

BCC DS
RECEIVED
25/11/2026
APPLICATION REF
A007157122

YIELD SUMMARY

GROUND:	2 APARTMENTS
LEVEL 01:	3 APARTMENTS
LEVEL 02:	3 APARTMENTS
LEVEL 03:	3 APARTMENTS
LEVEL 04:	3 APARTMENTS
LEVEL 05:	3 APARTMENTS
TOTALS:	**17 APARTMENTS**

PARKING SUMMARY

TYPE	PROVIDED
RESIDENT CARS	32
VISITOR CARS	4 (INC 1 PWD)
TOTAL:	**36**

BICYCLE PARKING SUMMARY

TYPE	REQUIRED	PROVIDED
RESIDENT BICYCLES	1 PER APT = 17	16
VISITOR CARS	0.25 PER APT = 4	4 (HOR ON GF)
TOTAL:	**20**	**20**

SITE COVER

SITE AREA:	810m²
FOOTPRINT:	531m²
SITE COVER:	**65.5%**

SITE COVER CALCULATION PROVIDED AS DEFINED BY THE BCC CITY PLAN 2014 V29:

Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—
a. in a landscaped or open space area, including, for example, a gazebo or shade structure; or
b. a basement that is completely below ground level and used for car parking; or
c. the eaves of a building; or
d. a sun shade.

DEEP PLANTING

SITE AREA:	810m²
DEEP PLANTING	89m²
DEEP PLANTING:	**11%**

GROSS FLOOR AREA

GROUND:	258m²
LEVEL 01:	408m²
LEVEL 02:	408m²
LEVEL 03:	408m²
LEVEL 04:	408m²
LEVEL 05:	408m²
TOTAL:	**2298m²**

GROSS FLOOR AREA CALCULATION PROVIDED AS DEFINED BY THE BCC CITY PLAN 2014 V29:

Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—

A. building services, plant or equipment; or
B. access between levels; or
C. a ground floor public lobby; or
D. a mall; or
E. parking, loading or manoeuvring vehicles; or
F. unenclosed private balconies, whether roofed or not.

SAVIA

59 & 61 THISTLE STREET, LUTWYCHE
LOTS 4 & 5 ON RP19359

MULTI-RESIDENTIAL DEVELOPMENT
BUILDING APPROVAL

DRAWING REGISTER:

SHEET NO.	DRAWING	REV
A-000	COVER SHEET	F
A-001	GENERAL NOTES	B
A-003	SAFETY IN DESIGN REPORT	B
A-007	SITE PLAN	B
A-020	GRID SETOUT PLAN	A
B-008	BASEMENT 2 - PLAN	B
B-009	BASEMENT 1 - PLAN	D
B-010	GROUND FLOOR - PLAN	D
B-011	LEVEL 1 - PLAN	B
B-012	LEVEL 2 - PLAN	B
B-013	LEVEL 3 - PLAN	B
B-014	LEVEL 4 - PLAN	B
B-015	LEVEL 5 - PLAN	B
B-016	ROOF - PLAN	B
B-108	BASEMENT 2 - CONCRETE SETOUT PLAN	B
B-109	BASEMENT 1 - CONCRETE SETOUT PLAN	C
B-110	GROUND FLOOR - CONCRETE SETOUT PLAN	E
B-111	LEVEL 1 - CONCRETE SETOUT PLAN	D
B-112	LEVEL 2 - CONCRETE SETOUT PLAN	C
B-113	LEVEL 3 - CONCRETE SETOUT PLAN	C
B-114	LEVEL 4 - CONCRETE SETOUT PLAN	C
B-115	LEVEL 5 - CONCRETE SETOUT PLAN	D
B-210	GROUND FLOOR - LIGHTWEIGHT PARTI WALL SETOUT	C
B-211	TYP LEVELS 1-5 - LIGHTWEIGHT PARTI WALL SETOUT	C
B-250	WALL TYPE DETAILS	B
B-251	WALL TYPE DETAILS	A
B-308	BASEMENT 2 - REFLECTED CEILING PLAN	A
B-309	BASEMENT 1 - REFLECTED CEILING PLAN	B
B-310	GROUND FLOOR - REFLECTED CEILING PLAN	A
B-311	LEVEL 1 - REFLECTED CEILING PLAN	A
B-312	LEVEL 2 - REFLECTED CEILING PLAN	A
B-313	LEVEL 3 - REFLECTED CEILING PLAN	A
B-314	LEVEL 4 - REFLECTED CEILING PLAN	A
B-315	LEVEL 5 - REFLECTED CEILING PLAN	B
C-001	SOUTH ELEVATION	C
C-002	WEST ELEVATION	C
C-003	NORTH ELEVATION	C
C-004	EAST ELEVATION	D
D-001	SECTION A	C
D-002	SECTION B	C
D-003	SECTION C	C
D-004	SECTION D	C
D-005	CARPARK BAY 3 PRIVATE GARAGE ELEVATION	B
E-001	APARTMENT 1	C
E-002	APARTMENT 2	B
E-003	TYPICAL APARTMENTS 3, 6, 9, 12, 15	B
E-004	TYPICAL APARTMENTS 4, 7, 10, 13, 16	B
E-005	TYPICAL APARTMENTS 5, 8, 11, 14, 17	C
E-101	KITCHEN TYPE 1	A
E-102	KITCHEN TYPE 2	A
E-103	KITCHEN TYPE 3	A
E-104	KITCHEN TYPE 4	A
E-105	KITCHEN TYPE 5	A
E-201	TYPICAL VANITY TYPE 1 & TYPE 2	A
E-301	TYPICAL ROBES	A
E-302	TYPICAL LINEN AND PENTHOUSE DISPLAY	B
E-401	TYPICAL LAUNDRIES	A
F-001	STAIR 1 DETAILS	B
F-002	STAIR 2 DETAILS	B
F-003	STAIR 3 DETAILS	B
F-004	STAIR 4 DETAILS	B
F-200	TYPICAL BALUSTRADE DETAILS	C
F-300	ENTRY AWNING DETAILS	C
F-401	FACADE DETAILS	C
G-001	DOOR SCHEDULE	B
G-002	WINDOW SCHEDULE	D
G-003	WINDOW SCHEDULE	C

TOTAL: 67

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GENERAL & CONSTRUCTION NOTES

GENERAL:

- ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, LOCAL COUNCIL REQUIREMENTS, QDC GUIDELINES AND ALL OTHER RELEVANT BY LAWS AND AUTHORITIES. IN PARTICULAR REFER AUSTRALIAN STANDARDS:
  - SITE PREPARATION A.S. 3798
  - CONCRETE CONSTRUCTION A.S. 2870
  - TIMBER CONSTRUCTION AND DETAILS A.S. 1684.2
  - STEELWORK AS 4100, AS 1111 AND A.S. 1112
  - TERMITE PROTECTION BCA AND A.S. 3660.1
  - ARTIFICIAL LIGHTING & VENTILATION BCA PARTS 3.8.4/3.8.5 AND A.S. 1680
  - FIRE SAFETY BCA PART 3.7
  - SMOKE ALARMS BCA PART 3.7.2 AND A.S. 3786
  - GLAZING BCA PART 3.6 AND A.S. 1288 AND A.S. 2047
- THIS DRAWING SET DOES NOT SUPERCEDE ANY REQUIREMENTS OF THE NCC, AUSTRALIAN STANDARDS, CONDITIONS OF THE APPROVED DA OR ANY OTHER RELEVANT AUTHORITY CONTROLS. THE CONTRACTOR MUST NOTIFY ESAT DESIGN OF ANY POTENTIAL NON COMPLIANCES INHERENTLY REPRESENTED IN THESE DOCUMENTS AND AWAIT INSTRUCTION.
- NO BUILDING OR DEMOLITION WORKS SHALL BE UNDERTAKEN UNTIL A BUILDING APPROVAL HAS BEEN ISSUED BY A REGISTERED CERTIFIER.
- AMY OUTDATED CODES AND STANDARDS REFERENCED WITHIN THESE PLANS ARE TO BE TAKEN AS A REFERENCE TO THE MOST CURRENT EDITION.
- ANY INFORMATION SUPPLIED BY OTHERS IS NOT THE RESPONSIBILITY OF THE DESIGNER OF THESE DRAWINGS.

DESIGN DOCUMENTATION:

- THE DESIGN REPRESENTED ON THIS SET OF DRAWINGS IS FOR AN INDIVIDUAL BUILDING ON THE SITE AS DESCRIBED. IT CANNOT BE REPRODUCED OR USED AGAIN FOR ANOTHER BUILDING SITE.
- THE CONTRACTOR SHALL CARRY OUT ALL WORK IN ACCORDANCE WITH THE PROVIDED DRAWINGS AND SCHEDULES. THIS IS TO INCLUDE ALL SUPPLEMENTARY PROJECT RELATED COMMUNICATION AND ANYTHING REASONABLY INFERRED, AND WITH THE CONDITIONS OF CONTRACT, AND IN ACCORDANCE WITH THE DIRECTIONS AND TO THE SATISFACTION OF THE DESIGNER.
- THE FINAL INTERPRETATION OF THE CONTRACT DOCUMENTS SHALL BE BY THE DESIGNER.
- THE DRAWINGS AND SCHEDULES SHALL BE CONSIDERED COMPLEMENTARY, AND ANY WORK AND/OR MATERIALS ABSENT FROM ONE BUT PRESENT OR IMPLIED IN THE OTHER SHALL BE FURNISHED AS IF THEY WERE PRESENT IN BOTH.

CLIENT APPROVAL OF THIS DESIGN:

- THESE DRAWINGS ONCE ISSUED FOR CONSTRUCTION REPRESENT THE DESIGN INTENT AS APPROVED BY THE CLIENT.
- ESAT DESIGN HAS TAKEN UTMOST CARE TO COMMUNICATE THE EXTENTS AND DETAILS OF THIS DESIGN INTENT TO THE BEST OF IT'S ABILITY TO THE CLIENT. THE NOTATION OF THESE DRAWINGS AS 'FOR CONSTRUCTION' IS TAKEN AS EXPRESS APPROVAL BY THE CLIENT OF THE CONTENTS OF THESE DRAWINGS.
- THE CLIENT UNDERSTANDS THAT THERE EXISTS THE POSSIBILITY THAT SOME COMPONENTS OF THIS DESIGN MAY REQUIRE ALTERATION IN ORDER TO COMPLY WITH STANDARDS, CODES, AUTHORITIES, MANUFACTURERS GUIDELINES OR OTHER FACTORS.

CONSULTANTS:

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS AND COMPUTATIONS.
- ALL STRUCTURE TO ENGINEERS DESIGN.
- HYDRAULIC SIZING AND DESIGN TO HYDRAULIC ENGINEERS REQUIREMENTS.
- ALL DRAWINGS TO BE CO-ORDINATED WITH CONSULTANT DOCUMENTATION PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL REPORT ANY DISCREPANCY IN THE DOCUMENTS TO THE DESIGNER FOR CLARIFICATION PRIOR TO THE AFFECTED WORK PROCEEDING.

DIMENSIONS AND SETOUT:

- DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- BUILDER SHALL VERIFY ALL DIMENSIONS SHOWN ON THESE DRAWINGS ON SITE PRIOR TO ANY WORK.
- BUILDING SETOUT AND CONFIRMATION OF BOUNDARIES, SETBACKS AND HEIGHT TO BE CARRIED OUT BY A LICENSED SURVEYOR.
- NO FOOTING, OR WALL TO ENCROACH THE TITLE BOUNDARY.
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) UNLESS OTHERWISE NOTED.

WORKPLACE HEALTH AND SAFETY:

- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WORK HEALTH AND SAFETY ACT 2011 & THE OFFICE OF FAIR AND SAFE WORK QLD.
- DURING CONSTRUCTION, THE STRUCTURE, NEIGHBOURING STRUCTURES AND ADJACENT SERVICES SHALL BE MAINTAINED IN A SAFE AND STABLE CONDITION. NO PART SHALL BE OVERSTRESSED. TEMPORARY SUPPORT BRACING SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED TO KEEP THE WORKS AND EXCAVATIONS STABLE AT ALL TIMES.
- PROVIDE SITE WORK FENCING AND SIGNAGE AS REQUIRED BY RELEVANT CODES AND STANDARDS.

TRADES:

- ALL WORKS AND THE WORKS OF EACH TRADE SHALL BE OF HIGH QUALITY AND CARRIED OUT BY QUALIFIED, COMPETENT AND LICENSED CONTRACTORS IN ACCORDANCE WITH LOCAL AUTHORITY AND WITH MANUFACTURERS SPECIFICATIONS.

PROPRIETARY ITEMS:

- ALL PRODUCTS ARE TO BE INSTALLED TO MANUFACTURERS REQUIREMENTS AND TO BE IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS FOR SUITABLE EXPOSURE LEVELS.
- IDENTIFICATION OF A PROPRIETARY ITEM DOES NOT NECESSARILY IMPLY EXCLUSIVE PREFERENCE FOR THE ITEM SO IDENTIFIED, BUT INDICATES THE NECESSARY PROPERTIES OF THE ITEM. IF ALTERNATIVES ARE PROPOSED, SUBMIT PROPOSED ALTERNATIVES AND INCLUDE SAMPLES, AVAILABLE TECHNICAL INFORMATION, REASONS FOR PROPOSED SUBSTITUTIONS AND COST FOR CLIENT AND DESIGNER APPROVAL.

STRUCTURAL STEEL

- UNLESS NOTED OTHERWISE ALL EXPOSED STRUCTURALSTEEL, ANCHOR BOLTS AND OTHER ATTACHMENTS SHALL BE HOT DIP GALVANISED. A COLD GAL PAINTED FINISH SHALL BE APPLIED TO ANY FIELD WELDING TO EXISTING OR NEW STEELWORK. ALL STEEL WORK CAST IN CONCRETE FOOTINGS OR SLAB SHALL HAVE A BITUMEN FINISH APPLIED TO FULL EXTENT OF CAST IN CONCRETE STEEL. CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OF STEELWORK.

SITE WORKS:

- ALL STORMWATER AND SANITARY PLUMBING TO BE CONNECTED TO EXISTING COUNCIL SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY.
- EXCAVATE AS REQUIRED OR AS SHOWN ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DRIVEWAY, FOOTINGS AND RETAINING WALLS.
- EXCAVATE OVER THE SITE TO GIVE CORRECT LEVELS AND PROFILES AS THE BASIS FOR CONSTRUCTION, PAVING, FILLING, LANDSCAPING AND THE LIKE. MAKE ALLOWANCE FOR COMPACTION AND SETTLEMENT. EXTERNAL GROUND LEVELS ADJACENT TO BUILDINGS SHALL BE IN ACCORDANCE WITH BCA PART 3.3.2.3
- EXCAVATE TO THE CONTRACT DEPTHS AND EXTENT NECESSARY TO ACCOMMODATE ALL FOUNDATION ELEMENTS AND ANY FORM-WORK, BLINDING CONCRETE, WORKING SPACES AND WATERPROOFING PROCESSES.
- GROUND SURFACE IS TO BE SLOPED AWAY FROM THE BUILDING FOR A MINIMUM DISTANCE OF 900mm TO A POINT WHERE NO PONDING WILL OCCUR.
- LANDSCAPING AND PLANTS SHOWN ON PLANS ARE INDICATIVE TO REPRESENT THE FINISHED LEVEL OF LANDSCAPING REQUIRED UNDER THIS CONTRACT.
- TRIM BOTTOM OF ALL EXCAVATIONS AS NECESSARY TO ATTAIN THE REQUIRED LEVELS, GRADES AND PROFILES OF THE FINISHED WORK.
- ALL BATTERS TO BE MIN 1:3 SLOPE.
- DISH DRAINS, STORMWATER LINES OR AG PIPES ARE TO BE PROVIDED AS REQUIRED OR INDICATED TO FACILITATE DRAINAGE OF WATER AWAY FROM THE BUILDING.
- ANY FENCES OR RETAINING WALLS ARE TO HAVE A MAXIMUM HEIGHT OF 1800MM WHEN PLACED ON A BOUNDARY LINE UNLESS APPROVED OTHERWISE.
- PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHALL BE CONTACTED BY THE BUILDER FOR THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES.
- ALL WORKS ARE TO COMPLY WITH THE LOCAL AUTHORITIES' EROSION AND SEDIMENT CONTROL STANDARDS.
- EXTERNAL GROUND LEVELS ADJACENT TO THE BUILDING SHALL BE IN ACCORDANCE NCC PART 3.3.2.3

RETAINING & EROSION CONTROLS:

- ALL RETAINING WALLS TO STRUCTURAL ENGINEERS DETAILS. PROVIDE RUBBLE BACKFILL AND AGG DRAINAGE TO ALL RETAINING WALLS. BUILDER TO PROVIDE TANKING WHERE REQUIRED.
- ALL BUILDING WORKS TO COMPLY WITH LOCAL AUTHORITIES EROSION AND SEDIMENT CONTROL STANDARDS.

SLABS AND FOOTINGS:

- ALL SLABS AND FOOTINGS TO STRUCTURAL ENGINEERS DETAILS. A POLYETHYLENE MOISTURE BARRIER SHALL BE LAPPED 200MM AND FULLY TAPED UNDER ANY HABITABLE CONCRETE SLAB AND SHALL EXTEND 100MM ONTO THE PERIMETER FOOTING.

DRIVEWAY CROSSOVER:

- ALL NEW DRIVEWAY CROSSOVERS, KERBS AND GUTTERS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH COUNCIL REGULATIONS.
- THE BUILDER IS RESPONSIBLE FOR OBTAINING CROSSOVER PERMITS WHERE REQUIRED.

ARTICULATION JOINTS:

- PROVIDE ARTICULATION JOINTS TO COMPLY WITH "CEMENT AND CONCRETE ASSOCIATION CONSTRUCTION NOTE TN9".
- EXPANSION, CONTROL OR CONSTRUCTION JOINTS FOR ALL MATERIALS AND SYSTEMS ARE TO BE PROVIDED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- LOCATIONS OF JOINTS TO BE CONFIRMED ON SITE WITH ESAT DESIGN PRIOR TO INSTALLATION.

FIRE SAFETY AND SMOKE ALARMS

- FIRE SAFETY IN ACCORDANCE WITH PART 3.7 OF THE BCA.
- **SMOKE ALARMS** TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE BCA AND AS 3786 TO BE HARD WIRED TO CONSUMER SUPPLY. SMOKE DETECTORS TO BE OF THE TYPE AS SCHEDULED WITH ALARMS WIRED TOGETHER AND HAVING A BATTERY BACK-UP.
- **FIRE ALARM INSTALLATION:** INSTALL SMOKE DETECTION TO SUITE THE REQUIREMENTS OF AS1670.7 AND THE BCA. PROVIDE ANY ADDITIONAL DETECTION TO AREAS TO ALLOW FOR COMPLIANCE WITH AS 1670.1 AND THE BCA.
- REFER BUSHFIRE ASSESSMENT REPORT FOR SPECIFIC REQUIREMENTS IF APPLICABLE.
- THE PROPOSED DEVELOPMENT IS TO COMPLY AS FOLLOWS:
  1. CONSTRUCTION GENERALLY - IN ACCORDANCE WITH BCA PART B1.4: MATERIALS AND FORMS OF CONSTRUCTION; SPECIFICATION C1.1: FIRERESISTING CONSTRUCTION AND SPECIFICATION C1.11: PERFORMANCE OF EXTERNAL WALLS IN A FIRE.
  2. SMOKE AND HEAT VENTS - IN ACCORDANCE WITH BCA PART E2.2C AND AS 2665: SMOKE/HEAT VENTING SYSTEM - DESIGN, INSTALLATION AND COMMISSIONING.
  3. SMOKE DETECTION, ALARM AND EXHAUST SYSTEMS - IN ACCORDANCE WITH BCA SPECIFICATION E2.2 AND AS 1670.1: FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS, SYSTEM DESIGN, INSTALLATION AND COMMISSIONING- FIRE:
  4. ALL MATERIALS, LININGS, SURFACE FINISHES, FITTINGS AND FIXTURES MUST COMPLY WITH BCA SPECIFICATION C1.10: FIRE HAZARD PROPERTIES.

CONCEALMENT OF SERVICES:

- ALL SERVICES SHALL BE CONCEALED IN WALLS OR DUCTS. WHERE SERVICES ARE EXPOSED THEY MUST BE CONFIRMED BY THE DESIGNER ON SITE PRIOR TO INSTALLATION UNLESS NOTED OTHERWISE.

ROOF DRAINAGE:

- ALL DOWNPIPES TO BE LOCATED AS NOTED ON THE DRAWINGS AND SIZES AS SCHEDULED BY THE HYDRAULIC ENGINEER.
- ALLOW TO CONNECT TO IN-GROUND STORM WATER DRAINS WITH 90MM3 UPVC AT 1:100 MINIMUM GRADE.
- DOWNPIPES MUST NOT SERVE MORE THAN 12M OF GUTTER UNLESS SPECIALISED DESIGN OBTAINED BY A HYDRAULIC ENGINEER AND APPROVED BY THE PROJECT CERTIFIER.
- ALLOW FOR I.O.'S AT EACH CHANGE OF DIRECTION AND AT 6000MM CENTRES.

TERMITE PROTECTION

- BUILDER TO PROVIDE TERMITE PROTECTION BY MEANS OF TERMIMESH S.S. MESH PHYSICAL BARRIER IN ACCORDANCE WITH A.S. 3660.1/2000 AND INSTALLED IN STRICT ACCORDANCE WITH CURRENT MANUFACTURERS SPECIFICATIONS.
- PROVIDE A COPY OF INSTALLATION CERTIFICATE TO CLIENT AFTER COMPLETION.

STAIRS, HANDRAILS AND BALUSTRADES:

- ALL STAIR AND BALUSTRADES SHALL COMPLY WITH PART 3.9 OF THE BCA.
- STEPS TO BE PROVIDED WHERE FALL FROM DWELLING EXCEEDS 190MM.
- ALL NEW HANDRAILS ARE TO BE CONSTRUCTED TO COMPLY WITH AUSTRALIAN STANDARDS.
- ALL BALUSTRADING IS TO BE CONSTRUCTED WITH MAXIMUM CLEAR SPACINGS OF 125mm.
- ALL STAIR HANDRAILS ARE TO BE CONSTRUCTED WITH A MINIMUM HEIGHT AS STATED IN AUSTRALIAN STANDARDS ABOVE THE FINISHED TREAD LEVEL.

HYDRAULIC NOTES:

- ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS (INCLUDING BUT NOT LIMITED TO):
  - THE PLUMBING AND DRAINAGE ACT 2002
  - AS 3500 - 2003
  - THE LOCAL AUTHORITY
  - ANY OTHER AUTHORITY WITH JURISDICTION OVER ANY PART OF THE WORKS.
- REFER TO HYDRAULIC ENGINEERS DOCUMENTATION WHERE INCULDED AS A PART OF THE CONSULTANT TEAM FOR THIS PROJECT.
- ANY EXISTING PLUMBING SERVICE ON SITE WHICH IS TO BE ABANDONED MUST BE CUT, SEALED AND DISCONNECTED AND MADE SAFE.
- CONTRACTORS ARE TO INVESTIGATE ALL EXISTING SITE CONDITIONS & PLUMBING SERVICES BEFORE SUBMITTING A TENDER. THE CONTRACTORS TENDER AMOUNT SHALL BE DEEMED TO INCLUDE THE COST OF DEALING WITH ALL EXISTING SERVICES WHERE NOTED IN THESE DRAWINGS / SCHEDULES, ASCERTAINABLE FROM THE APPROPRIATE AUTHORITY OR BY VISUAL INSPECTION ON / ADJACENT TO THE SITE.
- ALLOW TO CONNECT TO RAINWATER TANKS TO HYDRAULIC ENGINEERS DETAILS. WHERE NOT AVAILABLE, ALLOW FOR CONNECTION VIA IN-GROUND STORM WATER DRAINS WITH UPVC PIPE AT 1:100 MINIMUM GRADE. TANK OVERFLOWS VIA IN-GROUND STORM WATER DRAINS WITH 1:100 MINIMUM GRADE TO STREET OR RUBBLE PITS. ALLOW FOR I.O'S AT EACH CHANGE OF DIRECTION AND AT 600MM CENTRES.
- RAINWATER GUTTERS SHALL BE GALVANIZED FINISH FIXED TO TIMBER FASCIA WITH GUTTER SPIKE IN MATCHING COLOUR OR AS SCHEDULED.
- UNLESS OTHERWISE NOTED, ALL NEW ROOF SHEETING, RIDGE CAPPINGS & VALLEY FLASHINGS SHALL BE METAL WITH A GALVANIZED FINISH.
- WATER SERVICES SHALL BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS. ALL EXPOSED PIPES IN TOILETS SHALL BE CHROMIUM PLATED.
- PROVIDE COVER PLATES FOR ALL WALL & FLOOR PENETRATIONS.
- SANITARY PLUMBING SHALL BE UPVC CLASS HD WITH SOLVENT WELD JOINTS AND SHALL BE LAID AT A MINIMUM GRADE OF 1:60 UNLESS NOTED OTHERWISE. CONNECT SANITARY PLUMBING TO COUNCIL SEWER IN ACCORDANCE WITH AUTHORITY REQUIREMENTS. WHERE NO LOCAL AUTHORITY SEWER CONNECTION IS AVAILABLE ALL WASTE WATER TO BE CONNECTED TO AN ON SITE TREATMENT PLANT IN ACCORDANCE WITH ENGINEER'S DRAWINGS.
- ALL HOT WATER LINES SHALL BE FULLY INSULATED.
- CONTRACTOR MUST CONTACT "DIAL BEFORE YOU DIG" FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION.
- ALL PENETRATIONS MADE THROUGH FIRE RELATED ELEMENTS SHALL BE MADE USING FIRE STOP COLLARS TO MAINTAIN THE INTEGRITY OF THE ELEMENT BEING PENETRATED.
- ALL UNDERGROUND WATER AND FIRE SERVICES SHALL BE ENCASED IN 100MM OF SAND.
- THE CONTRACTOR SHALL ALLOW TO PAY ALL AUTHORITY FEES AND CHARGES ASSOCIATED WITH NEW CONNECTIONS.
- THE CONTRACTOR MUST ALLOW TO PROVIDE NECESSARY FLASHINGS TO WINDOWS AND OPENINGS.
- PLUMBING TO BE CARRIED OUT BY A LICENSED PLUMBER AND IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND APPROVALS.

WATERPROOFING & SEALANTS:

- ALL WET AREAS AND WALLS TO BE WATERPROOFED IN ACCORDANCE WITH THE BCA 3.8 & AS 3740. BUILDER TO PROVIDE CERTIFICATE OF INSTALLATION AND COMPLIANCE.
- ALL WATERPROOFING MEMBRANES TO COMPLY WITH AS4858.
- ALL WATERPROOFING SYSTEMS AND THEIR INSTALLATION SHALL RESIST LOADING, SHRINKAGE, EXPANSION,TEMPERATURE VARIATIONS, MOVEMENT, EXPOSURE TO CLEANING CHEMICALS AND ALKALIS FROM CEMENT MORTAR.
- ALL SEALANTS SHALL BE WATERPROOF, FLEXIBLE, MOULD RESISTANT AND COMPATIBLE WITH ADJACENT MATERIALS.
- ALL ADHESIVES USED IN A WATERPROOFING SYSTEM SHALL BE WATERPROOF AND COMPATIBLE WITH ADJACENT MATERIALS.
- ALL SEALANTS TO BE COLOUR MATCHED TO ADJACENT SURFACES UNLESS OTHERWISE NOTED.
- ALL EXTERNAL DOORS TO CONTAIN WEATHER STRIPPING.
- THE WORKS ARE TO COMPLY WITH BCA VOL. 1, PART F1 FOR DAMP AND WEATHERPROOFING, AS APPLICABLE.
- WATERPROOFING TO ALL WET AREAS IS TO COMPLY WITH BCA PART F1.7 AND *AS 3740: WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS*. AS APPLICABLE.
- ANY ASSOCIATED SITE WORK IS TO BE CONSTRUCTED IN A WAY THAT PROTECTS PEOPLE AND OTHER PROPERTY FROM THE ADVERSE EFFECTS OF REDIRECTED SURFACE WATER; PROVIDES RESISTANCE TO MOISTURE PENETRATING FROM THE OUTSIDE INCLUDING RISING FROM THE GROUND; AND AVOIDS THE CREATION OF UNHEALTHY OR DANGEROUS CONDITIONS; AND DAMAGE TO BUILDING ELEMENTS, CAUSED BY DAMPNESS OR WATER OVERFLOW FROM EXTERNAL SOURCES, BATHROOMS, LAUNDRIES AND THE LIKE.

SANITARY COMPARTMENTS:

- PROVIDE REMOVABLE HINGES TO DOORS OF SANITARY COMPARTMENTS TO COMPLY WITH BCA 3.8.3.3 AND BE READILY REMOVABLE FROM OUTSIDE UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1200MM B/W CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY.

DOORS & WINDOWS:

- DOOR AND WINDOW DETAILS CONTAINED IN THESE DRAWINGS ARE PRELIMINARY ONLY AND ARE SUBJECT TO DETAIL DESIGN, MEASURE AND DOCUMENTATION BY MANUFACTURERS.
- ALL DOORS AND WINDOWS MUST BE CHECK MEASURED ON SITE PRIOR TO FABRICATION.
- MANUFACTURERS MUST PROVIDE DETAILED SHOP DRAWINGS FOR APPROVAL BY ESAT DESIGN AND CLIENT PRIOR TO FABRICATION.
- INSTALL DOOR BOTTOM AND FRAME SEALS ON AND AROUND ALL EXTERNAL OPENINGS.
- ALLOW FOR RAVEN RP69 SEALS OR EQUIVALENT FOR AROUND DOORS AND WINDOWS AND RAVEN RP4 OR EQUIVALENT FOR BOTTOM OF DOORS.
- ALL INTERNAL DOOR LEAF'S SHALL BE THE APPROVED EQUAL OF CORINTHIAN DOORS WITH PAINTABLE SUBSTRATE.
- ALL EXTERNAL DOORS TO BE EXTERNAL GRADE WEATHERPROOF DOORS.
- ALL TIMBER FRAMED WINDOWS AND DOORS SHALL BE AS SCHEDULED (UNLESS NOTED OTHERWISE).
- ALL TIMBER SHALL HAVE A CLEAR FINISH (UNLESS NOTED OTHERWISE).
- WHERE WINDOW / DOOR SUITES ABUT STEEL / TIMBER STRUCTURE, THE CONTRACTOR IS TO MAKE ALLOWANCE FOR ENCASING THE STRUCTURE TO MATCH THE SUITE (CLARIFY WITH ESAT DESIGN ON SITE IF REQUIRED)
- UNLESS NOTED OTHERWISE, LOUVRES SHALL BE THE APPROVED EQUAL OF 'BREEZEWAY' 152MM CLIP DUAL CONTROL SERIES WITH LEVERS TO MATCH FRAME.
- ALL WINDOWS SHALL BE FITTED WITH INSECT SCREENS AS SCHEDULED (UNLESS NOTED OTHERWISE). ALL INSECT SCREEN FRAMES TO MATCH WINDOW AND DOOR FRAME COLOUR AND MATERIAL.
- ALL SECURITY SCREENS NOMINATED ON DRAWINGS OR SCHEDULES TO BE "CRIMSAFE" OR APPROVED EQUIVALENT.
- ALL GLAZING TO BE IN ACCORDANCE WITH AS1288 & AS 2047 AND BCA PART 3.6.
- SHOWER SCREENS TO BE INSTALLED IN ACCORDANCE WITH AS 1288.
- UNLESS NOTED OTHERWISE ALL GLAZING TO WINDOWS AND DOORS SHALL BE CLEAR GLASS.
- PROVIDE OPERABLE WINDOW PROTECTION IN ACCORDANCE WITH BCA 2013 PART 3.9.2.5.
- REFER BUSHFIRE ASSESSMENT REPORT FOR SPECIFIC REQUIREMENTS IF APPLICABLE.
- REFER TO ENERGY EFFICENCY REPORT FOR ALL GLAZING PERFORMANCE REQUIREMENTS.
- ALL DOOR AND WINDOWS TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE SITE WIND RATING. WIND RATING TO BE DETERMINED BY A SUITABLY QUALIFIED ENGINEER.

ELECTRICAL:

- ELECTRICAL CONTRACTOR TO CONNECT GRID SUPPLY TO MAIN SWITCHBOARD AND ASSESS MAXIMUM DEMAND TO AS 3000.
- PROVIDE NEW DISTRIBUTION BOARD(S) AS REQUIRED. NOTIFY ESAT DESIGN OF PROPOSED LOCATION AND FINISH FOR APPROVAL.
- ALL ELECTRICAL OUTLETS SHALL BE PROTECTED BY OVER-CURRENT / EARTH LEAKAGE CIRCUIT BREAKERS IN ACCORDANCE WITH AUSTRALIAN STANDARDS.
- ELECTRICAL CONDUCTORS AND WIRING USED FOR ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH BCA AND AUSTRALIAN STANDARDS. ALL WIRING SHALL BE CONCEALED WHERE POSSIBLE - NOTIFY ESAT DESIGN IN THE EVENT EXPOSED WIRING IS TO BE REQUIRED AND AWAIT APPROVAL. WHERE EXPOSED WIRING IS UNAVOIDABLE, WIRING MUST BE CONCEALED WITHIN SUITABLE CONDUIT.
- PROVIDE A SYSTEM OF ARTIFICIAL LIGHTING TO COMPLY WITH AS 1680 TO ALL ROOMS NOT NATURALLY LIT.
- REFER TO ELECTRICAL DRAWINGS AND SCHEDULES FOR DETAILS OF PROPOSED LIGHTING AND ELECTRICAL FIXTURES.
- ALL FLUORESCENT LAMPS SHOWN SHALL BE WARM WHITE. ALL DICHROIC
- HALOGEN LAMPS SHALL BE LONG LIFE IRC TYPE - MIN 4000 HOURS.
- ALLOW FOR ALL SWITCHES AND POWERPOINTS.
- UNLESS OTHERWISE NOTED ALL CONTROLS, SWITCHES AND POWERPOINTS SHALL BE 'PURE WHITE'.
- LIGHT SWITCHES TO BE LOCATED 1200mm ABOVE FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE.
- **CLIENT TO PROVIDE FINAL CONFIRMATION OF ALL ELECTRICAL FIXTURE LOCATIONS PRIOR TO INSTALL.**
- ALLOW FOR SUPPLY AND INSTALL ROOF MOUNTED ANTENNA - COMBINED VHF/UHF ANTENNA. THE ANTENNA IS TO BE HIDDEN FROM VIEW TO THE STREET. CONFIRM LOCATION ON ROOF WITH ESAT DESIGN PRIOR TO INSTALLATION.
- ALL PHONE NETWORKS AND DATA POINTS TO BE MIN CAT6 CABLE CONNECTED TO WALL SOCKETS. CABLE RUNS TO BE CONCEALED.
- ALL SWITCHES TO BE CONNECTED TO DIMMERS UNLESS NOTED OTHERWISE.

ENERGY EFFICIENCY:

- ALL WORKS TO BE IN ACCORDANCE WITH BCA ENVIRONMENTAL GUIDELINES AND APPROVED ENERGY EFFICIENCYREPORT / ESD CONSULTANT CERTIFICATES.
- ALL LAMPS TO LUMINARIES SHALL BE ENERGY EFFICIENT LAMPS TO SUIT SPECIFIC LUMINARIES.
- INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS TO BE AS PER THE ENERGY EFFICIENCY REPORT CERTIFICATE AND AS DOCUMENTED.
- ALL EXTERNAL WALLS TO HAVE VAPOUR PERMEABLE SARKING.
- NEW ROOF INSULATION TO BE AS PER THE ENERGY EFFICIENCY CERTIFICATE AND AS SCHEDULED.
- ALL EXPOSED TIMBER FLOORS TO HAVE VAPOUR PERMEABLE FOIL TO UNDERSIDE.
- LIGHT AND VENTILATION TO BE IN ACCORDANCE WITH PARTS 3.8.4 AND 3.8.5 OF THE BCA PLUS RELEVANT AUSTRALIAN STANDARDS.
- SOUND INSULATION TO BE IN ACCORDANCE WITH PART 3.8.6 OF THE BCA.

DEMOLITION:

- ESAT DESIGN RECOMMENDS OBTAINING A DILAPIDATION REPORT INCLUDING PHOTOS FOR NEIGHBOURING STRUCTURES PRIOR TO COMMENCEMENT OF DEMOLITION FOR ANY SITE WHICH MAY REQUIRE SUBSTANTIAL EARTHWORKS, EXCAVATION OR DEMOLITION.
- ALL DEMOLITION WORK AND CONSTRUCTION WORK METHODS TO COMPLY WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT 2011 (QLD), SUPPORTED BY THE OCCUPATIONAL HEALTH AND SAFETY REGULATIONS 2011 (QLD). THE OHS ACT AND REGULATIONS ARE SUPPORTED BY COMPLIANCE CODES THAT PROVIDE GUIDANCE IN ACHIEVING THE REQUIRED STANDARD OF HEALTH AND SAFETY.
- ALL WORKS UNDERTAKEN TO COMPLY WITH AS2601: THE DEMOLITION OF STRUCTURES AND OTHER RELEVANT AUSTRALIAN STANDARDS AND THE LOCAL AUTHORITY'S STATUTORY REQUIREMENTS AND CONDITIONS OF DEVELOPMENT CONSENT.
- ALLOW FOR ALL DEMOLITION AND REMOVAL TO THE EXTENT REQUIRED BY THE NEW WORKS DRAWINGS, WHETHER OR NOT EXPRESSLY NOTED ON THESE DRAWINGS. DEMOLISH PARTS OF THE BUILDING AS NOTED ON THE DEMOLITION DRAWINGS. INSPECT, REVIEW AND CONFIRM ALL WORKS ON SITE PRIOR TO COMMENCEMENT.
- UNDERTAKE ALL WORKS TO MINIMISE DISRUPTION, DUST AND NOISE TO THE SITE.
- READ DEMOLITION DRAWINGS IN CONJUNCTION WITH PROPOSED NEW WORKS DOCUMENTS PREPARED BY THE DESIGNER AND ALL OTHER CONSULTANTS, INCLUDING STRUCTURAL AND SERVICES ENGINEERS.
- MAKE GOOD AND REINSTATE ALL SURROUNDING SURFACES INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, CEILINGS, DECKS, LANDSCAPE AND BUILDING SERVICES FOLLOWING COMPLETION. ALLOW TO LOCALLY MAKE GOOD AND REPAINT ALL WALLS, DOORS, CEILINGS AND COLUMNS ETC. TO MATCH EXISTING FINISH.
- REMOVE EXISTING SERVICES IN DEMOLITION AREAS AND REINSTATE IF REQUIRED, IN ACCORDANCE WITH SUPERINTENDENT'S INSTRUCTION. REFER TO THE SERVICES ENGINEER'S DRAWINGS AND SPECIFICATION.

TILES:

- ALLOW FOR EXPANSION JOINTS:
  - WALLS: 5MM.
  - FLOORS: 8MM.
  - FILL BOTH WITH SILICONE RUBBER.
- GROUT FOR WALL: EPOXY BASED MILDEW RESISTANT.
- GROUT FOR FLOORS: PREPARED GROUT TO BE ACID RESISTANT.
- ALL WALL TILES TO HAVE FC SUBSTRATE.

SLIP RESISTANCE OF FLOOR SURFACES:

- THE DEVELOPMENT IS TO COMPLY WITH THE MINIMUM RECOMMENDATIONS OF AS 4586-2013: SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS & HB 198-2014: GUIDE TO THE SPECIFICATION AND TESTING OF SLIP RESISTANCE OF PEDESTRIAN SURFACES.

INTERNAL PAINTING:

- PAINT SYSTEM TO BE DULUX APPROVED 3 COAT SYSTEM - LOW SHEEN FINISH UNLESS NOTED OTHERWISE.
- REFER TO FINISHES SCHEDULE FOR COLOURS AND APPLIED AS PER DULUX'S RECOMMENDATIONS AND GUIDELINES.

POOL:

- CONTRACTOR TO CONFIRM HEIGHTS/DEPTHS/STEPS AND PLUMBING/ELECTRICAL REQUIREMENTS AND LOCATIONS PRIOR TO CONSTRUCTION.
- ANY POOL EQUIPMENT SHOWN ON THIS DRAWING SET IS PRELIMINARY ONLY AND IS SUBJECT TO CONFIRMATION BY THE POOL CONTRACTOR.
- ALL POOL FENCING IS TO BE CONSTRUCTED IN ACCORDANCE WITH AS 1926.1 AND QDC REQUIREMENTS.

WATER LINES:

- ALL HOT WATER LINES SHALL BE FULLY INSULATED. ALL DOMESTIC HOT WATER TO BASINS, SHOWERS AND BATHS TO HAVE MAXIMUM TEMPERATURE OF 50°C. ALLOW TO SUPPLY AND INSTALL TEMPERING VALVES WHERE REQUIRED, AS NOMINATED IN THE BCA AND RELEVANT STANDARDS.

JOINERY, APPLIANCES AND EQUIPMENT:

- BUILDER TO CO-ORDINATE ALL APPLIANCE AND EQUIPMENT LOCATIONS ON SITE AND WITH JOINER.
- INSTALLATION AND FINAL CONNECTION BY THE CONTRACTOR.
- JOINER TO CONFIRM SPATIAL REQUIREMENTS OF ALL APPLIANCES & EQUIPMENT INCLUDING ALL TOLERANCES AND CLEARANCES AS STATED IN THE MANUFACTURERS INSTALLATION GUIDE. NOTIFY ESAT DESIGN OF ANY DISCREPANCIES, CLASHES OR ISSUES.
- ALL JOINERY TO BE SITE MEASURED ONCE LININGS ARE IN PLACE. CONFIRM ANY DISCREPANCIES PRIOR TO FABRICATION.
- REFER TO ARCHITECT

WORKPLACE HEALTH AND SAFETY REPORT

The following notes make up the recommended minimum report required under the Work Health and Safety Act 2011. Under the Act designers are required to "provide adequate information to each person who is provided with the design" and also to "any person who carries out activities in relation to the structure if requested". *(Draft Code of Practice: Safe Design of Building and Structures).* A detailed safety in design report can be compiled as a part of the 'construction documentation' services as outlined in the agreed scope of services.

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
(for houses or other low-rise buildings where scaffolding is appropriate)
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

(for buildings where scaffold, ladders, trestles are not appropriate)
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment should be used in accordance with relevant codes of practice, regulations or legislation.

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES

The owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.

BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.
Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

Parking of vehicles or loading/unloading of vehicles on the roadway may cause a traffic hazard. During construction, maintenance or demolition of this building, designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Underground power lines may be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Overhead power lines are near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS
(for alterations to a building constructed prior to 1990)
This building was constructed prior to 1990 and therefore may contain **asbestos** either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

(for alterations to a building constructed prior to 1986)
This building was constructed prior to 1986 and therefore is likely to contain **asbestos** either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER
The design of this building includes provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS
This building contains timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with *Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012* and all licensing requirements.

All work using Plant should be carried out in accordance with *Code of Practice: Managing Risks of Plant at the Workplace.*

All work should be carried out in accordance with *Code of Practice: Managing Noise and Preventing Hearing Loss at Work.*

Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

BCC DS
RECEIVED
25/11/2026
APPLICATION REF
A007157122

esat design.
ESAT DESIGN PTY LTD
BUILDING DESIGN (OPEN)
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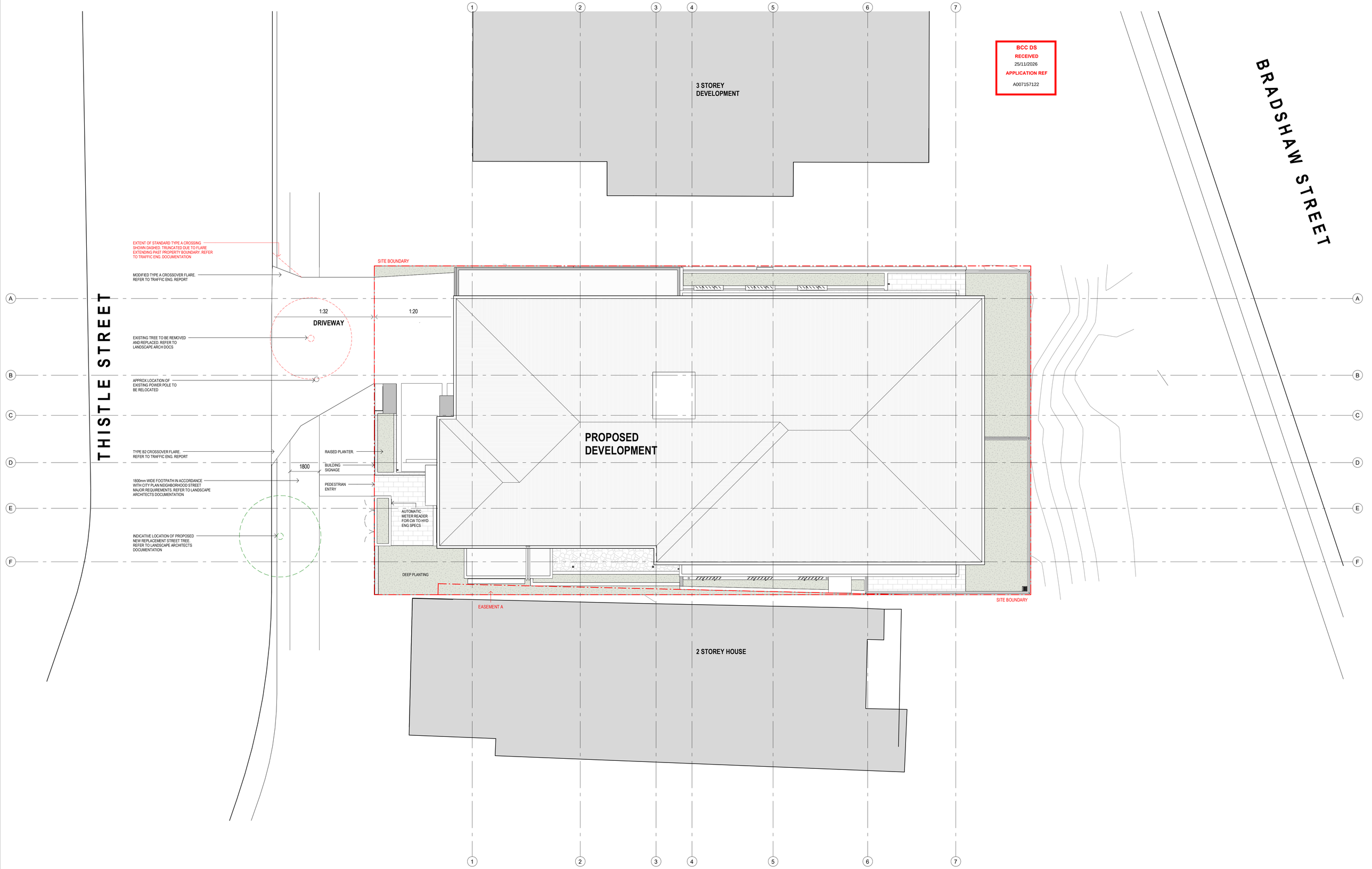
DRAWING NOTES:

AMMENDMENTS:

No.	DESCRIPTION	DATE
5	DRAFT BA	22/08/2025
6	CLIENT CHANGES	29/08/2025
7	CLIENT CHANGES	05/09/2025
8	CLIENT CHANGES	16/09/2025
9	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	BCC Submission	26/10/13

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023
PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE
BUILDING APPROVAL

SHEET NO: A-003
REVISION: B
DRAWING: SAFETY IN DESIGN REPORT
SCALE @ A1:



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DRAWING NOTES:

ORIENTATION:

AMMENDMENTS:

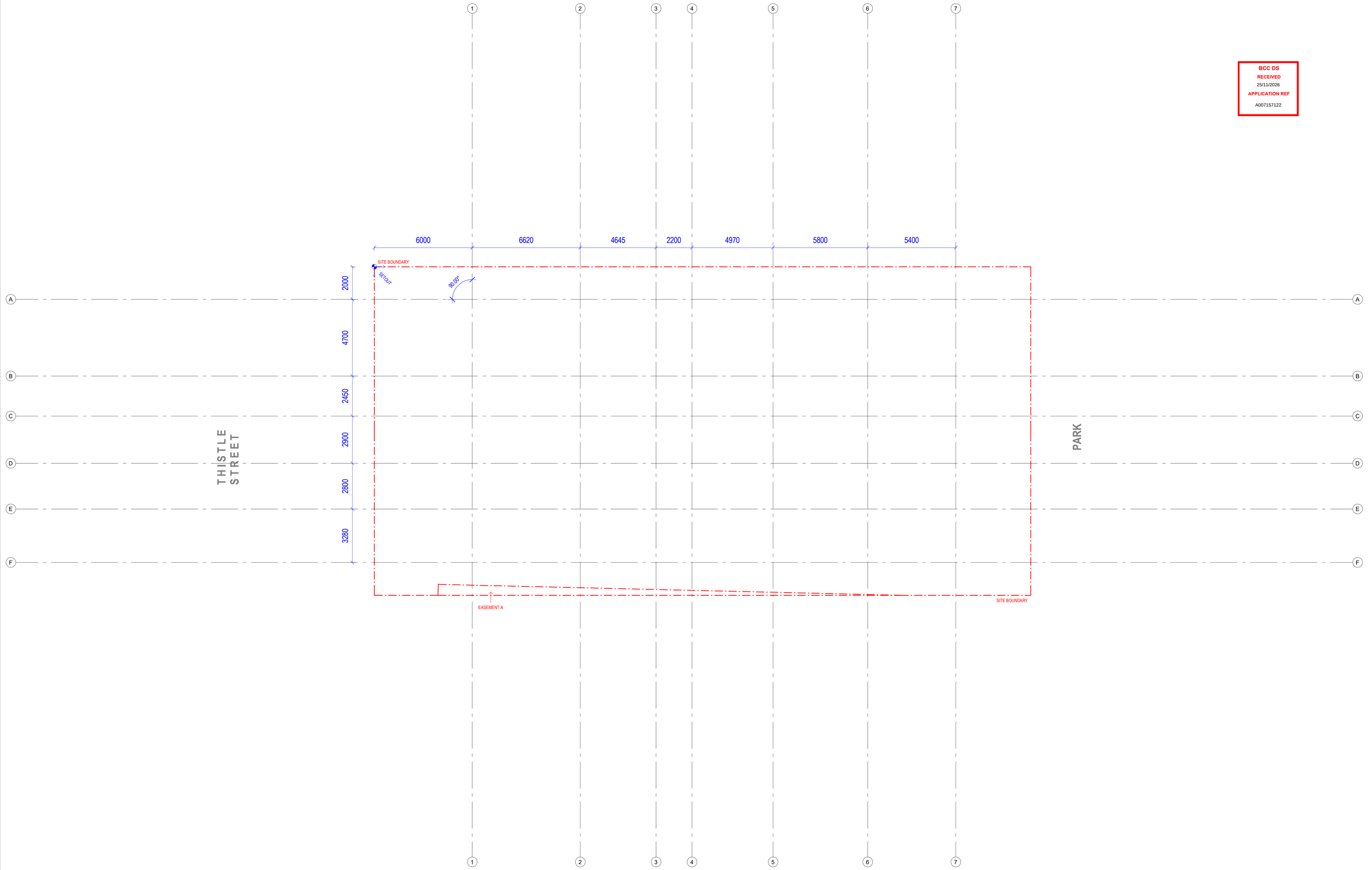
No.	DESCRIPTION	DATE
3	DRAFT BA	22/08/2025
4	CLIENT CHANGES	29/08/2025
5	CLIENT CHANGES	05/09/2025
6	CLIENT CHANGES	16/09/2025
7	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	BCC Submission	26/10/13

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: A-007
REVISION: B
DRAWING: SITE PLAN
SCALE @ A1: 1 : 100



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DRAWING NOTES:

ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
2	DRAFT FOR CERTIFIER	07/08/2025
3	DRAFT BA	22/08/2025
4	CLIENT CHANGES	29/08/2025
5	CLIENT CHANGES	05/09/2025
6	CLIENT CHANGES	16/09/2025
7	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO:
A-020

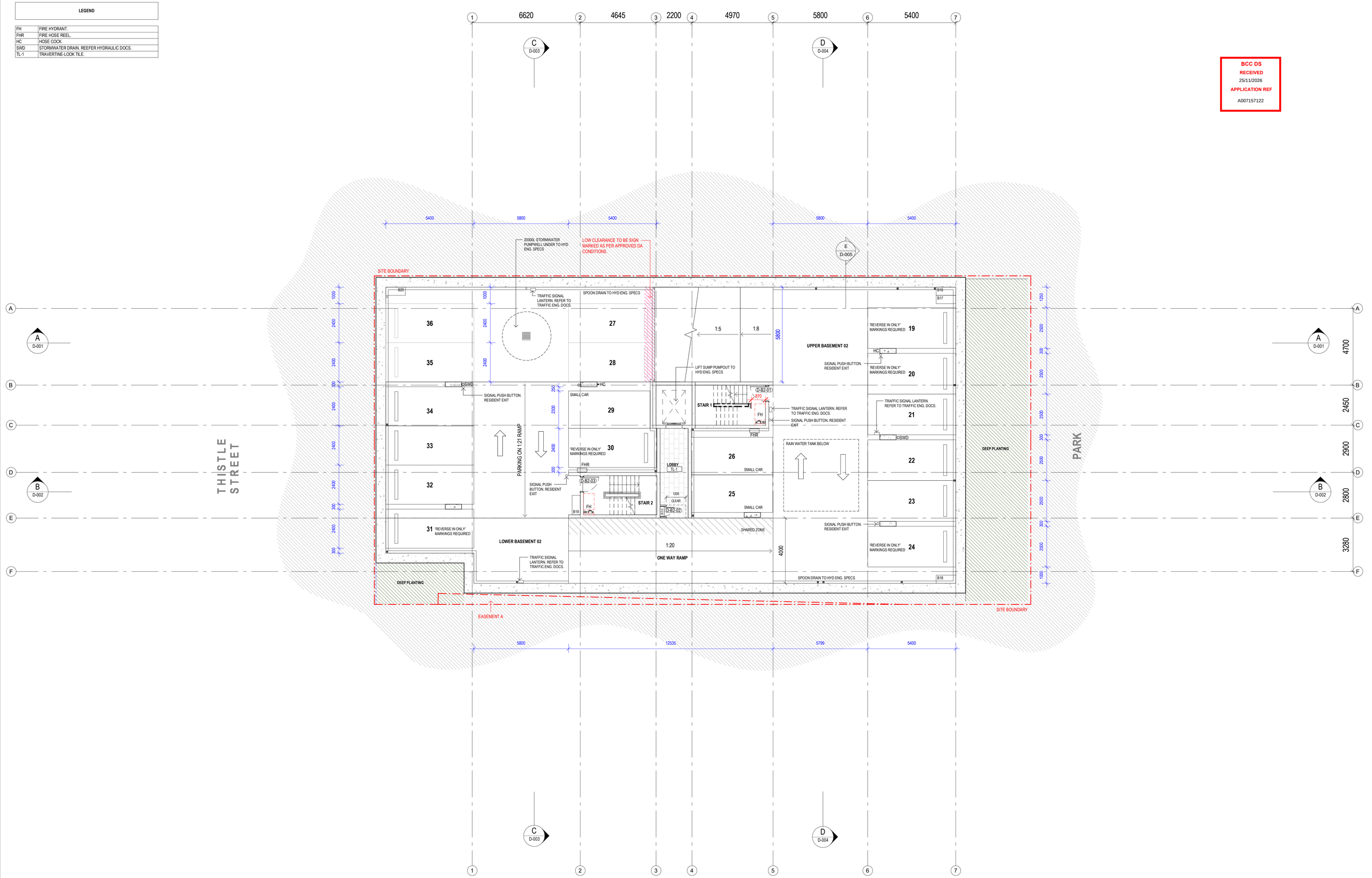
REVISION:
A

DRAWING:
GRID SETOUT PLAN

SCALE @ A1: 1 : 100

LEGEND

FH	FIRE HYDRANT.
FHR	FIRE HOSE REEL.
HC	HOSE COCK.
SWD	STORMWATER DRAIN. REEFER HYDRAULIC DOCS.
TL-1	TRAVERTINE-LOOK TILE.



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APPLICATION REF
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esat design.

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DRAWING NOTES:
- ALL FINISHES, FFE & LIGHTING TO BE NOMINATED BY CLIENT / BUILDER.
- REFER TO MECH ENG. DOCS FOR ALL A/C & MECH SERVICES.
- ALLOW FOR ALL REQUIRED SEALANTS, FLASHINGS, CAPPINGS, BARGES AND FASCIAS TO COMPLY WITH AUSTRALIAN STANDARDS AND NCC.
- REFER TO SHEETS B-250 & B+251 FOR WALL TYPES DETAILS, TO BE READ IN CONJUNCTION WITH STRUCTURAL ENG. SPECIFICATIONS.
- REFER TO CONCRETE SETOUT PLANS FOR CONCRETE & BLOCK WALL TYPES AND SETOUT DIMENSIONS.
- REFER TO APARTMENT LAYOUT PLANS FOR INTERNAL APARTMENT SETOUT DIMENSIONS.
- ALL HYDRAULIC SERVICES SHOWN ARE FOR COORDINATION ONLY. REFER TO HYDRAULIC ENG. DOCUMENTATION FOR ALL HYDRAULIC SERVICES, PENETRATIONS, DRAINAGE AND OVERFLOWS. ALL CAST IN SERVICES TO BE VERIFIED BY STRUCTURAL ENGINEER.
- REFER TO HYDRAULIC AND FIRE ENGINEERS DOCUMENTATION FOR ALL HYDRANTS, FIRE HOSE REELS, EXTINGUISHERS, DETECTORS, ALARMS AND SPRINKLERS.
- REFER TO FER FOR FRL AND SMOKE SEPARATION DETAILS.
- TRAFFIC MARKINGS AND SIGNAL LOCATIONS SHOWN FOR REFERENCE ONLY. REFER TO THE MOST CURRENT TRAFFIC ENGINEER'S DOCUMENTATION FOR FULL EXTENT OF ALL TRAFFIC MARKINGS, FIXTURES, SYSTEMS AND REQUIREMENTS.

FIRE RATED CONSTRUCTION TO COMPLY WITH NCC & AUSTRALIAN STANDARDS. REFER TO FIRE ENG. & CERTIFIER DOCUMENTATION FOR FRL REQUIREMENTS.

ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
6	CLIENT CHANGES	05/09/2025
7	CLIENT CHANGES	16/09/2025
8	UPDATED FOR BA	11/11/2025
9	ROLLER DOOR COORDINATION	31/03/2026
10	ROLLER DOOR COORDINATION	14/05/2026
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED STAIRS	28/07/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023

PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-008
REVISION: B

DRAWING: BASEMENT 2 - PLAN

SCALE @ A1: 1 : 100

LEGEND

FH	FIRE HYDRANT.
FHR	FIRE HOSE REEL.
HC	HOSE COCK.
SWD	STORMWATER DRAIN. REEFER HYDRAULIC DOCS.
TL-1	TRAVERTINE-LOOK TILE.

BCC DS
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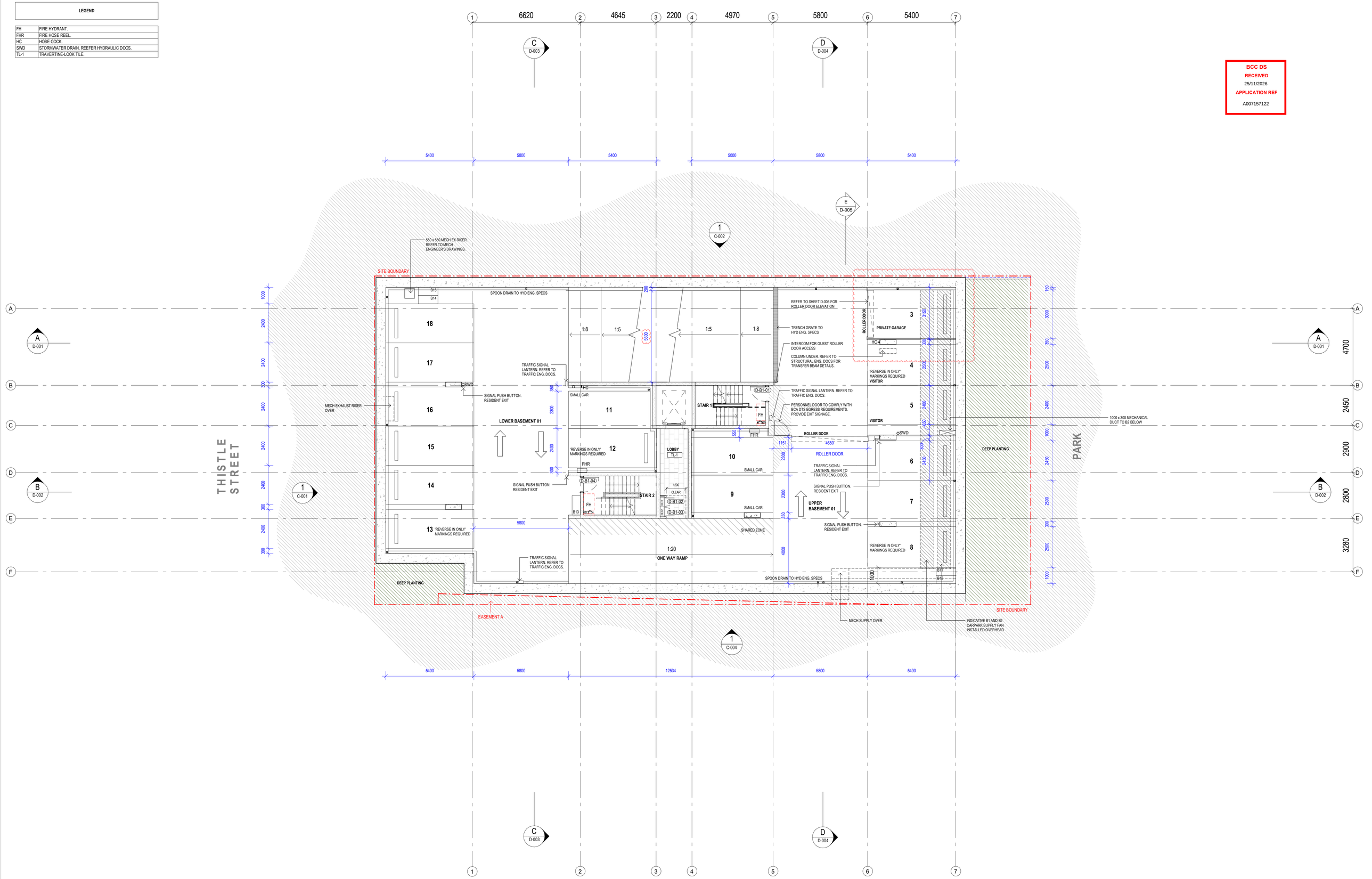
25/11/2026
APPLICATION REF
A007157122



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ESAT DESIGN PTY LTD
BUILDING DESIGN (OPEN)
QBCC: 15236150
ABN: 83 670 967 343
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ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
10	ROLLER DOOR COORDINATION	31/03/2026
11	ROLLER DOOR COORDINATION	17/04/2026
12	ROLLER DOOR COORDINATION	14/05/2026
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED DRAWINGS	12/06/2026
C	UPDATED STAIRS	28/07/2026
D	BCC Minor Change	29/10/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023
PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE
BUILDING APPROVAL

SHEET NO: B-009
REVISION: D
DRAWING: BASEMENT 1 - PLAN
SCALE @ A1: 1 : 100

LEGEND

BAL-3	FIRE STAIR BALUSTRADE TO COMPLY WITH AS1428.1
BAL-4	ALUMINIUM BALUSTRADE.
BT	BUCKET TRAP. REFER HYDRAULIC DOCS.
CPT-1	CARPET TILES TO CLIENT'S SELECTION.
DP	DOWNPIPE. REFER HYDRAULIC DOCS.
FDO	FLOOR DRAIN OUTLET. REFER HYDRAULIC ENG DOCS.
FN-1	ECOPANEL FENCING.
GO	GRATED OUTLET. REFER HYDRAULIC DOCS.
HC	HOSE COCK.
SC-1	ALUMINIUM PRIVACY SCREEN. DULUX ETERNITY ETHEREAL PEARL.
TL-1	TRAVERTINE-LOOK TILE.
TL-2	CRAZY PAVE FINISH TO CLIENT'S SELECTION.

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1 6620 2 4645 3 2200 4 4970 5 5800 6 5400 7

C D-003 · D D-004 · E D-005 · 1 C-002 · 12200

EXTENT OF STANDARD TYPE A CROSSING SHOWN DASHED. TRUNCATED DUE TO FLARE EXTENDING PAST PROPERTY BOUNDARY. REFER TO TRAFFIC ENG. DOCUMENTATION

MODIFIED TYPE A CROSSOVER FLARE. REFER TO TRAFFIC ENG. REPORT

EXISTING TREE TO BE REMOVED AND REPLACED. REFER TO LANDSCAPE ARCH DOCS

APPROX LOCATION OF EXISTING POWER POLE TO BE RELOCATED

TYPE B2 CROSSOVER FLARE. REFER TO TRAFFIC ENG. REPORT

BUILDING SIGNAGE

AUTOMATIC METER READER FOR CW TO HYD ENG SPECS

1800mm WIDE FOOTPATH IN ACCORDANCE WITH CITY PLAN NEIGHBORHOOD STREET MAJOR REQUIREMENTS. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION

INDICATIVE LOCATION OF PROPOSED NEW REPLACEMENT STREET TREE. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION

THISTLE STREET

SITE BOUNDARY

LOW LEVEL SHRUBS AND GROUNDCOVER

FN-1

RAISED PLANTER.

COL

5.4m x 2.4m HOLD BAY WITH 100mm THICK LINE MARKING AS PER MUTCP PART 2. REFER TO TRAFFIC ENG. DOCS.

TRAFFIC SIGNAL LANTERN. REFER TO TRAFFIC ENG. DOCS.

TOWER OVER

1:20 · 1:8 · 1:5 · 1:32 · 1:38

RCV

TRENCH GRATE TO HYD ENG. SPECS

LOBBY FIRE EXTG LOCATION TBC ON SITE

WEATHERPROOF EX LOUVRE. REFER MECH ENG. DOCS

SPEED BUMP

1600 TO APPROACH

VISITOR 'REVERSE IN ONLY' MARKINGS REQUIRED

VISITOR

MECH EX

BIN LOADING

BIN STORE

PLANTER BED REMOVED

RAISED PLANTER

PWD

REFER TO GLAZING SCHEDULE FOR LOBBY DOOR TL-1

LG-01 TYPE 1

LOBBY TL-1

FIP + FIRE FAN CONTROLS

CHAIR LIFT. ALLOW FOR POWER

STAIR 1 · STAIR 2 · STAIR 3 · STAIR 4 CPT-1

TOWER EGRESS

BASEMENT EGRESS

ENTRY FORECOURT TL-1

AWNING OVER

TL-1 ON WALL

MAILBOXES

WEATHERPROOF EX LOUVRE REFER MECH ENG DOCS

VISITORS BICYCLES

BICYCLE STORE

HYD BOOSTER

FIRE PUMP

MSB & METER PANEL

600mm CABLE TRAY IN CEILING CAVITY OVER

COMMUNAL 40 m² TL-2

DEEP PLANTING

RAISED PLANTER

AL. SUN HOOD OVER

SC-1

PLANTER BED REMOVED

RAISED PLANTER

UG-12 TYPE 2 · UG-11 TYPE 2 · UG-10 TYPE 2 · UG-09 TYPE 4 · UG-08 TYPE 4 · UG-07 TYPE 7 · UG-06 TYPE 7 · UG-05 TYPE 4 · UG-04 TYPE 3 · UG-03 TYPE 2 · UG-02 TYPE 2 · UG-01 TYPE 2

12 m² FDO · 14 m² FDO

01 115 m² REFER TO SHEET E-001

02 120 m² REFER TO SHEET E-002

BAL-4 · BAL-3

REFER TO LANDSCAPE ARCH DOCUMENTATION

BATTERED GREEN SPACE DOWN TO 1200MM HIGH RETAINING WALL

TOW 14950

PARK

13500 · 14000 · 14500

WATER & FIRE SERVICES METER. REFER TO CIVIL ENG. DOCS

EASEMENT A

ON GRADE PLANTING

MIN 1.8M HIGH ACOUSTIC WALL

FIRE PUMP ROOM SIZE TO BE CONFIRMED

RAISED PLANTER.

DRAINAGE TO CONC ROOF OVER TO BE REVIEWED BY HYDRAULIC ENG.

MECH SUPPLY. MECH CONTRACTOR TO ADVISE INTAKE LOCATION.

1 C-001 · 1 C-003 · 1 C-004 · A D-001 · B D-002

A 4700 · B 2450 · C 2900 · D 2800 · E 3280 · F

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AMMENDMENTS:

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CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023
PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE

SHEET NO: **B-010** REVISION: **D**
DRAWING: **GROUND FLOOR - PLAN**

BUILDING APPROVAL
SCALE @ A1: 1 : 100

LEGEND

BAL-1	GLASS BALUSTRADE - FACE FIXED TO UPSTAND WALL. CLEAR GLASS + CHROME FIXTURES
BAL-2	GLASS BALUSTRADE - FLOOR MOUNTED SPIGOTS. CLEAR GLASS + CHROME FIXTURES
CPT-1	CARPET TILES TO CLIENT'S SELECTION.
DP	DOWNPIPE. REFER HYDRAULIC DOCS.
FDO	FLOOR DRAIN OUTLET. REFER HYDRAULIC ENG DOCS.
FH	FIRE HYDRANT.
GO	GRATED OUTLET. REFER HYDRAULIC DOCS.
HC	HOSE COCK.
PBL	PEBBLE BALLAST TOPPING OVER WATERPROOFED CONC. SLAB ROOF.
PDO	PLANTER DRAIN. REFER HYDRAULIC DOCS.
SC-1	ALUMINIUM PRIVACY SCREEN. DULUX ETERNITY ETHEREAL PEARL.
SC-2	ALUMINIUM RHS SCREEN.DULUX ETERNITY ETHEREAL PEARL.
TL-1	TRAVERTINE-LOOK TILE.

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AMMENDMENTS:

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CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-011
REVISION: B
DRAWING: LEVEL 1 - PLAN
SCALE @ A1: 1 : 100

LEGEND

BAL-2	GLASS BALUSTRADE - FLOOR MOUNTED SPIGOTS. CLEAR GLASS + CHROME FIXTURES
CPT-1	CARPET TILES TO CLIENT'S SELECTION.
DP	DOWNPIPE. REFER HYDRAULIC DOCS.
FDO	FLOOR DRAIN OUTLET. REFER HYDRAULIC ENG DOCS.
FH	FIRE HYDRANT.
GO	GRATED OUTLET. REFER HYDRAULIC DOCS.
HC	HOSE COCK.
PDO	PLANTER DRAIN. REFER HYDRAULIC DOCS.
SC-1	ALUMINIUM PRIVACY SCREEN. DULUX ETERNITY ETHEREAL PEARL.
SC-2	ALUMINIUM RHS SCREEN.DULUX ETERNITY ETHEREAL PEARL.
TL-1	TRAVERTINE-LOOK TILE.

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CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-012
REVISION: B
DRAWING: LEVEL 2 - PLAN
SCALE @ A1: 1 : 100

LEGEND

BAL-2	GLASS BALUSTRADE - FLOOR MOUNTED SPIGOTS. CLEAR GLASS + CHROME FIXTURES
CPT-1	CARPET TILES TO CLIENT'S SELECTION.
DP	DOWNPIPE. REFER HYDRAULIC DOCS.
FDO	FLOOR DRAIN OUTLET. REFER HYDRAULIC ENG DOCS.
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GO	GRATED OUTLET. REFER HYDRAULIC DOCS.
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SC-2	ALUMINIUM RHS SCREEN.DULUX ETERNITY ETHEREAL PEARL.
TL-1	TRAVERTINE-LOOK TILE.



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PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-013
REVISION: B

DRAWING:
LEVEL 3 - PLAN

SCALE @ A1: 1 : 100

LEGEND

BAL-2	GLASS BALUSTRADE - FLOOR MOUNTED SPIGOTS. CLEAR GLASS + CHROME FIXTURES
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DP	DOWNPIPE. REFER HYDRAULIC DOCS.
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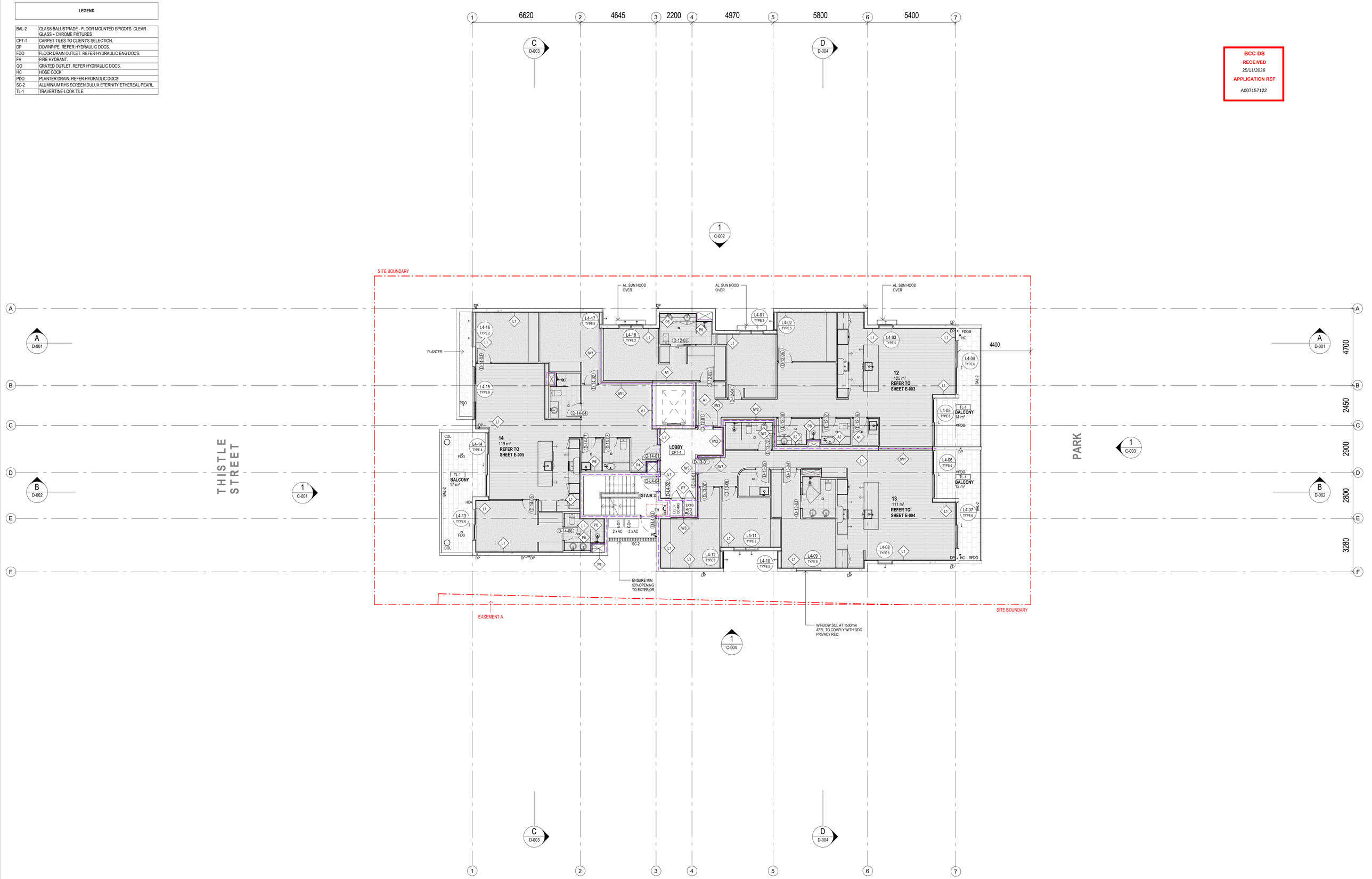

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- TRAFFIC MARKINGS AND SIGNAL LOCATIONS SHOWN FOR REFERENCE ONLY. REFER TO THE MOST CURRENT TRAFFIC ENGINEER'S DOCUMENTATION FOR FULL EXTENT OF ALL TRAFFIC MARKINGS, FIXTURES, SYSTEMS AND REQUIREMENTS.

FIRE RATED CONSTRUCTION TO COMPLY WITH NCC & AUSTRALIAN STANDARDS. REFER TO FIRE ENG. & CERTIFIER DOCUMENTATION FOR FRL REQUIREMENTS.

ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
7	CLIENT CHANGES	05/09/2025
8	CLIENT CHANGES	16/09/2025
9	CLIENT CHANGES	03/10/2025
10	UPDATED FOR BA	11/11/2025
11	UPDATED FOR BA	24/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED STAIRS	28/07/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-014
REVISION: B
DRAWING: LEVEL 4 - PLAN
SCALE @ A1: 1 : 100

LEGEND

BAL-2	GLASS BALUSTRADE - FLOOR MOUNTED SPIGOTS. CLEAR GLASS + CHROME FIXTURES
DP	DOWNPIPE. REFER HYDRAULIC DOCS.
FDO	FLOOR DRAIN OUTLET. REFER HYDRAULIC ENG DOCS.
FH	FIRE HYDRANT.
HC	HOSE COCK.
PDO	PLANTER DRAIN. REFER HYDRAULIC DOCS.

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APPLICATION REF
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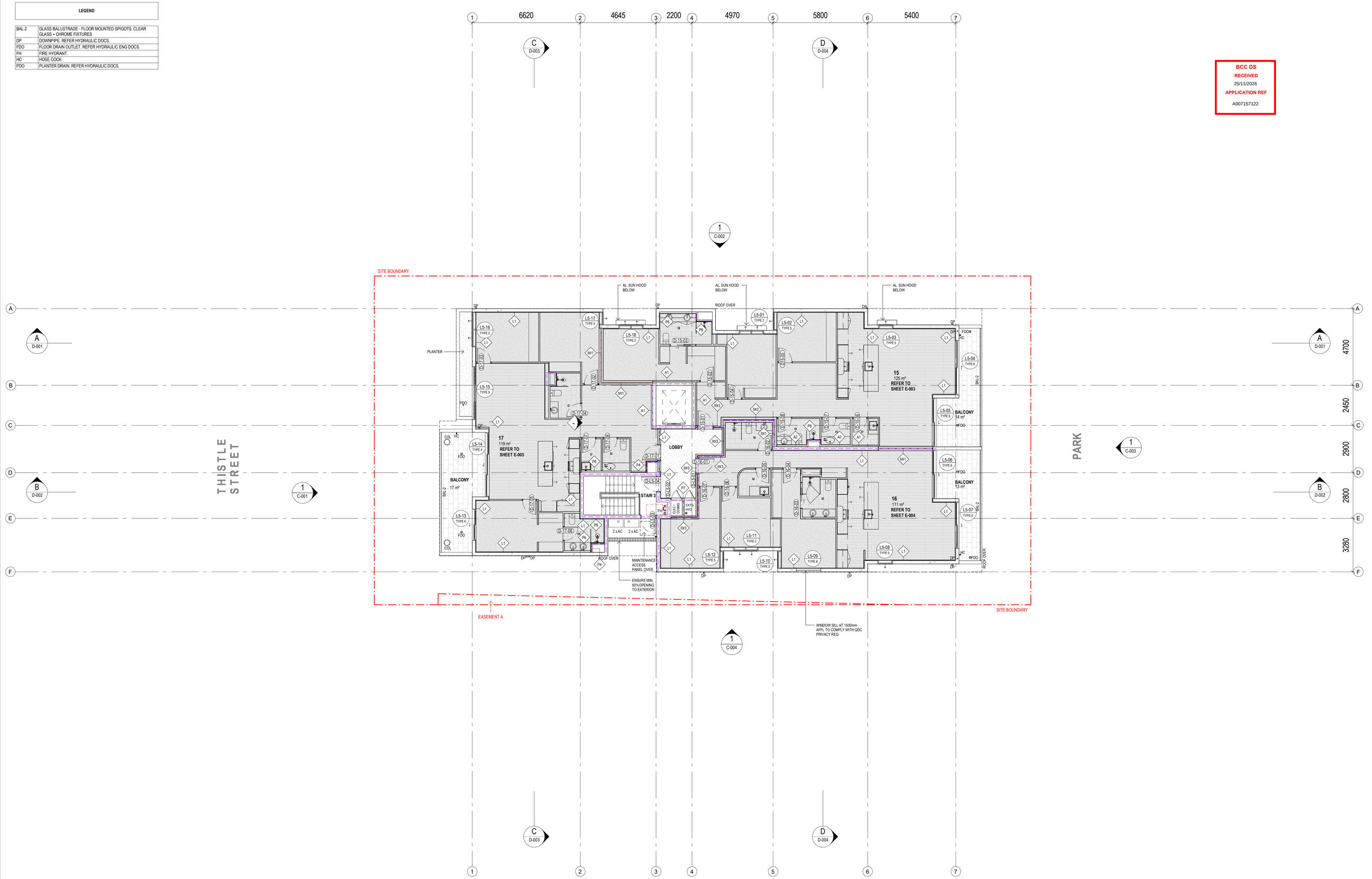

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ABN: 83 670 967 343

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DRAWING NOTES:
- ALL FINISHES, FFE & LIGHTING TO BE NOMINATED BY CLIENT / BUILDER.
- REFER TO MECH ENG. DOCS FOR ALL A/C & MECH SERVICES.
- ALLOW FOR ALL REQUIRED SEALANTS, FLASHINGS, CAPPINGS, BARGES AND FASCIAS TO COMPLY WITH AUSTRALIAN STANDARDS AND NCC.
- REFER TO SHEETS B-250 & B+251 FOR WALL TYPES DETAILS, TO BE READ IN CONJUNCTION WITH STRUCTURAL ENG. SPECIFICATIONS.
- REFER TO CONCRETE SETOUT PLANS FOR CONCRETE & BLOCK WALL TYPES AND SETOUT DIMENSIONS.
- REFER TO APARTMENT LAYOUT PLANS FOR INTERNAL APARTMENT SETOUT DIMENSIONS.
- ALL HYDRAULIC SERVICES SHOWN ARE FOR COORDINATION ONLY. REFER TO HYDRAULIC ENG. DOCUMENTATION FOR ALL HYDRAULIC SERVICES, PENETRATIONS, DRAINAGE AND OVERFLOWS. ALL CAST IN SERVICES TO BE VERIFIED BY STRUCTURAL ENGINEER.
- REFER TO HYDRAULIC AND FIRE ENGINEERS DOCUMENTATION FOR ALL HYDRANTS, FIRE HOSE REELS, EXTINGUISHERS, DETECTORS, ALARMS AND SPRINKLERS.
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ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
7	CLIENT CHANGES	05/09/2025
8	CLIENT CHANGES	16/09/2025
9	CLIENT CHANGES	03/10/2025
10	UPDATED FOR BA	11/11/2025
11	UPDATED FOR BA	24/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED STAIRS	28/07/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023

PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-015
REVISION: B

DRAWING: LEVEL 5 - PLAN

SCALE @ A1: 1 : 100

LEGEND

EG	EAVES GUTTER TO HYDRAULIC ENG. SPEC. SURFMIST.
RF-1	SHEET METAL ROOF, COLOURBOND OR SIMILAR. SURFMIST.

