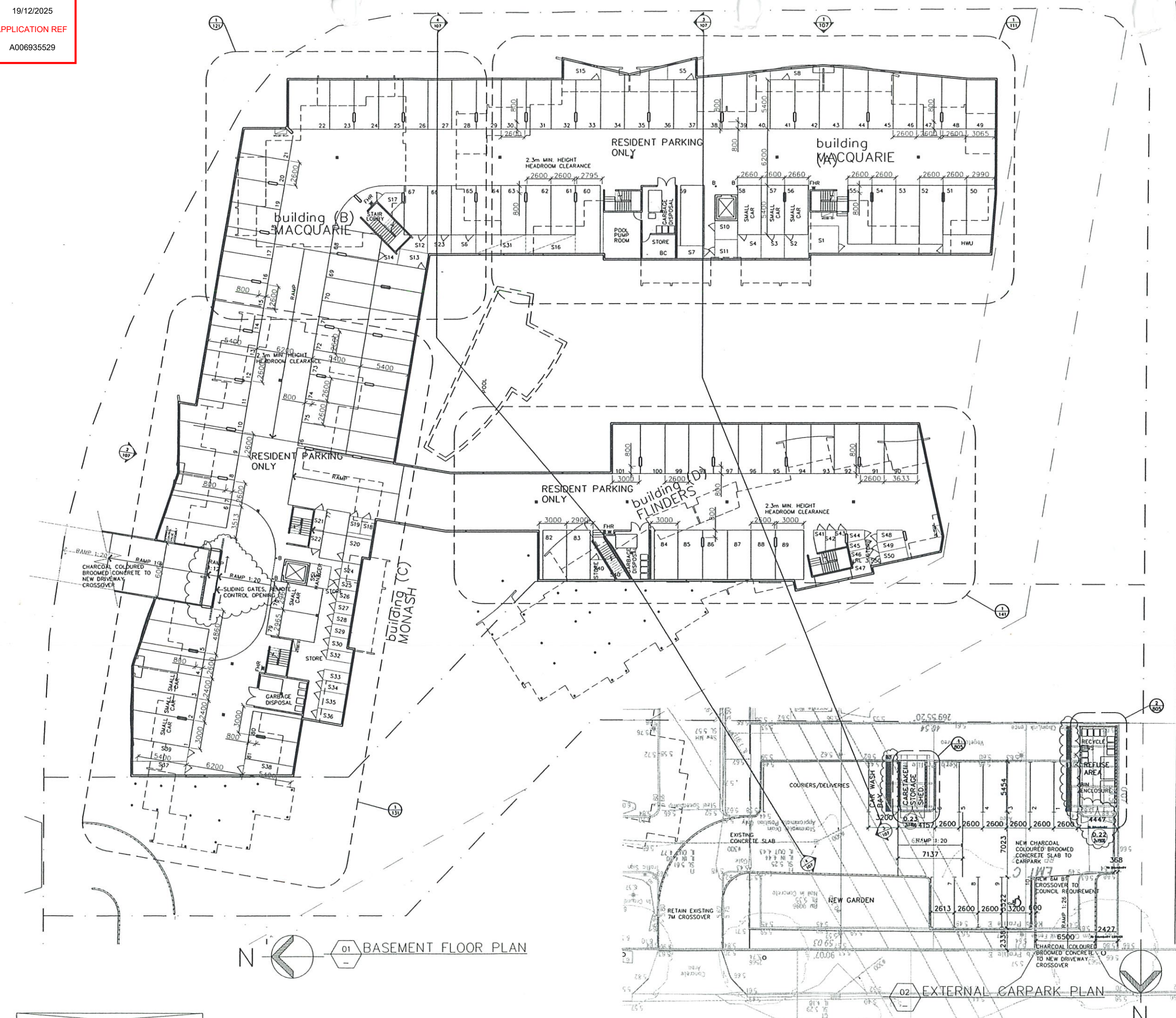


BCC DS
RECEIVED
19/12/2025
APPLICATION REF
A006935529



- Key / Legend
- ABBREVIATIONS
- RL+ LEVEL TO
 - PFL+ PROPOSED FINISHED FLOOR LEVEL
 - SFL+ PROPOSED STRUCTURAL SLAB LEVEL
 - TFL+ TOP FL TOP OF WALL / FENCE / PARAPET LEVEL
 - 26.35 EXISTING LEVEL
 - BRICK WALL
 - CONC. STRUCTURE
 - TIMBER STUD FRAMED WALL
 - SPECK - BRICK WALL
 - WALL TYPE CODE INDICATOR
 - REFER TO DWG'S 181 & 182 FOR DETAILS
 - ST STEEL TROMEL FINISH CONC.
 - BR BROOM FINISH CONC.
 - CPT CARPET AS SPECIFIED IN FINISHES SCHED.
 - CT FLOOR TILES AS SPECIFIED IN FINISHES SCHED.
 - LS LIGHT
 - FH FALLS AS INDICATED
 - FRH FIRE HOSE REEL
 - SP DOWN PIPE
 - SP PVC SPITTER
 - RH RAIN WATER HEAD
 - OF OVER FLOW
 - EXT 0 4.5 kg ALL PURPOSE FIRE EXTINGUISHER
 - MDF MAIN DISTRIBUTION FRAME
 - EXIT ALUMINATED EXIT
 - FW FLOOR WASTE
 - DOOR NUMBER
 - BOLLARD: REFER TO DWG 1783_111
 - WINDOW NUMBER
 - WINDOW TYPE LEGEND
 - SW 12-18 - 1200 HT x 1800 WIDE G. JAMES 130 SERIES / PORCOAT GLASS WINDOW
 - SD 25-36 - 2600 HT x 3600 WIDE JAMES 245 SERIES / PORCOAT GLASS WINDOW
 - AW 12-12 - 1200HT x 1200 WIDE JAMES 048 SERIES / PORCOAT ANNING WINDOW
 - LW 25-12 - 2500 HT x 1200 WIDE G. JAMES 050 SERIES / PORCOAT LOUVER WINDOW
 - FG 05-26 - 500 HT x 2600 WIDE G. JAMES 475 SERIES / PORCOAT FIXED GLAZING
 - F FIXED PANE OF GLASS
 - ALL GLAZING TO BE GREY TINTED GLASS EXCEPT INTERNAL FIXED GLASS TO BE CLEAR
 - REFER ENERGY EFFICIENCY REPORT
 - SPR SLAB PROJECTION
 - FC FIBRE CEMENT SHEETING PAINT
 - FRSH AND EXPRESSED JOINTS
 - CO COLOURBOND CUSTOM-ORIS SHEETING
 - OP OPAQUE GLAZING
 - B1 SOLID BALUST & HYRAL: REFER DWG_801
 - B2 SOLID BALUSTRADE: REFER TO DWG_801
 - B3 CLEAR GLASS BALUST: REFER TO DWG_801
 - S1 METAL LOUVER SCREEN: REFER TO DWG_802
 - S2 METAL SCREEN DETAIL: REFER TO DWG_802
 - S3 SCREEN DETAIL: REFER TO DWG_802
 - S4 SCREEN DETAIL: REFER TO DWG_802
 - S5 SCREEN DETAIL: REFER TO DWG_802
 - J SCREEN ENTRY SCREEN: REFER TO DWG_151
 - REFER TO FINISHES SCHEDULE IN SPECIFICATION
 - SHADE DENOTES NET AREA - LOWER CEILING
 - BLOCK FENCE - REFER DWG 109 FOR DETAILS
 - P PRECAST FENCE - REFER DWG 109 FOR DETAILS
 - T TIMBER FENCE 1 - REFER DWG 109 FOR DETAILS
 - R/T COMBINED BLOCK & TIMBER FENCE
 - REFER DWG 109 FOR DETAILS
 - DOT HATCH DENOTES EXTENT OF CONC ROOF ABOVE LEVEL 2
 - 15 TIE SETOUT POINT

- NOTES TO ALL DRAWINGS
1. BALUSTRADES TO COMPLY WITH CLAUSE 02.16 OF B.C.A.
 2. EXT SONS TO CLAUSE E4.5 OF B.C.A.
 3. HANDRAILS TO CLAUSE 3.17 OF B.C.A.
 4. FIRE EXTINGUISHERS TO COMPLY WITH CLAUSE E1.6 OF B.C.A.
 5. DRAWINGS TO READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, HYDRAULIC, LIFT AND LANDSCAPE CONSULTANTS DRAWINGS.
 6. IF ANY LEVELS CONFLICT BETWEEN ARCHITECTURAL & CIVIL, CONTRACTOR TO REFER TO ARCHITECT FOR CLARIFICATION.
 7. BASEMENT SLABS TO FALL TO FLOOR WASTE.
 8. TO BUILDING A, B, C: ALL NET AREA CEILING FLUSH AT 2300 AFFL EXCEPT TOP FLOOR WHICH IS STANDARD CEILING HEIGHT.
 9. TO BUILDING D: ALL NET AREA CEILING AT 2100 AFFL. TOP FLOOR IS 2400 CEILING HEIGHT.
 10. WINDOW HEADS TO ALL NET AREAS TO MATCH CEILING HEIGHT.
 11. TYPING MEASUREMENT IS TO BE PROVIDED TO THE REQUIREMENTS OF AS 3860.1

G. BASEMENT DOOR AMENDED	08.07.02
F. VISITOR CARPARK SETOUT ADDED	24.06.02
E. AMENDMENTS AS CLOUDED	24.04.02
D. AMENDMENTS AS CLOUDED	19.04.02
C. ISSUE FOR CONSTRUCTION	28.03.02
B. ISSUE FOR DA RESOLUTION	01-03-02
A. ISSUE FOR REVIEW	01-02-02

DA	BA	TENDER	CONST.
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NETTLETON TRIBE ARCHITECTS INTERIORS LANDSCAPES

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ENCORE
A fresh alternative in apartment living

PROPOSED RESIDENTIAL DEVELOPMENT
CAMPBELL ST AND BURNS RD
TOOWONG

Scale: 1:200@ A1 Down TO

Number: 1783_103 Issue: G

NOTES:

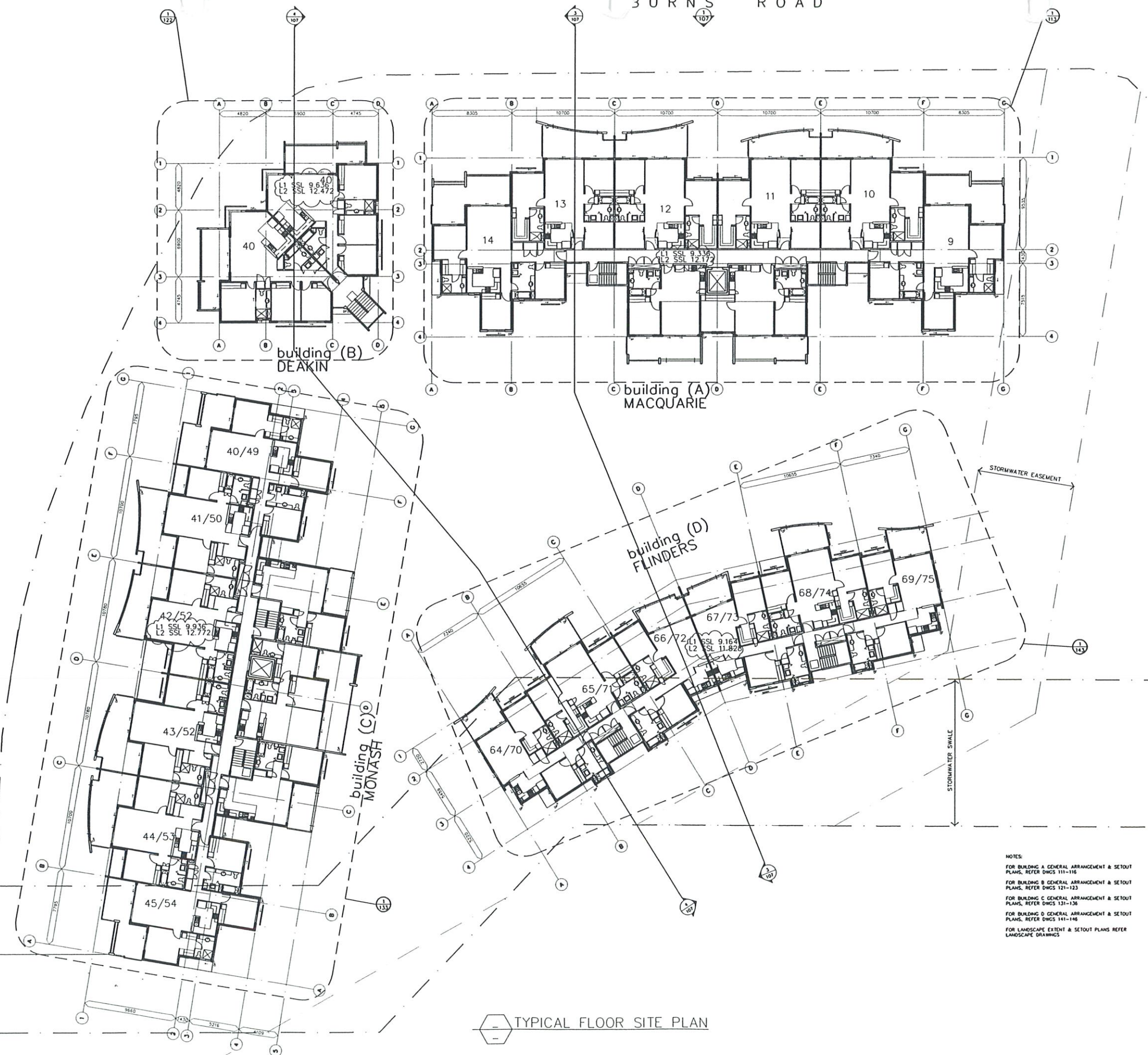
- FOR BUILDING A GENERAL ARRANGEMENT & SETOUT PLANS, REFER DWGS 111-116
- FOR BUILDING B GENERAL ARRANGEMENT & SETOUT PLANS, REFER DWGS 121-123
- FOR BUILDING C GENERAL ARRANGEMENT & SETOUT PLANS, REFER DWGS 131-136
- FOR BUILDING D GENERAL ARRANGEMENT & SETOUT PLANS, REFER DWGS 141-146
- FOR LANDSCAPE EXTENT & SETOUT PLANS REFER LANDSCAPE DRAWINGS

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BURNS ROAD

CAMPBELL STREET

ALPHA STREET



TYPICAL FLOOR SITE PLAN

- Key / Legend
- RL LEVEL TO
 - FFL PROPOSED FINISHED FLOOR LEVEL
 - SSL PROPOSED STRUCTURAL SLAB LEVEL
 - TOW RL TOP OF WALL / FENCE / PARAPET LEVEL
 - EL EXISTING LEVEL
 - BLK BLOCK WALL
 - CONC CONCRETE STRUCTURE
 - T&G T&G STUD FRAMED WALL
 - SPR SPEED - BRICK WALL
 - ST WALL TYPE CODE INDICATOR
 - ST REFER TO DWG'S 161 & 162 FOR DETAILS
 - ST STEEL TRIMMED FINISH CONC
 - BR BROOK FRESH CONC
 - CPT CARPET AS SPECIFIED IN FINISHES SCHED
 - CT FLOOR TILES AS SPECIFIED IN FINISHES SCHED
 - FI FALLS AS INDICATED
 - FR FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - DP DOWN PIPE
 - SP PFC SPLITTER
 - RH RAIN WATER HEAD
 - OF OVER FLOW
 - EXT 4.5 M ALL PURPOSE
 - FR FIRE EXTINGUISHER
 - MF MAIN DISTRIBUTION FRAME
 - EXIT ELIMINATED EXIT
 - LI LIGHT
 - FW FLOOR WASTE
 - DOOR DOOR NUMBER
 - B* BOLLARD REFER TO DWG 1783_111
 - W* WINDOW NUMBER
 - W* WINDOW TYPE LEGEND
 - SW 12-18 - 1200 HT x 1800 WIDE G JAMES 130 SERIES / PORCOAT SLIDING GLASS WINDOW
 - SD 26-36 - 2600 HT x 3600 WIDE JAMES 245 SERIES / PORCOAT SLIDING DOOR
 - AW 12-13 - 1200 HT x 1200 WIDE JAMES 048 SERIES / PORCOAT AWNING WINDOW
 - LW 26-12 - 2600 HT x 1200 WIDE G JAMES 050 SERIES / PORCOAT LOUVER WINDOW
 - FG 05-26 - 500 HT x 2600 WIDE G JAMES 475 SERIES / PORCOAT FIXED GLAZING
 - F FIXED FRAME OF GLASS
 - ALL GLAZING TO BE GREY TINTED GLASS
 - REFER ENERGY EFFICIENCY REPORT
 - SPR SLAB PROJECTION
 - FC FIBRE CEMENT SHEETING PAINT
 - FR FRESH AND EXPRESSED JOINTS
 - CO COLORBOND CUSTOM-DRB SHEETING
 - OP OPAQUE GLAZING
 - B1 B1 SOLID BALUST & HYRAX REFER DWG_801
 - B2 B2 CLEAR GLASS BALUST REFER TO DWG_801
 - B3 B3 CLEAR GLASS BALUST REFER TO DWG_801
 - S1 S1 METAL LOUVER SCREEN REFER TO DWG_802
 - S2 S2 METAL SCREEN DETAIL REFER TO DWG_802
 - S3 S3 SCREEN DETAIL REFER TO DWG_802
 - S4 S4 SCREEN DETAIL REFER TO DWG_802
 - S5 S5 SCREEN DETAIL REFER TO DWG_802
 - J J JOHNNY ENTRY SCREEN REFER TO DWG_151
 - L REFER TO FINISH SCHEDULE IN SPECIFICATION
 - SH SHADE DENOTES NET AREA - LOWER CEILING
 - B BLOCK FENCE - REFER DWG 109 FOR DETAILS
 - P PRECAST FENCE - REFER DWG 109 FOR DETAILS
 - T T TUMBER FENCE 1 - REFER DWG 109 FOR DETAILS
 - B/T COMBINED BLOCK & TUMBER FENCE
 - REFER DWG 109 FOR DETAILS
 - DOT DOT HATCH DENOTES EXTENT OF CONC ROOF ABOVE LEVEL
 - TS TILE SETOUT POINT

- NOTES TO ALL DRAWINGS
1. BALUSTRADES TO COMPLY WITH CLAUSE 02.16 OF B.C.A.
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 3. HANDRAILS TO CLAUSE 2.17 OF B.C.A.
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 7. BASEMENT SLABS TO FALL TO FLOOR WASTE.
 8. TO BUILDING A, B, C: ALL NET AREA CEILING FLUSH AT 2100 AFFL EXCEPT TOP FLOOR WHICH IS STANDARD CEILING HEIGHT.
 9. TO BUILDING D: ALL NET AREA CEILING AT 2100 AFFL TOP FLOOR IS 2100 CEILING HEIGHT.
 10. WINDOW HEADS TO ALL NET AREAS TO MATCH CEILING HEIGHT.
 11. TERNATE TREATMENT IS TO BE PROVIDED TO THE REQUIREMENTS OF AS 3660.1

C ISSUE FOR CONSTRUCTION 28-03-02
B ISSUE FOR DA RESOLUTION 01-03-02
A ISSUE FOR REVIEW 02-01-01

Team	Creation	Date	Checked
DA	BA	TENDER	CONST.

PRADELLA
Established 1939

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ENCORE
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PROPOSED RESIDENTIAL DEVELOPMENT
CAMPBELL ST AND BURNS RD TOOWONG

Level 1 & 2
SITE PLAN

Scale: 1:200@ A1
Drawn: TO
Number: 1783_105
Sheet: C

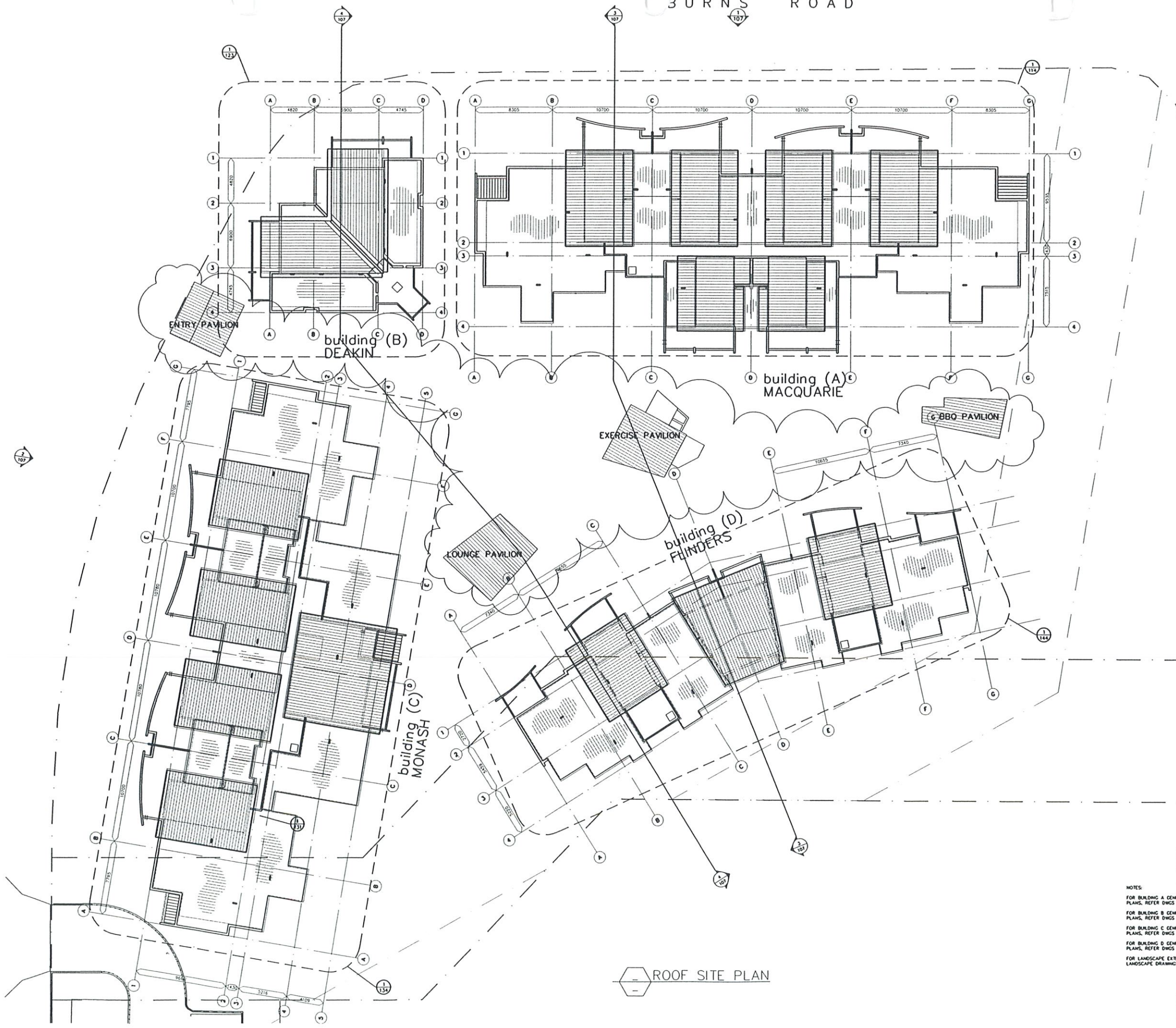
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FOR BUILDING C GENERAL ARRANGEMENT & SETOUT PLANS, REFER DWGS 131-136
FOR BUILDING D GENERAL ARRANGEMENT & SETOUT PLANS, REFER DWGS 141-146
FOR LANDSCAPE EXTENT & SETOUT PLANS REFER LANDSCAPE DRAWINGS

