

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2019/1010

Date: 17 March 2020



# MARKET LANE RESIDENCES

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MIXED USE RESIDENTIAL DEVELOPMENT - DA PACKAGE

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## DEVELOPMENT STATISTICS

### Site Details:

Lot 130 on SP 305312

Mundoo Boulevard, Maroochydore

City Centre Priority Development Area

Precinct 3 (Core Business)

**Site Area** 4,154m<sup>2</sup>

Plot Ratio 4:1

### Dwelling Mixture:

2 bed apartment 68 (45%)

2 bed + MPR apartment 4 (3%)

3 bed apartment 60 (39%)

3 bed premium apartment 14 (9%)

Soho Townhouse 6 (4%)

**Total Dwellings** 152

**Retail / Shop Tenancy** 370m<sup>2</sup>

### Car Parking Calculations:

Cars required apartments 152 (1 car per dwelling)

Cars required retail 6 (max 1 car per 60m<sup>2</sup>)

**Total Cars Required** 158

**Total Cars Provided** 206 \*

\* total allows for 48 cars to be allocated to the premium apartments

### Other Vehicle Provisions

Van 1 (dedicated on site)

Motorbike 18

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## Contents and Development Statistics

### Market Lane Residences

scale



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK01  
issue : F  
date : 24/1/20

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Context Plan

Precinct 3 - Core Business

CBD Future Stages

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## Locality

### Market Lane Residences

scale 1:2000  
0 20m 100m



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

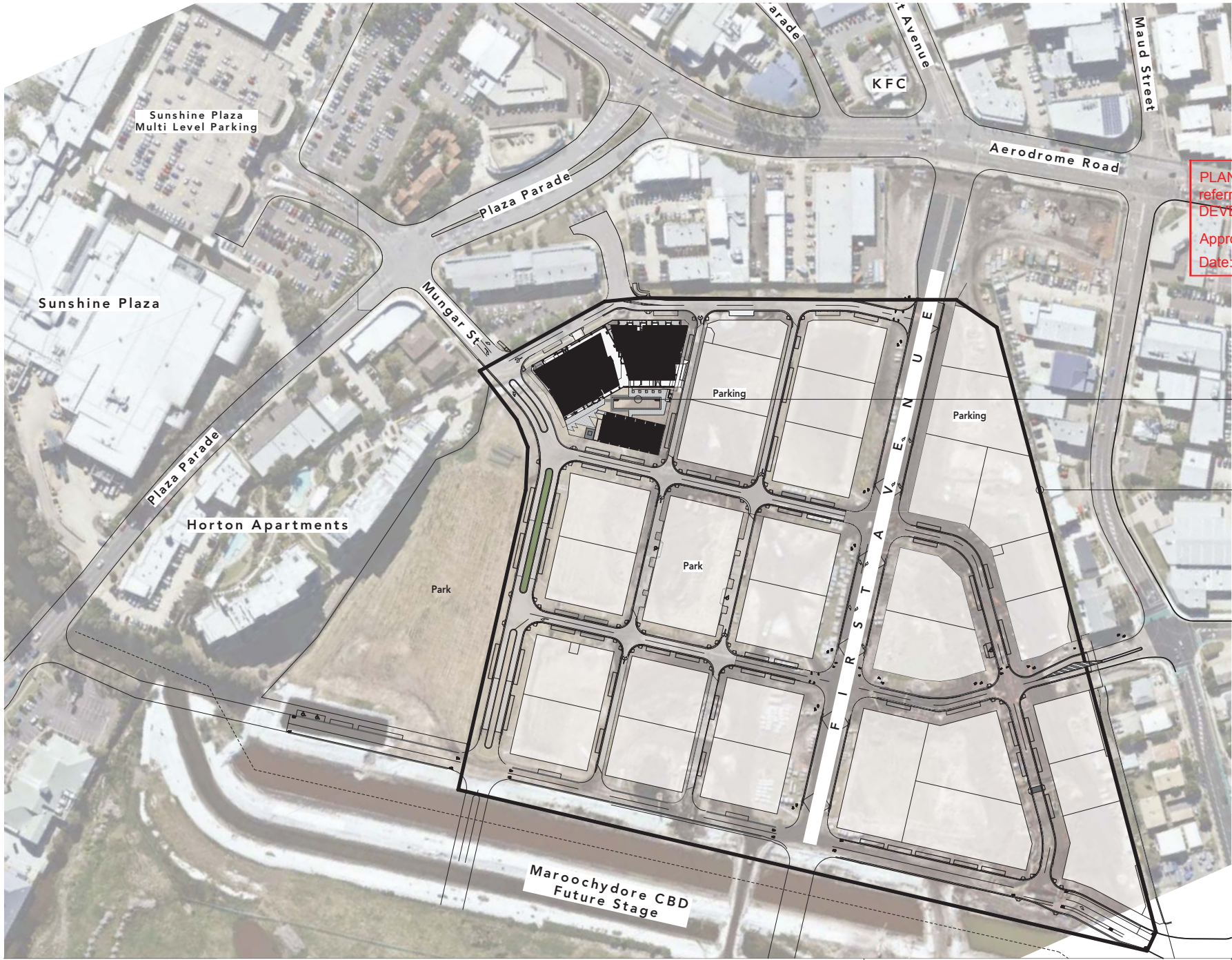
drawing no : SK02  
issue : F  
date : 24/1/20

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Subject Site

Precinct 3 Boundary

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## Context

### Market Lane Residences



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK03  
issue : F  
date : 24/1/20

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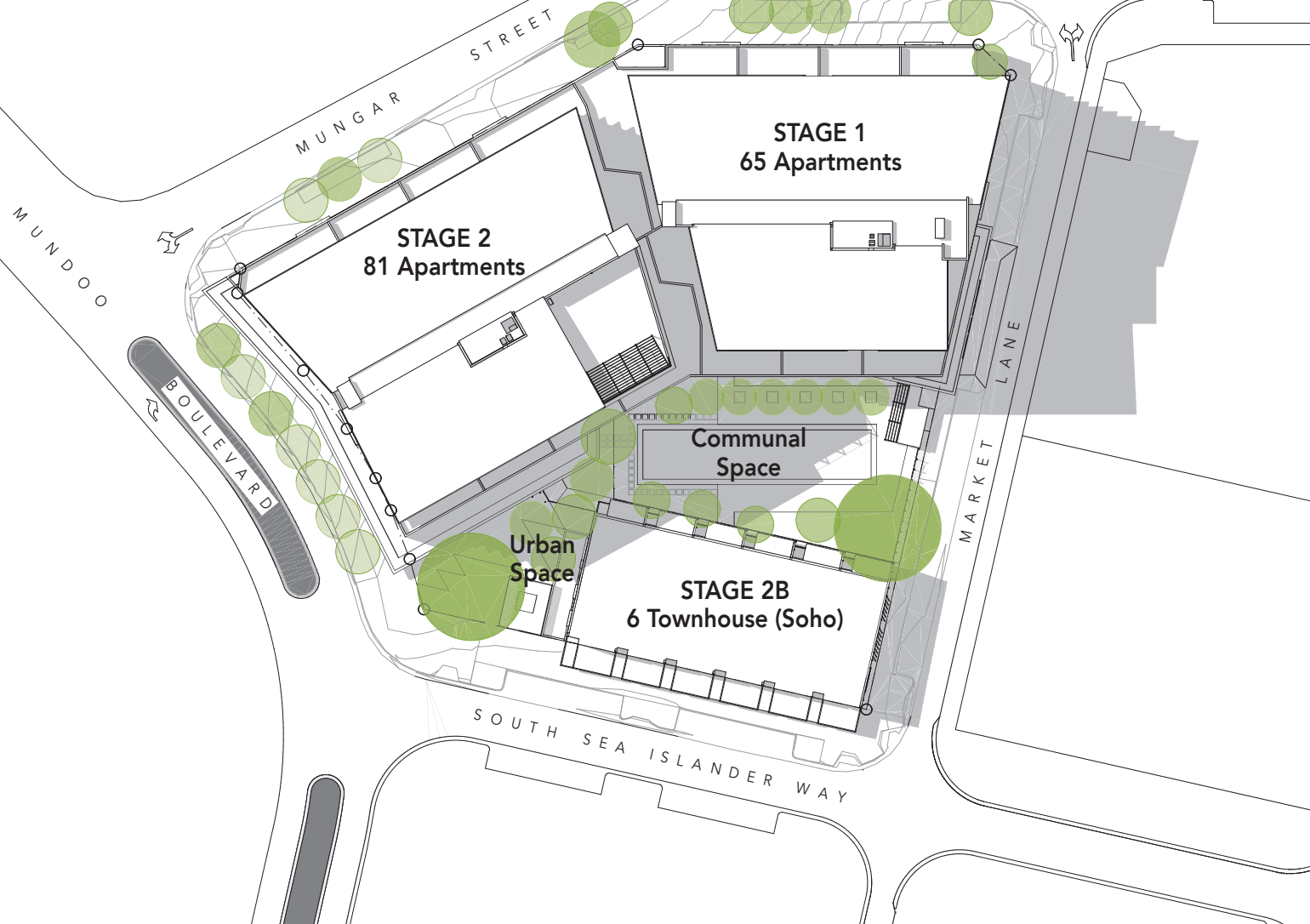


