SUSTAINABILITY REPORT DETAILING KEY INNOVATION AND INITIATIVES

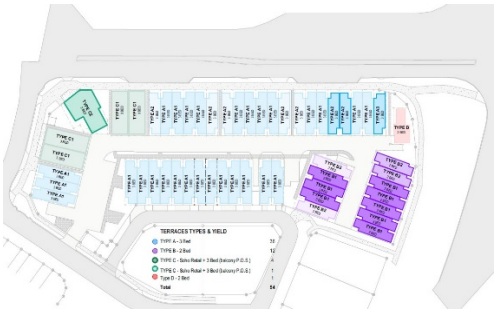
PROJECT NAME: LOT 8001 AVELA TERRACES

DATE: 11th August 2026

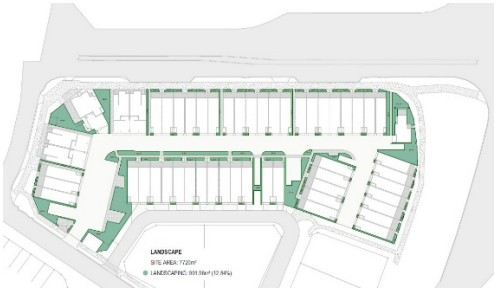
Sub-tropical design elements are incorporated within the building design, including but not limited to:

1.0

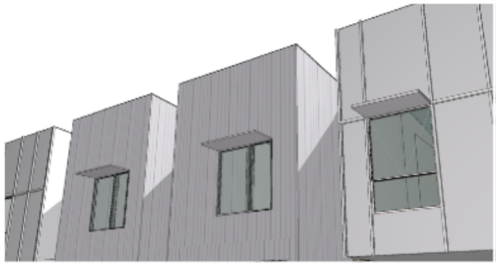
1.01
ORIENTATION – Majority of units orientated North and East to avoid direct number of west facing units.



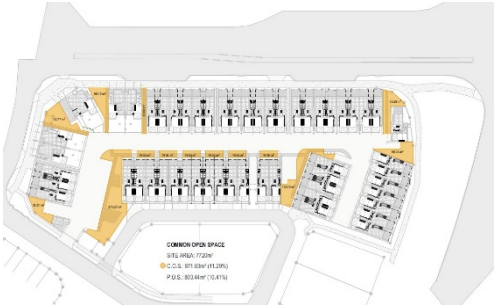
1.02
LANDSCAPE - A strong focus and integration of landscape has been included in the design to ensure an exemplary subtropical experience is delivered with a strong coastal reference through the choice of local and tropical planting.



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.



1.09	BUILDING MATERIALS - Refer letter provided by Vantage Building Group.
1.1	ENERGY EFFICIENT HOMES - Refer letter provided by
1.11	HYDRAULIC - Refer letter provided by MRP Hydraulics consultant.
1.12	ELECTRICAL - Refer letter produced by IGS
1.13	WASTE REDUCTION - Refer letter provided by Raw Skips

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Vantage Building Group 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

MICHAEL BLOKLAND
BERS ASSESSOR
25 Rivers Road,
Glasshouse Mountains, 4518, QLD
Email michaelblokland@bigpond.com

I have worked with Vantage Homes for more than 20 years as a private consultant to provide Bers Energy Efficiency Rating reports in line with regulations and guidelines of the NCC and QDC codes.
During this time we have been committed to providing energy efficient, environmentally friendly and comfortable homes for Vantage clients. I help Vantage with this process with Bers energy assessments, design advice paying attention to passive design and suiting house plans to block orientation, and options for improving energy efficiency and liveability of dwellings.

With the recent adoption of the "Whole of Home" component of house energy ratings, Vantage has paid attention to minimising energy consumption and therefore carbon footprint with energy efficient appliances and practices such as heat pumps, efficient lighting, solar PV arrays where practicable, and avoiding energy hungry appliances such as in-efficient air conditioning and hot water systems. This is in line with reducing carbon emissions in line with the transition towards a net zero economy. Vantage are also flexible with their design approach, for example reducing disadvantageous glazing depending on block orientation to achieve optimal energy ratings.

In terms of reducing carbon footprint and attaining maximum environmental outcomes in terms of product manufacturing and transport, Vantage follows practices such as incorporating fly ash into concrete instead of GP where possible, sourcing environmentally sustainable insulation, using low carbon timber framing, and minimising transport distances by purchasing materials locally. Many Vantage homes are provided with solar PV arrays and electric vehicle charging infrastructure to support the transition to the net zero economy.

Taken together, these measures act to minimise carbon footprint and environmental impact to provide comfortable, low energy dwellings for much-needed housing in the region.

I am happy to answer queries on any of these points at the above email address.

Sincerely, Michael Blokland
Energy Efficiency Consultant
10/08/26

M. C. Blokland.

OUR REF: Small Lot CTS Land Subdivision, Lot 8001, Baringa

12/08/2026

Vantage Building Group
3/17 Duporth Ave
MAROOCHYDORE,
QLD,4558

Attention: Andrew Edwards
Email: andrew.edwards@vantagemail.com.au

Dear Andrew

RE: SUSTAINABILITY REPORT – HYDRAULIC SERVICES

ESD (Environmentally Sustainable Design) initiatives for the Lot 8001 Baringa 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,

Joshua Hall
Office manager
josh@mrp.com.au

IGS INTEGRATED GROUP SERVICES

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Brisbane, QLD, 4000
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ABN: 36 686 095 518
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CONSULTANT ADVICE MEMO

PROPERTY DESCRIPTION:

Name:	Lot 8001 : AURA – Terrace Dwellings
Address:	Lot 8001, Lukin Terrace, Baringa QLD 4551
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.

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

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

Date: 10 August 2026

Signature:

Jeb Wiseman
Director – Integrated Group Services Pty Ltd
jeb.wiseman@igs.com.au

AKM Earth Pty Ltd
29 Main Beach Road
Pinkenba QLD 4008
3878 7533 | admin@akmearth.com

Monday 10th August 2026

VANTAGE BUILDING GROUP

Project - Lot 8001, Baringa

To Whom It May Concern,

AKM Earth (Trading as 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 AKM Earth (Trading as RAW Skips) be selected as the waste contractor for Lot 8001, Baringa QLD 4551, 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