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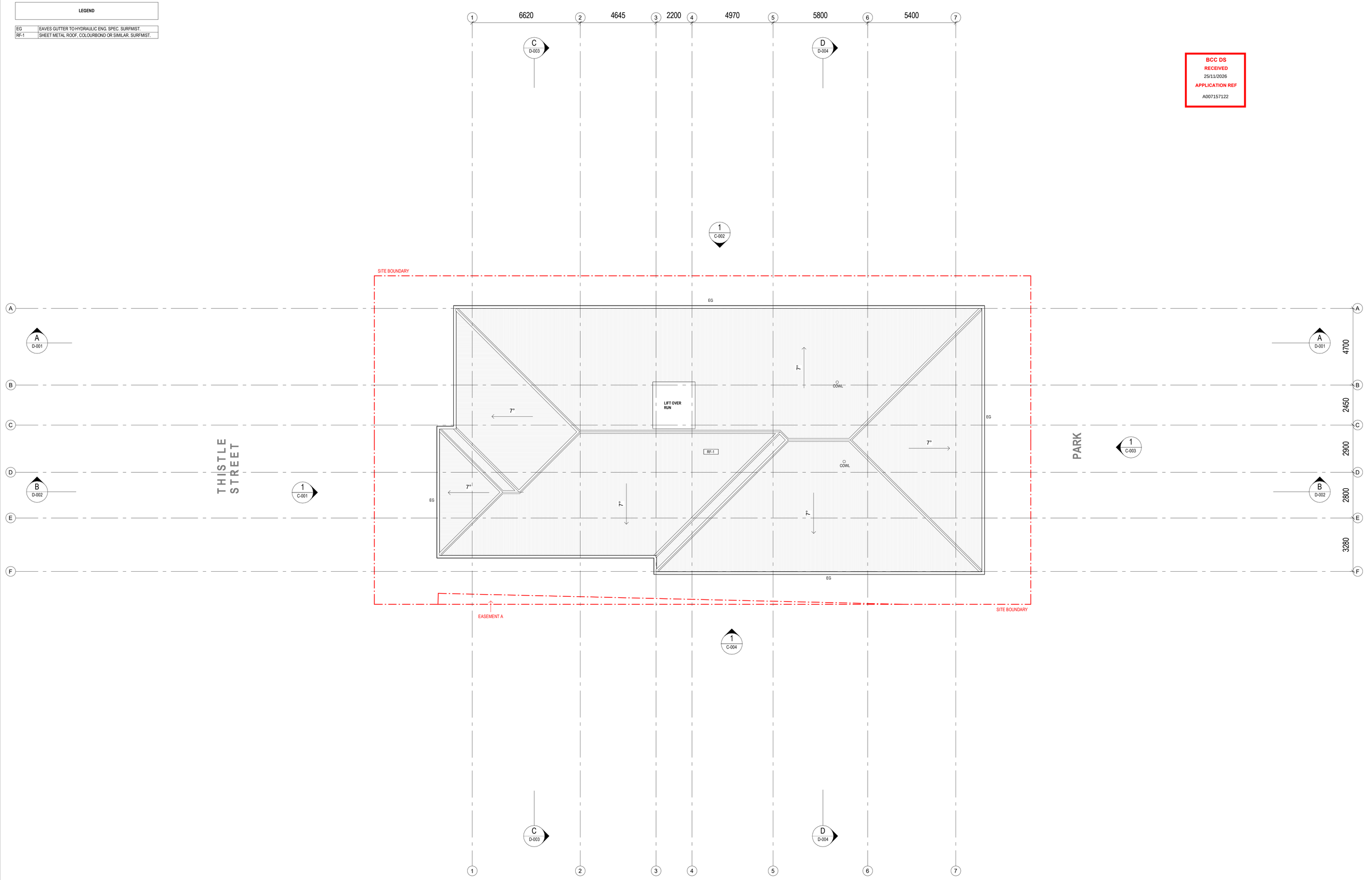

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ORIENTATION:

AMMENDMENTS:

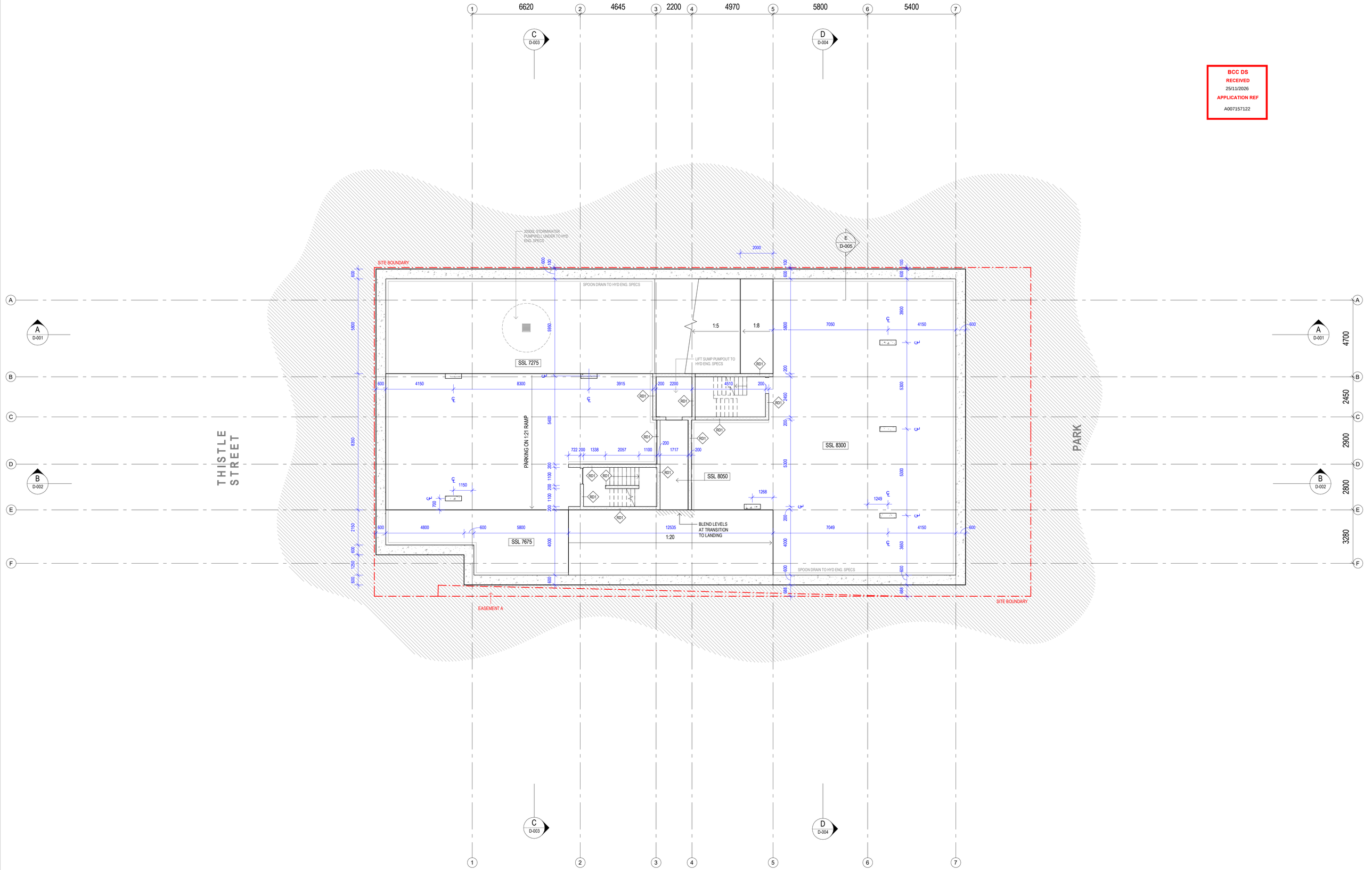
No.	DESCRIPTION	DATE
5	DRAFT BA	22/08/2025
6	CLIENT CHANGES	29/08/2025
7	CLIENT CHANGES	05/09/2025
8	CLIENT CHANGES	16/09/2025
9	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	BCC Submission	26/10/13

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-016
REVISION: B
DRAWING: ROOF - PLAN
SCALE @ A1: 1 : 100



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- PROVIDE HOBS AT BASE OF EXTERNAL WALLS WHERE REQUIRED TO PROVIDE ADEQUATE VERTICAL TERMINATION OF WATERPROOFING MEMBRANES TO COMPLY WITH BCA PART 3.8.1.3 & AS4654.2.
- BUILDER TO SPECIFY ALL WATERPROOFING MEMBRANE PRODUCTS TO COMPLY WITH AUSTRALIAN STANDARDS.
- REFER TO SHEET B-250 AND B-251 FOR WALL TYPE DETAILS.

LEGEND:

ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
3	DRAFT BA	22/08/2025
4	CLIENT CHANGES	29/08/2025
5	CLIENT CHANGES	05/09/2025
6	CLIENT CHANGES	16/09/2025
7	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED STAIRS	28/07/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

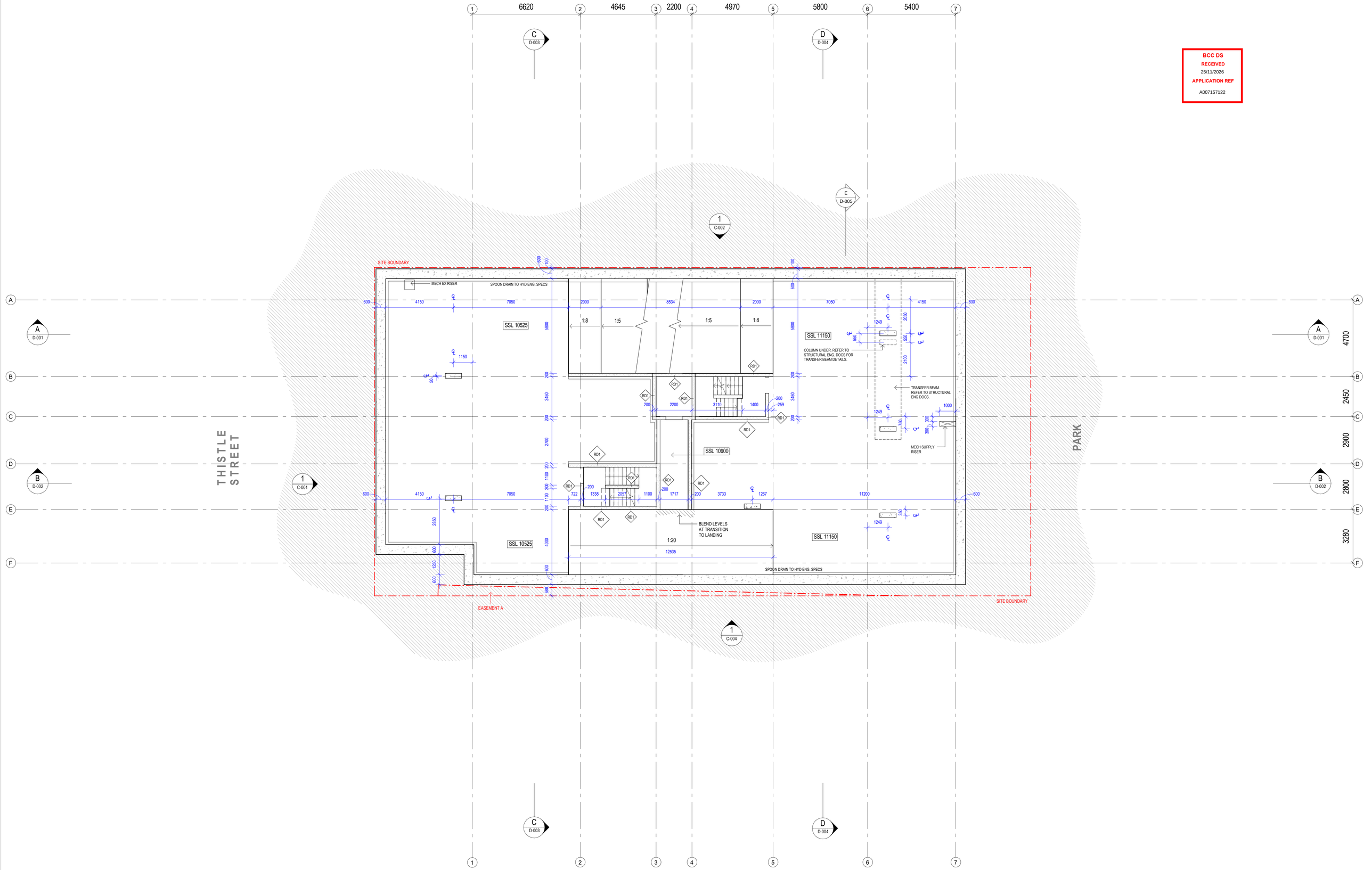
PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-108
REVISION: B

DRAWING:
BASEMENT 2 - CONCRETE SETOUT PLAN

SCALE @ A1: 1 : 100



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- BUILDER TO SPECIFY ALL WATERPROOFING MEMBRANE PRODUCTS TO COMPLY WITH AUSTRALIAN STANDARDS.
- REFER TO SHEET B-250 AND B-251 FOR WALL TYPE DETAILS.

LEGEND:

ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
4	CLIENT CHANGES	29/08/2025
5	CLIENT CHANGES	05/09/2025
6	CLIENT CHANGES	16/09/2025
7	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED DRAWINGS	12/06/2026
C	UPDATED STAIRS	28/07/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

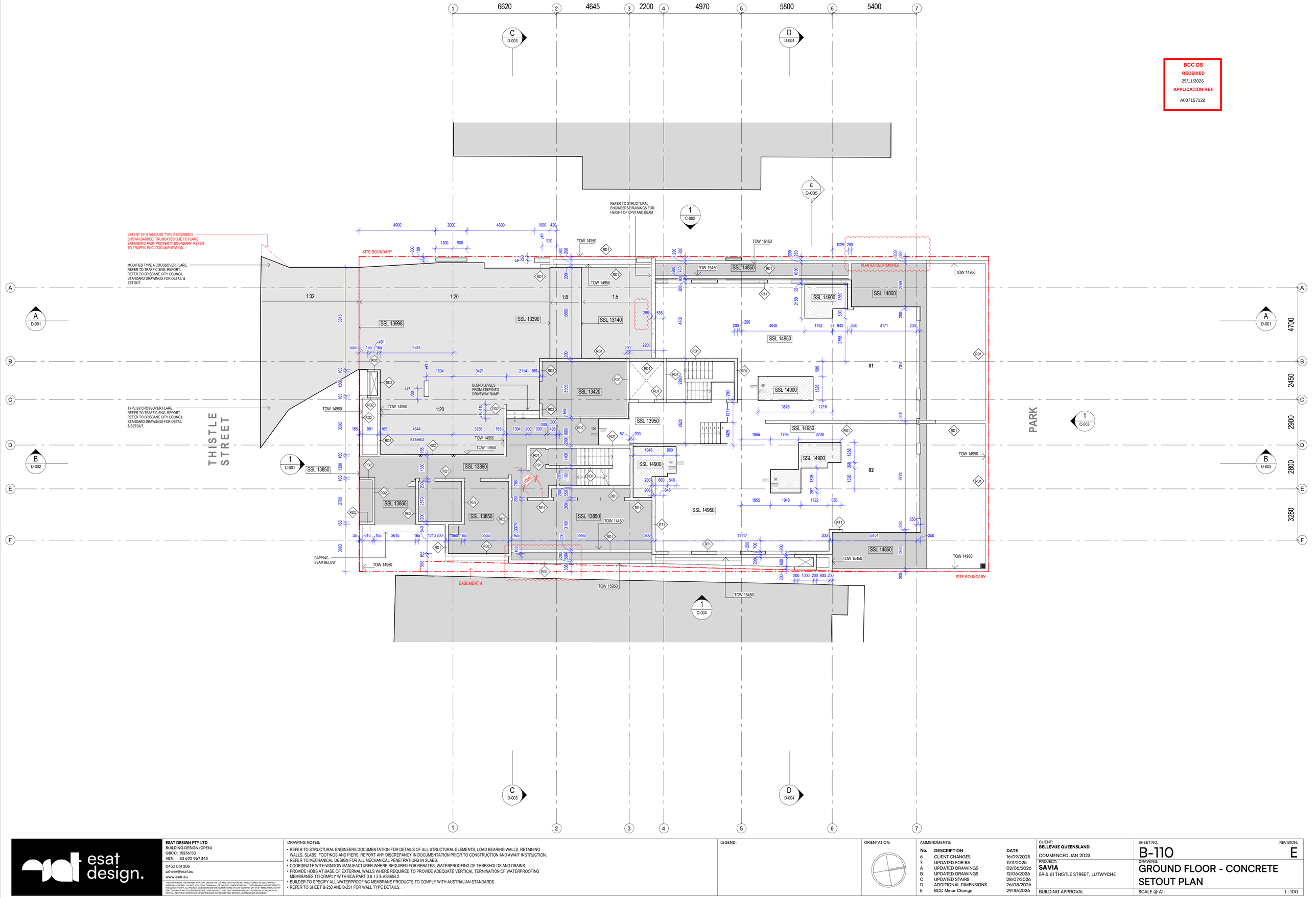
PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-109
REVISION: C

DRAWING:
BASEMENT 1 - CONCRETE SETOUT PLAN

SCALE @ A1: 1 : 100



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- BUILDER TO SPECIFY ALL WATERPROOFING MEMBRANE PRODUCTS TO COMPLY WITH AUSTRALIAN STANDARDS.
- REFER TO SHEET B-250 AND B-251 FOR WALL TYPE DETAILS.

LEGEND:

ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
6	CLIENT CHANGES	16/09/2025
7	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED DRAWINGS	12/06/2026
C	UPDATED STAIRS	28/07/2026
D	ADDITIONAL DIMENSIONS	26/08/2026
E	BCC Minor Change	29/10/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-110
REVISION: E

DRAWING:
GROUND FLOOR - CONCRETE SETOUT PLAN

SCALE @ A1: 1 : 100

NOTE: RT-1 WALLS TO BE SUBSTITUTED WITH TRUSTRUT WALL SYSTEM ON LEVELS 1-5 SUBJECT TO CLIENT CONFIRMATION. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR EXTENTS AND DETAILS. ALL FINISHES MUST REMAIN UNCHANGED.

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APPLICATION REF
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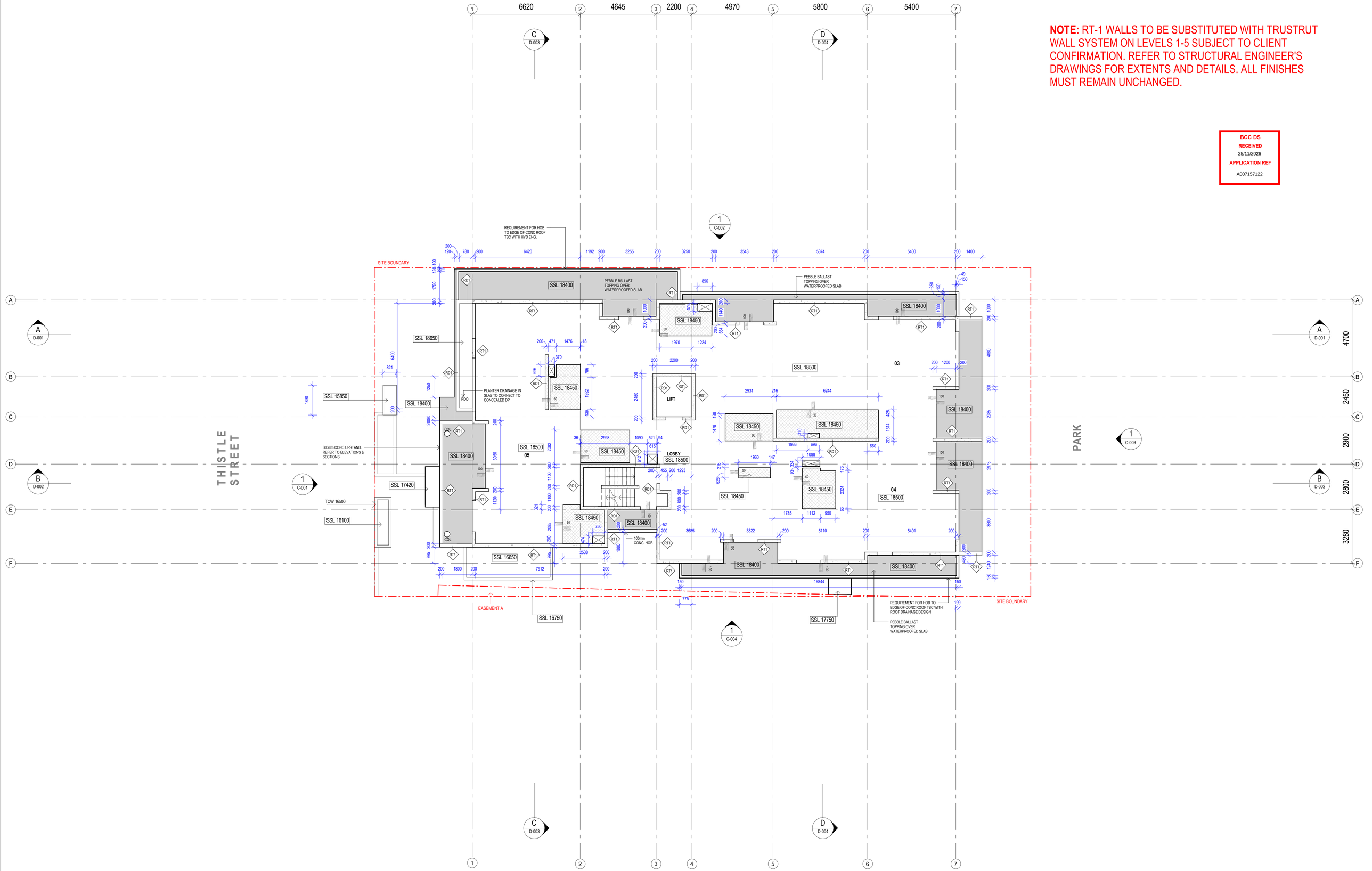

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- BUILDER TO SPECIFY ALL WATERPROOFING MEMBRANE PRODUCTS TO COMPLY WITH AUSTRALIAN STANDARDS.
- REFER TO SHEET B-250 AND B-251 FOR WALL TYPE DETAILS.

LEGEND:

AMMENDMENTS:

No.	DESCRIPTION	DATE
6	CLIENT CHANGES	16/09/2025
7	CLIENT CHANGES	03/10/2025
8	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED IFC	20/07/2026
C	UPDATED STAIRS	28/07/2026
D	ADDITIONAL DIMENSIONS	26/08/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023

PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-111
REVISION: D

DRAWING: LEVEL 1 - CONCRETE SETOUT PLAN

SCALE @ A1: 1 : 100

NOTE: RT-1 WALLS TO BE SUBSTITUTED WITH TRUSTRUT WALL SYSTEM ON LEVELS 1-5 SUBJECT TO CLIENT CONFIRMATION. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR EXTENTS AND DETAILS. ALL FINISHES MUST REMAIN UNCHANGED.

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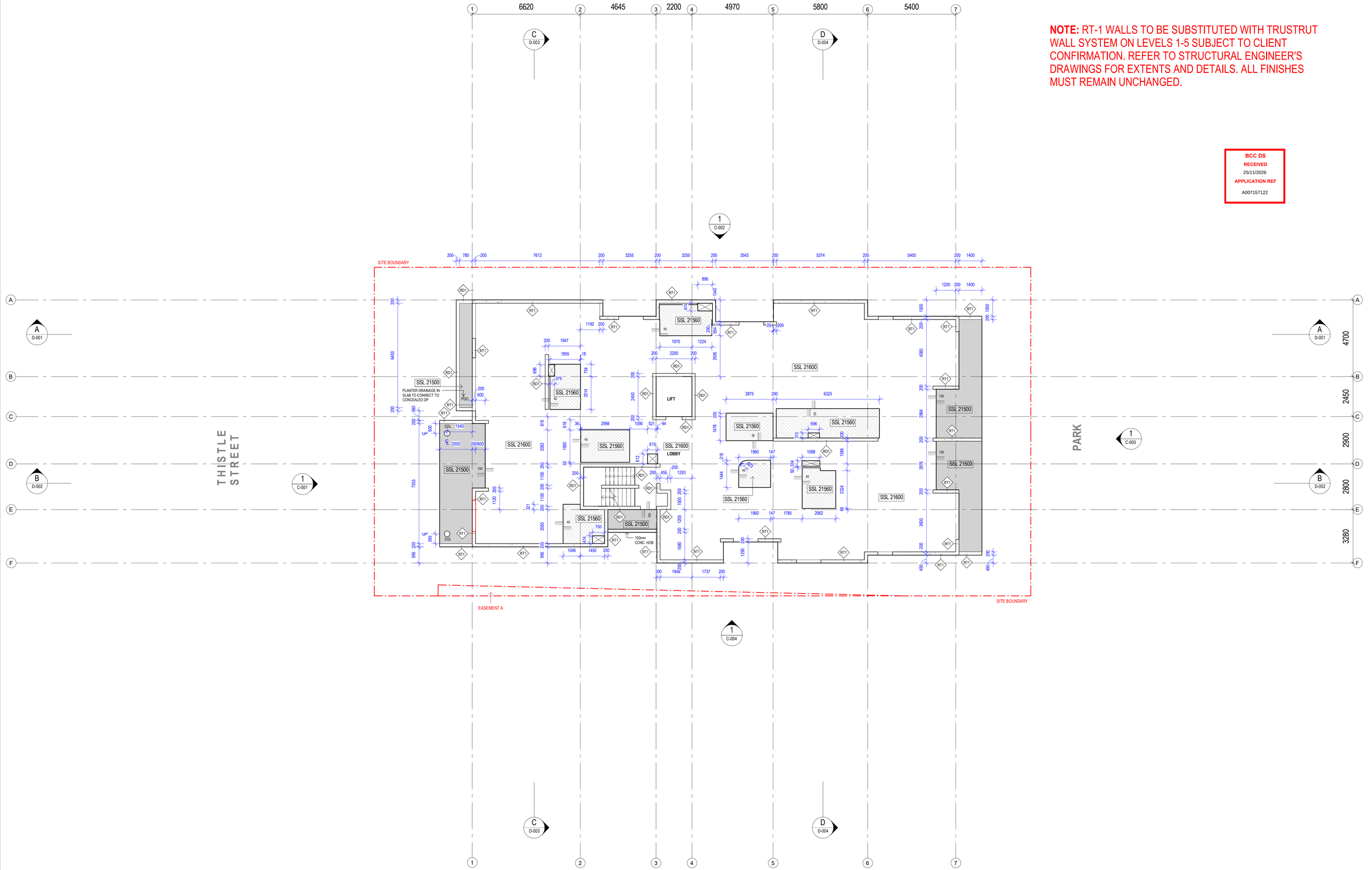

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- REFER TO SHEET B-250 AND B-251 FOR WALL TYPE DETAILS.

LEGEND:

ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
5	CLIENT CHANGES	05/09/2025
6	CLIENT CHANGES	16/09/2025
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B	UPDATED IFC	20/07/2026
C	UPDATED STAIRS	28/07/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-112
REVISION: C
DRAWING: LEVEL 2 - CONCRETE SETOUT PLAN
SCALE @ A1: 1 : 100

NOTE: RT-1 WALLS TO BE SUBSTITUTED WITH TRUSTRUT WALL SYSTEM ON LEVELS 1-5 SUBJECT TO CLIENT CONFIRMATION. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR EXTENTS AND DETAILS. ALL FINISHES MUST REMAIN UNCHANGED.

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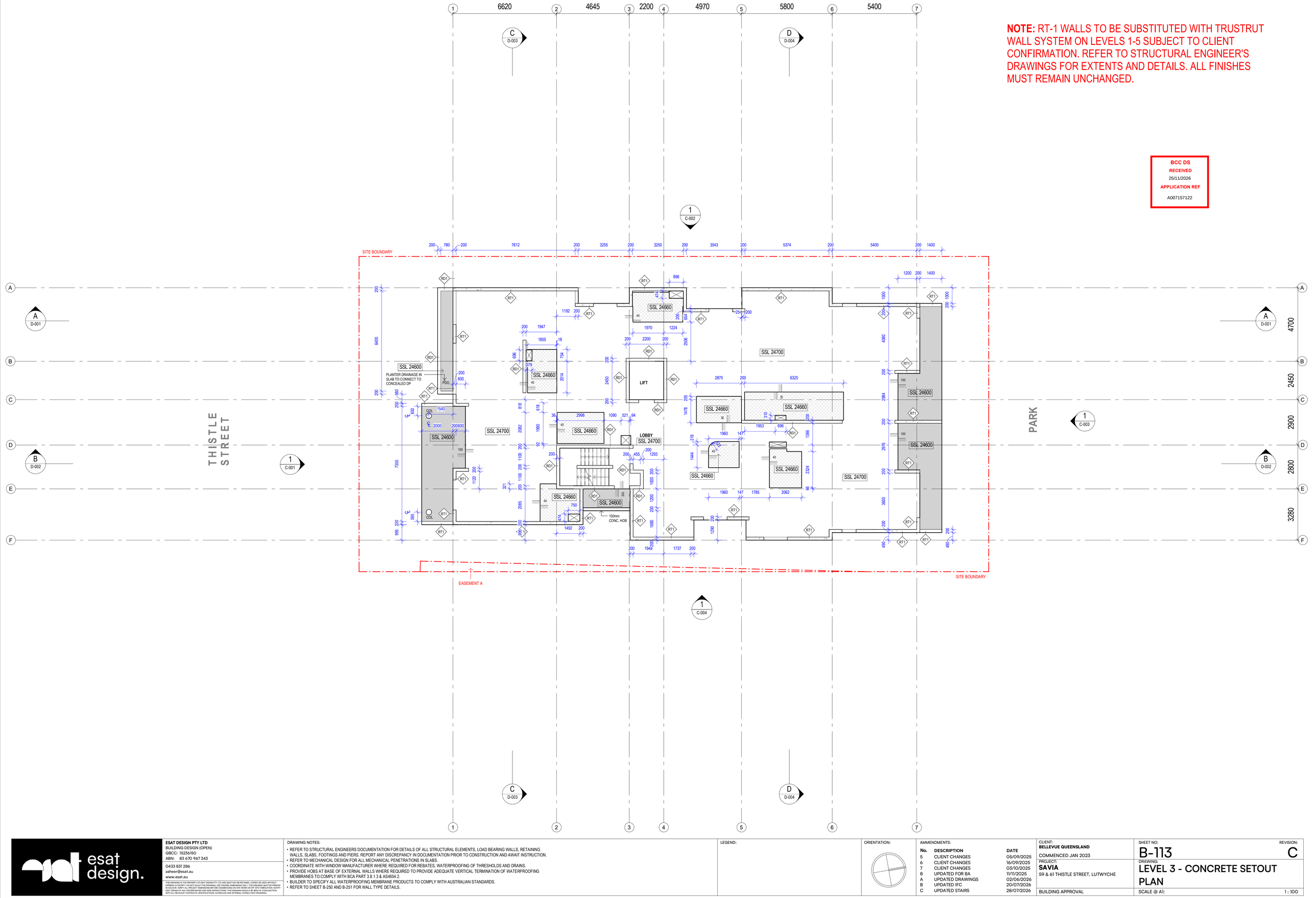

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- REFER TO MECHANICAL DESIGN FOR ALL MECHANICAL PENETRATIONS IN SLABS.
- COORDINATE WITH WINDOW MANUFACTURER WHERE REQUIRED FOR REBATES, WATERPROOFING OF THRESHOLDS AND DRAINS.
- PROVIDE HOBS AT BASE OF EXTERNAL WALLS WHERE REQUIRED TO PROVIDE ADEQUATE VERTICAL TERMINATION OF WATERPROOFING MEMBRANES TO COMPLY WITH BCA PART 3.8.1.3 & AS4654.2.
- BUILDER TO SPECIFY ALL WATERPROOFING MEMBRANE PRODUCTS TO COMPLY WITH AUSTRALIAN STANDARDS.
- REFER TO SHEET B-250 AND B-251 FOR WALL TYPE DETAILS.

LEGEND:

ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
5	CLIENT CHANGES	05/09/2025
6	CLIENT CHANGES	16/09/2025
7	CLIENT CHANGES	03/10/2025
8	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED IFC	20/07/2026
C	UPDATED STAIRS	28/07/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-113
REVISION: C
DRAWING: LEVEL 3 - CONCRETE SETOUT PLAN
SCALE @ A1: 1 : 100

NOTE: RT-1 WALLS TO BE SUBSTITUTED WITH TRUSTRUT WALL SYSTEM ON LEVELS 1-5 SUBJECT TO CLIENT CONFIRMATION. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR EXTENTS AND DETAILS. ALL FINISHES MUST REMAIN UNCHANGED.

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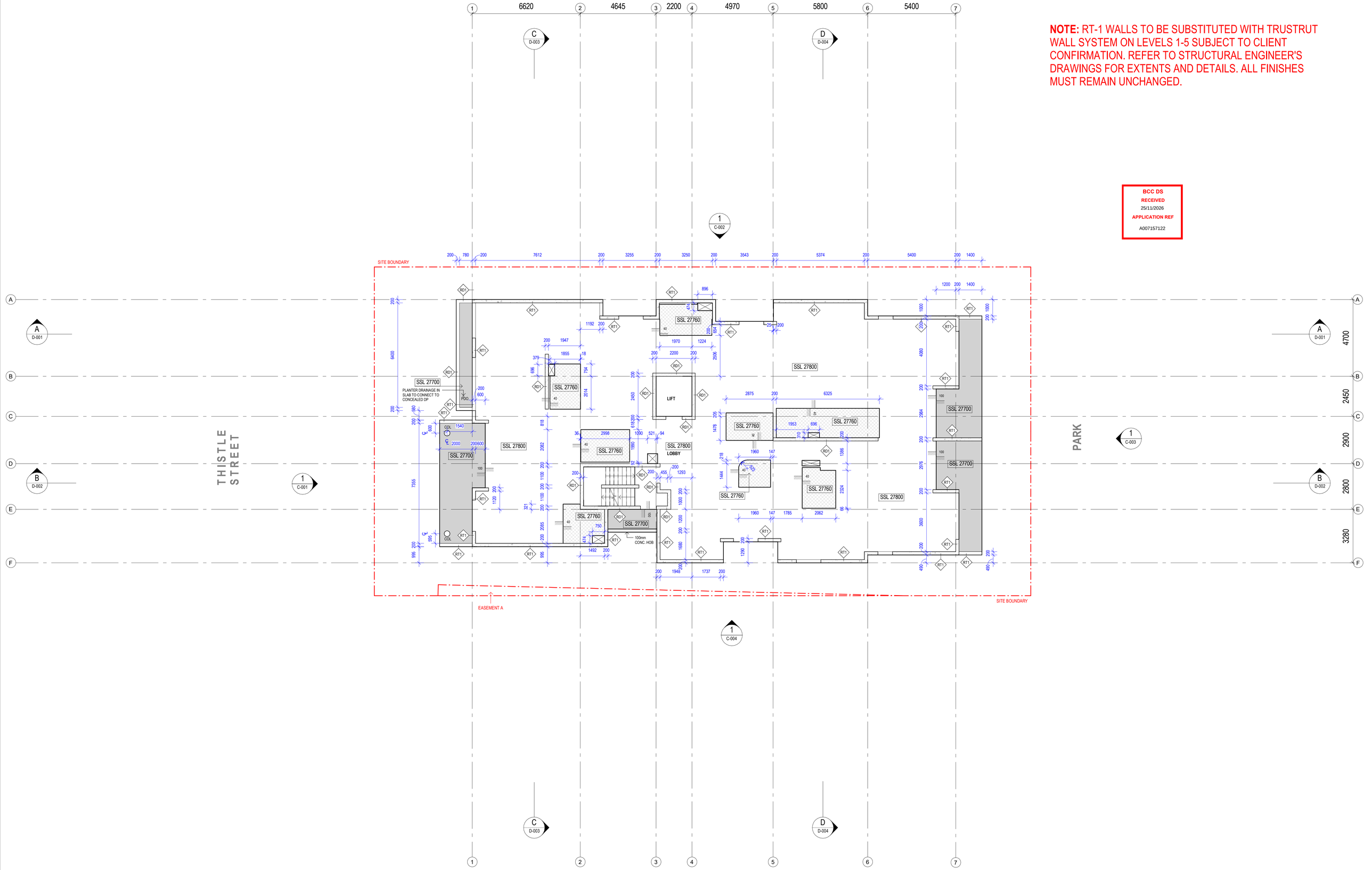

ESAT DESIGN PTY LTD	DRAWING NOTES:
BUILDING DESIGN (OPEN)	• REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR DETAILS OF ALL STRUCTURAL ELEMENTS, LOAD BEARING WALLS, RETAINING WALLS, SLABS, FOOTINGS AND PIERS. REPORT ANY DISCREPANCY IN DOCUMENTATION PRIOR TO CONSTRUCTION AND AWAIT INSTRUCTION.
QBCC: 15236150	• REFER TO MECHANICAL DESIGN FOR ALL MECHANICAL PENETRATIONS IN SLABS.
ABN: 83 670 967 343	• COORDINATE WITH WINDOW MANUFACTURER WHERE REQUIRED FOR REBATES, WATERPROOFING OF THRESHOLDS AND DRAINS.
0433 831 286	• PROVIDE HOBS AT BASE OF EXTERNAL WALLS WHERE REQUIRED TO PROVIDE ADEQUATE VERTICAL TERMINATION OF WATERPROOFING MEMBRANES TO COMPLY WITH BCA PART 3.8.1.3 & AS4654.2.
zaheer@esat.au	• BUILDER TO SPECIFY ALL WATERPROOFING MEMBRANE PRODUCTS TO COMPLY WITH AUSTRALIAN STANDARDS.
www.esat.au	• REFER TO SHEET B-250 AND B-251 FOR WALL TYPE DETAILS.

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LEGEND:

ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
5	CLIENT CHANGES	05/09/2025
6	CLIENT CHANGES	16/09/2025
7	CLIENT CHANGES	03/10/2025
8	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED IFC	20/07/2026
C	UPDATED STAIRS	28/07/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023

PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-114
REVISION: C

DRAWING: LEVEL 4 - CONCRETE SETOUT PLAN

SCALE @ A1: 1 : 100

NOTE: RT-1 WALLS TO BE SUBSTITUTED WITH TRUSTRUT WALL SYSTEM ON LEVELS 1-5 SUBJECT TO CLIENT CONFIRMATION. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR EXTENTS AND DETAILS. ALL FINISHES MUST REMAIN UNCHANGED.

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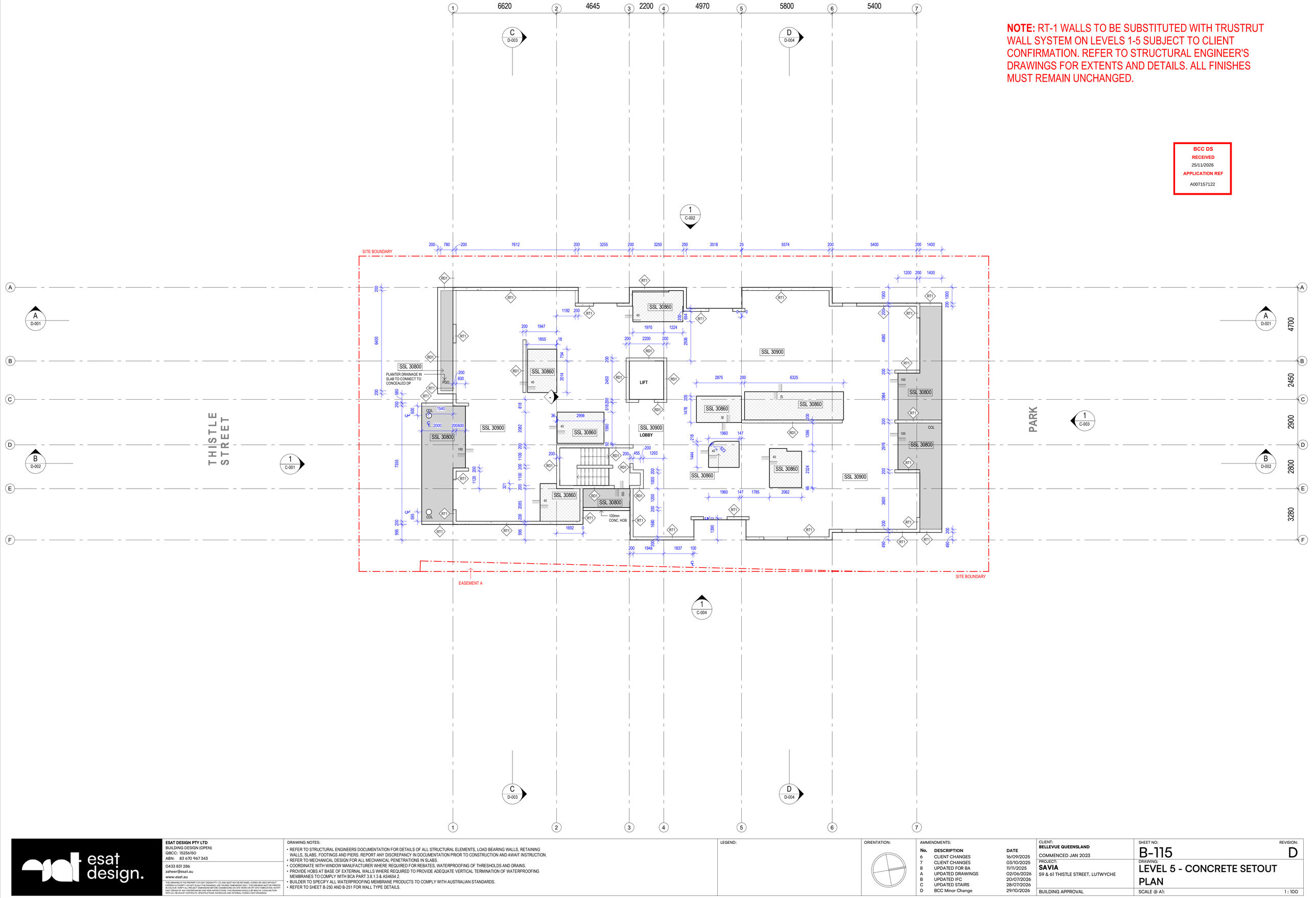

ESAT DESIGN PTY LTD
BUILDING DESIGN (OPEN)
QBCC: 15236150
ABN: 83 670 967 343

0433 831 286
zaheer@esat.au
www.esat.au

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DRAWING NOTES:

- REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR DETAILS OF ALL STRUCTURAL ELEMENTS, LOAD BEARING WALLS, RETAINING WALLS, SLABS, FOOTINGS AND PIERS. REPORT ANY DISCREPANCY IN DOCUMENTATION PRIOR TO CONSTRUCTION AND AWAIT INSTRUCTION.
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- COORDINATE WITH WINDOW MANUFACTURER WHERE REQUIRED FOR REBATES, WATERPROOFING OF THRESHOLDS AND DRAINS.
- PROVIDE HOBS AT BASE OF EXTERNAL WALLS WHERE REQUIRED TO PROVIDE ADEQUATE VERTICAL TERMINATION OF WATERPROOFING MEMBRANES TO COMPLY WITH BCA PART 3.8.1.3 & AS4654.2.
- BUILDER TO SPECIFY ALL WATERPROOFING MEMBRANE PRODUCTS TO COMPLY WITH AUSTRALIAN STANDARDS.
- REFER TO SHEET B-250 AND B-251 FOR WALL TYPE DETAILS.

