



MIXED USE DEVELOPMENT  
17 CHURCH LANE  
MURWILLUMBAH

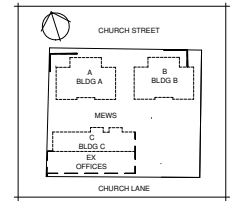
FOR  
LFT (QLD) PTY LTD

26 X 2 BEDROOM APARTMENTS  
REFURBISH 4 EXISTING COMMERCIAL UNITS



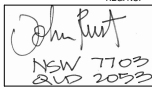

C:\Church Lane Development Application\September 2015\11 THE SPONSOR - 04 September 2015.dwg

AMENDMENT REGISTER			
ISSUE	DESCRIPTION	DATE	INITIALS
A	CONCEPT DA SUBMISSION	10/07/2014	JR
B	DA SUBMISSION	21/09/2014	JR
C	IR RESPONSE	09/05/2015	JR
D	AMENDED PROPOSAL FOR APPROVAL	09/10/2015	JR



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AUTHORISATION	REG. NO.	
	NSW 7703 SUP 20523	
NORTH		
	E: JRUST@RAD.NET.AU A: PO BOX 203 MERRIMAN BEACH, Q. 4218 M: 0414 642 903 F: 07 55 54 51 19 ABN: 95 229 489 889	
CLIENT	LFT (QLD) PTY LTD	
PROJECT	THE PRECINCT	
LOCATION	17 CHURCH LANE MURWILLUMBAH NSW	
STAGE	FINAL PROPOSAL FOR APPROVAL	
DRAWING TITLE	COVER	
SCALE	DATE	DRAWN
AS SHOWN	10/07/14	CBL
PROJECT NO.	DRAWING NO.	ISSUE
2556	DA-1.0	D

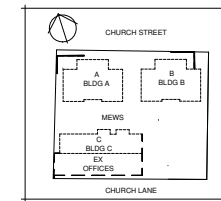
Drawing Number	Description
DA-1.0	Cover Sheet
DA-1.A	Development Statistics, Drawing Schedule
DA-1.1	Site Plan
DA-1.2	Street Level - Church Lane
DA-1.3	Mews Level
DA-1.4	Level 1
DA-1.5	Level 2
DA-1.6	Level 3
DA-1.7	Level 4
DA-1.8	Roof - Buildings A & B
DA-2.1	Elevations - Sheet 1 of 4
DA-2.2	Elevations - Sheet 2 of 4
DA-2.3	Elevations - Sheet 3 of 4
DA-2.4	Elevations - Sheet 4 of 4
DA-2.5	Sections - Sheet 1 of 2
DA-2.6	Sections - Sheet 2 of 2
DA-3.1	Lower Carpark - Detail Plan
DA-3.2	Building A - Podium Level Detail Plan
DA-3.3	Building C - Level 1 - Detail Plan
DA-3.4	Building C - Level 2 - Detail Plan
DA-3.5	Building A - Levels 1, 2 & 3 Detail Plan
	Building B - Levels 1, 2, 3 & 4 Detail Plan
DA-4.1	Open Space - General Arrangement
DA-4.2	Deep Soil General Arrangement
DA-4.3	Height Study
DA-4.4	Demolition Plan
DA-4.5	Streetscape - Church Lane
DA-4.6	Development over Existing Buildings
DA-4.7	Neighbour Details
DA-4.8	Delivery Vehicle Manoeuvring
DA-6.1	Shadows - 9:00AM 22 December
DA-6.2	Shadows - 12:00Noon 22 December
DA-6.3	Shadows - 3:00PM 22 December
DA-6.4	Shadows 6:00PM 22 December
DA-6.5	Shadows - 9:00AM 22 June
DA-6.6	Shadows - 12:00Noon 22 June
DA-6.7	Shadows - 3:00PM 22 June
DA-6.8	Shadows - 6:00PM 22 June
DA-6.9	Shadows - 9:00AM 22 March/September
DA-6.10	Shadows - 12:00Noon 22 March/September
DA-6.11	Shadows - 3:00PM 22 March/September
DA-6.12	Shadows - 6:00PM 22 March/September
DA-6.13	Shadows - Building C - 22 June
DA-7.1	Perspective Views - Sheet 1 of 2
DA-7.2	Perspective Views - Sheet 2 of 2

Unit Number	Building	Level	Bedrooms	Floor Area	Private Open Space	Total Area
1	C	1	2	83	12	95
2	C	1	2	83	12	95
3	C	1	2	83	12	95
4	B	1	2	87	25	112
5	B	1	2	91	63	154
6	B	1	2	87	37	124
7	C	2	2	83	12	95
8	C	2	2	83	12	95
9	A	1	2	87	52	139
10	A	1	2	91	36	127
11	A	1	2	87	25	112
12	B	2	2	87	10	97
13	B	2	2	91	10	101
14	B	2	2	87	10	97
15	A	2	2	87	10	97
16	A	2	2	91	10	101
17	A	2	2	87	10	97
18	B	3	2	87	10	97
19	B	3	2	91	10	101
20	B	3	2	87	10	97
21	A	3	2	87	10	97
22	A	3	2	91	10	101
23	A	3	2	87	10	97
24	B	4	2	87	10	97
25	B	4	2	91	10	101
26	B	4	2	87	10	97
<b>Totals</b>				<b>2270</b>	<b>448</b>	<b>2718</b>

Carparking	Number	Unit	Rate	Number
<b>Commercial</b>				
Dentist	2	Rooms	3.5	7
Offices	450	m2	0.02	9
<b>Residential</b>				
2 bedroom Units	26	Units	1.5	39
Visitor	26	Units	0.25	6.5
<b>Total Required</b>				<b>61.5</b>
<b>Number Provided</b>				
At Mews Level - Open				16
Lower Garage				23
Upper Garage				27
<b>Total Provided</b>				<b>66</b>