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## Site Plan

### Market Lane Residences

scale 1:500  
0 50m 200m



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Munday Boulevard

drawing no : SK04  
issue : F  
date : 24/1/20

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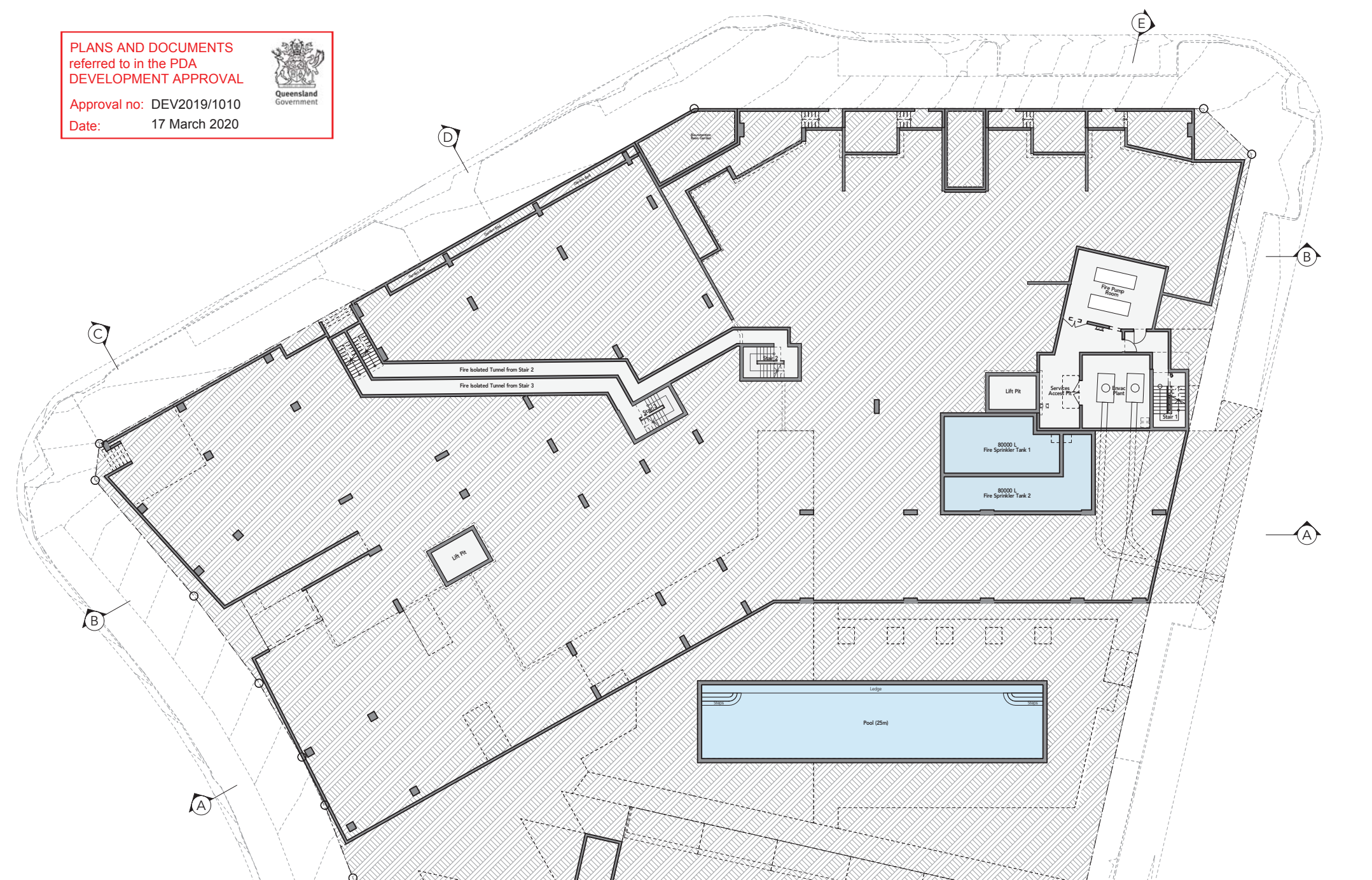
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## Basement Level

### Market Lane Residences

scale 1:250  
0 2.5m 12.5m



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK04.1  
issue : F  
date : 24/1/20

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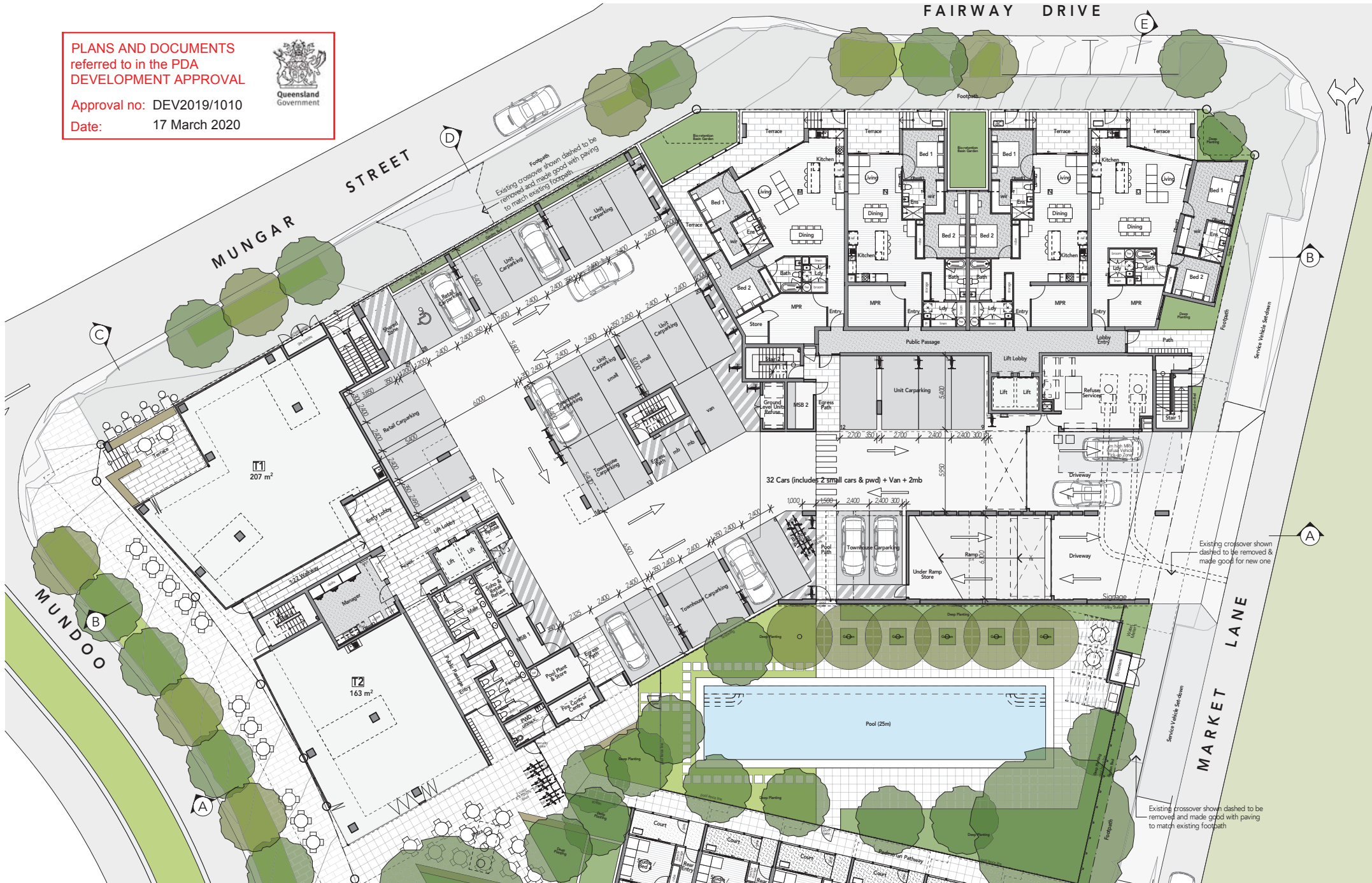
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## Floor Plan - Level 1 - 1 of 2

### Market Lane Residences

scale 1:250  
0 2.5m 12.5m



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK05  
issue : F  
date : 24/1/20

