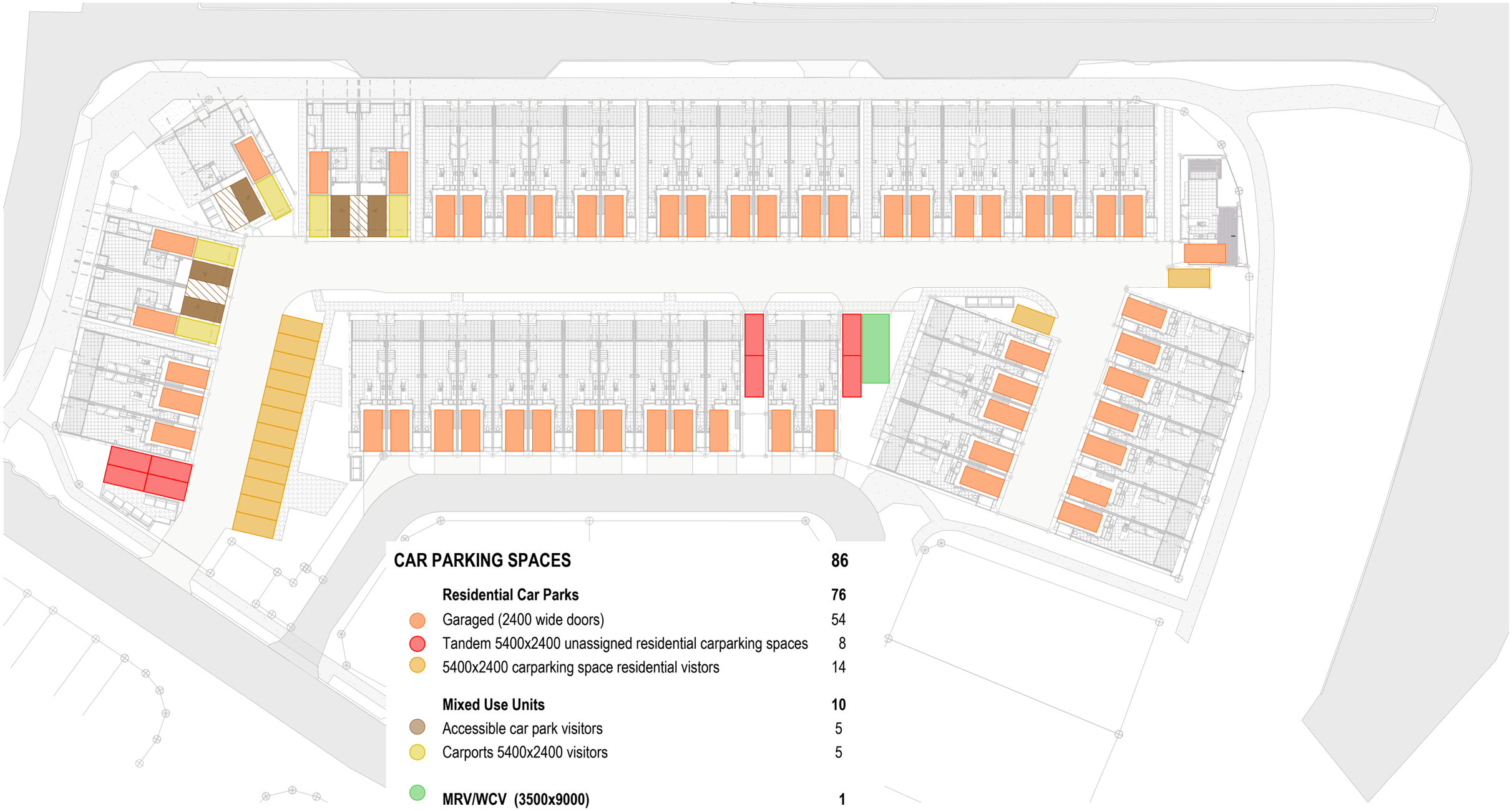
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CAR PARKING SPACES — 86

	Residential Car Parks	**76**
	Garaged (2400 wide doors)	54
	Tandem 5400x2400 unassigned residential carparking spaces	8
	5400x2400 carparking space residential vistors	14
	Mixed Use Units	**10**
	Accessible car park visitors	5
	Carports 5400x2400 visitors	5
	MRV/WCV (3500x9000)	**1**
	Carwash bay	

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DRAWING TITLE:
CAR PARKING SPACES

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BARINGA DRIVE

N

LUKIN TERRACE

AURA BOULEVARD

LESLIE CRESCENT

PATRICIA LANE

STAGE 1
21 LOTS

STAGE 2
17 LOTS

STAGE 3
16 LOTS

BUILT IN STAGE 3

STAGE 1 & 2 TEMPORARY RESIDENT ACCESS

STAGE 2 SITE ACCESS

DRIVEWAY

DRIVEWAY

DRIVEWAY

BINS

BINS

BINS

EMT SP28435

EMT SP303516

PMT

EXISTING HOUSE

EXISTING HOUSE

EXISTING HOUSE

ROAD

RETAINING WALL

RETAINING WALL

DEVELOPMENT APPLICATION

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DRAWING TITLE:
STAGING PLAN

CLIENT
VANTAGE BUILDING GROUP

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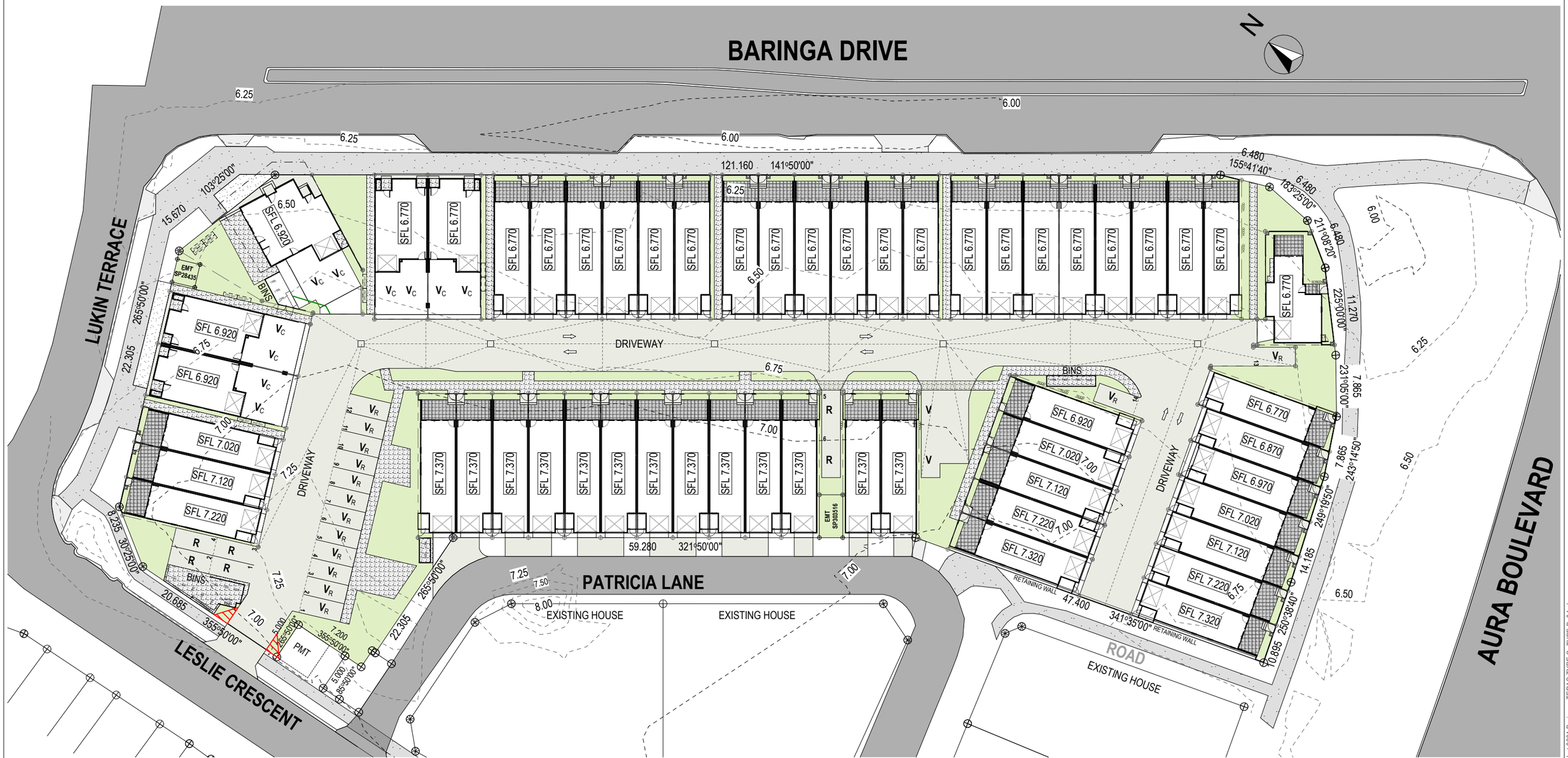
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3/17 Duporth Avenue, Maroochydore QLD 4558
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web: www.vantagebuildinggroup.com.au
BSA: 1208 908

vantage BUILDING GROUP

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SITE PLAN

Scale 1:500

1 0 1 2 3 4 5m

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
SITE PLAN

CLIENT
VANTAGE BUILDING GROUP

PROJECT NO:	**VAN001**		
DRAWING NO:	13 of 46	DRAWN BY:	--
SCALE:	1:500 @ A3	CHECKED BY:	--
ISSUE:	(B)	APPROVED BY:	--
DATE:	15/09/2026	PUBLISH DATE:	15/09/2026

