

STAGE 6
1 UNIT
STAGING PLAN
1 : 500



TYPICAL INTERNAL STREETSCAPE PLANTING
NTS

STAGE 1	STAGE 2	ACC/TOTAL	STAGE 3	ACC/TOTAL	STAGE 4	ACC/TOTAL	STAGE 5	ACC/TOTAL	STAGE 6	ACC/TOTAL
AREA (m²)										
2511m²	2612m²	5123m²	1766m²	6889m²	1250m²	8139m²	1714m²	9853m²	265m²	10118m²
DWELLINGS										
12	12	24	7	31	7	38	8	46	1	47
COS (m²)										
REQ.	INC.	REQ.	INC.	REQ.	INC.	REQ.	INC.	REQ.	INC.	REQ.
126m²	96m²	131m²	248m²	256m²	248m²	88m²	196m²	344m²	444m²	63m²
407m²	444m²	86m²	0m²	493m²	444m²	13m²	0m²	506m²	444m²	
VISITOR SPACES										
1.8	2	1.8	2	3.6	4	1.05	1	4.65	5	1.05
5.7	5	1.2	3	6.9	8	0.15	0	7.05	8	
BIN PADS										
24	24	24	24	48	48	14	14	62	62	14
76	76	16	16	92	92	2	2	94	94	

Received

21/11/2016

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:.....

