

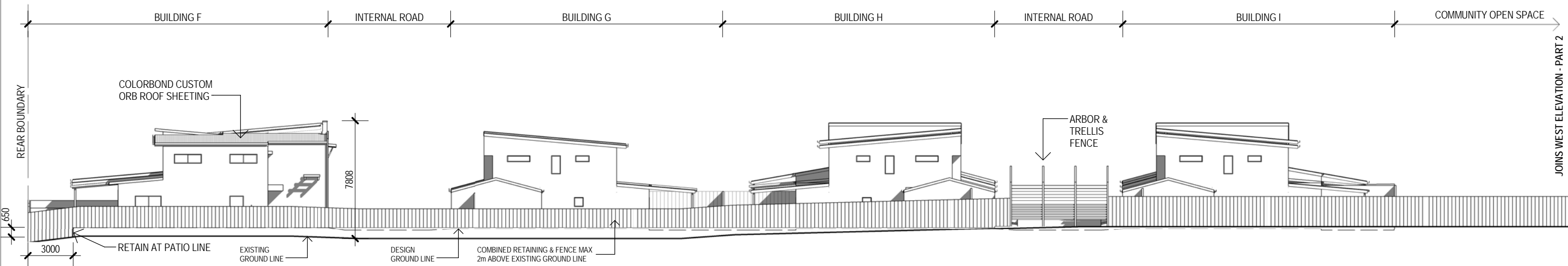
SOUTH (GOVERNMENT RD) ELEVATION

1 : 250



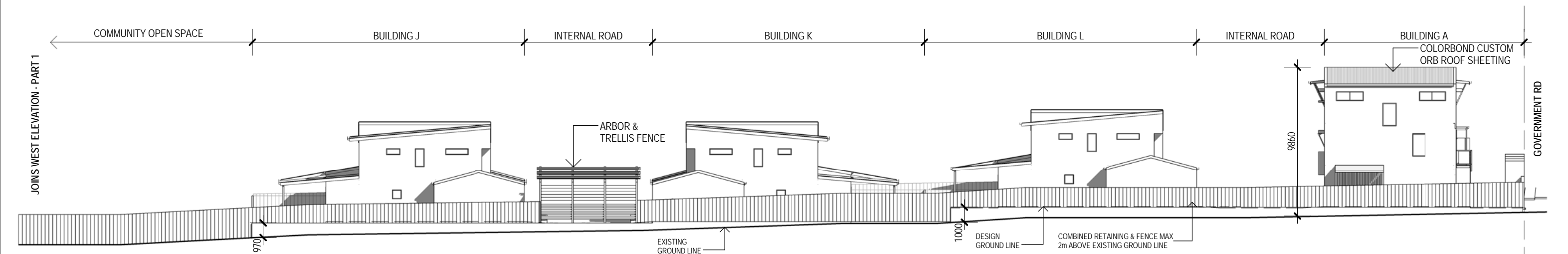
GOVERNMENT ROAD STREETSCAPE

NTS



WEST ELEVATION - PART 1

1 : 250



WEST ELEVATION - PART 2

1 : 250



**Received**  
**03/11/2016**  
**BCC DA**

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**PLANS AND DOCUMENTS**  
referred to in the  
**DEVELOPMENT PERMIT**  
Dated: 25/11/2016

**PLANS AND DOCUMENTS**  
referred to in the  
**NEGOTIATED DECISION**

Dated: 24/03/2017

**AMENDED IN RED**  
25/11/2016

**PRELIMINARY** not for construction  
**SITE** 145 GOVERNMENT RD,  
RICHLANDS QLD  
**CLIENT** RICHLANDS VILLAS PTY LTD  
**MONDO ARCHITECTS**  
PODIUM LEVEL ONE, 40 ASTOR TERRACE SPRING HILL QLD 4000  
design@mondoarchitects.com.au T 07 3838 1638 F 07 3838 1688  
MONDO ARCHITECTS PTY LTD ABN 64 085 992 990

DATE	DESCRIPTION
19.11.2015	DRAFT DA
20.11.2015	ISSUE FOR DA
22.06.2016	DA - INFO REQUEST
28.06.2016	AMENDED INFO REQUEST
28.10.2016	AMENDED RFI RESPONSE