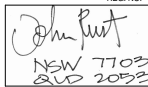
Site Area	2972	m2
<b>Gross Floor Area</b>		
Existing Commercial	600	m2
New residential	2270	m2
	2870	m2
<b>Floor Space Ratio</b>	97%	
Maximum Permitted	120%	
<b>Site Coverage</b>		
Total Roof Area	1193	m2
Site Coverage ratio	40%	
Maximum Permitted	80%	
<b>Open Space</b>		
Private Open Space	438	m2
Communal Open Space	781	m2
% age Communal Open Space	26%	
% age Required	25%	

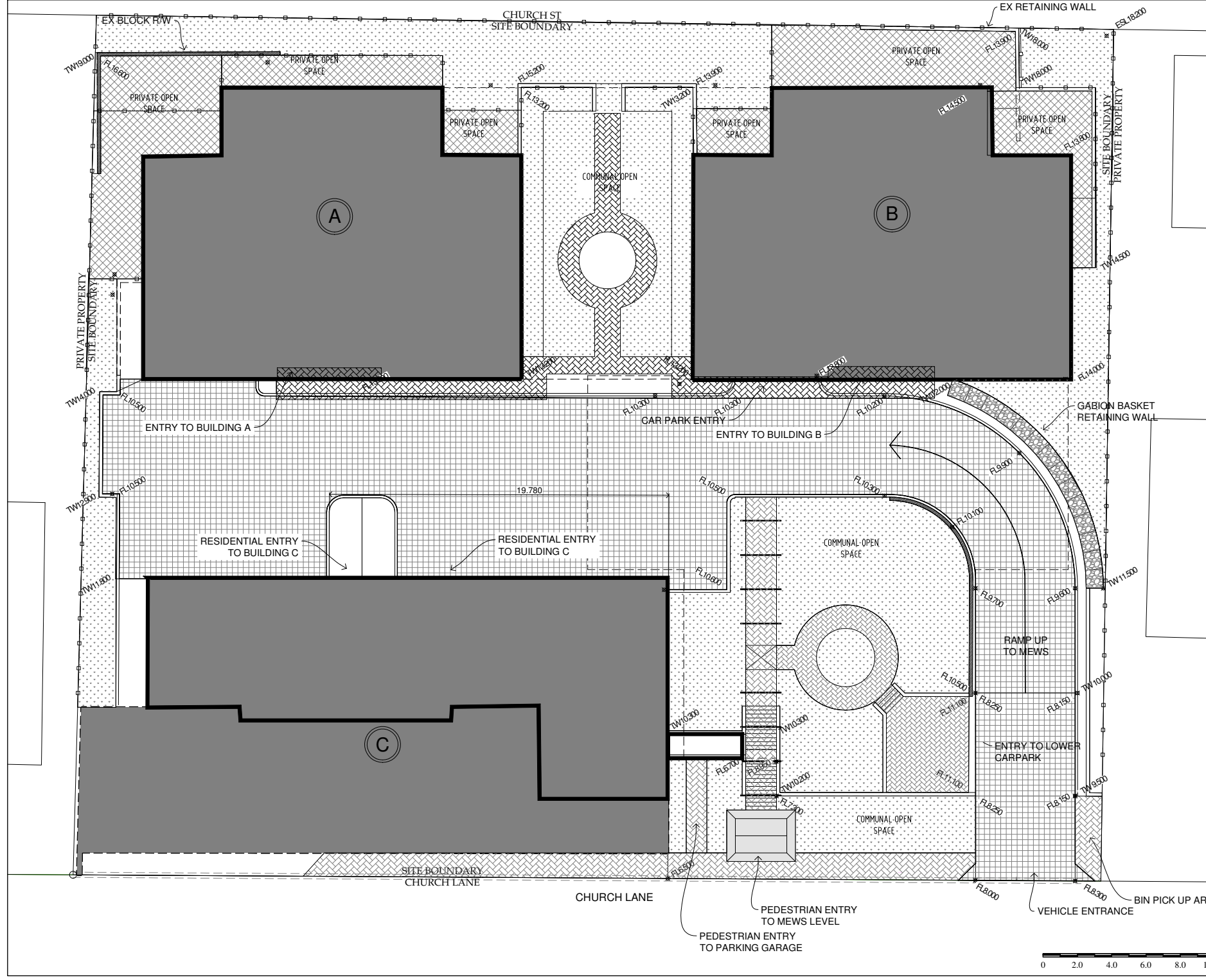
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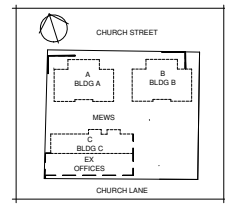
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<b>AUTHORISATION</b>	REG. NO.	
	NEW 7703 SLD 20523	
	NORTH	
<b>CLIENT</b>	LFT (QLD) PTY LTD	
<b>PROJECT</b>	THE PRECINCT	
<b>LOCATION</b>	17 CHURCH LANE MURWILLUMBAH NSW	
<b>STAGE</b>	FINAL PROPOSAL FOR APPROVAL	
<b>DRAWING TITLE</b>	DEVELOPMENT STATISTICS DRAWING SCHEDULE	
<b>SCALE</b>	DATE	<b>DRAWN</b>
AS SHOWN	10/07/14	CBL
<b>PROJECT NO.</b>	<b>DRAWING NO.</b>	<b>ISSUE</b>
2556	DA-1.A	D



AMENDMENT REGISTER

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- STRUCTURE
- FOOTPATH
- LANDSCAPE
- PRIVATE OPEN SPACE
- PAVEMENT



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AUTHORISATION

REG. NO.