PRELIMINARY not for construction

SITE

145 GOVERNMENT RD,
RICHLANDS QLD

CLIENT

RICHLANDS VILLAS PTY LTD

DATE

DESCRIPTION

BY

REV

06.11.2015

PRELIM

FM

A

19.11.2015

DRAFT DA

FM

B

20.11.2015

ISSUE FOR DA

FM

C

22.06.2016

DA - INFO REQUEST

JS

D

24.06.2016

AMENDED INFO REQUEST

SH

E

28.10.2016

AMENDED RFI RESPONSE

AM

F

31.10.2016

UNIT NAMES ADDED

SH

G

02.11.2016

AMENDED BUILDINGS AND SETBACKS

SH

H

21.11.2016

AMENDED RFI RESPONSE

FM

J

0

5

SHEET

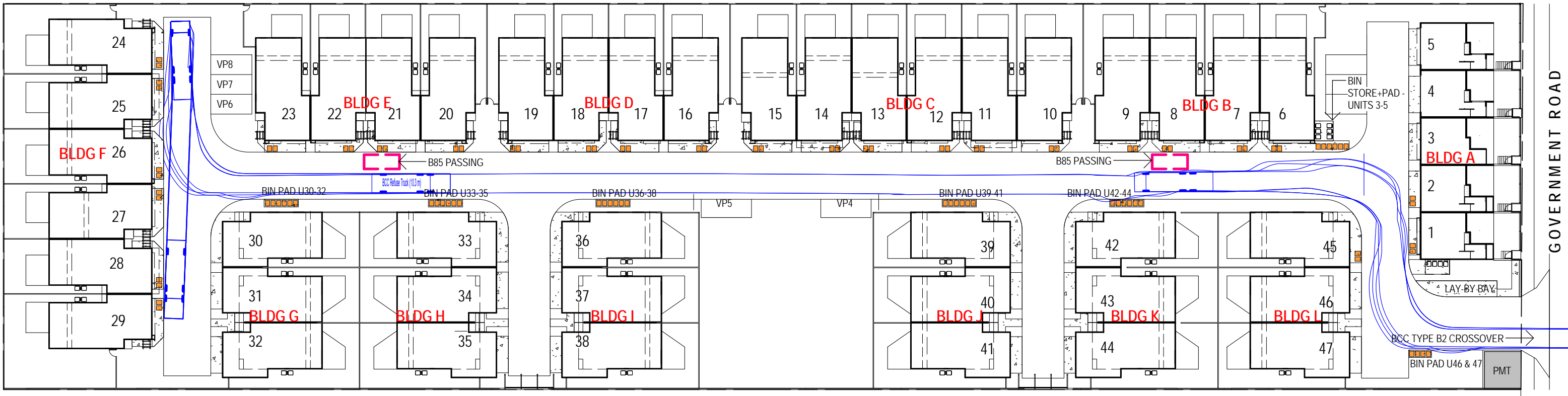
D-002

PROJECT

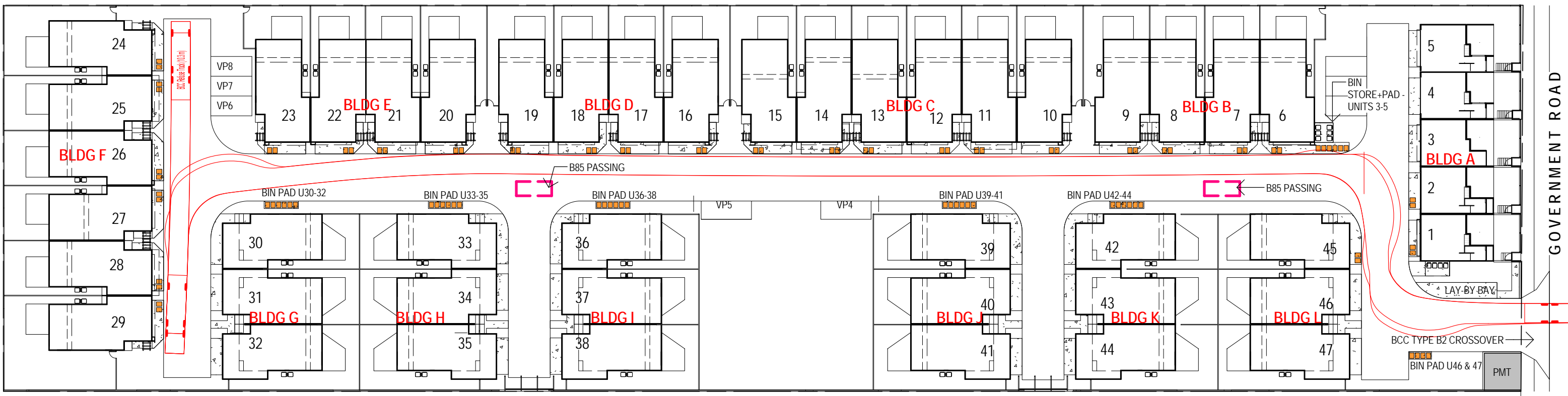
4772

STAGING PLAN

GOVERNMENT 145



REFUSE PLAN IN
1 : 500



REFUSE PLAN OUT
1 : 500

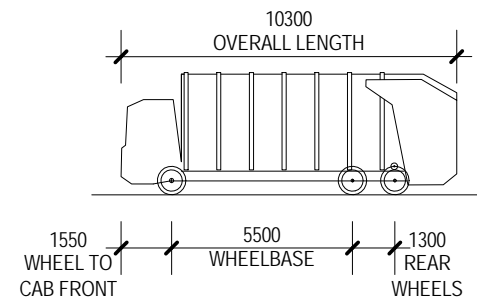
NOTES:

ALL BINS COLLECTED FROM DWELLINGS DRIVEWAY UNO.
MULTIPLE BIN COLLECTION POINTS HAVE BEEN NOTED WITH MIN DIMENSIONS

SINGLE UNIT COLLECTION AREAS HAVE A MIN 1M X 1.5M WIDE COLLECTION AREA (ie 1m X 0.75m WIDE FOR EACH BIN)

1 X 240 LTR GENERAL WASTE BIN PER UNIT
1 X 240 LTR RECYCLE BIN PER UNIT

DESIGN VEHICLE
ACCO 2350 SPLIT REFUSE TRUCK
OVERALL LENGTH 10.3m
OVERALL WIDTH 2.5m
TRACK WIDTH 2.5m
WALL TO WALL TURNING RADIUS 11.3m



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

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

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Received
21/11/2016
BCC DA

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
24.06.2016	AMENDED INFO REQUEST	SH	B
28.10.2016	AMENDED RFI RESPONSE	AM	C

SHEET	0	1	2	3	4	5
D-003						A3

PROJECT 4772

REFUSE PLAN

GOVERNMENT 145



3m wide visitor car parking spaces to increase manoeuvring of visitor cars. This will result in decreased landscaping area for this location.