REVISION	DATE	AMENDMENTS	DRAFTING TECH.
(A)	11/08/26	DEVELOPMENT APPLICATION	DR/SG
(B)	15/09/26	D.A. AMENDMENT 1	SG

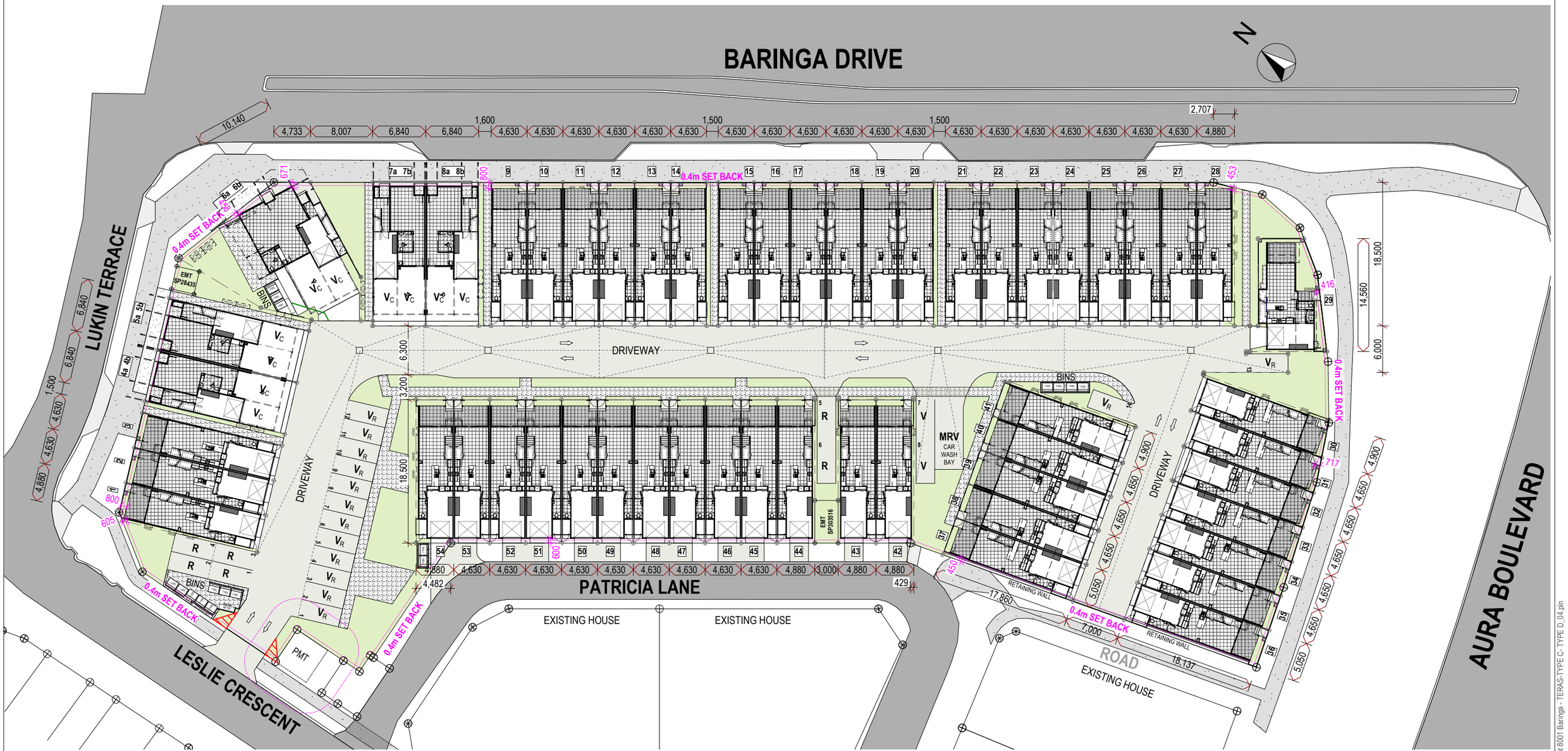
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GROUND FLOOR PLAN

Scale 1:500

1 0 1 2 3 4 5m

DRAFT

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
GROUND FLOOR PLAN

CLIENT
VANTAGE BUILDING GROUP

PROJECT NO:	**VAN001**		
DRAWING NO:	14 of 46	DRAWN BY:	--
SCALE:	1:500 @ A3	CHECKED BY:	--
ISSUE:	(B)	APPROVED BY:	--
DATE:	15/09/2026	PUBLISH DATE:	15/09/2026

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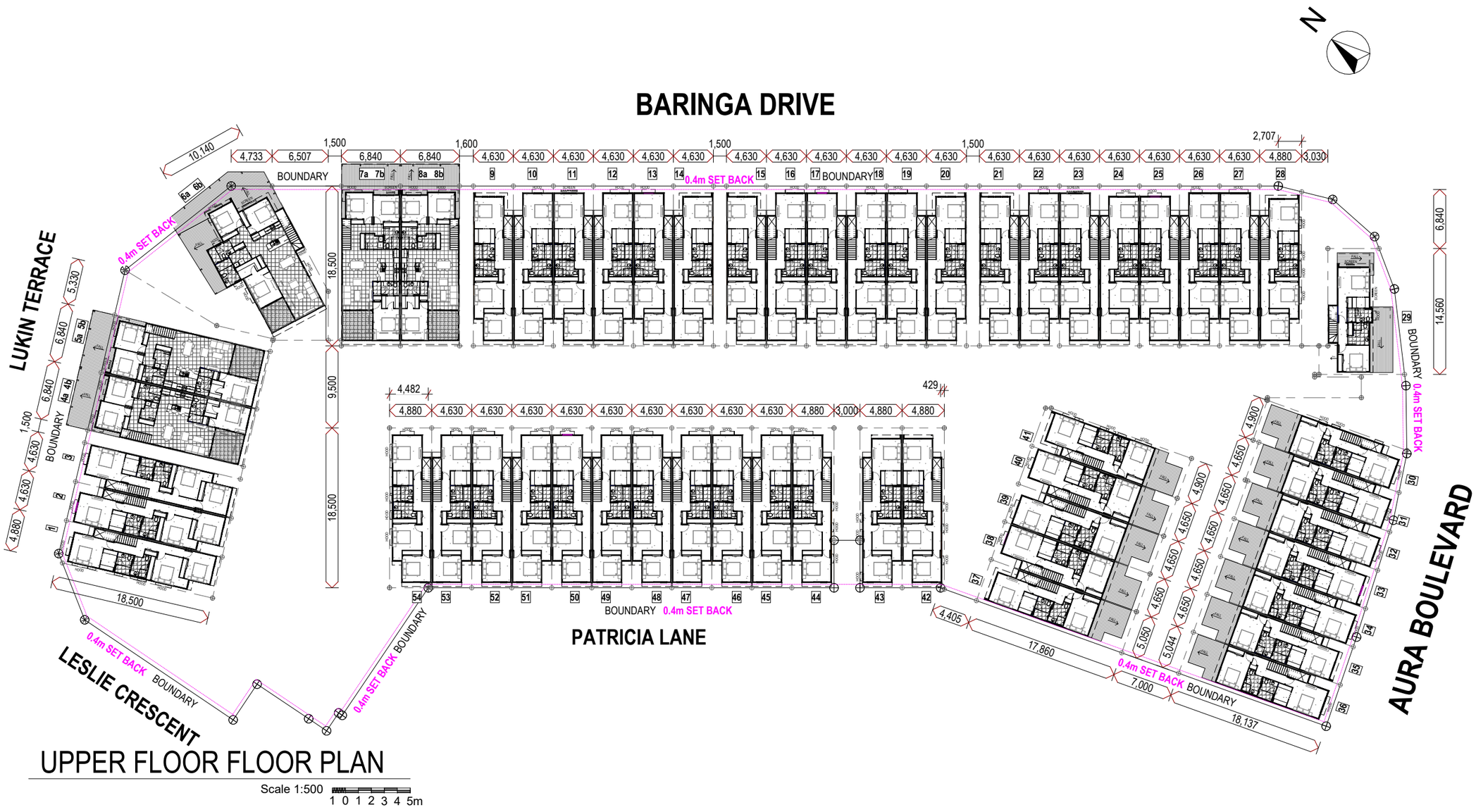
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UPPER FLOOR FLOOR PLAN

Scale 1:500

1 0 1 2 3 4 5m

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
FIRST FLOOR PLAN

CLIENT
VANTAGE BUILDING GROUP

PROJECT NO:	**VAN001**		
DRAWING NO:	15 of 46	DRAWN BY:	--
SCALE:	1:500 @ A3	CHECKED BY:	--
ISSUE:	(B)	APPROVED BY:	--
DATE:	15/09/2026	PUBLISH DATE:	15/09/2026