*The Precinct*

NEW 7703

BLD 2052

NORTH

E: JRUST@RAD.NET.AU

A: PO BOX 203 MERMAID BEACH, Q. 4215

M: 0414 642 933

F: 07 55 54 51 19

ABN: 65 229 489 989

CLIENT

**LFT (QLD) PTY LTD**

PROJECT

**THE PRECINCT**

LOCATION

**17 CHURCH LANE MURWILLUMBAH NSW**

STAGE

**FINAL PROPOSAL FOR APPROVAL**

DRAWING TITLE

**SITE PLAN**

SCALE

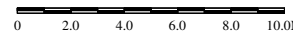
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DATE

**10/07/14**

DRAWN

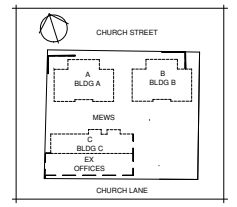
**CBL**



USE	
CIRCULATION	
RESIDENCE	
RESIDENCE	
COMMERCIAL	
COMMERCIAL	
DRIVEWAY	
AMENITIES	

Thermal Specification	
Metal roof	R1.0 anticon blanket under
Roof colour	Medium SA > 0.475 < 0.70
Ceiling insulation top units	R2.0 insulation
Light weight walls	R2.0 insulation
External wall colour	Light SA < 0.475
Total Window/door System value to doors/windows	Uw 6.57 SHGCw 0.74
Weather stripping to doors and windows	** Alum wind/drs SINGLE glazing Yes

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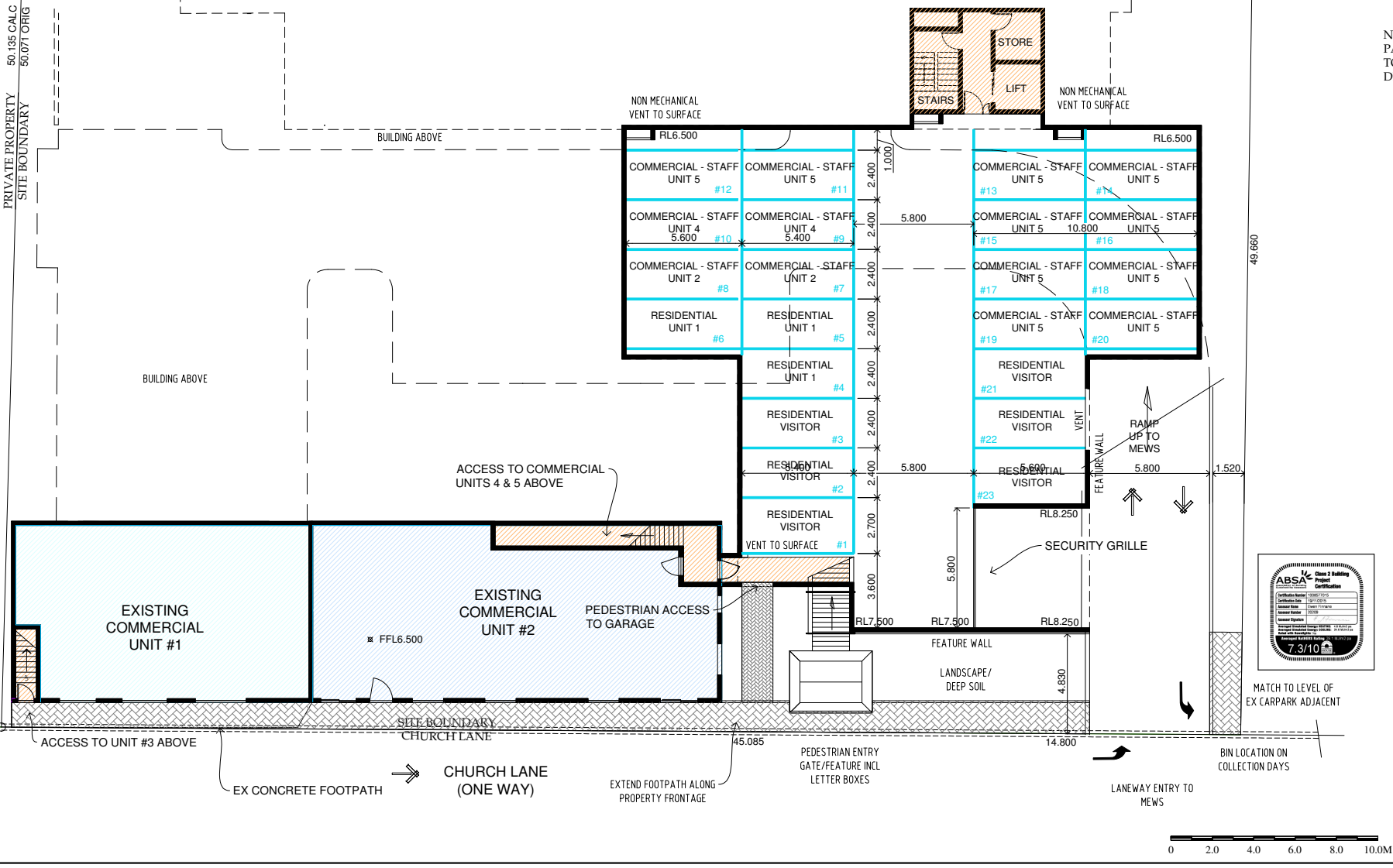