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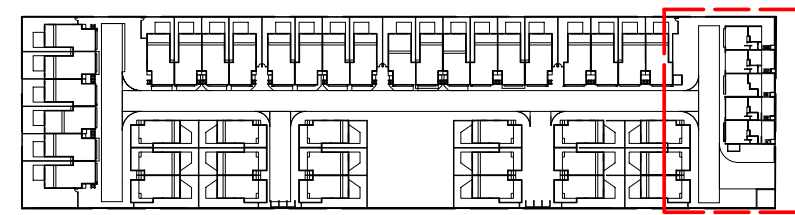
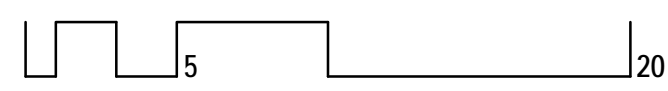
PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT PERMIT
25/11/2016
Dated:.....

AMENDED IN RED
06/02/2017

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

DETAILED SITE PLAN - LOWER PT. 1

1 : 250



PRELIMINARY 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
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02.11.2016	AMENDED BUILDINGS AND SETBACKS	SH	E
21.11.2016	AMENDED RFI RESPONSE	FM	F

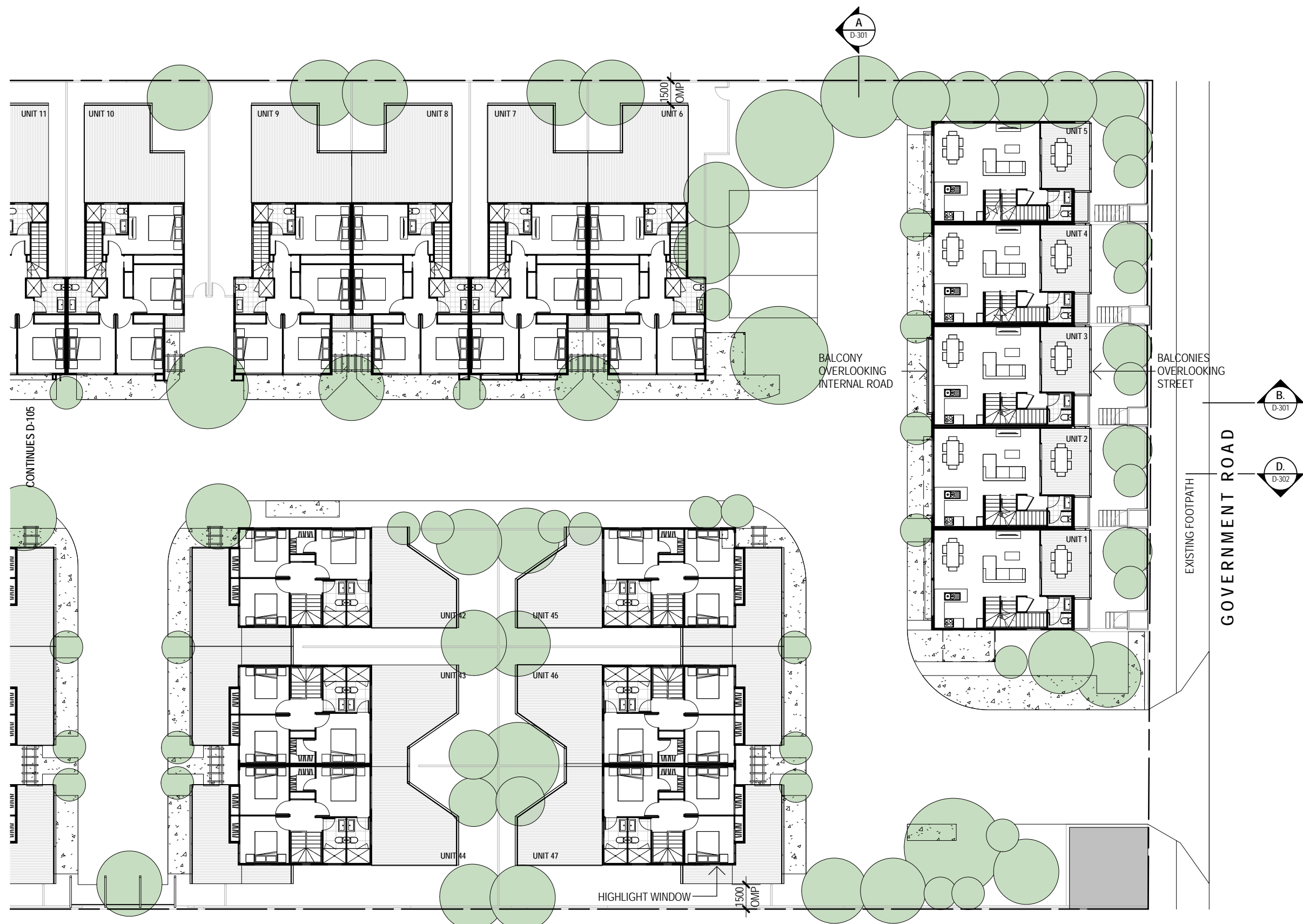
0 5
SHEET
D-101
DETAIL SITE PLAN - LOWER
PT. 1
PROJECT
4772
GOVERNMENT 145

Received
21/11/2016
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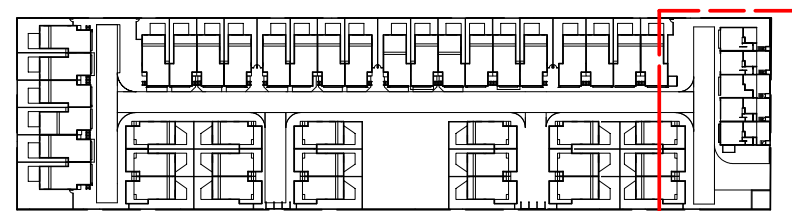
PLANS AND DOCUMENTS referred to in the DEVELOPMENT PERMIT
25/11/2016
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24/03/2017
Dated:.....



DETAILED SITE PLAN - MID PT1

1 : 250



PRELIMINARY not for construction
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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

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28.10.2016	AMENDED RFI RESPONSE
02.11.2016	AMENDED BUILDINGS AND SETBACKS
21.11.2016	AMENDED RFI RESPONSE