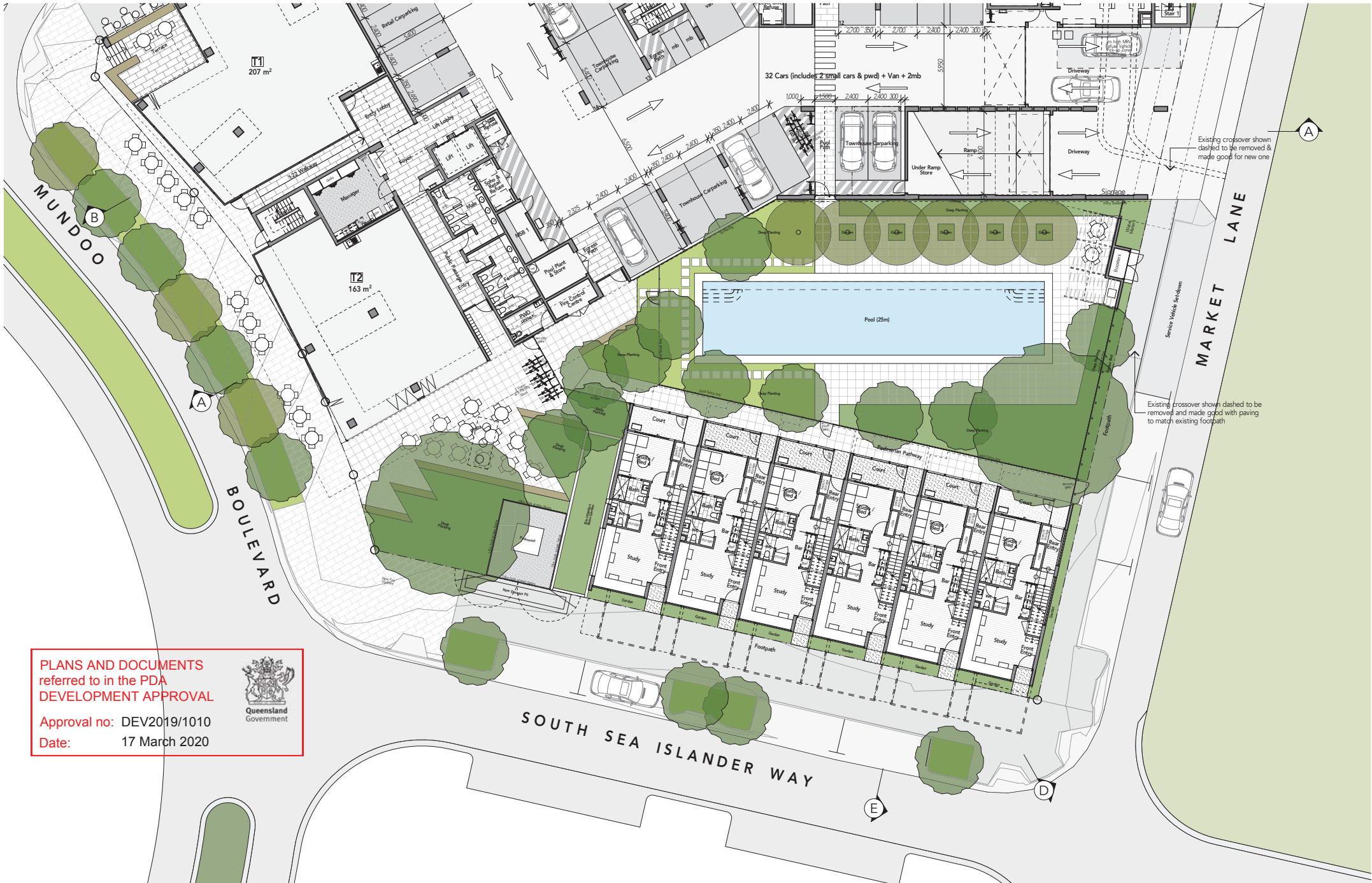
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## Floor Plan - Level 1 - 2 of 2

### Market Lane Residences

scale 1:250  
0 2.5m 12.5m



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK06  
issue : F  
date : 24/1/20

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## Floor Plan - Level 2 - 1 of 2

### Market Lane Residences

scale 1:250  
0 2.5m 12.5m



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK07  
issue : F  
date : 24/1/20

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## Floor Plan - Level 2 - 2 of 2

### Market Lane Residences

scale 1:250  
0 2.5m 12.5m



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK08  
issue : F  
date : 24/1/20

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## Floor Plan - Level 3 - 1 of 2

### Market Lane Residences

scale 1:250  
0 2.5m 12.5m



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

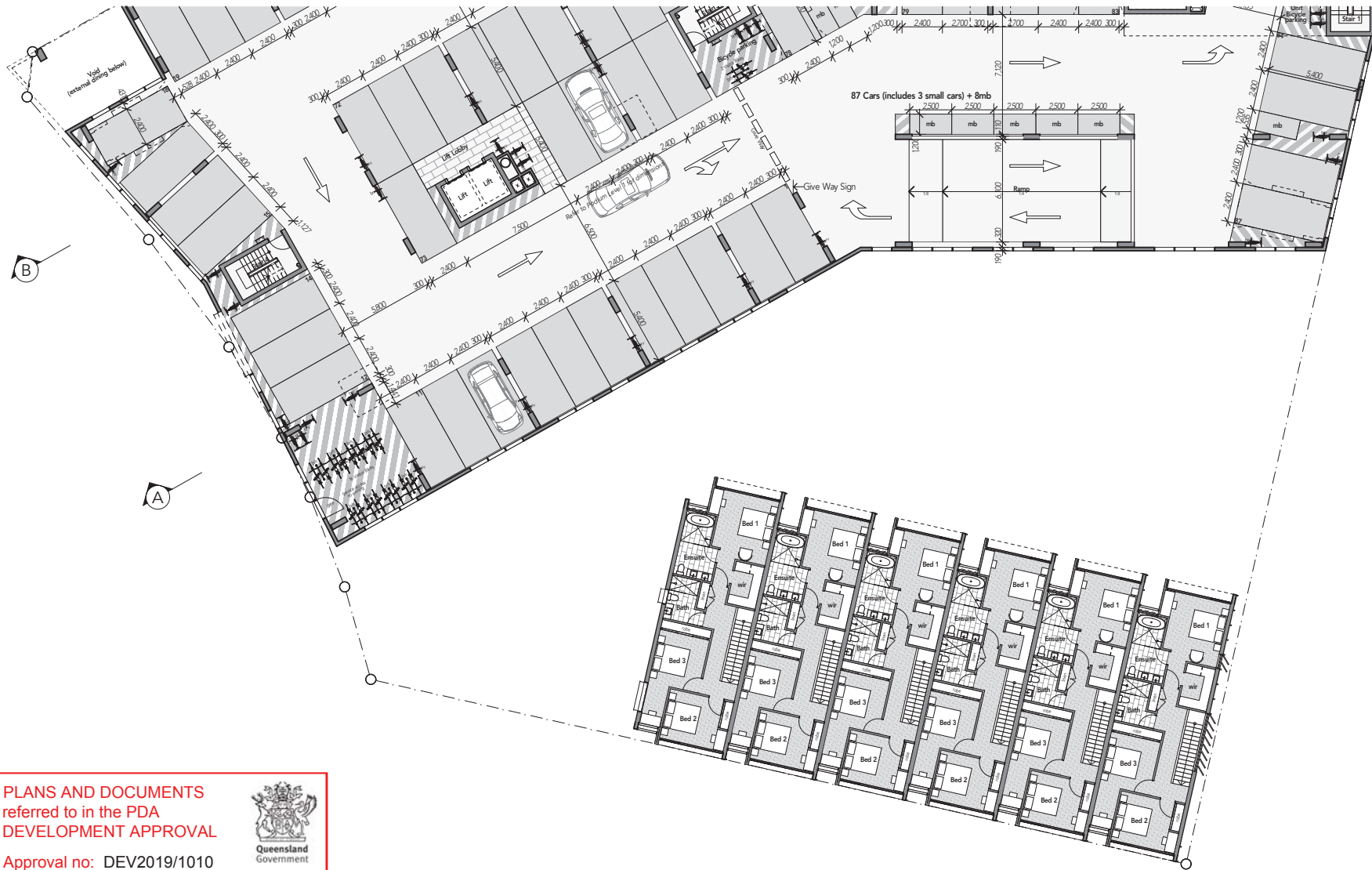
drawing no : SK09  
issue : F  
date : 24/1/20

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## Floor Plan - Level 3 - 2 of 2 Market Lane Residences

scale 1:250  
0 2.5m 12.5m



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK10  
issue : F  
date : 24/1/20

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## Floor Plan - Level 4 - 1 of 2

### Market Lane Residences

scale 1:250  
0 2.5m 12.5m



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK11  
issue : F  
date : 24/1/20

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B

A

A

E

D

## Floor Plan - Level 4 - 2 of 2

### Market Lane Residences

scale 1:250  
0 2.5m 12.5m



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK12  
issue : F  
date : 24/1/20

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## Floor Plan - Level 5-11 Market Lane Residences

scale 1:250  
0 2.5m 12.5m



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK13  
issue : F  
date : 24/1/20

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## Floor Plan - Level 12

### Market Lane Residences

scale 1:250  
0 2.5m 12.5m



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK14  
issue : F  
date : 24/1/20