NOTE  
PAVING AND PLANTING  
TO LANDSCAPE ARCHITECT  
DETAILS

PRIVATE PROPERTY  
SITE BOUNDARY  
50.135 CALC  
50.077 ORIG

SITE BOUNDARY  
PRIVATE PROPERTY

48.660

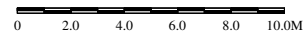


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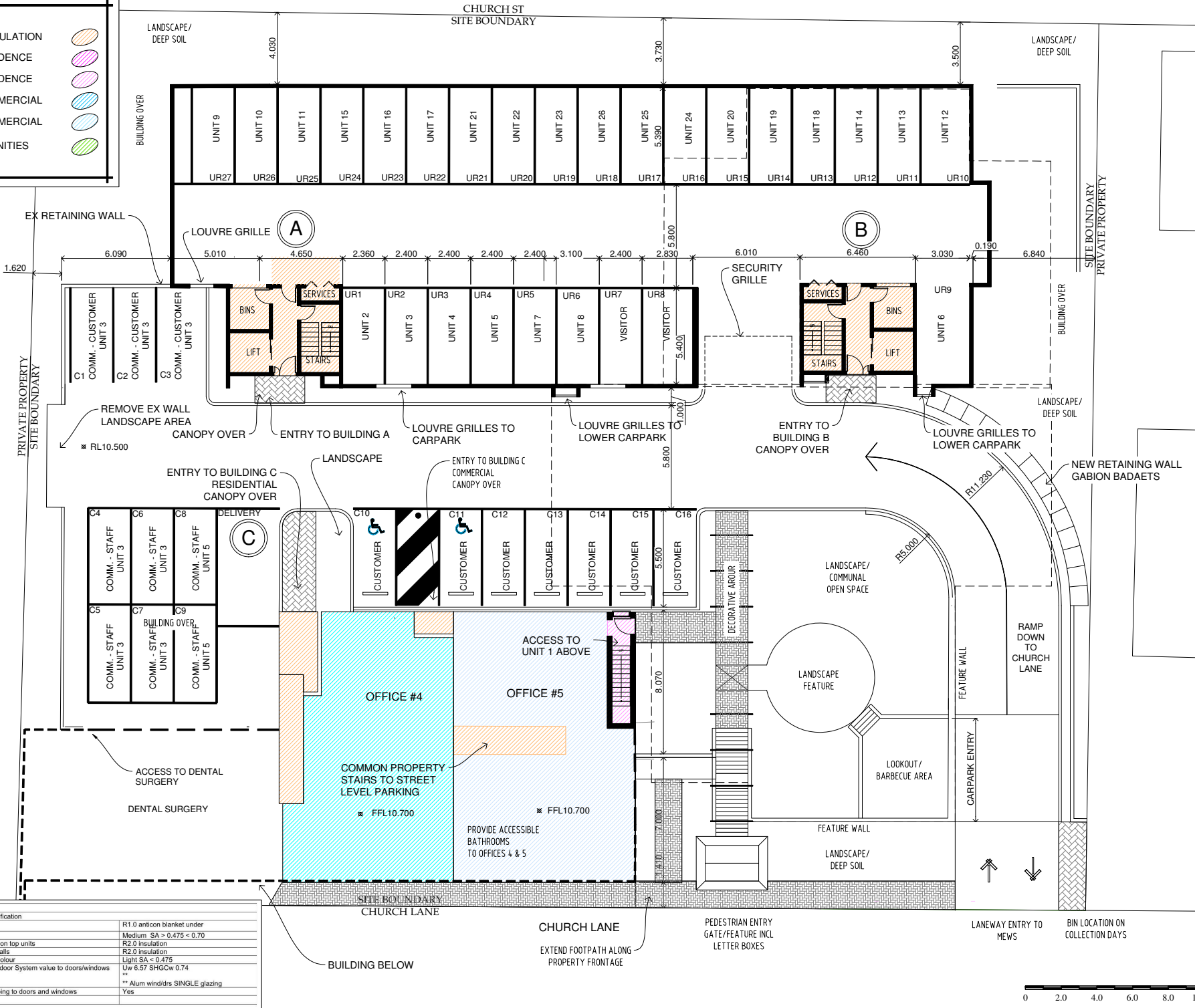
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NORTH	
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M: 0414 642 933	F: 07 55 54 51 19
ABN: 65 229 489 289	



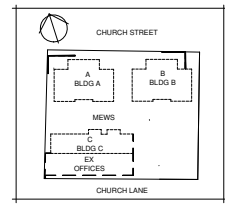
CLIENT	LFT (QLD) PTY LTD	
PROJECT	THE PRECINCT	
LOCATION	17 CHURCH LANE MURWILLUMBAH NSW	
STAGE	FINAL PROPOSAL FOR APPROVAL	
DRAWING TITLE	STREET LEVEL CHURCH LANE	
SCALE	DATE	DRAWN
AS SHOWN	10/07/14	CBL
PROJECT NO.	DRAWING NO.	ISSUE
2556	DA-1.2	D



USE	
CIRCULATION	
RESIDENCE	
RESIDENCE	
COMMERCIAL	
COMMERCIAL	
AMENITIES	



AMENDMENT REGISTER			
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E	ABSA STAMP INCLUDED	19/11/2015	JR



BALUSTRADE LEGEND	
SOLID	S
GLASS	G
LASER CUT	L
AL PICKET	P



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	NEW 7103 SUD 2052
	NORTH

	E: JRUST@RAD.NET.AU
	A: PO BOX 203 MERRIMAN BEACH, Q. 4215
	M: 0414 642 933
	F: 07 55 54 51 19
	ABN: 65 229 489 989

CLIENT  
**LFT (QLD) PTY LTD**

PROJECT  
**THE PRECINCT**

LOCATION  
**17 CHURCH LANE  
MURWILLUMBAH NSW**

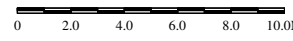
STAGE  
**FINAL PROPOSAL  
FOR APPROVAL**