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

0 5
SHEET
A3

D-102
DETAIL SITE PLAN - MID PT. 1

PROJECT
4772

GOVERNMENT 145

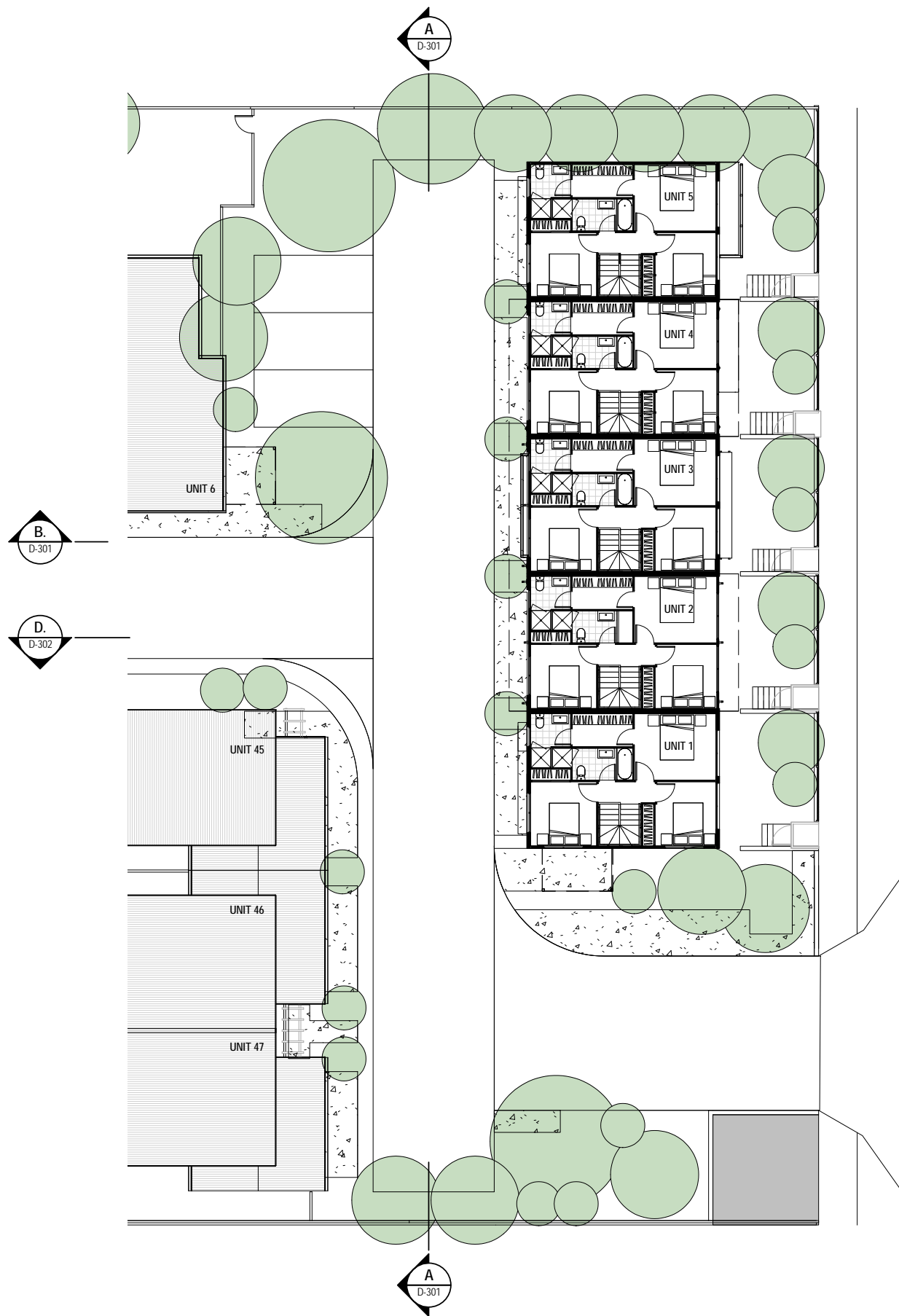
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Dated:.....