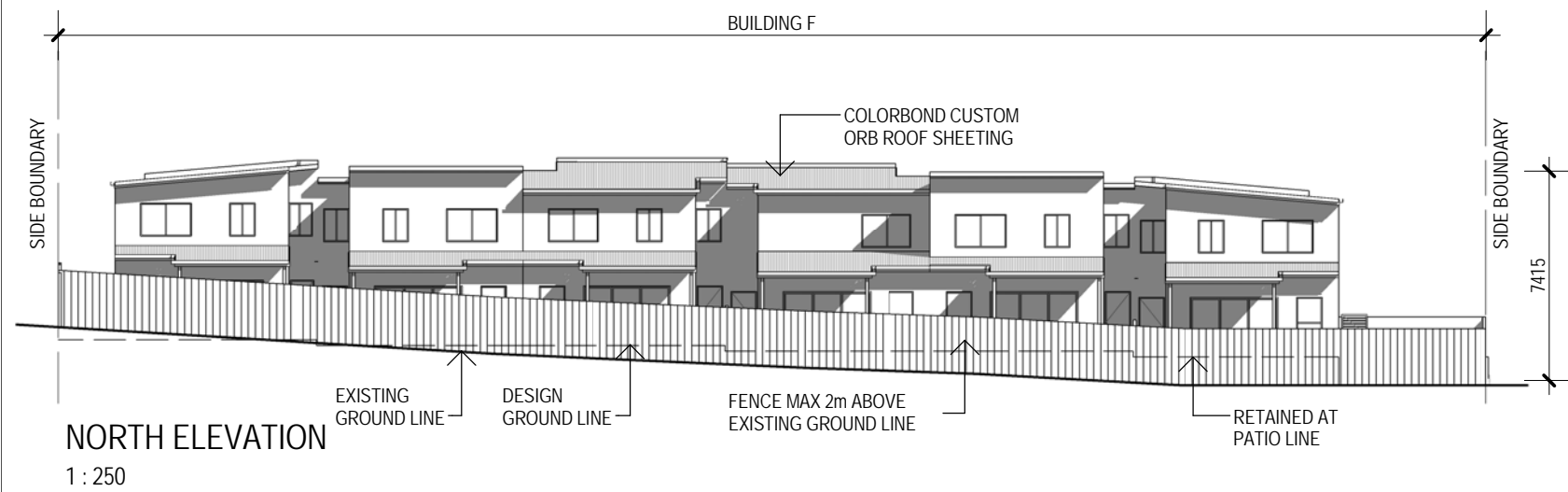
BY	REV
FM	A
FM	B
JS	C
FM	D
AM	E

0 5  
SHEET  
**D-201**  
A3

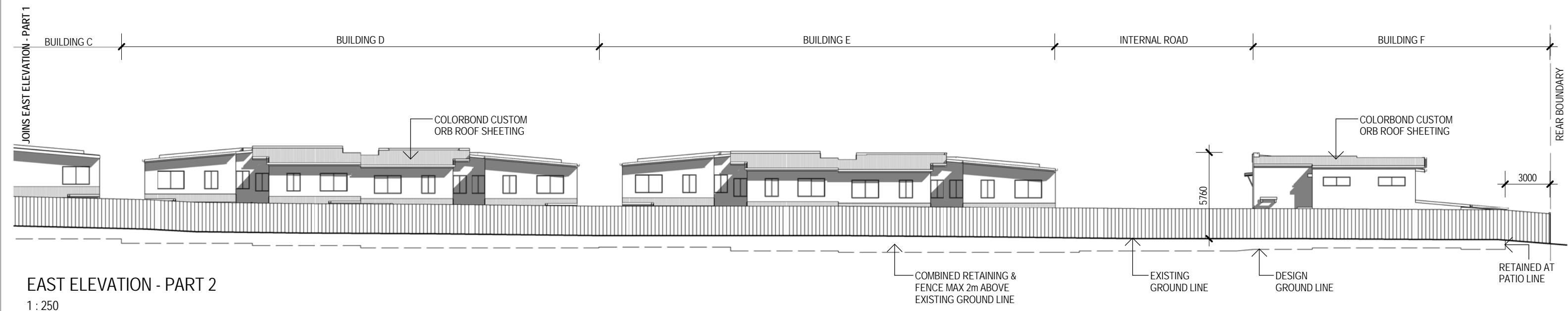
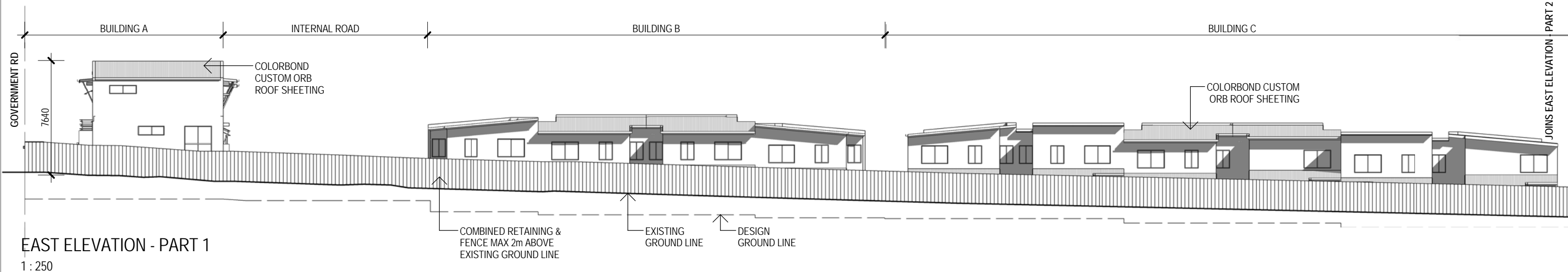
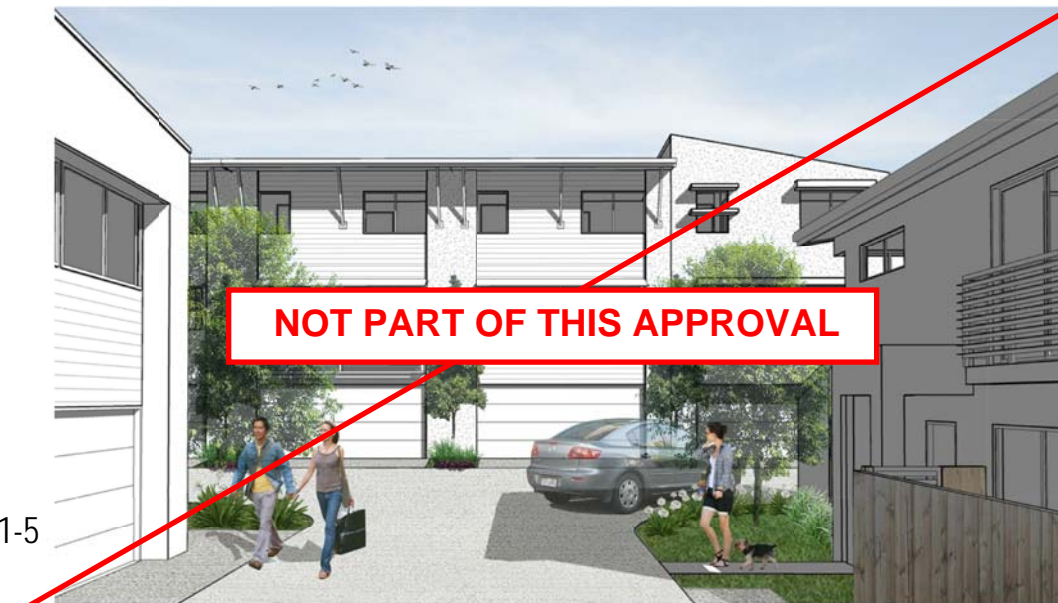
SITE ELEVATIONS

PROJECT  
**4772**

GOVERNMENT 145



VIEW TO REAR OF UNITS 1-5  
NTS



**Received**  
**03/11/2016**  
**BCC DA**

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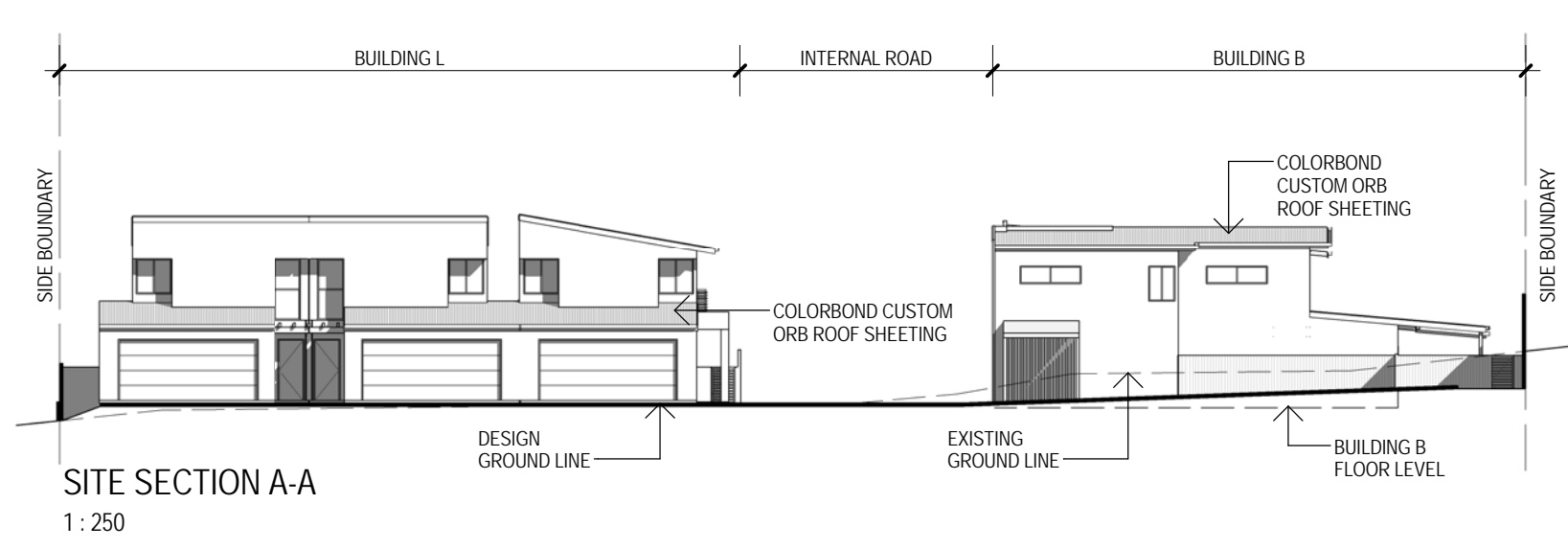
**PLANS AND DOCUMENTS**  
referred to in the  
**DEVELOPMENT PERMIT**  
**25/11/2016**  
Dated:.....

**PLANS AND DOCUMENTS**  
referred to in the  
**NEGOTIATED DECISION**  
**24/03/2017**  
Dated:.....  
**AMENDED IN RED**  
**25/11/2016**

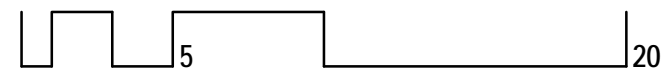
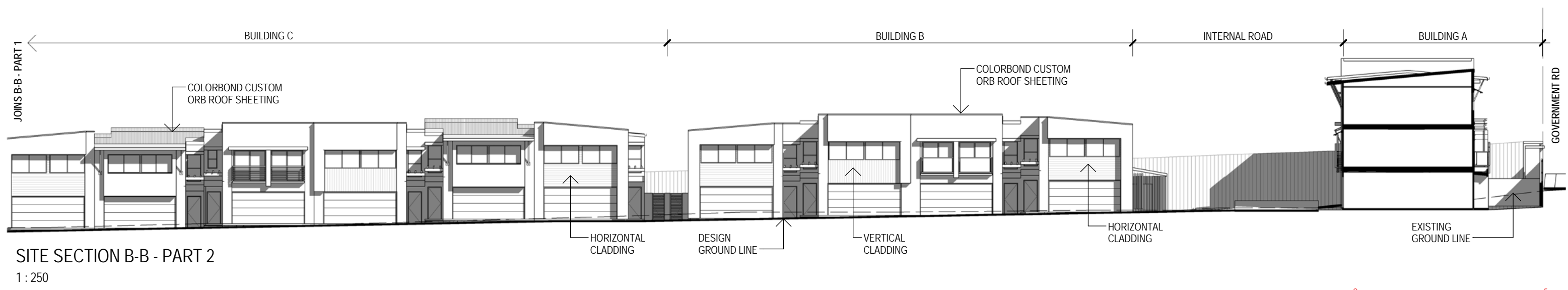
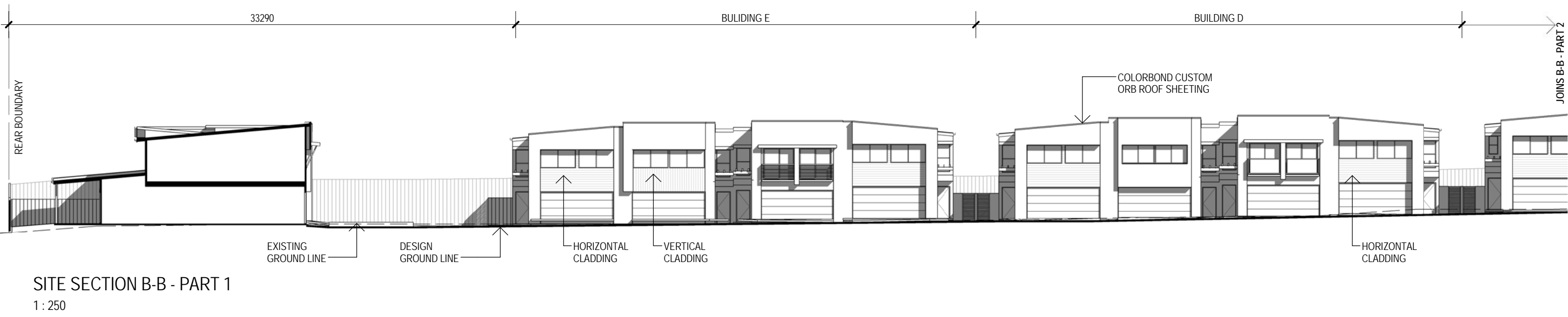
**PRELIMINARY** not for construction  
**SITE** 145 GOVERNMENT RD,  
RICHLANDS QLD  
**CLIENT** RICHLANDS VILLAS PTY LTD  
**MONDO ARCHITECTS**  
PODIUM LEVEL ONE, 40 ASTOR TERRACE SPRING HILL QLD 4000  
design@mondoarchitects.com.au T 07 3838 1638 F 07 3838 1688  
MONDO ARCHITECTS PTY LTD ABN 64 085 992 990