DRAWING TITLE  
**MEWS LEVEL**

SCALE DATE DRAWN  
**AS SHOWN 10/07/14 CBL**

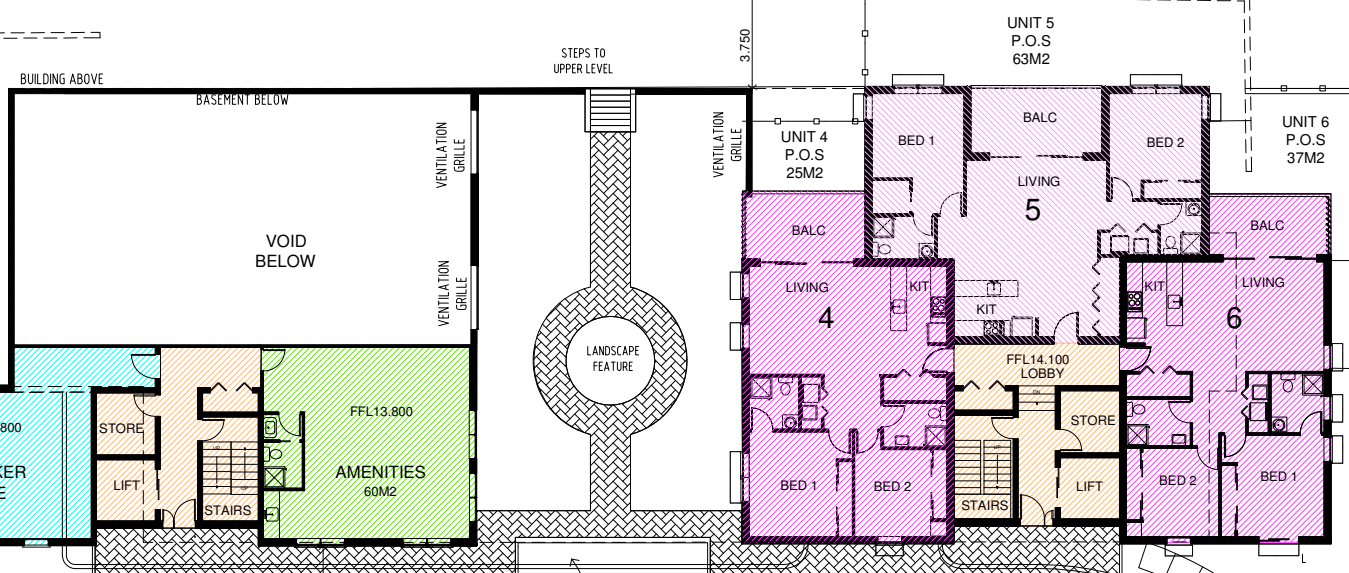
PROJECT NO. DRAWING NO. ISSUE  
**2556 DA-1.3 D**

Thermal Specification	
Metal roof	R1.0 anticon blanket under
Roof colour	Medium SA > 0.475 < 0.70
Ceiling insulation top units	R2.0 insulation
Light weight walls	R2.0 insulation
External wall colour	Light SA < 0.475
Total Window/door System value to doors/windows	Uw 6.57 SHGCw 0.74
	** Alum wind/drs SINGLE glazing
Weather stripping to doors and windows	Yes

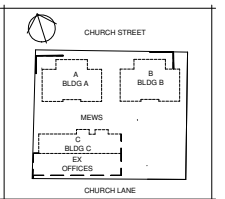


USE	
CIRCULATION	
RESIDENCE	
RESIDENCE	
COMMERCIAL	
COMMERCIAL	
AMENITIES	

CHURCH ST  
SITE BOUNDARY



AMENDMENT REGISTER			
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BALUSTRADE LEGEND	
SOLID	S
GLASS	G
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**the Precinct**

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A: PO BOX 202 MERMAID BEACH, Q. 4215	
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F: 07 55 54 51 19	
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CLIENT	<b>LFT (QLD) PTY LTD</b>	
PROJECT	<b>THE PRECINCT</b>	
LOCATION	<b>17 CHURCH LANE MURWILLUMBAH NSW</b>	
STAGE	<b>FINAL PROPOSAL FOR APPROVAL</b>	
DRAWING TITLE	<b>LEVEL 1</b>	
SCALE	DATE	DRAWN
<b>AS SHOWN</b>	<b>10/07/14</b>	<b>CBL</b>
PROJECT NO.	DRAWING NO.	ISSUE
<b>2556</b>	<b>DA-1.4</b>	<b>D</b>