LEGEND:

ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
6	CLIENT CHANGES	16/09/2025
7	CLIENT CHANGES	03/10/2025
8	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED IFC	20/07/2026
C	UPDATED STAIRS	28/07/2026
D	BCC Minor Change	29/10/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-115

REVISION: D

DRAWING:
LEVEL 5 - CONCRETE SETOUT PLAN

SCALE @ A1: 1 : 100

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25/11/2026
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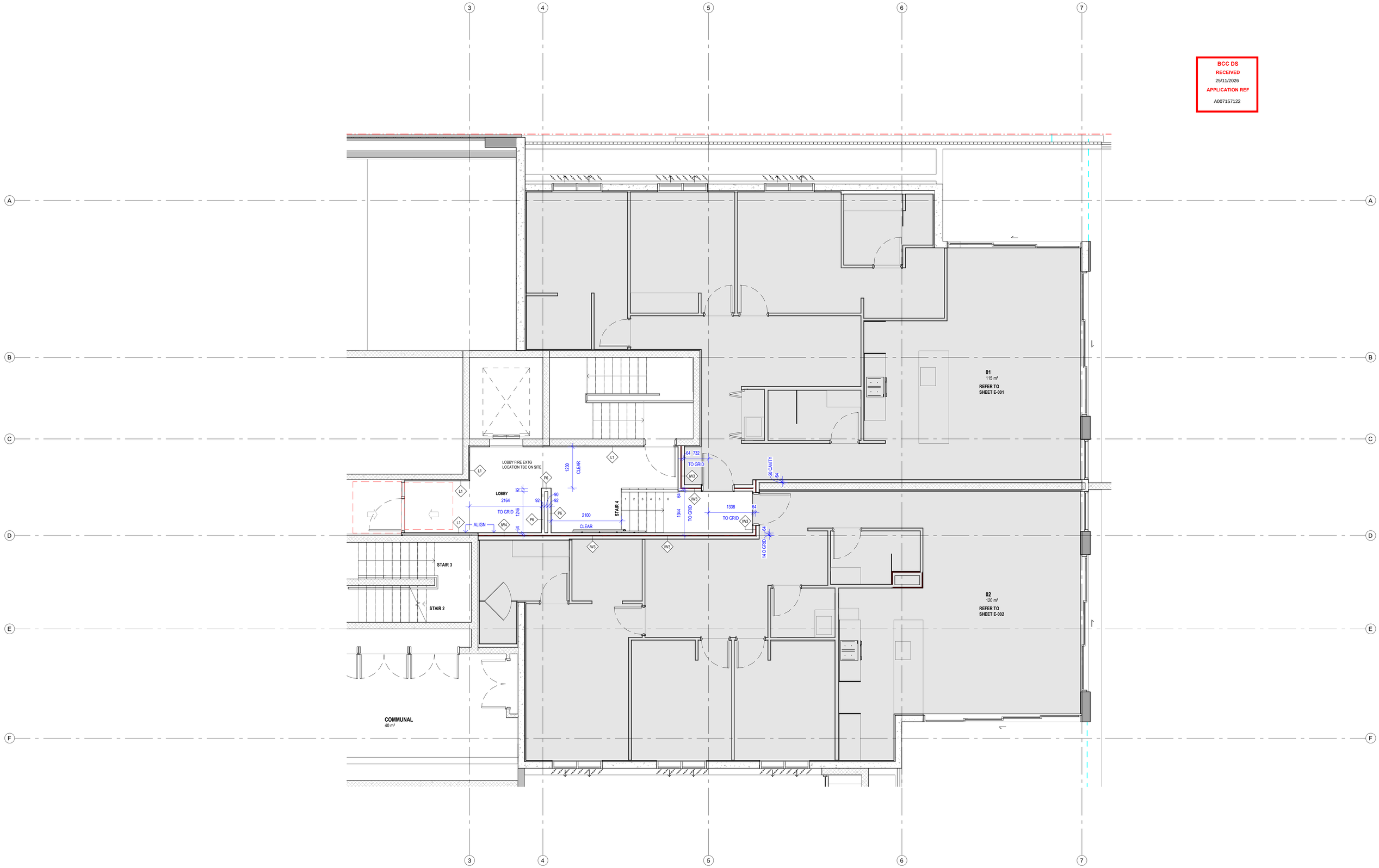

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BUILDING DESIGN (OPEN)
QBCC: 15236150
ABN: 83 670 967 343

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DRAWING NOTES:

LEGEND:

ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
2	CLIENT CHANGES	29/08/2025
3	CLIENT CHANGES	05/09/2025
4	CLIENT CHANGES	16/09/2025
5	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED IFC	20/07/2026
C	UPDATED STAIRS	28/07/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-210
REVISION: C

DRAWING:
GROUND FLOOR - LIGHTWEIGHT PARTI WALL SETOUT

SCALE @ A1: 1 : 50

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APPLICATION REF
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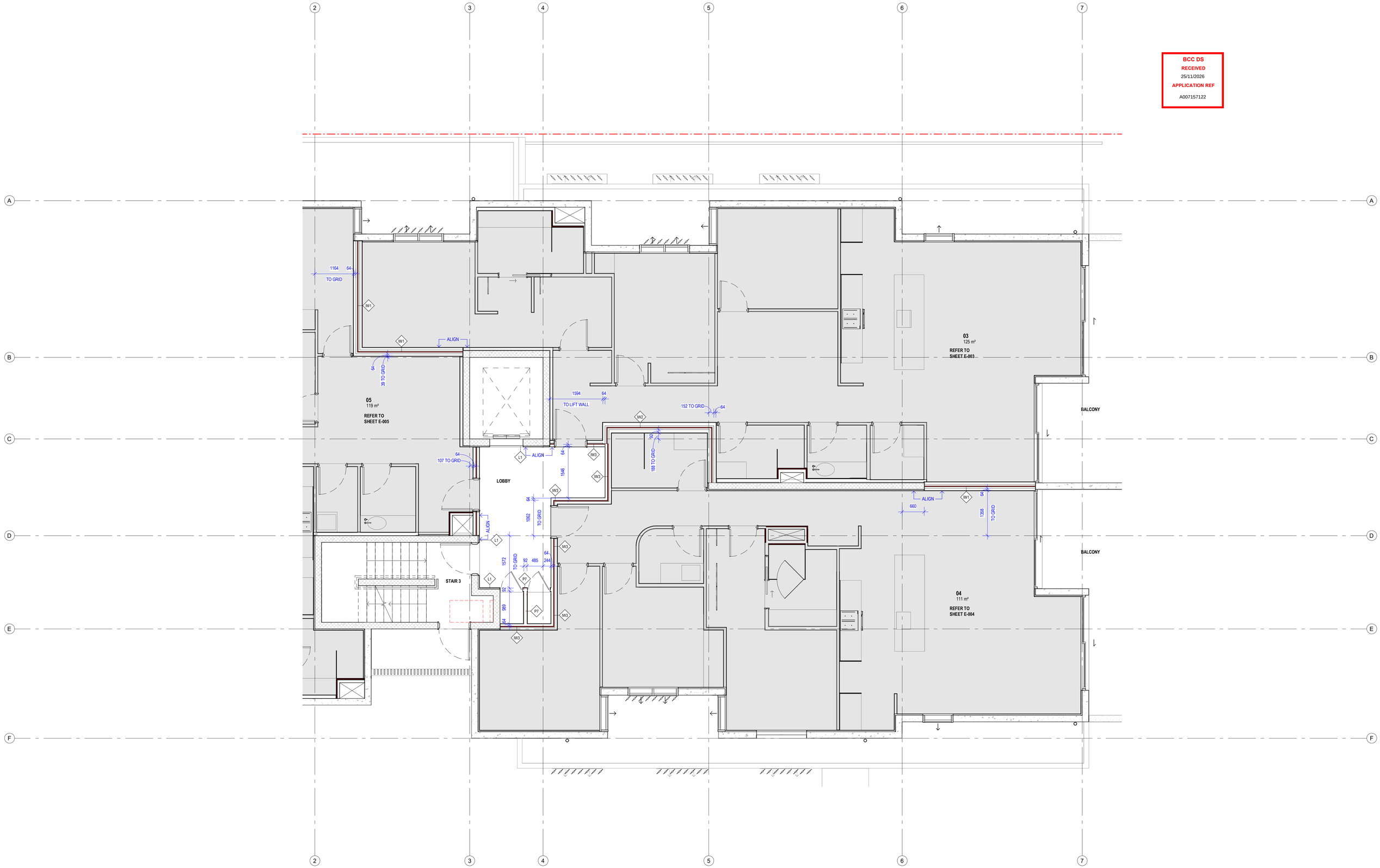

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DRAWING NOTES:

LEGEND:

ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
3	CLIENT CHANGES	05/09/2025
4	CLIENT CHANGES	16/09/2025
5	CLIENT CHANGES	03/10/2025
6	UPDATED FOR BA	11/11/2025
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B	UPDATED STAIRS	28/07/2026
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CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

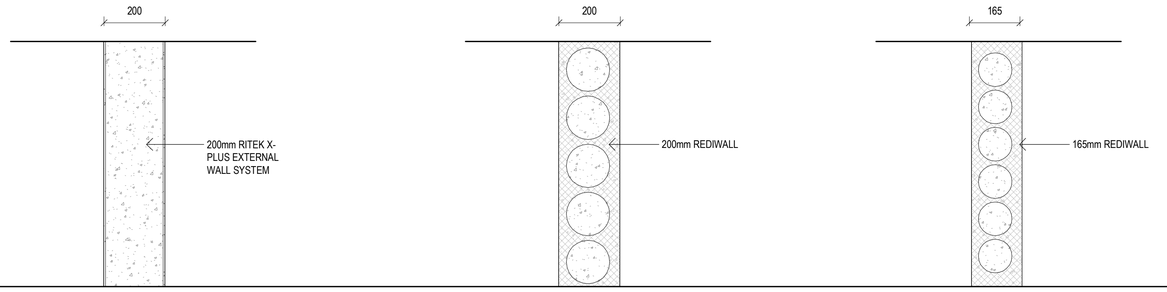
BUILDING APPROVAL

SHEET NO: B-211
REVISION: C

DRAWING:
TYP LEVELS 1-5 - LIGHTWEIGHT PARTI WALL SETOUT

SCALE @ A1: 1 : 50

CONCRETE WALLS



NOTE: SOME RT-1 WALLS TO BE SUBSTITUTED WITH TRUSTRUT WALL SYSTEM. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR EXTENTS AND DETAILS.

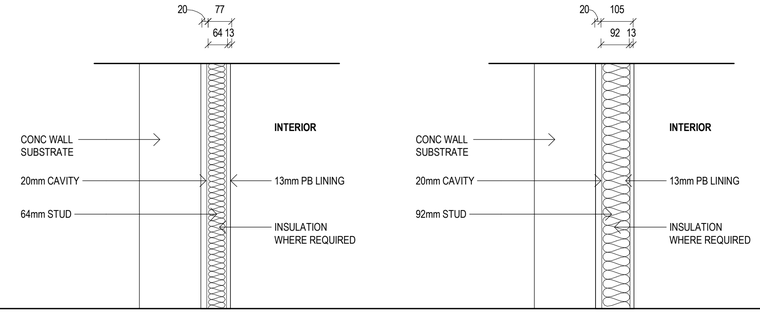
WALL CODE:	RT1
DESCRIPTION:	**RITEK X-PLUS - 200mm**
NOMINAL WIDTH:	200mm
FRL:	TO NCC REQUIREMENTS REFER TO RITEK MANUAL
ACOUSTIC:	TO NCC REQUIREMENTS REFER TO RITEK MANUAL
NOTES:	• REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR ALL STRUCTURAL DETAILS. • ENSURE WEATHERPROOF SEAL / FINISH PROVIDED WHERE REQUIRED TO EXTERNAL WALLS TO COMPLY WITH AS 3700 CLAUSE 4.7.

WALL CODE:	RD1
DESCRIPTION:	**REDIWALL - 200mm**
NOMINAL WIDTH:	200mm
FRL:	TO NCC REQUIREMENTS REFER TO REDIWALL MANUAL
ACOUSTIC:	TO NCC REQUIREMENTS REFER TO REDIWALL MANUAL
NOTES:	• REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR ALL STRUCTURAL DETAILS. • ENSURE WEATHERPROOF SEAL / FINISH PROVIDED WHERE REQUIRED TO EXTERNAL WALLS TO COMPLY WITH AS 3700 CLAUSE 4.7.

WALL CODE:	RD2
DESCRIPTION:	**REDIWALL - 165mm**
NOMINAL WIDTH:	165mm
FRL:	TO NCC REQUIREMENTS REFER TO REDIWALL MANUAL
ACOUSTIC:	TO NCC REQUIREMENTS REFER TO REDIWALL MANUAL
NOTES:	• REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR ALL STRUCTURAL DETAILS. • ENSURE WEATHERPROOF SEAL / FINISH PROVIDED WHERE REQUIRED TO EXTERNAL WALLS TO COMPLY WITH AS 3700 CLAUSE 4.7.

ACOUSTIC LINING WALLS

NOTE:
PROPOSED WALL TYPES PRELIMINARY ONLY FOR COORDINATION. BUILDER TO AMEND AS REQUIRED TO ACHIEVE NECESSARY PERFORMANCE REQUIREMENTS TO MEET NCC AND AUSTRALIAN STANDARDS:
- REFER TO FIRE ENGINEERS DOCUMENTATION FOR ALL FRL REQUIREMENTS.
- REFER TO ACOUSTIC ENGINEERS DOCUMENTATION FOR ACOUSTIC PERFORMANCE REQUIREMENTS



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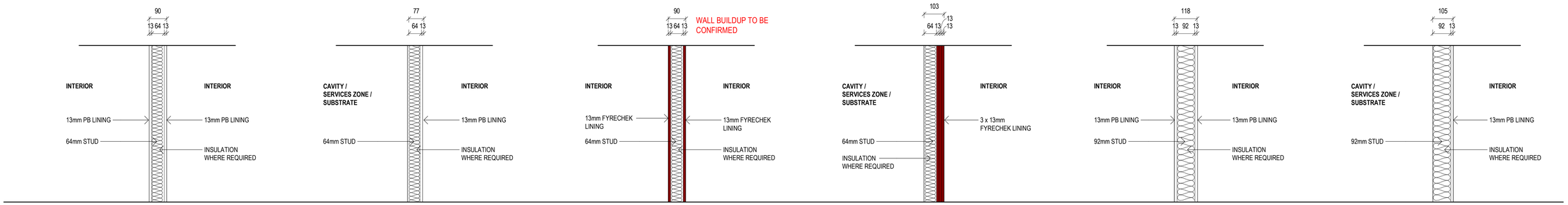
WALL CODE:	A1
DESCRIPTION:	**ACOUSTIC WALL**
NOMINAL WIDTH:	77mm + 20mm DISCONTINOUS CAVITY
FRL:	-
ACOUSTIC:	TO NCC REQUIREMENTS
NOTES:	• REPLACE PLASTERBOARD WITH MOISTURE RESISTANT INTERIOR LINING WHERE REQUIRED TO WET AREAS. • INSULATION TO BE PROVIDED WHERE REQUIRED BY ACOUSTIC & ENERGY EFFICIENCY CONSULTANTS. • SMOKE AND FIRE SEALS WHERE REQUIRED AS A FIRE OR SMOKE WALL. • ACOUSTIC SEALS TO VERTICAL AND HORIZONTAL JOINTS. • REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR BRACING REQUIREMENTS.

WALL CODE:	A2
DESCRIPTION:	**ACOUSTIC WALL**
NOMINAL WIDTH:	105mm + 20mm DISCONTINOUS CAVITY
FRL:	-
ACOUSTIC:	TO NCC REQUIREMENTS
NOTES:	• REPLACE PLASTERBOARD WITH MOISTURE RESISTANT INTERIOR LINING WHERE REQUIRED TO WET AREAS. • INSULATION TO BE PROVIDED WHERE REQUIRED BY ACOUSTIC & ENERGY EFFICIENCY CONSULTANTS. • SMOKE AND FIRE SEALS WHERE REQUIRED AS A FIRE OR SMOKE WALL. • ACOUSTIC SEALS TO VERTICAL AND HORIZONTAL JOINTS. • REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR BRACING REQUIREMENTS.

PARTITION WALLS



WALL CODE:	P1
DESCRIPTION:	**INTERIOR STUD WALL**
NOMINAL WIDTH:	90mm
FRL:	-
ACOUSTIC:	TO NCC REQUIREMENTS
NOTES:	• REPLACE PLASTERBOARD WITH MOISTURE RESISTANT INTERIOR LINING WHERE REQUIRED TO WET AREAS. • INSULATION TO BE PROVIDED WHERE REQUIRED BY ACOUSTIC & ENERGY EFFICIENCY CONSULTANTS. • SMOKE AND FIRE SEALS WHERE REQUIRED AS A FIRE OR SMOKE WALL. • REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR BRACING REQUIREMENTS.

WALL CODE:	P2
DESCRIPTION:	**INTERIOR STUD LINING WALL**
NOMINAL WIDTH:	77mm
FRL:	-
ACOUSTIC:	TO NCC REQUIREMENTS
NOTES:	• REPLACE PLASTERBOARD WITH MOISTURE RESISTANT INTERIOR LINING WHERE REQUIRED TO WET AREAS. • INSULATION TO BE PROVIDED WHERE REQUIRED BY ACOUSTIC & ENERGY EFFICIENCY CONSULTANTS. • SMOKE AND FIRE SEALS WHERE REQUIRED AS A FIRE OR SMOKE WALL. • REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR BRACING REQUIREMENTS.

WALL CODE:	P3
DESCRIPTION:	**INTERIOR FIRE WALL**
NOMINAL WIDTH:	90mm
FRL:	TO NCC REQUIREMENTS
ACOUSTIC:	TO NCC REQUIREMENTS
NOTES:	• REPLACE PLASTERBOARD WITH MOISTURE RESISTANT INTERIOR LINING WHERE REQUIRED TO WET AREAS. • INSULATION TO BE PROVIDED WHERE REQUIRED BY ACOUSTIC & ENERGY EFFICIENCY CONSULTANTS. • SMOKE AND FIRE SEALS WHERE REQUIRED AS A FIRE OR SMOKE WALL. • REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR BRACING REQUIREMENTS.

WALL BUILDUP TO BE CONFIRMED

WALL CODE:	P4
DESCRIPTION:	**INTERIOR FIRE LINING WALL - CSR 7470 / CSR 7475**
NOMINAL WIDTH:	103mm
FRL:	TO NCC REQUIREMENTS REFER TO CSR REDBOOK
ACOUSTIC:	TO NCC REQUIREMENTS REFER TO CSR REDBOOK
NOTES:	• REPLACE PLASTERBOARD WITH MOISTURE RESISTANT INTERIOR LINING WHERE REQUIRED TO WET AREAS. • INSULATION TO BE PROVIDED WHERE REQUIRED BY ACOUSTIC & ENERGY EFFICIENCY CONSULTANTS. • SMOKE AND FIRE SEALS WHERE REQUIRED AS A FIRE OR SMOKE WALL. • REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR BRACING REQUIREMENTS.

WALL CODE:	P5
DESCRIPTION:	**INTERIOR STUD WALL**
NOMINAL WIDTH:	118mm
FRL:	-
ACOUSTIC:	TO NCC REQUIREMENTS
NOTES:	• REPLACE PLASTERBOARD WITH MOISTURE RESISTANT INTERIOR LINING WHERE REQUIRED TO WET AREAS. • INSULATION TO BE PROVIDED WHERE REQUIRED BY ACOUSTIC & ENERGY EFFICIENCY CONSULTANTS. • SMOKE AND FIRE SEALS WHERE REQUIRED AS A FIRE OR SMOKE WALL. • REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR BRACING REQUIREMENTS.

WALL CODE:	P6
DESCRIPTION:	**INTERIOR STUD LINING WALL**
NOMINAL WIDTH:	105mm
FRL:	-
ACOUSTIC:	TO NCC REQUIREMENTS
NOTES:	• REPLACE PLASTERBOARD WITH MOISTURE RESISTANT INTERIOR LINING WHERE REQUIRED TO WET AREAS. • INSULATION TO BE PROVIDED WHERE REQUIRED BY ACOUSTIC & ENERGY EFFICIENCY CONSULTANTS. • SMOKE AND FIRE SEALS WHERE REQUIRED AS A FIRE OR SMOKE WALL. • REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR BRACING REQUIREMENTS.

esat design.
ESAT DESIGN PTY LTD
BUILDING DESIGN (OPEN)
QBCC: 15236150
ABN: 83 670 967 343
0433 831 286
zaheer@esat.au
www.esat.au
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DRAWING NOTES:

LEGEND:

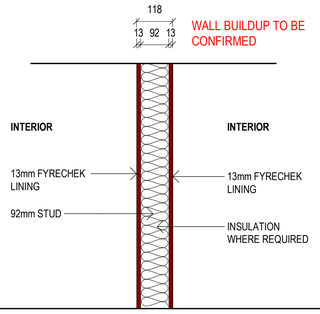
AMMENDMENTS:

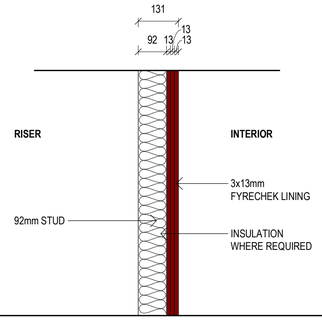
No.	DESCRIPTION	DATE
2	DRAFT FOR CERTIFIER	07/08/2025
3	CLIENT CHANGES	29/08/2025
4	CLIENT CHANGES	05/09/2025
5	CLIENT CHANGES	16/09/2025
6	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED IFC	20/07/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023
PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE
BUILDING APPROVAL

SHEET NO: B-250
REVISION: B
DRAWING: WALL TYPE DETAILS
SCALE @ A1: 1 : 10

PARTITION WALLS



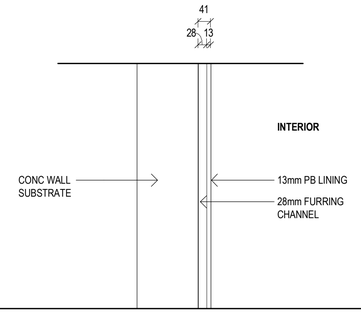


WALL CODE:	P7
DESCRIPTION:	INTERIOR FIRE WALL
NOMINAL WIDTH:	118mm
FRL:	TO NCC REQUIREMENTS
ACOUSTIC:	TO NCC REQUIREMENTS
NOTES:	• REPLACE PLASTERBOARD WITH MOISTURE RESISTANT INTERIOR LINING WHERE REQUIRED TO WET AREAS. • INSULATION TO BE PROVIDED WHERE REQUIRED BY ACOUSTIC & ENERGY EFFICIENCY CONSULTANTS. • SMOKE AND FIRE SEALS WHERE REQUIRED AS A FIRE OR SMOKE WALL. • REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR BRACING REQUIREMENTS.

WALL BUILDUP TO BE CONFIRMED

WALL CODE:	P8
DESCRIPTION:	INTERIOR FIRE LINING WALL - CSR 7470 / CSR 7475
NOMINAL WIDTH:	131mm
FRL:	TO NCC REQUIREMENTS REFER TO CSR REDBOOK
ACOUSTIC:	TO NCC REQUIREMENTS REFER TO CSR REDBOOK
NOTES:	• REPLACE PLASTERBOARD WITH MOISTURE RESISTANT INTERIOR LINING WHERE REQUIRED TO WET AREAS. • INSULATION TO BE PROVIDED WHERE REQUIRED BY ACOUSTIC & ENERGY EFFICIENCY CONSULTANTS. • SMOKE AND FIRE SEALS WHERE REQUIRED AS A FIRE OR SMOKE WALL. • REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR BRACING REQUIREMENTS.

LINING WALLS



WALL CODE:	L1
DESCRIPTION:	INTERIOR STUD LINING WALL
NOMINAL WIDTH:	77mm
FRL:	-
ACOUSTIC:	TO NCC REQUIREMENTS
NOTES:	• REPLACE PLASTERBOARD WITH MOISTURE RESISTANT INTERIOR LINING WHERE REQUIRED TO WET AREAS. • INSULATION TO BE PROVIDED WHERE REQUIRED BY ACOUSTIC & ENERGY EFFICIENCY CONSULTANTS. • SMOKE AND FIRE SEALS WHERE REQUIRED AS A FIRE OR SMOKE WALL. • REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR BRACING REQUIREMENTS.

NOTE:
PROPOSED WALL TYPES PRELIMINARY ONLY FOR COORDINATION. BUILDER TO AMEND AS REQUIRED TO ACHIEVE NECESSARY PERFORMANCE REQUIREMENTS TO MEET NCC AND AUSTRALIAN STANDARDS:
- REFER TO FIRE ENGINEERS DOCUMENTATION FOR ALL FRL REQUIREMENTS.
- REFER TO ACOUSTIC ENGINEERS DOCUMENTATION FOR ACOUSTIC PERFORMANCE REQUIREMENTS

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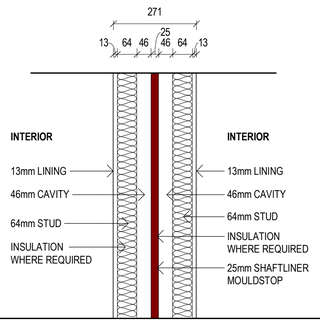
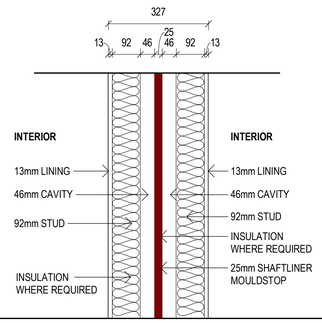
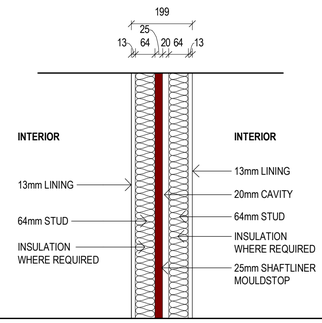
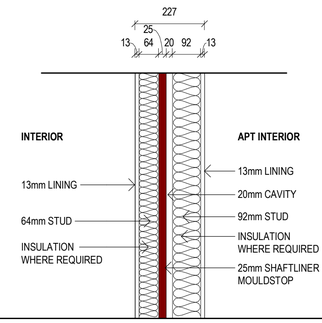
LIGHTWEIGHT INTERTENANCY & CORRIDOR WALLS









WALL CODE:	IW1
DESCRIPTION:	KNAUF INTRWALL SYSTEM IW60.3
NOMINAL WIDTH:	271mm
FRL:	TO NCC REQUIREMENTS REFER TO KNAUF SPECS.
ACOUSTIC:	TO NCC REQUIREMENTS REFER TO KNAUF SPECS.
NOTES:	• REFER TO KNAUF INSTALLATION GUIDE. • REPLACE PLASTERBOARD WITH MOISTURE RESISTANT INTERIOR LINING WHERE REQUIRED TO WET AREAS. • INSULATION TO BE PROVIDED WHERE REQUIRED BY ACOUSTIC & ENERGY EFFICIENCY CONSULTANTS. • SMOKE AND FIRE SEALS WHERE REQUIRED AS A FIRE OR SMOKE WALL. • REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR BRACING REQUIREMENTS.

VERIFY HYD PENETRATION DETAIL WITH KNAUF TECHNICAL ADVICE. PROVIDE ADDITIONAL STUD LINING IF REQUIRED FOR HYD PENETRATIONS TO ENSURE FRL & ACOUSTIC PERFORMANCE OF SYSTEM

WALL CODE:	IW2
DESCRIPTION:	KNAUF INTRWALL SYSTEM IW60.3
NOMINAL WIDTH:	327mm
FRL:	TO NCC REQUIREMENTS REFER TO KNAUF SPECS.
ACOUSTIC:	TO NCC REQUIREMENTS REFER TO KNAUF SPECS.
NOTES:	• REFER TO KNAUF INSTALLATION GUIDE. • REPLACE PLASTERBOARD WITH MOISTURE RESISTANT INTERIOR LINING WHERE REQUIRED TO WET AREAS. • INSULATION TO BE PROVIDED WHERE REQUIRED BY ACOUSTIC & ENERGY EFFICIENCY CONSULTANTS. • SMOKE AND FIRE SEALS WHERE REQUIRED AS A FIRE OR SMOKE WALL. • REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR BRACING REQUIREMENTS.

VERIFY HYD PENETRATION DETAIL WITH KNAUF TECHNICAL ADVICE. PROVIDE ADDITIONAL STUD LINING IF REQUIRED FOR HYD PENETRATIONS TO ENSURE FRL & ACOUSTIC PERFORMANCE OF SYSTEM

WALL CODE:	IW3
DESCRIPTION:	KNAUF INTRWALL SYSTEM IW60.4
NOMINAL WIDTH:	199mm
FRL:	TO NCC REQUIREMENTS REFER TO KNAUF SPECS.
ACOUSTIC:	TO NCC REQUIREMENTS REFER TO KNAUF SPECS.
NOTES:	• REFER TO KNAUF INSTALLATION GUIDE. • REPLACE PLASTERBOARD WITH MOISTURE RESISTANT INTERIOR LINING WHERE REQUIRED TO WET AREAS. • INSULATION TO BE PROVIDED WHERE REQUIRED BY ACOUSTIC & ENERGY EFFICIENCY CONSULTANTS. • SMOKE AND FIRE SEALS WHERE REQUIRED AS A FIRE OR SMOKE WALL. • REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR BRACING REQUIREMENTS.

VERIFY HYD PENETRATION DETAIL WITH KNAUF TECHNICAL ADVICE. PROVIDE ADDITIONAL STUD LINING IF REQUIRED FOR HYD PENETRATIONS TO ENSURE FRL & ACOUSTIC PERFORMANCE OF SYSTEM

WALL CODE:	IW4
DESCRIPTION:	KNAUF INTRWALL SYSTEM IW60.4
NOMINAL WIDTH:	199mm
FRL:	TO NCC REQUIREMENTS REFER TO KNAUF SPECS.
ACOUSTIC:	TO NCC REQUIREMENTS REFER TO KNAUF SPECS.
NOTES:	• REFER TO KNAUF INSTALLATION GUIDE. • REPLACE PLASTERBOARD WITH MOISTURE RESISTANT INTERIOR LINING WHERE REQUIRED TO WET AREAS. • INSULATION TO BE PROVIDED WHERE REQUIRED BY ACOUSTIC & ENERGY EFFICIENCY CONSULTANTS. • SMOKE AND FIRE SEALS WHERE REQUIRED AS A FIRE OR SMOKE WALL. • REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR BRACING REQUIREMENTS.

VERIFY HYD PENETRATION DETAIL WITH KNAUF TECHNICAL ADVICE. PROVIDE ADDITIONAL STUD LINING IF REQUIRED FOR HYD PENETRATIONS TO ENSURE FRL & ACOUSTIC PERFORMANCE OF SYSTEM

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DRAWING NOTES:

LEGEND:

AMMENDMENTS:

No.	DESCRIPTION	DATE
2	DRAFT FOR CERTIFIER	07/08/2025
3	DRAFT BA	22/08/2025
4	CLIENT CHANGES	29/08/2025
5	CLIENT CHANGES	05/09/2025
6	CLIENT CHANGES	16/09/2025
7	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023
PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE
BUILDING APPROVAL

SHEET NO: B-251
REVISION: A
DRAWING: WALL TYPE DETAILS
SCALE @ A1: 1 : 10

LEGEND

CL-1	PLASTERBOARD CEILING.FIRE RATED WHERE REQ.
CONC	EXPOSED CONCRETE FINISH. NATURAL GREY CONCRETE LOOK

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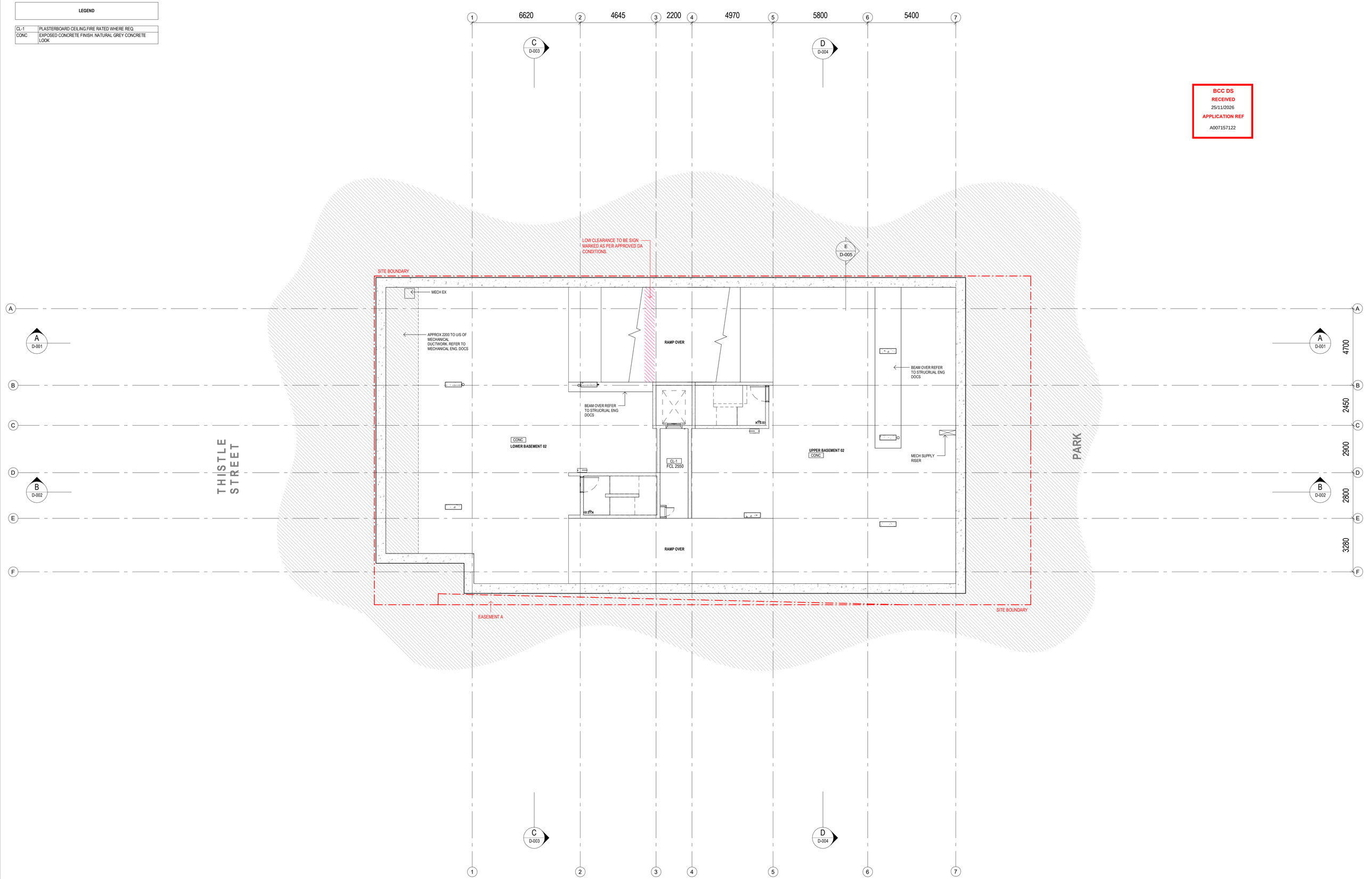

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ORIENTATION:

AMMENDMENTS:

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6	CLIENT CHANGES	16/09/2025
7	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-308
REVISION: A

DRAWING:
BASEMENT 2 - REFLECTED CEILING PLAN

SCALE @ A1: 1 : 100

LEGEND

CL-1	PLASTERBOARD CEILING.FIRE RATED WHERE REQ.
CONC	EXPOSED CONCRETE FINISH. NATURAL GREY CONCRETE LOOK

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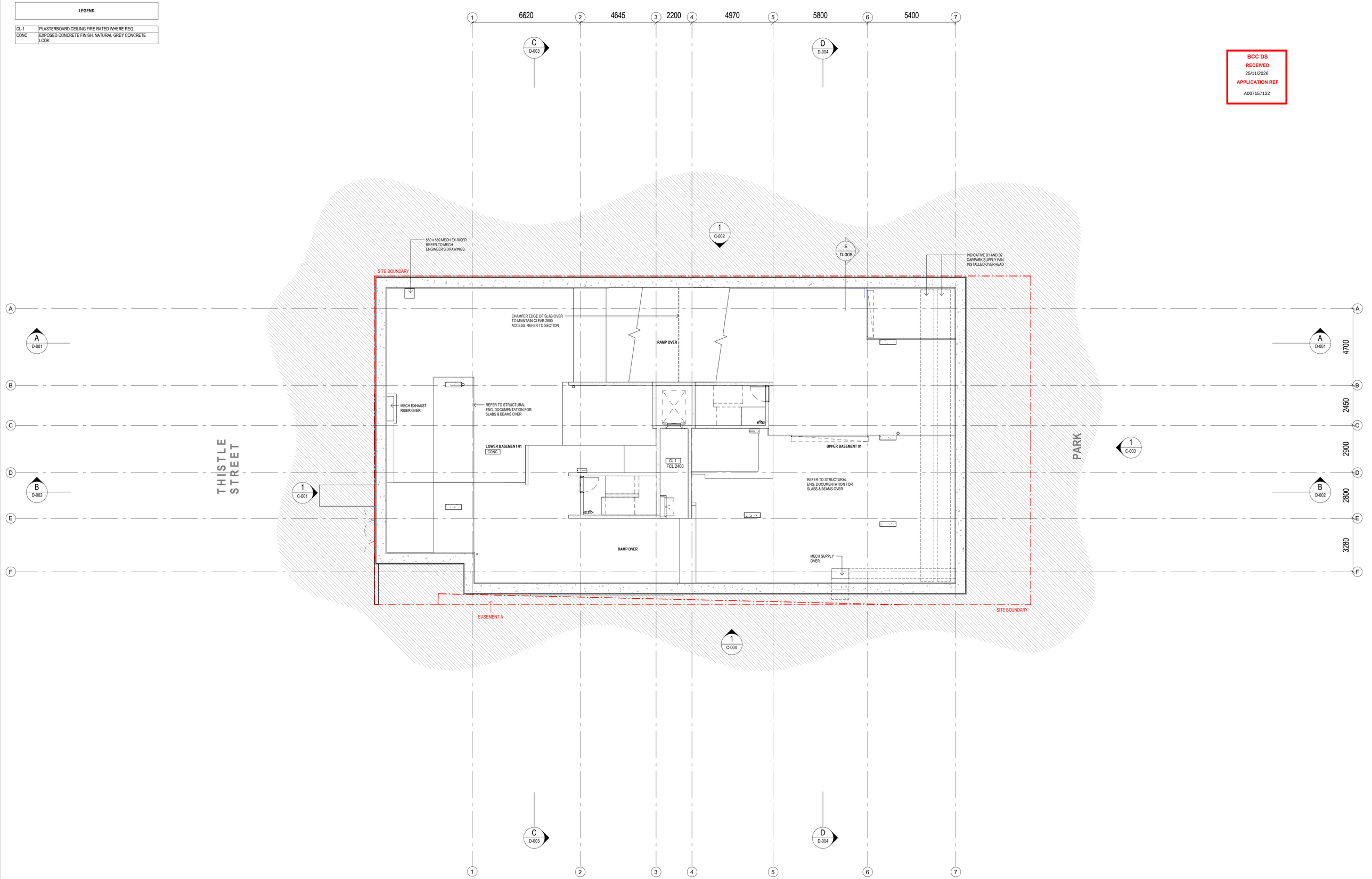

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ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
3	DRAFT BA	22/08/2025
4	CLIENT CHANGES	29/08/2025
5	CLIENT CHANGES	05/09/2025
6	CLIENT CHANGES	16/09/2025
7	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED DRAWINGS	12/06/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-309
REVISION: B

DRAWING:
BASEMENT 1 - REFLECTED CEILING PLAN

SCALE @ A1: 1 : 100

LEGEND

ALH	ALUMINIUM SUN HOOD. DULUX ETERNITY ETHEREAL PEARL.
CL-1	PLASTERBOARD CEILING FIRE RATED WHERE REQ.
CL-2	MOISTURE RESISTANT PLASTERBOARD CEILING. FIRE RATED WHERE REQ.
CL-3	FC SOFFIT. WHITE (RESENE FOSSIL &€" HALF STRENGTH).
CONC	EXPOSED CONCRETE FINISH. NATURAL GREY CONCRETE LOOK
RN-2	RENDERED FINISH - DARK TAUPE (RESENE TRIPLE MASALA).

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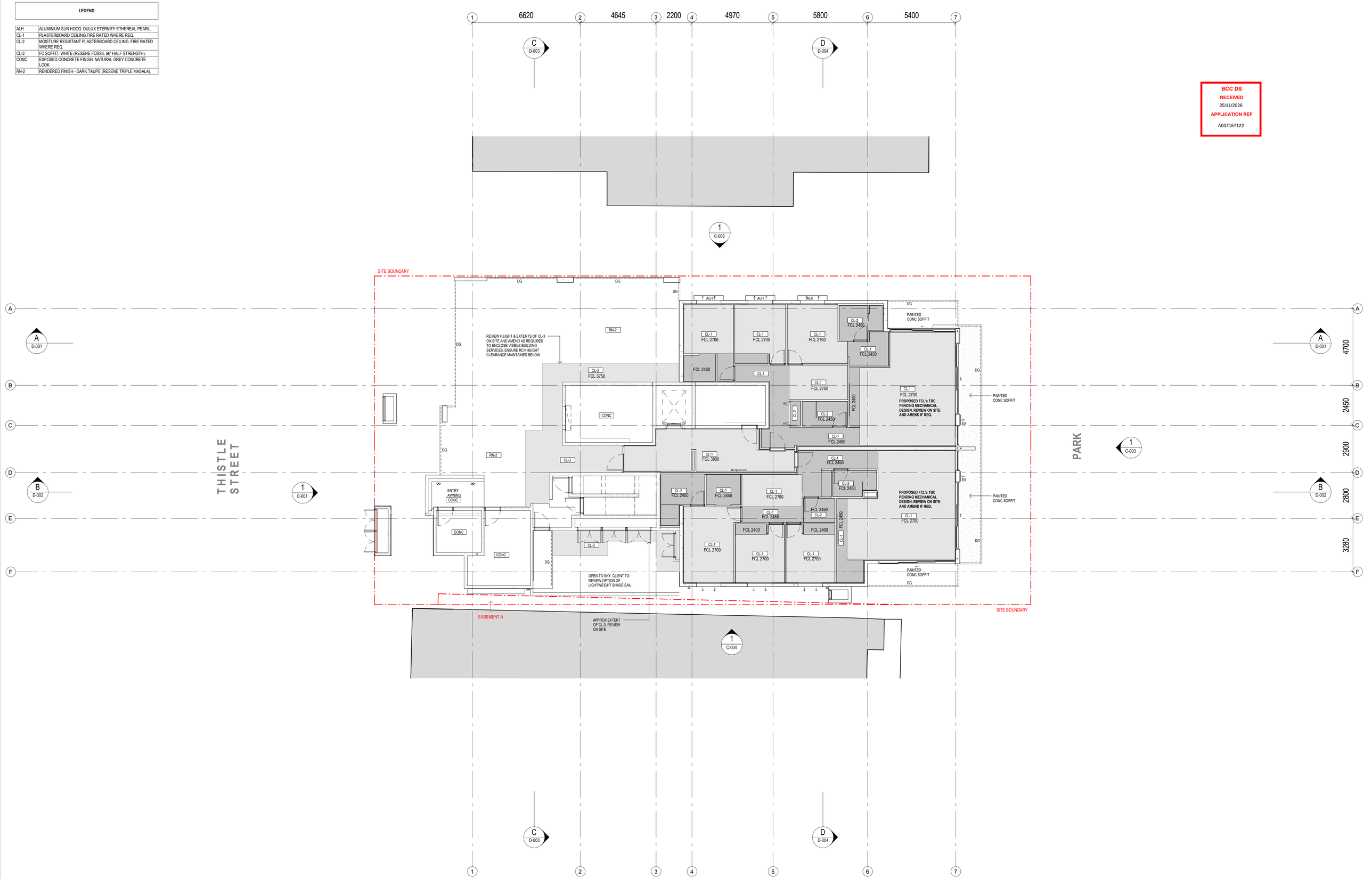

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ORIENTATION:

AMMENDMENTS:

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3	DRAFT BA	22/08/2025
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6	CLIENT CHANGES	16/09/2025
7	UPDATED FOR BA	11/11/2025
8	UPDATED FOR BA	24/11/2025
A	UPDATED DRAWINGS	02/06/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-310
REVISION: A

DRAWING:
GROUND FLOOR - REFLECTED CEILING PLAN

SCALE @ A1: 1 : 100

LEGEND

ALH	ALUMINIUM SUN HOOD. DULUX ETERNITY ETHEREAL PEARL.
CL-1	PLASTERBOARD CEILING.FIRE RATED WHERE REQ.
CL-2	MOISTURE RESISTANT PLASTERBOARD CEILING. FIRE RATED WHERE REQ.