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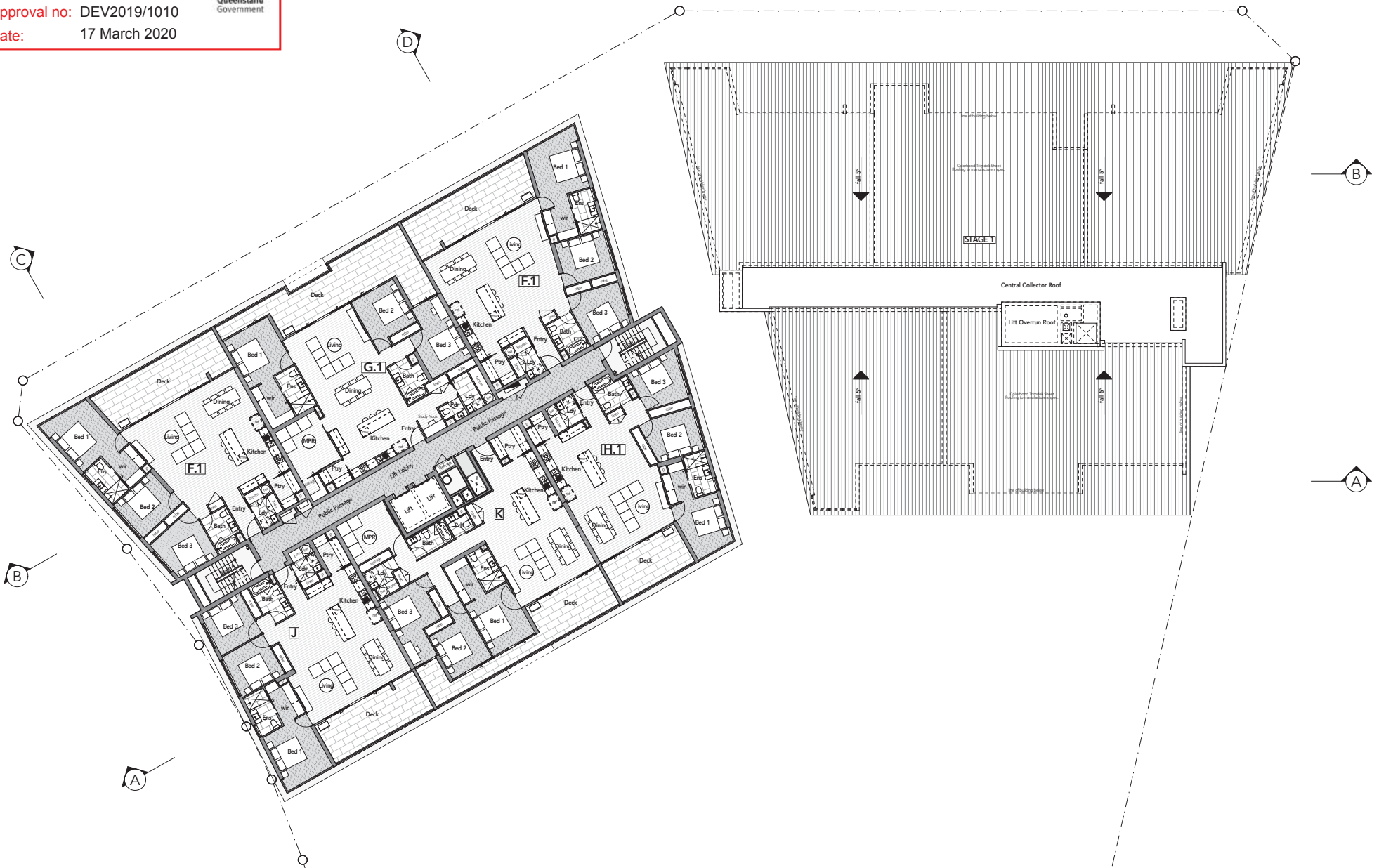
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## Floor Plan - Level 13

### Market Lane Residences

scale 1:250  
0 2.5m 12.5m



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK15  
issue : F  
date : 24/1/20

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## Floor Plan - Level 14

### Market Lane Residences

scale 1:250  
0 2.5m 12.5m



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK16  
issue : F  
date : 24/1/20

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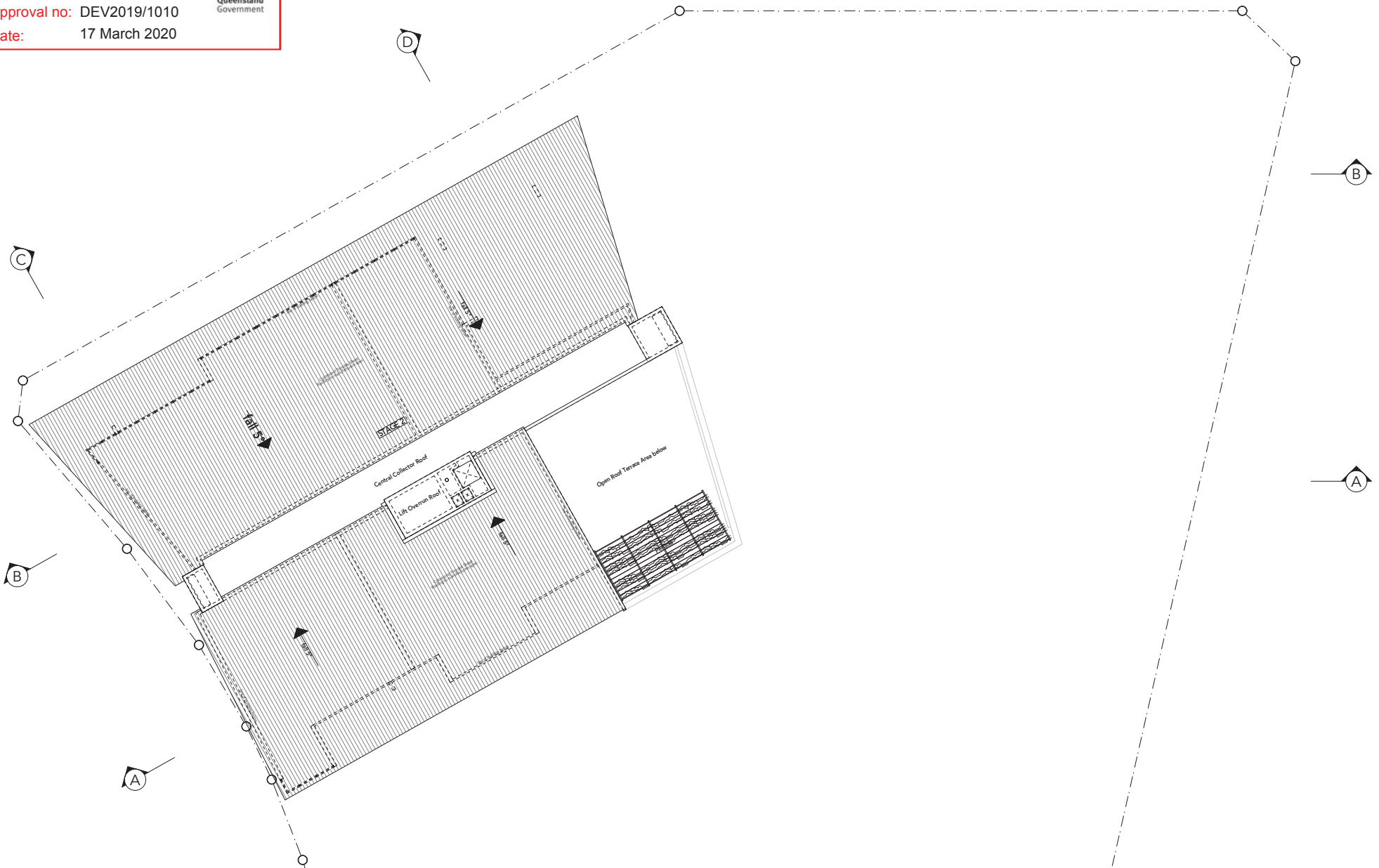
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## Floor Plan - Roof

### Market Lane Residences

scale 1:250  
0 2.5m 12.5m



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK17  
issue : F  
date : 24/1/20

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|-------|----------|------------------------------------|----|
| F     | 23.01.20 | Response EDQ minor amendment RFI's | GK |
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| ISSUE | DATE     | AMENDMENT                          | BY |