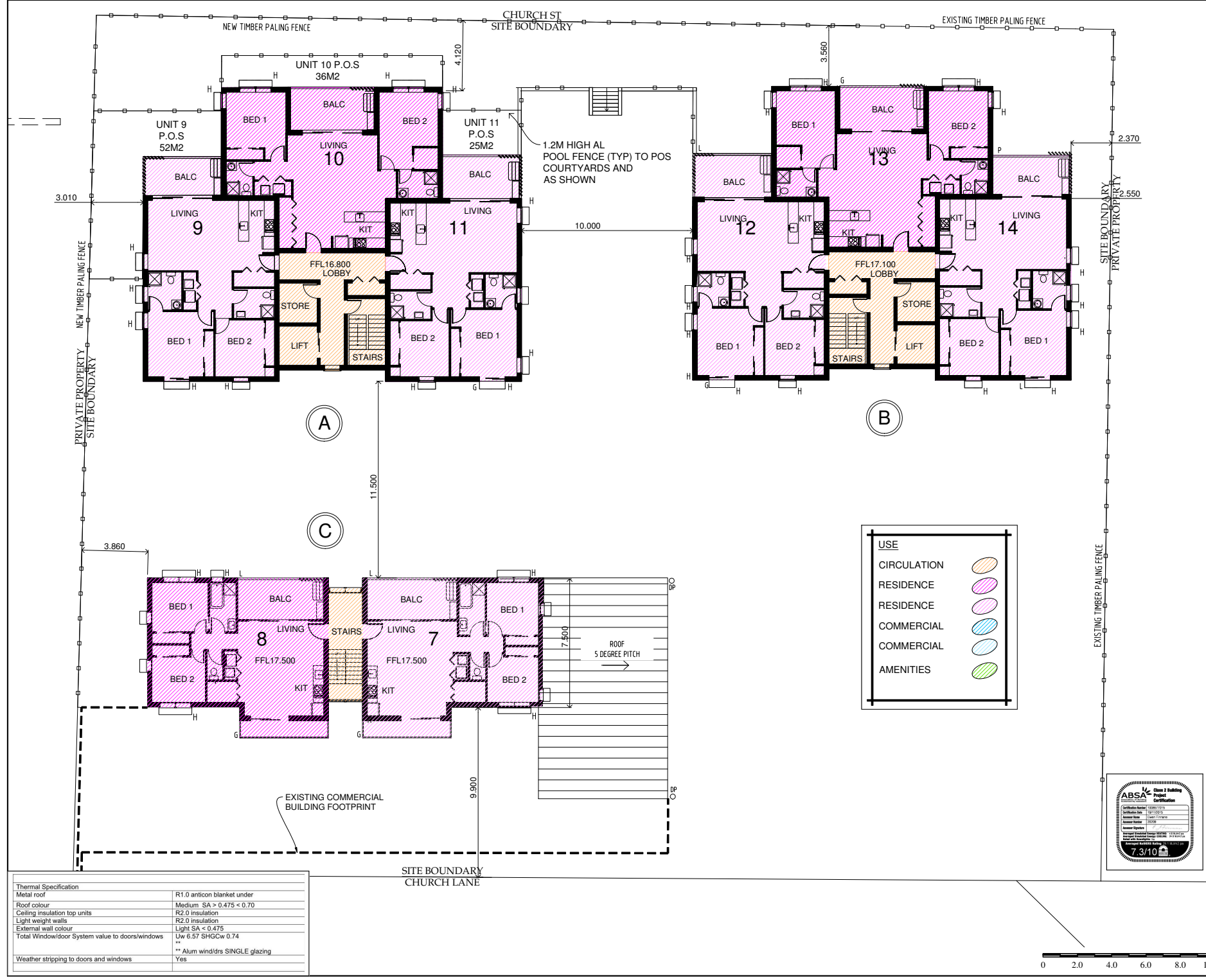


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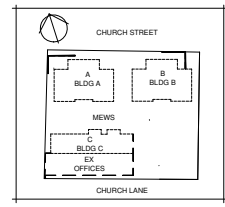
EX G.I ROOF TO BE REPLACED WITH NEW COLOURBOND ROOF 5 DEGREE PITCH

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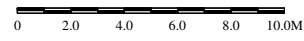


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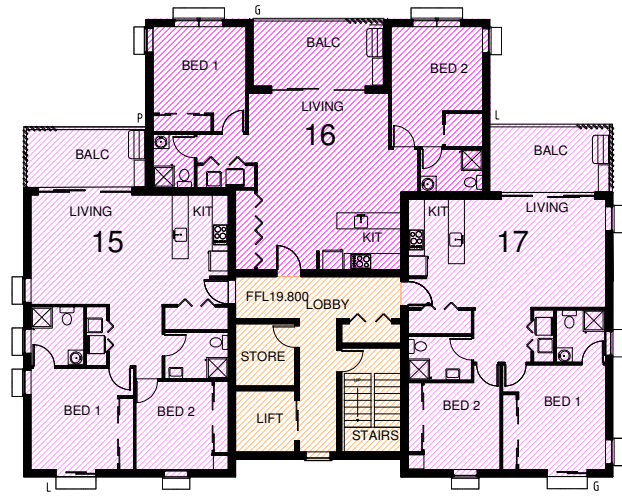
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DRAWING TITLE	<b>LEVEL 2</b>	
SCALE	DATE	DRAWN
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PROJECT NO.	DRAWING NO.	ISSUE
<b>2556</b>	<b>DA-1.5</b>	<b>D</b>

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	** Alum wind/drs SINGLE glazing
Weather stripping to doors and windows	Yes



CHURCH ST  
SITE BOUNDARY



(A)

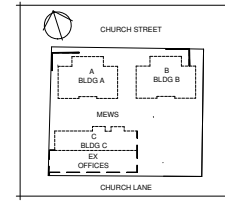


(B)

PRIVATE PROPERTY  
SITE BOUNDARY

SITE BOUNDARY  
PRIVATE PROPERTY

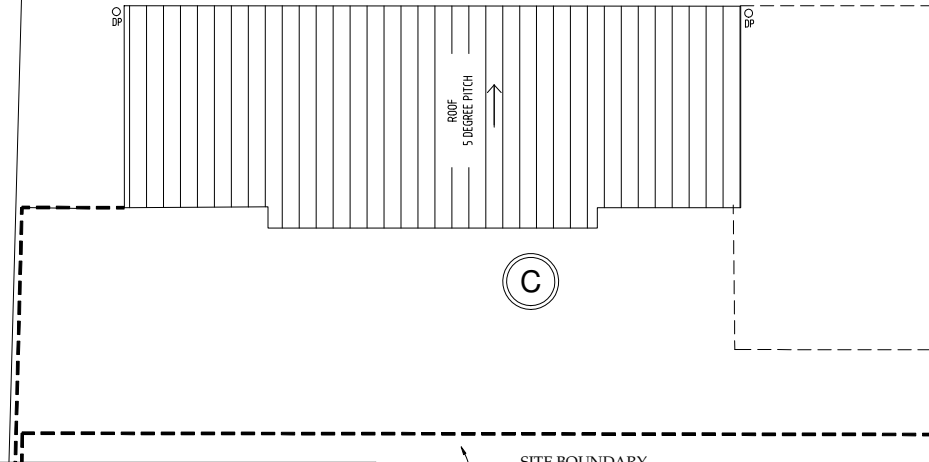
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B	DA SUBMISSION	21/09/2014	JR
C	IR RESPONSE	09/05/2015	JR
D	AMENDED PROPOSAL FOR APPROVAL	09/10/2015	JR
E	ABSA STAMP INCLUDED	19/11/2015	JR