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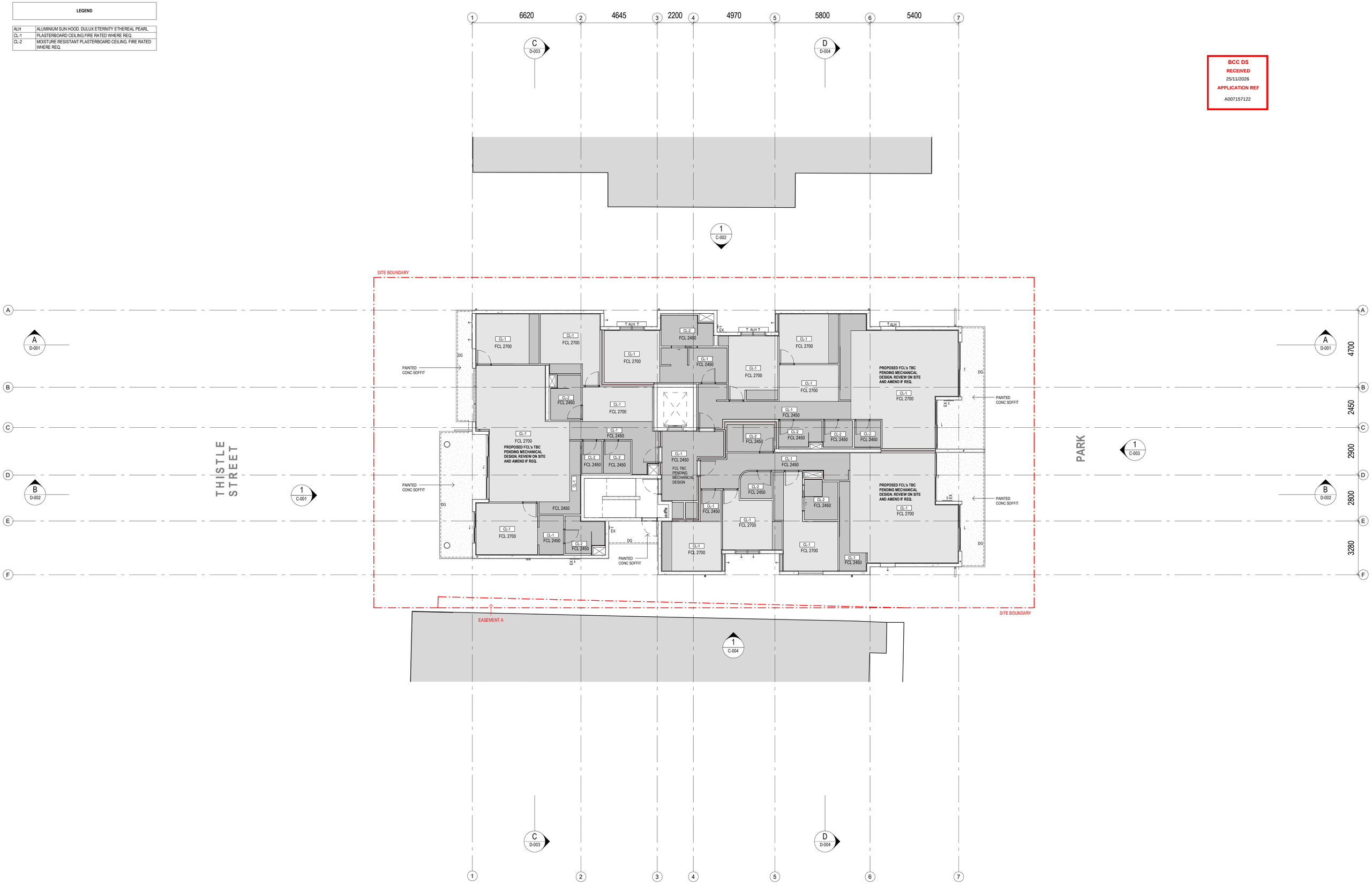

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ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
4	CLIENT CHANGES	29/08/2025
5	CLIENT CHANGES	05/09/2025
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7	CLIENT CHANGES	03/10/2025
8	UPDATED FOR BA	11/11/2025
9	UPDATED FOR BA	24/11/2025
A	UPDATED DRAWINGS	02/06/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: **B-311**
REVISION: **A**

DRAWING:
LEVEL 1 - REFLECTED CEILING PLAN

SCALE @ A1: 1 : 100

LEGEND

ALH	ALUMINIUM SUN HOOD. DULUX ETERNITY ETHEREAL PEARL.
CL-1	PLASTERBOARD CEILING.FIRE RATED WHERE REQ.
CL-2	MOISTURE RESISTANT PLASTERBOARD CEILING. FIRE RATED WHERE REQ.

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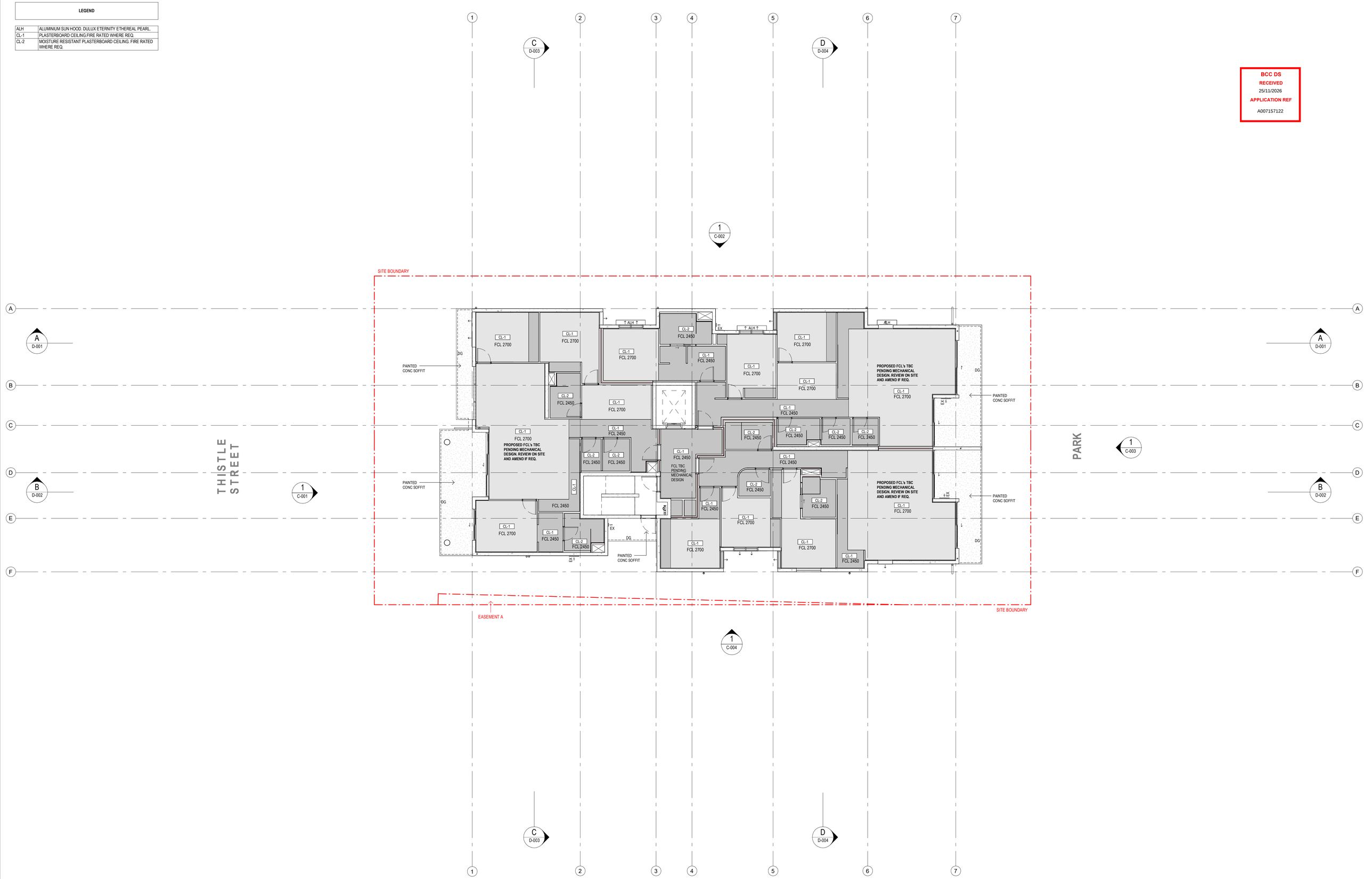

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A	UPDATED DRAWINGS	02/06/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023

PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: B-312
REVISION: A

DRAWING: LEVEL 2 - REFLECTED CEILING PLAN

SCALE @ A1: 1 : 100

LEGEND

ALH	ALUMINIUM SUN HOOD. DULUX ETERNITY ETHEREAL PEARL.
CL-1	PLASTERBOARD CEILING.FIRE RATED WHERE REQ.
CL-2	MOISTURE RESISTANT PLASTERBOARD CEILING. FIRE RATED WHERE REQ.

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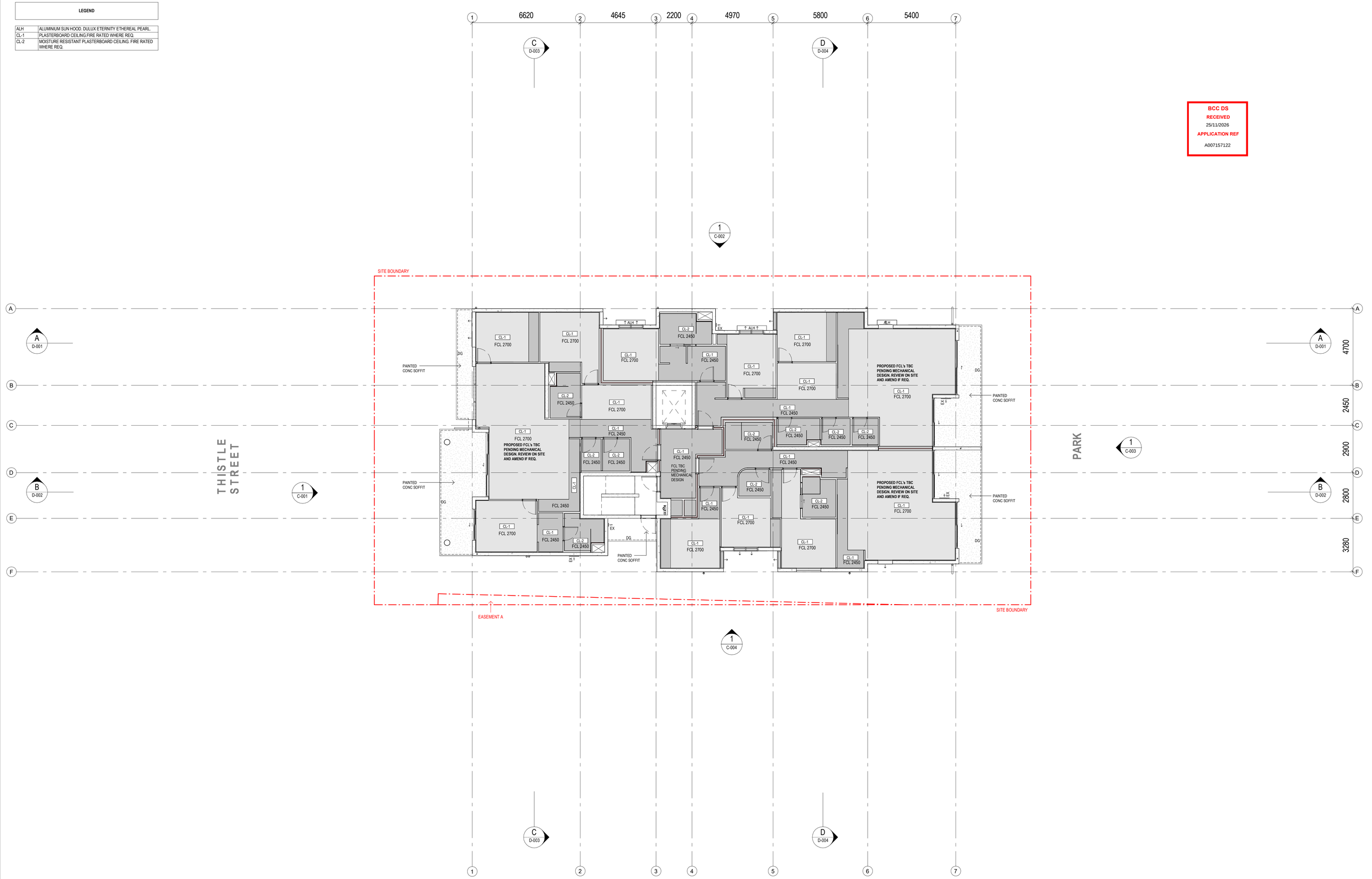

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ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
4	CLIENT CHANGES	29/08/2025
5	CLIENT CHANGES	05/09/2025
6	CLIENT CHANGES	16/09/2025
7	CLIENT CHANGES	03/10/2025
8	UPDATED FOR BA	11/11/2025
9	UPDATED FOR BA	24/11/2025
A	UPDATED DRAWINGS	02/06/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023
PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE
BUILDING APPROVAL

SHEET NO: B-313
REVISION: A
DRAWING: LEVEL 3 - REFLECTED CEILING PLAN
SCALE @ A1: 1 : 100

LEGEND

ALH	ALUMINIUM SUN HOOD. DULUX ETERNITY ETHEREAL PEARL.
CL-1	PLASTERBOARD CEILING.FIRE RATED WHERE REQ.
CL-2	MOISTURE RESISTANT PLASTERBOARD CEILING. FIRE RATED WHERE REQ.

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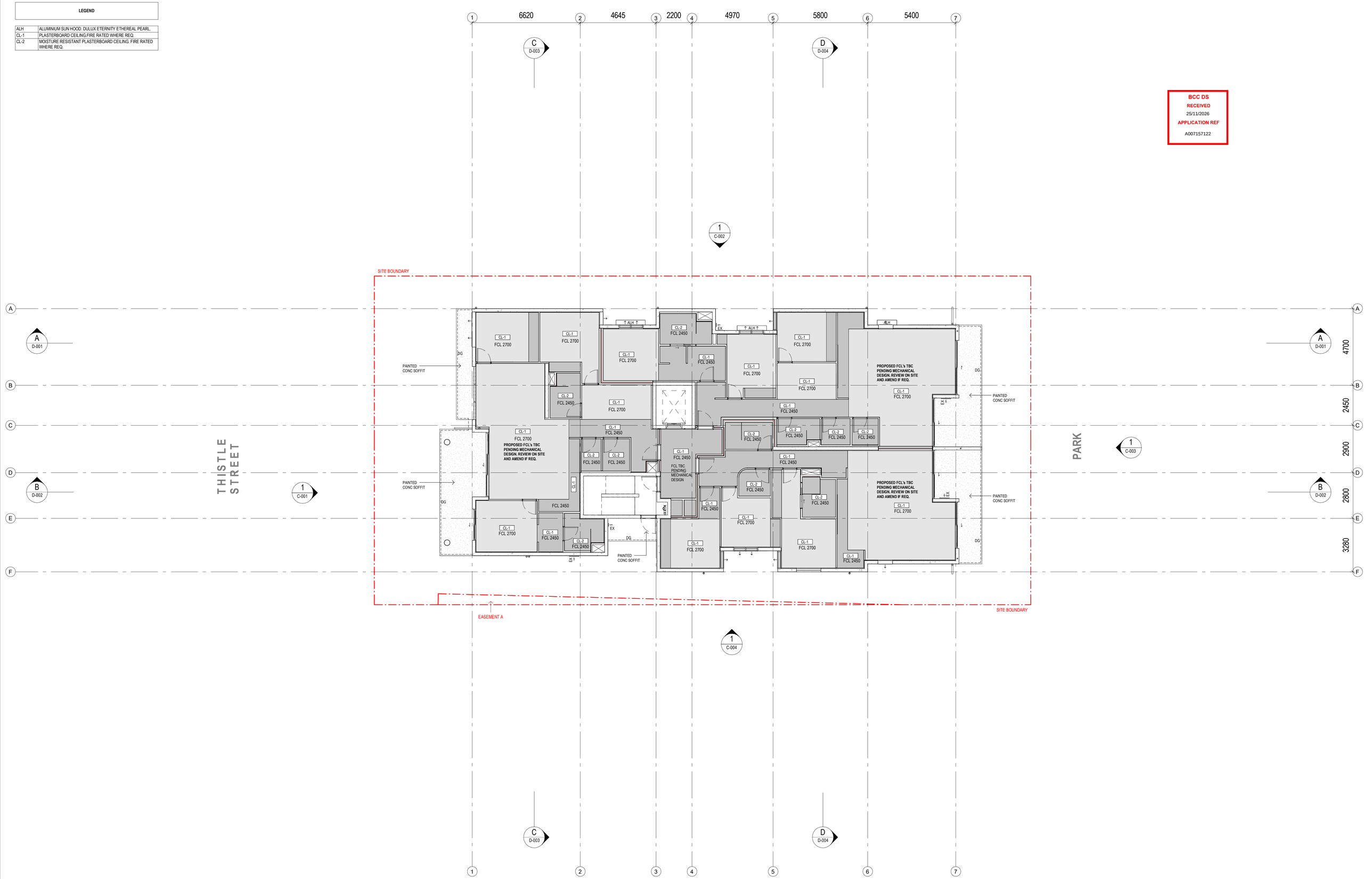

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ABN: 83 670 967 343

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DRAWING NOTES:
- REFER TO MECHANICAL ENG DRAWINGS FOR FCU, ACCESS PANEL, DUCT & GRILL LOCATIONS AND SPECIFICATIONS. CONTRACTOR TO VERIFY MECHANCIAL FCU AND ACCESS PANEL LOCATIONS ON SITE PRIOR TO CONSTRUCTION.
- REFER TO ELECTRICAL ENGINEER DOCUMENTS FOR ALL LIGHTING AND FAN LOCATIONS AND SPECIFICATIONS.
- REFER TO ELECTRICAL AND FIRE ENGINEERS DOCUMENTS FOR ALL EMERGENCY LIGHTING, ESCAPE SIGNAGE, THERMAL AND SMOKE DETECTORS, EMERGENCY SPEAKER SYSTEMS AND OTHER RELATED FIXTURES.
- REFER TO HYDRAULIC AND FIRE ENGINEERS DOCUMENTATION FOR ALL HYDRANTS, FIRE HOSE REELS, EXTINGUISHERS, DETECTORS, ALARMS AND SPRINKLERS.
- MINIMUM 2300 CLEAR TO BE MAINTAINED TO OPEN CARPARKS & AISLE EXCEPT IN ALLOWABLE DUCTING INTRUSION ZONE.
- EXIT SIGNS LOCATED AND INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARDS.
- CEILING INSULATION TO BE INSTALLED ACCORDANCE WITH NCC & ACOUSTIC REQUIREMENTS.

ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
4	CLIENT CHANGES	29/08/2025
5	CLIENT CHANGES	05/09/2025
6	CLIENT CHANGES	16/09/2025
7	CLIENT CHANGES	03/10/2025
8	UPDATED FOR BA	11/11/2025
9	UPDATED FOR BA	24/11/2025
A	UPDATED DRAWINGS	02/06/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023

PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: **B-314**
REVISION: **A**

DRAWING: **LEVEL 4 - REFLECTED CEILING PLAN**

SCALE @ A1: 1 : 100

LEGEND

CL-1	PLASTERBOARD CEILING.FIRE RATED WHERE REQ.
CL-2	MOISTURE RESISTANT PLASTERBOARD CEILING. FIRE RATED WHERE REQ.
CL-3	FC SOFFIT. WHITE (RESENE FOSSIL â€“ HALF STRENGTH).

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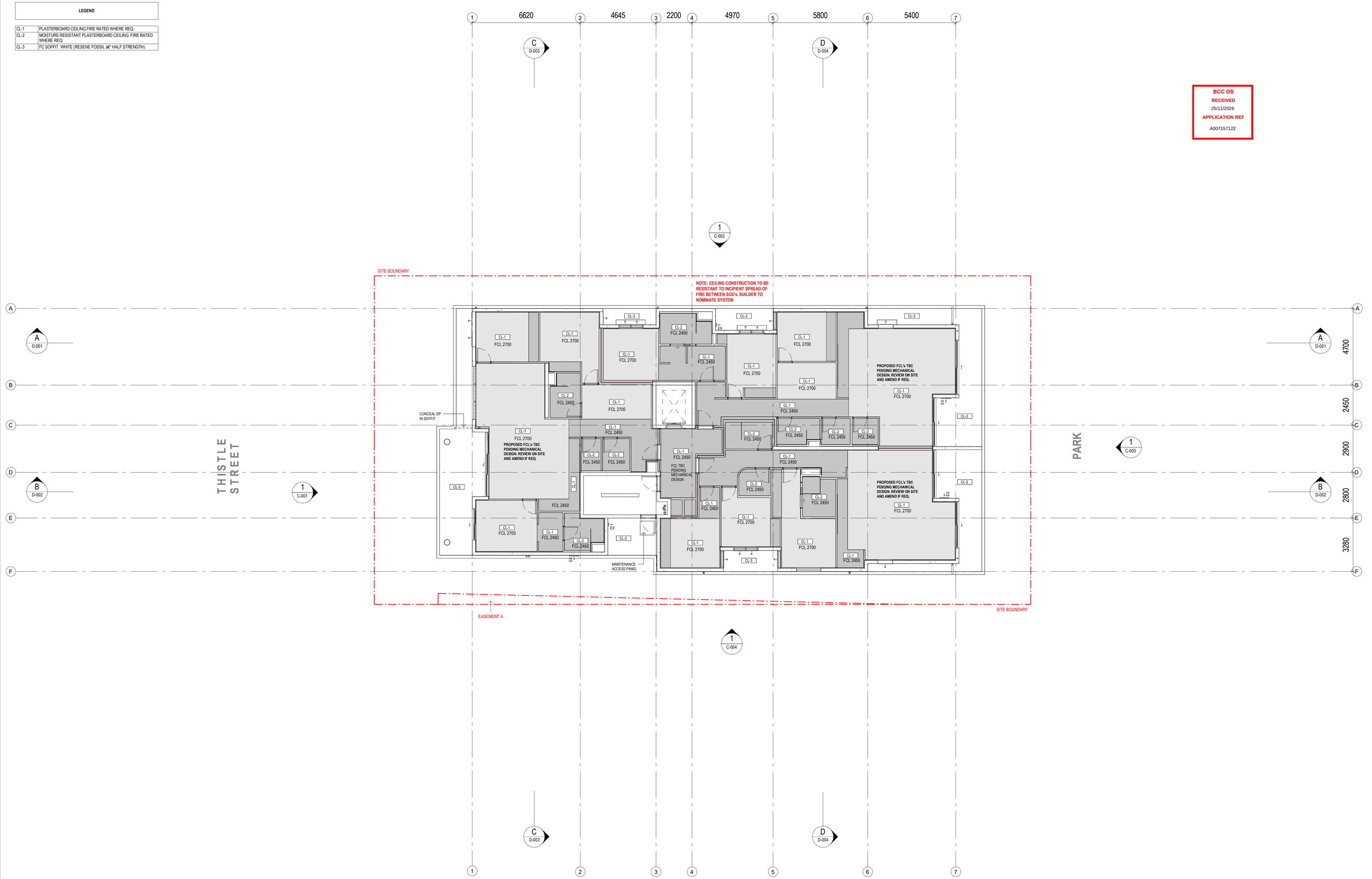

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- REFER TO ELECTRICAL ENGINEER DOCUMENTS FOR ALL LIGHTING AND FAN LOCATIONS AND SPECIFICATIONS.
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- REFER TO HYDRAULIC AND FIRE ENGINEERS DOCUMENTATION FOR ALL HYDRANTS, FIRE HOSE REELS, EXTINGUISHERS, DETECTORS, ALARMS AND SPRINKLERS.
- MINIMUM 2300 CLEAR TO BE MAINTAINED TO OPEN CARPARKS & AISLE EXCEPT IN ALLOWABLE DUCTING INTRUSION ZONE.
- EXIT SIGNS LOCATED AND INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARDS.
- CEILING INSULATION TO BE INSTALLED ACCORDANCE WITH NCC & ACOUSTIC REQUIREMENTS.

ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
5	CLIENT CHANGES	05/09/2025
6	CLIENT CHANGES	16/09/2025
7	CLIENT CHANGES	03/10/2025
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9	UPDATED FOR BA	24/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	BCC Minor Change	29/10/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023
PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE
BUILDING APPROVAL

SHEET NO: B-315
REVISION: B
DRAWING: LEVEL 5 - REFLECTED CEILING PLAN
SCALE @ A1: 1 : 100

LEGEND

BAL-1	GLASS BALUSTRADE - FACE FIXED TO UPSTAND WALL. CLEAR GLASS + CHROME FIXTURES
BAL-2	GLASS BALUSTRADE - FLOOR MOUNTED SPIGOTS. CLEAR GLASS + CHROME FIXTURES
CONC	EXPOSED CONCRETE FINISH. NATURAL GREY CONCRETE LOOK
DP	DOWNPIPE. REFER HYDRAULIC DOCS.
EG	EAVES GUTTER TO HYDRAULIC ENG. SPEC. SURFMIST.
RF-1	SHEET METAL ROOF, COLOURBOND OR SIMILAR. SURFMIST.
RN-1	RENDERED FINISH - WHITE (RESENE FOSSIL â€“ HALF STRENGTH).
RN-2	RENDERED FINISH - DARK TAUPE (RESENE TRIPLE MASALA).
TL-1	TRAVERTINE-LOOK TILE.

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DRAWING NOTES:

AMMENDMENTS:

No.	DESCRIPTION	DATE
6	CLIENT CHANGES	16/09/2025
7	CLIENT CHANGES	03/10/2025
8	UPDATED FOR BA	11/11/2025
9	UPDATED ELEVATIONS	15/04/2026
A	UPDATED DRAWINGS	02/06/2026
B	BCC Submission	26/10/13
C	BCC Minor Change	29/10/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: C-001
REVISION: C

DRAWING:
SOUTH ELEVATION

SCALE @ A1: 1 : 100

LEGEND

ALH	ALUMINIUM SUN HOOD. DULUX ETERNITY ETHEREAL PEARL.
BAL-4	ALUMINIUM BALUSTRADE.
CL-3	FC SOFFIT. WHITE (RESENE FOSSIL &€" HALF STRENGTH).
DP	DOWNPIPE. REFER HYDRAULIC DOCS.
EG	EAVES GUTTER TO HYDRAULIC ENG. SPEC. SURFMIST.
FN-1	ECOPANEL FENCING.
RF-1	SHEET METAL ROOF, COLOURBOND OR SIMILAR. SURFMIST.
RN-1	RENDERED FINISH - WHITE (RESENE FOSSIL &€" HALF STRENGTH).
RN-2	RENDERED FINISH - DARK TAUPE (RESENE TRIPLE MASALA).
SC-1	ALUMINIUM PRIVACY SCREEN. DULUX ETERNITY ETHEREAL PEARL.

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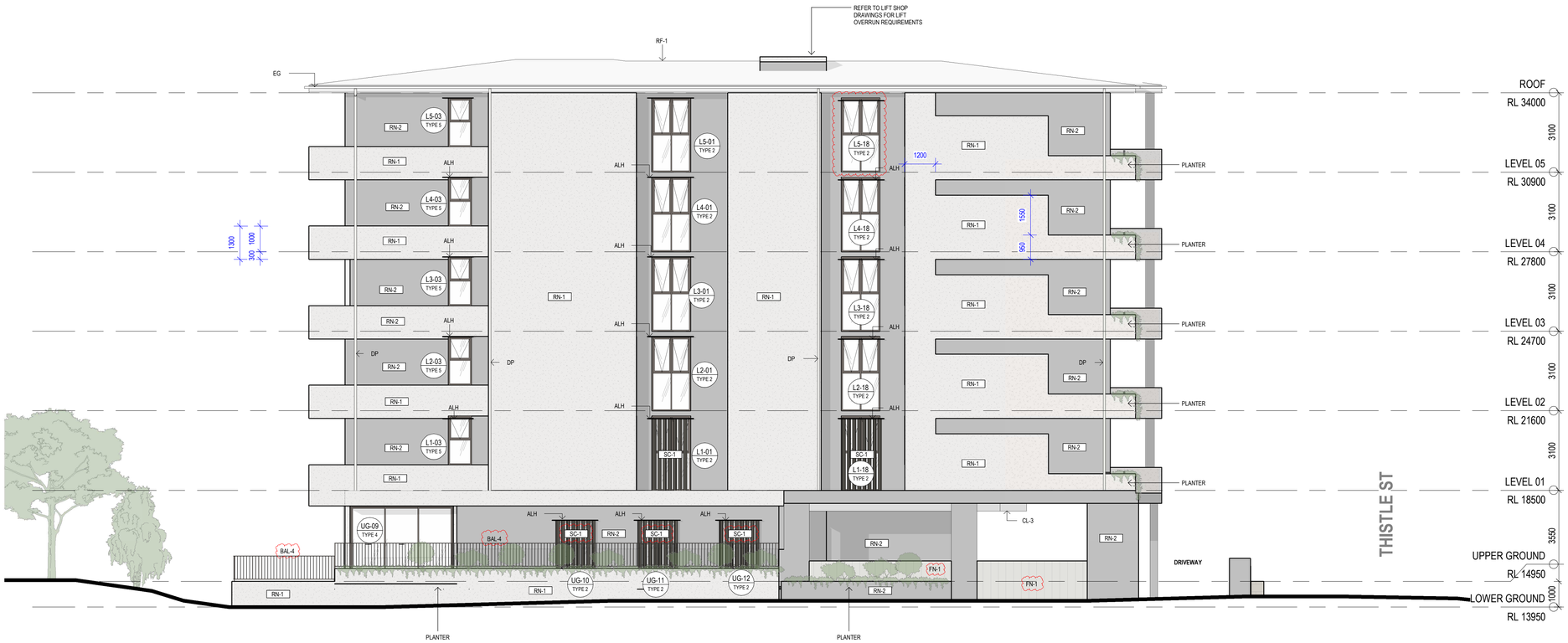

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AMMENDMENTS:

No.	DESCRIPTION	DATE
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9	UPDATED ELEVATIONS	15/04/2026
A	UPDATED DRAWINGS	02/06/2026
B	BCC Submission	26/10/13
C	BCC Minor Change	29/10/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: C-002
REVISION: C
DRAWING: WEST ELEVATION
SCALE @ A1: 1 : 100

LEGEND

ALH	ALUMINIUM SUN HOOD. DULUX ETERNITY ETHEREAL PEARL.
BAL-2	GLASS BALUSTRADE - FLOOR MOUNTED SPIGOTS. CLEAR GLASS + CHROME FIXTURES
BAL-4	ALUMINIUM BALUSTRADE.
DP	DOWNPIPE. REFER HYDRAULIC DOCS.
EG	EAVES GUTTER TO HYDRAULIC ENG. SPEC. SURFMIST.
HC	HOSE COCK.
RF-1	SHEET METAL ROOF, COLOURBOND OR SIMILAR. SURFMIST.
RN-1	RENDERED FINISH - WHITE (RESENE FOSSIL &#" HALF STRENGTH).
RN-2	RENDERED FINISH - DARK TAUPE (RESENE TRIPLE MASALA).

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AMMENDMENTS:

No.	DESCRIPTION	DATE
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A	UPDATED DRAWINGS	02/06/2026
B	BCC Submission	26/10/13
C	BCC Minor Change	29/10/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: C-003
REVISION: C

DRAWING:
NORTH ELEVATION

SCALE @ A1: 1 : 100

LEGEND

BAL-4	ALUMINIUM BALUSTRADE.
CONC	EXPOSED CONCRETE FINISH. NATURAL GREY CONCRETE LOOK
DP	DOWNPIPE. REFER HYDRAULIC DOCS.
EG	EAVES GUTTER TO HYDRAULIC ENG. SPEC. SURFMIST.
RF-1	SHEET METAL ROOF, COLOURBOND OR SIMILAR. SURFMIST.
RN-1	RENDERED FINISH - WHITE (RESENE FOSSIL â€" HALF STRENGTH).
RN-2	RENDERED FINISH - DARK TAUPE (RESENE TRIPLE MASALA).
SC-1	ALUMINIUM PRIVACY SCREEN. DULUX ETERNITY ETHEREAL PEARL.
SC-2	ALUMINIUM RHS SCREEN.DULUX ETERNITY ETHEREAL PEARL.

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DRAWING NOTES:

AMMENDMENTS:

No.	DESCRIPTION	DATE
7	CLIENT CHANGES	03/10/2025
8	UPDATED FOR BA	11/11/2025
9	UPDATED ELEVATIONS	15/04/2026
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED DRAWINGS	12/06/2026
C	BCC Submission	26/10/13
D	BCC Minor Change	29/10/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: C-004
REVISION: D
DRAWING: EAST ELEVATION
SCALE @ A1: 1 : 100

LEGEND

BAL-2	GLASS BALUSTRADE - FLOOR MOUNTED SPIGOTS. CLEAR GLASS + CHROME FIXTURES
EG	EAVES GUTTER TO HYDRAULIC ENG. SPEC. SURFMIST.
RF-1	SHEET METAL ROOF, COLOURBOND OR SIMILAR. SURFMIST.

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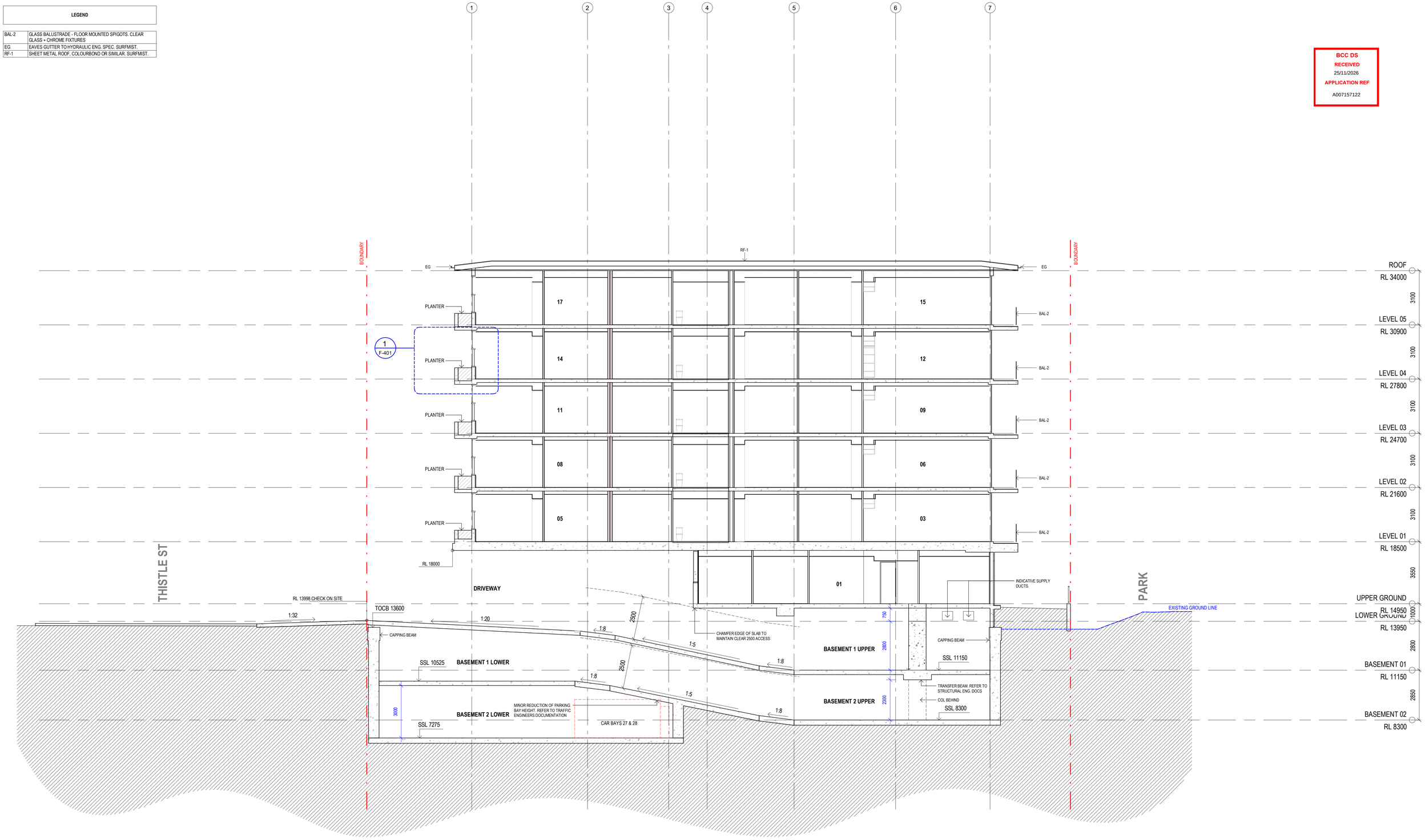

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CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: D-001
REVISION: C

DRAWING:
SECTION A

SCALE @ A1: 1 : 100

LEGEND

BAL-1	GLASS BALUSTRADE - FACE FIXED TO UPSTAND WALL. CLEAR GLASS + CHROME FIXTURES
BAL-2	GLASS BALUSTRADE - FLOOR MOUNTED SPIGOTS. CLEAR GLASS + CHROME FIXTURES
EG	EAVES GUTTER TO HYDRAULIC ENG. SPEC. SURFMIST.
RF-1	SHEET METAL ROOF. COLOURBOND OR SIMILAR. SURFMIST.

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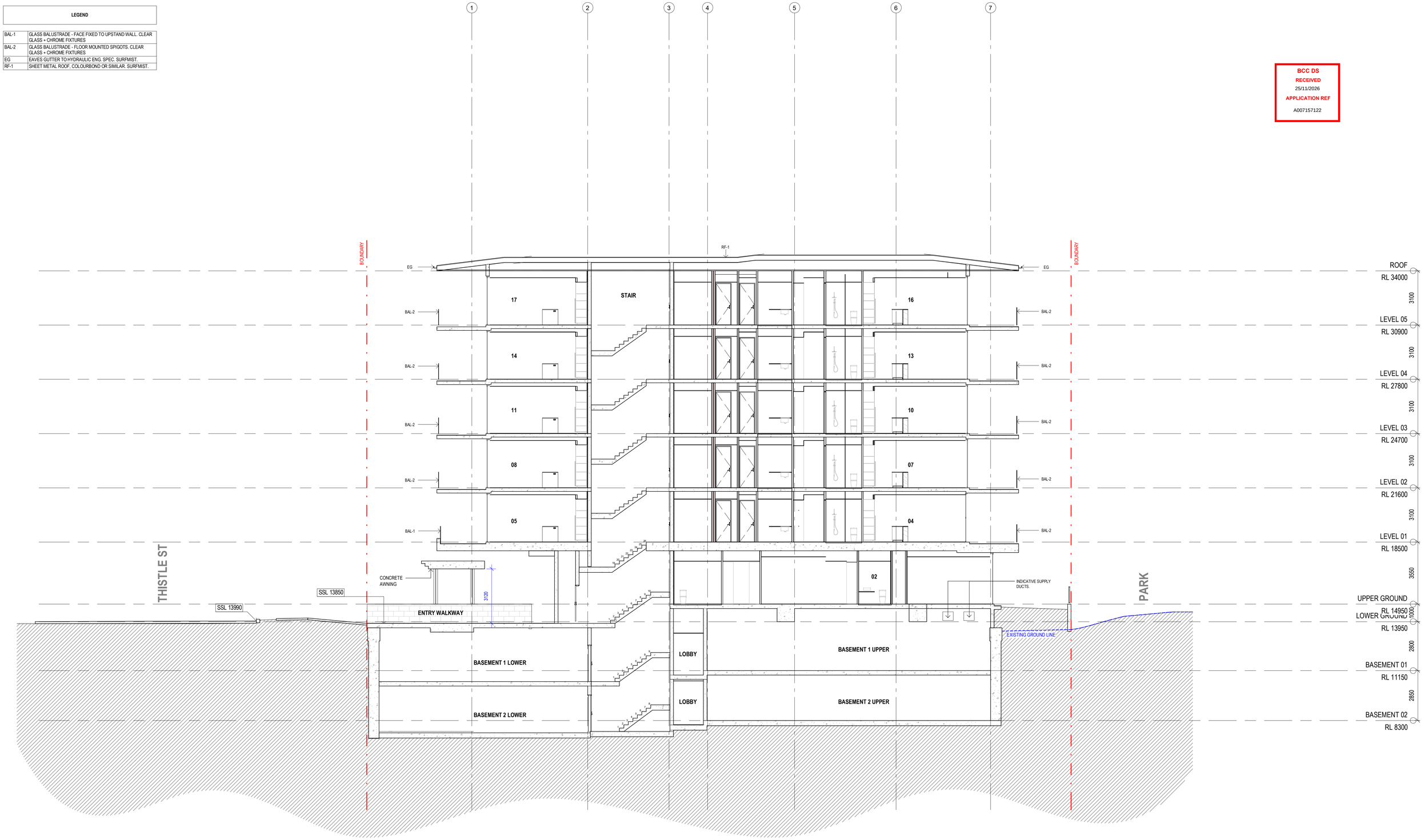

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B	BCC Submission	26/10/13
C	BCC Minor Change	29/10/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: D-002
REVISION: C

DRAWING:
SECTION B

SCALE @ A1: 1 : 100

LEGEND

EG	EAVES GUTTER TO HYDRAULIC ENG. SPEC. SURFMIST.
RF-1	SHEET METAL ROOF, COLOURBOND OR SIMILAR. SURFMIST.