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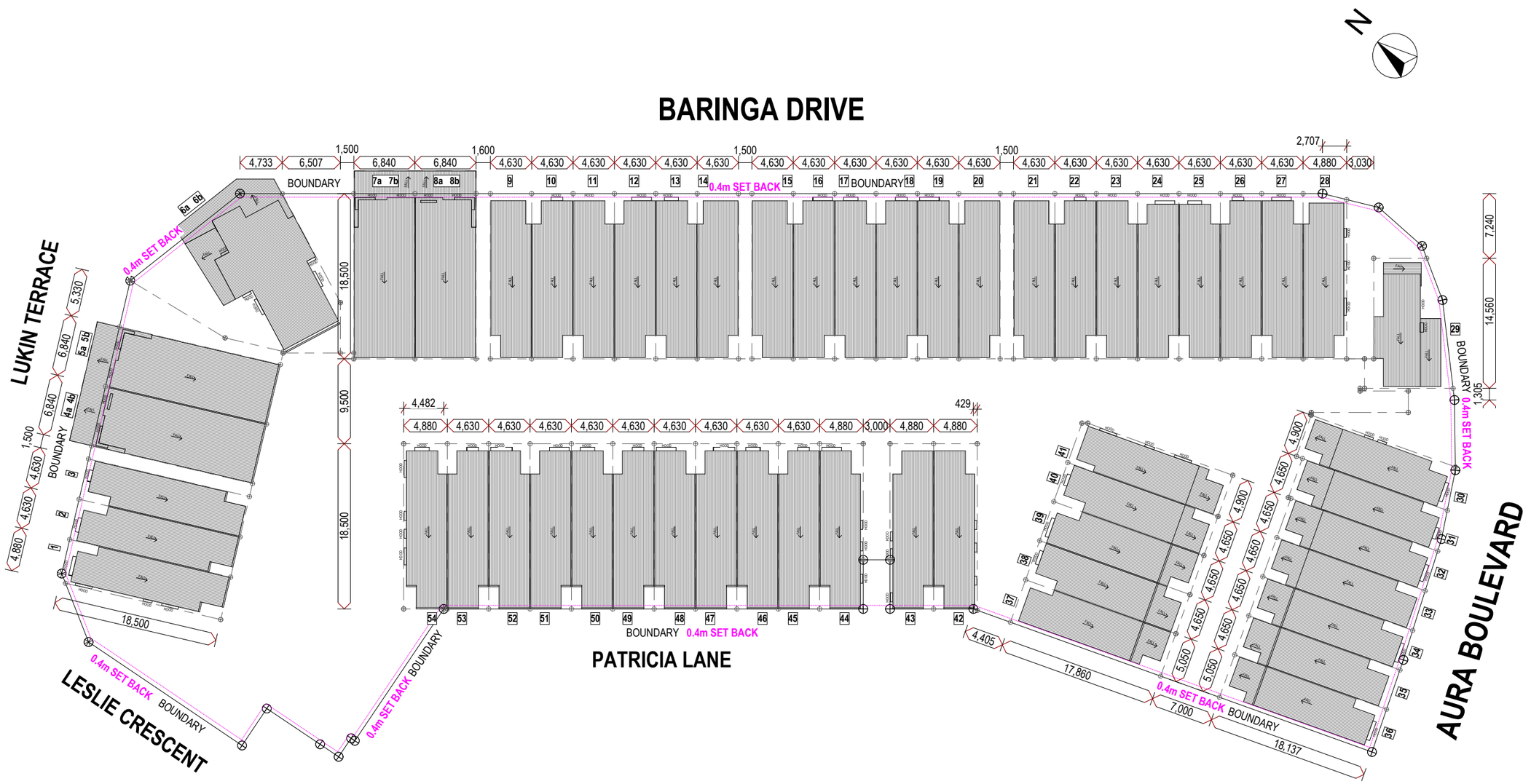
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ROOF PLAN

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
ROOF PLAN

CLIENT
VANTAGE BUILDING GROUP

PROJECT NO:	**VAN001**		
DRAWING NO:	16 of 46	DRAWN BY:	--
SCALE:	1:500 @ A3	CHECKED BY:	--
ISSUE:	(B)	APPROVED BY:	--
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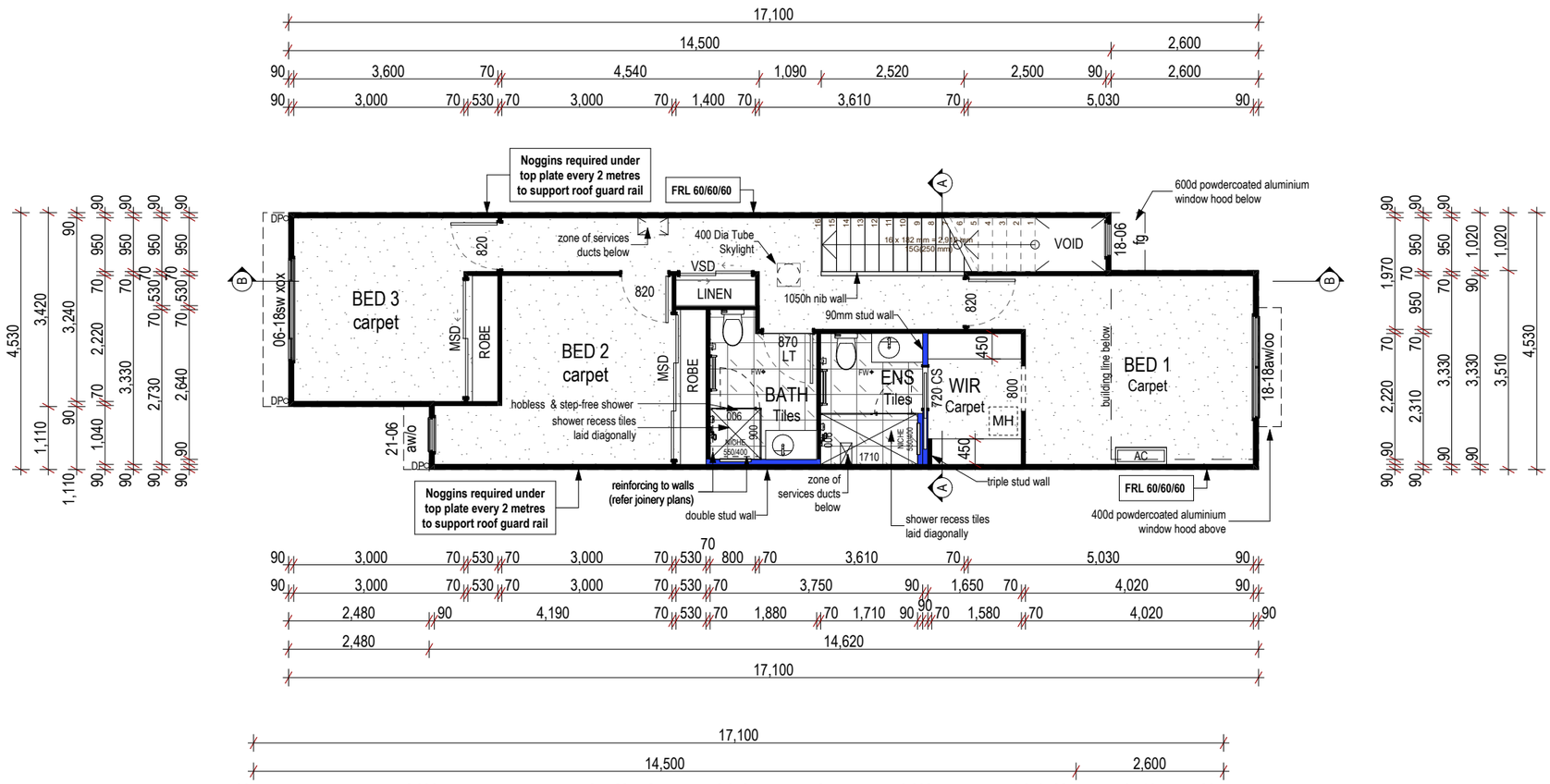
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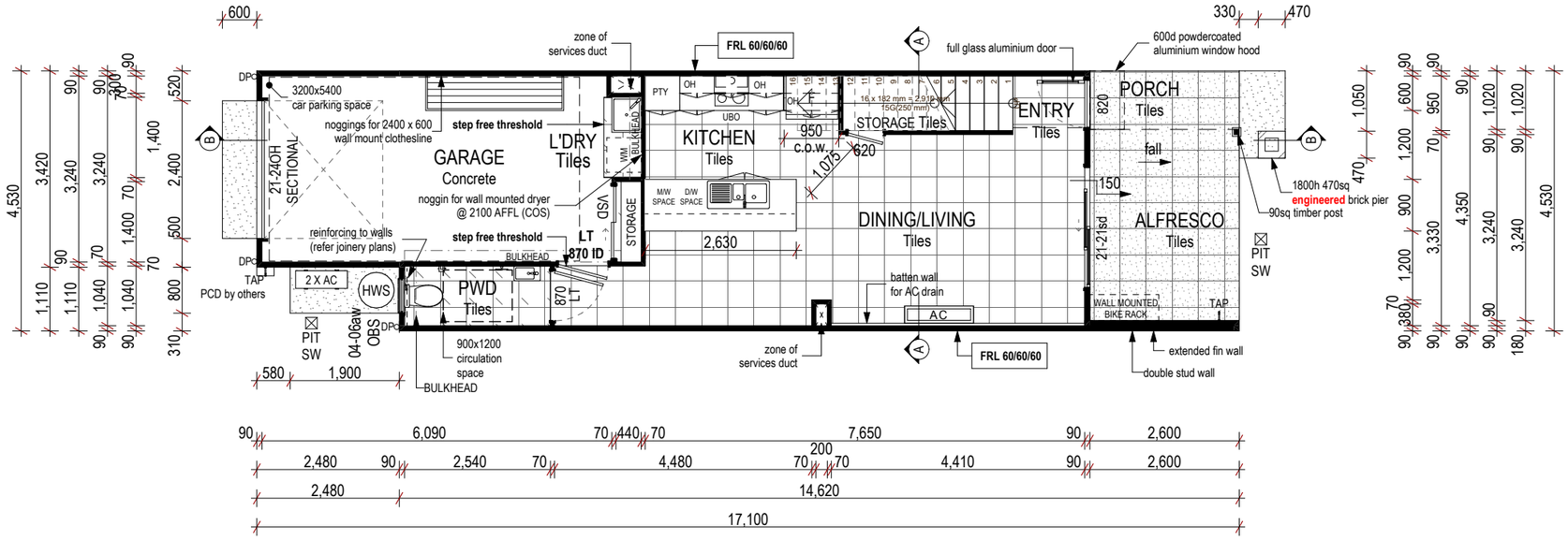
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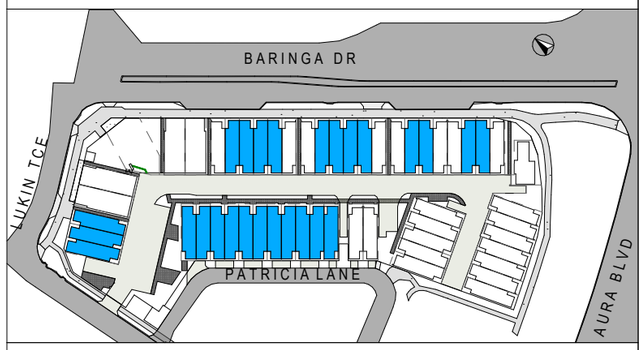
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KEY PLAN