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APPLICATION REF
A006935529

BURNS ROAD

CAMPBELL STREET

ALPHA STREET



ROOF SITE PLAN

- Key / Legend
- RL+ LEVEL TO
 - FTL+ PROPOSED FINISHED FLOOR LEVEL
 - SSL+ PROPOSED STRUCTURAL SLAB LEVEL
 - TOW RL TOP OF WALL / FENCE / PARAPET LEVEL
 - EX+ EXISTING LEVEL
 - BLK BLOCK WALL
 - CONC CONCRETE
 - TRFR TRUSS STEEL FRAMED WALL
 - SPRCE SPEED - BRICK WALL
 - WALL TYPE CODE INDICATOR
 - REFER TO DWG'S 181 & 182 FOR DETAILS
 - ST STEEL TROWEL FINISH CONC
 - BR BRICK FINISH CONC
 - CPT CARPET AS SPECIFIED IN FINISHES SCHED
 - CT FLOOR TILES AS SPECIFIED IN FINISHES SCHED
 - FALLS AS INDICATED
 - PH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - DP DOWN PIPE
 - SP PVC SPLITTER
 - RH RAIN WATER HEAD
 - OF OVER FLOW
 - EXT 4.5 kg ALL PURPOSE FIRE EXTINGUISHER
 - MDF MAIN DISTRIBUTION FRAME
 - EXIT ILLUMINATED EXIT LIGHT
 - FLR FLOOR WASTE
 - DNR DOOR NUMBER
 - B# BOLLARD REFER TO DWG 1783_111
 - WIN WINDOW NUMBER
 - WIND WINDOW TYPE LEGEND
 - SH 15-18 - 1500 HT x 1800 WIDE G JAMES 130 SERIES / PORCOAT SLIDING GLASS WINDOW
 - SO 26-36 - 2500 HT x 3600 WIDE GLAMES 245 SERIES / PORCOAT SLIDING DOOR
 - AM 12-12 - 1200HT x 1200 WIDE GLAMES 048 SERIES / PORCOAT AWING WINDOW
 - LW 16-12 - 2600 HT x 1200 WIDE G JAMES 050 SERIES / PORCOAT LOUVER WINDOW
 - FC 05-29 - 500 HT x 3500 WIDE G JAMES 475 SERIES / PORCOAT FIXED GLAZING
 - F FIXED FRAME OF GLASS
 - ALL GLAZING TO BE GREY TINTED GLASS EXCEPT INTERNAL FIXED GLASS TO BE CLEAR
 - REFER ENERGY EFFICIENCY REPORT
 - SPR SLAB PROJECTION
 - FC FIBRE CEMENT SHEETING PAINT
 - FC FINISH AND EXPRESSED JOINTS
 - CO COLORBOND CUSTOM-DRB SHEETING
 - OP OPRAQUE GLAZING
 - B1 B1 SOLID BALUST & HTRAL: REFER DWG_801
 - B2 B2 SOLID BALUSTRADE: REFER TO DWG_801
 - B3 B3 CLEAR GLASS BALUST: REFER TO DWG_801
 - S1 S1 METAL LOUVER SCREEN: REFER TO DWG_802
 - S2 S2 METAL SCREEN DETAIL: REFER TO DWG_802
 - S3 S3 SCREEN DETAIL: REFER TO DWG_802
 - S4 S4 SCREEN DETAIL: REFER TO DWG_802
 - S5 S5 SCREEN DETAIL: REFER TO DWG_802
 - J JOHNEY ENTRY SCREEN: REFER TO DWG_151
 - REFER TO FINISHES SCHEDULE IN SPECIFICATION
 - SHADE DENOTES NET AREA - LOWER CEILING
 - B BLOCK FENCE - REFER DWG 109 FOR DETAILS
 - P PRECAST FENCE - REFER DWG 109 FOR DETAILS
 - T TIMBER FENCE 1 - REFER DWG 109 FOR DETAILS
 - B/T COMBINED BLOCK & TIMBER FENCE
 - REFER DWG 109 FOR DETAIL
 - DOT HATCH DENOTES EXTENT OF CONC ROOF
 - ABOVE LEVEL 2
 - TLR TILE SETOUT POINT
- NOTES TO ALL DRAWINGS
1. BALUSTRADES TO COMPLY WITH CLAUSE 02.16 OF B.C.A.
 2. EXIT SIGNS TO CLAUSE 14.5 OF B.C.A.
 3. HANDRAILS TO CLAUSE 1.17 OF B.C.A.
 4. FIRE EXTINGUISHERS TO COMPLY WITH CLAUSE E1.6 OF B.C.A.
 5. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, HYDRAULIC, LIFT AND LANDSCAPE CONSULTANTS DRAWINGS.
 6. IF ANY LEVELS CONFLICT BETWEEN ARCHITECTURAL & CIVIL CONTRACTORS TO REFER TO ARCHITECT FOR CLARIFICATION.
 7. BASEMENT SLABS TO FALL TO FLOOR WASTE.
 8. TO BUILDING A, B, C, ALL NET AREA CEILINGS FLUSH AT 2500 AFL, EXCEPT TOP FLOOR WHICH IS STANDARD CEILING HEIGHT.
 9. TO BUILDING D: ALL NET AREA CEILINGS AT 2100 AFL, TOP FLOOR IS 3400 CEILING HEIGHT.
 10. WINDOW HEADS TO ALL NET AREAS TO MATCH CEILING HEIGHT.
 11. THERMIC TREATMENT IS TO BE PROVIDED TO THE REQUIREMENTS OF AS 3660.1

B ISSUE FOR DA RESOLUTION 01-03-02
A ISSUE FOR REVIEW 01-02-02

Issue	Description	Date	Checked
DA			
BA			
TENDER			
CONST			

PRADELLA
Established 1959

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ARCHITECTS
INTERIORS
LANDSCAPES

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Fax: (07) 3239 2455
Brisbane@nt.com.au

Nettleton Tribe Partnership Pty Ltd

ENCORE
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**PROPOSED
RESIDENTIAL
DEVELOPMENT**

CAMPBELL ST
AND BURNS RD
TOOWONG

Scale
1:200@ A1

Drawn
TO

Number
1783_106

Name
B

NOTES:
FOR BUILDING A GENERAL ARRANGEMENT & SETOUT PLANS, REFER DWGS 111-116
FOR BUILDING B GENERAL ARRANGEMENT & SETOUT PLANS, REFER DWGS 121-123
FOR BUILDING C GENERAL ARRANGEMENT & SETOUT PLANS, REFER DWGS 131-136
FOR BUILDING D GENERAL ARRANGEMENT & SETOUT PLANS, REFER DWGS 141-146
FOR LANDSCAPE EXTENT & SETOUT PLANS REFER LANDSCAPE DRAWINGS

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APPLICATION REF
A006935529

PROPOSED BIFOLDS



1 BURNS ROAD ELEVATION MACQUARIE / DEAKIN (BUILDING A / BUILDING B)



2 CAMPBELL STREET ELEVATION - DEAKIN / MONASH (BUILDING B / BUILDING C)

- Key / Legend
- ABBREVIATIONS**
- RL LEVEL TO
 - FFL PROPOSED FINISHED FLOOR LEVEL
 - SSL PROPOSED STRUCTURAL SLAB LEVEL
 - TOW RL TOP OF WALL / FENCE / PARAPET LEVEL
 - 26.25 EXISTING LEVEL
 - CONC BLOCK WALL
 - CONC STRUCTURE
 - TIMBER STUD FRAMED WALL
 - SPEED- BRICK WALL
 - WALL TYPE CONSIDER FOR REFER TO DWG'S 161 & 162 FOR DETAILS
 - ST STEEL TRIMMED FINISH CONC
 - BR BRICK FROM CONC
 - CPT CARPET AS SPECIFIED IN FINISHES SCHED
 - CT FLOOR TILES AS SPECIFIED IN FINISHES SCHED
 - FALLS AS INDICATED
 - FH FIRE HYDRANT
 - FHW FIRE HOSE REEL
 - DP DOWN PIPE
 - SP PVC SPITTER
 - RH RAIN WATER HEAD
 - OF OVER FLOW
 - EXT 4.5.4 ALL PURPOSE FIRE EXTINGUISHER
 - WAD WASTE DISTRIBUTION FRAME
 - ELIMINATED LINE
 - EXIT EXIT
 - FW FLOOR WASTE
 - DN DOOR NUMBER
 - B# BOLLARD REFER TO DWG 1783_111
 - W# WINDOW NUMBER
 - W# WINDOW TYPE LEGEND
 - SW 12-18 - 1200 HT x 1800 WIDE G JAMES 130 SERIES / PORCOAT SLIDING GLASS WINDOW
 - SO 26-36 - 2600 HT x 3600 WIDE JAMES 245 SERIES / PORCOAT SLIDING DOOR
 - AW 12-12 - 1200 HT x 1200 WIDE JAMES 048 SERIES / PORCOAT SLIDING WINDOW
 - LW 26-12 - 2600 HT x 1200 WIDE G JAMES 050 SERIES / PORCOAT SLIDING WINDOW
 - FG 05-26 - 500 HT x 2600 WIDE G JAMES 475 SERIES / PORCOAT FIXED GLAZING
 - F FIXED PANE OF GLASS
 - ALL GLAZING TO BE GREY TINTED GLASS EXCEPT INTERNAL FIXED GLASS TO BE CLEAR REFER ENERGY EFFICIENCY REPORT
 - SPR SLAB PROJECTION
 - FC FIBRE CEMENT SHEETING PAINT
 - CO COLOURED CUSTOM-DRB SHEETING
 - OP OPRAQUE GLAZING
 - B1 B1 SOLID BALUST & FRAIL REFER DWG_801
 - B2 B2 SOLID BALUST REFER TO DWG_801
 - B3 B3 CLEAR GLASS BALUST REFER TO DWG_801
 - S1 S1 METAL LOUVER SCREEN REFER TO DWG_802
 - S2 S2 METAL SCREEN DETAIL REFER TO DWG_802
 - S3 S3 SCREEN DETAIL REFER TO DWG_802
 - S4 S4 SCREEN DETAIL REFER TO DWG_802
 - S5 S5 SCREEN DETAIL REFER TO DWG_802
 - J JONERY ENTRY SCREEN REFER TO DWG_151
 - REFER TO FINISHES SCHEDULE IN SPECIFICATION
 - SHADE DENOTES WET AREA - LOWER CEILING
 - B BLOCK FENCE - REFER DWG 109 FOR DETAILS
 - P PRECAST FENCE - REFER DWG 109 FOR DETAILS
 - T TIMBER FENCE 1 - REFER DWG 109 FOR DETAILS
 - C COMBINED BLOCK & TIMBER FENCE
 - B/T REFER DWG 109 FOR DETAILS
 - DOT HATCH DENOTES EXTENT OF CONC ROOF ABOVE LEVEL
 - TILE SETOUT POINT

- NOTES TO ALL DRAWINGS**
1. BALUSTRADES TO COMPLY WITH CLAUSE 02.16 OF B.C.A.
 2. ENT BARS TO CLAUSE 4.5 OF B.C.A.
 3. HANDRAILS TO CLAUSE 2.17 OF B.C.A.
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 8. TO BUILDING A, B, C: ALL WET AREA CEILINGS FLUSH AT 2300 AFFL EXCEPT TOP FLOOR WHICH IS STANDARD CEILING HEIGHT.
 9. TO BUILDING D: ALL WET AREA CEILINGS AT 2100 AFFL TOP FLOOR IS 2400 CEILING HEIGHT.
 10. WINDOW HEADS TO ALL WET AREAS TO MATCH CEILING HEIGHT.
 11. TERNATE TREATMENT IS TO BE PROVIDED TO THE REQUIREMENTS OF AS 3660.1

C	ISSUE FOR CONSTRUCTION	28-03-02
B	ISSUE FOR DA RESOLUTION	01-03-02
A	ISSUE FOR REVIEW	02-01-01

Rev	Description	Date	Checked
DA			
BA			
TENDER			
CONST.			



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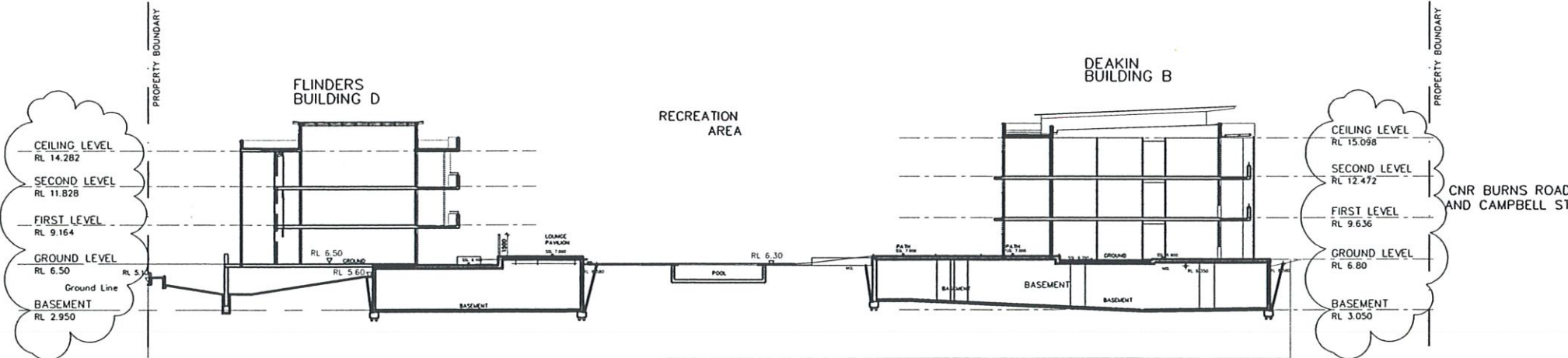
ENCORE
A fresh dimension in apartment living

PROPOSED RESIDENTIAL DEVELOPMENT
CAMPBELL ST AND BURNS RD TOOWONG

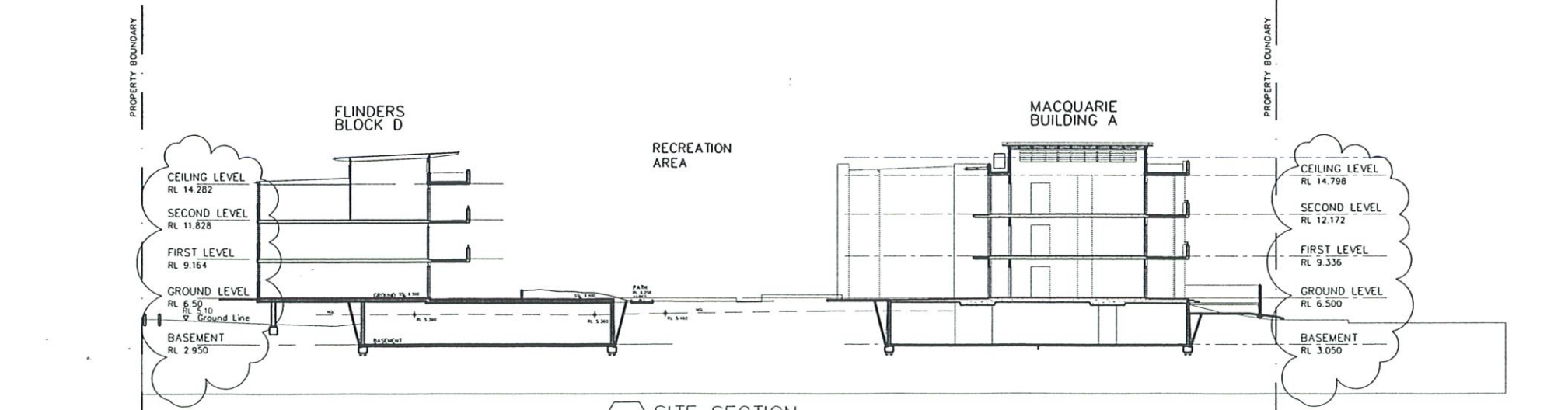
THE STREET ELEVATIONS SITE SECTIONS

Scale: 1:200@ A1 Drawn TO

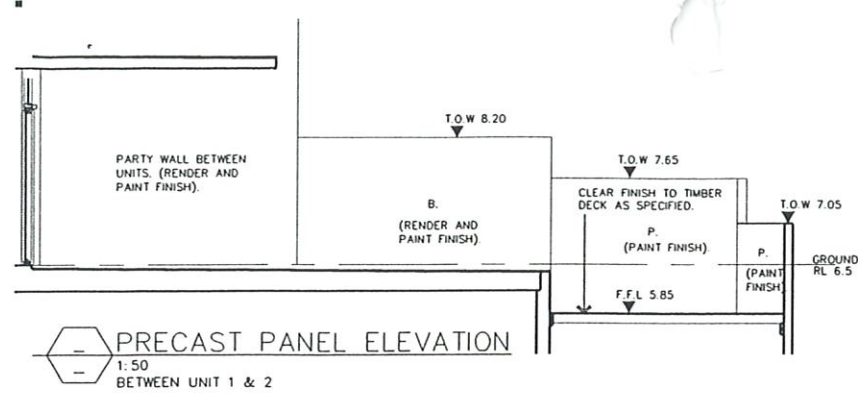
Number: 1783 _107 C



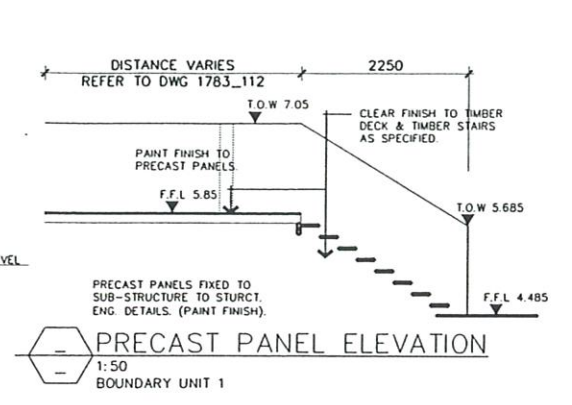
3 SITE SECTION



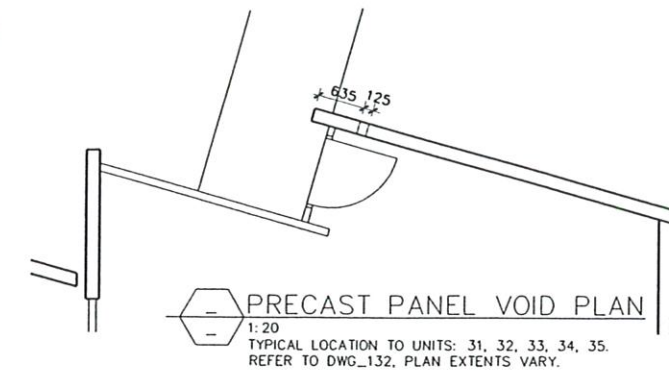
4 SITE SECTION



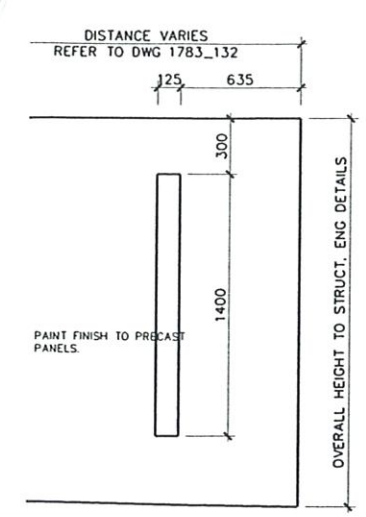
PRECAST PANEL ELEVATION
1:50
BETWEEN UNIT 1 & 2



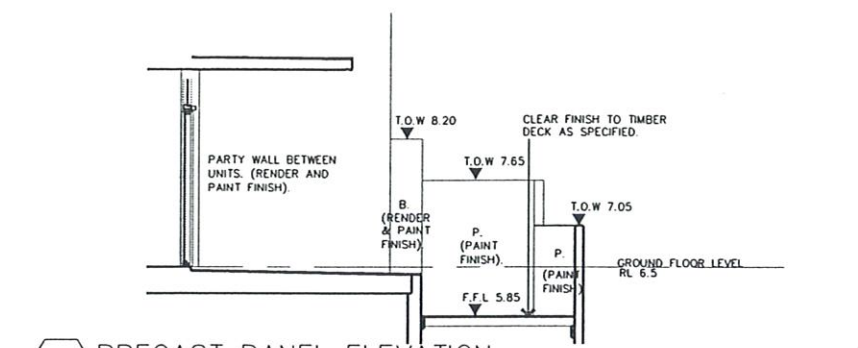
PRECAST PANEL ELEVATION
1:50
BOUNDARY UNIT 1



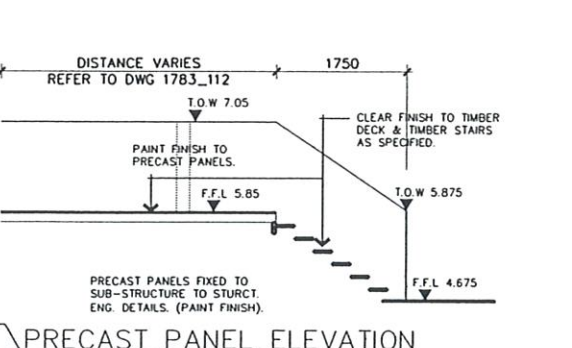
PRECAST PANEL VOID PLAN
1:20
TYPICAL LOCATION TO UNITS: 31, 32, 33, 34, 35.
REFER TO DWG_132, PLAN EXTENTS VARY.