DATE	DESCRIPTION	BY	REV
22.06.2016	DA - INFO REQUEST	JS	A
28.06.2016	AMENDED INFO REQUEST	FM	B
28.10.2016	AMENDED RFI RESPONSE	AM	C

0 5  
SHEET **D-202**  
PROJECT **4772**  
SITE ELEVATIONS  
GOVERNMENT 145



VIEW OF INTERNAL STREET  
NTS



Received  
03/11/2016  
BCC DA

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT PERMIT

Dated: 25/11/2016

PLANS AND DOCUMENTS referred to in the NEGOTIATED DECISION

Dated: 24/03/2017

AMENDED IN RED

Dated: 25/11/2016

PRELIMINARY not for construction

SITE

145 GOVERNMENT RD,  
RICHLANDS QLD

CLIENT

RICHLANDS VILLAS PTY LTD

MONDOARCHITECTS

PODIUM LEVEL ONE, 40 ASTOR TERRACE SPRING HILL QLD 4000  
design@mondoarchitects.com.au T 07 3838 1638 F 07 3838 1688  
MONDO ARCHITECTS PTY LTD ABN 64 085 992 990

DATE	DESCRIPTION	BY	REV
22.06.2016	DA - INFO REQUEST	JS	A
28.06.2016	AMENDED INFO REQUEST	FM	B
28.10.2016	AMENDED RFI RESPONSE	AM	C

PROJECT

4772

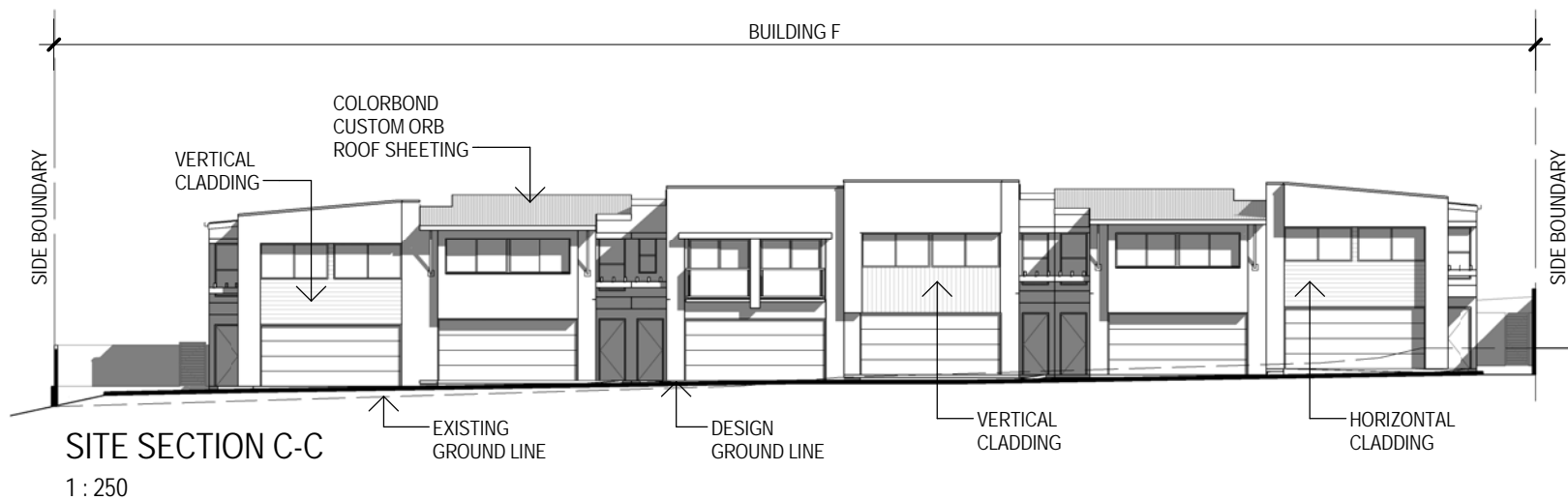
SHEET

D-301

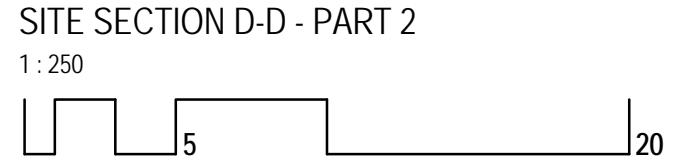
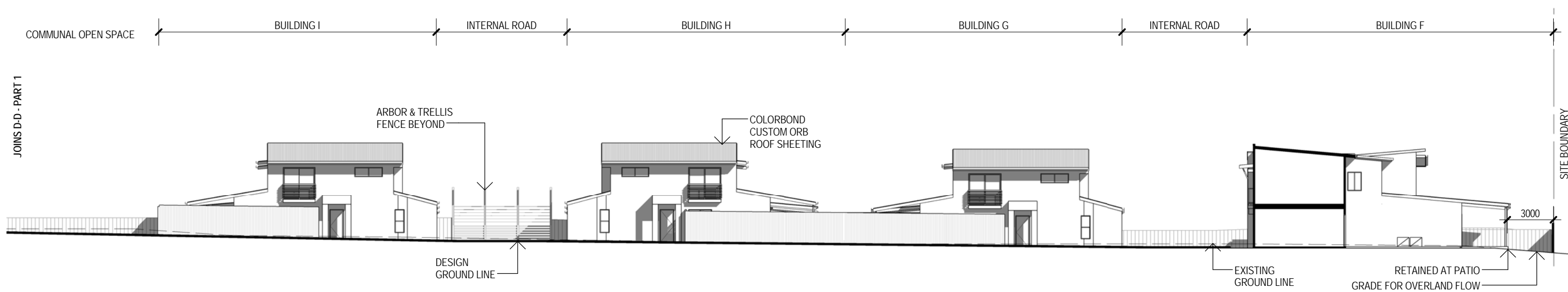
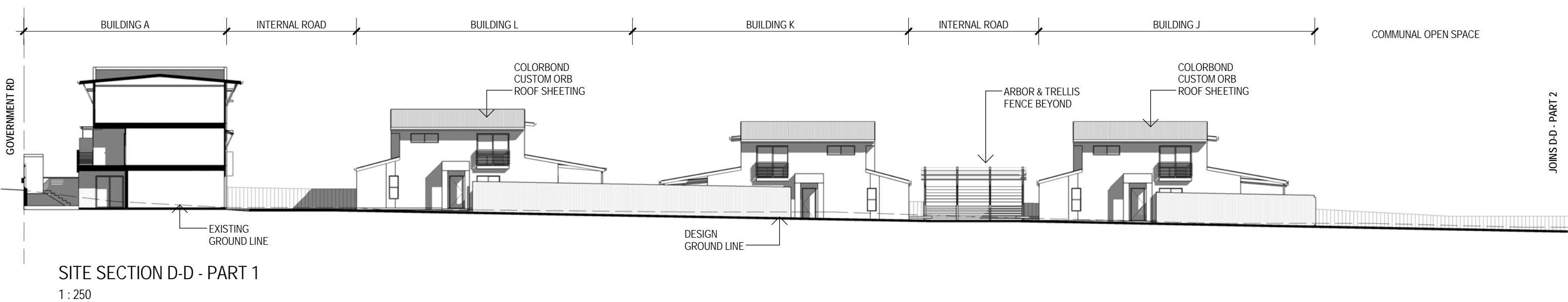
SITE SECTIONS