AREA CALCULATION	m²
ALFRESCO	8.55
GARAGE	22.50
GROUND FLOOR	41.48
PORCH	2.76
UPPER FLOOR	67.29
	142.58 m²

U. FLOOR PLAN

G FLOOR PLAN

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
UNIT TYPE A1 PLANS

CLIENT
VANTAGE BUILDING GROUP

PROJECT NO:	**VAN001**		
DRAWING NO:	17 of 46	DRAWN BY:	--
SCALE:	1:100 @ A3	CHECKED BY:	--
ISSUE:	(B)	APPROVED BY:	--
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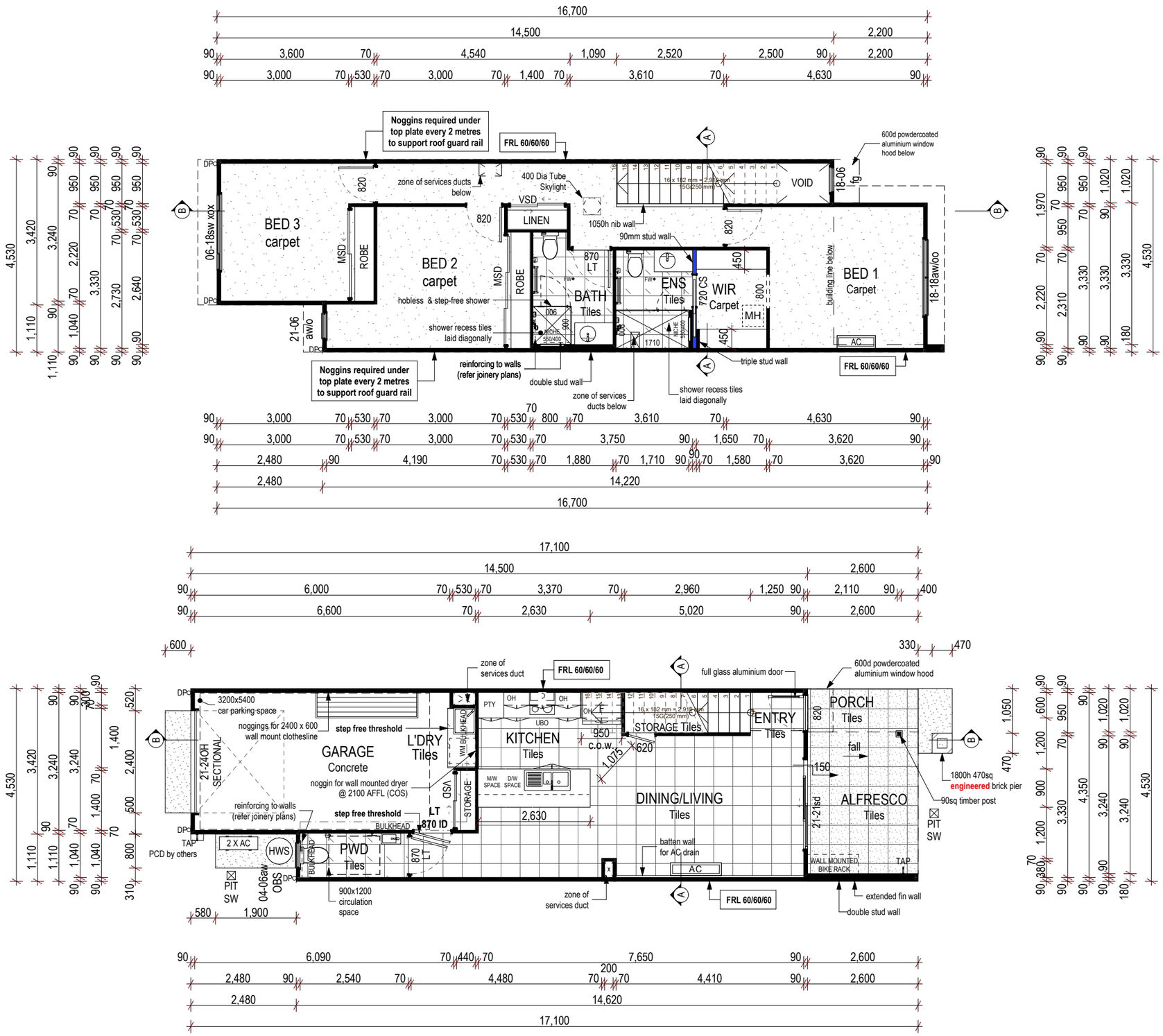
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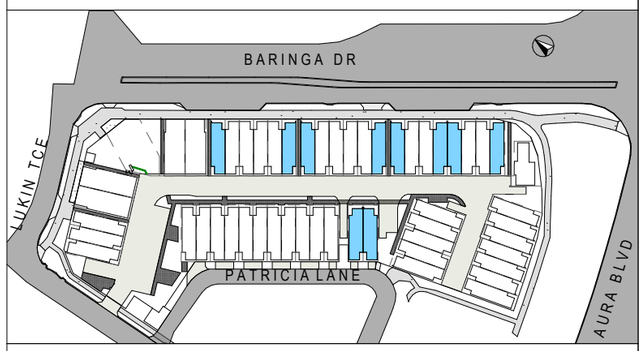
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KEY PLAN



AREA CALCULATION	m²
ALFRESCO	8.55
GARAGE	22.50
GROUND FLOOR	41.48
PORCH	2.76
UPPER FLOOR	67.29
	142.58 m²

U. FLOOR PLAN

G FLOOR PLAN

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
UNIT TYPE A2 PLANS

CLIENT
VANTAGE BUILDING GROUP

PROJECT NO:	**VAN001**		
DRAWING NO:	18 of 46	DRAWN BY:	--
SCALE:	1:100 @ A3	CHECKED BY:	--
ISSUE:	(B)	APPROVED BY:	--
DATE:	15/09/2026	PUBLISH DATE:	15/09/2026

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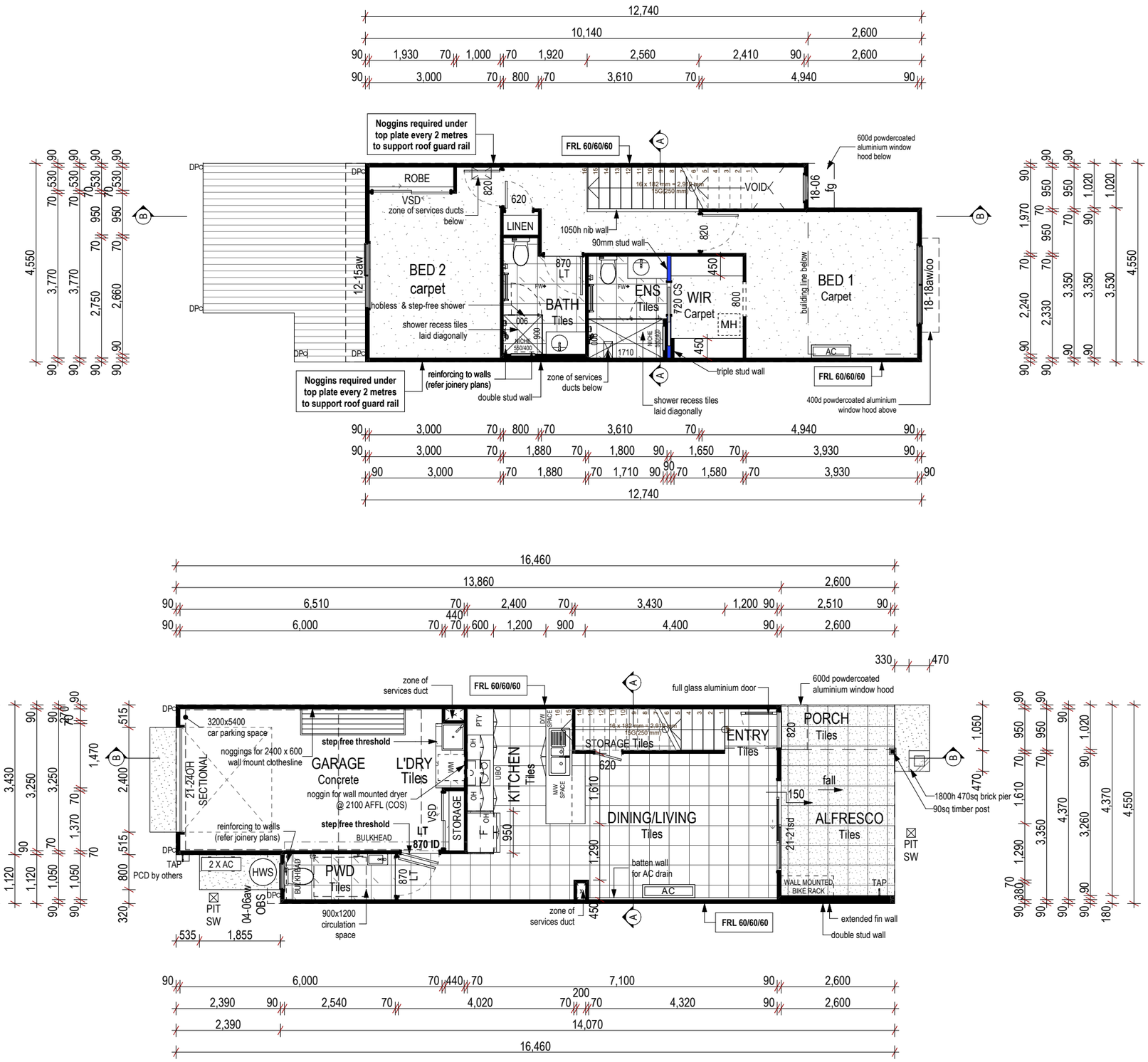
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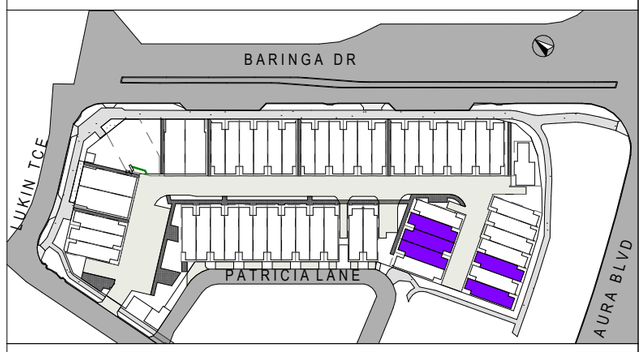
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KEY PLAN