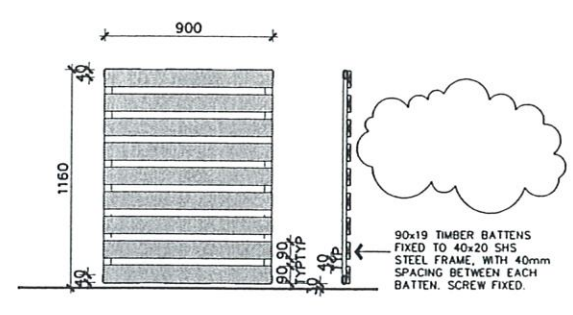
TYPICAL PRECAST PANEL VOID
1:20
ELEVATION



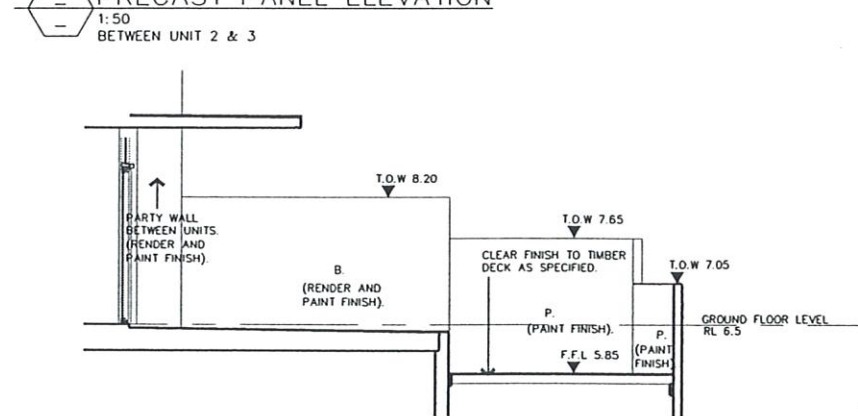
PRECAST PANEL ELEVATION
1:50
BETWEEN UNIT 2 & 3



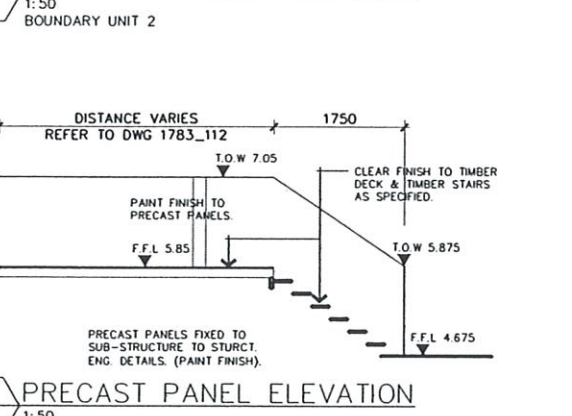
PRECAST PANEL ELEVATION
1:50
BOUNDARY UNIT 2



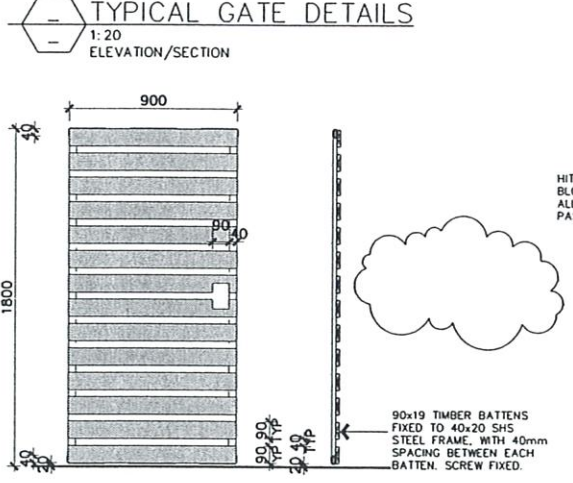
TYPICAL GATE DETAILS
1:20
ELEVATION/SECTION



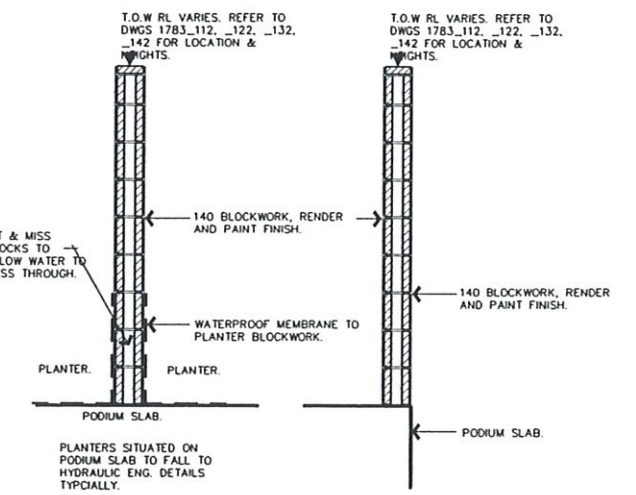
PRECAST PANEL ELEVATION
1:50
BETWEEN UNIT 3 & 4



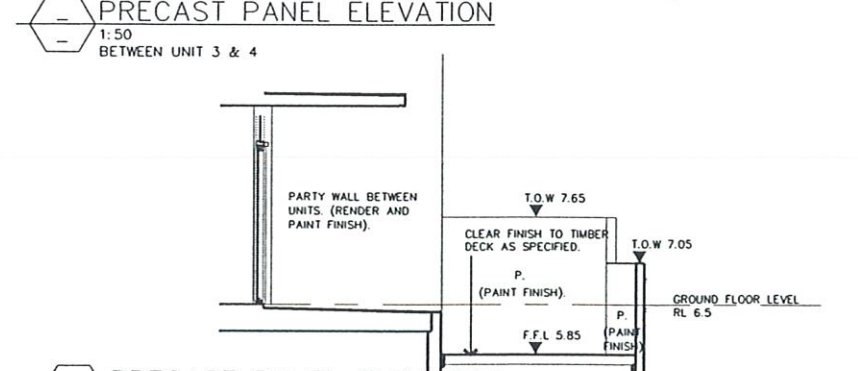
PRECAST PANEL ELEVATION
1:50
BOUNDARY UNIT 3



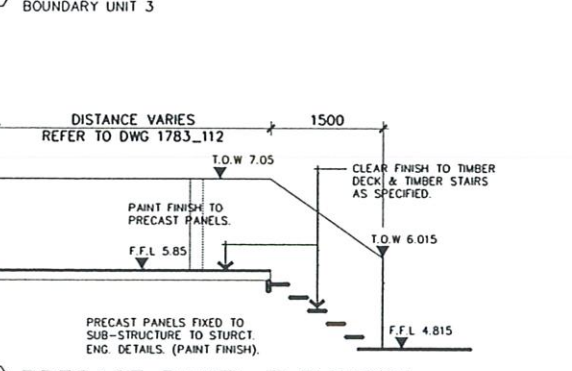
TYPICAL GATE DETAILS
1:20
ELEVATION/SECTION
TO MATCH ADJACENT FENCE HEIGHT



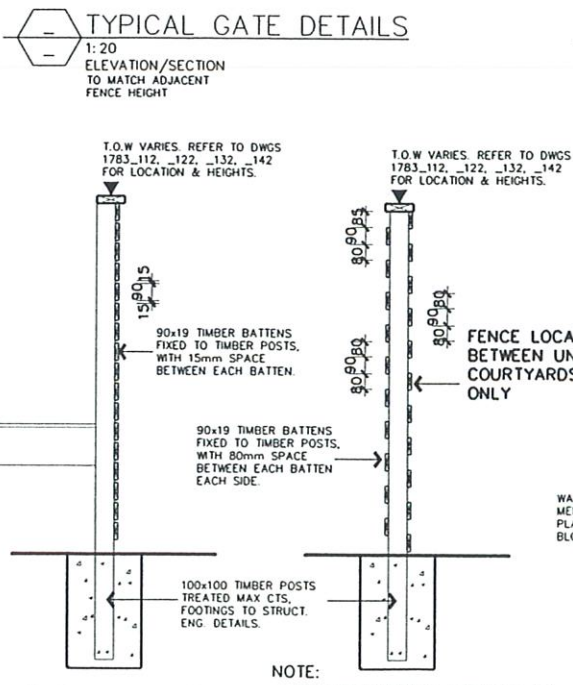
B-TYPE FENCE
1:20
SECTION



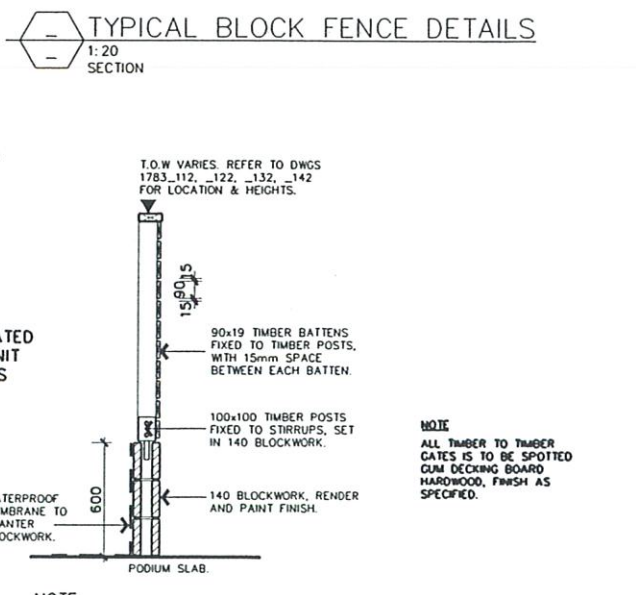
PRECAST PANEL ELEVATION
1:50
BETWEEN UNIT 4 & 5



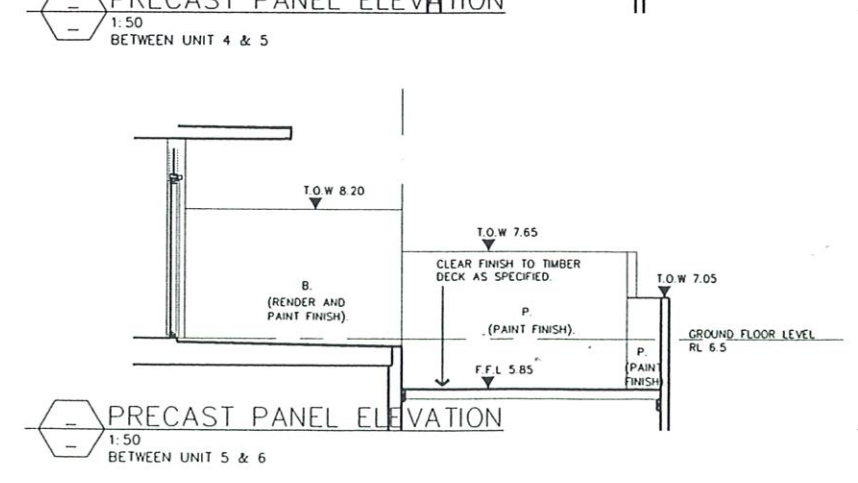
PRECAST PANEL ELEVATION
1:50
BOUNDARY UNIT 4



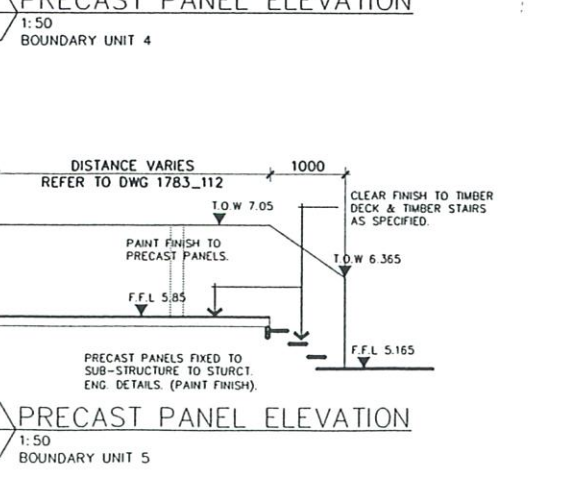
T-TYPE FENCE
1:20
SECTION



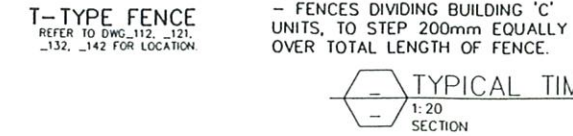
B/T-TYPE FENCE
1:20
SECTION



PRECAST PANEL ELEVATION
1:50
BETWEEN UNIT 5 & 6



PRECAST PANEL ELEVATION
1:50
BOUNDARY UNIT 5



TYPICAL TIMBER FENCE DETAILS
1:20
SECTION

Key / Legend

ABBREVIATIONS

- RL LEVEL TO PROPOSED FINISHED FLOOR LEVEL
- SSL PROPOSED STRUCTURAL SLAB LEVEL
- TOP OF FINISH TO WALL / FENCE / PARAPET LEVEL
- 25.95 EXISTING LEVEL
- BLK WALL CONCRETE
- TRM STUO FRAMED WALL
- SPRCE BRICK WALL
- WALL TYPE CODE INDICATOR REFER TO DWG'S 161 & 162 FOR DETAILS
- ST STEEL TRIMMER FINISH CONC.
- BR BROOM FINISH CONC.
- CP1 CARPET AS SPECIFIED IN FINISHES SCHED.
- CT1 CARPET TILES AS SPECIFIED IN FINISHES SCHED.
- FFH FIRE HYDRANT
- FFH FIRE HOSE REEL
- DP DOWN PIPE
- SP PVC SPLITTER
- RH RAIN WATER HEAD
- OF OVER FLOW
- 4.5 4.5 ALL PURPOSE
- FE FIRE EXTINGUISHER
- MF MAIN DISTRIBUTION FRAME
- EXT.01 EXTERIOR LIGHT
- EXT.02 EXTERIOR LIGHT
- FW FLOOR WASTE
- DN DOOR NUMBER
- B* BOLLARD REFER TO DWG 1783_111
- W* WINDOW NUMBER

WINDOW TYPE LEGEND

- SW 12-18 - 1200 HT x 1800 WIDE G JAMES 130 SERIES/ PORCOAT SLIDING GLASS WINDOW
- SD 25-30 - 2500 HT x 3000 WIDE G JAMES 345 SERIES/ PORCOAT SLIDING DOOR
- AW 12-13 - 1200 HT x 1500 WIDE G JAMES 048 SERIES/ PORCOAT AWNING WINDOW
- LW 26-12 - 2600 HT x 1200 WIDE G JAMES 050 SERIES/ PORCOAT LADDER WINDOW
- FG 05-26 - 500 HT x 2600 WIDE G JAMES 475 SERIES/ PORCOAT FIXED GLAZING
- F FIXED FRAME OF GLASS
- ALL GLAZING TO BE GREY TINTED GLASS EXCEPT INTERNAL FIXED GLASS TO BE CLEAR
- REFER ENERGY EFFICIENCY REPORT
- REFER TO FINISHES SCHEDULE IN SPECIFICATION
- REFER TO FINISHES SCHEDULE IN SPECIFICATION
- SHADE DENOTES WET AREA - LOWER CEILING BLOCK FENCE - REFER DWG 109 FOR DETAILS
- P PRECAST FENCE - REFER DWG 109 FOR DETAILS
- TIMBER FENCE 1 - REFER DWG 109 FOR DETAILS
- COMBINED BLOCK & TIMBER FENCE
- REFER DWG 109 FOR DETAILS
- DOT HATCH DENOTES DETAIL OF CONC ROOF ABOVE LEVEL
- TILE SETOUT POINT

NOTES TO ALL DRAWINGS

- BALUSTRADES TO COMPLY WITH CLAUSE D2.16 OF B.C.A.
- ENTRANCE TO CLAUSE E4.5 OF B.C.A.
- HANDRAILS TO CLAUSE 2.17 OF B.C.A.
- FIRE EXTINGUISHERS TO COMPLY WITH CLAUSE E1.6 OF B.C.A.
- DRAWINGS TO READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, HYDRAULIC, LIFT AND LANDSCAPE CONSULTANTS DRAWINGS.
- IF ANY LEVELS CONFLICT BETWEEN ARCHITECTURAL & CIVIL CONTRACTOR TO REFER TO ARCHITECT FOR CLARIFICATION.
- BASEMENT SLABS TO FALL TO FLOOR WASTE.
- TO BUILDING A, B, C: ALL WET AREA CEILING FLUSH AT 2300 AFL EXCEPT TOP FLOOR WHICH IS STANDARD CEILING HEIGHT.
- TO BUILDING D: ALL WET AREA CEILING AT 2100 AFL. TOP FLOOR IS 2400 CEILING HEIGHT.
- WINDOW HEADS TO ALL WET AREAS TO MATCH CEILING HEIGHT.
- TERMITE TREATMENT IS TO BE PROVIDED TO THE REQUIREMENTS OF AS 3660.1

AMENDMENTS AS CLOUDED 08-07-02
ISSUE FOR CONSTRUCTION 28-03-02
ISSUE FOR REVIEW 01-02-02

Date	Description	Checked
DA	BA	TENDER
DA	BA	CONST.

AMENDMENTS AS CLOUDED 08-07-02
ISSUE FOR CONSTRUCTION 28-03-02
ISSUE FOR REVIEW 01-02-02

Date	Description	Checked
DA	BA	TENDER
DA	BA	CONST.

PRADELA
Established 1959

NETTLETON TRIBE ARCHITECTS
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LANDSCAPES

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Brisbane@ntb.com.au

ENCORE
A fresh dimension in apartment living

PROPOSED RESIDENTIAL DEVELOPMENT
CAMPBELL ST AND BURNS RD
TOOWONG

FENCE DETAILS

Scale: 1:20 @ A1
Date: 19/12/2025
Application Ref: A006935529

BCC DS RECEIVED
19/12/2025
APPLICATION REF
A006935529

FOR CONTINUATION OF BASEMENT PLAN, REFER TO DWG 1783_121

- Legend**
- RL+ LEVEL TO
 - FTL+ PROPOSED FINISHED FLOOR LEVEL
 - SSL+ PROPOSED STRUCTURAL SLAB LEVEL
 - TOW+ RL TOP OF WALL/ FENCE/ PARAPET LEVEL
 - EXISTING LEVEL
 - BLOCK WALL
 - CONC. STRUCTURE
 - TAPER STUD FRAMED WALL
 - SPELDE - BRICK WALL
 - WALL TYPE CODE INDICATOR
 - REFER TO DWG'S 151 & 152 FOR DETAILS
 - ST STEEL TROWEL FINISH CONC
 - BR BROOM FINISH CONC
 - CP1 CARPET AS SPECIFIED IN FINISHES SCHED
 - CT FLOOR TILES AS SPECIFIED IN FINISHES SCHED
 - FALLS AS INDICATED
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - DP DOWN PIPS
 - SP PVC SPLITTER
 - RH RAIN WATER HEAD
 - OF OVER FLOW
 - EXT 43 kg ALL PURPOSE FIRE EXTINGUISHER
 - MAN DISTRIBUTION FRAME
 - KLUMINATED EXIT
 - EXIT LIGHT
 - FH FLOOR WASTE
 - DM DOOR MEMBER
 - B BOLLARD REFER TO DWG 1783_111
 - WINDOW NUMBER

- WINDOW TYPE LEGEND**
- SW 12-18 - 1200 HT x 1800 WIDE G JAMES 130
 - SW 28-36 - 2800 HT x 3600 WIDE GAMES 245
 - AW 12-12 - 1200HT x 1200 WIDE GAMES 048
 - LW 28-12 - 2800 HT x 1200 WIDE G JAMES 050
 - FG 05-26 - 500 HT x 2600 WIDE G JAMES 475
 - F FIXED PANE OF GLASS
 - F FIXED PANE OF GLASS
 - ALL GLAZING TO BE GREY TINTED GLASS
 - EXCEPT INTERNAL FIXED GLASS TO BE CLEAR
 - REFER ENERGY EFFICIENCY REPORT
 - SPR SLAB PROTECTION
 - FC FIBRE CEMENT SHEETING PAINT
 - FINISH AND EXPRESSED JOINTS
 - CO COLOURED CUSTOM-DRB SHEETING
 - OP OPAQUE GLAZING
 - B1 B1 SOLID BALUST & HYRAL REFER DWG_801
 - B2 B2 SOLID BALUSTRADE REFER TO DWG_801
 - B3 B3 CLEAR GLASS BALUST REFER TO DWG_801
 - S1 S1 METAL LOUVER SCREEN REFER TO DWG_802
 - S2 S2 METAL SCREEN DETAIL REFER TO DWG_802
 - S3 S3 SCREEN DETAIL REFER TO DWG_802
 - S4 S4 SCREEN DETAIL REFER TO DWG_802
 - S5 S5 SCREEN DETAIL REFER TO DWG_802
 - J JOINT ENTRY SCREEN REFER TO DWG_151
 - REFER TO FINISHES SCHEDULE IN SPECIFICATION
 - SHAKE DENOTES WET AREA - LOWER CEILING
 - B BLOCK FENCE - REFER DWG 109 FOR DETAILS
 - P PRECAST FENCE - REFER DWG 109 FOR DETAILS
 - T TIMBER FENCE 1 - REFER DWG 109 FOR DETAILS
 - B/T COMBINED BLOCK & TIMBER FENCE
 - REFER DWG 109 FOR DETAILS
 - DOT HATCH DENOTES EXTENT OF CONC ROOF
 - TS ABOVE LEVEL 2
 - TS TILE SETOUT POINT

- NOTES TO ALL DRAWINGS**
1. BALUSTRADES TO COMPLY WITH CLAUSE 02.16 OF B.C.A.
 2. EXIT SIGNS TO CLAUSE 4.4.5 OF B.C.A.
 3. MEMORIALS TO CLAUSE 2.17 OF B.C.A.
 4. FIRE EXTINGUISHERS TO COMPLY WITH CLAUSE 4.16 OF B.C.A.
 5. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, HYDRAULIC, LIFT AND LANDSCAPE CONSULTANTS DRAWINGS.
 6. IF ANY LEVELS CONFLICT BETWEEN ARCHITECTURAL & CIVIL CONTRACTOR TO REFER TO ARCHITECT FOR CLARIFICATION.
 7. BASEMENT SLABS TO FALL TO FLOOR FINISH LEVEL.
 8. TO BUILDING A, B, C, ALL WET AREA CEILINGS FLUSH AT 2300 AFFL EXCEPT TOP FLOOR WHICH IS STANDARD CEILING HEIGHT.
 9. TO BUILDING D, ALL WET AREA CEILINGS AT 2100 AFFL. TOP FLOOR IS 2400 CEILING HEIGHT.
 10. WINDOW HEADS TO ALL WET AREAS TO MATCH CEILING HEIGHT.
 11. TREATMENT IS TO BE PROVIDED TO THE REQUIREMENTS OF AS 3660.1

- J ISSUE FOR CONSTRUCTION**
- | | | |
|---|---------------------------------|----------|
| J | ISSUE FOR CONSTRUCTION | 28.03.02 |
| I | TILES DELETED | 19.03.02 |
| H | AMENDMENTS AS CLOUDED | 12.03.02 |
| G | AMENDMENTS AS CLOUDED | 05.03.02 |
| F | AMENDMENTS AS CLOUDED | 19-02-0 |
| E | ISSUE FOR REVIEW | 01-02-0 |
| D | LIFT SHAFT CONSTRUCTION CHANGED | 21/12/01 |
| C | WALL AMENDED | 17/12/01 |
| B | ADDITIONAL SETOUT ADDED | 13/12/01 |
| A | EXTERNAL BASEMENT WALL SETOUT | 13/12/01 |

REVISIONS

No.	Description	Date	Checked
DA			
BA			
TENDER			
CONST.			