GOVERNMENT 145





VIEW TO ARBOR  
NTS



**Received**  
**03/11/2016**  
**BCC DA**

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**PLANS AND DOCUMENTS**  
referred to in the  
**DEVELOPMENT PERMIT**  
Dated: **25/11/2016**

**PLANS AND DOCUMENTS**  
referred to in the  
**NEGOTIATED DECISION**  
Dated: **24/03/2017**  
**AMENDED IN RED**  
**25/11/2016**

**PRELIMINARY** not for construction  
**SITE** 145 GOVERNMENT RD,  
RICHLANDS QLD  
**CLIENT** RICHLANDS VILLAS PTY LTD  
**MONDO ARCHITECTS**  
PODIUM LEVEL ONE, 40 ASTOR TERRACE SPRING HILL QLD 4000  
design@mondoarchitects.com.au T 07 3838 1638 F 07 3838 1688  
MONDO ARCHITECTS PTY LTD ABN 64 085 992 990

DATE	DESCRIPTION	BY	REV
22.06.2016	DA - INFO REQUEST	JS	A
28.06.2016	AMENDED INFO REQUEST	FM	B
28.10.2016	AMENDED RFI RESPONSE	AM	C

0 5  
SHEET **D-302**  
SITE SECTIONS  
PROJECT **4772**  
GOVERNMENT 145

Received

03/11/2016

BCC DA

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT PERMIT

25/11/2016

Dated:.....

PLANS AND DOCUMENTS referred to in the NEGOTIATED DECISION

24/03/2017

Dated:.....

#### AREA SCHEDULE (SITE COVER)

SITE COVER	58.50 m <sup>2</sup>
------------	----------------------




#### AREA SCHEDULE (GFA BCC)

LOWER FLOOR	4.71 m <sup>2</sup>
MID FLOOR	40.13 m <sup>2</sup>
UPPER FLOOR	53.69 m <sup>2</sup>
GRAND TOTAL	98.53 m <sup>2</sup>

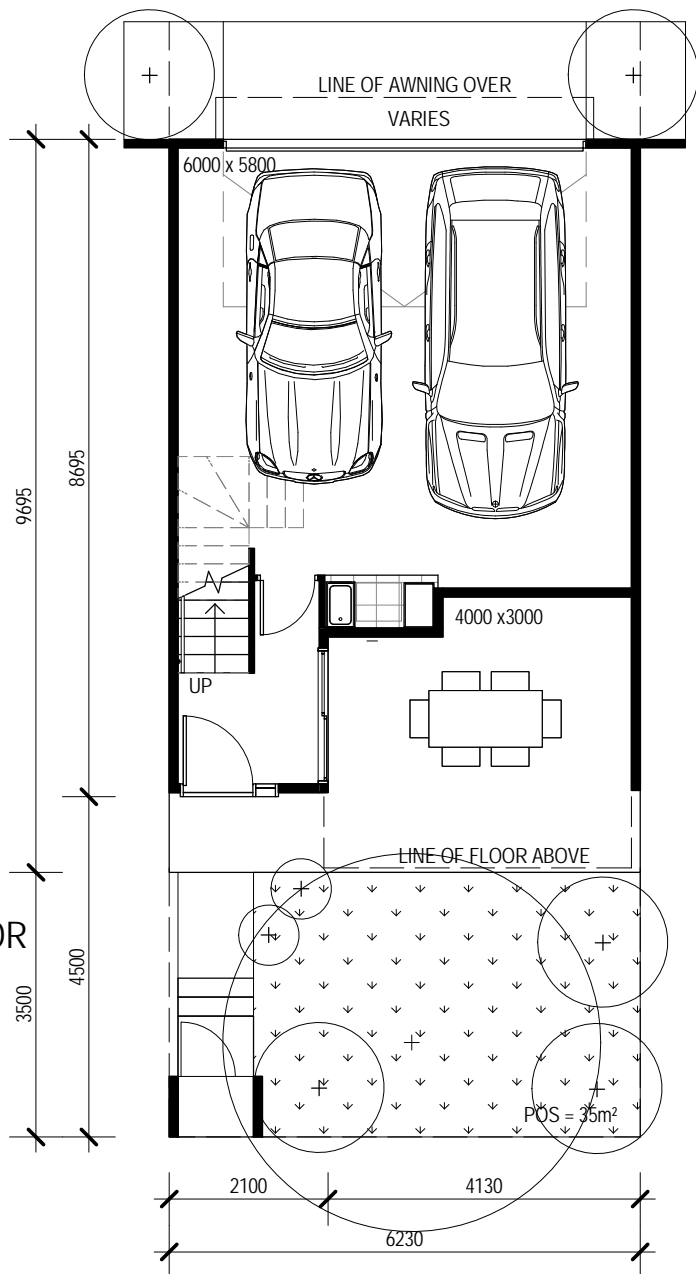
#### AREA SCHEDULE (GROSS)

1. LOWER FLOOR	6.23 m <sup>2</sup>
2. MID FLOOR	45.56 m <sup>2</sup>
3. UPPER FLOOR	53.66 m <sup>2</sup>
4. DECK	12.47 m <sup>2</sup>
4. GARAGE	38.49 m <sup>2</sup>
5. PATIO	13.62 m <sup>2</sup>
7. PORCH	2.03 m <sup>2</sup>
GRAND TOTAL	172.05 m <sup>2</sup>

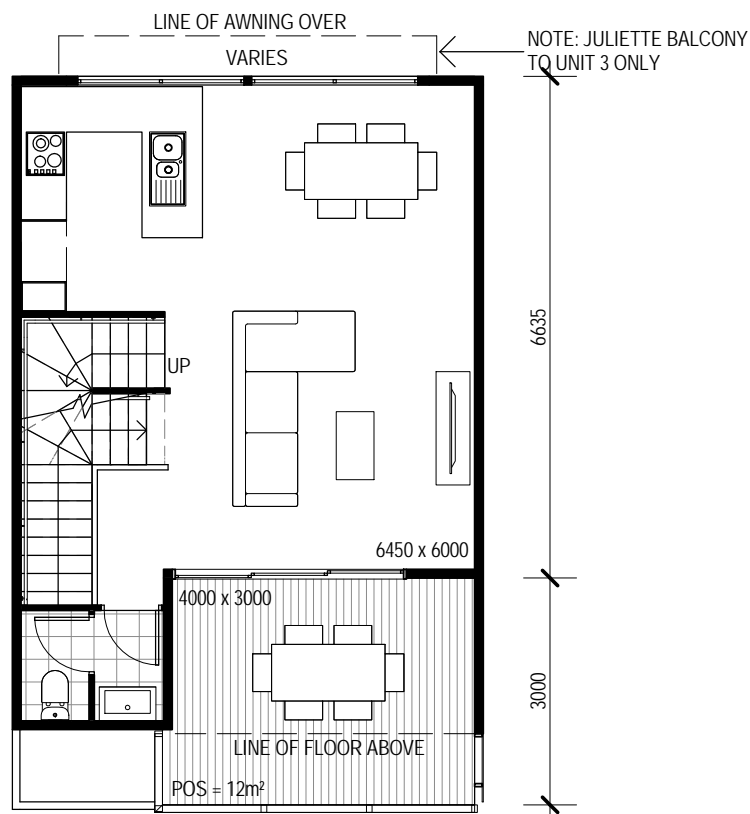
TRIMARCO

		
3	2.5	2

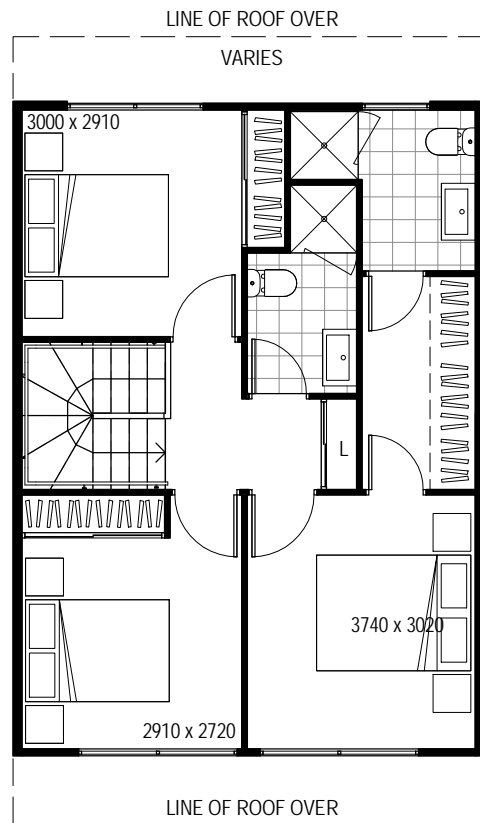
LOWER FLOOR  
1 : 100



MID FLOOR  
1 : 100



UPPER FLOOR  
1 : 100



PRELIMINARY  
not for  
construction

SITE 145 GOVERNMENT ROAD  
RICHLANDS QLD

CLIENT RICHLANDS VILLAS PTY LTD

**MONDOARCHITECTS**

PODIUM LEVEL ONE, 40 ASTOR TERRACE SPRING HILL QLD 4000  
design@mondoarchitects.com.au T 07 3838 1638 F 07 3838 1688  
MONDO ARCHITECTS PTY LTD ABN 64 085 992 990