AREA CALCULATION	m²
ALFRESCO	8.58
GARAGE	22.19
GROUND FLOOR	39.23
PORCH	2.78
UPPER FLOOR	50.60
	123.38 m²

U. FLOOR PLAN

G FLOOR PLAN

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
UNIT TYPE B1 PLANS

CLIENT
VANTAGE BUILDING GROUP

PROJECT NO:	**VAN001**		
DRAWING NO:	19 of 46	DRAWN BY:	--
SCALE:	1:100 @ A3	CHECKED BY:	--
ISSUE:	(B)	APPROVED BY:	--
DATE:	15/09/2026	PUBLISH DATE:	15/09/2026

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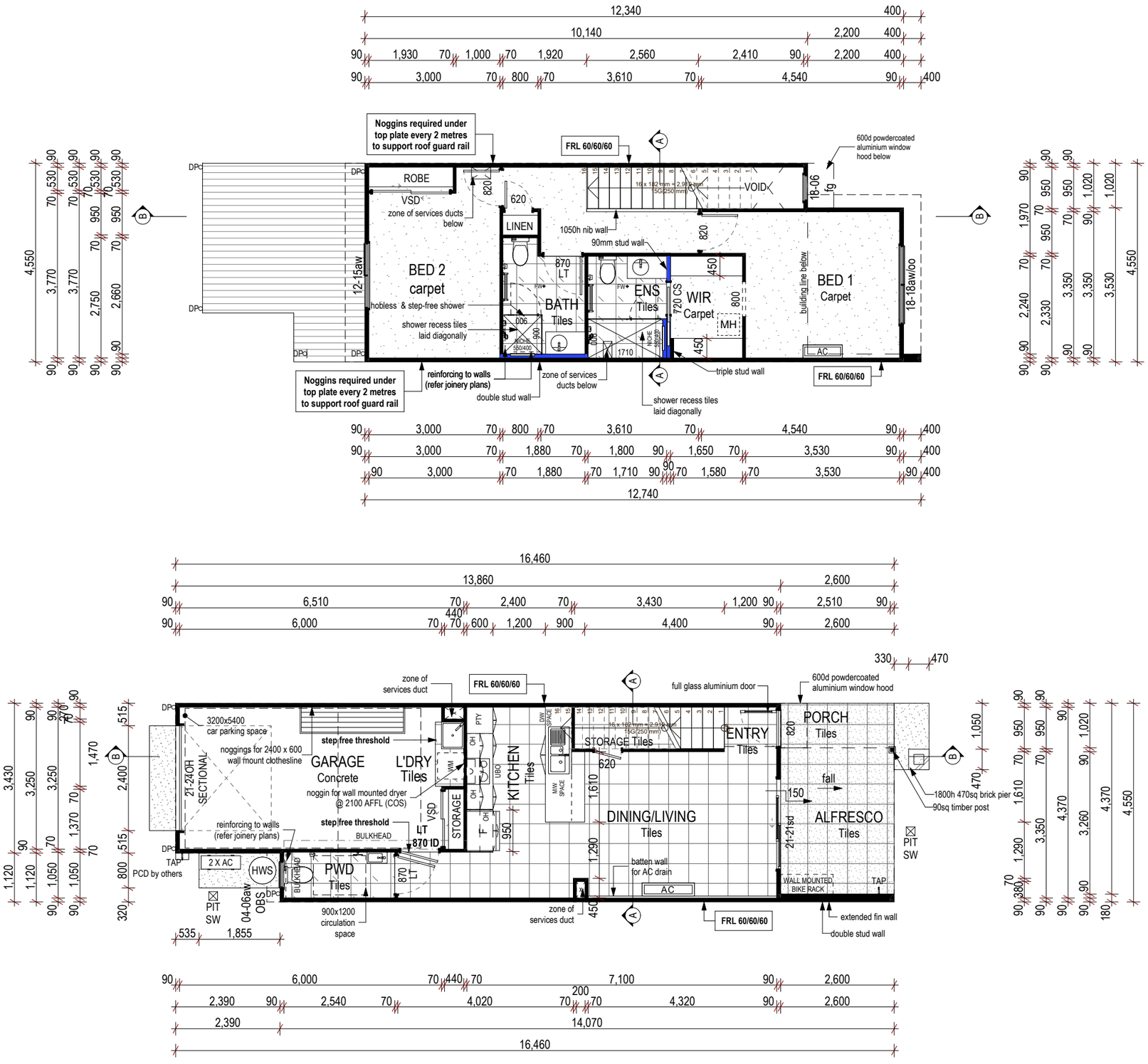
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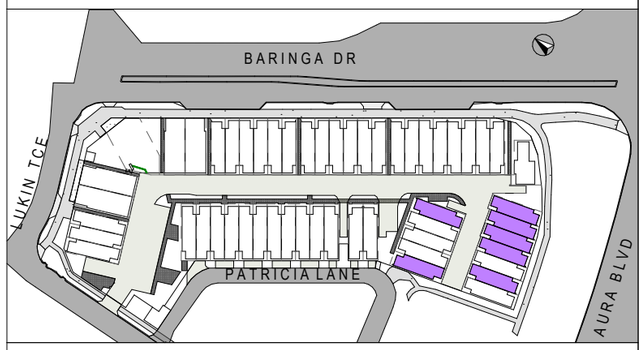
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U. FLOOR PLAN

KEY PLAN



AREA CALCULATION	m²
ALFRESCO	8.58
GARAGE	22.19
GROUND FLOOR	39.23
PORCH	2.78
UPPER FLOOR	49.26
	122.04 m²

G FLOOR PLAN

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
UNIT TYPE B2 PLANS

CLIENT
VANTAGE BUILDING GROUP

PROJECT NO:	**VAN001**		
DRAWING NO:	20 of 46	DRAWN BY:	--
SCALE:	1:100 @ A3	CHECKED BY:	--
ISSUE:	(B)	APPROVED BY:	--
DATE:	15/09/2026	PUBLISH DATE:	15/09/2026