PRADELLA
Established 1959

NETTLETON TRIBE
ARCHITECTS
INTERIORS
LANDSCAPES

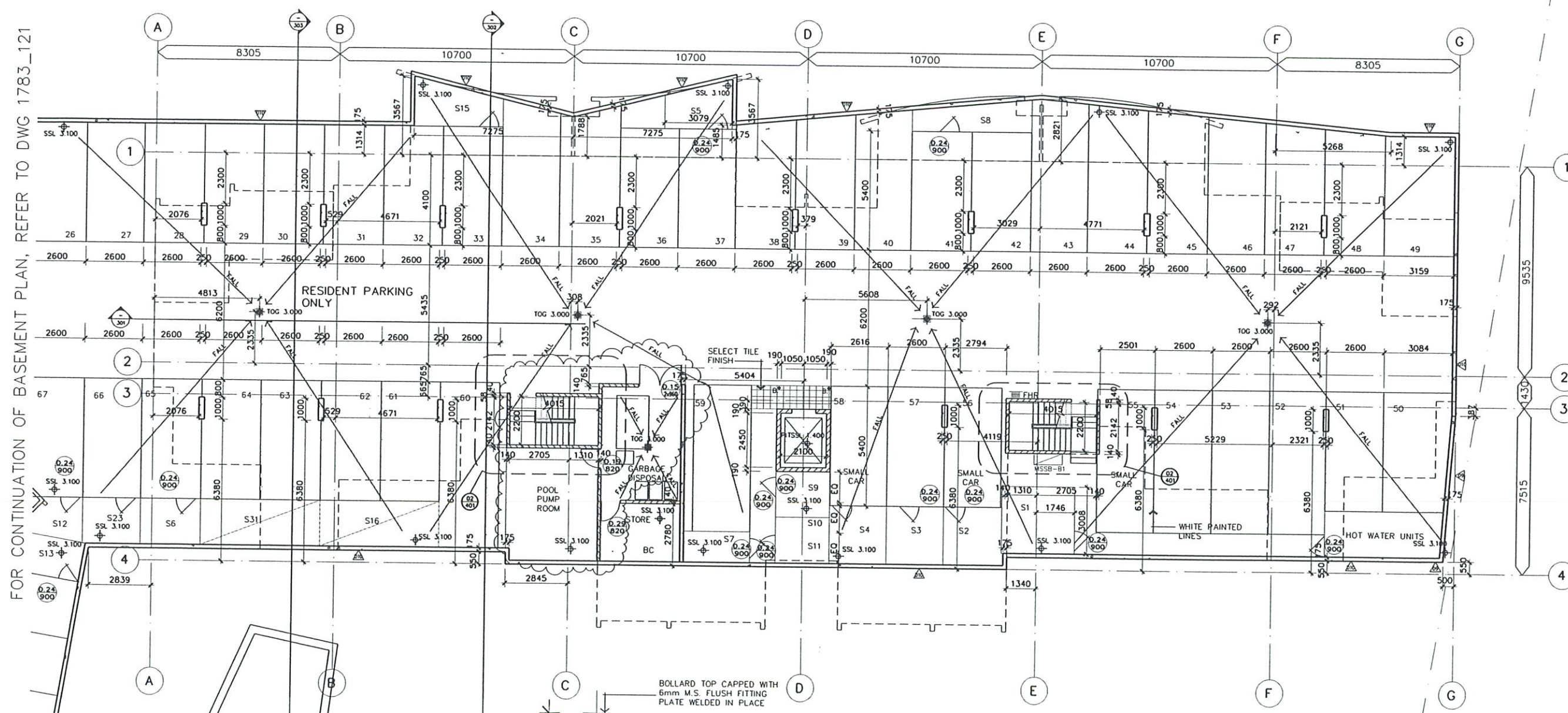
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ACN 002 429 441
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Brisbane@tp.com.au

ENCORE
A fresh direction in apartment living

**PROPOSED
RESIDENTIAL
DEVELOPMENT**
CAMPBELL ST
AND BURNS RD
TOOWONG

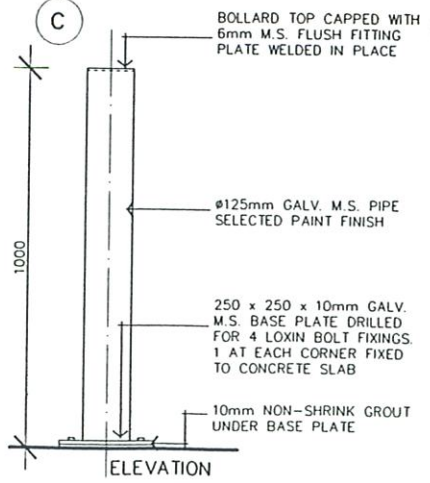
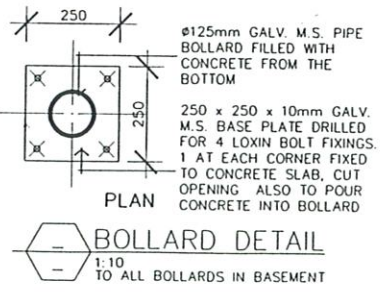
**BUILDING A - MACQUA
BASEMENT PLAN**

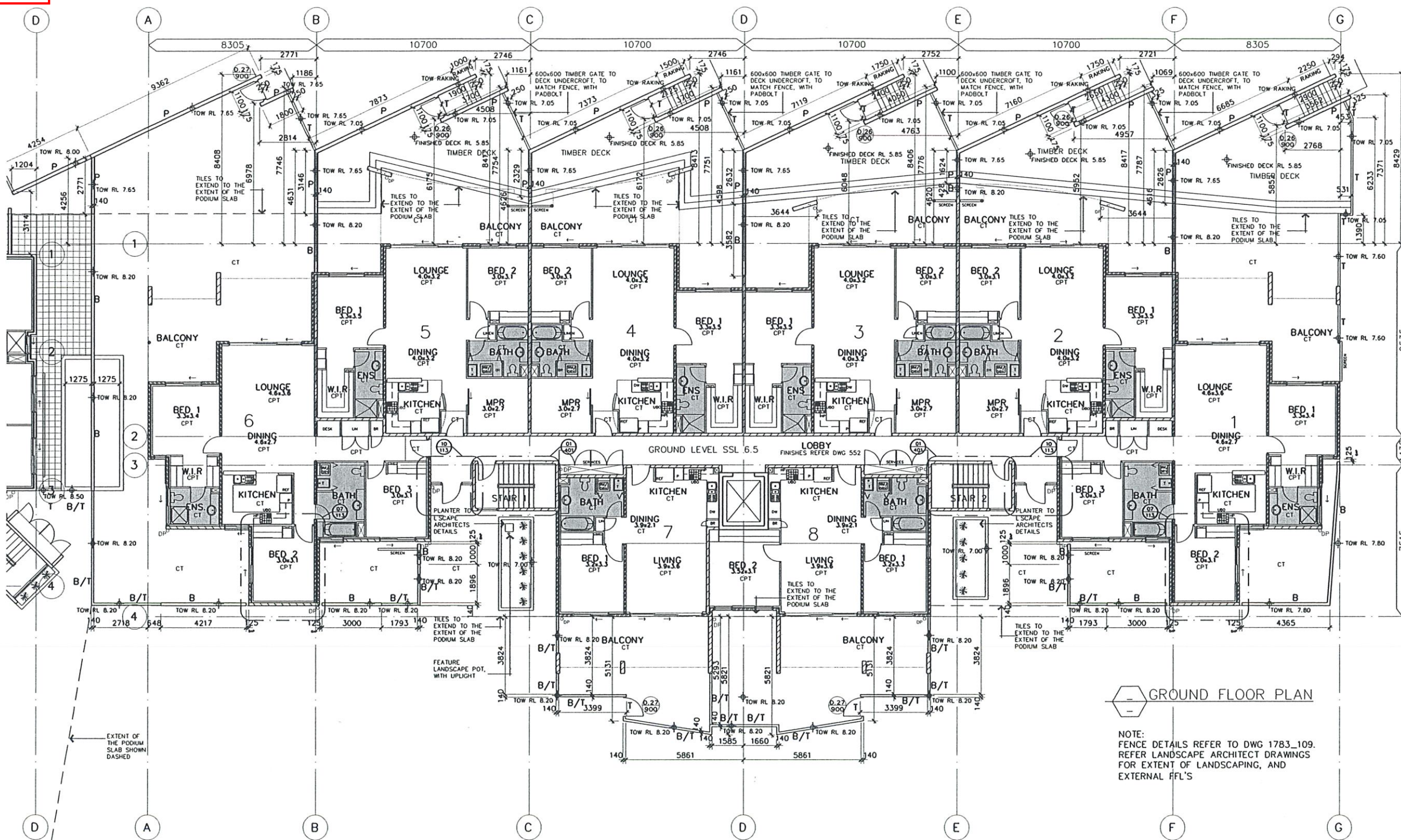
Scale: 1:100 @ A1
Date: GT
1783 111 J



BASEMENT FLOOR PLAN

- NOTE:**
- ALL STORAGE SPACES TO BE BLACK PLASTIC COATED FENCING MESH, ENCLOSED WITH GATE AND BOLT LATCH AS SPECIFIED.
 - ALL BASEMENT WALLS/ COLUMNS/ SOFFITS TO REMAIN UNPAINTED
 - REFER DRAWING 1783_151, FOR GRID SETOUT
 - DUCT DROPPERS AND GUARDS TO MECH ENG DETAILS





Key / Legend

RL	LEVEL TO
FFL	PROPOSED FINISHED FLOOR LEVEL
SSL	PROPOSED STRUCTURAL SLAB LEVEL
TOW RL	TOP OF WALL / FENCE / PARAPET LEVEL
ES	EXISTING LEVEL
BW	BLOCK WALL
CS	CONC. STRUCTURE
ST	STEEL STRUCTURE
ST	REFER TO DWG'S 181 & 182 FOR DETAILS
BR	BROOM FINISH CONC.
CPT	CARPET AS SPECIFIED IN FINISHES SCHED
CT	FLOOR TILES AS SPECIFIED IN FINISHES SCHED
EXT	FALLS AS INDICATED
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
OP	OVER FLOW
SP	PVC SPITTER
RH	RAIN WATER HEAD
EXT 0	4.5 L ALL PURPOSE
EXT 1	FIRE EXTINGUISHER
EXT 2	MARK DISTRIBUTION FRAME
EXT 3	ILLUMINATED EXIT
EXT 4	EXIT
FW	FLOOR WASTE
DN	DOOR NUMBER
BS	BOLLARD REFER TO DWG 1783_111

WINDOW TYPE LEGEND

SW 12-18	1200 HT x 1800 WIDE G JAMES 130
SW 28-36	2800 HT x 3600 WIDE GAMES 245
AW 12-12	1200 HT x 1200 WIDE GAMES 048
AW 28-28	2800 HT x 2800 WIDE GAMES 050
FG 05-26	500 HT x 2600 WIDE G JAMES 475
F	FIXED FRAME OF GLASS
ALL GLAZING	TO BE GREY TINTED GLASS EXCEPT INTERNAL GLASS TO BE CLEAR
REFER ENERGY EFFICIENCY REPORT	
SLAB PROJECTION	
FC	FIBRE CEMENT SHEETING PAINT
FINISH AND EXPRESSED JOINTS	
CO	COLORBOND CUSTOM-ORB SHEETING
OP	OPAQUE GLAZING
B1	BALUSTRADE TO COMPLY WITH CLAUSE D2.16 OF B.C.A.
B2	B1 CLEAR BALUSTRADE REFER TO DWG_801
B3	B1 CLEAR GLASS BALUSTRADE REFER TO DWG_801
S1	METAL LOUNGE SCREEN REFER TO DWG_802
S2	METAL SCREEN DETAIL REFER TO DWG_802
S3	SCREEN DETAIL REFER TO DWG_802
S4	SCREEN DETAIL REFER TO DWG_802
S5	SCREEN DETAIL REFER TO DWG_802
R	REFER TO FINISHES SCHEDULE IN SPECIFICATION
SH	SHADE DENOTES NET AREA - LOWER CEILING
B	BLOCK FENCE - REFER DWG 109 FOR DETAILS
P	PRECAST FENCE - REFER DWG 109 FOR DETAILS
T	TIMBER FENCE - REFER DWG 109 FOR DETAILS
B/T	COMBINED BLOCK & TIMBER FENCE
CT	REFER DWG 109 FOR DETAILS
DOT HATCH	DENOTES EXTENT OF CONC ROOF ABOVE LEVEL 2
RTS	REE SETOUT POINT

NOTES TO ALL DRAWINGS

- BALUSTRADES TO COMPLY WITH CLAUSE D2.16 OF B.C.A.
- EXT SHOWS TO COMPLY WITH CLAUSE E1.5 OF B.C.A.
- HANDRAILS TO COMPLY WITH CLAUSE E1.4 OF B.C.A.
- FIRE EXTINGUISHERS TO COMPLY WITH CLAUSE E1.4 OF B.C.A.
- DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, HYDRAULIC, LIFT AND LANDSCAPE CONSULTANTS DRAWINGS.
- IF ANY LEVELS CONFLICT BETWEEN ARCHITECTURAL & CIVIL, CONTRACTOR TO REFER TO ARCHITECT FOR CLARIFICATION.
- BASEMENT SLABS TO FALL TO FLOOR WASTE.
- TO BUILDING A, B, C: ALL NET AREA CEILING FINISH AT 2300 AFFL EXCEPT TOP FLOOR WHICH IS STANDARD CEILING HEIGHT.
- TO BUILDING D: ALL NET AREA CEILING AT 2100 AFFL. TOP FLOOR IS 2400 CEILING HEIGHT.
- WINDOW HEADS TO ALL NET AREAS TO MATCH CEILING HEIGHT.
- TERMINAL HEIGHT IS TO BE PROVIDED TO THE REQUIREMENTS OF AS 3660.1

D	EXTERNAL COLOURS BY HAND	06-02
C	SETOUT DIMENSIONS ADDED	16-04-02
B	ISSUE FOR CONSTRUCTION	28-03-02
A	ISSUE FOR REVIEW	01-02-02

REV	DESCRIPTION	DATE	BY
DA			
BA			
TENDER			
CONST			



NETTLETON TRIBE ARCHITECTS
INTERIORS
LANDSCAPES

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Brisbane@ntp.com.au



GROUND FLOOR PLAN

NOTE:
FENCE DETAILS REFER TO DWG 1783_109.
REFER LANDSCAPE ARCHITECT DRAWINGS
FOR EXTENT OF LANDSCAPING, AND
EXTERNAL FFL'S

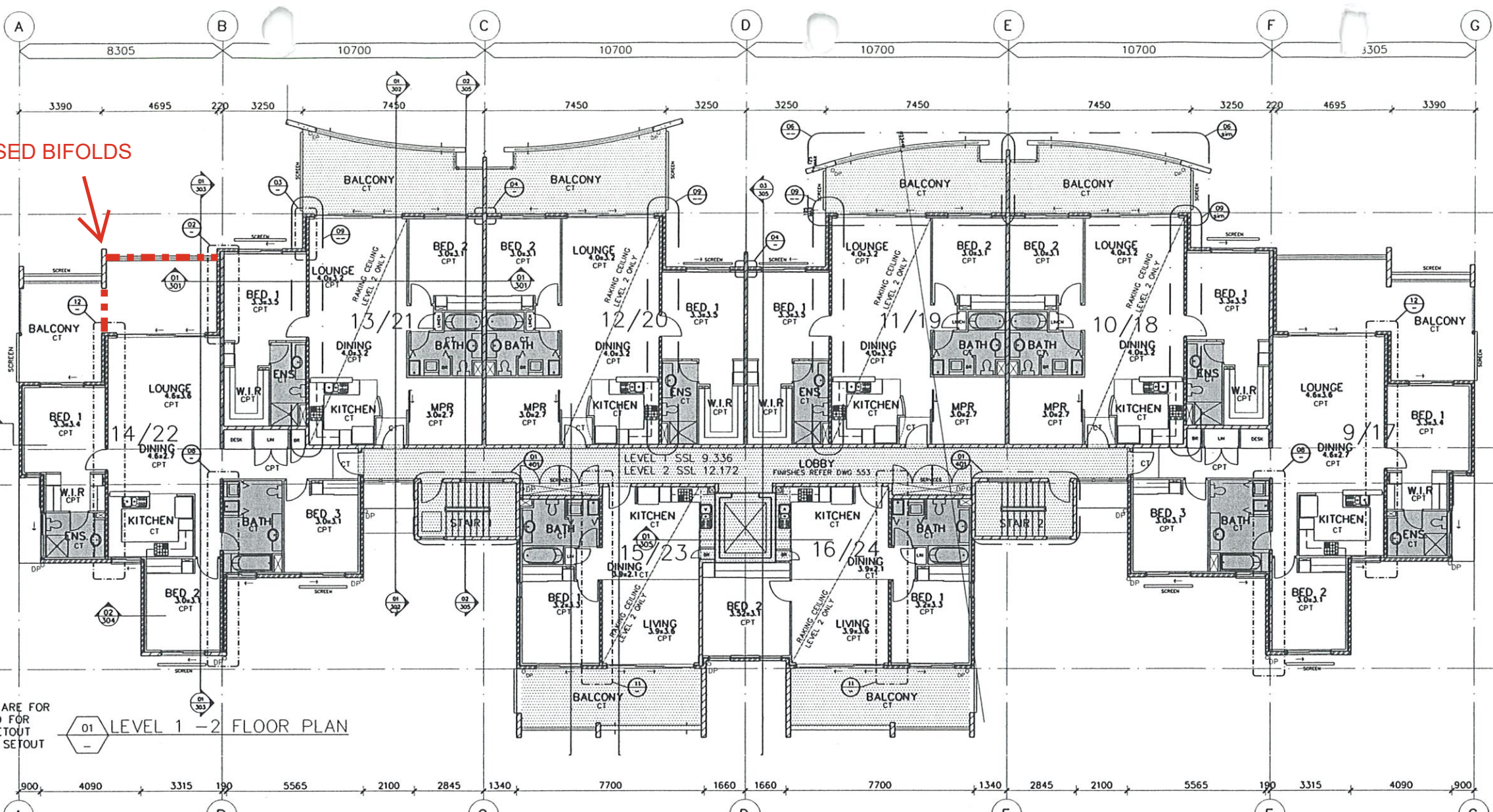
NOTE:
ROOM DIMENSIONS ON PLAN ARE FOR
INFO ONLY, NOT TO BE USED FOR
CONSTRUCTION, REFER TO SETOUT
PLAN DWG_115 FOR ACTUAL SETOUT
DIMENSIONS.

**BUILDING A - MACQUA
GROUND FLOOR
PLAN**

Scale: 1:100@ A1
Date: DL
Number: 1783 112
Revision: D

BCC DS
RECEIVED
19/12/2025
APPLICATION REF
A006935529

PROPOSED BIFOLDS

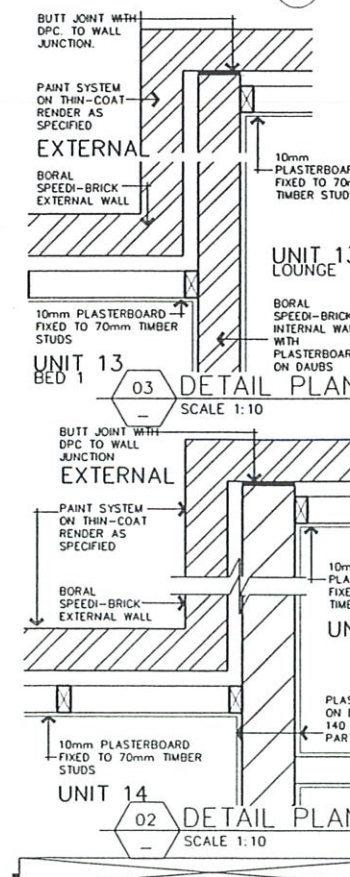


NOTE:
ROOM DIMENSIONS ON PLAN ARE FOR
INFO ONLY, NOT TO BE USED FOR
CONSTRUCTION, REFER TO SETOUT
PLAN DWG.115 FOR ACTUAL SETOUT
DIMENSIONS.

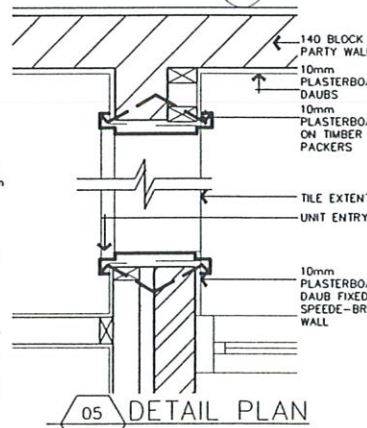
01 LEVEL 1 - 2 FLOOR PLAN

- Key / Legend
- RL+ LEVEL TO
 - PROPOSED FINISHED FLOOR LEVEL
 - PROPOSED STRUCTURAL SLAB LEVEL
 - TOP RL TOP OF WALL / FENCE / PARAPET LEVEL
 - EXISTING LEVEL
 - BLOCK WALL
 - CONC. STRUCTURE
 - TIMBER STUD FRAMED WALL
 - SPEED-BRICK WALL
 - WALL TYPE CODE INDICATOR
 - REFER TO DWG'S 161 & 162 FOR DETAILS
 - STEEL TROWEL FINISH CONC.
 - BROOM FINISH CONC.
 - CARPET AS SPECIFIED IN FINISHES SCHED.
 - FLOOR TILES AS SPECIFIED IN FINISHES SCHED.
 - FALLS AS INDICATED
 - FIRE HYDRANT
 - FIRE HOSE REEL
 - DOWN PIPE
 - PVC SPLITTER
 - RAIN WATER HEAD
 - OVER FLOW
 - 4.5 kg ALL PURPOSE FIRE EXTINGUISHER
 - MAIN DISTRIBUTION FRAME
 - ILLUMINATED EXIT
 - EXIT
 - FLOOR WASTE
 - DOOR NUMBER
 - ROLLAND. REFER TO DWG 1783.111
 - SHOWER DRAINS
 - WINDOW TYPE LEGEND
 - SW 12-18 - 1200 HT x 1800 WIDE G. JAMES 130
 - SERIES/ PORCOAT SLIDING WINDOW
 - SD 28-36 - 2600 HT x 3600 WIDE G. JAMES 245
 - SERIES/ PORCOAT SLIDING DOOR
 - AW 12-12 - 1200HT x 1200 WIDE G. JAMES 048
 - SERIES/ PORCOAT ANIMING WINDOW
 - LW 24-12 - 2400 HT x 1200 WIDE G. JAMES 050
 - SERIES/ PORCOAT LOUVRE WINDOW
 - FG 03-25 - 505 HT x 2600 WIDE G. JAMES 475
 - SERIES/ PORCOAT FIXED GLAZING
 - F. FIXED PANE OF GLASS
 - ALL GLAZING TO BE GREY TINTED GLASS EXCEPT INTERNAL FIXED GLASS TO BE CLEAR
 - REFER ENERGY EFFICIENCY REPORT
 - SLAB PROTECTION
 - FIBRE CEMENT SHEETING PAINT
 - FRESH AND EXPRESSED JOINTS
 - COLORBOND CUSTOM-ORB SHEETING
 - OP
 - B1 SOLID BALUSTRADE - REFER DWG.801
 - B2 SOLID BALUSTRADE - REFER TO DWG.101
 - B3 CLEAR GLASS BALUSTRADE - REFER TO DWG.101
 - S1 METAL LOUVRE SCREEN - REFER TO DWG.802
 - S2 METAL SCREEN DETAIL - REFER TO DWG.802
 - S3 SCREEN DETAIL - REFER TO DWG.802
 - S4 SCREEN DETAIL - REFER TO DWG.802
 - S5 SCREEN DETAIL - REFER TO DWG.802
 - JOINTS EXIST SCREEN - REFER TO DWG.151
 - REFER TO FINISHES SCHEDULE IN SPECIFICATION
 - SHOWER ENTRY SCREEN - REFER TO DWG.151
 - B BLOCK FENCE - REFER DWG 109 FOR DETAILS
 - P PRECAST FENCE - REFER DWG 109 FOR DETAILS
 - T TIMBER FENCE - REFER DWG 109 FOR DETAILS
 - B/T COMBINED BLOCK & TIMBER FENCE
 - REFER DWG 109 FOR DETAILS
 - DOT MARK DENOTES EXTENT OF CONC. ROOF ABOVE LEVEL 2
 - TILE SETOUT POINT
- NOTES TO ALL DRAWINGS
- BALUSTRADES COMPLY WITH CLAUSE D2.16 OF B.C.A.
 - EXT SIGNS TO CLAUSE E4.5 OF B.C.A.
 - HANDRAILS TO CLAUSE 2.17 OF B.C.A.
 - FIRE EXTINGUISHERS TO COMPLY WITH CLAUSE E1.6 OF B.C.A.
 - DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, HYDRAULIC, LIFT AND LANDSCAPE CONSULTANTS DRAWINGS
 - IF ANY LEVELS CONFLICT BETWEEN ARCHITECTURAL & CIVIL CONTRACTOR TO REFER TO ARCHITECT FOR CLARIFICATION
 - BASEMENT SLABS TO FALL TO FLOOR WASTE
 - TO BUILDING A, B, C: ALL WET AREA CEILING FLUSH AT 2300 AFFL EXCEPT TOP FLOOR WHICH IS STANDARD CEILING HEIGHT
 - TO BUILDING D: ALL WET AREA CEILING AT 2100 AFFL TOP FLOOR IS 2400 CEILING HEIGHT
 - WINDOW HEADS TO ALL WET AREAS TO MATCH CEILING HEIGHT
 - TERRACE TREATMENT IS TO BE PROVIDED TO THE REQUIREMENTS OF AS 3660.1