Received
21/11/2016
BCC DA

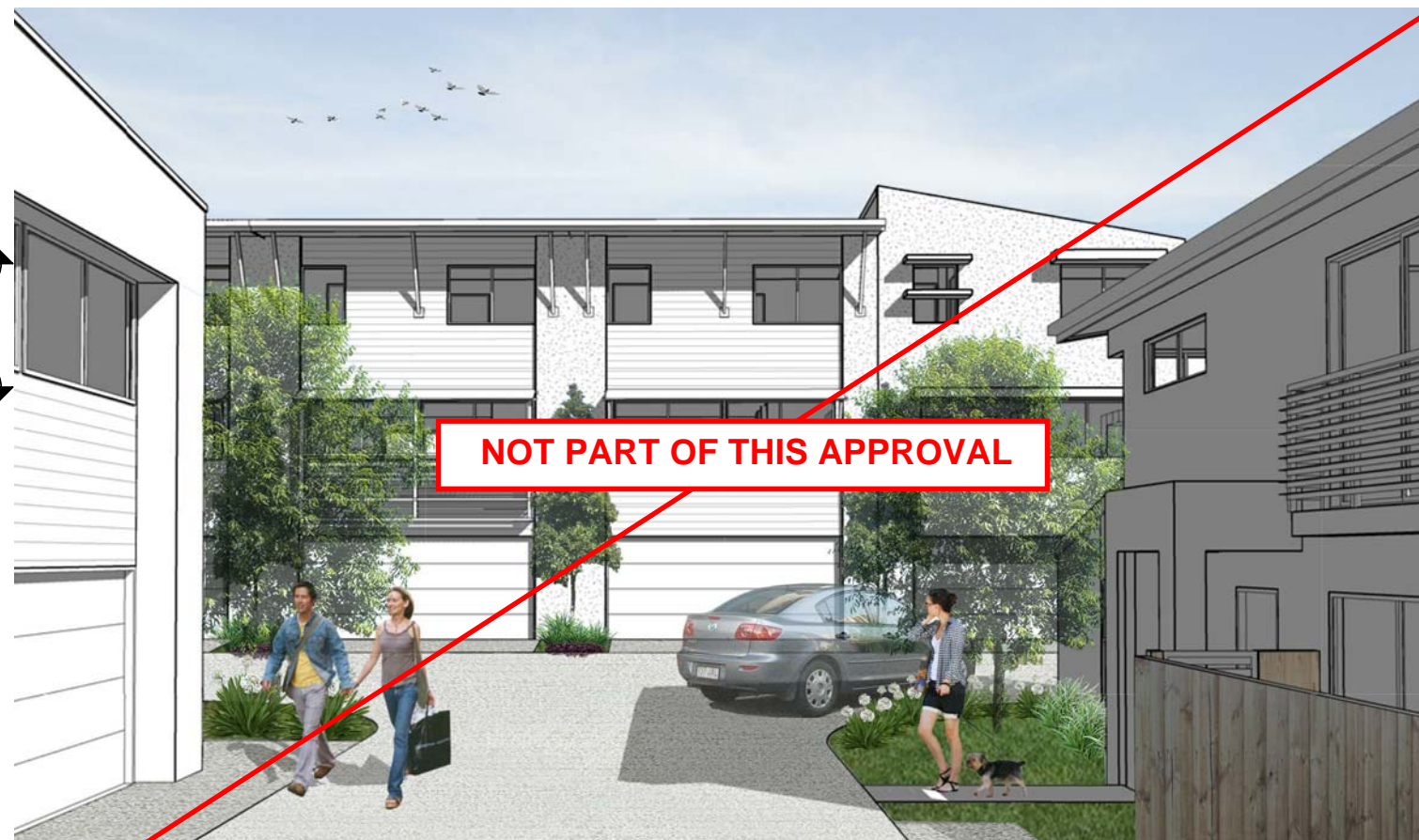
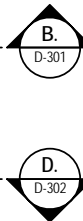
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AMENDED IN RED
25/11/2016