DATE 22.06.2016 DA - INFO REQUEST  
28.06.2016 AMENDED INFO REQUEST

BY JS RS  
REV A B

0 5  
SHEET A3

**D-A-101**

FLOOR PLANS - TRIMARCO

PROJECT

**4772**

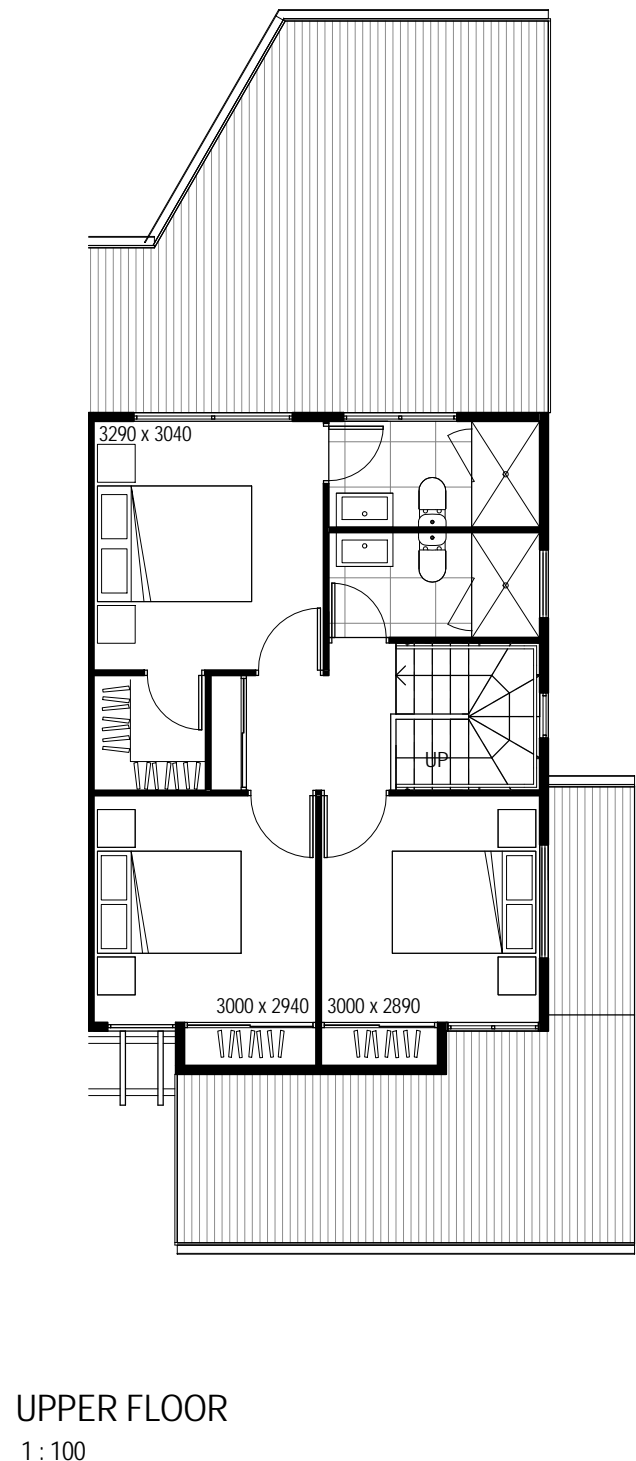
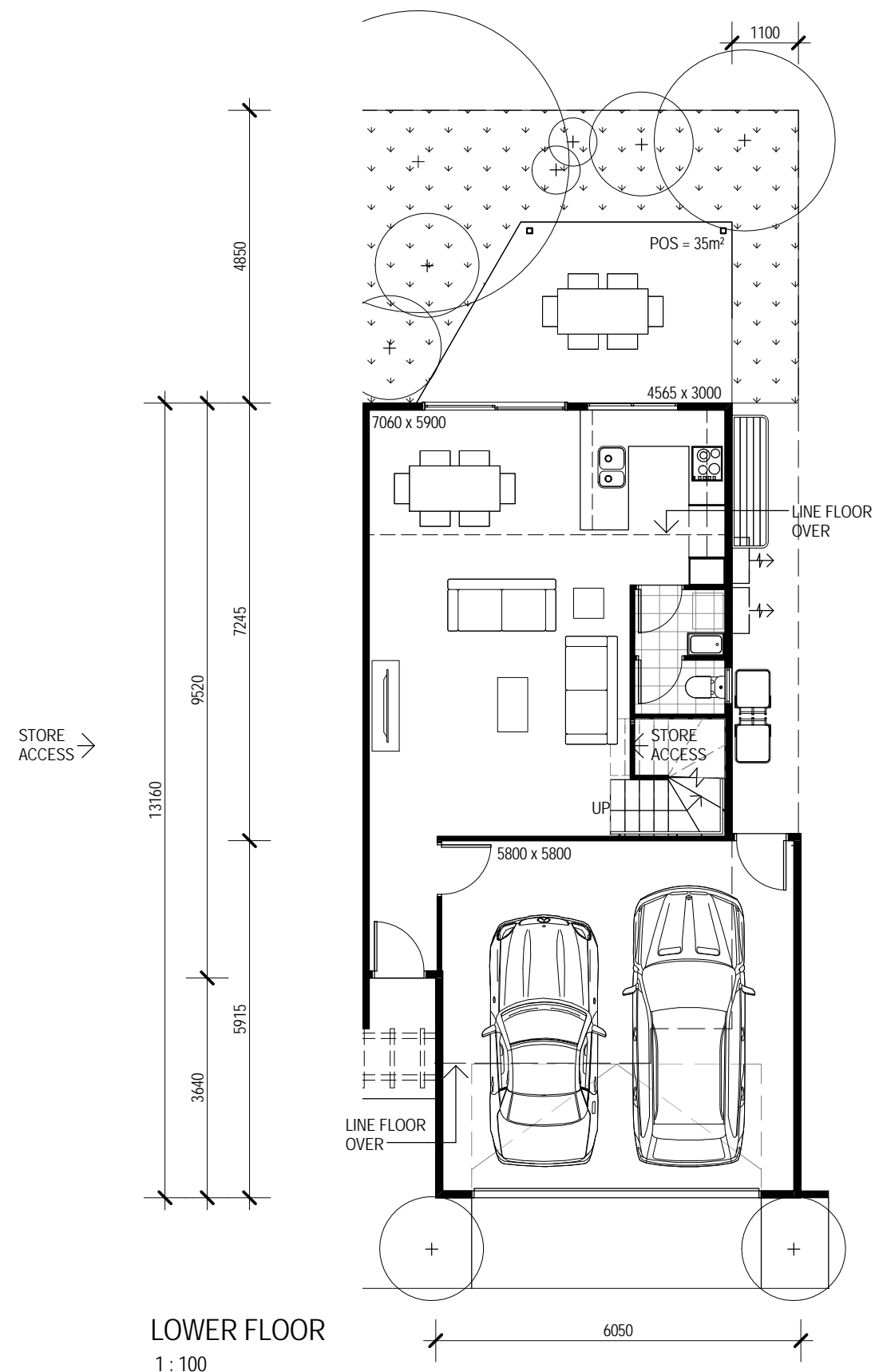
GOVERNMENT 145

Received  
03/11/2016  
BCC DA

THIS APPROVAL SHOULD NOT BE TAKEN  
TO CONSTITUTE PERMISSION TO ENTER  
NEIGHBOURING PROPERTIES TO  
CONSTRUCT (INCLUDING ASSOCIATED WORKS  
SUCH AS DRAINAGE AND EXCAVATION)  
ANY BUILT TO BOUNDARY WALL OR  
FENCES. PERMISSION MUST BE OBTAINED  
FROM RELEVANT PROPERTY OWNERS.