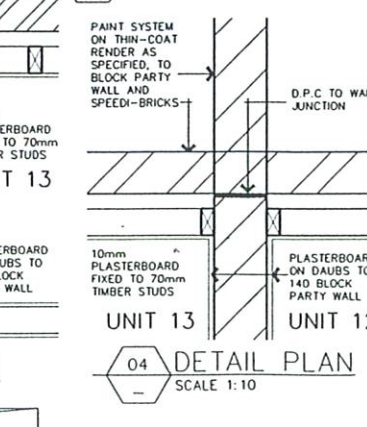
E	SCREEN AMENDMENTS	10.07.02
D	EXTERNAL COLOURS BY HAND	24.06.02
C	ISSUE FOR CONSTRUCTION	28-03-02
B	ISSUE FOR REVIEW	01-02-02
A	UNIT 13 SIGN OFF ISSUE	23-11-02



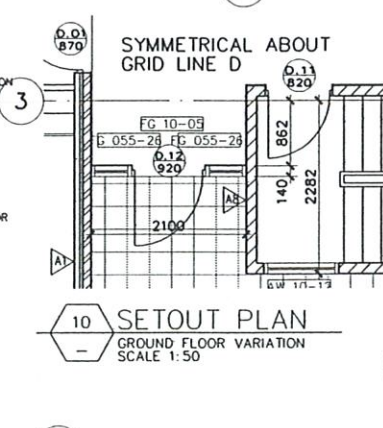
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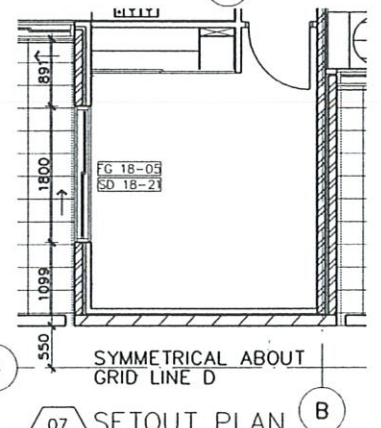
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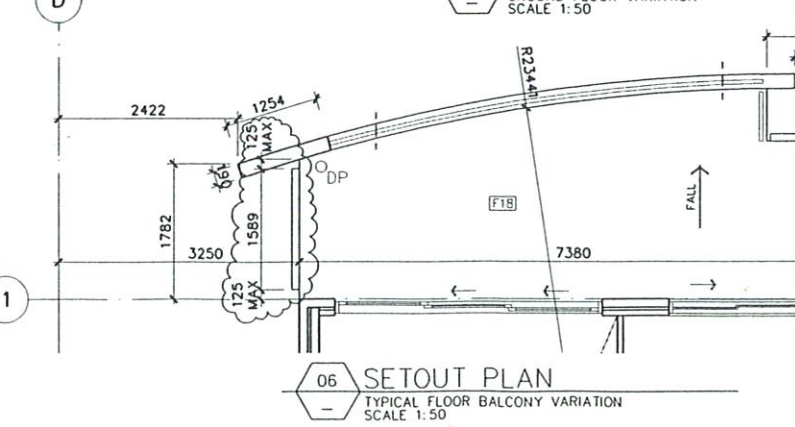
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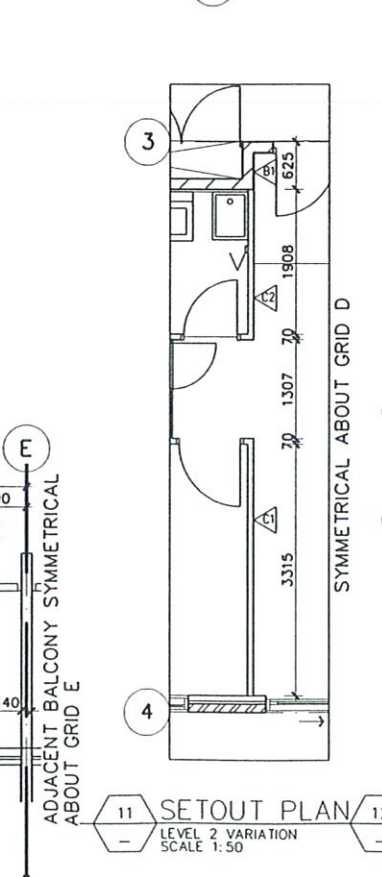
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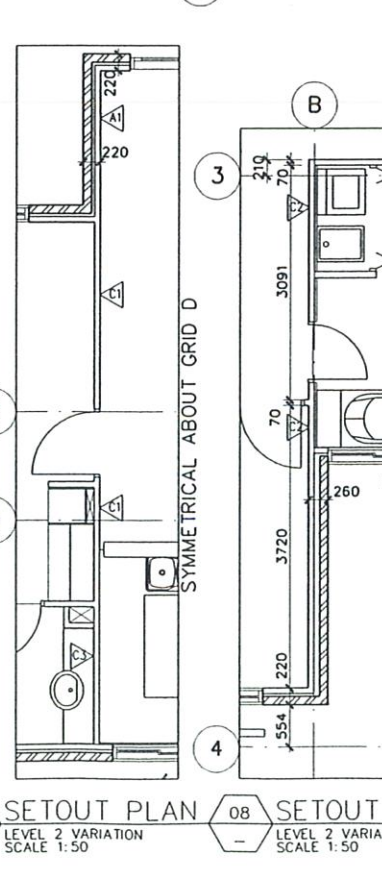
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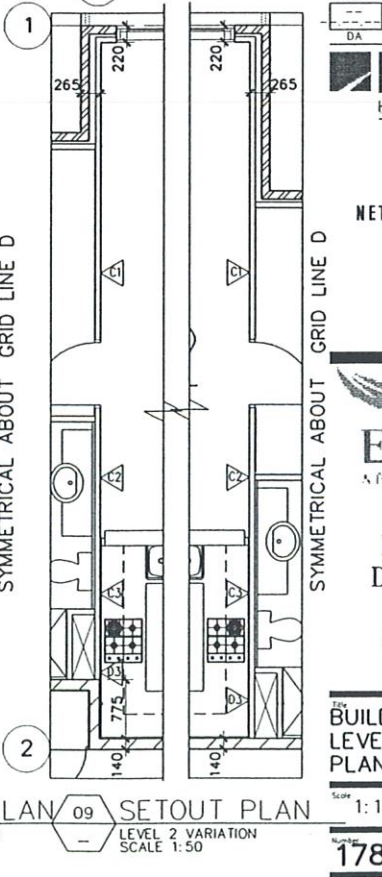
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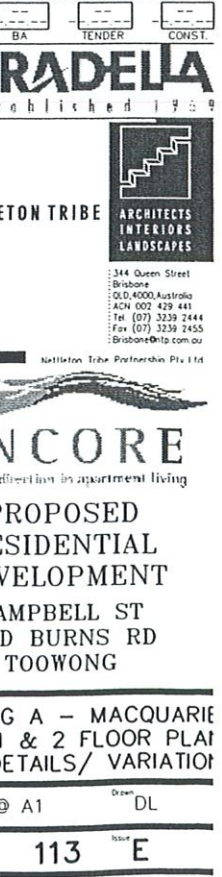
11 SETOUT PLAN LEVEL 2 VARIATION SCALE 1:50



12 SETOUT PLAN LEVEL 2 VARIATION SCALE 1:50



08 SETOUT PLAN LEVEL 2 VARIATION SCALE 1:50



09 SETOUT PLAN LEVEL 2 VARIATION SCALE 1:50

PRADELA
Established 1969

NETTLETON TRIBE ARCHITECTS INTERIORS LANDSCAPES

344 Queen Street
Brisbane
QLD 4000 Australia
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Brisbane@tribe.com.au

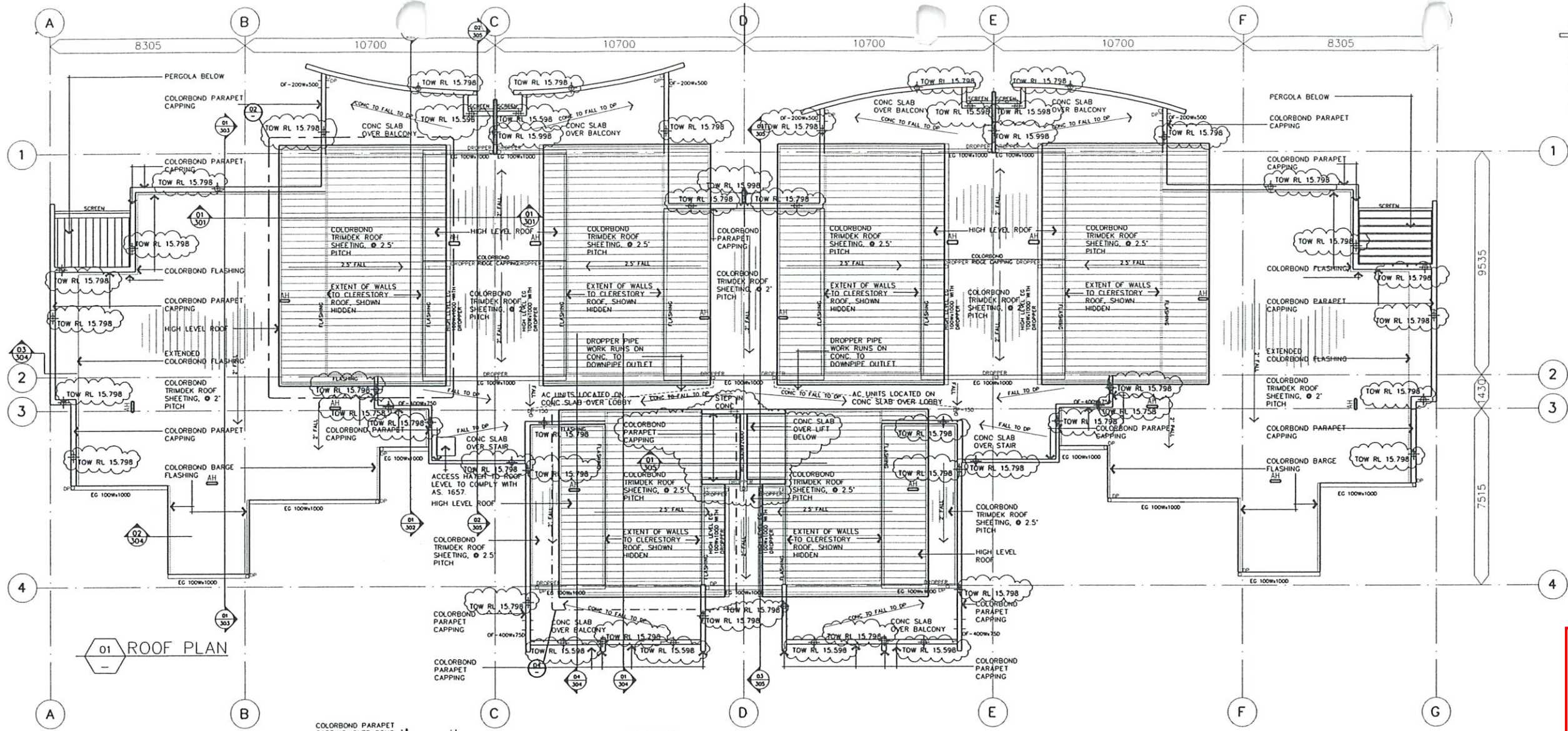
ENCORE
A fresh different look in apartment living

PROPOSED RESIDENTIAL DEVELOPMENT
CAMPBELL ST AND BURNS RD TOOWONG

BUILDING A - MACQUARIE LEVEL 1 & 2 FLOOR PLAN PLAN DETAILS/ VARIATION

Scale: 1:100@ A1

1783 113 E



LEGEND

Key / Legend

ABBREVIATIONS

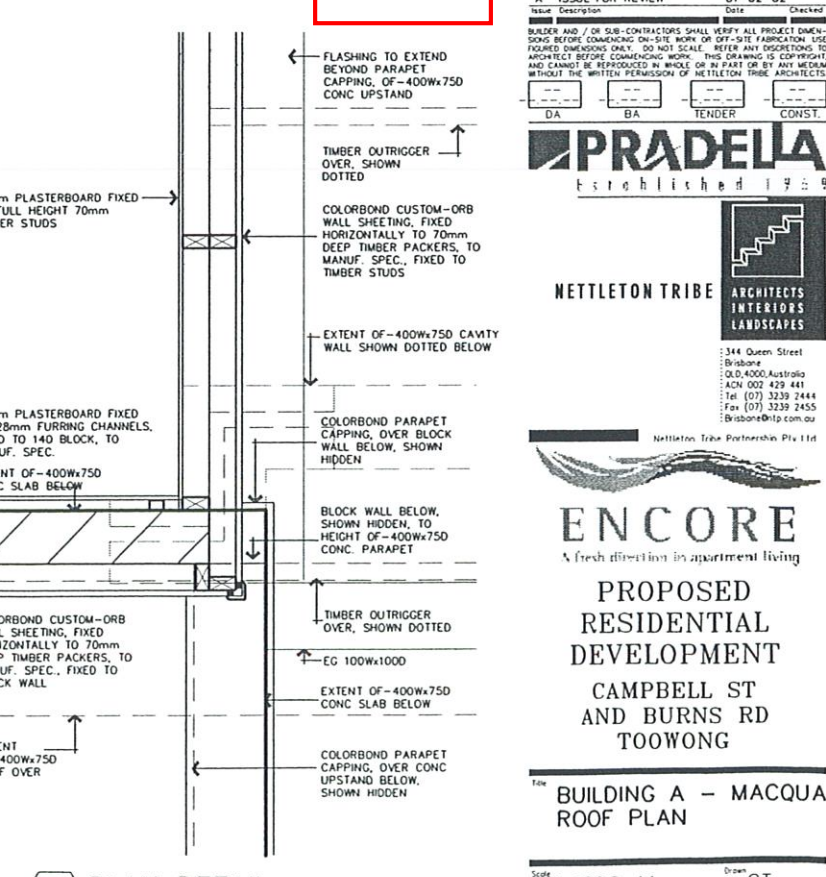
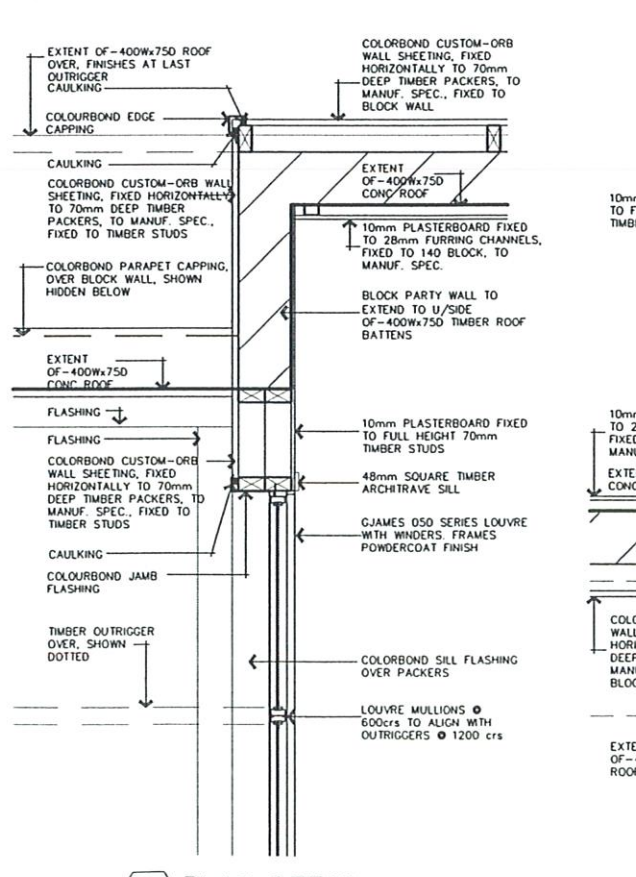
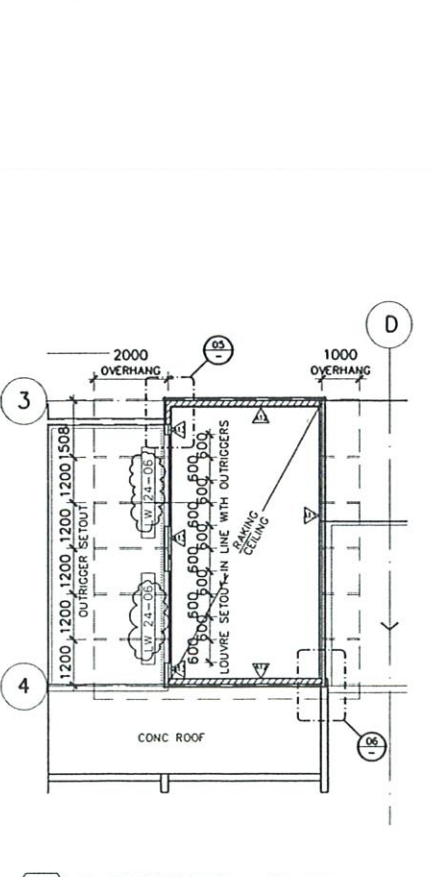
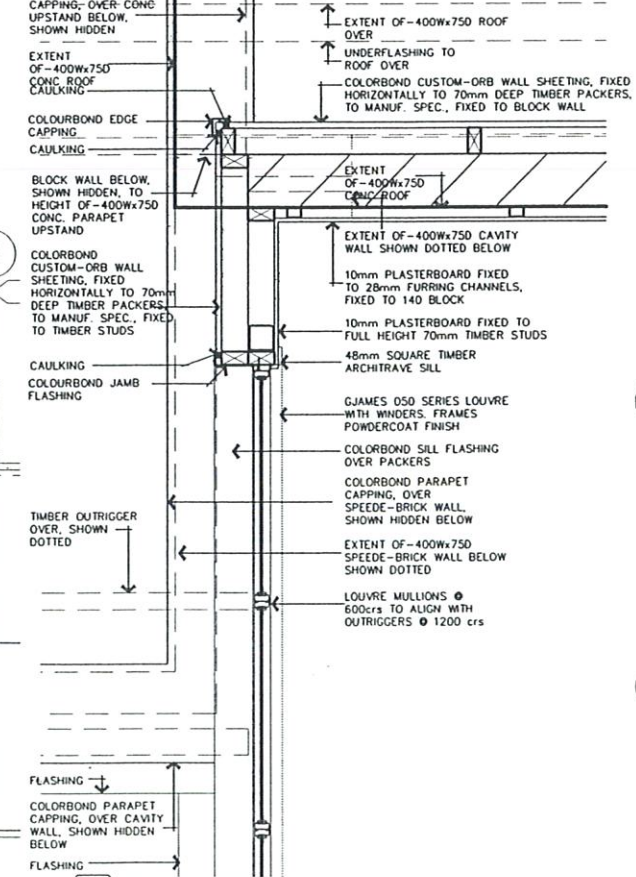
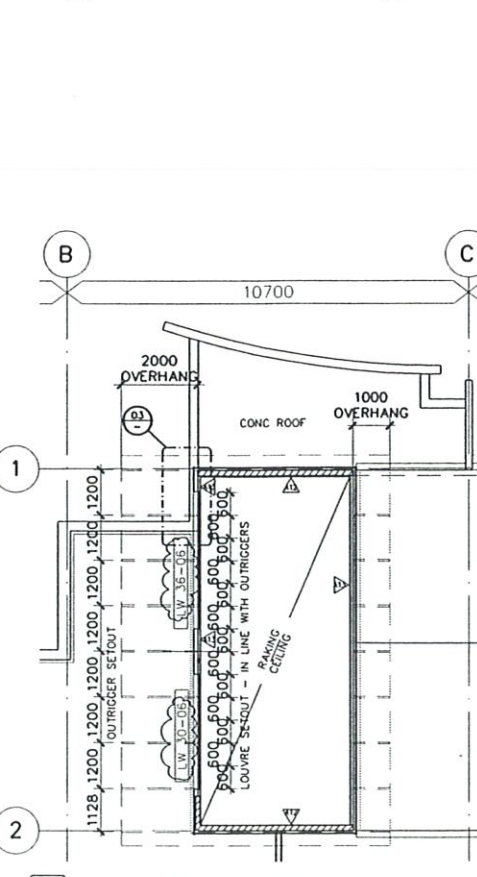
RL - LEVEL TO PROPOSED FINISHED FLOOR LEVEL
 SSL - PROPOSED STRUCTURAL SLAB LEVEL
 TOW RL - TOP OF WALL / FENCE / PARAPET LEVEL
 CL - EXISTING LEVEL
 EG - 100Wx1000 - EAVES GUTTER 100 WIDE, 100 DEEP
 OF - 400Wx750 - OVERFLOW SLOT 400 WIDE, 75 DEEP
 NOTE - ALL COMPRESSES 100W UNLESS OTHERWISE NOTED
 - ALL OVERFLOW SLOTS ARE 50MM ABOVE ADJACENT CONC LEVEL
 - ALL CONC ROOFS TO INCLUDE TRAFFICABLE WATERPROOF MEMBRANE AS SPECIFIED
 - ALL ROOFS TO INCLUDE BULK HEAD WATER REPORT ENERGY EFFICIENCY RATING REPORT
 - REFER TO DRAWING 152 FOR EXTENT OF CEILING INSULATION TO MEET ENERGY EFFICIENCY RATING REPORT

EXT - EXTERIOR
 INT - INTERIOR
 L - LIGHT
 F - FLOOR WASTE
 FN - FLOOR NUMBER
 B - BOLLARD REFER TO DWG 1783_111
 W - WINDOW TYPE LEGEND
 W 12-18 - 1200 H x 1800 WIDE G JAMES 130 SERIES / PORCOAT SLIDING GLASS WINDOW
 W 20-26 - 2600 H x 3600 WIDE CLAMES 245 SERIES / PORCOAT SLIDING DOOR
 W 12-12 - 1200 H x 1200 WIDE G JAMES 048 SERIES / PORCOAT SLIDING WINDOW
 W 12-12 - 2600 H x 1200 WIDE G JAMES 050 SERIES / PORCOAT LOUVER WINDOW
 W 05-28 - 500 H x 2600 WIDE G JAMES 475 SERIES / PORCOAT FIXED GLAZING
 F - FIXED FRAME OF GLASS
 EXCEPT INTERNAL FIXED GLASS TO BE CLEAR REFER ENERGY EFFICIENCY REPORT
 SPR - SLAB PROJECTION
 FC - FIBRE CEMENT SHEETING PAINT FINISH AND EXPRESSED JOINTS
 CO - COLORBOND CUSTOM-ORB SHEETING
 OF - OPACIE CLEAR
 B1 - B1 SOLID BALUST & RAIL REFER DWG_801
 B2 - B2 SOLID BALUST REFER TO DWG_801
 B3 - B3 CLEAR GLASS BALUST REFER TO DWG_801
 S1 - S1 METAL LOUVER SCREEN REFER TO DWG_802
 S2 - S2 METAL SCREEN DETAIL REFER TO DWG_802
 S3 - S3 SCREEN DETAIL REFER TO DWG_802
 S4 - S4 SCREEN DETAIL REFER TO DWG_802
 S5 - S5 SCREEN DETAIL REFER TO DWG_802
 J - JONERY ENTRY SCREEN REFER TO DWG_151
 REFER TO FINISHES SCHEDULE IN SPECIFICATION SHADE DENOTES NET AREA - LOWER CEILING