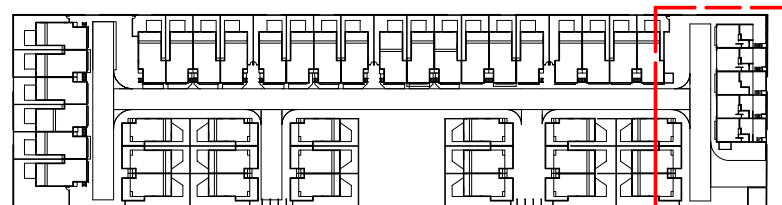
GOVERNMENT ROAD



PERSPECTIVE TOWARDS REAR OF 3-STOREY UNITS
NTS

DETAILED SITE PLAN - UPPER

1 : 250



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

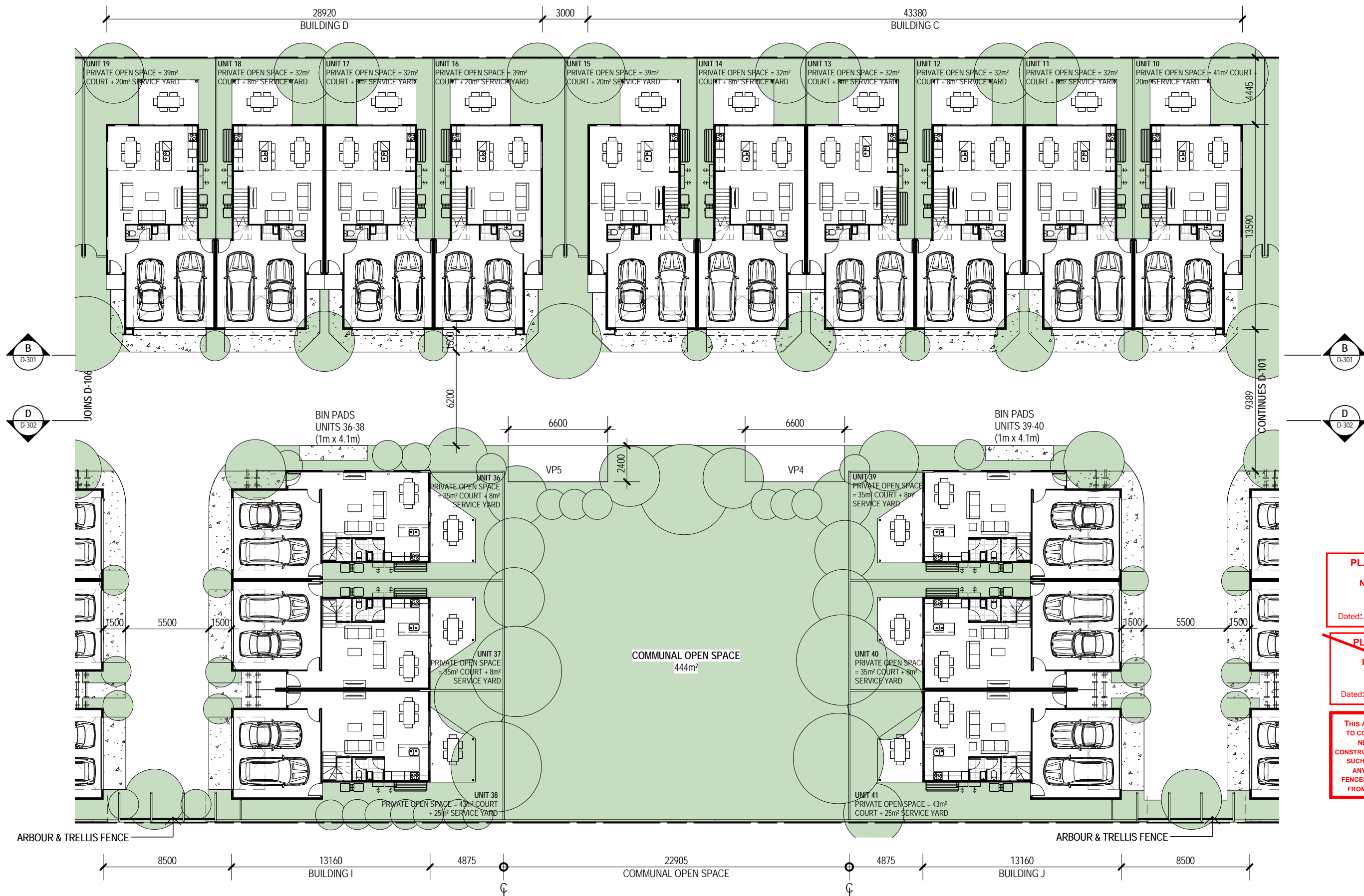
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28.10.2016	AMENDED RFI RESPONSE	AM	C
02.11.2016	AMENDED BUILDINGS AND SETBACKS	SH	D
21.11.2016	AMENDED RFI RESPONSE	FM	E



D-103
DETAIL SITE PLAN - UPPER

PROJECT
4772

GOVERNMENT 145



PLANS AND DOCUMENTS
referred to in the
NEGOTIATED DECISION

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

PLANS AND DOCUMENTS
referred to in the
DEVELOPMENT PERMIT

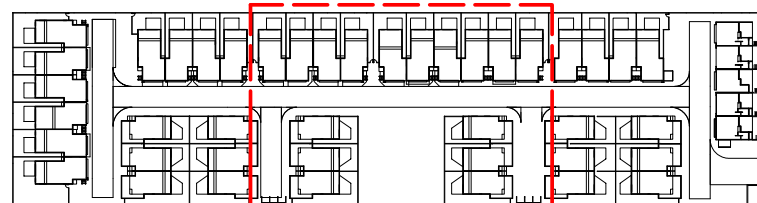
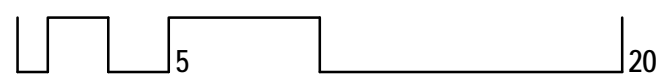
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Received
21/11/2016
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DETAILED SITE PLAN - LOWER PT. 2