PLANS AND DOCUMENTS  
referred to in the  
DEVELOPMENT PERMIT  
25/11/2016  
Dated:.....


PLANS AND DOCUMENTS  
referred to in the  
NEGOTIATED DECISION  
24/03/2017  
Dated:.....





AREA SCHEDULE (GFA BCC)	
GROUND FLOOR	47.39 m²
FIRST FLOOR	52.18 m²
TOTAL	99.57 m²

AREA SCHEDULE (GROSS)	
GROUND FLOOR	
GROUND FLOOR	47.39 m²
PATIO	13.09 m²
PORCH	1.20 m²
GARAGE	35.55 m²
FIRST FLOOR	
FIRST FLOOR	52.18 m²
TOTAL	149.41 m²

CIBO  
UNO

  
3

  
2.5

  
2

PRELIMINARY  
not for  
construction

SITE

145 GOVERNMENT ROAD  
RICHLANDS QLD

CLIENT

RICHLANDS VILLAS PTY LTD

MONDOARCHITECTS

PODIUM LEVEL ONE, 40 ASTOR TERRACE SPRING HILL QLD 4000  
design@mondoarchitects.com.au T 07 3838 1638 F 07 3838 1688  
MONDO ARCHITECTS PTY LTD ABN 64 085 992 990

DATE

22.06.2016  
28.06.2016

DESCRIPTION

DA - INFO REQUEST  
AMENDED INFO REQUEST

BY

JS  
RS

REV

A  
B

SHEET

D-B-101

PROJECT

4772

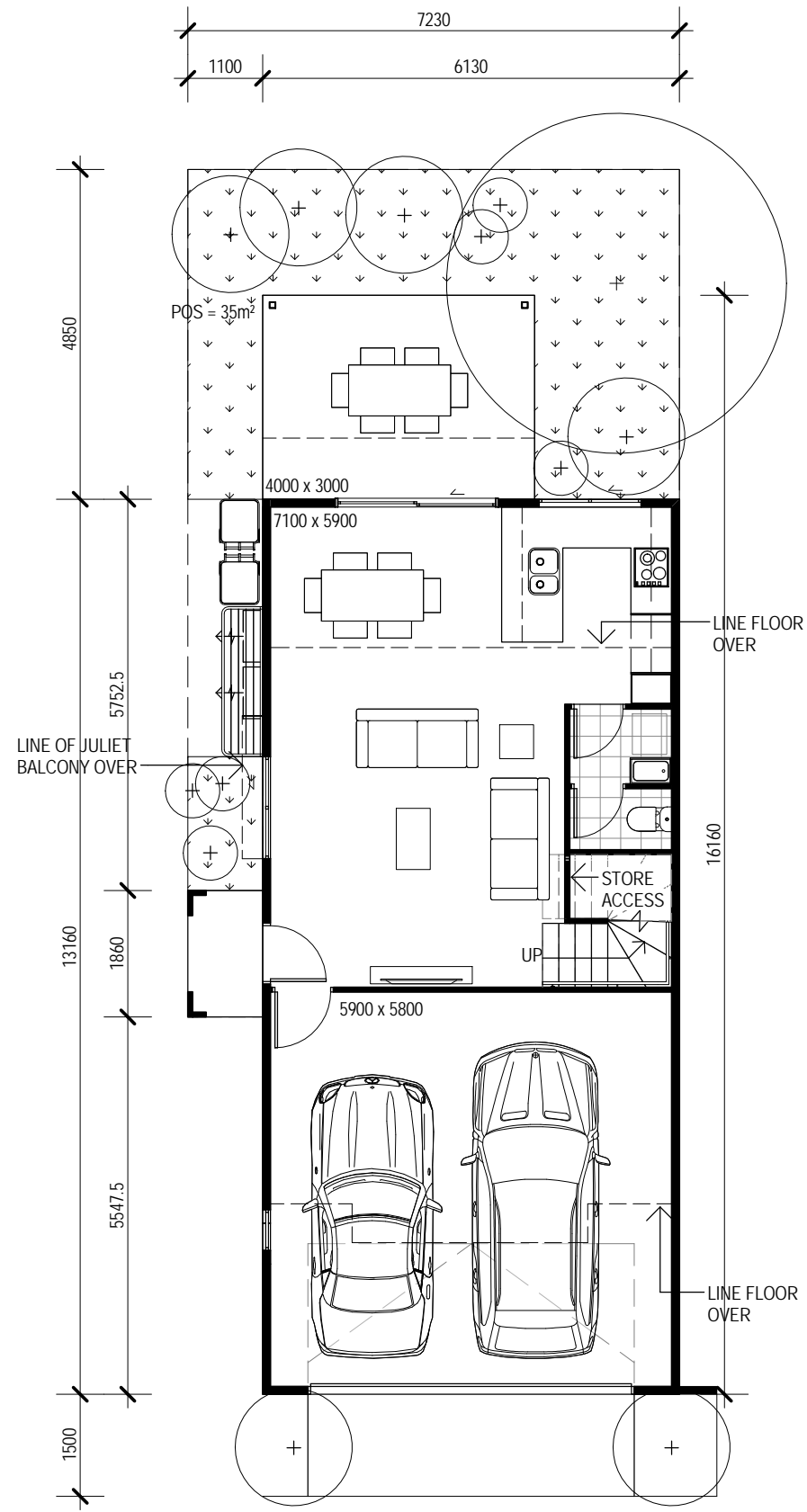
GOVERNMENT 145

Received  
03/11/2016  
BCC DA

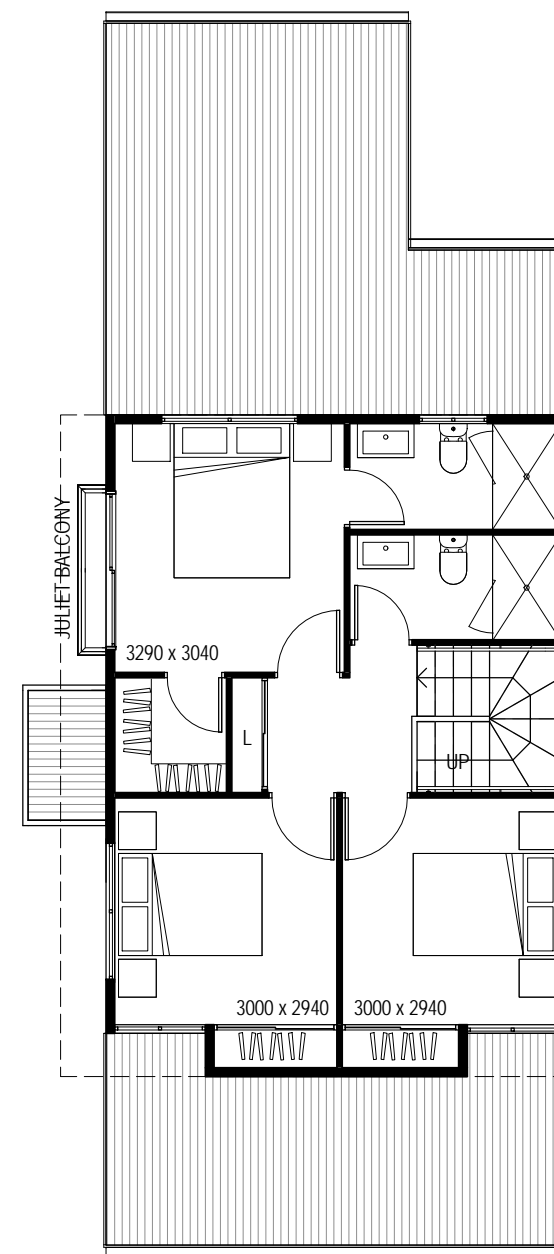
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PLANS AND DOCUMENTS referred to in the DEVELOPMENT PERMIT  
25/11/2016  
Dated:.....

PLANS AND DOCUMENTS referred to in the NEGOTIATED DECISION  
24/03/2017  
Dated:.....