BALUSTRADE LEGEND	
SOLID	S
GLASS	G
LASER CUT	L
AL PICKET	P



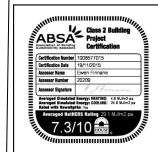
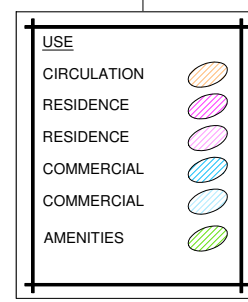
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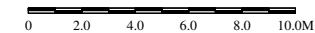
(C)

ROOF BELOW

SITE BOUNDARY  
CHURCH LANE  
EXISTING COMMERCIAL  
BUILDING FOOTPRINT



Thermal Specification	
Metal roof	R1.0 anticon blanket under
Roof colour	Medium SA > 0.475 < 0.70
Ceiling insulation top units	R2.0 insulation
Light weight walls	R2.0 insulation
External wall colour	Light SA < 0.475
Total Window/door System value to doors/windows	Uw 6.57 SHGCw 0.74
	** Alum wind/drs SINGLE glazing
Weather stripping to doors and windows	Yes

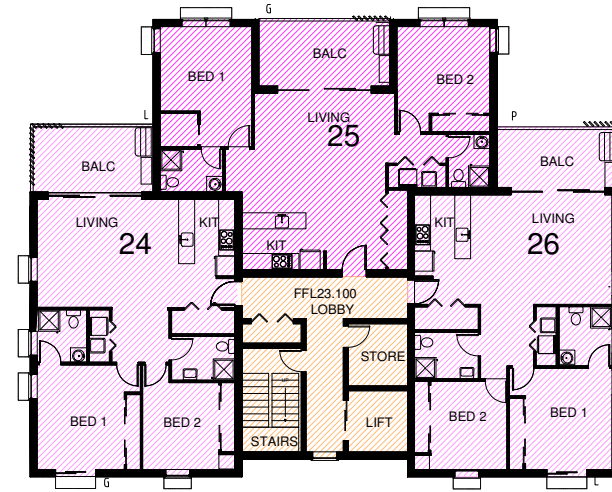


AUTHORISATION		REG. NO.
		 NEW 7703 SUP 20523
		E: JRUST@RAD.NET.AU A: PO BOX 203 MERMAID BEACH, Q. 4218 M: 0414 642 933 F: 07 55 54 51 19 ABN: 85 229 489 989
CLIENT		
LFT (QLD) PTY LTD		
PROJECT		
THE PRECINCT		
LOCATION		
17 CHURCH LANE MURWILLUMBAH NSW		
STAGE		
FINAL PROPOSAL FOR APPROVAL		
DRAWING TITLE		
LEVEL 3		
SCALE	DATE	DRAWN
AS SHOWN	10/07/14	CBL
PROJECT NO.	DRAWING NO.	ISSUE
2556	DA-1.6	D

CHURCH ST  
SITE BOUNDARY



A

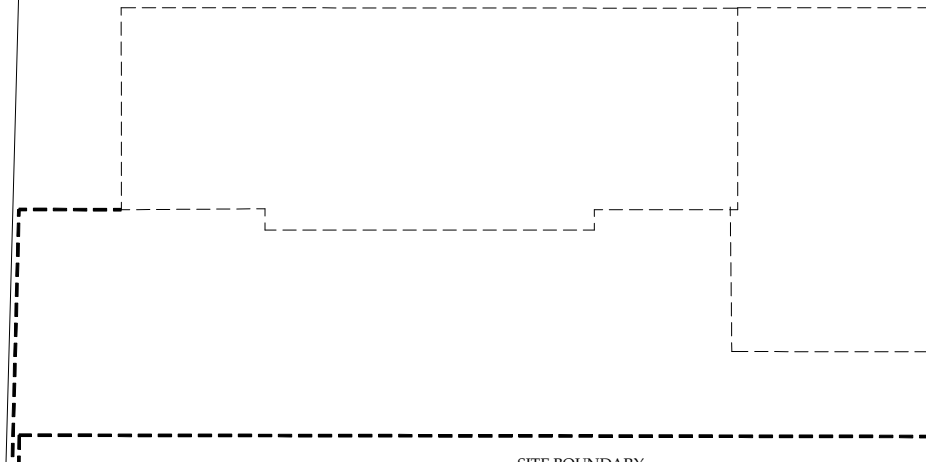


B

PRIVATE PROPERTY  
SITE BOUNDARY

SITE BOUNDARY  
PRIVATE PROPERTY

C

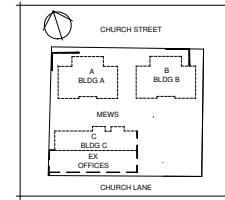


SITE BOUNDARY  
CHURCH LANE

Thermal Specification	
Metal roof	R1.0 anticon blanket under
Roof colour	Medium SA > 0.475 < 0.70
Ceiling insulation top units	R2.0 insulation
Light weight walls	R2.0 insulation
External wall colour	Light SA < 0.475
Total Window/door System value to doors/windows	Uw 6.57 SHGCw 0.74
	** Alum wind/drs SINGLE glazing
Weather stripping to doors and windows	Yes



ISSUE	DESCRIPTION	DATE	INITIALS
A	CONCEPT DA SUBMISSION	10/07/2014	JR
B	DA SUBMISSION	21/09/2014	JR
C	IR RESPONSE	09/05/2015	JR
D	AMENDED PROPOSAL FOR APPROVAL	09/05/2015	JR
E	ABSA STAMP INCLUDED	19/11/2015	JR



BALUSTRADE LEGEND	
SOLID	S
GLASS	G
LASER CUT	L
AL PICKET	P



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AUTHORISATION REG. NO.