NOTES TO ALL DRAWINGS

1. BALUSTRADES TO COMPLY WITH CLAUSE 02.16 OF B.C.A.
2. EXIST SHOWS TO CLAUSE 04.5 OF B.C.A.
3. HANDRAILS TO CLAUSE 2.11 OF B.C.A.
4. FIRE EXTINGUISHERS TO COMPLY WITH CLAUSE 01.6 OF B.C.A.
5. DRAWINGS TO READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, HYDRAULIC, LIFT AND LANDSCAPE CONSULTANTS DRAWINGS.
6. IF ANY LEVELS CONFLICT BETWEEN ARCHITECTURAL & CIVIL CONTRACTOR TO REFER TO ARCHITECT FOR CLARIFICATION.
7. BASEMENT GLASS TO FALL TO FLOOR WASTE.
8. TO BUILDING A, B, C: ALL NET AREA CEILINGS FLUSH AT 2300 AFFL EXCEPT TOP FLOOR WHICH IS STANDARD CEILING HEIGHT.
9. TO BUILDING D: ALL NET AREA CEILINGS AT 2100 AFFL. TOP FLOOR IS 2400 CEILING HEIGHT.
10. WINDOW HEADS TO ALL NET AREAS TO MATCH CEILING HEIGHT.
11. TREATMENT IS TO BE PROVIDED TO THE REQUIREMENTS OF AS 3660.1

BCC DS
 RECEIVED
 19/12/2025
 APPLICATION REF
 A006935529



PRADELLA
 established 1939

NETTLETON TRIBE ARCHITECTS INTERIORS LANDSCAPES

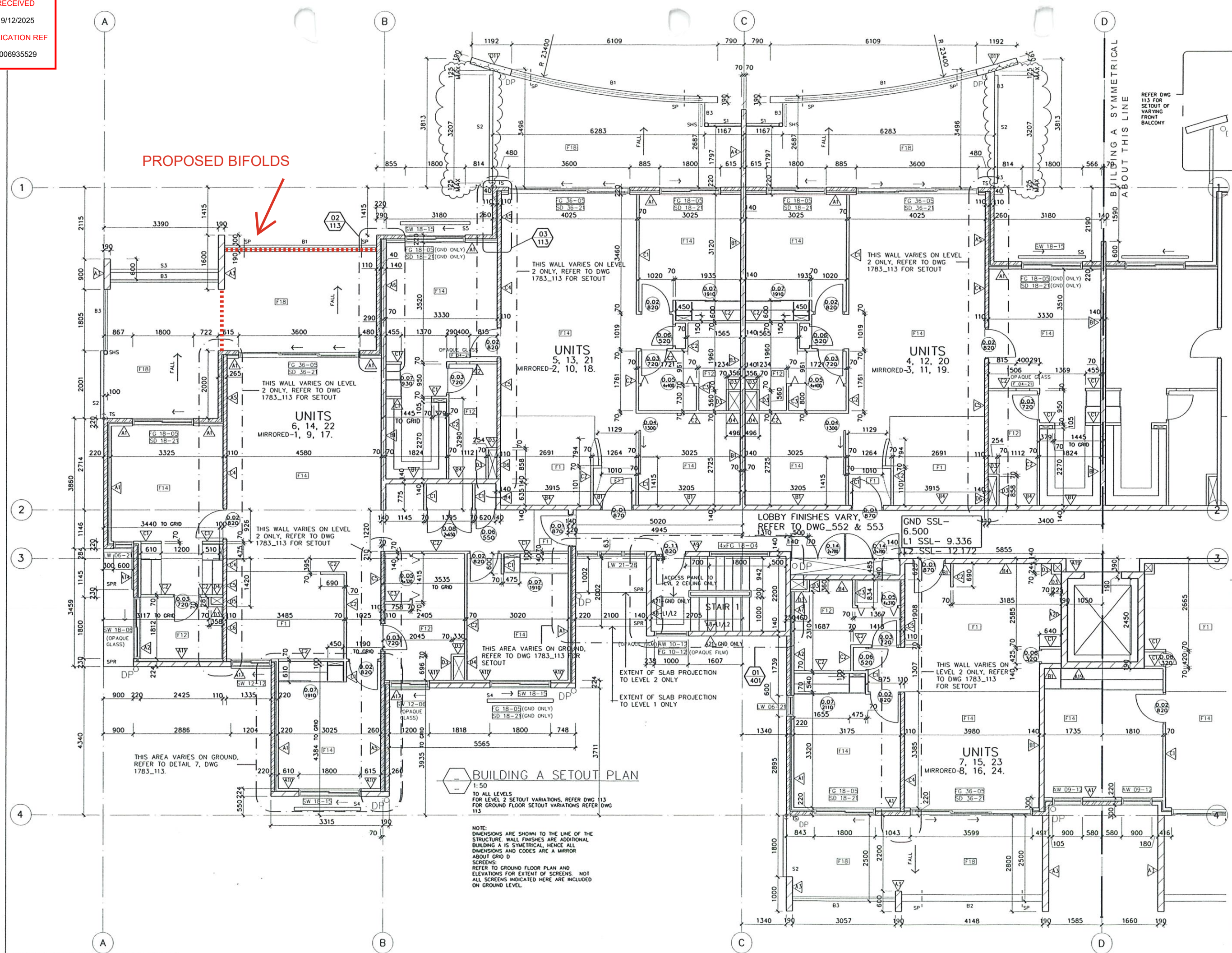
344 Queen Street
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 ACN 002 429 441
 Tel: (07) 3239 2444
 Fax: (07) 3239 2455
 Brisbane@tp.com.au

ENCORE
 A fresh direction in apartment living

PROPOSED RESIDENTIAL DEVELOPMENT
 CAMPBELL ST AND BURNS RD
 TOOWONG

BUILDING A - MACQUA ROOF PLAN

PROPOSED BIFOLDS



- Key / Legend
- ABBREVIATIONS**
- RL+ LEVEL TO PROPOSED FINISHED FLOOR LEVEL
 - FFL+ PROPOSED STRUCTURAL SLAB LEVEL
 - TOW RL+ TOP OF WALL / FENCE / PARAPET LEVEL
 - EL+ EXISTING LEVEL
 - CONC. STRUCTURE
 - THINER STUCCO FRAMED WALL
 - SPEEDE - BRICK WALL
 - WALL TYPE CODE INDICATOR
 - REFER TO DWG'S 111 & 112 FOR DETAILS
 - ST STEEL TROWEL FINISH CONC
 - BR BRICK FINISH CONC
 - CP1 CARPET AS SPECIFIED IN FINISHES SCHED
 - CT FLOOR TILES AS SPECIFIED IN FINISHES SCHED
 - Falls as indicated
 - PH FIRE HYDRANT
 - PHR FIRE HOSE REEL
 - DP DOWN PIPE
 - SP1 PVC SPLITTER
 - SP2 RAIN WATER HEAD
 - OF OVER FLOW
 - EXT 6 4.5 kg ALL PURPOSE FIRE EXTINGUISHER
 - MOF MAIN DISTRIBUTION FRAME
 - EXT 1 ILLUMINATED EXIT LIGHT
 - FW FLOOR WASTE
 - DOOR NUMBER
 - WINDOW NUMBER
 - WINDOW TYPE LEGEND
 - SW 18-1200 HT x 1800 WIDE G JAMES 130
 - SD 26-36 - 2600 HT x 3600 WIDE GLASS 245
 - AW 12-12 - 1200 HT x 1200 WIDE GLASS 048
 - LW 26-12 - 2600 HT x 1200 WIDE G JAMES 050
 - FG 03-36 - 500 HT x 2600 WIDE G JAMES 475
 - Series / Porcoat Sliding Door
 - Series / Porcoat Louvre Window
 - Series / Porcoat Fixed Glazing
 - F FIXED FRAME OF GLASS
 - ALL GLAZING TO BE GREY TINTED GLASS EXCEPT INTERNAL FIXED GLASS TO BE CLEAR
 - REFER ENERGY EFFICIENCY REPORT
 - SPR SLAB PROJECTION
 - FC FIBRE CEMENT SHEETING PAINT FINISH AND EXPRESSED JOINTS
 - CO COLOURBOND CUSTOM-ORND SHEETING
 - OP OPAQUE GLAZING
 - Q1 Q1 SOLID BALLUST & NYRAL: REFER DWG_801
 - B1 B1 SOLID BALLUSTRADE: REFER TO DWG_801
 - B3 B3 CLEAR GLASS BALUST: REFER TO DWG_801
 - S1 S1 METAL LOUVRE SCREEN: REFER TO DWG_802
 - S2 S2 METAL SCREEN DETAIL: REFER TO DWG_802
 - S3 S3 SCREEN DETAIL: REFER TO DWG_802
 - S4 S4 SCREEN DETAIL: REFER TO DWG_802
 - S5 S5 SCREEN DETAIL: REFER TO DWG_802
 - J JONERY ENTRY SCREEN: REFER TO DWG_151
 - REFER TO FINISHES SCHEDULE IN SPECIFICATION
 - SHAKE DENOTES NET AREA - LOWER CEILING
 - B BLOCK FENCE - REFER DWG 109 FOR DETAILS
 - P PRECAST FENCE - REFER DWG 109 FOR DETAILS
 - T TRUSS FENCE 1 - REFER DWG 109 FOR DETAILS
 - B/T COMBINED BLOCK & TRUSS FENCE
 - REFER DWG 109 FOR DETAILS
 - DOT HATCH DENOTES EXTENT OF CONC ROOF ABOVE LEVEL 2
 - FILE SETOUT POINT
- NOTES TO ALL DRAWINGS**
- BALLUSTRADES TO COMPLY WITH CLAUSE 02.16 OF B.C.A.
 - EXIT SIGNS TO COMPLY WITH CLAUSE 4.4.5 OF B.C.A.
 - HANDRAILS TO COMPLY WITH CLAUSE 2.17 OF B.C.A.
 - FIRE EXTINGUISHERS TO COMPLY WITH CLAUSE 01.6 OF B.C.A.
 - DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, HYDRAULIC, LIFT AND LANDSCAPE CONSULTANTS DRAWINGS.
 - IF ANY LEVELS CONFLICT BETWEEN ARCHITECTURAL & CIVIL CONTRACTOR TO REFER TO ARCHITECT FOR CLARIFICATION
 - BASEMENT SLABS TO FALL TO FLOOR WASTE
 - TO BUILDING A, B, C: ALL NET AREA CEILINGS FLUSH AT 2300 AFFL EXCEPT TOP FLOOR WHICH IS STANDARD CEILING HEIGHT.
 - TO BUILDING D: ALL NET AREA CEILINGS AT 2100 AFFL TOP FLOOR IS 2400 CEILING HEIGHT.
 - WINDOW HEADS TO ALL NET AREAS TO MATCH CEILING HEIGHT.
 - TERMINATE TREATMENT IS TO BE PROVIDED TO THE REQUIREMENTS OF AS 3660.1

C SCREEN AMENDMENTS 11-07-02
B ISSUE FOR CONSTRUCTION 28-03-02
A ISSUE FOR REVIEW 01-02-02

PRADELA
Established 1979

NETTLETON TRIBE ARCHITECTS INTERIORS LANDSCAPES
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Brisbane@tribe.com.au

ENCORE
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PROPOSED RESIDENTIAL DEVELOPMENT
CAMPBELL ST AND BURNS RD TOOWONG

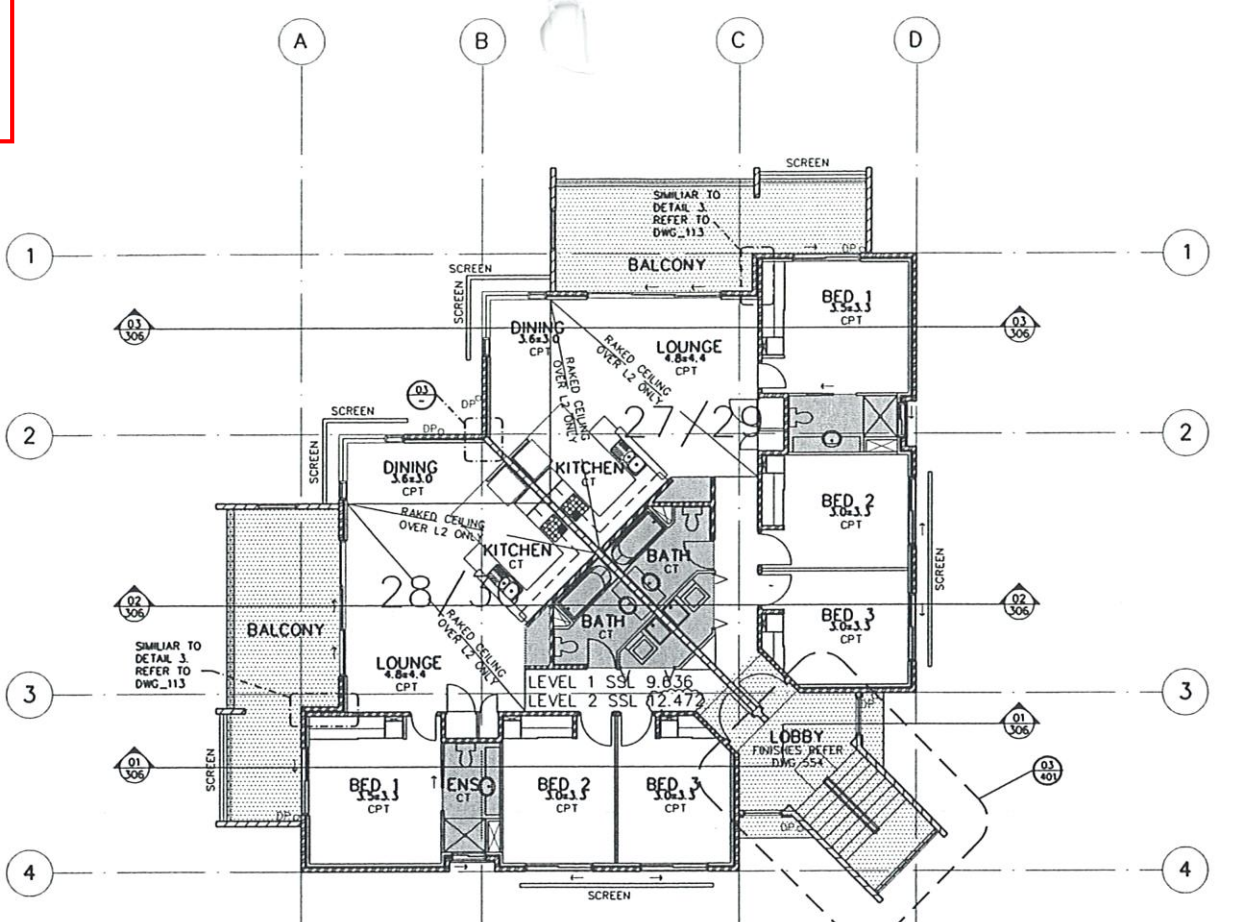
FILE BUILDING A - MACQUAR SETOUT PLAN

Scale: 1:50@ A1 Drawn: TO

1783 115 C

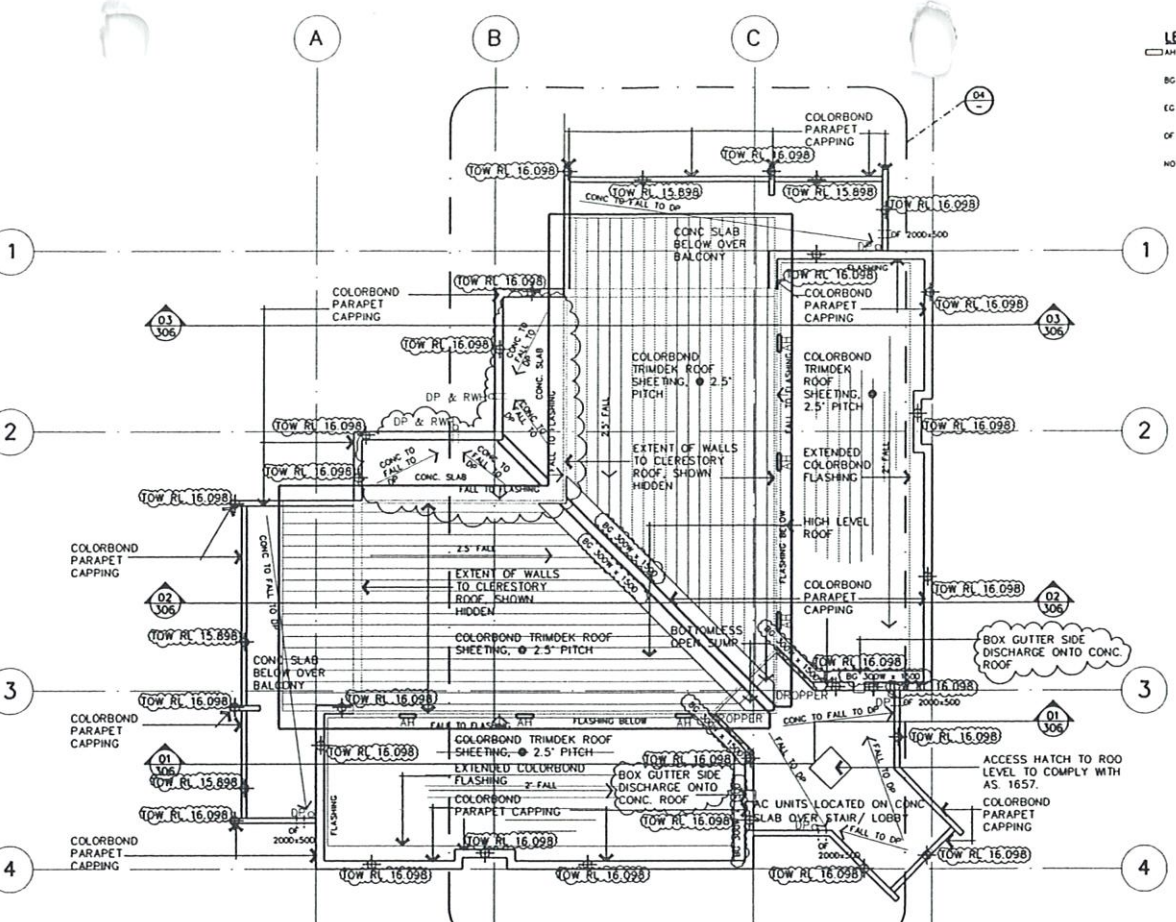
BUILDING A SETOUT PLAN
1:50
TO ALL LEVELS FOR LEVEL 2 SETOUT VARIATIONS, REFER DWG 113 FOR GROUND FLOOR SETOUT VARIATIONS REFER DWG 113

NOTE: DIMENSIONS ARE SHOWN TO THE LINE OF THE STRUCTURE. WALL FINISHES ARE ADDITIONAL. BUILDING A IS SYMMETRICAL, HENCE ALL DIMENSIONS AND CODES ARE A MIRROR ABOUT GRID D. SCREENS: REFER TO GROUND FLOOR PLAN AND ELEVATIONS FOR EXTENT OF SCREENS. NOT ALL SCREENS INDICATED HERE ARE INCLUDED ON GROUND LEVEL.



01 LEVEL 1/2 PLAN

NOTE:
ROOM DIMENSIONS ON PLAN ARE FOR
INFO ONLY, NOT TO BE USED FOR
CONSTRUCTION, REFER TO SETOUT
PLAN DWG_123 FOR ACTUAL SETOUT
DIMENSIONS.



02 ROOF PLAN

LEGEND

- AN - ROOF ACCESS HATCH TO MECH ROOF
- BG - 300x150 - BOX GUTTER 300 WOC. 150 DEEP.
- EG - 100x1000 - EAVES GUTTER 100 WOC. 100 DEEP.
- OF - 400x750 - OVERFLOW SLOT 400 WOC. 75 DEEP.