1 : 250



PRELIMINARY 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
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21.11.2016	AMENDED RFI RESPONSE	FM	E

0 **5**
SHEET **D-104** **A3**

DETAIL SITE PLAN - LOWER
PT. 2

PROJECT
4772

GOVERNMENT 145



Body corporate area for provision of stormwater quantity and quality infrastructure or provide a similar location in a body corporate area. This infrastructure cannot be located within private unit areas. If Council identifies stormwater quantity and quality infrastructure is not required at this location, then this area may form part of Unit 29 as private open space as shown on plan.

PLANS AND DOCUMENTS
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24/03/2017
Dated:.....

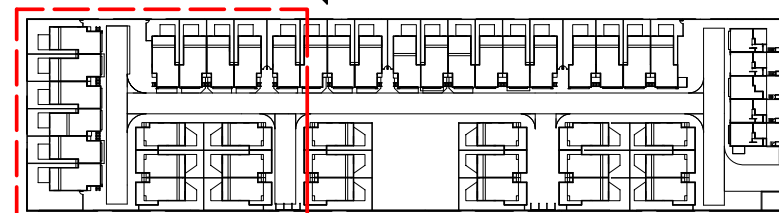
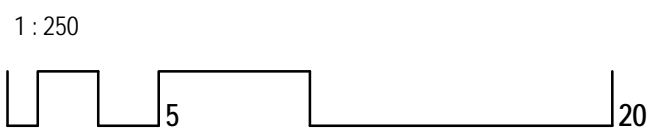
AMENDED IN RED
06/02/2017

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DETAILED SITE PLAN - LOWER PT. 3



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
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28.10.2016	AMENDED RFI RESPONSE	AM	C
02.11.2016	AMENDED BUILDINGS AND SETBACKS	SH	D
21.11.2016	AMENDED RFI RESPONSE	FM	E

0 1 2 3 4 5
A3

SHEET
D-106

DETAIL SITE PLAN - LOWER
PT. 3

PROJECT
4772

GOVERNMENT 145

Body corporate area for provision of stormwater quantity and quality infrastructure or provide a similar location in a body corporate area. This infrastructure cannot be located within private unit areas. If Council identifies stormwater quantity and quality infrastructure is not required at this location, then this area may form part of Unit 29 as private open space as shown on plan.



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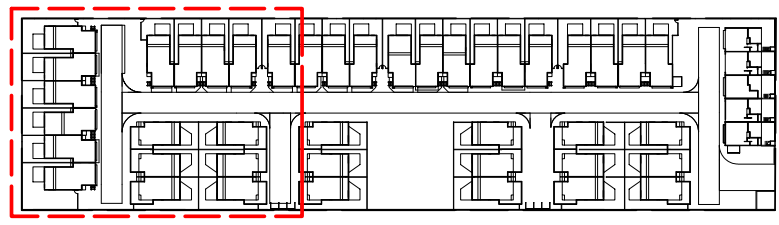
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DETAILED SITE PLAN - MID PT3
1 : 250



PRELIMINARY
not for construction
SITE 145 GOVERNMENT RD,
RICHLANDS QLD
CLIENT RICHLANDS VILLAS PTY LTD
MONDO ARCHITECTS
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28.06.2016	AMENDED INFO REQUEST	FM	C
28.10.2016	AMENDED RFI RESPONSE	AM	D
02.11.2016	AMENDED BUILDINGS AND SETBACKS	SH	E
21.11.2016	AMENDED RFI RESPONSE	FM	F

0 5
SHEET **D-107**
DETAIL SITE PLAN - MID PT. 3
PROJECT **4772**
GOVERNMENT 145