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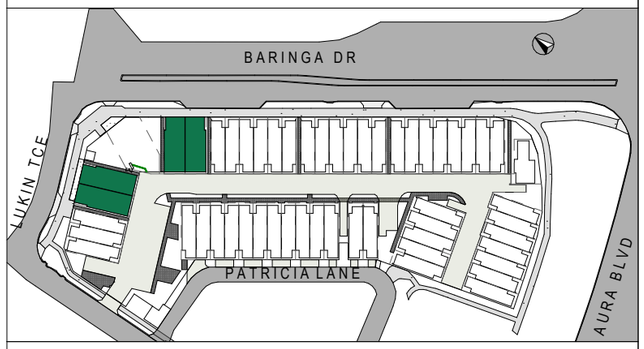
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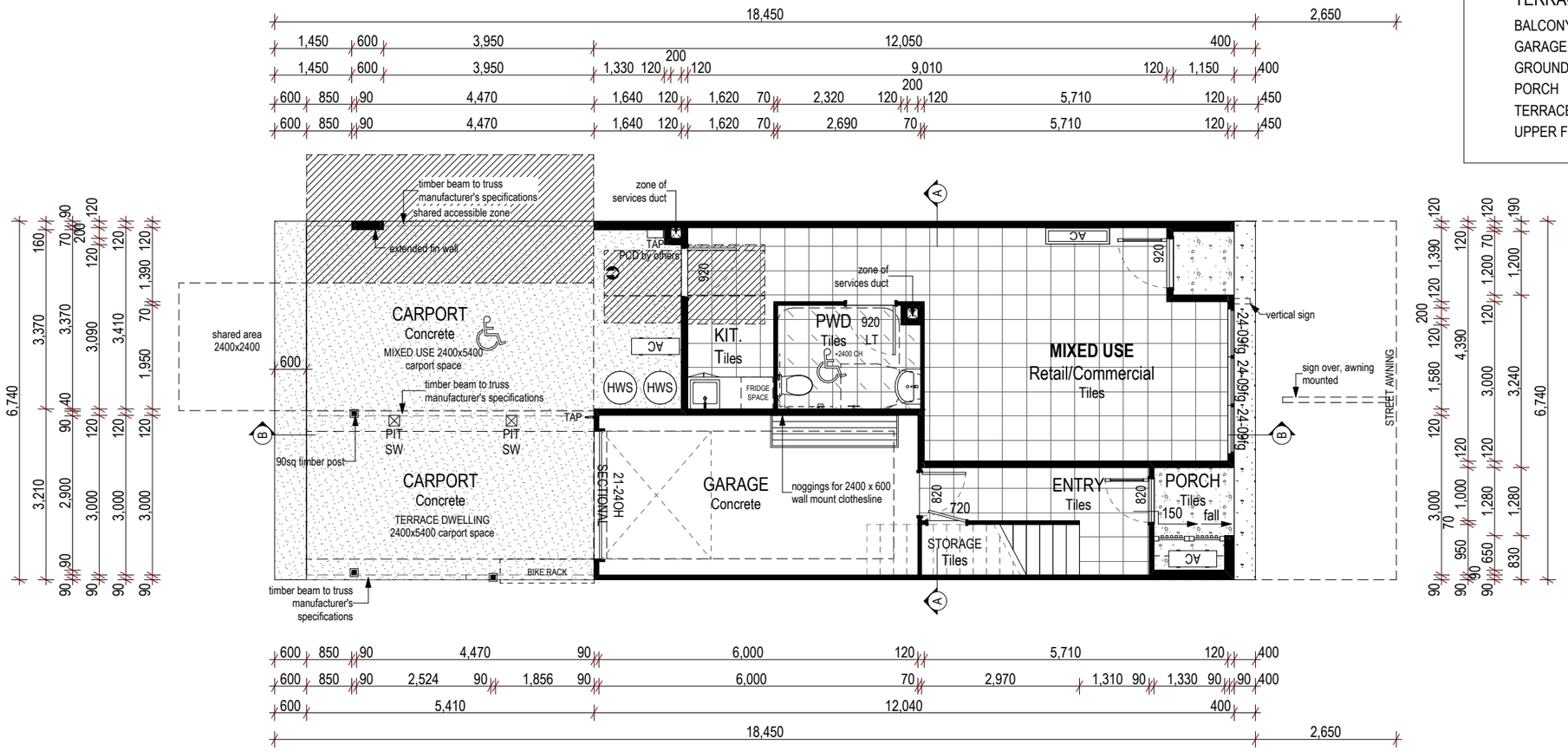
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KEY PLAN



TERRACE AREA m²		RETAIL AREA m²	
BALCONY	11.71	ENTRY PORCH	3.46
GARAGE	19.34	MIXED USE CARPORT	19.56
GROUND FLOOR	10.11	RETAIL	42.08
PORCH	3.75	SERVICES	5.79
TERRACE CARPORT	16.91		70.89 m²
UPPER FLOOR	98.07		
	159.89 m²		



G FLOOR PLAN

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
UNIT TYPE C1 GF PLAN

CLIENT
VANTAGE BUILDING GROUP

PROJECT NO:	**VAN001**		
DRAWING NO:	21 of 46	DRAWN BY:	--
SCALE:	1:100 @ A3	CHECKED BY:	--
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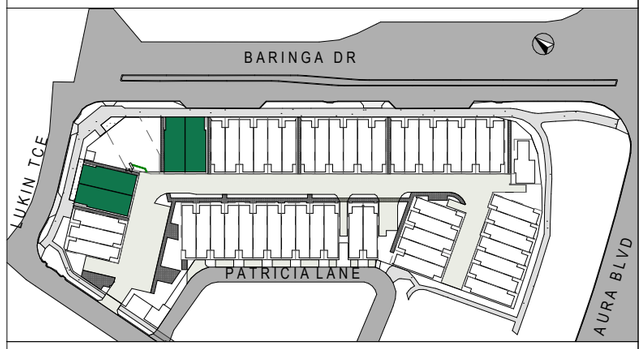
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KEY PLAN