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Date: 17 March 2020



WT Roof

+45.650

Level 14

+42.650

Level 13, ET Roof

+39.550

Level 12

+36.600

Level 11

+33.700

Level 10

+30.800

Level 9

+27.900

Level 8

+25.000

Level 7

+22.100

Level 6

+19.200

Level 5

+16.300

Level 4 Podium

+3.400

Level 3

+10.250

Level 2

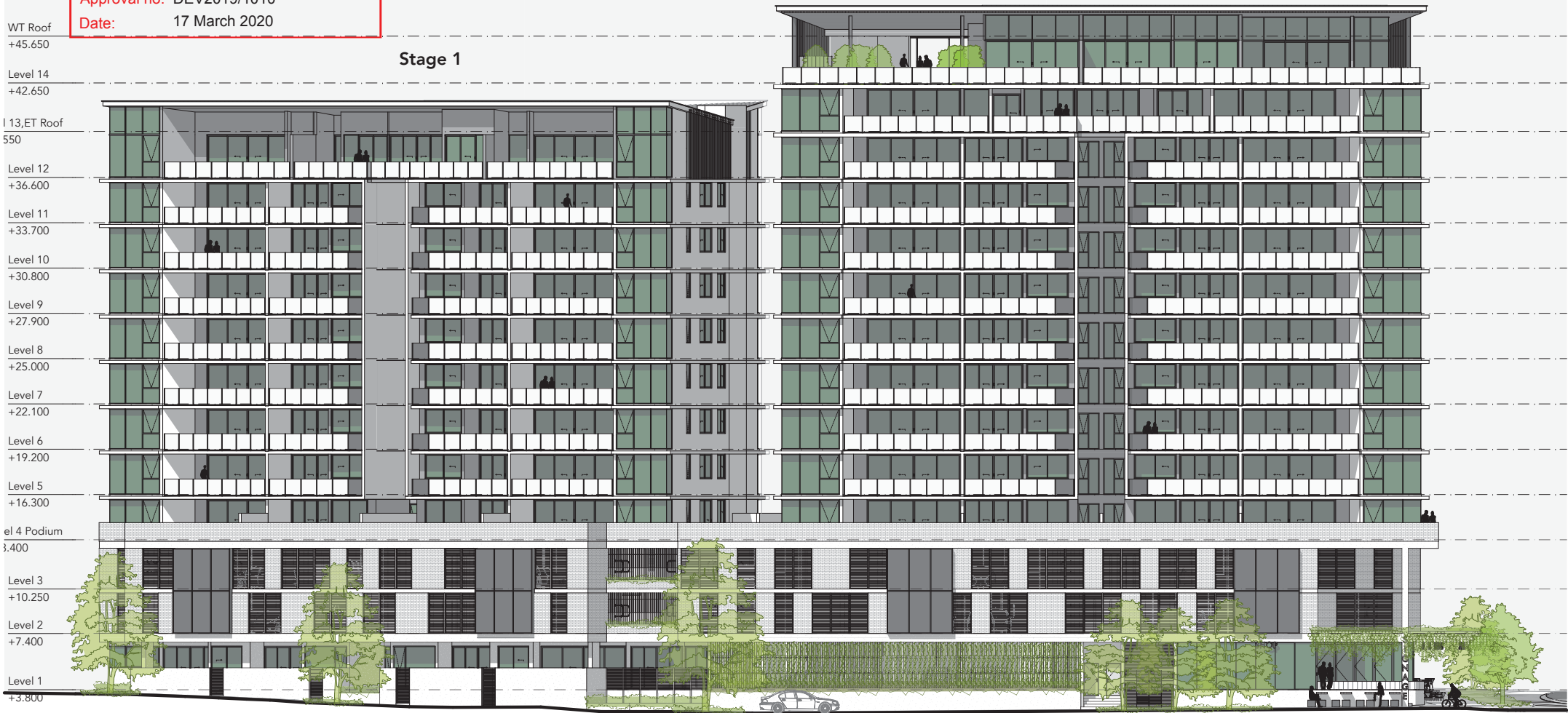
+7.400

Level 1

+3.800

Stage 1

Stage 2



## Elevation 1 - North East / Mungar Street

### Market Lane Residences

scale 1:250  
0 2.5m 12.5m

client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK18  
issue : F  
date : 24/1/20

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Stage 2

Stage 1



Stage 3

Elevation 2 - South East / Market Lane  
Market Lane Residences



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK19  
issue : F  
date : 24/1/20

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| F     | 23.01.20 | Response EDO minor amendment RFI's | GK |
|-------|----------|------------------------------------|----|
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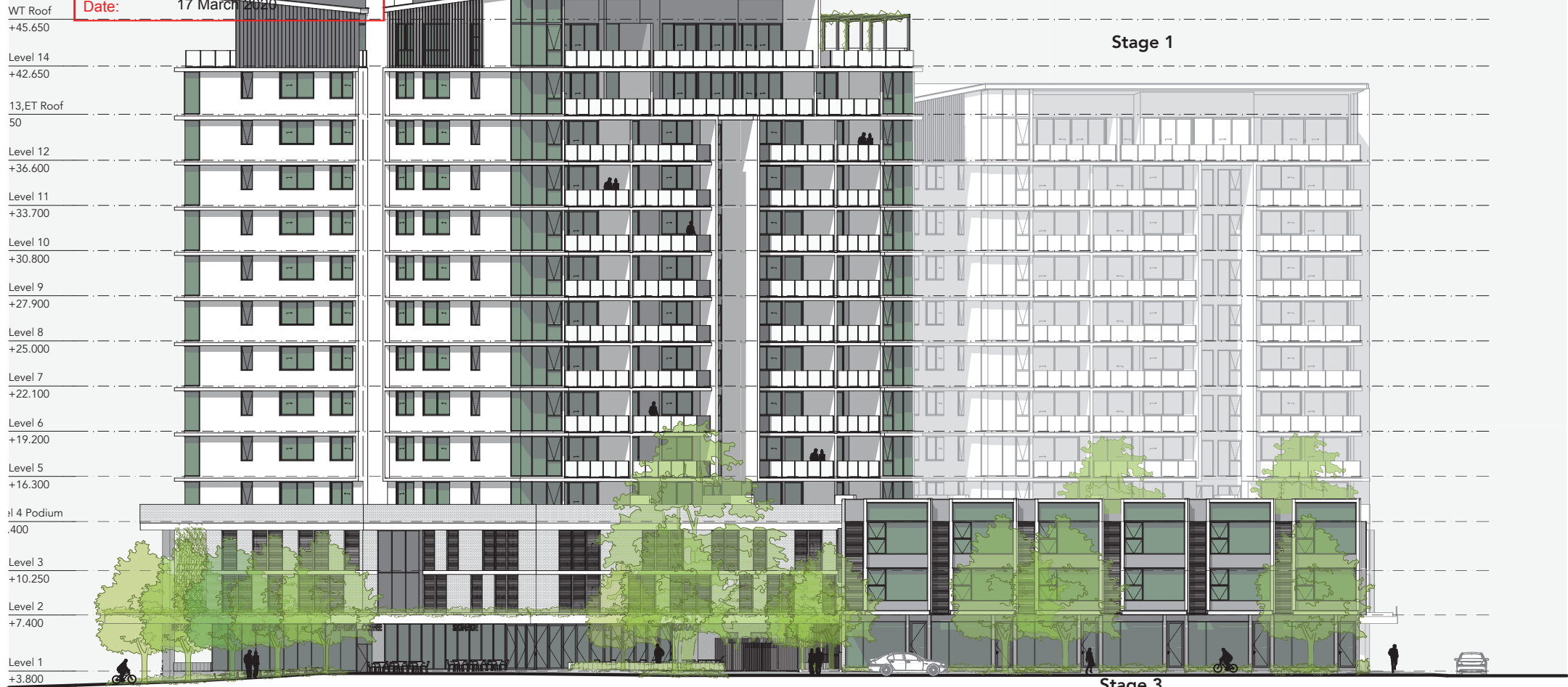


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Date: 17 March 2020

Stage 2

Stage 1



Stage 3

|       |          |                                    |    |
|-------|----------|------------------------------------|----|
| F     | 23.01.20 | Response EDO minor amendment RFI's | GK |
| E     | 29.11.19 | EDO minor amendment to DA          | GK |
| D     | 02.04.19 | EDO response for DA                | GK |
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| ISSUE | DATE     | AMENDMENT                          | BY |

## Elevation 3 - South West / South Sea Island Way Market Lane Residences

scale 1:250  
0 2.5m 12.5m

client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK20  
issue : F  
date : 24/1/20

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| F     | 23.01.20 | Response EDO minor amendment RFI's | GK |
|-------|----------|------------------------------------|----|
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| B     | 14.01.19 | Issue for Development Approval     | GK |
| A     | 04.12.18 | Issue for Development Approval     | GK |
| ISSUE | DATE     | AMENDMENT                          | BY |

## Elevation 4 - North West / Mundoo Blv

### Market Lane Residences

scale 1:250  
0 2.5m 12.5m

client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK21  
issue : F  
date : 24/1/20

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PLANS AND DOCUMENTS  
 Ventilated to the PD  
 parking levels  
 APPROVAL

Approval no: DEV2019/1010  
 Date: 17 March 2020



Feature "Window Box" element

High level planting  
 over walkway



|       |          |                                    |    |
|-------|----------|------------------------------------|----|
| F     | 23.01.20 | Response EDQ minor amendment RFI's | GK |
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| A     | 04.12.18 | Issue for Development Approval     | GK |
| ISSUE | DATE     | AMENDMENT                          | BY |

## Elevation 1 - North East / Mungar Street 1:100

### Market Lane Residences

scale 1:250  
 0 2.5m 12.5m

client : Habitat Development Group  
 project : Market Lane Residences  
 address : Lot 130 Mundoo Boulevard

drawing no : SK22  
 issue : F  
 date : 24/1/20

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PLANS AND DOCUMENTS  
referred to in this plan  
DEVELOPMENT APPROVAL