LOWER FLOOR  
1 : 100




UPPER FLOOR  
1 : 100


AREA SCHEDULE (SITE COVER)	
CIBO END	102.59 m²


AREA SCHEDULE (GFA BCC)	
GROUND FLOOR	44.0 m²
FIRST FLOOR	52.0 m²
TOTAL	96.0 m²

AREA SCHEDULE (GROSS)	
GROUND FLOOR	
GROUND FLOOR	44.00 m²
GARAGE	35.92 m²
PATIO	15.68 m²
PORCH	2.05 m²
FIRST FLOOR	
FIRST FLOOR	52.12 m²
JULIETTE BALCONY	0.63 m²
TOTAL	150.40 m²

CIBO  
DUO

  
3

  
2.5

  
2

PRELIMINARY not for construction

SITE

145 GOVERNMENT RD  
RICHLANDS, QLD

CLIENT

RICHLANDS VILLAS PTY LTD

MONDOARCHITECTS

PODIUM LEVEL ONE, 40 ASTOR TERRACE SPRING HILL QLD 4000  
design@mondoarchitects.com.au T 07 3838 1638 F 07 3838 1688  
MONDO ARCHITECTS PTY LTD ABN 64 085 992 990

DATE

22.06.2016  
28.06.2016

DESCRIPTION

DA - INFO REQUEST  
AMENDED INFO REQUEST

BY

JS  
RS

REV

A  
B

SHEET

D-C-101

PROJECT

4772

GOVERNMENT 145

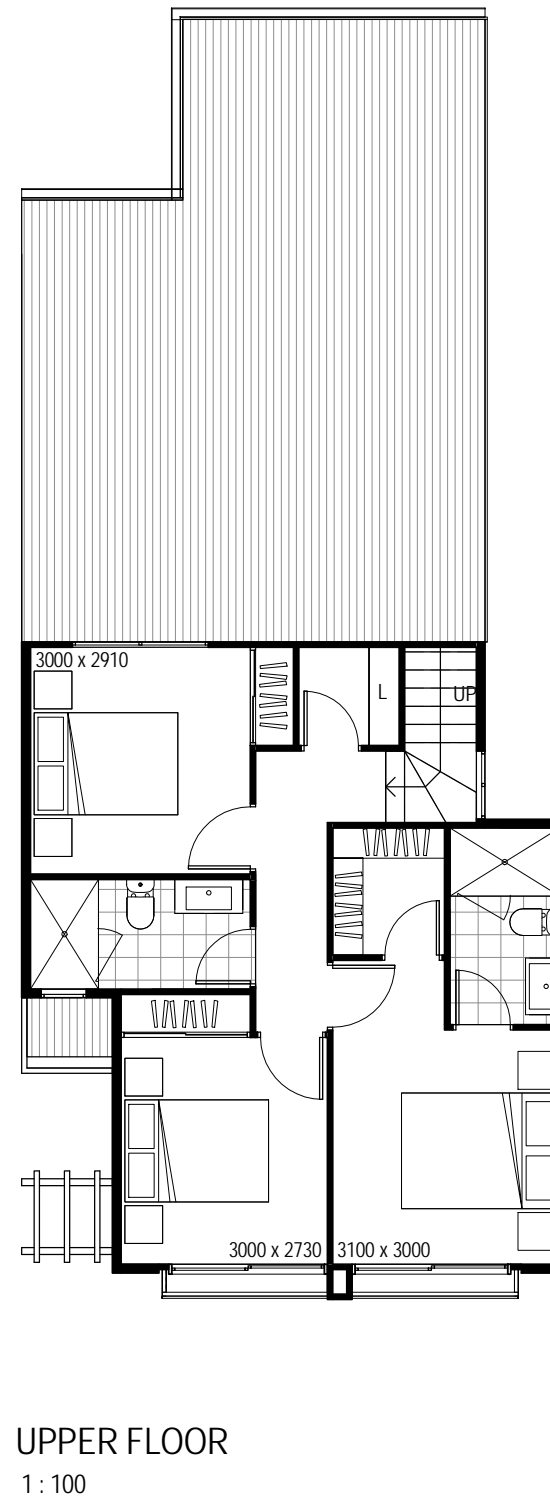
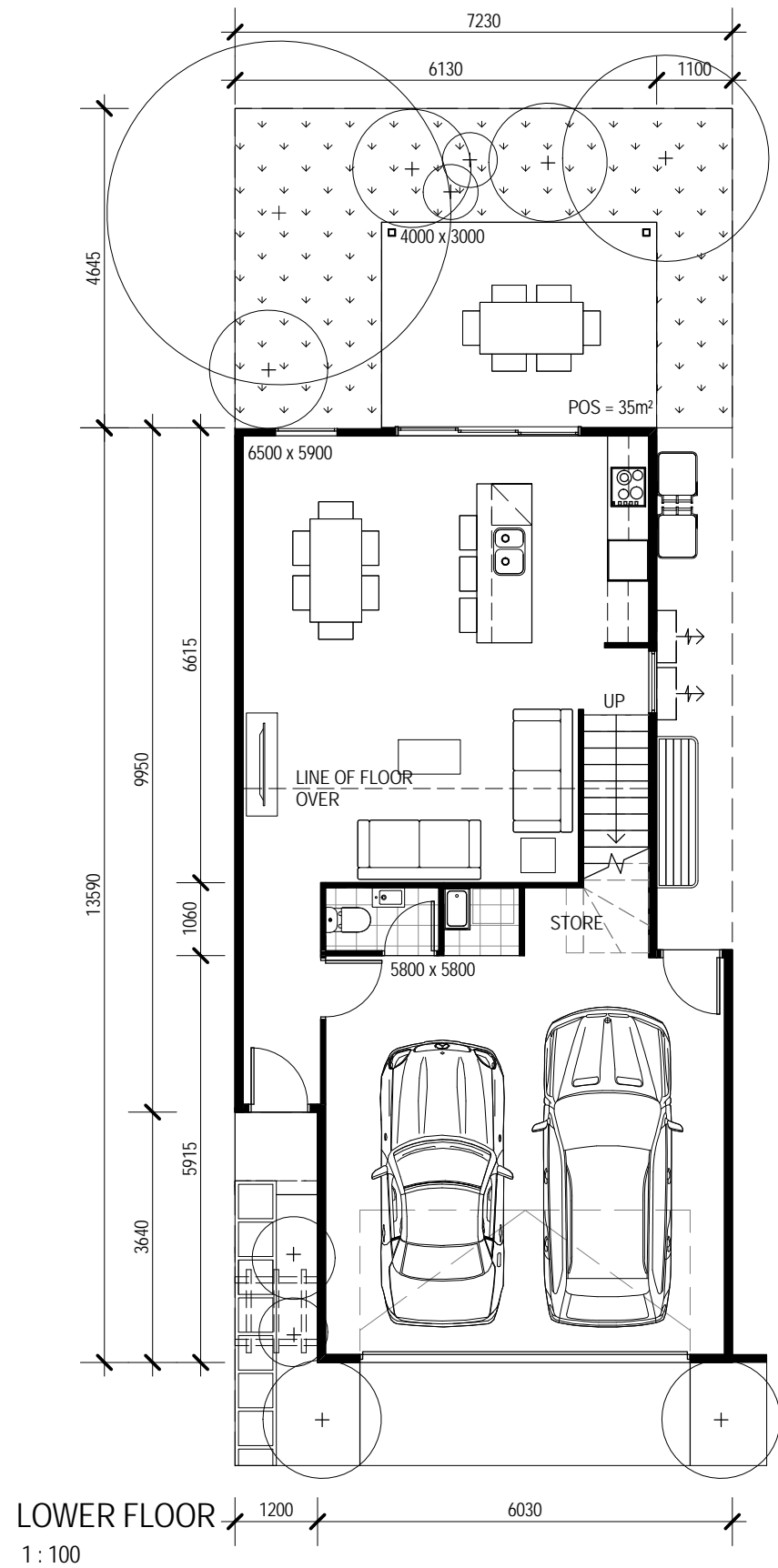
CIBO DUO - FLOOR PLANS

Received  
03/11/2016  
BCC DA

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PLANS AND DOCUMENTS referred to in the DEVELOPMENT PERMIT  
25/11/2016  
Dated:.....

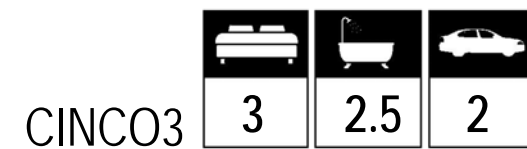
PLANS AND DOCUMENTS referred to in the NEGOTIATED DECISION  
24/03/2017  
Dated:.....