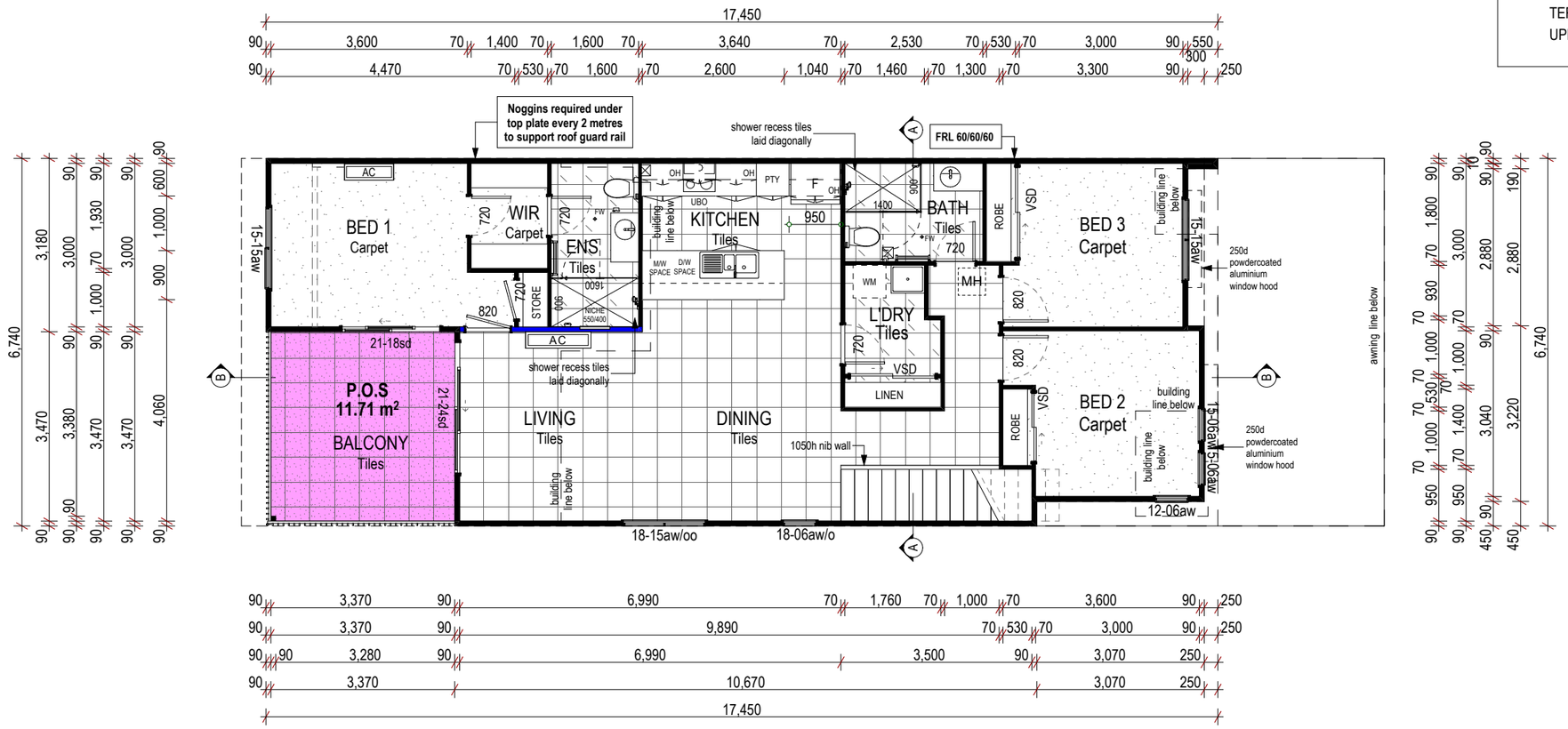


TERRACE AREA m²

BALCONY	11.71
GARAGE	19.34
GROUND FLOOR	10.11
PORCH	3.75
TERRACE CARPORT	16.91
UPPER FLOOR	98.07
	159.89 m²

RETAIL AREA m²

ENTRY PORCH	3.46
MIXED USE	19.56
CARPORT	
RETAIL	42.08
SERVICES	5.79
	70.89 m²



U. FLOOR PLAN

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
UNIT TYPE C1 UF PLAN

CLIENT
VANTAGE BUILDING GROUP

PROJECT NO:	**VAN001**		
DRAWING NO:	22 of 46	DRAWN BY:	--
SCALE:	1:100 @ A3	CHECKED BY:	--
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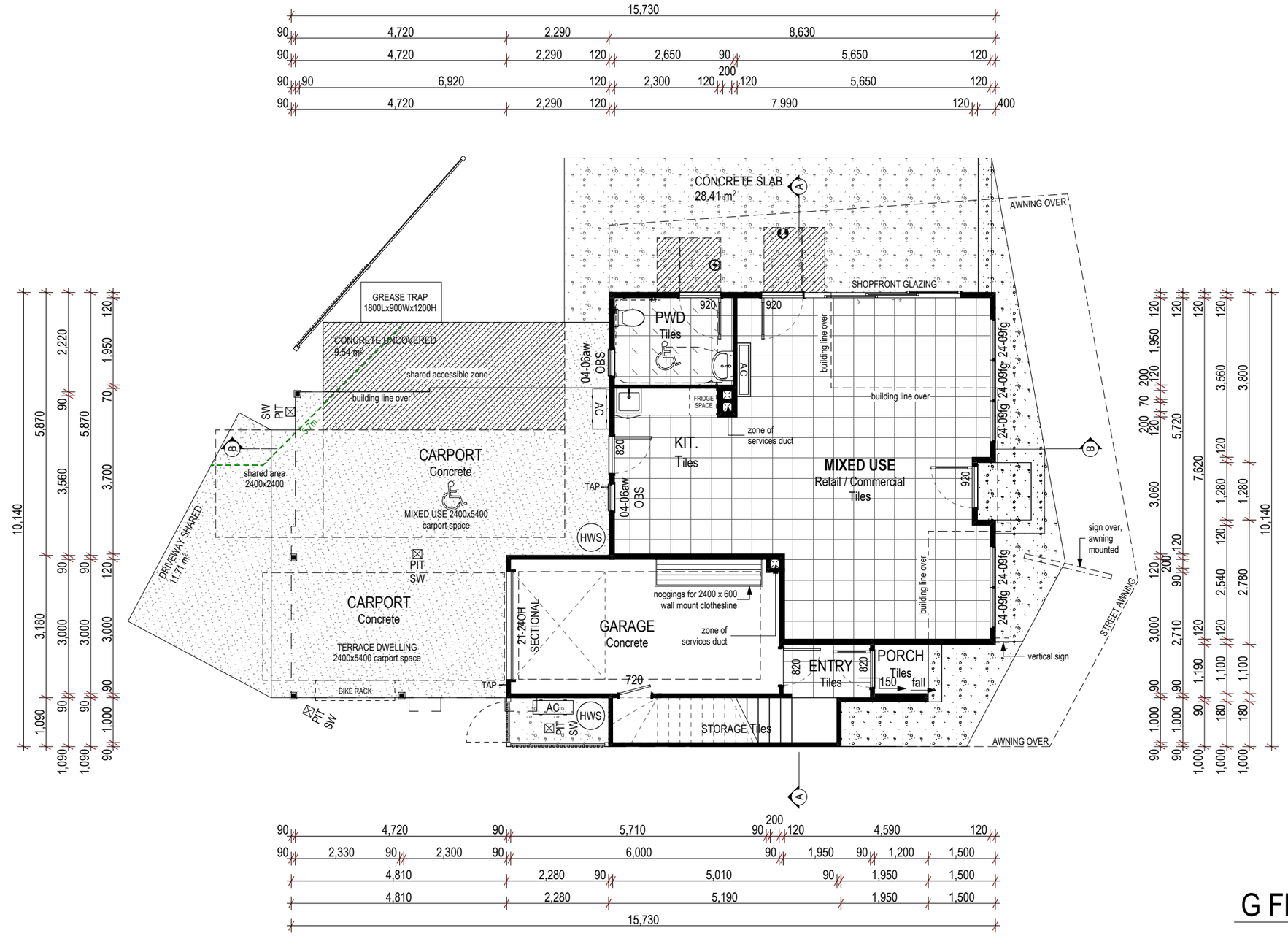
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web: www.vantagebuildinggroup.com.au
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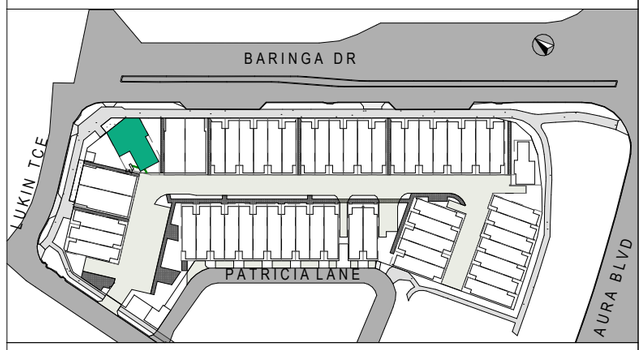
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KEY PLAN



TERRACE AREA m²		RETAIL AREA m²	
BALCONY	9.00	ALFRESCO	30.13
GARAGE	19.02	ENTRY PORCH	8.18
GROUND FLOOR	9.11	MIXED USE CARPORT	27.46
PORCH	6.86	RETAIL	59.65
RISER	0.18		125.42 m²
TERRACE CARPORT	16.73		
UPPER FLOOR	105.26		
	166.16 m²		

G FLOOR PLAN

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
UNIT TYPE C2 GF PLAN

CLIENT
VANTAGE BUILDING GROUP

PROJECT NO:	**VAN001**		
DRAWING NO:	23 of 46	DRAWN BY:	--
SCALE:	1:100 @ A3	CHECKED BY:	--
ISSUE:	(B)	APPROVED BY:	--
DATE:	15/09/2026	PUBLISH DATE:	15/09/2026

REVISION	DATE	AMENDMENTS	DRAFTING TECH.
(A)	11/08/26	DEVELOPMENT APPLICATION	DR/SG
(B)	15/09/26	D.A. AMENDMENT 1	SG

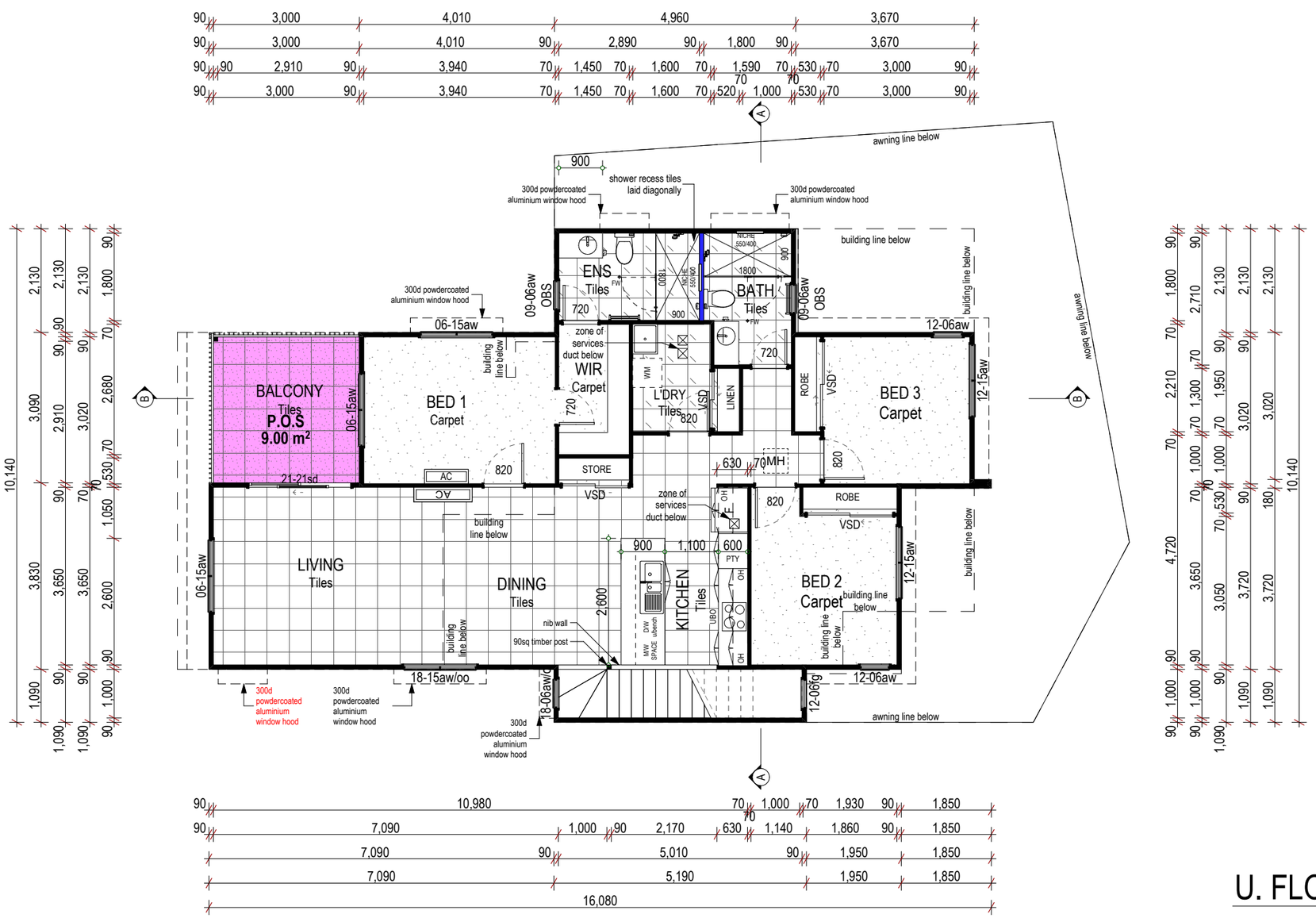
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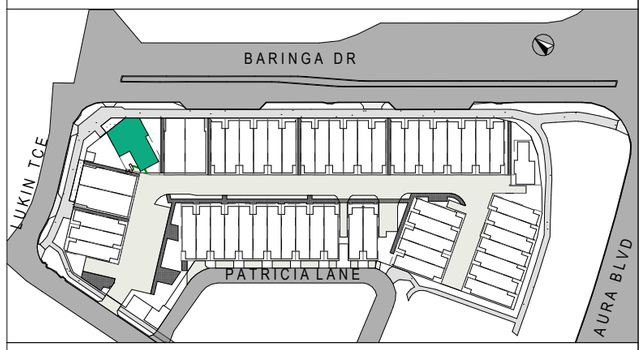
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KEY PLAN