Approval no: DEV2019/1010

Date: 17 March 2020



Vented grilles to car  
parking levels

Feature "Window Box" element



|       |          |                                    |    |
|-------|----------|------------------------------------|----|
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| ISSUE | DATE     | AMENDMENT                          | BY |

## Elevation 4 - North West / Mundoo Blv 1:100

### Market Lane Residences

scale 1:250  
0 2.5m 12.5m

client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK23  
issue : F  
date : 24/1/20

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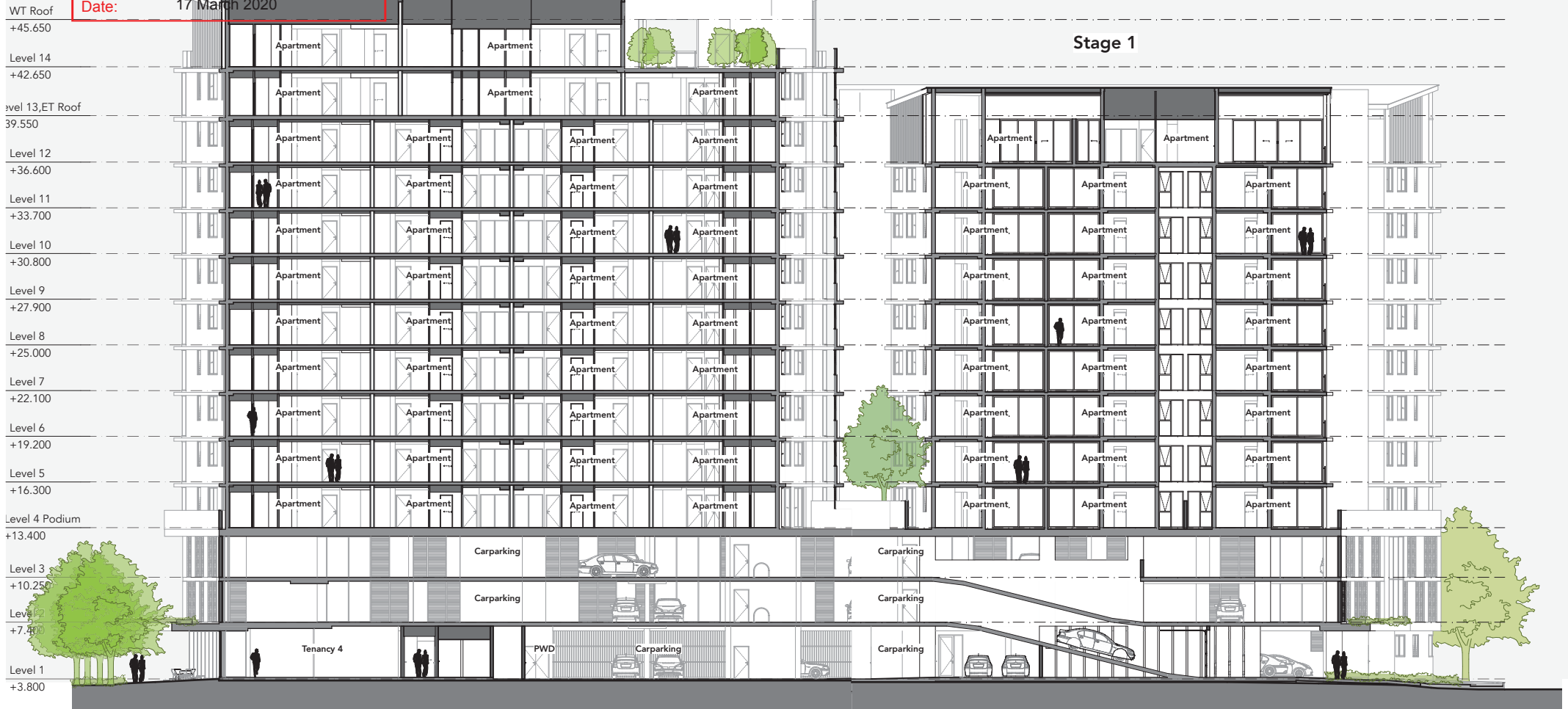


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Stage 2

Stage 1



|       |          |                                    |    |
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| ISSUE | DATE     | AMENDMENT                          | BY |

## Section S1 Market Lane Residences

scale 1:250  
0 2.5m 12.5m

client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK24  
issue : F  
date : 24/1/20

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## Stage 2

## Stage 1



## Section S2 Market Lane Residences

|       |          |                                    |    |
|-------|----------|------------------------------------|----|
| F     | 23.01.20 | Response EDQ minor amendment RFI's | GK |
| E     | 29.11.19 | EDQ minor amendment to DA          | GK |
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| A     | 04.12.18 | Issue for Development Approval     | GK |
| ISSUE | DATE     | AMENDMENT                          | BY |

client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK25  
issue : F  
date : 24/1/20

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Stage 2

Stage 1

Stage 3  
Soho Townhouses



Section S3  
Market Lane Residences

scale 1:250  
0 2.5m 12.5m

client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK26  
issue : F  
date : 24/1/20

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| F     | 23.01.20 | Response EDQ minor amendment RFI's | GK |
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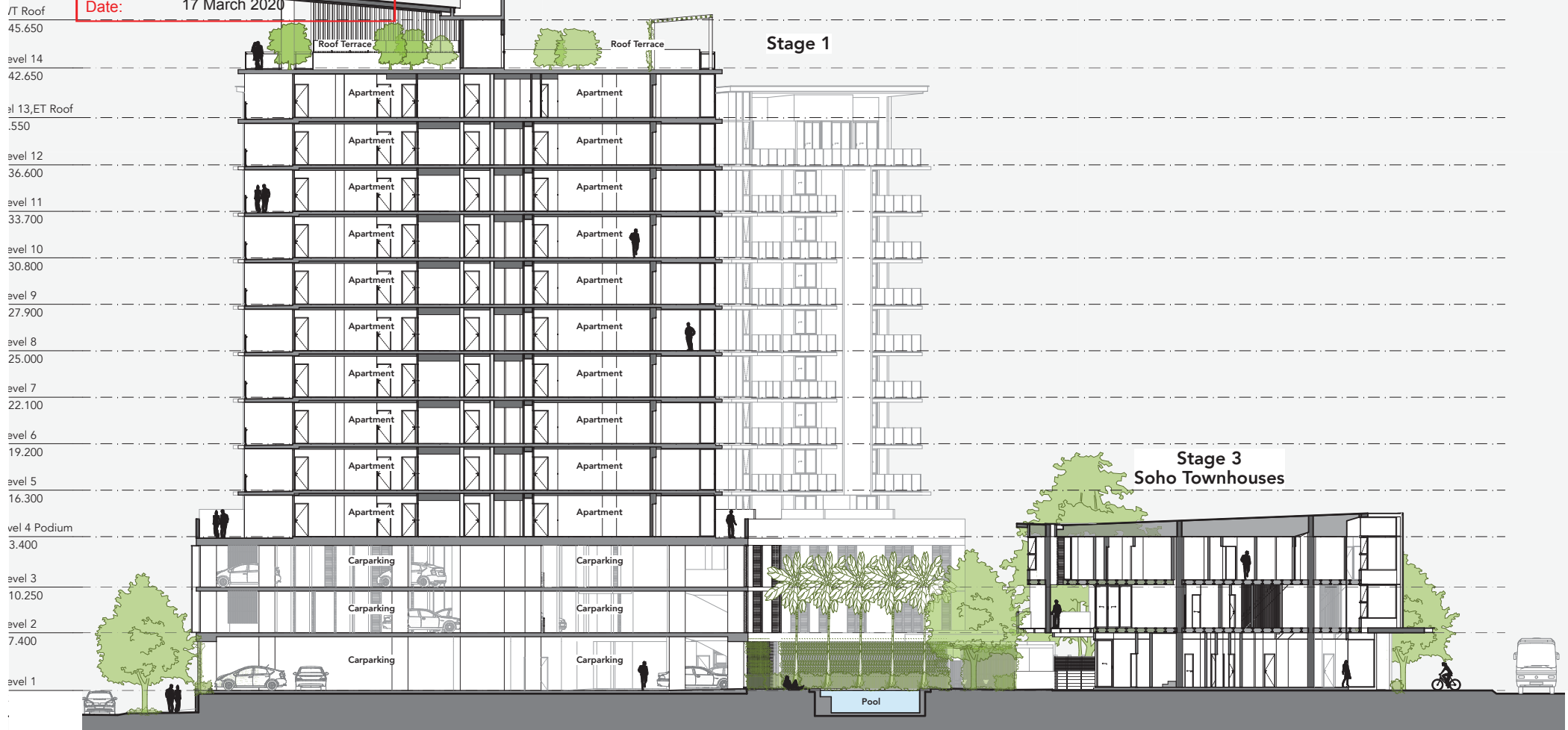


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| ISSUE | DATE     | AMENDMENT                          | BY |