*John Rust*  
NEW 7703  
SUP 2052

NORTH

CLIENT

**LFT (QLD) PTY LTD**

PROJECT

**THE PRECINCT**

LOCATION

**17 CHURCH LANE  
MURWILLUMBAH NSW**

STAGE

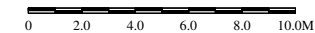
**FINAL PROPOSAL  
FOR APPROVAL**

DRAWING TITLE

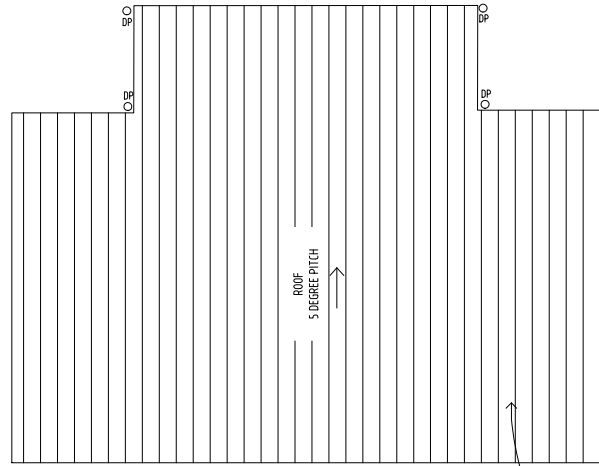
**LEVEL 4**



SCALE	DATE	DRAWN
AS SHOWN	10/07/14	CBL
PROJECT NO.	DRAWING NO.	ISSUE
2556	DA-1.7	D



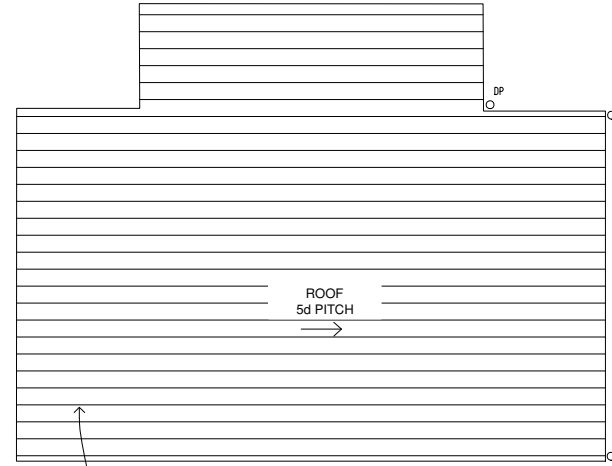
CHURCH ST  
SITE BOUNDARY



A

SOLAR PANELS INSTALLED ON ROOF  
TO PROVIDE POWER TO COMMON  
PROPERTY AREAS INCL  
PARKING GARAGE

C

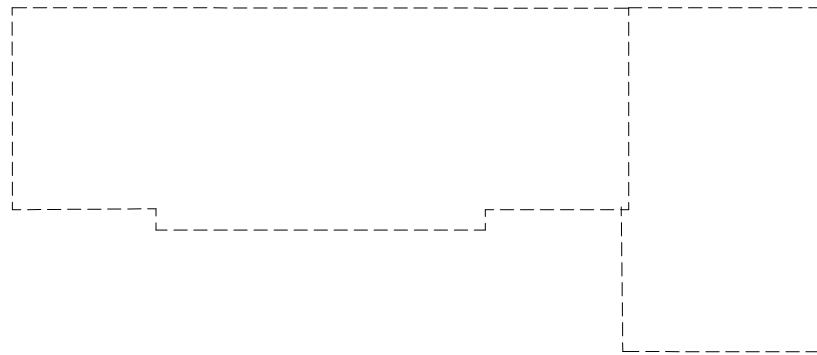


B

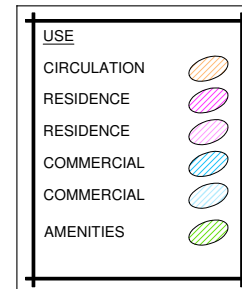
SOLAR PANELS INSTALLED ON ROOF  
TO PROVIDE POWER TO COMMON  
PROPERTY AREAS INCL  
PARKING GARAGE

PRIVATE PROPERTY  
SITE BOUNDARY

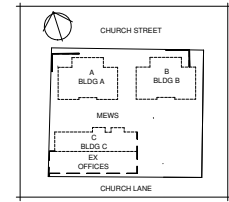
SITE BOUNDARY  
PRIVATE PROPERTY



SITE BOUNDARY  
CHURCH LANE



AMENDMENT REGISTER			
ISSUE	DESCRIPTION	DATE	INITIALS
A	CONCEPT DA SUBMISSION	10/07/2014	JR
B	DA SUBMISSION	21/09/2014	JR
C	IR RESPONSE	09/05/2015	JR
D	AMENDED PROPOSAL FOR APPROVAL	09/05/2015	JR
E	ABSA STAMP INCLUDED	19/11/2015	JR



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AUTHORISATION	REG. NO.
	NEW 7703 SLD 20523
	NORTH

	E: JRUST@RAD.NET.AU
	A: PO BOX 203 MERMAID BEACH,
	Q. 4218
	M: 0414 642 933
	F: 07 55 54 51 19
	ABN: 85 229 489 889

CLIENT  
**LFT (QLD) PTY LTD**

PROJECT  
**THE PRECINCT**

LOCATION  
**17 CHURCH LANE  
MURWILLUMBAH NSW**

STAGE  
**FINAL PROPOSAL  
FOR APPROVAL**

DRAWING TITLE  
**ROOF - BUILDINGS A & B**

SCALE	DATE	DRAWN
<b>AS SHOWN</b>	<b>10/07/14</b>	<b>CBL</b>

PROJECT NO.	DRAWING NO.	ISSUE
<b>2556</b>	<b>DA-1.8</b>	<b>D</b>

Thermal Specification	
Metal roof	R1.0 anticon blanket under
Roof colour	Medium SA > 0.475 < 0.70
Ceiling insulation top units	R2.0 insulation
Light weight walls	R2.0 insulation
External wall colour	Light SA < 0.475
Total Window/door System value to doors/windows	Uw 6.57 SHGCw 0.74
	** Alum wind/drs SINGLE glazing
Weather stripping to doors and windows	Yes