AREA SCHEDULE (SITE COVER)	
CINCO3	104.44 m²

AREA SCHEDULE (GFA BCC)	
GROUND FLOOR	46.98 m²
FIRST FLOOR	53.17 m²
TOTAL	100.15 m²

AREA SCHEDULE (GROSS)	
GROUND FLOOR	
GROUND FLOOR	46.98 m²
GARAGE	38.60 m²
PATIO	11.96 m²
PORCH	1.44 m²
UPPER FLOOR	
FIRST FLOOR	53.17 m²
BALCONY	1.65 m²
TOTAL	153.80 m²





**Received**  
**03/11/2016**  
**BCC DA**

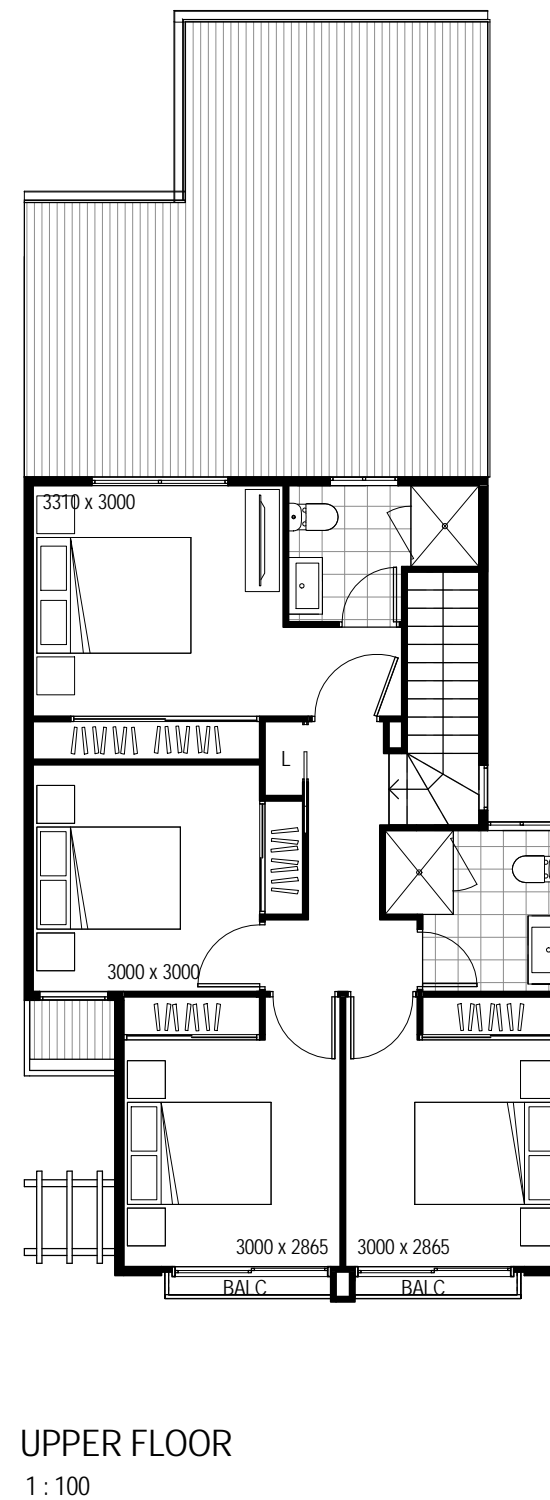
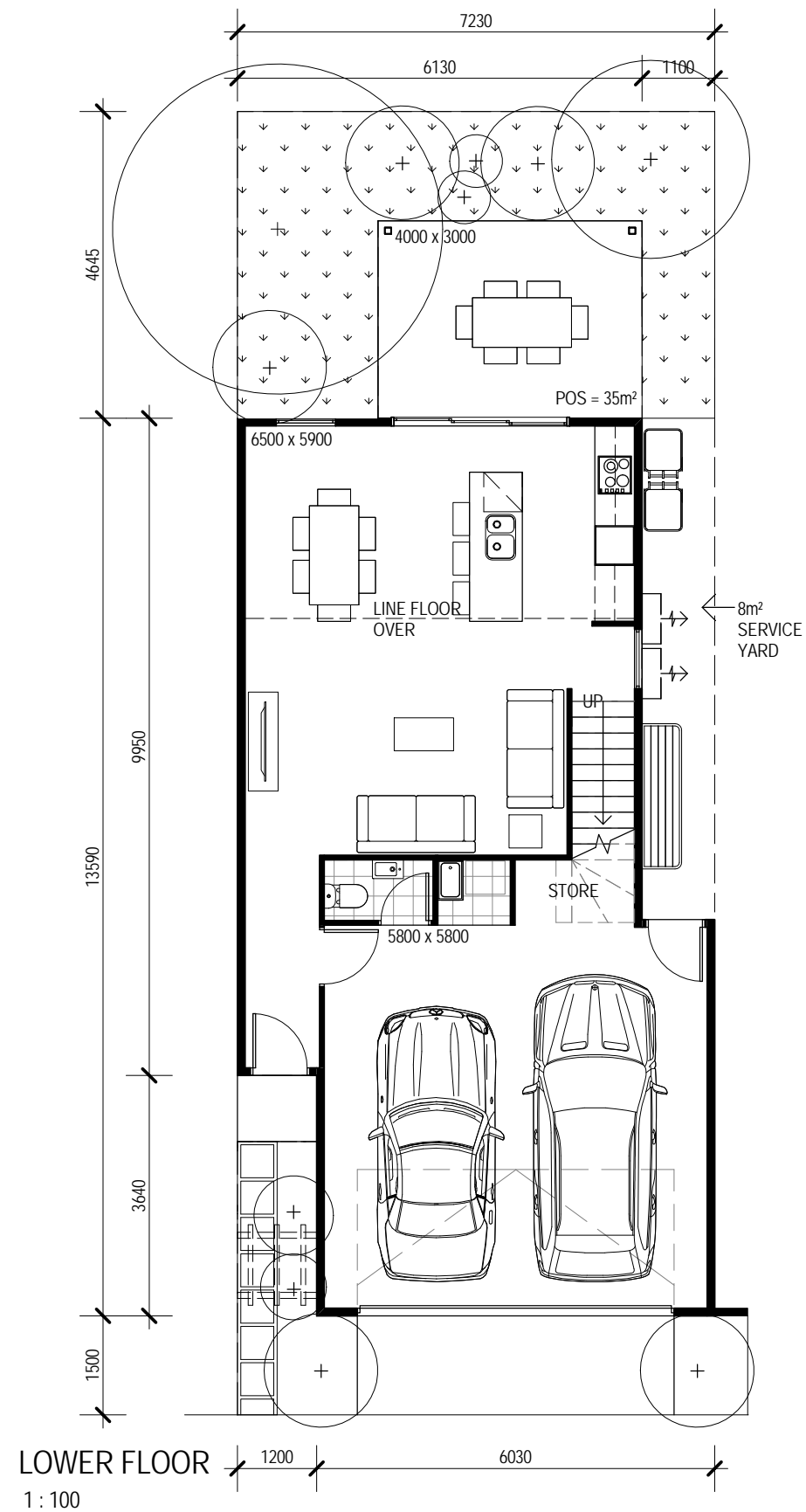
**THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.**

**PLANS AND DOCUMENTS**  
referred to in the  
**DEVELOPMENT PERMIT**

**25/11/2016**  
Dated:.....

**PLANS AND DOCUMENTS**  
referred to in the  
**NEGOTIATED DECISION**

**24/03/2017**  
Dated:.....



AREA SCHEDULE (SITE COVER)	
CIBO4	104.41 m <sup>2</sup>

AREA SCHEDULE (GFA BCC)	
GROUND FLOOR	46.91 m <sup>2</sup>
FIRST FLOOR	66.96 m <sup>2</sup>
TOTAL	113.88 m <sup>2</sup>

AREA SCHEDULE (GROSS)	
GROUND FLOOR	
GROUND FLOOR	46.91 m <sup>2</sup>
GARAGE	38.56 m <sup>2</sup>
PATIO	12.00 m <sup>2</sup>
PORCH	1.44 m <sup>2</sup>
FIRST FLOOR	
FIRST FLOOR	66.96 m <sup>2</sup>
JULIETTE	1.44 m <sup>2</sup>
TOTAL	167.32 m <sup>2</sup>

CINCO4	 4	 2.5	 2
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**PRELIMINARY** not for construction

**SITE** 145 GOVERNMENT ROAD  
RICHLANDS QLD

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**CLIENT** RICHLANDS VILLAS PTY LTD

**MONDO** ARCHITECTS

PODIUM LEVEL ONE, 40 ASTOR TERRACE SPRING HILL QLD 4000  
 design@mondoarchitects.com.au T 07 3838 1638 F 07 3838 1688  
 MONDO ARCHITECTS PTY LTD ABN 64 085 992 990

DATE	DESCRIPTION
22.06.2016	DA - INFO REQUEST
28.06.2016	AMENDED INFO REQUEST

BY	REV
JS	A
RS	B

**D-E-101**

CINCO4 - FLOOR PLANS

PROJECT  
**4772**

GOVERNMENT 145



COLOURED ELEVATION EXAMPLE  
1 : 100



EXAMPLES OF SIMILAR FORM & MATERIAL USE



SUGGESTED COLOUR PALETTE