## Section S4

### Market Lane Residences

scale 1:250  
0 2.5m 12.5m

client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK27  
issue : F  
date : 24/1/20

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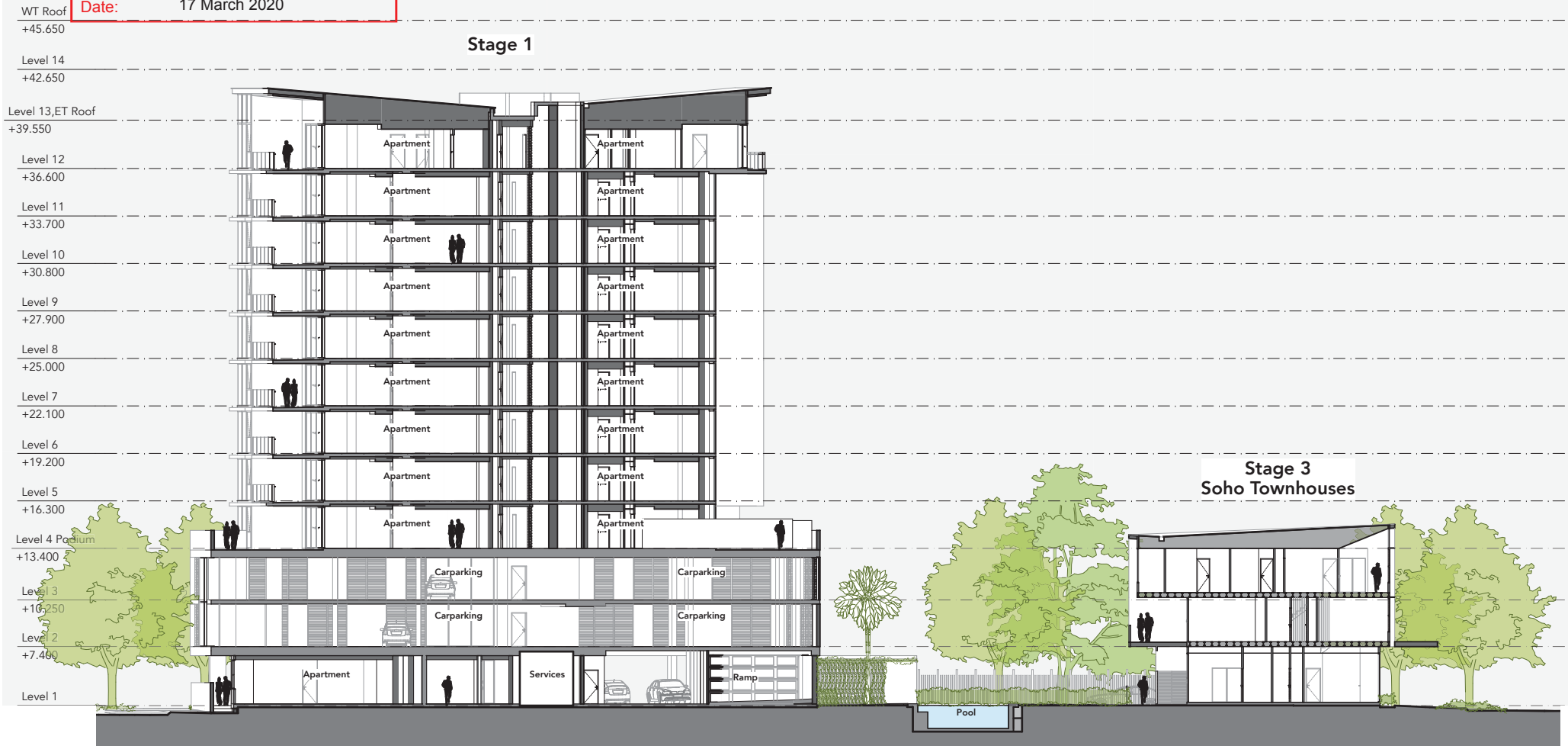
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Date: 17 March 2020

Stage 1



Section S5  
Market Lane Residences

scale 1:250  
0 2.5m 12.5m

client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK28  
issue : F  
date : 24/1/20

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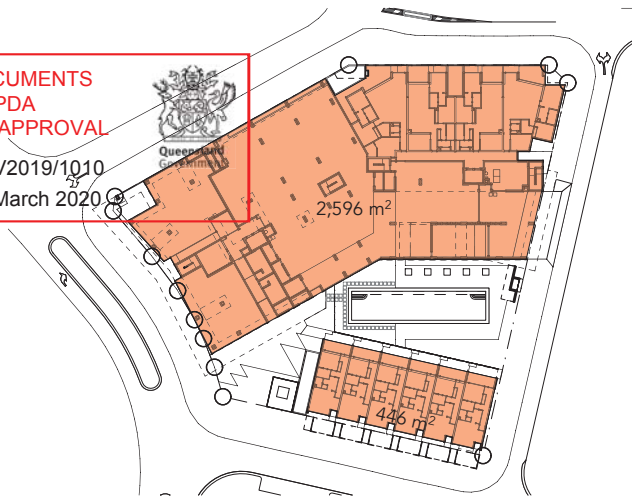
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**Site Cover Area Summary - Level 1**

Total Site Cover 3,042m<sup>2</sup> (73%)



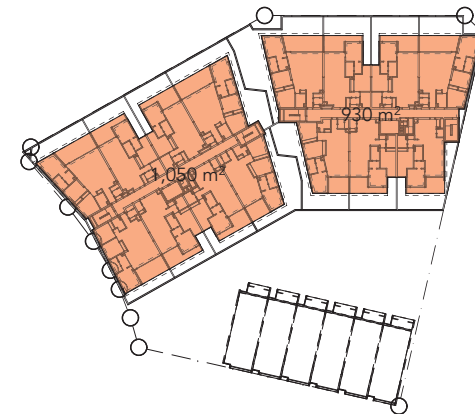
**Site Cover Area Summary - Level 2**

Total Site Cover 3,174m<sup>2</sup> (76%)



**Site Cover Area Summary - Level 3**

Total Site Cover 3,162m<sup>2</sup> (76%)



**Site Cover Area Summary - Level 4**

Total Site Cover 1,980m<sup>2</sup> (47.5%)

**Site Cover Plans - Level 1 to Level 4**  
Market Lane Residences

scale

|       |          |                                    |    |
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| ISSUE | DATE     | AMENDMENT                          | BY |

client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK29  
issue : F  
date : 24/1/20

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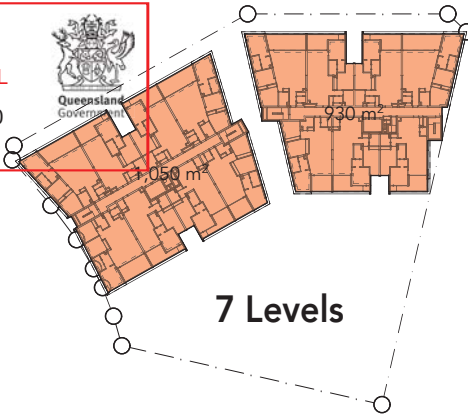




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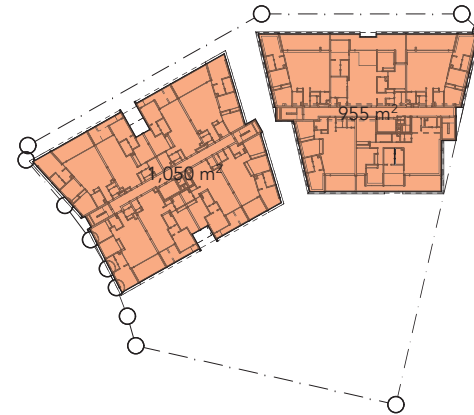
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#### Site Cover Area Summary - Level 5 - 11

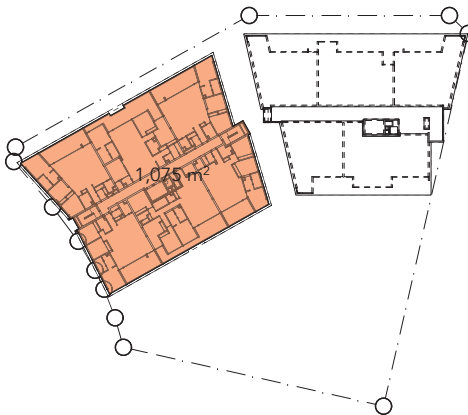
Total Site Cover 1,980m<sup>2</sup> (47.5%)

x 7



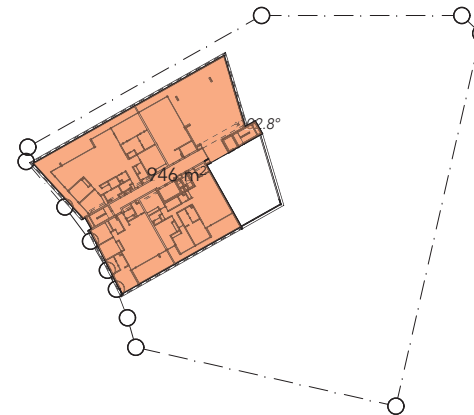
#### Site Cover Area Summary - Level 12

Total Site Cover 2,005m<sup>2</sup> (48%)