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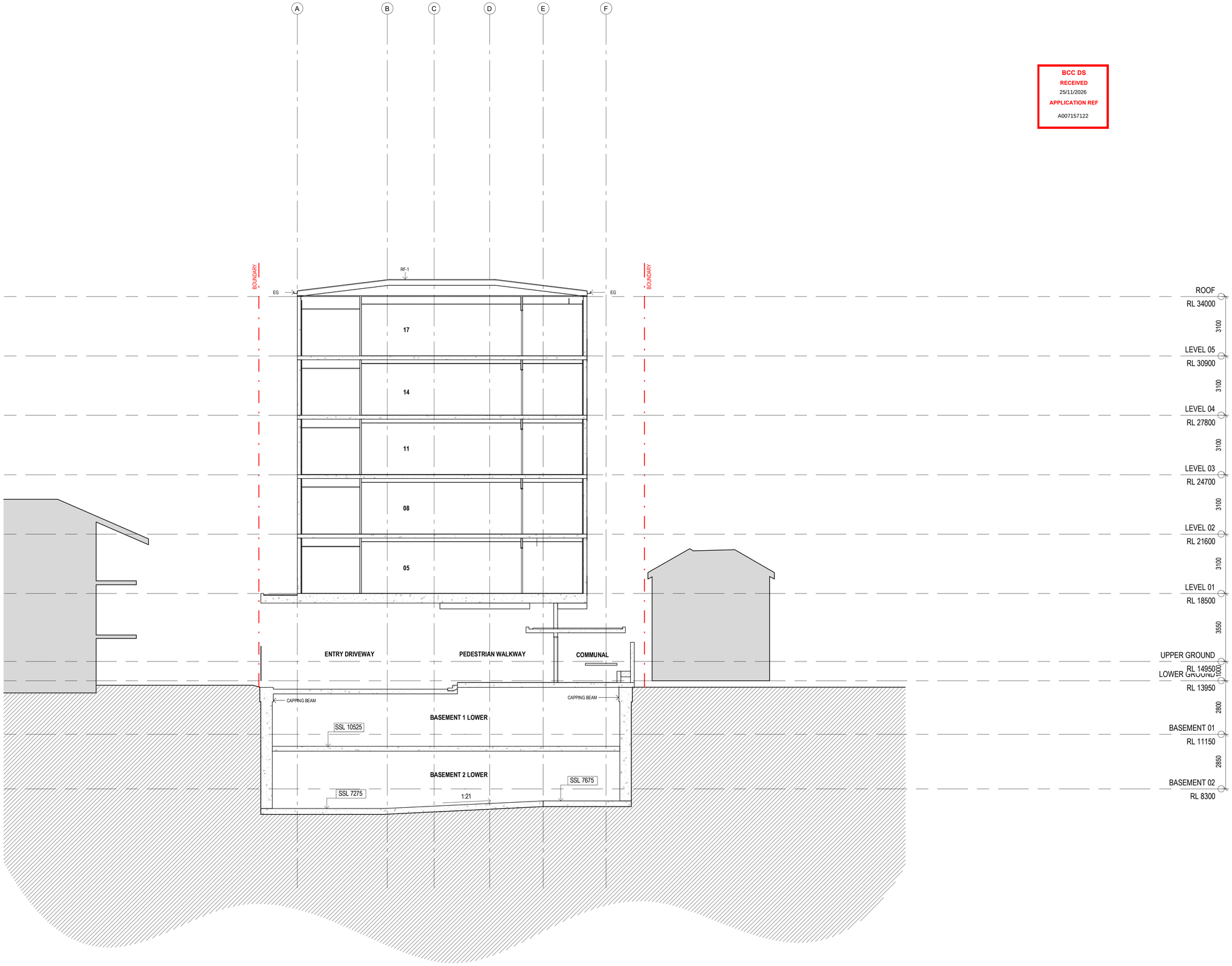

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B	BCC Submission	26/10/13
C	BCC Minor Change	29/10/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: D-003
REVISION: C
DRAWING: SECTION C
SCALE @ A1: 1 : 100

LEGEND

EG	EAVES GUTTER TO HYDRAULIC ENG. SPEC. SURFMIST.
RF-1	SHEET METAL ROOF, COLOURBOND OR SIMILAR. SURFMIST.

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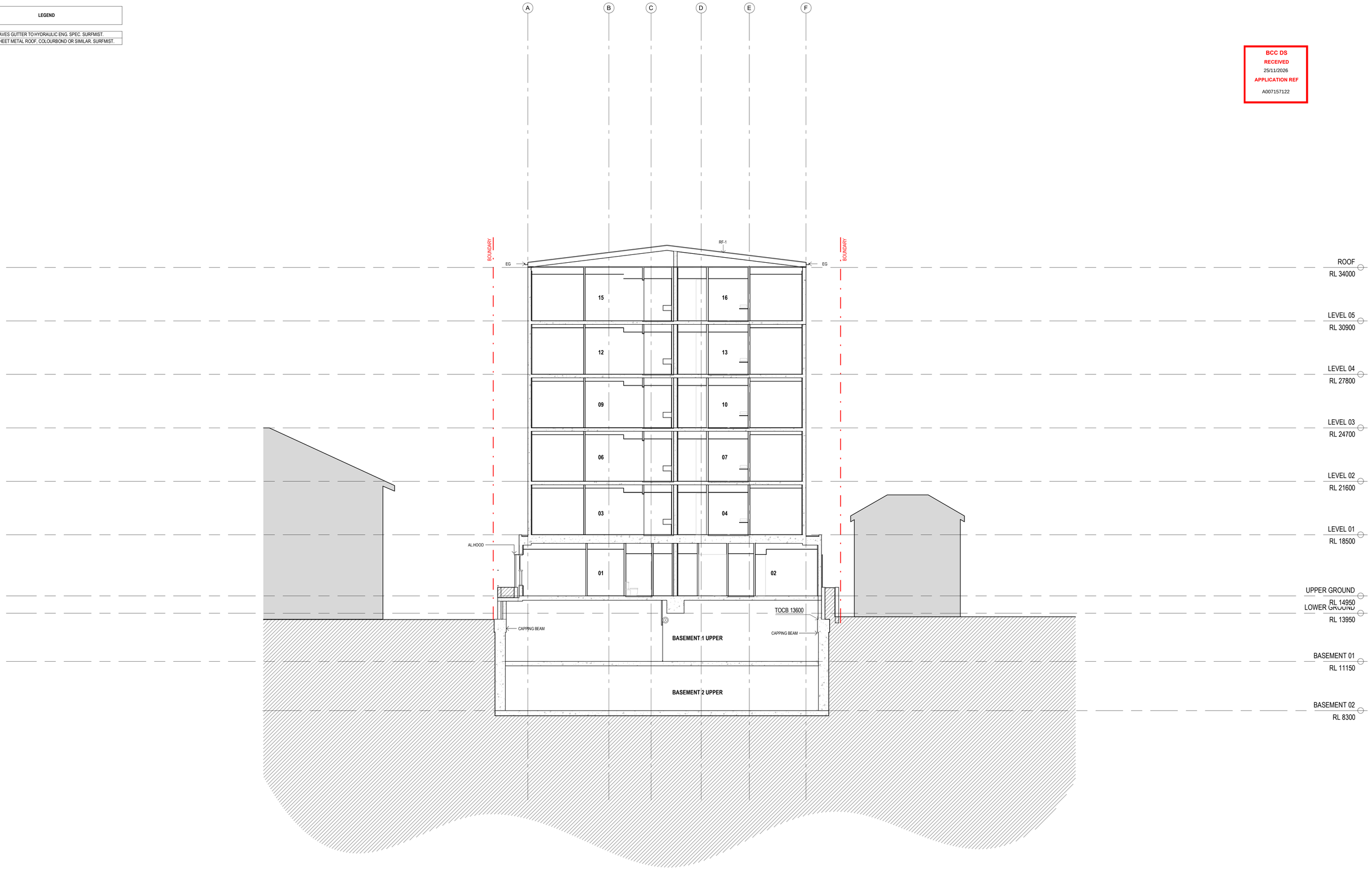

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CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

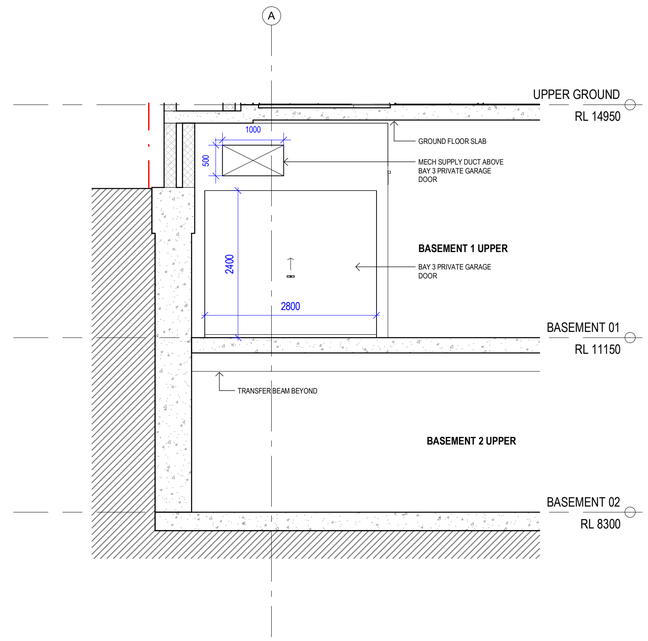
BUILDING APPROVAL

SHEET NO:
D-004

REVISION:
C

DRAWING:
SECTION D

SCALE @ A1: 1 : 100



E BAY 3 PRIVATE GARAGE DOOR ELEVATION

1 : 50

BCC DS
RECEIVED
25/11/2026
APPLICATION REF
A007157122

esat design.

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BUILDING DESIGN (OPEN)
QBCC: 15236150
ABN: 83 670 967 343

0433 831 286
zaheer@esat.au
www.esat.au

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DRAWING NOTES:

AMMENDMENTS:

No.	DESCRIPTION	DATE
A	UPDATED DRAWINGS	02/06/2026
B	BCC Minor Change	29/10/2026

CLIENT:
BELLEVUE QUEENSLAND

COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: D-005

REVISION: B

DRAWING:
CARPARK BAY 3 PRIVATE GARAGE ELEVATION

SCALE @ A1: 1 : 50

LEGEND	
BAL-4	ALUMINIUM BALUSTRADE.
CPT-2	CARPET TO CLIENT'S SELECTION.
FDO	FLOOR DRAIN OUTLET. REFER HYDRAULIC ENG DOCS.
FW-1	FLOOR WASTE TO CLIENT'S SELECTION.
HC	HOSE COCK.
SC-1	ALUMINIUM PRIVACY SCREEN. DULUX ETERNITY ETHEREAL PEARL.
TF-1	TIMBER FLOORING TO CLIENT'S SELECTION.
TL-1	TRAVERTINE-LOOK TILE.

DIMENSION LEGEND:

DIMENSION — SETOUT DIMENSIONS - DENOTES FACE OF CONC. WALLS AND FACE OF STUDS.

DIMENSION — CLEAR DIMENSIONS - DENOTES FINISH FACE OF WALL LINING. EXCLUDES WALL TILES.

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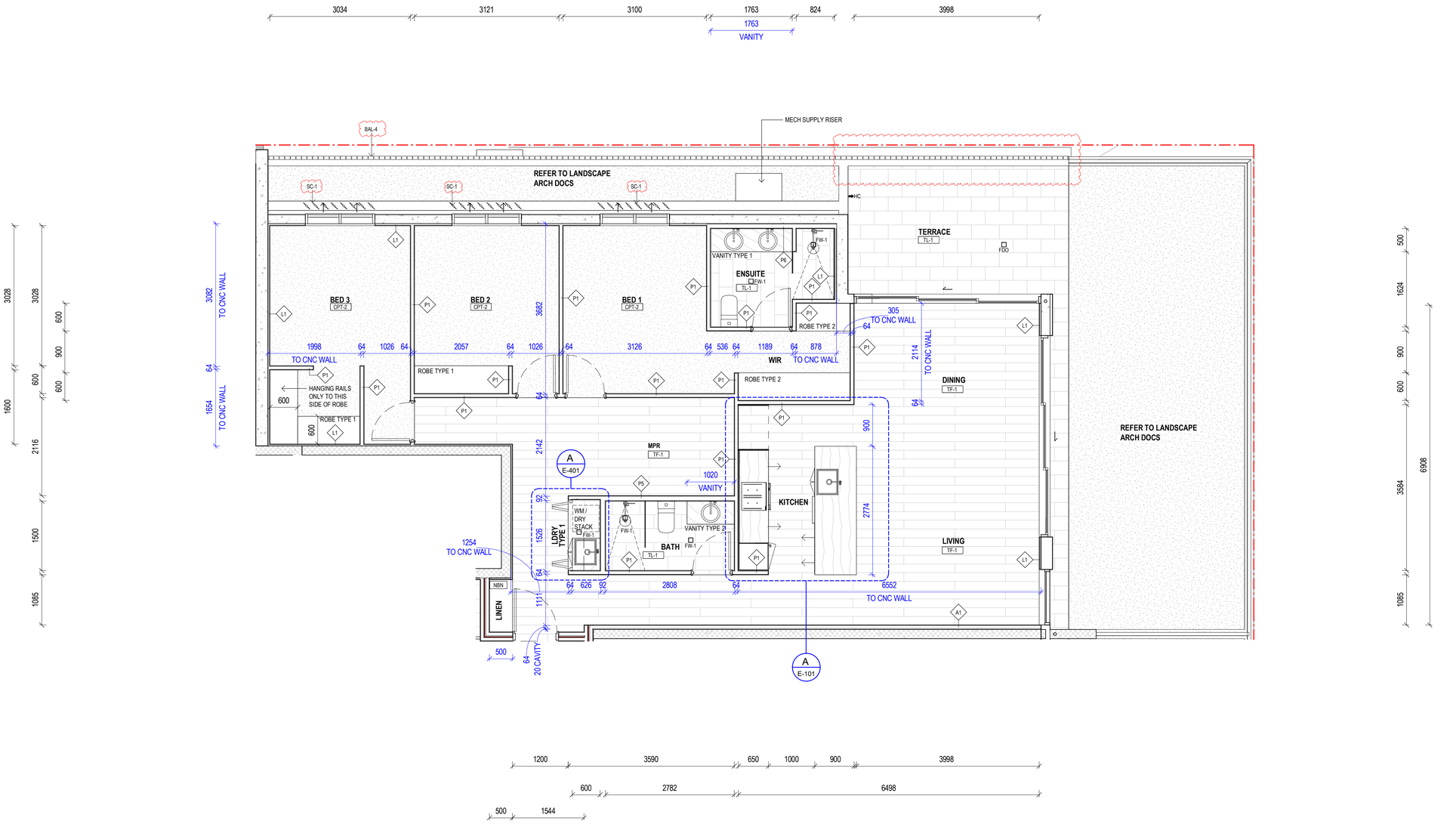

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DRAWING NOTES:
- CLIENT TO NOMINATE ALL FINISHES, FIXTURES AND APPLIANCES. VERIFY ALL SIZES AND CLEARANCES PRIOR TO CONSTRUCTION.
- REFER TO A/C CONTRACTOR DESIGN FOR LOCATIONS OF ALL ALL AIR CONDITIONING COMPONENTS INCLUDING SUPPLY & RETURN AIR GRILLES, ACCESS PANELS & TUNDISHES.
- REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF ALL LIGHTING AND GPO's LOCATIONS.
- REFER TO ELECTRICAL / FIRE SPRINKLER CONSULTANT / FIRE PROTECTION CONSULTANT FOR LOCATIONS OF ALL EMERGENCY LIGHTING, SPRINKLERS, FIRE AND SMOKE DETECTORS, SPEAKER AND ALARM SYSTEMS.

ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
3	CLIENT CHANGES	05/09/2025
4	CLIENT CHANGES	16/09/2025
5	CLIENT CHANGES	03/10/2025
6	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED STAIRS	28/07/2026
C	BCC Minor Change	29/10/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023
PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE
BUILDING APPROVAL

SHEET NO: **E-001**
REVISION: **C**
DRAWING: **APARTMENT 1**
SCALE @ A1: 1 : 50

LEGEND	
BAL-4	ALUMINIUM BALUSTRADE.
CPT-2	CARPET TO CLIENT'S SELECTION.
FW-1	FLOOR WASTE TO CLIENT'S SELECTION.
HC	HOSE COCK.
SC-1	ALUMINIUM PRIVACY SCREEN. DULUX ETERNITY ETHEREAL PEARL.
TF-1	TIMBER FLOORING TO CLIENT'S SELECTION.
TL-1	TRAVERTINE-LOOK TILE.

DIMENSION LEGEND:

DIMENSION — SETOUT DIMENSIONS - DENOTES FACE OF CONC. WALLS AND FACE OF STUDS.

DIMENSION — CLEAR DIMENSIONS - DENOTES FINISH FACE OF WALL LINING. EXCLUDES WALL TILES.

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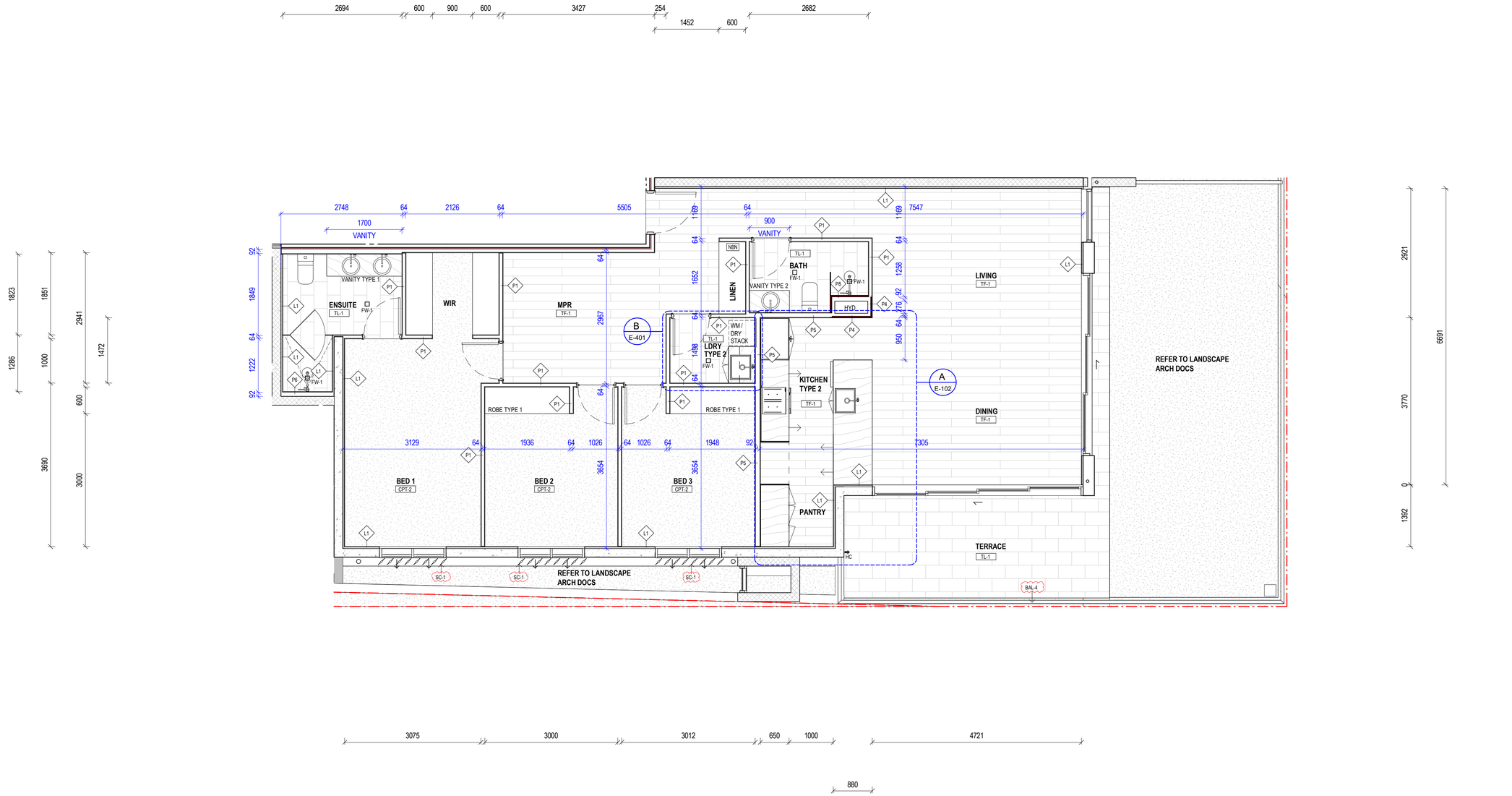

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DRAWING NOTES:
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ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
2	CLIENT CHANGES	29/08/2025
3	CLIENT CHANGES	05/09/2025
4	CLIENT CHANGES	16/09/2025
5	CLIENT CHANGES	03/10/2025
6	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	BCC Minor Change	29/10/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: E-002
REVISION: B
DRAWING: APARTMENT 2
SCALE @ A1: 1 : 50

LEGEND	
CPT-2	CARPET TO CLIENT'S SELECTION.
FDO	FLOOR DRAIN OUTLET. REFER HYDRAULIC ENG DOCS.
FW-1	FLOOR WASTE TO CLIENT'S SELECTION.
HC	HOSE COCK.
TF-1	TIMBER FLOORING TO CLIENT'S SELECTION.
TL-1	TRAVERTINE-LOOK TILE.
VN-3	INTEGRATED VANITY TOP AND BASIN BY CLIENT.

DIMENSION LEGEND:

DIMENSION — SETOUT DIMENSIONS - DENOTES FACE OF CONC. WALLS AND FACE OF STUDS.

DIMENSION — CLEAR DIMENSIONS - DENOTES FINISH FACE OF WALL LINING. EXCLUDES WALL TILES.

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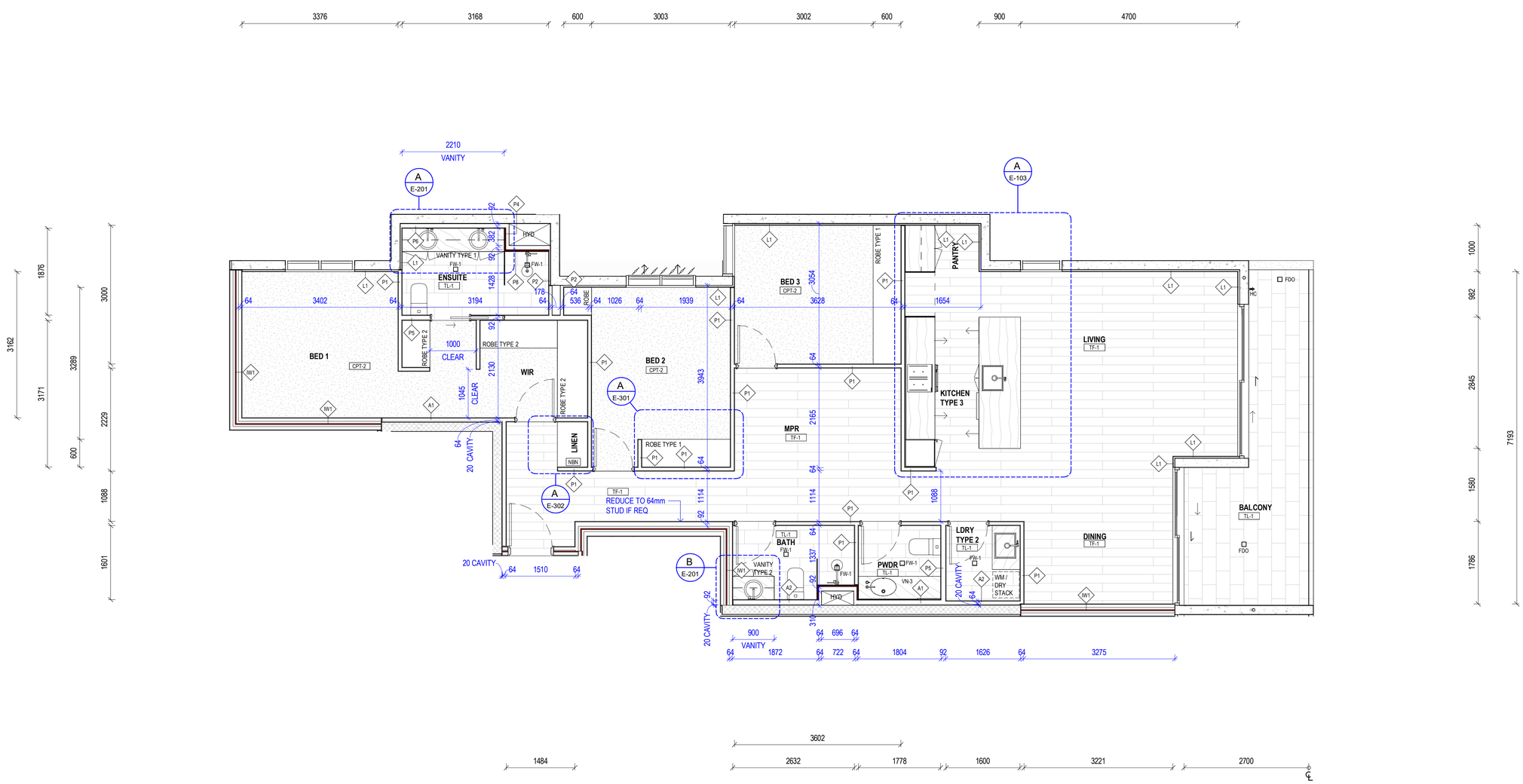

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ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
2	CLIENT CHANGES	29/08/2025
3	CLIENT CHANGES	05/09/2025
4	CLIENT CHANGES	16/09/2025
5	CLIENT CHANGES	03/10/2025
6	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	BCC Minor Change	29/10/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: E-003
REVISION: B
DRAWING: TYPICAL APARTMENTS 3, 6, 9, 12, 15
SCALE @ A1: 1 : 50

LEGEND	
CPT-2	CARPET TO CLIENT'S SELECTION.
FDO	FLOOR DRAIN OUTLET. REFER HYDRAULIC ENG DOCS.
FW-1	FLOOR WASTE TO CLIENT'S SELECTION.
HC	HOSE COCK.
TF-1	TIMBER FLOORING TO CLIENT'S SELECTION.
TL-1	TRAVERTINE-LOOK TILE.

DIMENSION LEGEND:

DIMENSION — SETOUT DIMENSIONS - DENOTES FACE OF CONC. WALLS AND FACE OF STUDS.

DIMENSION — CLEAR DIMENSIONS - DENOTES FINISH FACE OF WALL LINING. EXCLUDES WALL TILES.

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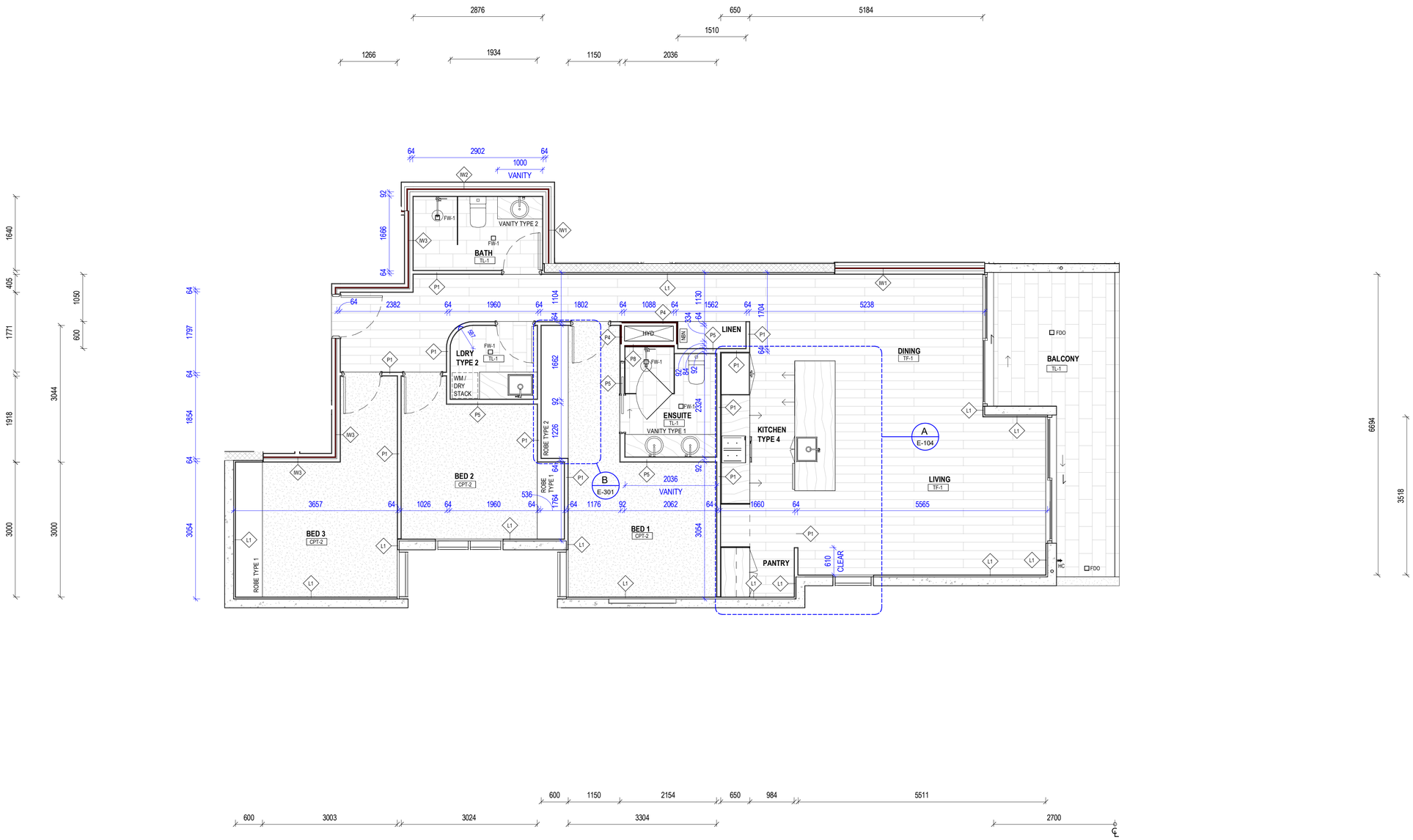

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BUILDING DESIGN (OPEN)
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ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
2	CLIENT CHANGES	29/08/2025
3	CLIENT CHANGES	05/09/2025
4	CLIENT CHANGES	16/09/2025
5	CLIENT CHANGES	03/10/2025
6	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	BCC Minor Change	29/10/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: E-004
REVISION: B

DRAWING:
TYPICAL APARTMENTS 4, 7, 10, 13, 16

SCALE @ A1: 1 : 50

LEGEND	
CPT-2	CARPET TO CLIENT'S SELECTION.
DP	DOWNPIPE. REFER HYDRAULIC DOCS.
FDO	FLOOR DRAIN OUTLET. REFER HYDRAULIC ENG DOCS.
FW-1	FLOOR WASTE TO CLIENT'S SELECTION.
HC	HOSE COCK.
TF-1	TIMBER FLOORING TO CLIENT'S SELECTION.
TL-1	TRAVERTINE-LOOK TILE.
VN-3	INTEGRATED VANITY TOP AND BASIN BY CLIENT.

DIMENSION LEGEND:

DIMENSION — SETOUT DIMENSIONS - DENOTES FACE OF CONC. WALLS AND FACE OF STUDS.

DIMENSION — CLEAR DIMENSIONS - DENOTES FINISH FACE OF WALL LINING. EXCLUDES WALL TILES.

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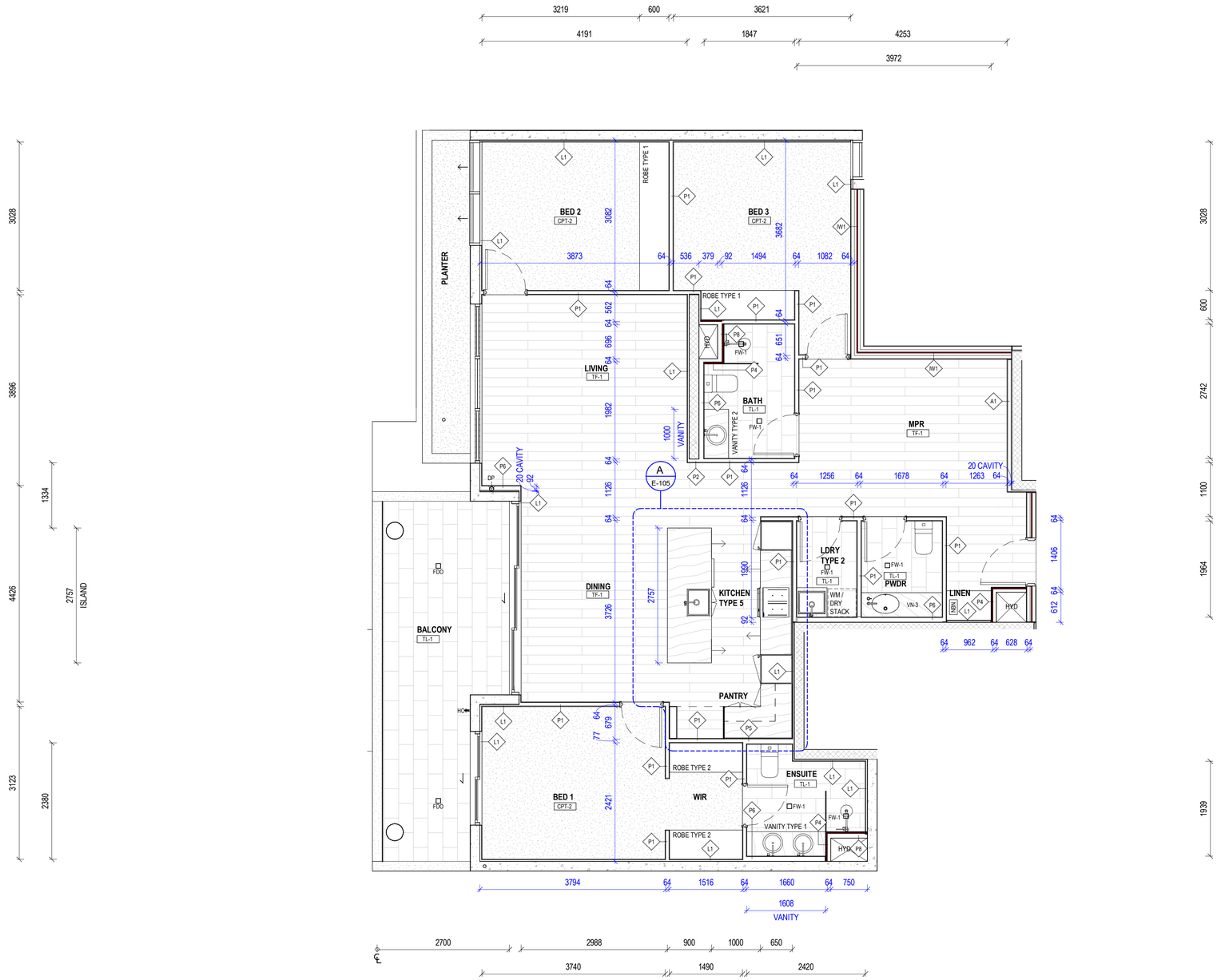

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QBCC: 15236150
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ORIENTATION:

AMMENDMENTS:

No.	DESCRIPTION	DATE
4	CLIENT CHANGES	16/09/2025
5	CLIENT CHANGES	03/10/2025
6	UPDATED FOR BA	11/11/2025
7	UPDATED FOR BA	24/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED STAIRS	28/07/2026
C	BCC Minor Change	29/10/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: E-005
REVISION: C

DRAWING:
TYPICAL APARTMENTS 5, 8, 11, 14, 17

SCALE @ A1: 1 : 50

LEGEND

CKT	COOKTOP 600mm WIDE.
DGPO	DOUBLE POWER OUTLET.
DW	INTEGRATED DISHWASHER.
JH-1	LA-1 INTEGRATED JOINERY HANDLE - VERTICAL.
JH-2	LA-1 INTEGRATED JOINERY HANDLE - HORIZONTAL.
LA-1	TIMBER LOOK JOINERY TO CLIENTS SELECTION.
LA-2	WHITE JOINEYR TO CLIENTS SELECTION.
OV	600mm WIDE OVEN.
RH	RANGEHOOD.
SK-1	KITCHEN SINK.
ST-1	STONE TO CLIENTS SELECTION.
T-1	KITCHEN MIXER TAP.

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APPLICATION REF
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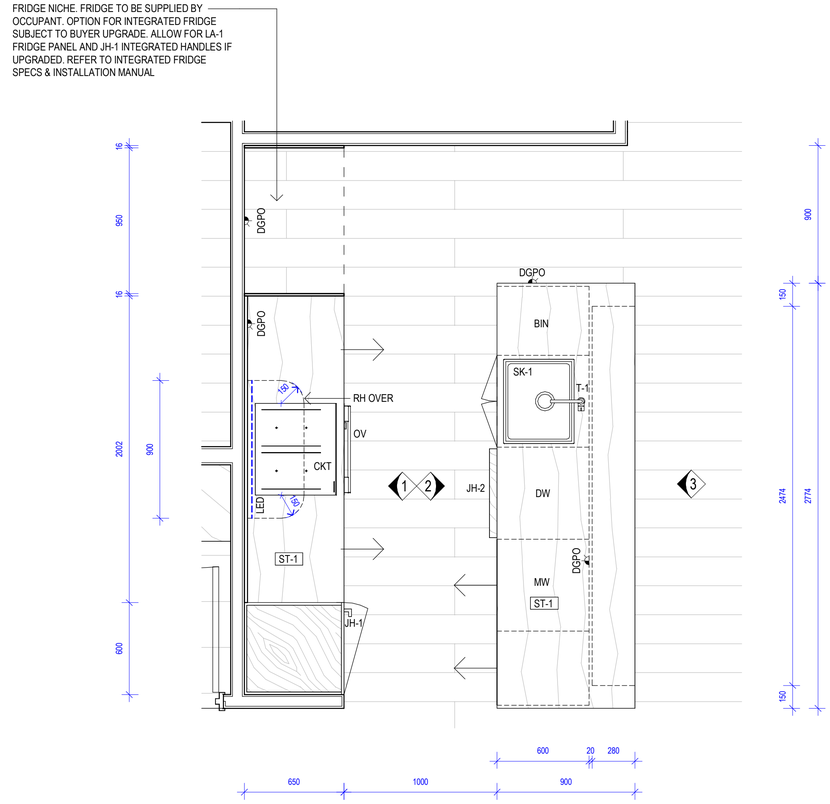
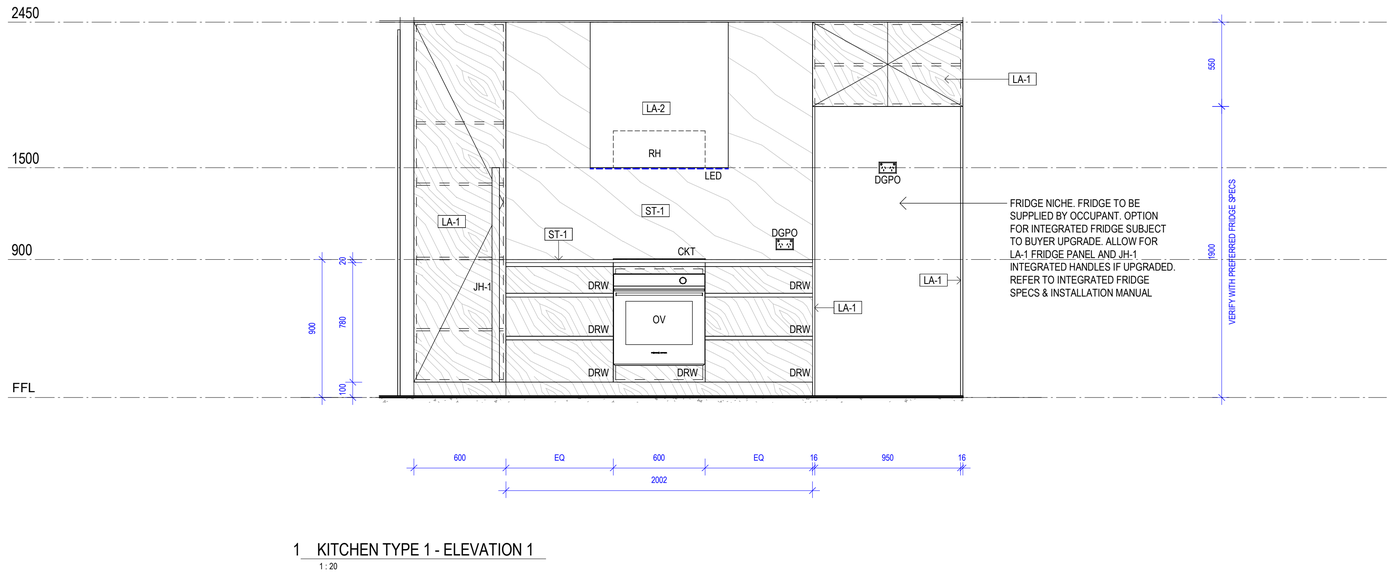
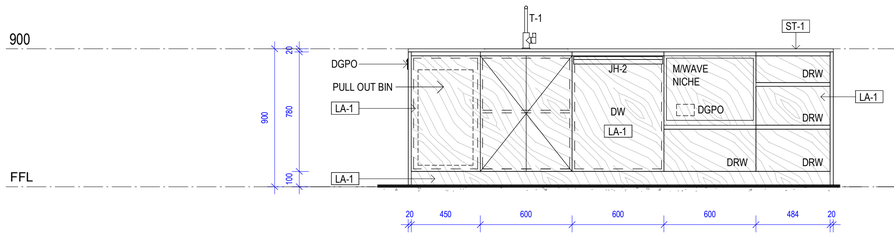


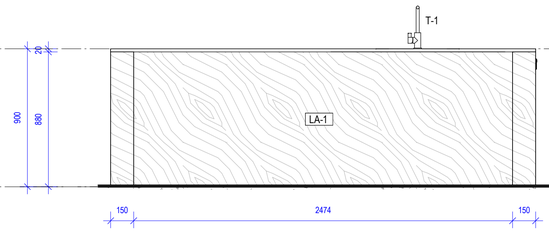
A KITCHEN TYPE 1 - PLAN
1 : 20



1 KITCHEN TYPE 1 - ELEVATION 1
1 : 20



2 KITCHEN TYPE 1 - ELEVATION 2
1 : 20



3 KITCHEN TYPE 1 - ELEVATION 3
1 : 20

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DRAWING NOTES:

- ALL JOINERY DRAWINGS PRELIMINARY FOR DESIGN INTENT ONLY. ALL JOINERY ITEMS MUST BE SHOP DRAWN BY JOINER FOR CLIENT APPROVAL PRIOR TO FABRICATION.
- JOINERY DESIGNS TO BE AMENDED BY JOINER AS REQUIRED TO ACCOMODATE ALL NOMINATED APPLIANCES & THEIR RESPECTIVE CLEARANCE ZONES.
- JOINER TO AMEND DESIGN AS REQUIRED TO ENSURE CLEAR & UNOBSTRUCTED OPERATION OF ALL DOORS AND DRAWERS AND RATIONAL SIZES OF ELEMENTS TO ELIMINATE RISK OF VISUAL DEFLECTION OR STRUCTURAL WEAKNESSES. CLIENT TO BE NOTIFIED OF ALL PROPOSED ALTERATIONS AND MUST PROVIDE APPROVAL PRIOR TO FABRICATION.
- ALL STONE ITEMS TO BE SHOP DRAWN BY STONE MASON FOR CLIENT APPROVAL PRIOR TO FABRICATION. ALLOW FOR MITRED VISIBLE JOINTS AND BEVELLING OF SHARP CORNERS.
- VERIFY LATEST APPLIANCE SELECTIONS PRIOR TO FABRICATION.
- ALLOW FOR SHARK NOSE PROFILE TO ALL JOINERY DOORS AND DRAWERS U.N.O.
- ALLOW FOR POWER TO ALL APPLIANCES.
- ALLOW FOR TYPICAL 20mm OVERHANG OF BENCHTOPS.
- ALLOW FOR TYPICAL 30mm OVERHANG OF DOORS TO OVERHEAD CUPBOARDS FOR FINGER PULL.
- **NOTE:** LIGHTING, ELECTRICAL & A/C DESIGN BY OTHERS.