TERRACE AREA m²		RETAIL AREA m²	
BALCONY	9.00	ALFRESCO	30.13
GARAGE	19.02	ENTRY PORCH	8.18
GROUND FLOOR	9.11	MIXED USE CARPORT	27.46
PORCH	6.86	RETAIL	59.65
RISER	0.18		125.42 m²
TERRACE CARPORT	16.73		
UPPER FLOOR	105.26		
	166.16 m²		

U. FLOOR PLAN

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
UNIT TYPE C2 UF PLAN

CLIENT
VANTAGE BUILDING GROUP

PROJECT NO:	**VAN001**		
DRAWING NO:	24 of 46	DRAWN BY:	--
SCALE:	1:100 @ A3	CHECKED BY:	--
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DATE:	15/09/2026	PUBLISH DATE:	15/09/2026

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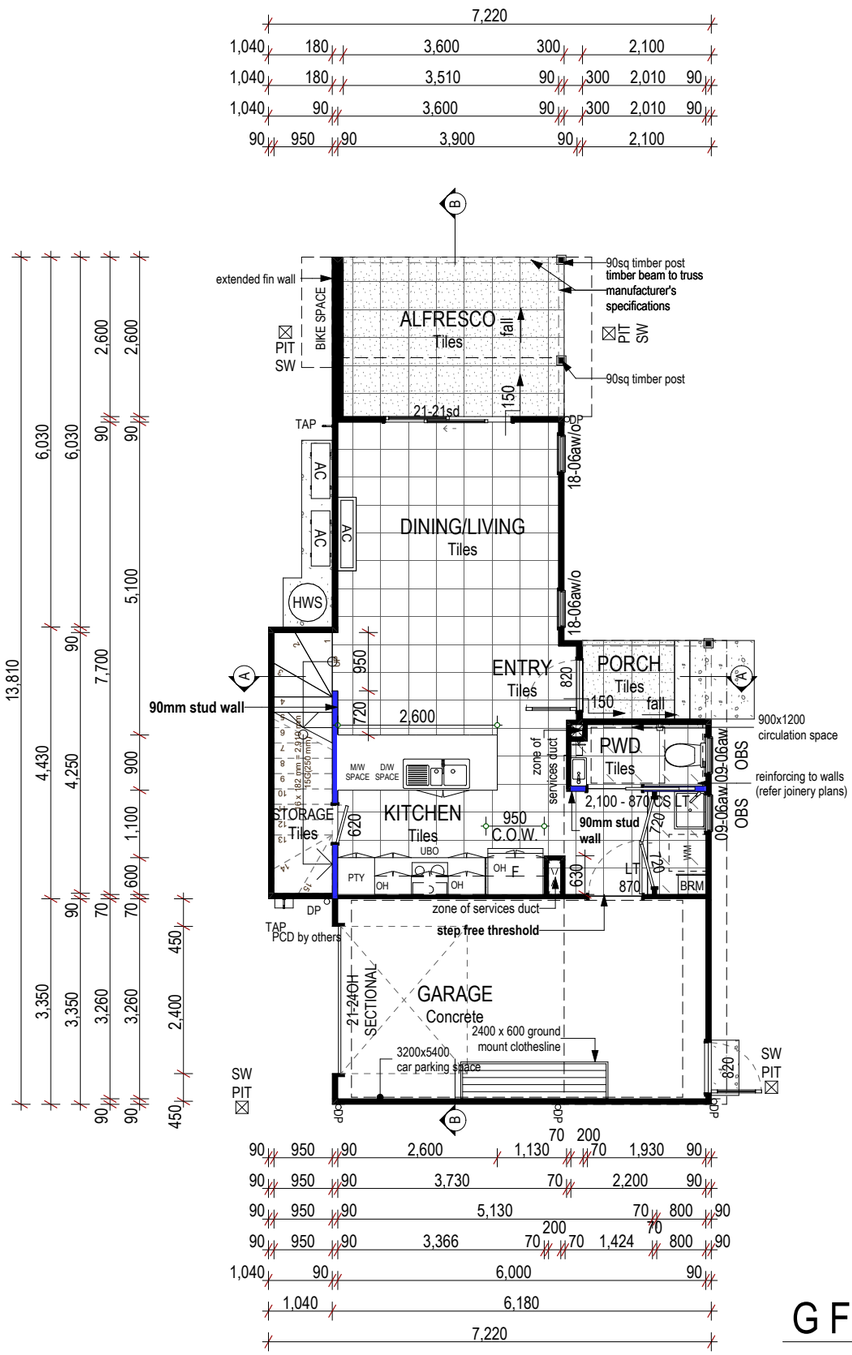
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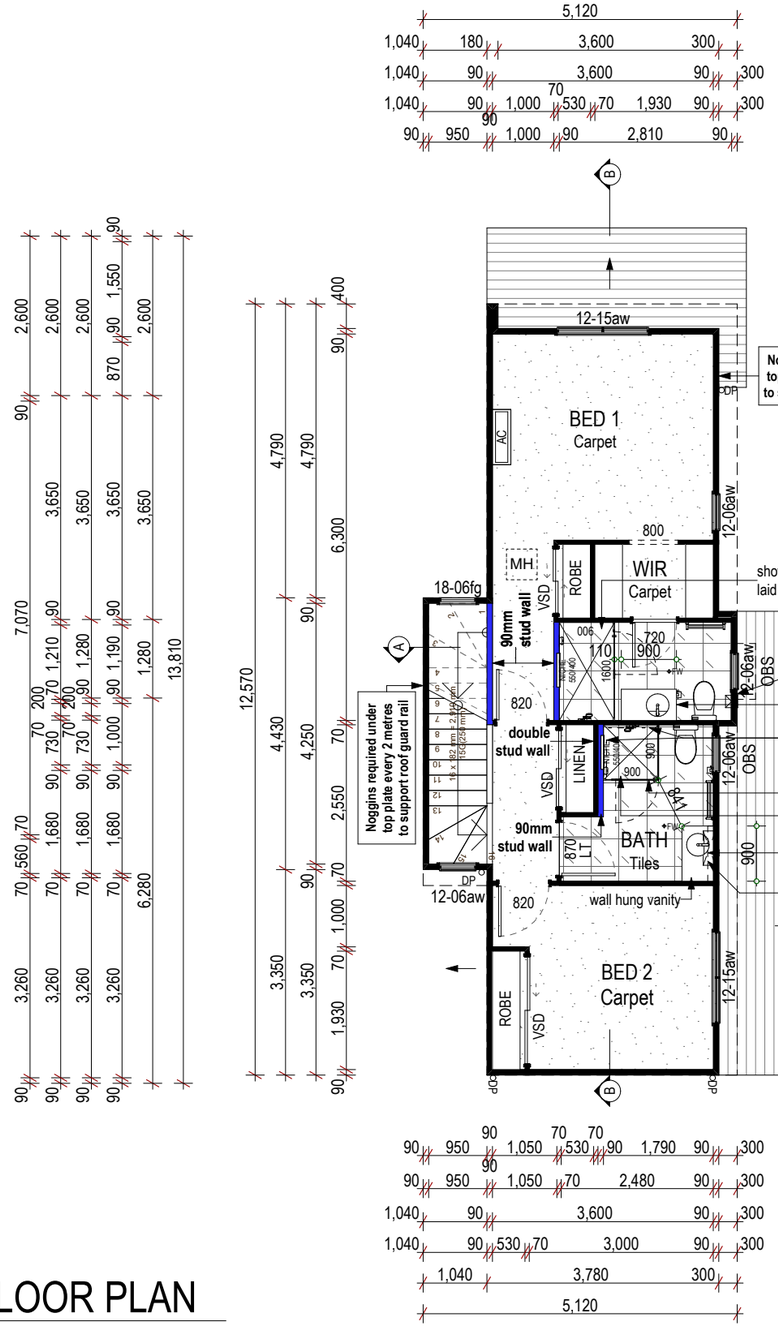
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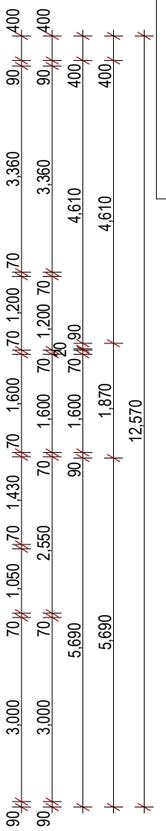
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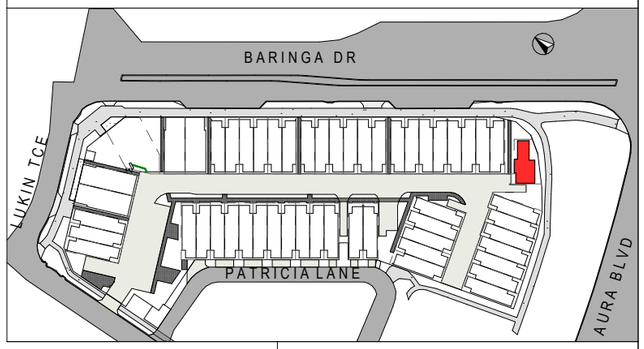
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KEY PLAN



AREA CALCULATION	m²
ALFRESCO	9.36
BALCONY	4.24
GARAGE	20.70
GROUND FLOOR	41.97
PORCH	2.69
UPPER FLOOR	47.21
	126.17 m²

G FLOOR PLAN

U. FLOOR PLAN

DEVELOPMENT APPLICATION

Lot 8001

Baringa
QLD 4551

DRAWING TITLE:
UNIT TYPE D PLANS

CLIENT
VANTAGE BUILDING GROUP

PROJECT NO:	**VAN001**		
DRAWING NO:	25 of 46	DRAWN BY:	--
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