#### Site Cover Area Summary - Level 13

Total Site Cover 1,075m<sup>2</sup> (26%)



#### Site Cover Area Summary - Level 14

Total Site Cover 946m<sup>2</sup> (23%)

## Site Cover Plans - Level 4 to Roof Level Market Lane Residences

scale



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK30  
issue : F  
date : 24/1/20

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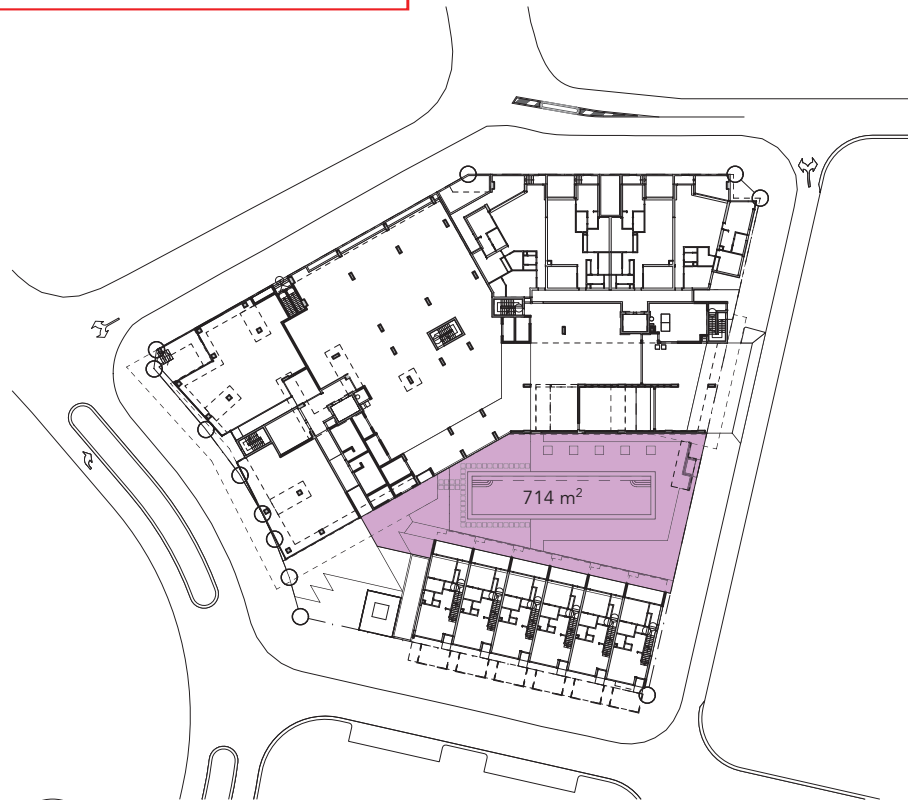


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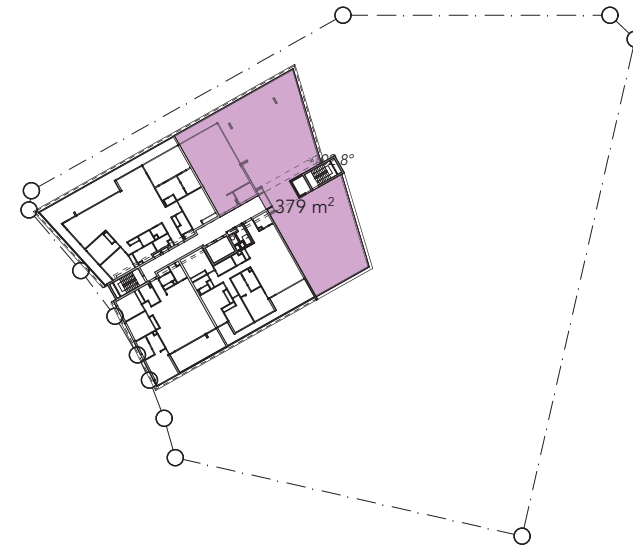
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Approval no: DEV2019/1010

Date: 17 March 2020



Communal Space - Level 1



Communal Space - Level 14

**Communal Area**

**Communal Area Summary**

|                            |                           |
|----------------------------|---------------------------|
| Site Area                  | 4,154m <sup>2</sup>       |
| <b>Total Communal Area</b> | <b>1,093m<sup>2</sup></b> |
|                            | (26.3%)                   |

|       |          |                                    |    |
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**Communal Space**  
**Market Lane Residences**

scale



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK31  
issue : F  
date : 24/1/20

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Date: 17 March 2020



**- Landscaping /  
Deep Planting**

**Landscape / Planting Summary**

|                                            |              |
|--------------------------------------------|--------------|
| Site Area                                  | 4,154m²      |
| <b>Total Landscape /<br/>Deep Planting</b> | <b>460m²</b> |
|                                            | (11%)        |

|       |          |                                    |    |
|-------|----------|------------------------------------|----|
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| ISSUE | DATE     | AMENDMENT                          | BY |

**Landscape / Deep Planting**  
**Market Lane Residences**



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : **SK32**  
issue : **F**  
date : 24/1/20

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1

2

3

4

5

6

1. Tile - white smooth faced
2. Concrete slab expressed
3. Louvre screening - powder coated timber appearance
4. Concrete planter - mix of hanging & vertical species
5. Shopfront exemplar - stepping up from footpath
6. Shopfront exemplar - activation & openness

IMAGE REFERENCES:

3. Kookai Retail outlet Pacific Fair by Cavill Architects
5. Pottery Barn James Street by Richards & Spence Architects.
6. Bangkok Cafe - Pinterest Image
7. Social All Day Bar - Pinterest Image



|       |          |                                    |    |
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| ISSUE | DATE     | AMENDMENT                          | BY |

## Materials Palette - Retail & Podium

### Market Lane Residences

scale



client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK33  
issue : F  
date : 24/1/20

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1



2



3



4



1. Market Lane - Living & balcony space
2. Textured paint over concrete masonry - white
3. Exterior grade vitrified tile to balconies - light grey
4. Timber soffit lining
5. Door & Window frames - black powdercoat
6. Market Lane - Roof Terrace



5



6

## Materials Palette - Towers SoHo's & Roof Terrace Market Lane Residences

scale



|       |          |                                    |    |
|-------|----------|------------------------------------|----|
| F     | 23.01.20 | Response EDO minor amendment RFI's | GK |
| E     | 29.11.19 | EDO minor amendment to DA          | GK |
| D     | 02.04.19 | EDO response for DA                | GK |
| C     | 26.03.19 | EDO response for DA                | GK |
| B     | 14.01.19 | Issue for Development Approval     | GK |
| A     | 04.12.18 | Issue for Development Approval     | GK |
| ISSUE | DATE     | AMENDMENT                          | BY |

client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

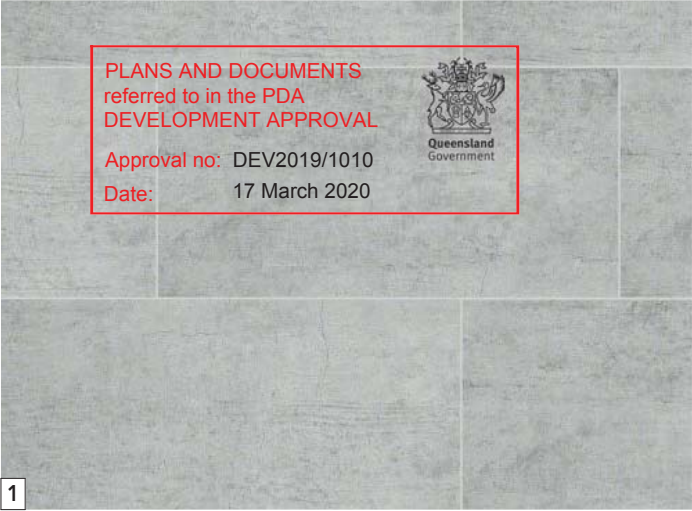
drawing no : SK34  
issue : F  
date : 24/1/20

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- 1. Exterior grade vitrified tile to pool terrace
- 2. Vertical trellis screen to ground carparking

|       |          |                                    |    |
|-------|----------|------------------------------------|----|
| F     | 23.01.20 | Response EDO minor amendment RFI's | GK |
| E     | 29.11.19 | EDO minor amendment to DA          | GK |
| D     | 02.04.19 | EDO response for DA                | GK |
| C     | 26.03.19 | EDO response for DA                | GK |
| B     | 14.01.19 | Issue for Development Approval     | GK |
| A     | 04.12.18 | Issue for Development Approval     | GK |
| ISSUE | DATE     | AMENDMENT                          | BY |

Materials Palette - Pool Terrace  
Market Lane Residences

scale

client : Habitat Development Group  
project : Market Lane Residences  
address : Lot 130 Mundoo Boulevard

drawing no : SK35  
issue : F  
date : 24/1/20

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