AMMENDMENTS:

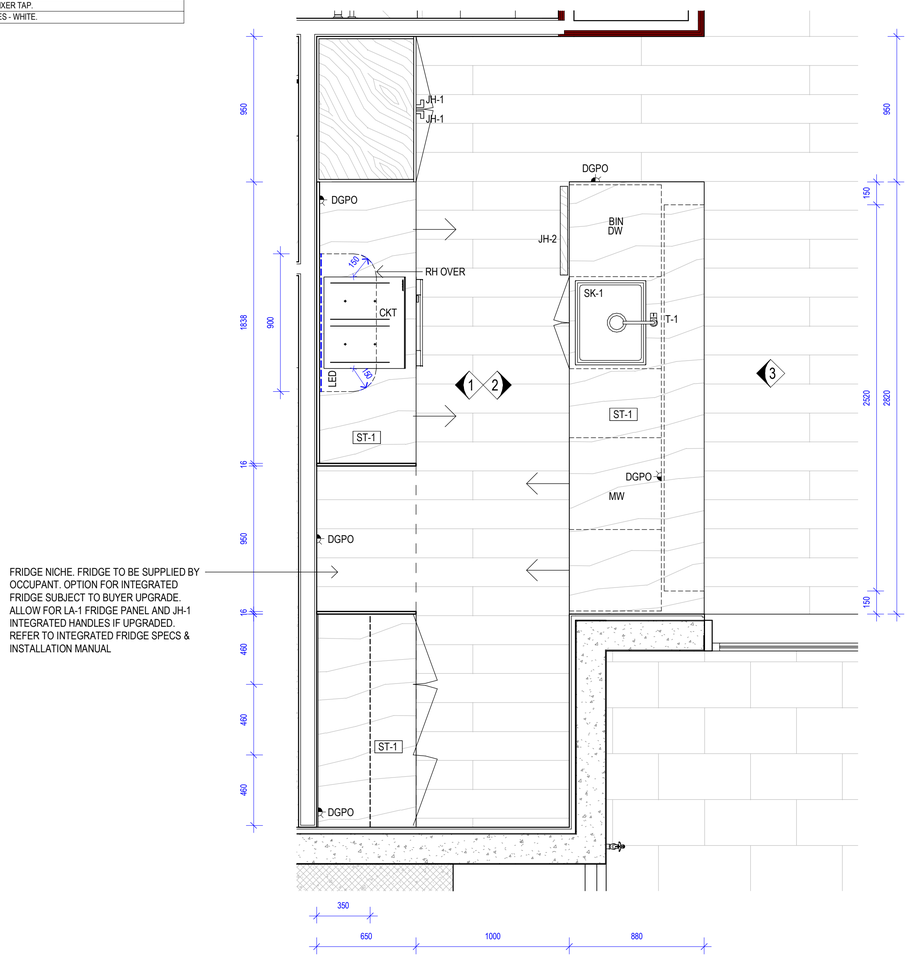
No.	DESCRIPTION	DATE
1	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023
PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE
BUILDING APPROVAL

SHEET NO: E-101
REVISION: A
DRAWING: KITCHEN TYPE 1
SCALE @ A1: 1 : 20

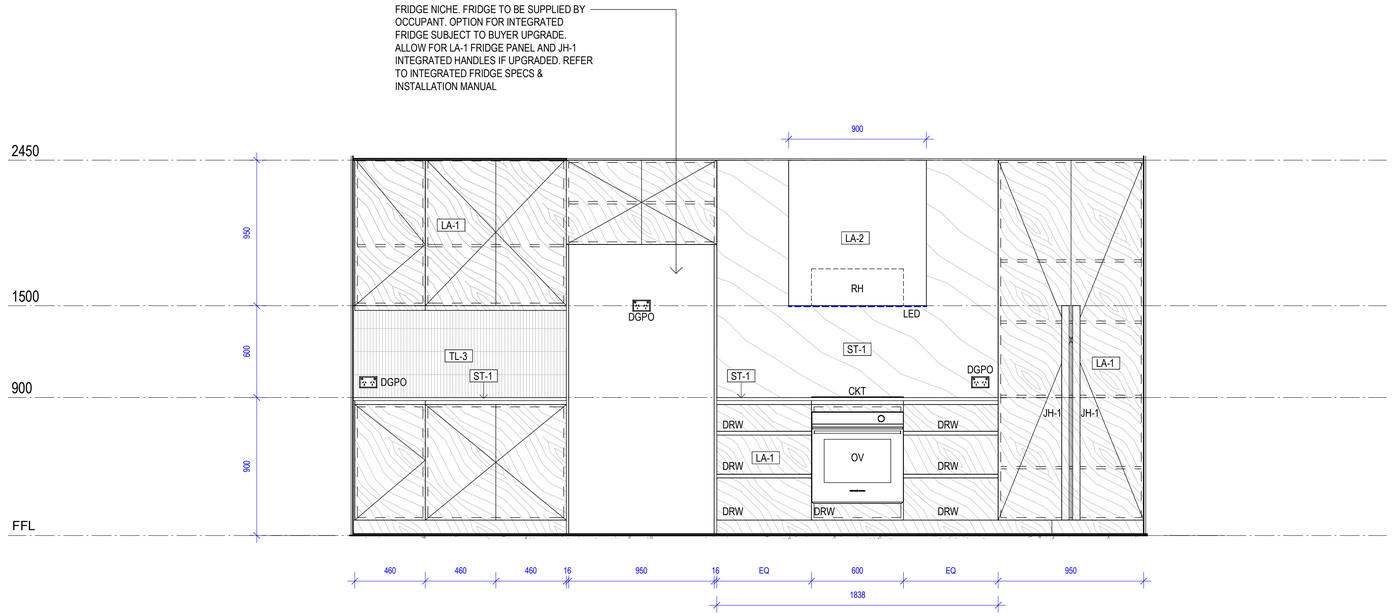
LEGEND

CKT	COOKTOP 600mm WIDE.
DGPO	DOUBLE POWER OUTLET.
DW	INTEGRATED DISHWASHER.
JH-1	LA-1 INTEGRATED JOINERY HANDLE - VERTICAL.
JH-2	LA-1 INTEGRATED JOINERY HANDLE - HORIZONTAL.
LA-1	TIMBER LOOK JOINERY TO CLIENTS SELECTION.
LA-2	WHITE JOINEYR TO CLIENTS SELECTION.
OV	600mm WIDE OVEN.
RH	RANGEHOOD.
SK-1	KITCHEN SINK.
ST-1	STONE TO CLIENTS SELECTION.
T-1	KITCHEN MIXER TAP.
TL-3	KITKAT TILES - WHITE.



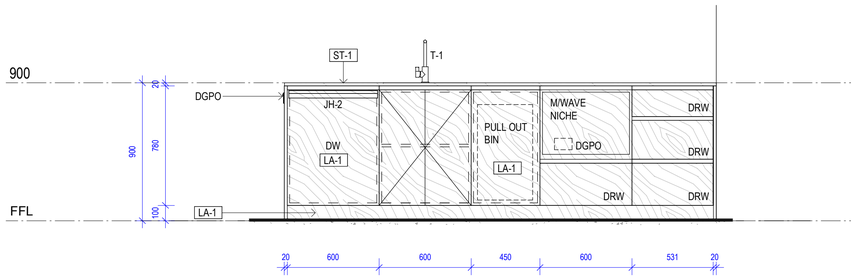
A KITCHEN TYPE 2 - PLAN

1 : 20



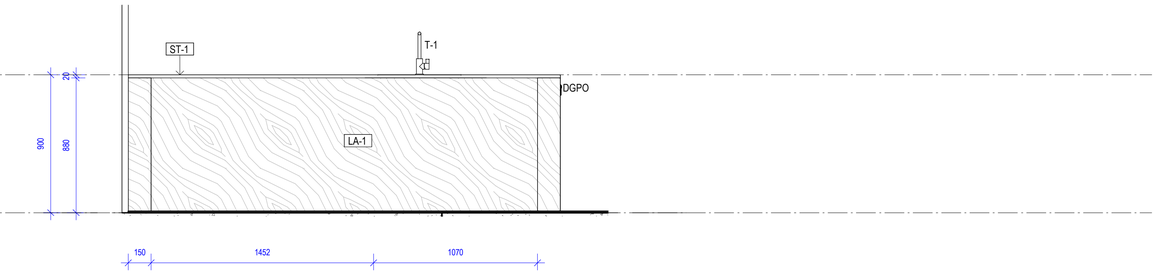
1 KITCHEN TYPE 2 - ELEVATION 1

1 : 20



2 KITCHEN TYPE 2 - ELEVATION 2

1 : 20



3 KITCHEN TYPE 2 - ELEVATION 3

1 : 20

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esat design.

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BUILDING DESIGN (OPEN)
QBCC: 15236150
ABN: 83 670 967 343

0433 831 286
zaheer@esat.au
www.esat.au

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- ALLOW FOR TYPICAL 30mm OVERHANG OF DOORS TO OVERHEAD CUPBOARDS FOR FINGER PULL.
- **NOTE:** LIGHTING, ELECTRICAL & A/C DESIGN BY OTHERS.

AMMENDMENTS:

No.	DESCRIPTION	DATE
1	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026

CLIENT: **BELLEVUE QUEENSLAND**

COMMENCED JAN 2023

PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: E-102

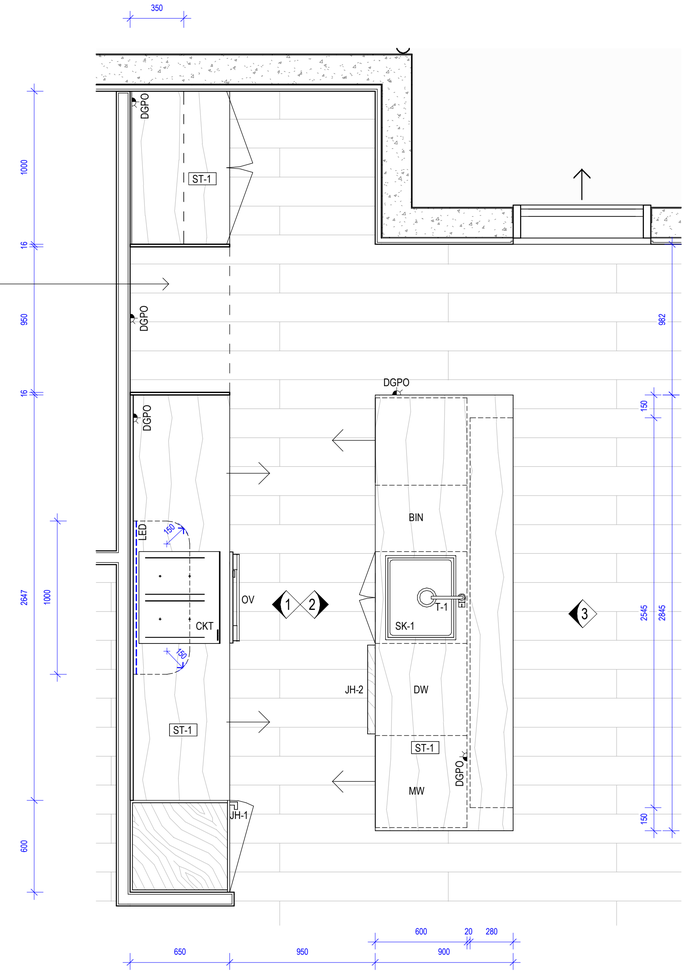
REVISION: A

DRAWING: KITCHEN TYPE 2

SCALE @ A1: 1 : 20

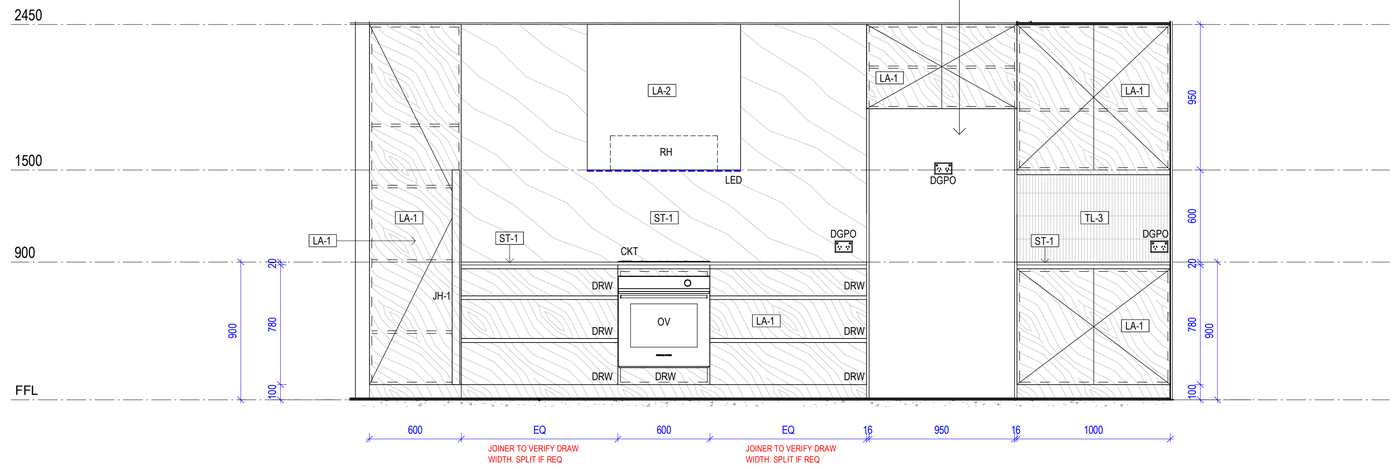
LEGEND

CKT	COOKTOP 600mm WIDE.
DGPO	DOUBLE POWER OUTLET.
DW	INTEGRATED DISHWASHER.
JH-1	LA-1 INTEGRATED JOINERY HANDLE - VERTICAL.
JH-2	LA-1 INTEGRATED JOINERY HANDLE - HORIZONTAL.
LA-1	TIMBER LOOK JOINERY TO CLIENTS SELECTION.
LA-2	WHITE JOINEYR TO CLIENTS SELECTION.
OV	600mm WIDE OVEN.
RH	RANGEHOOD.
SK-1	KITCHEN SINK.
ST-1	STONE TO CLIENTS SELECTION.
T-1	KITCHEN MIXER TAP.
TL-3	KITKAT TILES - WHITE.



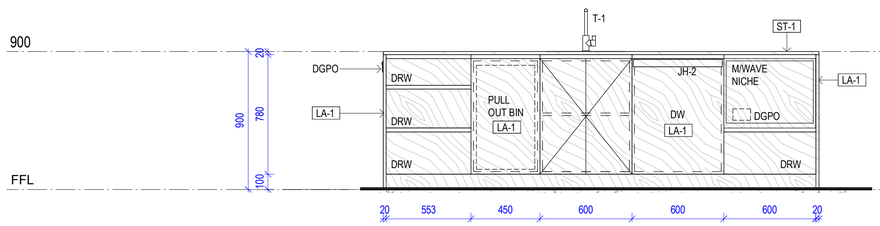
A KITCHEN TYPE 3 - PLAN

1 : 20



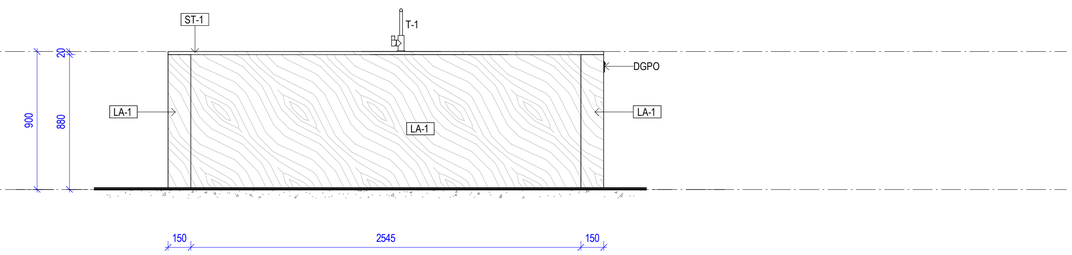
1 KITCHEN TYPE 3 - ELEVATION 1

1 : 20



2 KITCHEN TYPE 3 - ELEVATION 2

1 : 20



3 KITCHEN TYPE 3 - ELEVATION 3

1 : 20

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AMMENDMENTS:

No.	DESCRIPTION	DATE
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A	UPDATED DRAWINGS	02/06/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: E-103
REVISION: A
DRAWING: KITCHEN TYPE 3
SCALE @ A1: 1 : 20

LEGEND

CKT	COOKTOP 600mm WIDE.
DGPO	DOUBLE POWER OUTLET.
DW	INTEGRATED DISHWASHER.
JH-1	LA-1 INTEGRATED JOINERY HANDLE - VERTICAL.
JH-2	LA-1 INTEGRATED JOINERY HANDLE - HORIZONTAL.
LA-1	TIMBER LOOK JOINERY TO CLIENTS SELECTION.
LA-2	WHITE JOINEYR TO CLIENTS SELECTION.
OV	600mm WIDE OVEN.
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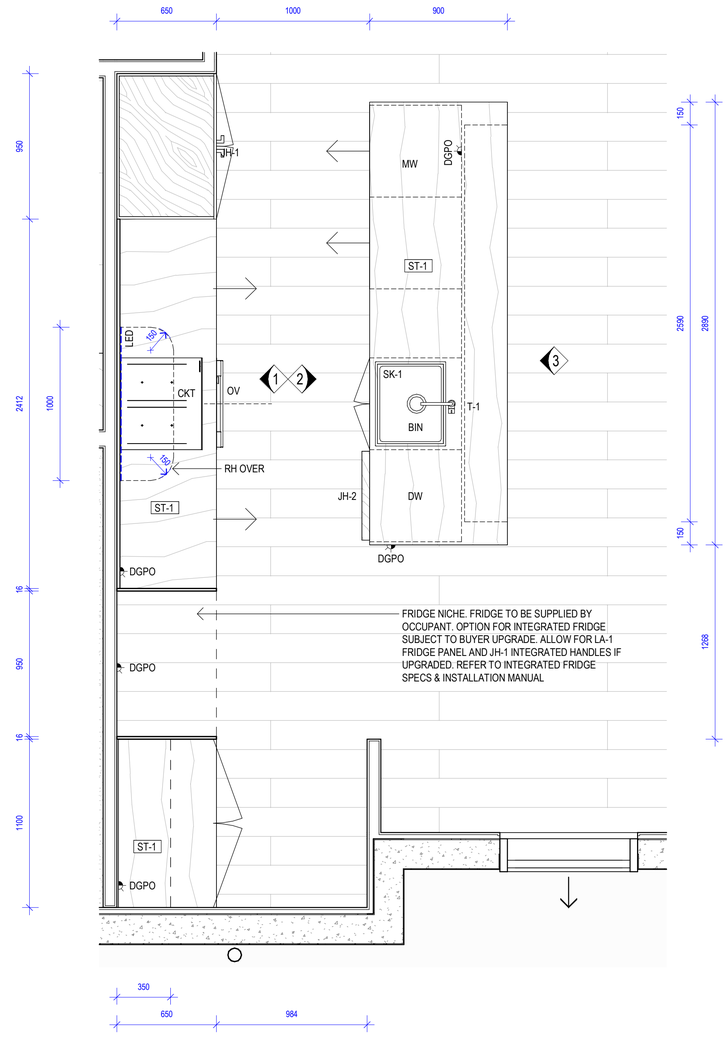
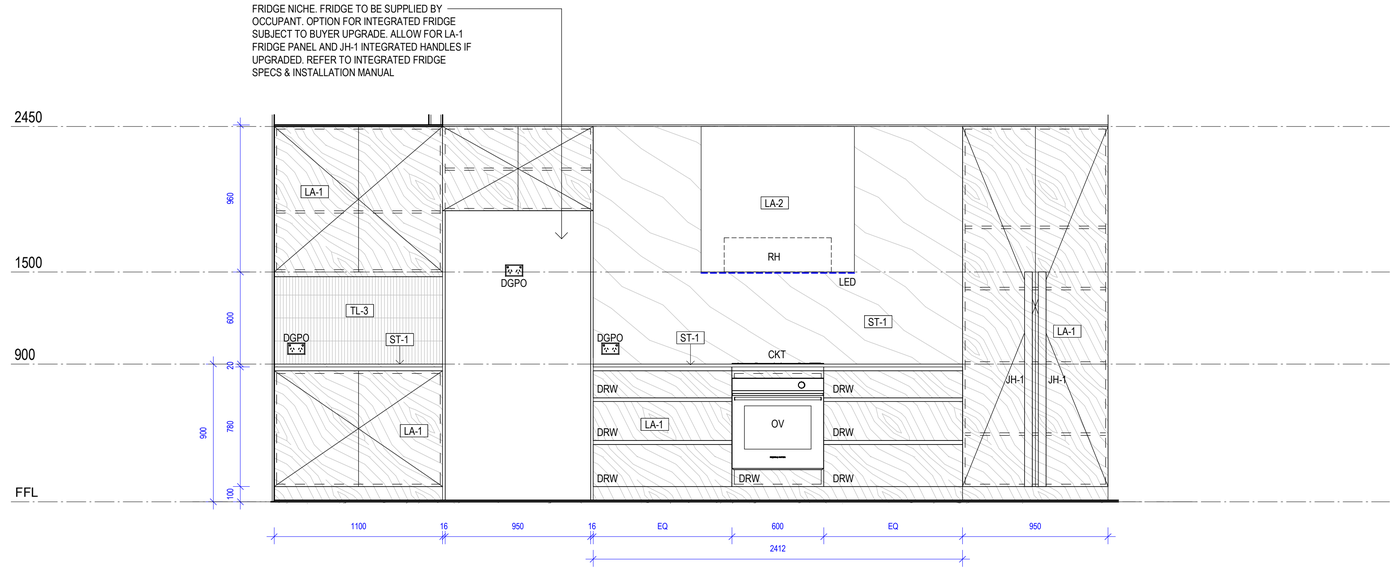
SK-1	KITCHEN SINK.
ST-1	STONE TO CLIENTS SELECTION.
T-1	KITCHEN MIXER TAP.
TL-3	KITKAT TILES - WHITE.



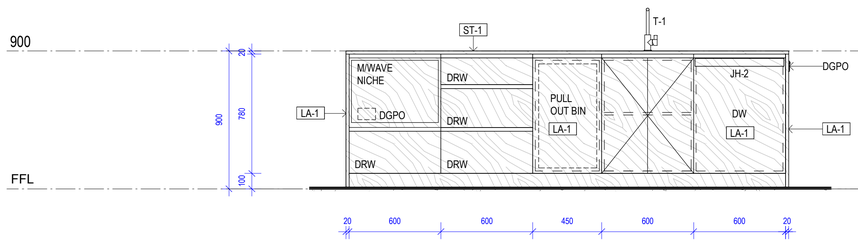
A KITCHEN TYPE 4 - PLAN

1 : 20



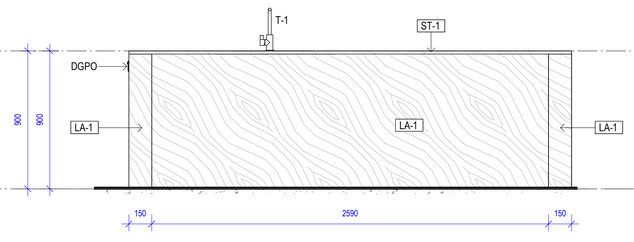
1 KITCHEN TYPE 4 - ELEVATION 1

1 : 20



2 KITCHEN TYPE 4 - ELEVATION 2

1 : 20



3 KITCHEN TYPE 4 - ELEVATION 3

1 : 20

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- **NOTE:** LIGHTING, ELECTRICAL & A/C DESIGN BY OTHERS.

AMMENDMENTS:

No.	DESCRIPTION	DATE
1	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023

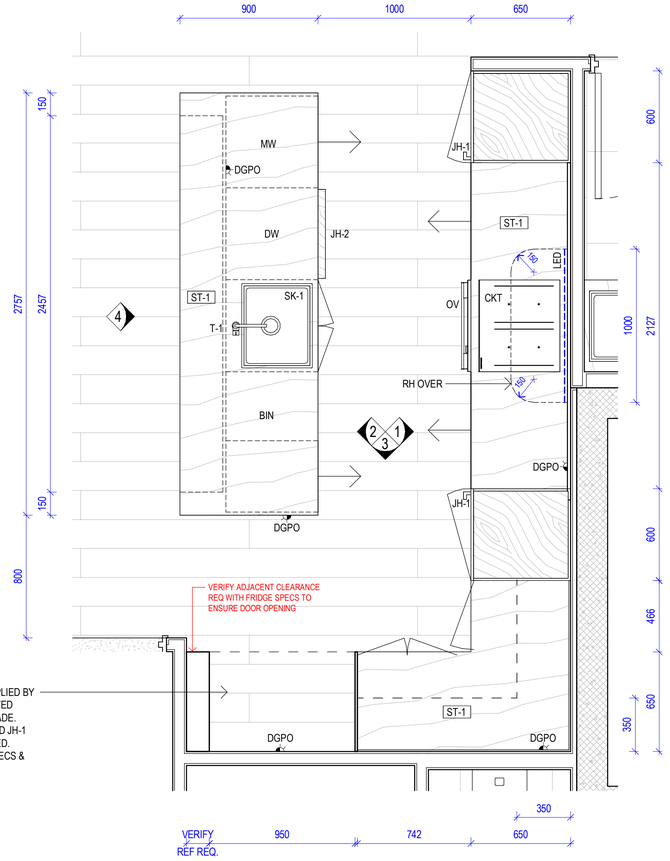
PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: E-104
REVISION: A
DRAWING: KITCHEN TYPE 4
SCALE @ A1: 1 : 20

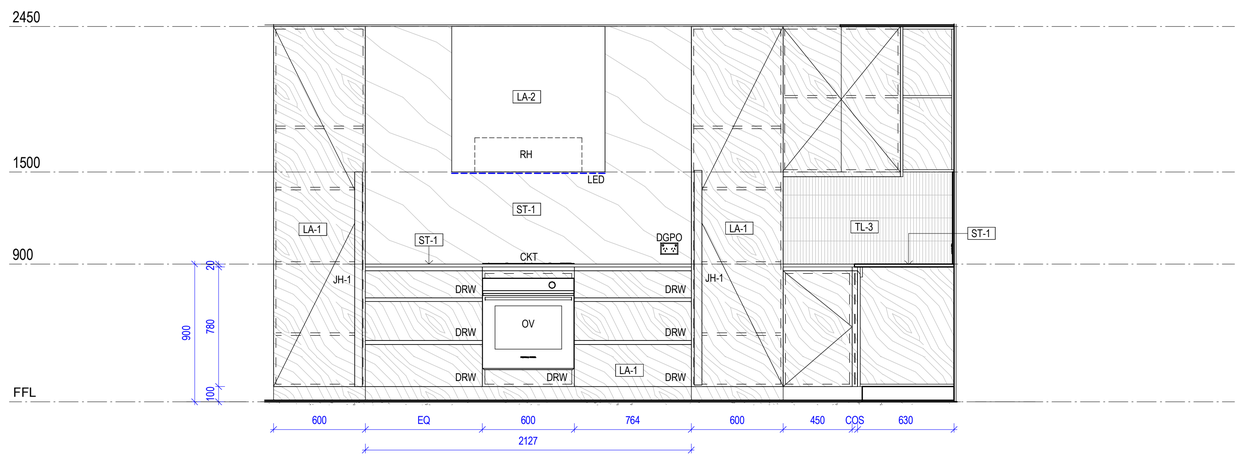
LEGEND

CKT	COOKTOP 600mm WIDE.
DGPO	DOUBLE POWER OUTLET.
DW	INTEGRATED DISHWASHER.
JH-1	LA-1 INTEGRATED JOINERY HANDLE - VERTICAL.
JH-2	LA-1 INTEGRATED JOINERY HANDLE - HORIZONTAL.
LA-1	TIMBER LOOK JOINERY TO CLIENTS SELECTION.
LA-2	WHITE JOINEYR TO CLIENTS SELECTION.
OV	600mm WIDE OVEN.
RH	RANGEHOOD.
SK-1	KITCHEN SINK.
ST-1	STONE TO CLIENTS SELECTION.
T-1	KITCHEN MIXER TAP.
TL-3	KITKAT TILES - WHITE.



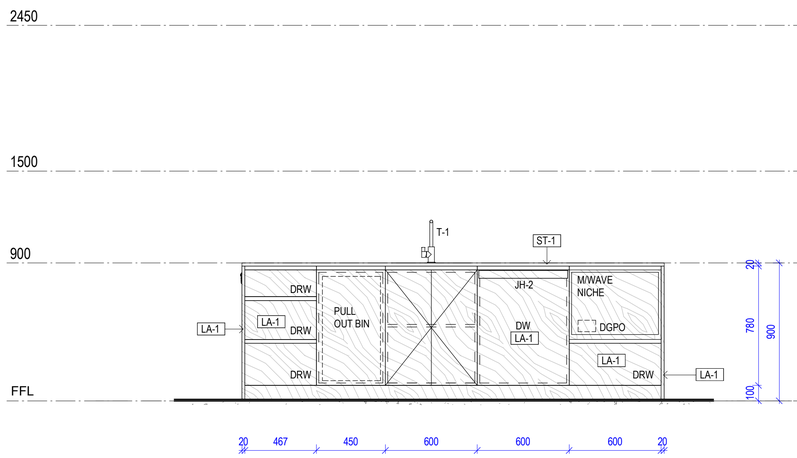
A KITCHEN TYPE 5 - PLAN

1 : 20



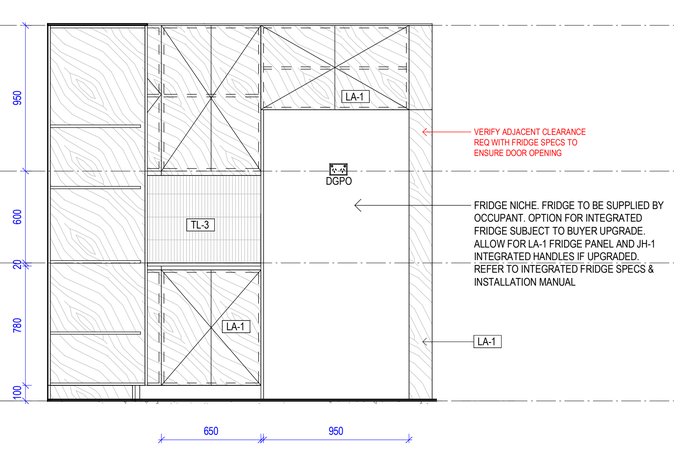
1 KITCHEN TYPE 5 - ELEVATION 1

1 : 20



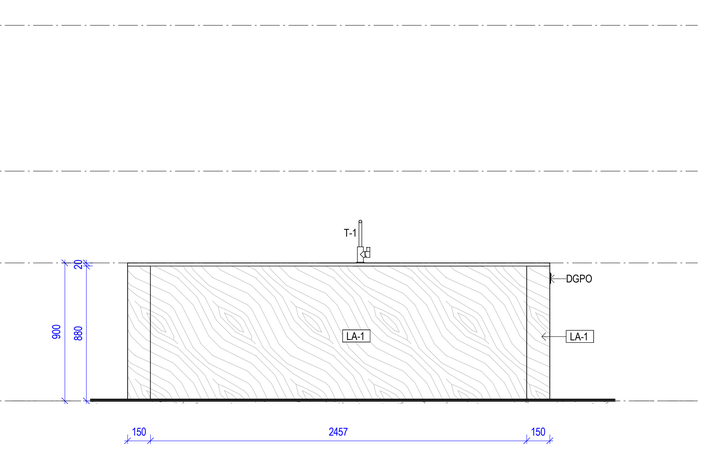
2 KITCHEN TYPE 5 - ELEVATION 2

1 : 20



3 KITCHEN TYPE 5 - ELEVATION 3

1 : 20



4 KITCHEN TYPE 5 - ELEVATION 4

1 : 20

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- **NOTE:** LIGHTING, ELECTRICAL & A/C DESIGN BY OTHERS.

AMMENDMENTS:

No.	DESCRIPTION	DATE
1	UPDATED FOR BA	11/11/2025
2	UPDATED FOR BA	24/11/2025
A	UPDATED DRAWINGS	02/06/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: E-105

REVISION: A

DRAWING: KITCHEN TYPE 5

SCALE @ A1: 1 : 20

LEGEND

BAS-1	BATHROOM BASIN.
DGPO	DOUBLE POWER OUTLET.
LA-1	TIMBER LOOK JOINERY TO CLIENTS SELECTION.
MIR	MIRROR.
ST-1	STONE TO CLIENTS SELECTION.
T-2	BATHROOM MIXER TAP.
TL-1	TRAVERTINE-LOOK TILE.

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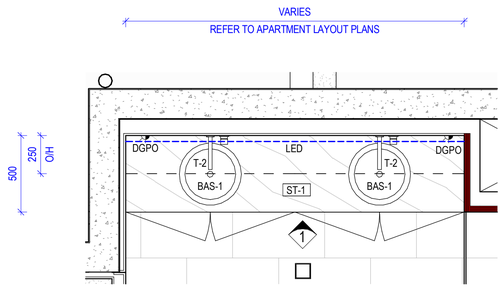
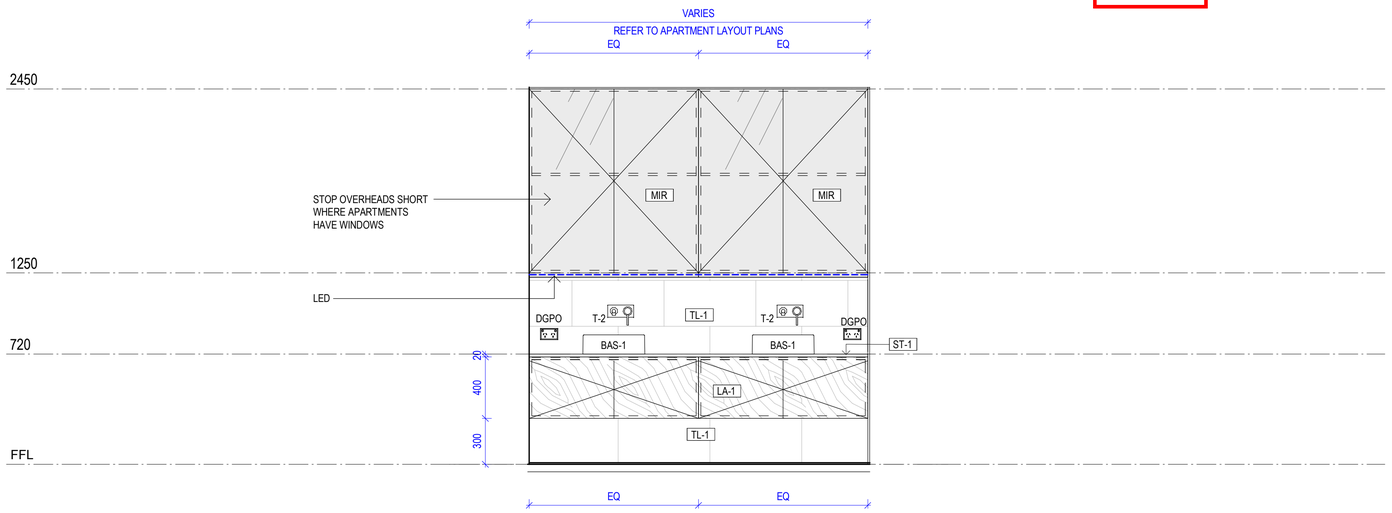
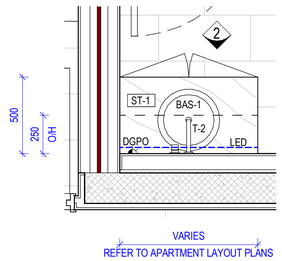


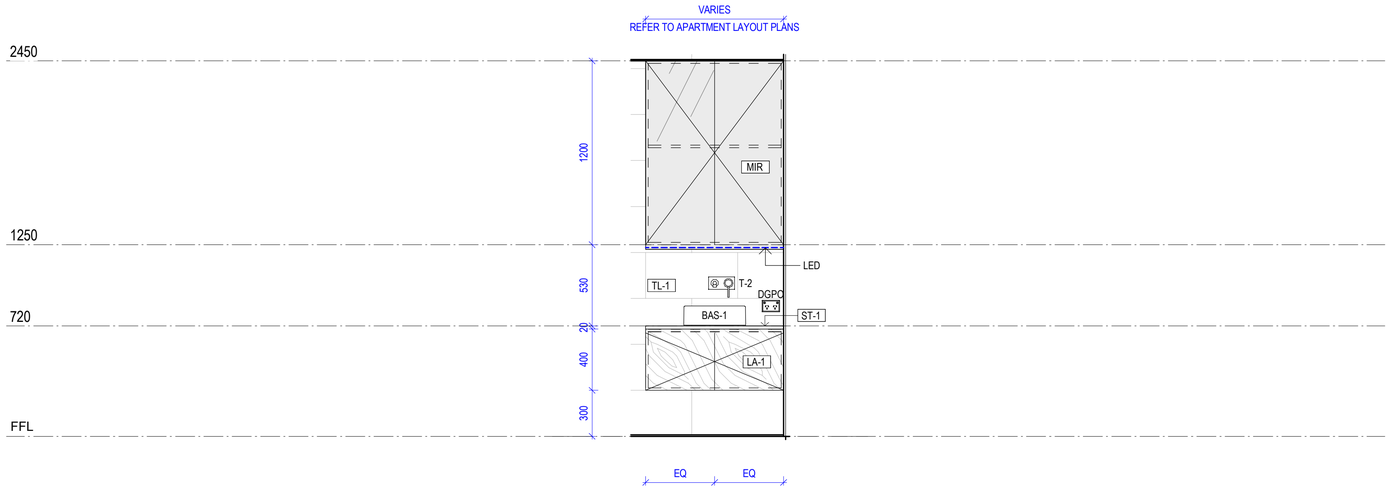
A TYPICAL VANITY TYPE 1 - PLAN
1 : 20



1 TYPICAL VANITY TYPE 1 - ELEVATION
1 : 20



B VANITY TYPE 2
1 : 20



2 VANITY TYPE 2 - ELEVATION
1 : 20

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BUILDING DESIGN (OPEN)
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ABN: 83 670 967 343

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www.esat.au

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AMMENDMENTS:

No.	DESCRIPTION	DATE
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A	UPDATED DRAWINGS	02/06/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: E-201
REVISION: A

DRAWING:
TYPICAL VANITY TYPE 1 & TYPE 2

SCALE @ A1: 1 : 20

LEGEND

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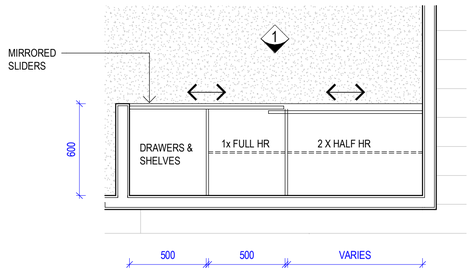
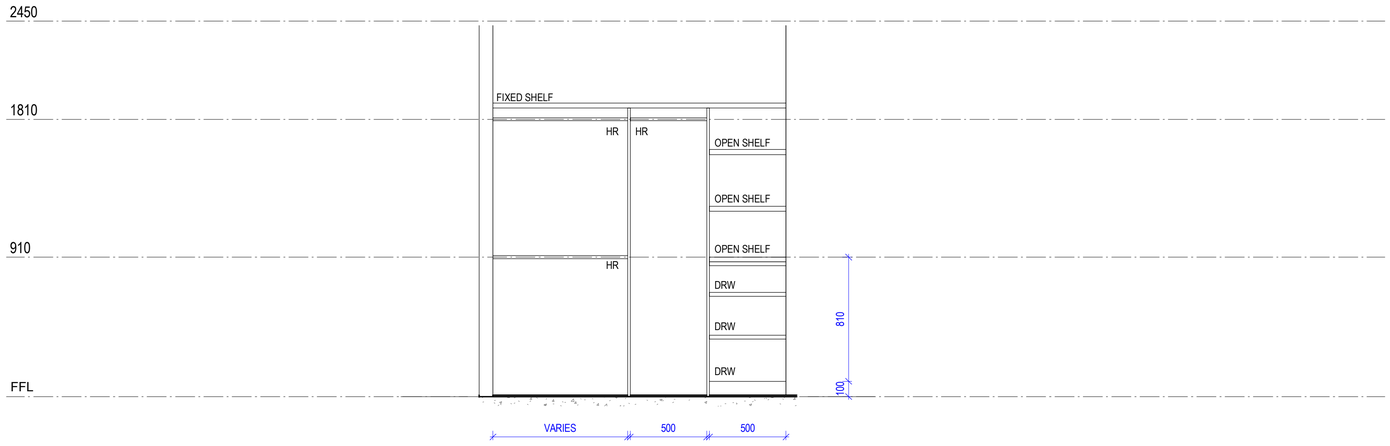


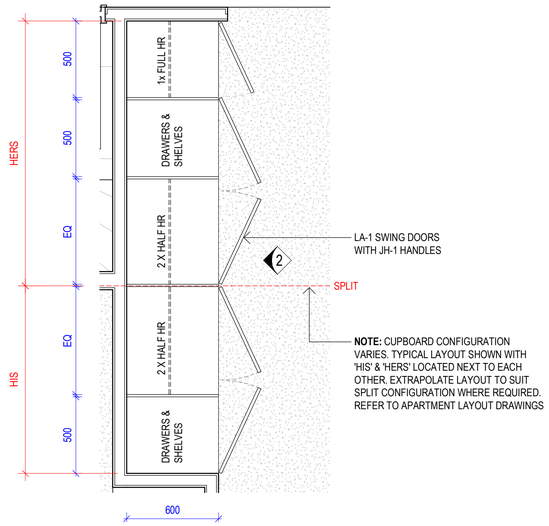
A TYPICAL ROBE TYPE 1 - PLAN
1 : 20

ROBE TYPE 1: TYPICAL BEDROOMS - MIRRORED SLIDING DOORS



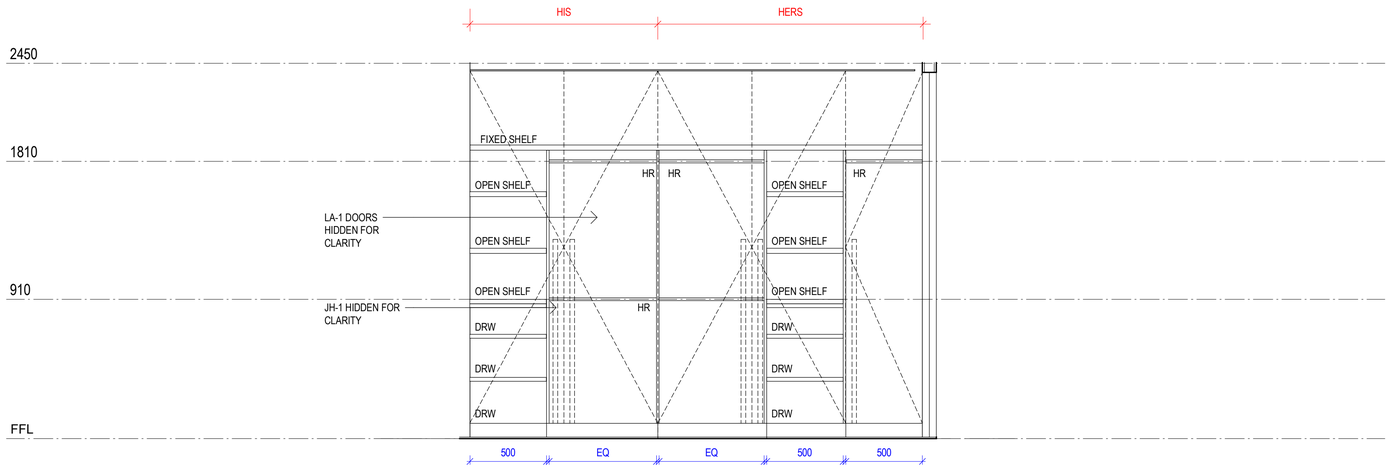
1 TYPICAL ROBE TYPE 1 - ELEVATION
1 : 20

ROBE TYPE 1: TYPICAL BEDROOMS - MIRRORED SLIDING DOORS



B ROBE TYPE 2 - PLAN
1 : 20

ROBE TYPE 2: TYPICAL MASTER BEDROOMS - LA-1 SWING DOORS WITH JH-1 HANDLES



2 ROBE TYPE 2 - ELEVATION
1 : 20

ROBE TYPE 2: TYPICAL MASTER BEDROOMS - LA-1 SWING DOORS WITH JH-1 HANDLES

esat design.