NOTE: - ALL DOWNPIPES 100M UNLESS OTHERWISE NOTED
- ALL OVERFLOW SLOTS ARE 50mm ABOVE ADJACENT CONC. LEVEL
- ALL CONC. ROOFS TO INCLUDE TRANSFERABLE WATERPROOF MEMBRANE AS SPECIFIED
- ALL ROOFS TO INCLUDE BULK INSULATION TO R2.0 REFER ENERGY EFFICIENCY RATING REPORT
- REFER TO DRAWING 152 FOR EXTENT OF CEILING INSULATION TO MEET ENERGY EFFICIENCY RATING REPORT

ABBREVIATIONS

- RL+ - LEVEL TO PROPOSED FINISHED FLOOR LEVEL
- SSL - PROPOSED STRUCTURAL SLAB LEVEL
- TOW RL - TOP OF WALL/ FENCE/ PARAPET LEVEL
- 28.95 - EXISTING LEVEL
- CONC. - CONCRETE
- SPR - SPEED- BRICK WALL
- WALL TYPE CODE INDICATOR - REFER TO DWG'S 161 & 162 FOR DETAILS
- ST - STEEL TROWEL FINISH CONC.
- BR - BROOM FINISH CONC.
- CPT - CARPET AS SPECIFIED IN FINISHES SCHED.
- CT - FLOOR TILES AS SPECIFIED IN FINISHES SCHED.
- FH - FIRE HYDRANT
- FHR - FIRE HOSE REEL
- SP - PVC SPLITTER
- WH - WATER HEAD
- OF - OVER FLOW
- EXT 0 - 4.5 kg ALL PURPOSE FIRE EXTINGUISHER
- MOF - MAIN DISTRIBUTION FRAME
- EXIT - ILLUMINATED EXIT LIGHT
- FW - FLOOR WASTE
- DOOR NUMBER
- BOLLARD - REFER TO DWG 1783_111
- WINDOW NUMBER
- WINDOW TYPE LEGEND
- SW 12-18 - 1200 HT x 1800 WIDE G JAMES 130 SERIES/ PORCOAT SLUING GLASS WINDOW
- SW 26-36 - 2600 HT x 3600 WIDE JAMES 245 SERIES/ PORCOAT SLUING GLASS WINDOW
- AW 12-12 - 1200HT x 1200 WIDE JAMES 048 SERIES/ PORCOAT SLUING WINDOW
- LW 26-12 - 2600 HT x 1200 WIDE G JAMES 050 SERIES/ PORCOAT SLUING WINDOW
- FC 05-25 - 500 HT x 2500 WIDE G JAMES 475 SERIES/ PORCOAT FIXED GLAZING
- F - FIXED PANE OF GLASS
- ALL GLAZING TO BE GREY TINTED GLASS EXCEPT INTERNAL FIXED GLASS TO BE CLEAR REFER ENERGY EFFICIENCY REPORT
- SPR - SLAB PROJECTION
- FC - FIBRE CEMENT SHEETING PAINT FINISH AND EXPRESSED JOINTS
- CO - COLORBOND CUSTOM-ORB SHEETING
- OP - OPAL GLAZING
- B1 - SOLID BALUST & HYRAL: REFER DWG_801
- B2 - SOLID BALUSTRADE: REFER TO DWG_801
- B3 - CLEAR GLASS BALUST: REFER TO DWG_801
- S1 - METAL LOUVRE SCREEN: REFER TO DWG_802
- S2 - METAL SCREEN DETAIL: REFER TO DWG_802
- S3 - SCREEN DETAIL: REFER TO DWG_802
- S4 - SCREEN DETAIL: REFER TO DWG_802
- S5 - SCREEN DETAIL: REFER TO DWG_802
- J1 - JOHNNY ENTRY SCREEN: REFER TO DWG_151
- [F] - REFER TO FINISHES SCHEDULE IN SPECIFICATION
- SHADE DENOTES WET AREA - REFER CEILING BLOCK FENCE - REFER DWG 109 FOR DETAILS
- T - TIMBER FENCE 1 - REFER DWG 109 FOR DETAILS
- P - PRECAST FENCE - REFER DWG 109 FOR DETAILS
- B/T - COMBINED BLOCK & TIMBER FENCE REFER DWG 109 FOR DETAILS
- DOT MATCH DENOTES EXTENT OF CONC ROOF ABOVE LEVEL 2
- TR - SETOUT POINT

NOTES TO ALL DRAWINGS

- BALUSTRADES TO COMPLY WITH CLAUSE 02.16 OF B.C.A.
- EXIT SIGNS TO CLAUSE E4.5 OF B.C.A.
- HANDRAILS TO CLAUSE 2.17 OF B.C.A.
- FIRE EXTINGUISHERS TO COMPLY WITH CLAUSE E1.6 OF B.C.A.
- DRAWINGS TO READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, HYDRAULIC, LIFT AND LANDSCAPE CONSULTANTS DRAWINGS.
- IF ANY LEVELS CONFLICT BETWEEN ARCHITECTURAL & CIVIL CONTRACTOR TO REFER TO ARCHITECT FOR CLARIFICATION.
- BASINMENT SLABS TO FALL TO FLOOR WASTE.
- TO BUILDING A, B, C: ALL WET AREA CEILING FLUSH AT 2300 AFFL EXCEPT TOP FLOOR WHICH IS STANDARD CEILING HEIGHT.
- TO BUILDING D: ALL WET AREA CEILING AT 2100 AFFL TOP FLOOR IS 2400 CEILING HEIGHT.
- WINDOW HEADS TO ALL WET AREAS TO MATCH CEILING HEIGHT.
- TERMINATE TREATMENT IS TO BE PROVIDED TO THE REQUIREMENTS OF AS 3660.1

Issue Description	Date	Checked
E ISSUE FOR CONSTRUCTION	12-06-02	
D EXTERNAL COLOURS BY HAND	24-06-02	
A AMENDMENTS AS CLOUDED	28-03-02	
A ISSUE FOR REVISION	01-02-02	



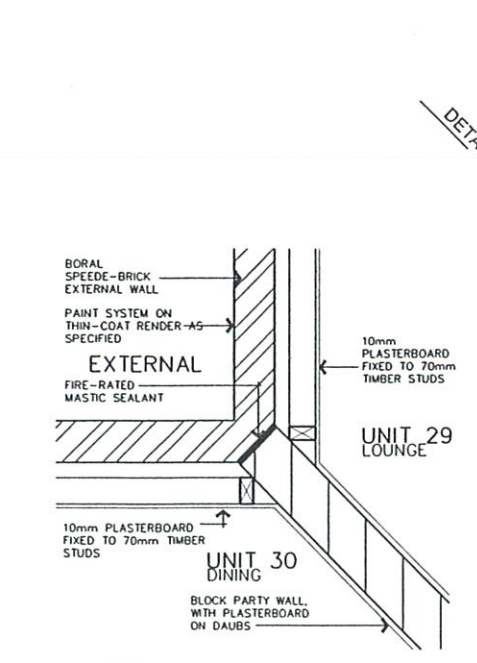
344 Queen Street
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Fax: (07) 3239 2455
Brisbane@ntp.com.au



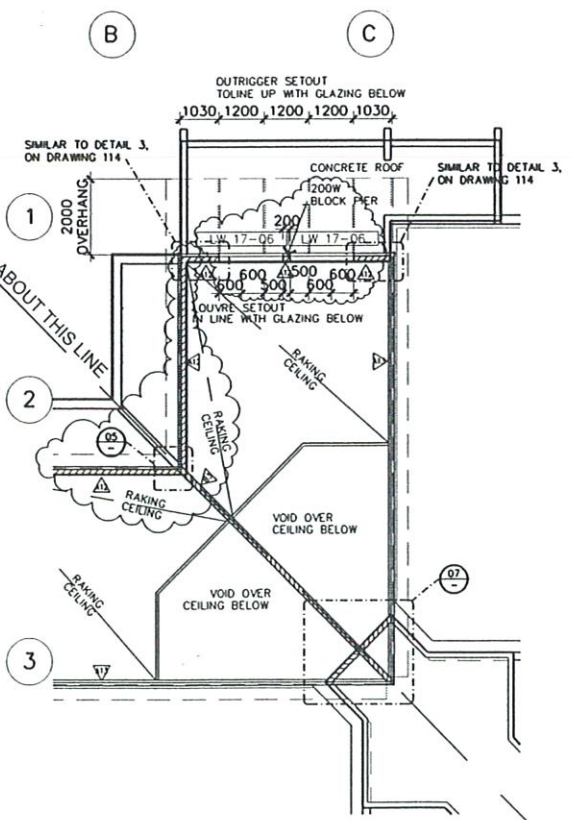
A fresh different in apartment living
PROPOSED RESIDENTIAL DEVELOPMENT
CAMPBELL ST AND BURNS RD TOOWONG

BUILDING B- DEAKIN LEVEL 1-2 FLOOR PLAN ROOF PLAN

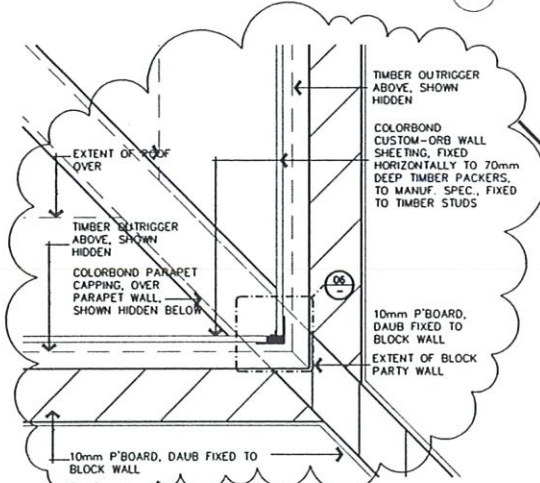
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1783_122
E



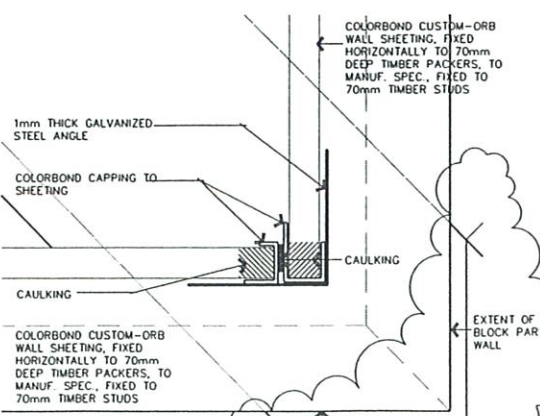
03 DETAIL PLAN 1:10



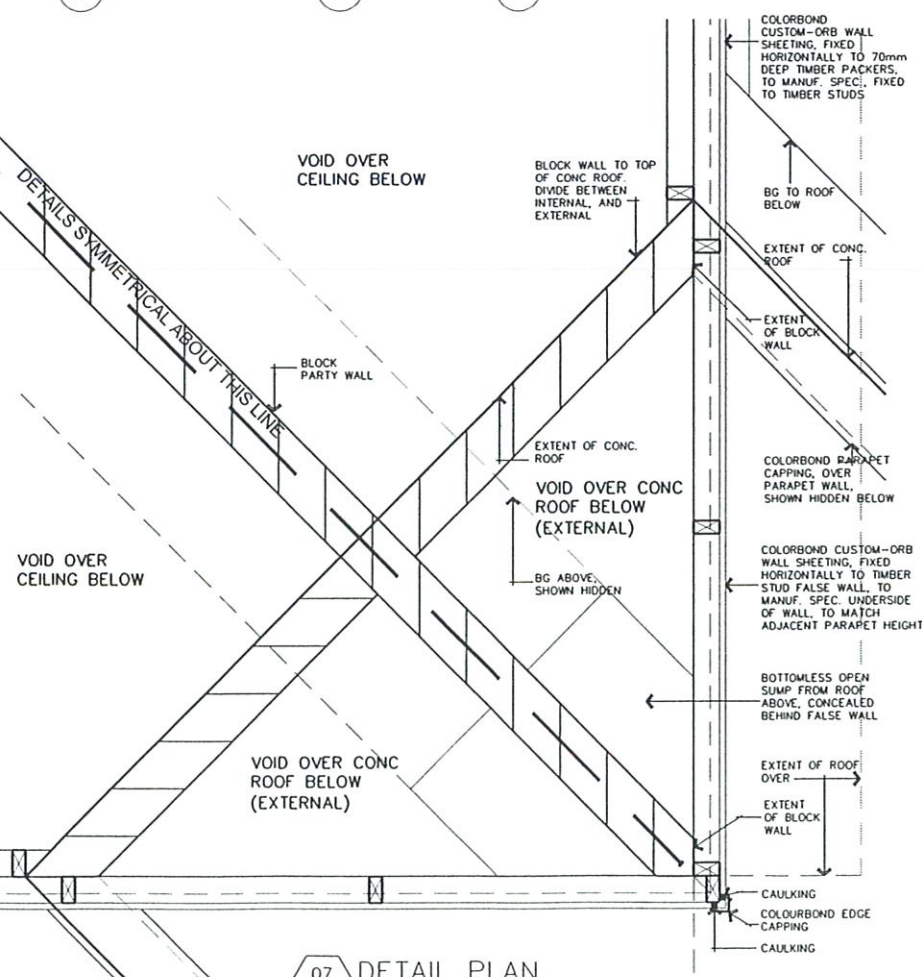
04 CLERESTOREY PLAN



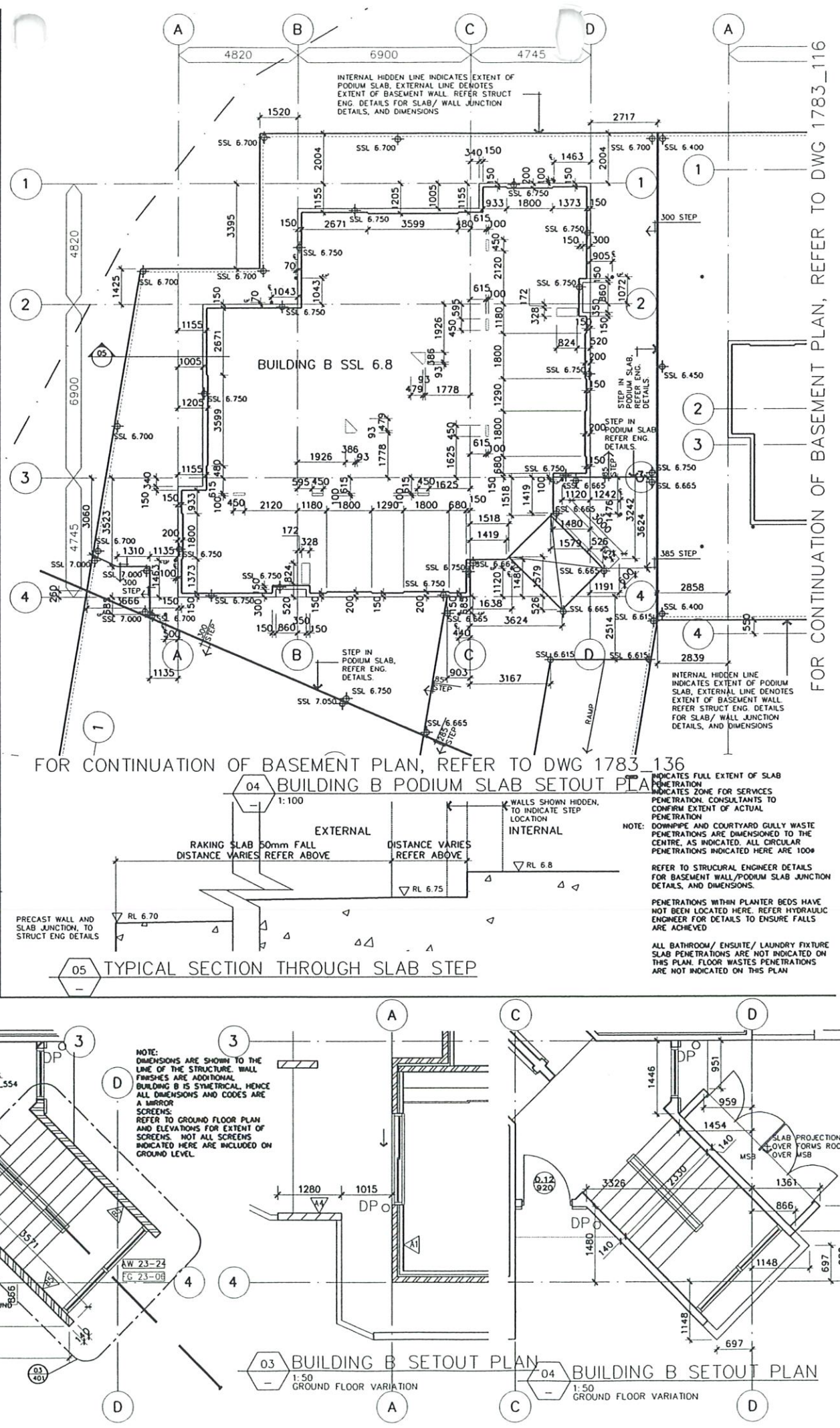
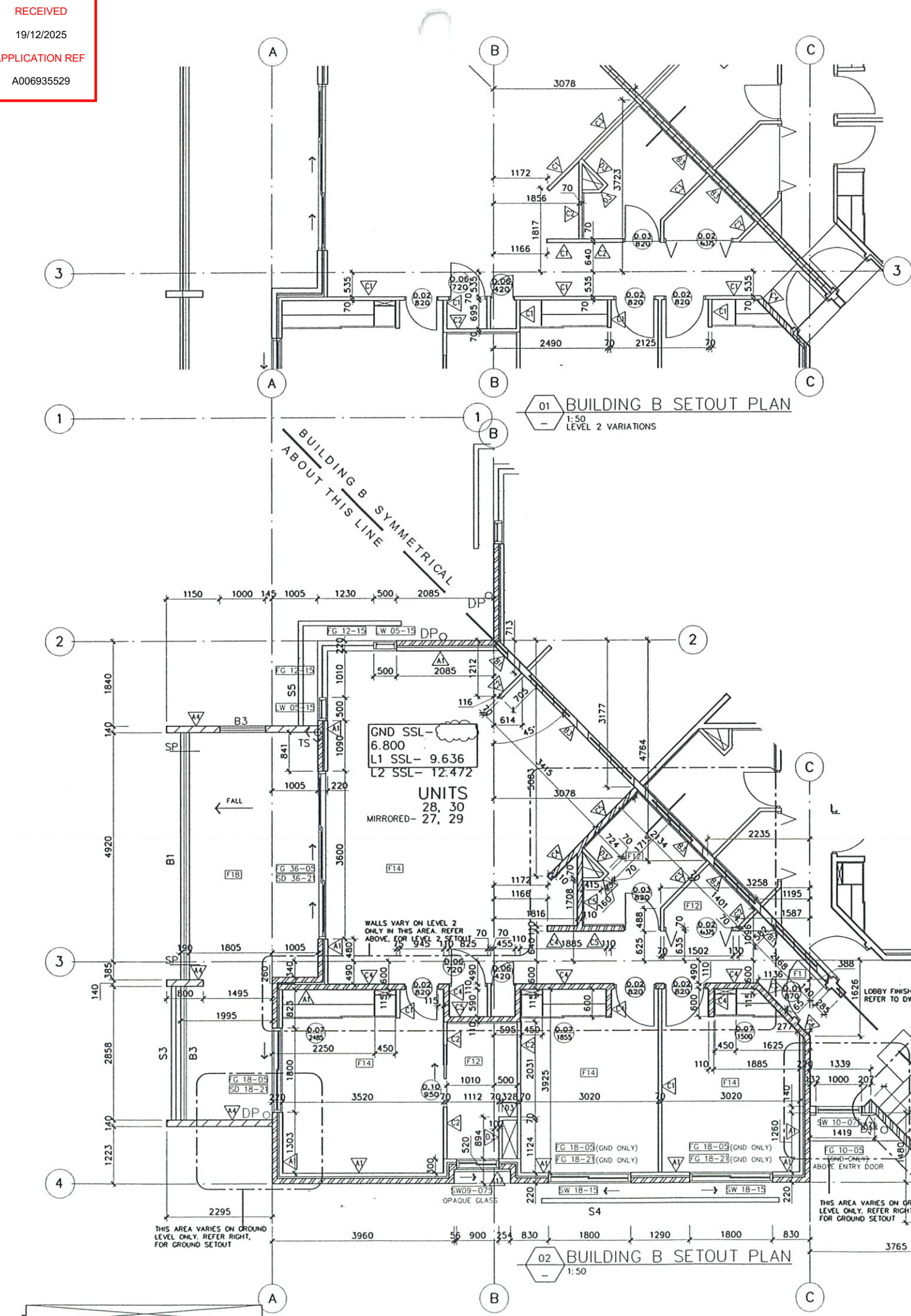
05 DETAIL PLAN 1:10



06 DETAIL PLAN 1:2



07 DETAIL PLAN 1:10



Key / Legend

ABBREVIATIONS

- RL - LEVEL TO PROPOSED FINISHED FLOOR LEVEL
- SSL - APPROXIMATED STRUCTURAL SLAB LEVEL
- TOW - TOP OF WALL / FENCE / PARAPET LEVEL
- 26.55 - EXISTING LEVEL
- BW - BLOCK WALL
- CS - CONCRETE STRUCTURE
- TS - TIMBER STUD FRAMED WALL
- SP - SPEED - BRICK WALL
- WCI - WALL CODE INDICATOR
- REF - REFER TO DWG'S 181 & 182 FOR DETAILS
- SI - STEEL TROMEL FINISH CONC.
- BFC - BROOM FRESH CONC.
- CP1 - CARPET AS SPECIFIED IN FINISHES SCHEDULE
- CP2 - FLOOR TILES AS SPECIFIED IN FINISHES SCHEDULE
- FALLS AS INDICATED
- FH - FIRE HYDRANT
- FHR - FIRE HOSE REEL
- DP - DOWN PIPE
- SP - PVC SPLITTER
- RH - RAIN WATER HEAD
- OF - OVER FLOW
- 4.5 - 4.5 H ALL PURPOSE
- FE - FIRE EXTINGUISHER
- MSF - MAIN DISTRIBUTION FRAME
- LI - ILLUMINATED EXIT
- FN - FLOOR WASTE
- DN - DOOR NUMBER
- B - BOLLARD REFER TO DWG 1783_111
- SW - WINDOW NUMBER
- WINDOW TYPE LEGEND
- SW 12-18 - 1200 HT x 1800 WIDE G. JAMES 130 SERIES / PORCOAT SLIDING GLASS WINDOW
- SW 24-24 - 2400 HT x 2400 WIDE G. JAMES 245 SERIES / PORCOAT SLIDING DOOR
- AW 12-12 - 1200 HT x 1200 WIDE G. JAMES 048 SERIES / PORCOAT ANIMING WINDOW
- LW 28-12 - 2800 HT x 1200 WIDE G. JAMES 050 SERIES / PORCOAT LOUVER WINDOW
- FG 05-28 - 500 HT x 2800 WIDE G. JAMES 475 SERIES / PORCOAT FIXED GLAZING
- F - FIXED PANE OF GLASS
- ALL GLAZING TO BE GREY TINTED GLASS EXCEPT INTERNAL FIXED GLASS TO BE CLEAR REFER ENERGY EFFICIENCY REPORT
- SPR - SLAB PROJECTION
- FC - FIRE RESISTANT SHEETING PAINT FINISH AND EXPRESSED JOINTS
- CD - COLORADO CUSTOM-DRS SHEETING
- OP - OPERABLE GLAZING
- B1 - SOLID BALUST & NRAL - REFER DWG_801
- B2 - SOLID BALUSTRADE - REFER TO DWG_801
- B3 - CLEAR GLASS BALUST - REFER TO DWG_801
- S1 - METAL LOUVER SCREEN - REFER TO DWG_802
- S2 - METAL SCREEN DETAIL - REFER TO DWG_802
- S3 - SCREEN DETAIL - REFER TO DWG_802
- S4 - SCREEN DETAIL - REFER TO DWG_802
- S5 - SCREEN DETAIL - REFER TO DWG_802
- J - JOHNER ENTRY SCREEN - REFER TO DWG_151
- REFER TO FINISHES SCHEDULE IN SPECIFICATION
- SHADE DENOTES MET AREA - LOWER CEILING
- BLOCK FENCE - REFER DWG 109 FOR DETAILS
- PRECAST FENCE - REFER DWG 109 FOR DETAILS
- TIMBER FENCE 1 - REFER DWG 109 FOR DETAILS
- COMBINED BLOCK & TIMBER FENCE - REFER DWG 109 FOR DETAILS
- DOT HATCH DENOTES EXTENT OF CONC ROOF ABOVE LEVEL
- TLE SETOUT POINT

NOTES TO ALL DRAWINGS

- BALUSTRADES TO COMPLY WITH CLAUSE D2.16 OF B.C.A.
- EXIT SIGNS TO CLAUSE E4.5 OF B.C.A.
- HANDRAILS TO CLAUSE 2.17 OF B.C.A.
- FIRE EXTINGUISHERS TO COMPLY WITH CLAUSE E1.6 OF B.C.A.
- DRAWINGS TO READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, HYDRAULIC, LIFT AND LANDSCAPE CONSULTANTS DRAWINGS.
- IF ANY LEVELS CONFLICT BETWEEN ARCHITECTURAL & CIVIL CONSULTING TO REFER TO ARCHITECT FOR CLARIFICATION.
- BASEMENT SLABS TO FALL TO FLOOR WASTE.
- TO BUILDING A, B, C: ALL NET AREA CEILING FLUSH AT 2300 AFFL EXCEPT TOP FLOOR WHICH IS STANDARD CEILING HEIGHT.
- TO BUILDING D: ALL NET AREA CEILING AT 2100 AFFL TOP FLOOR & 2400 CEILING HEIGHT.
- WINDOW HEADS TO ALL NET AREAS TO MATCH CEILING HEIGHT.
- TERMINATE TREATMENT IS TO BE PROVIDED TO THE REQUIREMENTS OF AS 3660.1

ISSUE TRACKING

Issue Description	Date	Overlaid
F AMENDMENT AS CLOUDED	??.05.02	
E ISSUE FOR CONSTRUCTION	28.03.02	
D AMENDMENT AS CLOUDED	05.03.02	
C AMENDMENT AS CLOUDED	21-02-0	
B ISSUE FOR REVIEW	01-02-0	
A ISSUE FOR PRECAST CO-ORD	22-01-0	

PRADELLA
Established 1989

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ENCORE
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PROPOSED RESIDENTIAL DEVELOPMENT
CAMPBELL ST AND BURNS RD TOOWONG

BUILDING B-DEAKIN SE PLAN - PODIUM SLAB SETOUT PLAN

Scale VARIES Drawn TO

Number **1783_123** Sheet **E**

FOR CONTINUATION OF BASEMENT PLAN, REFER TO DWG 1783_116

FOR CONTINUATION OF BASEMENT PLAN, REFER TO DWG 1783_136

INDICATES FULL EXTENT OF SLAB PENETRATION ZONE FOR SERVICES

WALLS SHOWN HIDDEN, TO INDICATE STEP LOCATION

EXTERNAL INTERNAL

RAKING SLAB 50mm FALL DISTANCE VARIES REFER ABOVE

INTERNAL DISTANCE VARIES REFER ABOVE

PRECAST WALL AND SLAB JUNCTION TO STRUCT ENG DETAILS

REFER TO STRUCTURAL ENGINEER DETAILS FOR BASEMENT WALL/PODIUM SLAB JUNCTION DETAILS, AND DIMENSIONS.

PENETRATIONS WITHIN PLANTER BEDS HAVE NOT BEEN LOCATED HERE. REFER HYDRAULIC ENGINEER FOR DETAILS TO ENSURE FALLS ARE ACHIEVED

ALL BATHROOM/ ENSUITE/ LAUNDRY FIXTURE SLAB PENETRATIONS ARE NOT INDICATED ON THIS PLAN. FLOOR WASTE PENETRATIONS ARE NOT INDICATED ON THIS PLAN.

NOTE: DIMENSIONS ARE SHOWN TO THE LINE OF THE STRUCTURE WALL FINISHES ARE ADDITIONAL BUILDING B IS SYMMETRICAL HENCE ALL DIMENSIONS AND CODES ARE A MIRROR SCREENS: REFER TO GROUND FLOOR PLAN AND ELEVATIONS FOR EXTENT OF SCREENS NOT ALL SCREENS INDICATED HERE ARE INCLUDED ON GROUND LEVEL

LOBBY FINISHES. REFER TO DWG_554

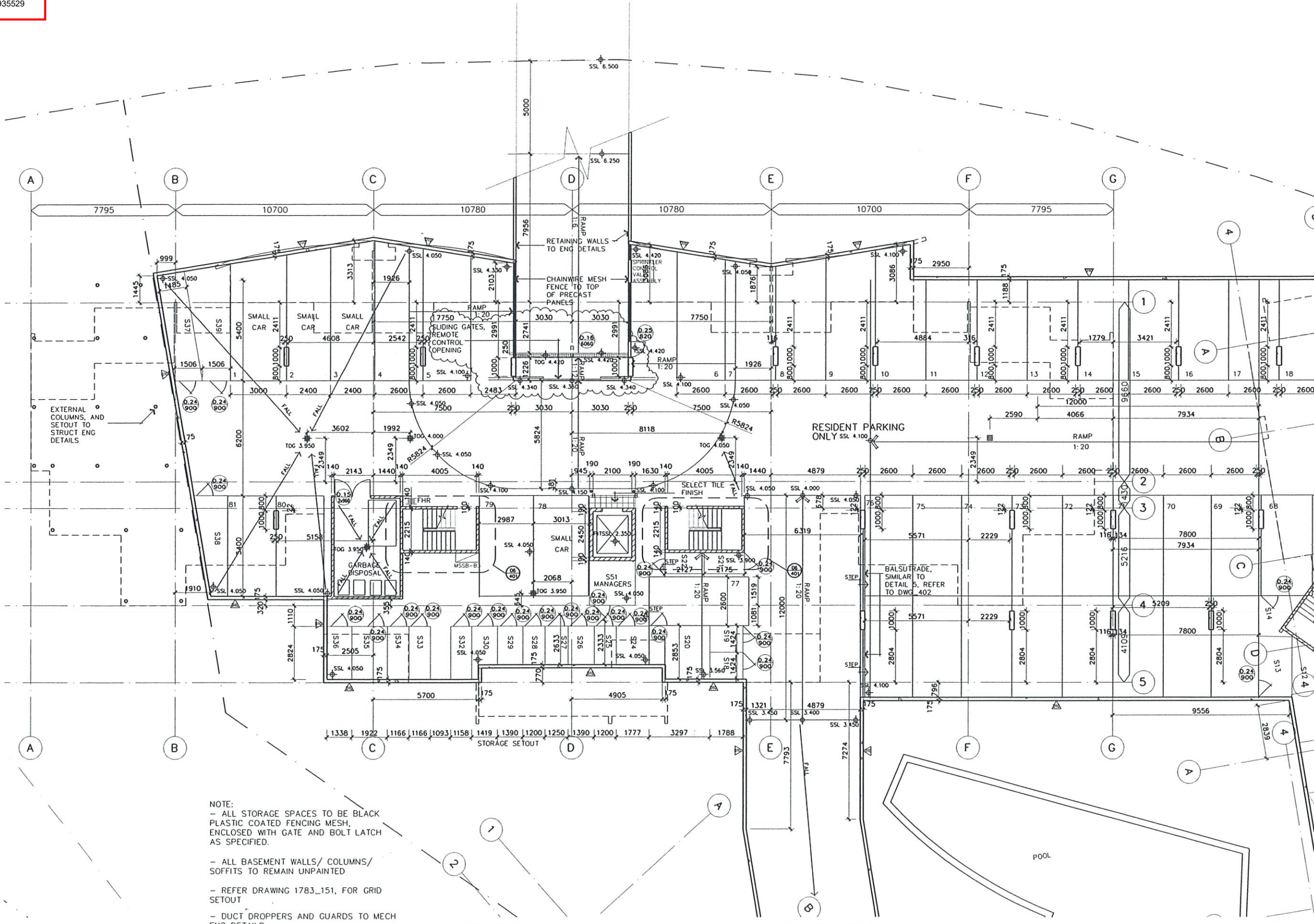
THIS AREA VARIES ON GROUND LEVEL ONLY. REFER RIGHT, FOR GROUND SETOUT

THIS AREA VARIES ON GROUND LEVEL ONLY. REFER RIGHT, FOR GROUND SETOUT

GND SSL- 6.800
L1 SSL- 9.636
L2 SSL- 12.472

UNITS
28, 30
MIRRORED- 27, 29

BCC DS
RECEIVED
19/12/2025
APPLICATION REF
A006935529



NOTE:
 - ALL STORAGE SPACES TO BE BLACK PLASTIC COATED FENCING MESH, ENCLOSED WITH GATE AND BOLT LATCH AS SPECIFIED.
 - ALL BASEMENT WALLS/ COLUMNS/ SOFFITS TO REMAIN UNPAINTED
 - REFER DRAWING 1783_151, FOR GRID SETOUT
 - DUCT DROPPERS AND GUARDS TO MECH ENG DETAILS

FOR CONTINUATION OF BASEMENT PLAN, REFER TO DWG 1783_141

BASEMENT FLOOR PLAN

Key / Legend

ABBREVIATIONS

- RL+ PROPOSED FINISHED FLOOR LEVEL
- SSL+ PROPOSED STRUCTURAL SLAB LEVEL
- TOW RL TOP OF WALL/ FENCE/ PARAPET LEVEL
- EXISTING LEVEL
- BLOCK WALL
- CONC. STRUCTURE
- THREE STUD FRAMED WALL
- SPEEDE - BRICK WALL
- WALL TYPE CODE INDICATOR
- REFER TO DWG'S 151 & 152 FOR DETAILS
- ST STEEL TROWEL FINISH CONC
- BR BRUSH FINISH CONC
- CPT CARPET AS SPECIFIED IN FINISHES SCHED.
- CT FLOOR TILES AS SPECIFIED IN FINISHES SCHED.
- TALS AS INDICATED
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- EP DOWN PIPE
- SP FWC SPLITTER
- RW RAIN WATER HEAD
- OF OVER FLOW
- EXT 0 4.5 kg ALL PURPOSE FIRE EXTINGUISHER
- MOF MAIN DISTRIBUTION FRAME
- ELUM ELUMINATED EXIT
- LI LIGHT
- FB FLOOR WASTE
- DN DOOR NUMBER
- B BOLLARD REFER TO DWG 1783_111
- WINDOW NUMBER
- WINDOW TYPE LEGEND
- SW 12-18 - 1200 HT x 1800 WIDE G JAMES 130 SERIES/ PORCOAT SLIDING GLASS WINDOW
- SD 26-36 - 2600 HT x 3600 WIDE GAMES 245 SERIES/ PORCOAT SLIDING WINDOW
- AW 12-12 - 1200HT x 1200 WIDE GAMES 048 SERIES/ PORCOAT AWNING WINDOW
- LW 26-12 - 2600 HT x 1200 WIDE G JAMES 050 SERIES/ PORCOAT LOUVER WINDOW
- FG 05-26 - 500 HT x 2600 WIDE G JAMES 475 SERIES/ PORCOAT FIXED GLAZING
- F FIXED PANE OF GLASS
- ALL GLAZING TO BE GREY TINTED GLASS EXCEPT INTERNAL FIXED GLASS TO BE CLEAR REFER ENERGY EFFICIENCY REPORT
- SPR SLAB PROJECTION
- FC FIBRE CEMENT SHEETING PAINT FINISH AND EXPRESSED JOINTS
- CO COLOURBOND CUSTOM-ORB SHEETING
- OP OPaque GLAZING
- B1 SOLID BALUST & H/RAL REFER DWG_801
- B2 SOLID BALUSTRADE REFER DWG_801
- B3 CLEAR GLASS BALUST REFER DWG_801
- S1 METAL LOUVER SCREEN REFER TO DWG_802
- S2 METAL SCREEN DETAIL REFER TO DWG_802
- S3 SCREEN DETAIL REFER TO DWG_802
- S4 SCREEN DETAIL REFER TO DWG_802
- J JONERY ENTRY SCREEN REFER TO DWG_351
- REFER TO FINISHES SCHEDULE IN SPECIFICATION
- SHADE NOTES NET TO REFER TO ARCHITECT FOR BLOCK FENCE - REFER DWG 109 FOR DETAILS
- P PRECAST FENCE REFER TO DWG 109 FOR DETAILS
- T TIMBER FENCE 1 - REFER DWG 109 FOR DETAILS
- B/T COMBINED BLOCK & TIMBER FENCE REFER DWG 109 FOR DETAILS
- DOT HATCH DENOTES EXTENT OF CONC ROOF ABOVE LEVEL
- SETOUT POINT

NOTES TO ALL DRAWINGS

- BALUSTRADES TO COMPLY WITH CLAUSE D2.16 OF B.C.A.
- FIXED SHS TO CLAUSE E4.5 OF B.C.A.
- HANDRAILES TO CLAUSE 9.17 OF B.C.A.
- FIRE EXTINGUISHERS TO COMPLY WITH CLAUSE E1.6 OF B.C.A.
- DRAWINGS TO BE IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, HYDRAULIC, LIFT AND LANDSCAPE CONSULTANTS DRAWINGS.
- IF ANY LEVELS CONFLICT BETWEEN ARCHITECTURAL & ENG. CONSULTANTS TO REFER TO ARCHITECT FOR CLARIFICATION.
- BASEMENT SLABS TO FALL TO FLOOR WASTE.
- TO BUILDING A, B, C, ALL NET AREA CEILING FLUSH AT 2300 AFFL EXCEPT TOP FLOOR WHICH IS STANDARD CEILING HEIGHT.
- TO BUILDING D, ALL NET AREA CEILING AT 2100 AFFL. TOP FLOOR IS 2400 CEILING HEIGHT.
- WINDOW HEADS TO ALL NET AREAS TO MATCH CEILING HEIGHT.
- REINFORCEMENT IS TO BE PROVIDED TO THE REQUIREMENTS OF AS 3600.1

REVISIONS

H	BASEMENT DOOR AMENDED	08/07/02
G	TILES DELETED	19/03/02
F	AMENDMENT AS CLOUDED	12/03/02
E	AMENDMENT AS CLOUDED	20-02-0
D	ISSUE FOR REVIEW	01-02-0
C	LIFT SHAFT CONST. ALTERED	15/01/02
B	ADDITIONAL SETOUT ADDED	17/12/01
A	EXTERNAL BASEMENT WALL SETOUT	13/12/01

Legend

---	DA	TENDER
---	BA	CONST.

PRADELA
Established 1979

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PROPOSED RESIDENTIAL DEVELOPMENT
CAMPBELL ST
AND BURNS RD
TOOWONG

BUILDING C - MONASH BASEMENT PLAN

BCC DS
 RECEIVED
 19/12/2025
 APPLICATION REF
 A006935529

REFER DWG 1783_04, FOR
 ENTRY PAVILION DETAILS

- Key / Legend
- ABBREVIATIONS**
- RL+ PROPOSED FINISHED FLOOR LEVEL
 - SSL PROPOSED STRUCTURAL SLAB LEVEL
 - TOW RL TOP OF WALL / FENCE / PARAPET LEVEL
 - EXISTING LEVEL
 - CONC. STRUCTURE
 - TIMBER STUD FRAMED WALL
 - SPEED- BRICK WALL
 - WALL TYPE CODE INDICATOR
 - REFER TO DWG'S 151 & 152 FOR DETAILS
 - STEEL TROMEL FINISH CONC.
 - BROOM FINISH CONC.
 - CARPET AS SPECIFIED IN FINISHES SCHED.
 - FLOOR TILES AS SPECIFIED IN FINISHES SCHED.
 - FALLS AS INDICATED
 - FIRE HYDRANT
 - FIRE HOSE REEL
 - DOWN PIPE
 - PVC SPLITTER
 - RANK WATER HEAD
 - OVER FLOW
 - 4.5 kg ALL PURPOSE
 - FIRE EXTINGUISHER
 - MAIN DISTRIBUTION FRAME
 - ILLUMINATED EXIT
 - EXIT
 - FLOOR WASTE
 - DOOR NUMBER
 - BOLLARD, REFER TO DWG 1783_111
 - WINDOW NUMBER
 - WINDOW TYPE LEGEND
 - SW 12-1200 HT x 1000 WIDE G. JAMES 130 SERIES/ PORCOAT SLIDING GLASS WINDOW
 - SD 28-38 - 2500 HT x 3600 WIDE GAMES 245 SERIES/ PORCOAT SLIDING WINDOW
 - AW 12-12 - 1200HT x 1200 WIDE GAMES 048 SERIES/ PORCOAT SLIDING WINDOW
 - LG 28-12 - 2600 HT x 1200 WIDE G. JAMES 050 SERIES/ PORCOAT LOUVER WINDOW
 - FG 28-12 - 500 HT x 2500 WIDE G. JAMES 475 SERIES/ PORCOAT FIXED GLAZING
 - F FIXED FRAME OF GLASS
 - ALL GLAZING TO BE GREY TINTED GLASS EXCEPT INTERNAL FIXED GLASS TO BE CLEAR
 - REFER ENERGY EFFICIENCY REPORT
 - SLAB PROJECTION
 - SPR FIBRE CEMENT SHEETING PAINT FINISH AND EXPRESSED JOINTS
 - CO COLORBOND CUSTOM-CRIB SHEETING
 - OP OPAQUE GLAZING
 - B1 B1 SOLID BALUST & RAIL: REFER DWG_801
 - B2 B2 SOLID BALUSTRADE: REFER TO DWG_801
 - B3 B3 CLEAR GLASS BALUST: REFER TO DWG_801
 - S1 S1 METAL LOUVER SCREEN: REFER TO DWG_802
 - S2 S2 METAL SCREEN DETAIL: REFER TO DWG_802
 - S3 S3 SCREEN DETAIL: REFER TO DWG_802
 - S4 S4 SCREEN DETAIL: REFER TO DWG_802
 - S5 S5 SCREEN DETAIL: REFER TO DWG_802
 - J1 JONERY ENTRY SCREEN, REFER TO DWG_151
 - REFER TO FINISHES SCHEDULE IN SPECIFICATION
 - SHADE DENOTES NET AREA - LOWER CEILING
 - B FENCE - REFER DWG 109 FOR DETAILS
 - F FENCE - REFER DWG 109 FOR DETAILS
 - T1 TIMBER FENCE 1 - REFER DWG 109 FOR DETAILS
 - B/T COMBINED BLOCK & TIMBER FENCE REFER DWG 109 FOR DETAILS
 - DOT MATCH DENOTES EXTENT OF CONC ROOF
 - TRILE SETOUT POINT
 - 35 ABOVE LEVEL 2
 - TRILE SETOUT POINT

- NOTES TO ALL DRAWINGS**
1. BALUSTRADES TO COMPLY WITH CLAUSE 02.16 OF B.C.A.
 2. EDIT SHOWS TO CLAUSE E4.5 OF B.C.A.
 3. MATERIALS TO CLAUSE 2.17 OF B.C.A.
 4. FIRE EXTINGUISHERS TO COMPLY WITH CLAUSE E1.6 OF B.C.A.
 5. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, HYDRAULIC, LIFT AND LANDSCAPE CONSULTANTS DRAWINGS.
 6. IF ANY LEVELS CONFLICT BETWEEN ARCHITECTURAL & CIVIL, CONTRACTOR TO ADVISE ARCHITECT FOR CLARIFICATION.
 7. BASEMENT SLABS TO FALL TO FLOOR WASTE.
 8. TO BUILDING B, C, ALL NET AREA CEILINGS FLUSH AT 2300 AFFL EXCEPT TOP FLOOR WHICH IS STANDARD CEILING HEIGHT.
 9. TO BUILDING D, ALL NET AREA CEILINGS AT 2100 AFFL. TOP FLOOR IS 2400 CEILING HEIGHT.
 10. WINDOW HEADS TO ALL NET AREAS TO MATCH CEILING HEIGHT.
 11. TYPICAL TREATMENT IS TO BE PROVIDED TO THE REQUIREMENTS OF AS 3601.

E	DOOR / COURTYARD ADDED	07.06.02
	ROLLER DOOR COVER AMENDED	
D	WINDOW DELETED	19.04.02
C	ISSUE FOR CONSTRUCTION	16.04.02
B	ISSUE FOR CONSTRUCTION	28.03.02
A	ISSUE FOR REVIEW	01-02-02

DA TENDER CONST.



Established 1979

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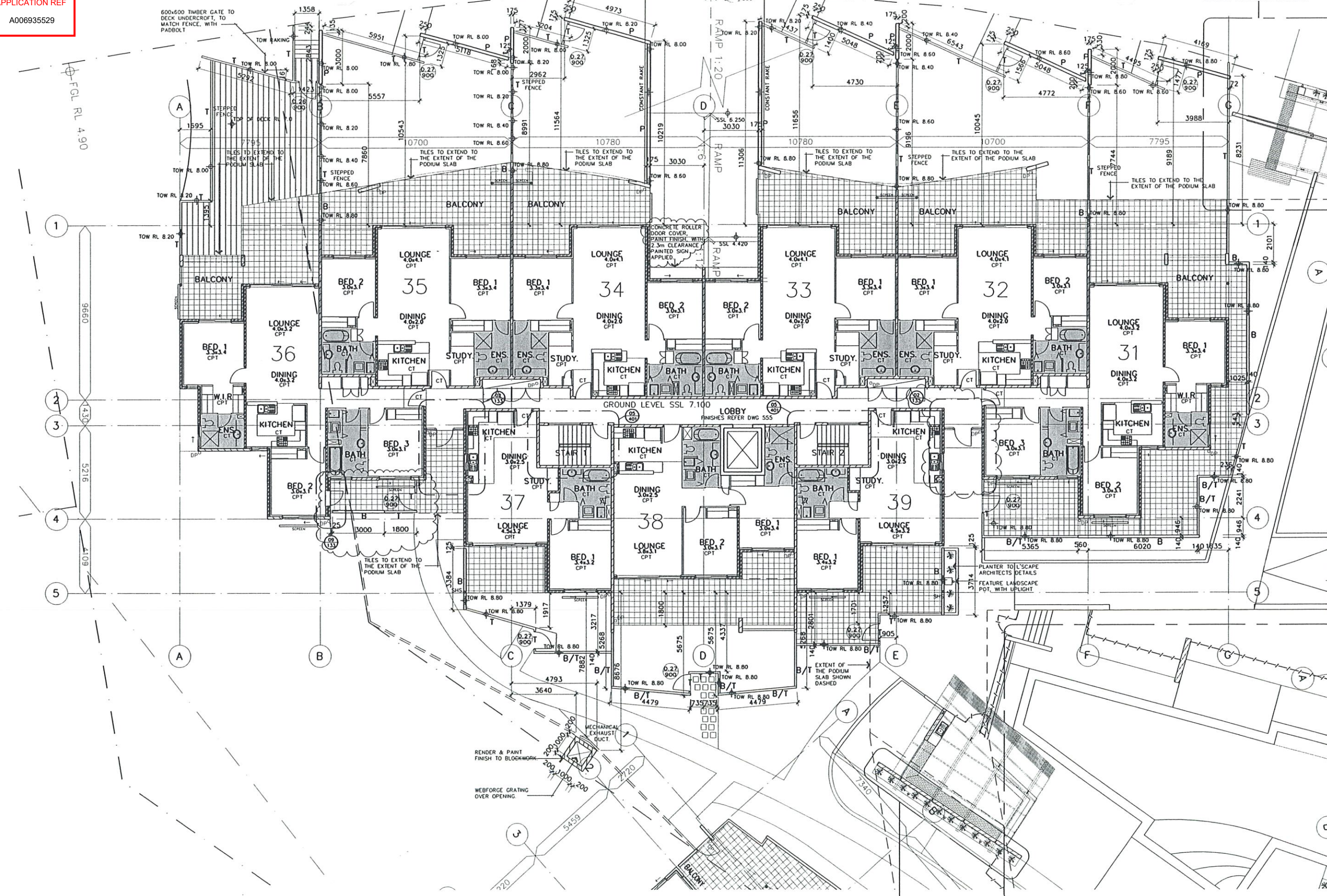
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**PROPOSED
 RESIDENTIAL
 DEVELOPMENT**

CAMPBELL ST
 AND BURNS RD
 TOOWONG

**BUILDING C - MONASH
 GROUND FLOOR
 PLAN**

Scale: 1:100@ A1 Drawn TO
 1783_132 Issue E



GROUND FLOOR PLAN

NOTE:
 ROOM DIMENSIONS ON PLAN ARE FOR INFO ONLY, NOT TO BE USED FOR CONSTRUCTION, REFER TO SETOUT PLAN DWG_135 FOR ACTUAL SETOUT DIMENSIONS.

NOTE:
 FENCE DETAILS REFER TO DWG 1783_109. REFER LANDSCAPE ARCHITECT DRAWINGS FOR EXTENT OF LANDSCAPING, AND EXTERNAL FFL'S

LOUNGE PAVILION BLOCK WALL, IS LOCATED ON THE PODIUM SLAB STEP. FOR DETAILED SETOUT, REFER DWG 1783_803

REFER LANDSCAPE DWGS FOR POOL, AND LANDSCAPE PATH SETOUT