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BUILDING DESIGN (OPEN)
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DRAWING NOTES:

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- JOINERY DESIGNS TO BE AMENDED BY JOINER AS REQUIRED TO ACCOMODATE ALL NOMINATED APPLIANCES & THEIR RESPECTIVE CLEARANCE ZONES.
- JOINER TO AMEND DESIGN AS REQUIRED TO ENSURE CLEAR & UNOBSTRUCTED OPERATION OF ALL DOORS AND DRAWERS AND RATIONAL SIZES OF ELEMENTS TO ELIMINATE RISK OF VISUAL DEFLECTION OR STRUCTURAL WEAKNESSES. CLIENT TO BE NOTIFIED OF ALL PROPOSED ALTERATIONS AND MUST PROVIDE APPROVAL PRIOR TO FABRICATION.
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- ALLOW FOR POWER TO ALL APPLIANCES.
- ALLOW FOR TYPICAL 20mm OVERHANG OF BENCHTOPS.
- ALLOW FOR TYPICAL 30mm OVERHANG OF DOORS TO OVERHEAD CUPBOARDS FOR FINGER PULL.
- **NOTE:** LIGHTING, ELECTRICAL & A/C DESIGN BY OTHERS.

AMMENDMENTS:

No.	DESCRIPTION	DATE
1	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023

PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: E-301
REVISION: A
DRAWING: TYPICAL ROBES
SCALE @ A1: 1 : 20

LEGEND

BCC DS
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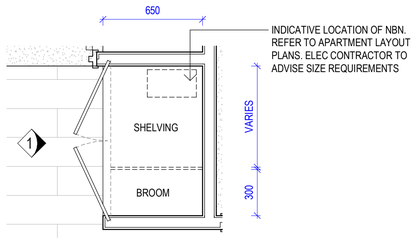
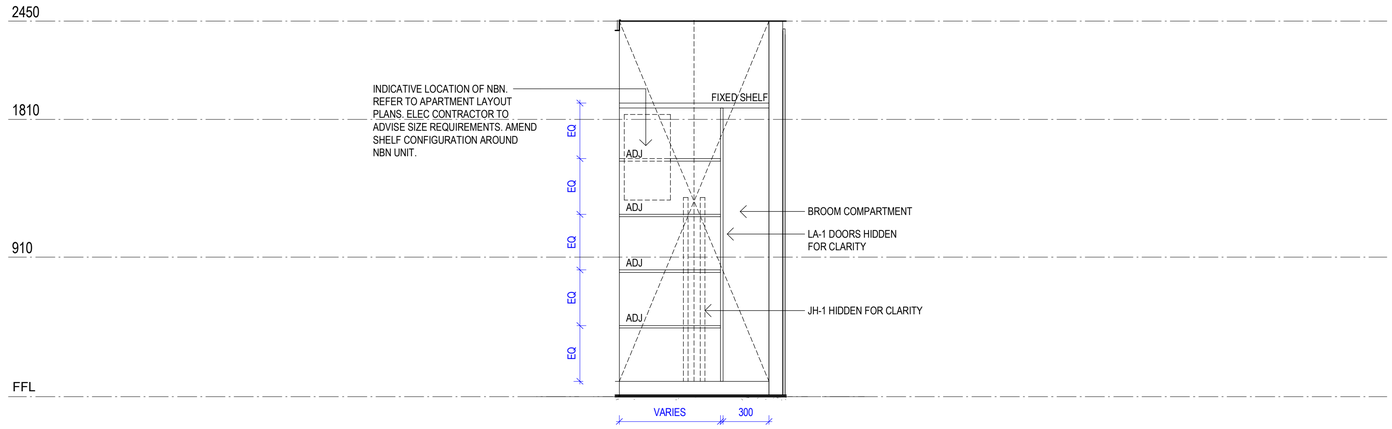
25/11/2026
APPLICATION REF
A007157122



A TYPICAL LINEN CUPD - PLAN
1 : 20



1 TYPICAL LINEN CUPD - ELEVATION
1 : 20

esat design.

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BUILDING DESIGN (OPEN)
QBCC: 15236150
ABN: 83 670 967 343

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AMMENDMENTS:

No.	DESCRIPTION	DATE
1	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	BCC Minor Change	29/10/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: E-302
REVISION: B

DRAWING:
TYPICAL LINEN AND PENTHOUSE DISPLAY

SCALE @ A1: 1 : 20

LEGEND

DGPO	DOUBLE POWER OUTLET.
FW-1	FLOOR WASTE TO CLIENT'S SELECTION.
LA-1	TIMBER LOOK JOINERY TO CLIENTS SELECTION.
SK-1	KITCHEN SINK.
ST-1	STONE TO CLIENTS SELECTION.
T-1	KITCHEN MIXER TAP.
TL-1	TRAVERTINE-LOOK TILE.

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25/11/2026
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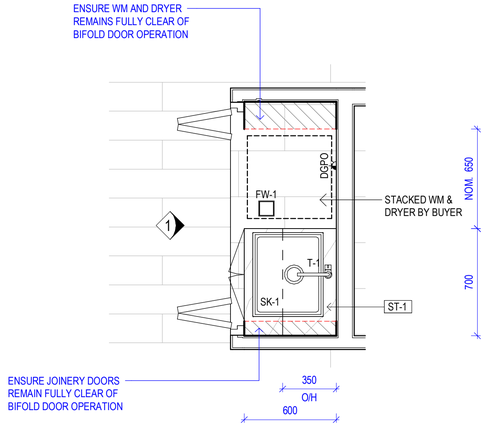
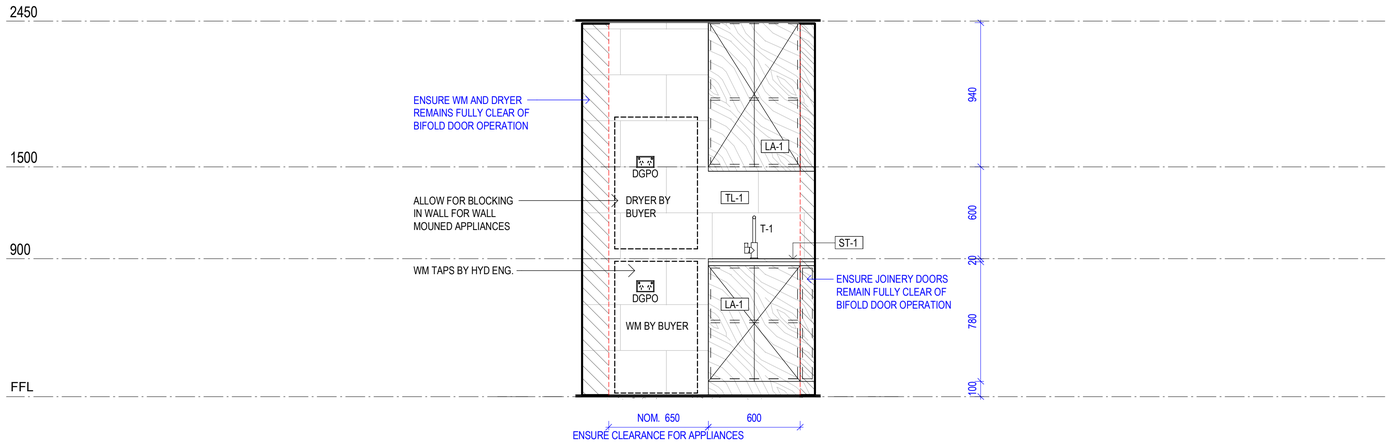
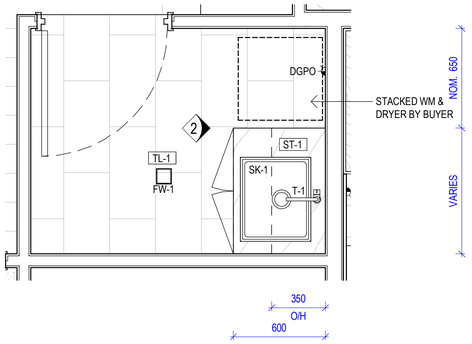


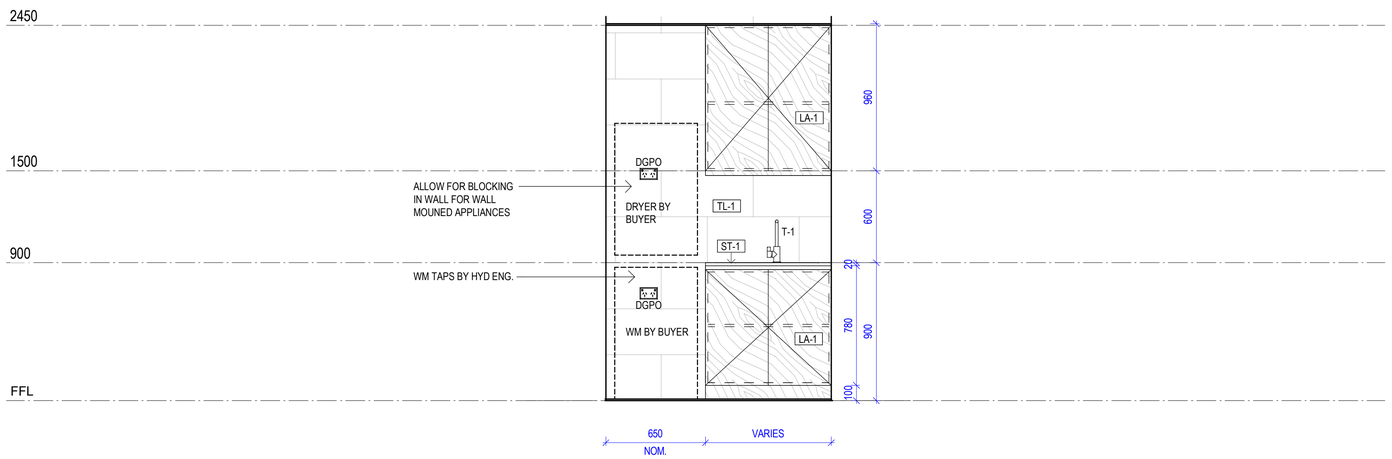
A LAUNDRY TYPE 1 - PLAN
1 : 20



1 LAUNDRY TYPE 1 - ELEVATION
1 : 20



B TYPICAL LAUNDRY TYPE 2 - PLAN
1 : 20



2 TYPICAL LAUNDRY TYPE 2 - ELEVATION
1 : 20

esat design.

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AMMENDMENTS:

No.	DESCRIPTION	DATE
1	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023

PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: **E-401**
REVISION: **A**

DRAWING: **TYPICAL LAUNDRIES**

SCALE @ A1: 1 : 20

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25/11/2026
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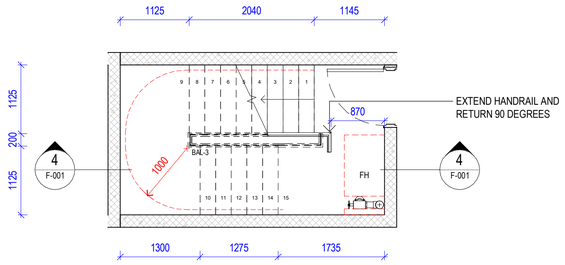
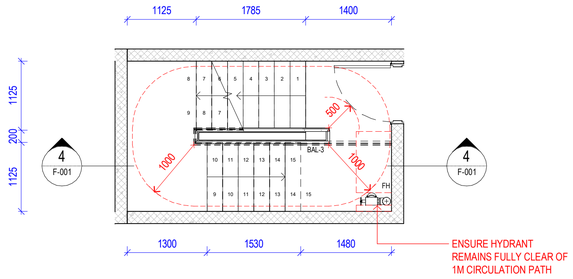
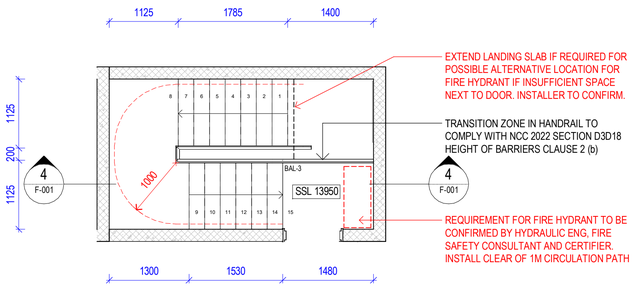


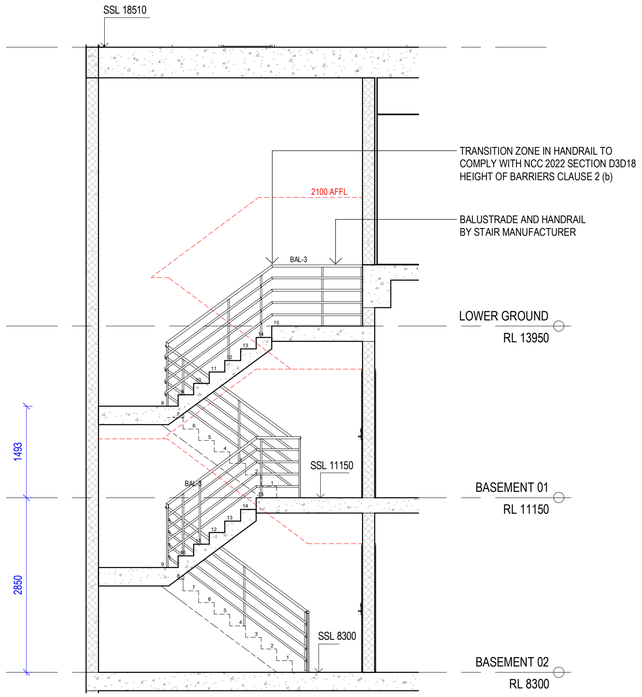
1 STAIR 1 - BASEMENT 2 PLAN
1 : 50



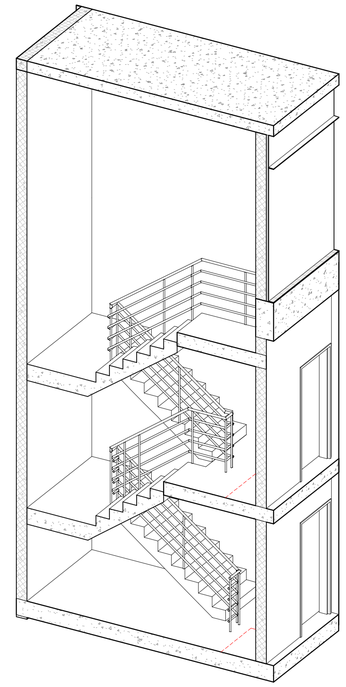
2 STAIR 1 - BASEMENT 1 PLAN
1 : 50



3 STAIR 1 - GROUND FLOOR PLAN
1 : 50



4 STAIR 1 SECTION
1 : 50



5 STAIR 1 3D PERSPECTIVE

esat design.

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DRAWING NOTES:

AMMENDMENTS:

No.	DESCRIPTION	DATE
1	CLIENT CHANGES	29/08/2025
2	CLIENT CHANGES	05/09/2025
3	CLIENT CHANGES	16/09/2025
4	UPDATED FOR BA	11/11/2025
5	ROLLER DOOR COORDINATION	31/03/2026
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED STAIRS	28/07/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO:
F-001

REVISION:
B

DRAWING:
STAIR 1 DETAILS

SCALE @ A1: 1 : 50

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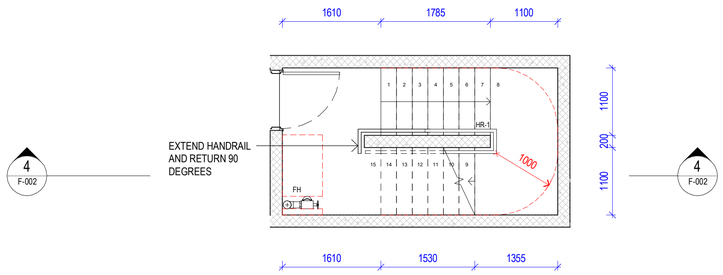
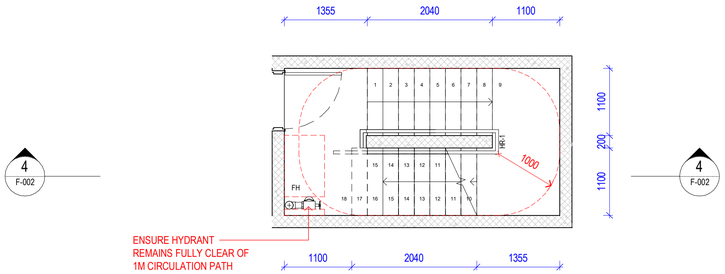
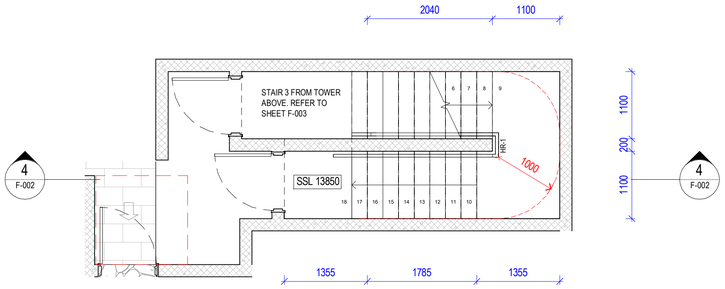


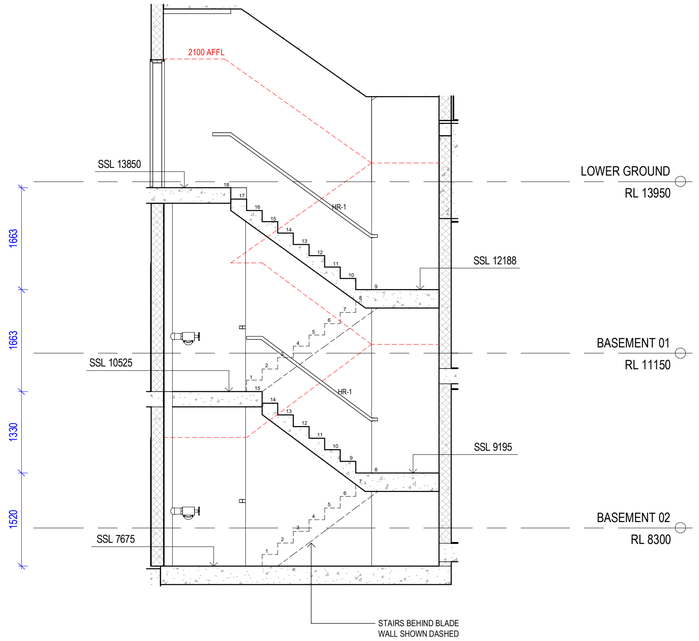
1 STAIR 2 - BASEMENT 2 PLAN
1 : 50



2 STAIR 2 - BASEMENT 1 PLAN
1 : 50



3 STAIR 2- GROUND FLOOR PLAN
1 : 50



4 STAIR 2 SECTION
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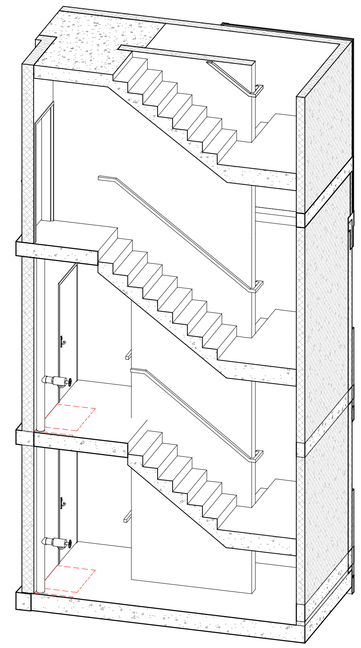

5 STAIR 2 - 3D PERSPECTIVE

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ABN: 83 670 967 343

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2	CLIENT CHANGES	05/09/2025
3	CLIENT CHANGES	16/09/2025
4	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED STAIRS	28/07/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: F-002
REVISION: B

DRAWING:
STAIR 2 DETAILS

SCALE @ A1: 1 : 50

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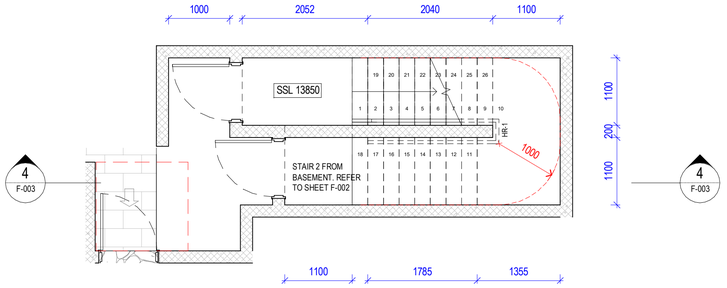
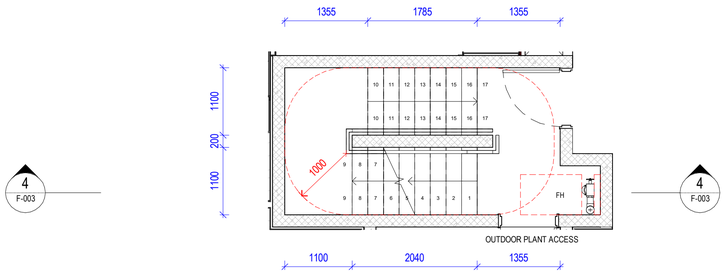
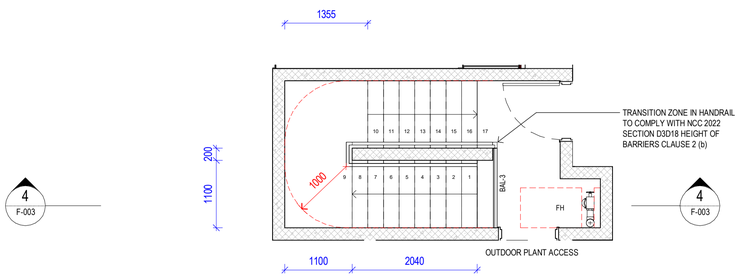


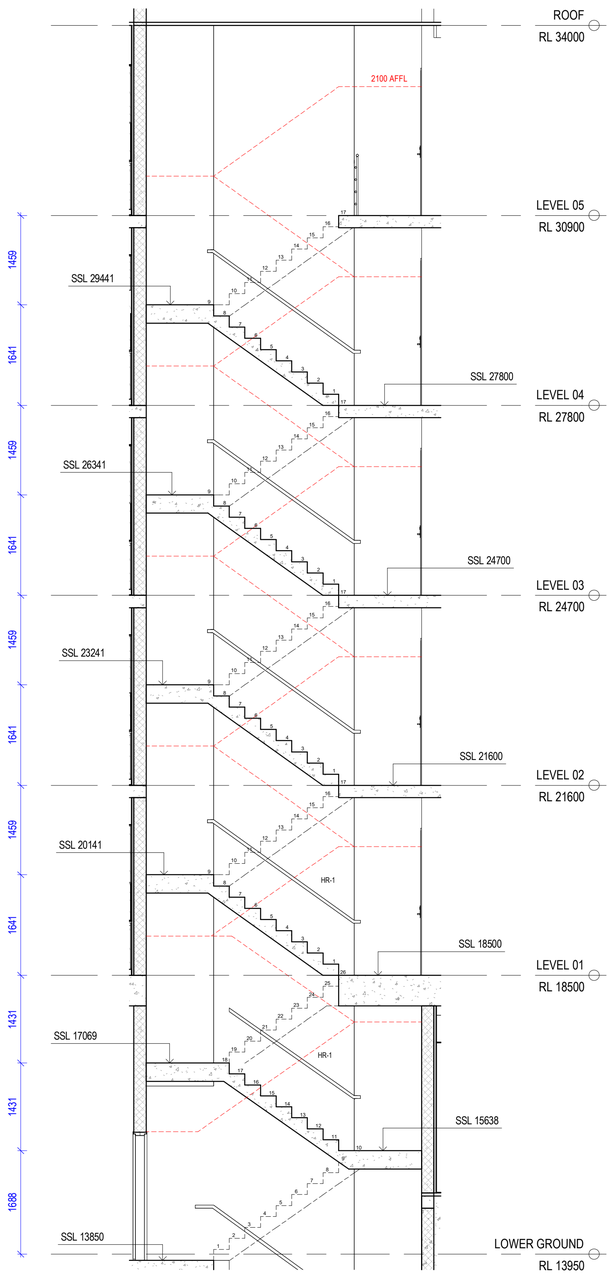
1 STAIR 3- LOWER GROUND FLOOR PLAN
1 : 50



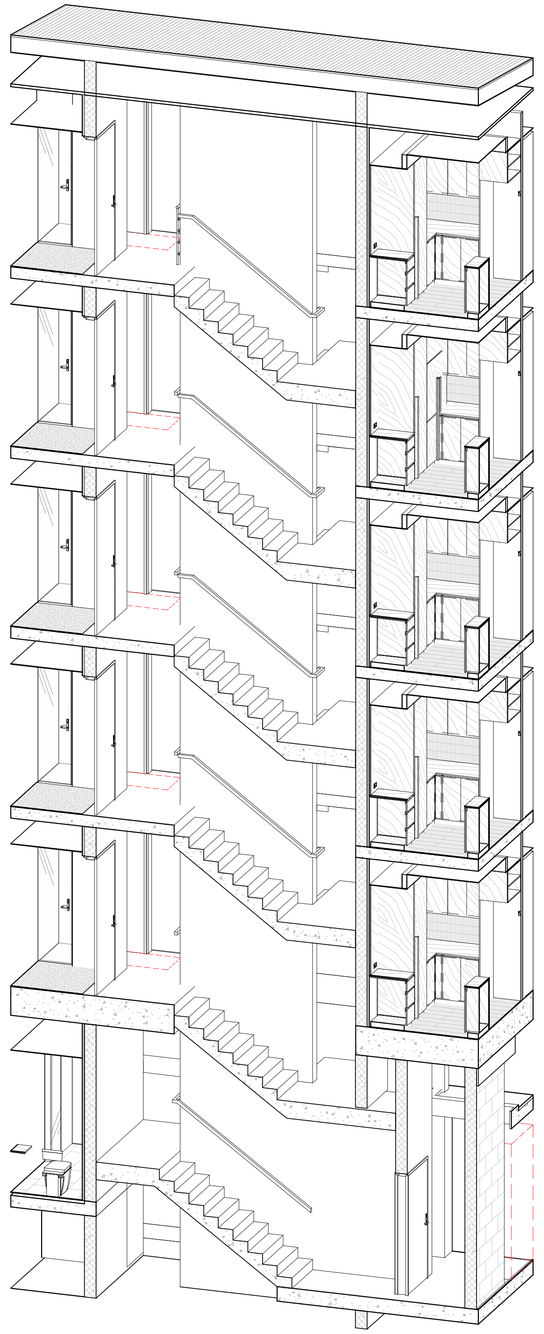
2 STAIR 3 - TYP LEVELS 1-4 PLAN
1 : 50



3 STAIR 3 - LEVEL 5 PLAN
1 : 50



4 STAIR 3 SECTION
1 : 50



5 STAIR 3 - 3D PERSPECTIVE

esat design.
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BUILDING DESIGN (OPEN)
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ABN: 83 670 967 343
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AMMENDMENTS:

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2	CLIENT CHANGES	05/09/2025
3	CLIENT CHANGES	16/09/2025
4	CLIENT CHANGES	03/10/2025
5	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED STAIRS	28/07/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: F-003
REVISION: B
DRAWING: STAIR 3 DETAILS
SCALE @ A1: 1 : 50

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25/11/2026
APPLICATION REF
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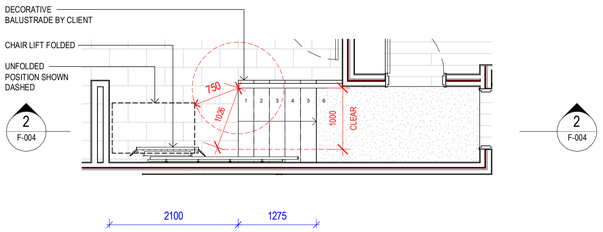
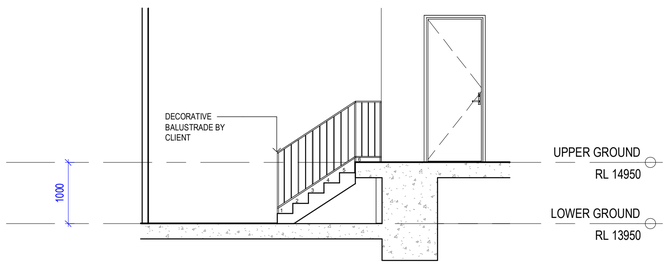
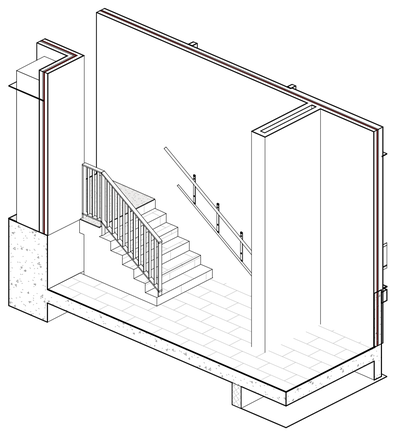


1 STAIR 4 PLAN
1 : 50



2 STAIR 4 SECTION
1 : 50



3 STAIR 4 - 3D PERSPECTIVE

esat design.

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ABN: 83 670 967 343

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3	CLIENT CHANGES	16/09/2025
4	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED IFC	20/07/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: F-004
REVISION: B

DRAWING:
STAIR 4 DETAILS

SCALE @ A1: 1 : 50

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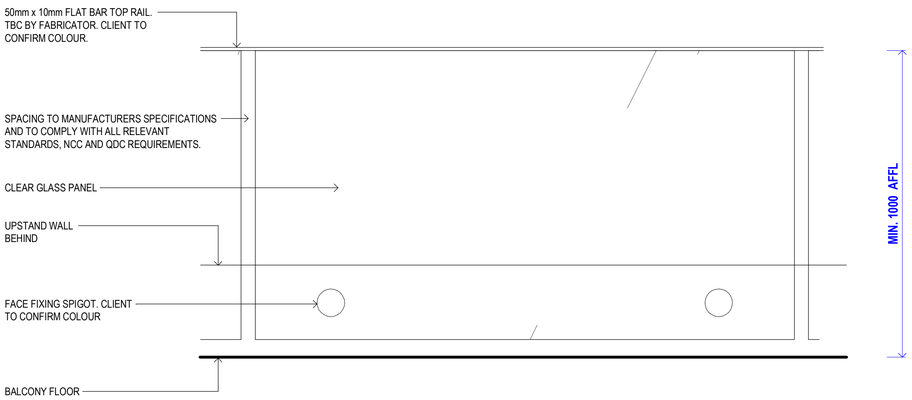
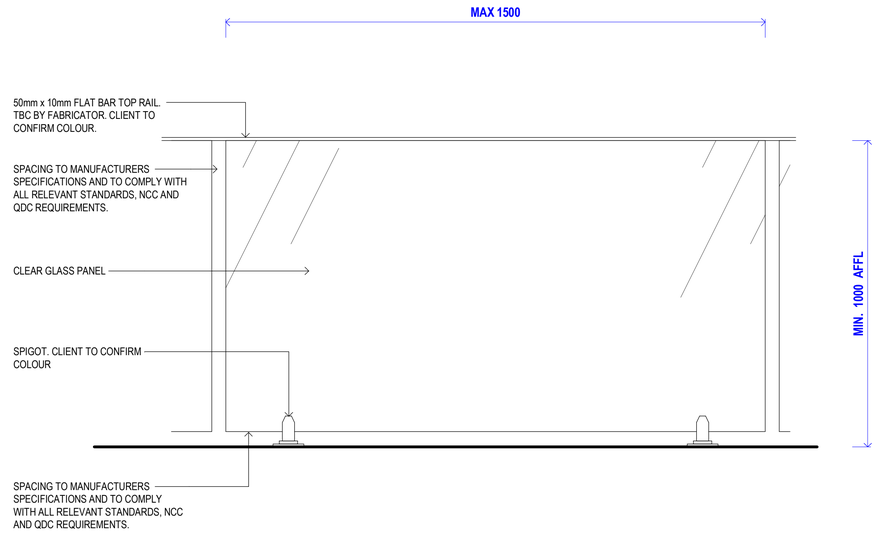
APPLICATION REF
A007157122



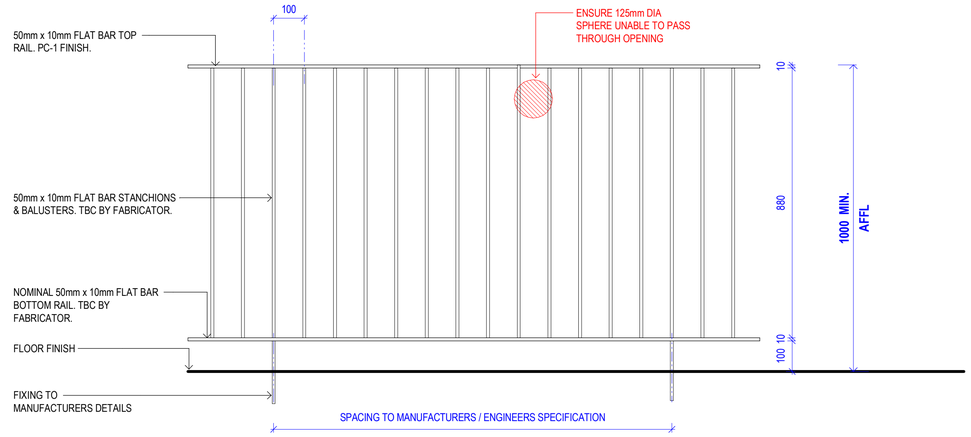
BAL-1
GLASS BALUSTRADE - FACE FIXED



BAL-2
GLASS BALUSTRADE - FLOOR FIXED

BAL-3 TO BE DETAILED
BY STAIR FABRICATOR

BAL-3
FIRE ESCAPE STAIR BALUSTRADE



BAL-4
ALUMINIUM BALUSTRADE

NOTE: BALUSTRADE DETAILS PRELIMINARY TO DEMONSTRATE DESIGN INTENT ONLY. DETAILED DESIGN, LAYOUT AND STRUCTURAL REQUIREMENTS TO BE CONFIRMED WITH FABRICATOR.

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BUILDING DESIGN (OPEN)
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DRAWING NOTES:

AMMENDMENTS:

No.	DESCRIPTION	DATE
2	CLIENT CHANGES	29/08/2025
3	CLIENT CHANGES	05/09/2025
4	CLIENT CHANGES	16/09/2025
5	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	BCC Submission	26/10/13
C	BCC Minor Change	29/10/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

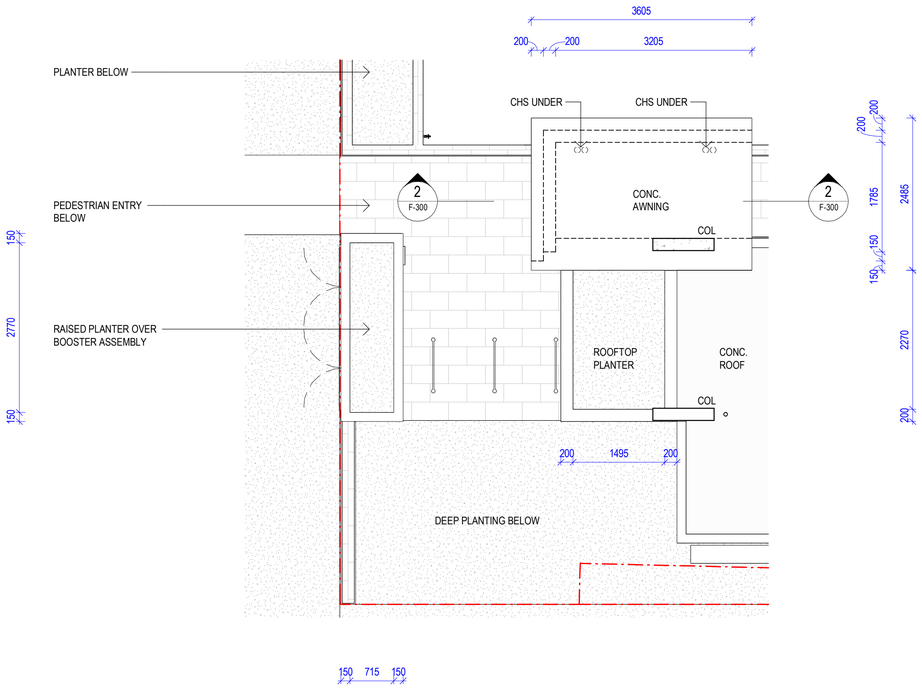
PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: F-200
REVISION: C
DRAWING: TYPICAL BALUSTRADE DETAILS
SCALE @ A1: 1 : 10

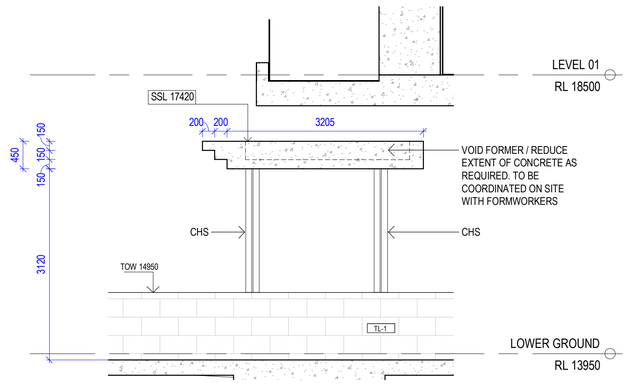
LEGEND

TL-1	TRAVERTINE-LOOK TILE.



1 AWNING PLAN

1 : 50



2 ENTRY AWNING SECTION

1 : 50



3 ENTRY AWNING - 3D PERSPECTIVE

1 : 1

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CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: F-300
REVISION: C

DRAWING:
ENTRY AWNING DETAILS

SCALE @ A1: As indicated

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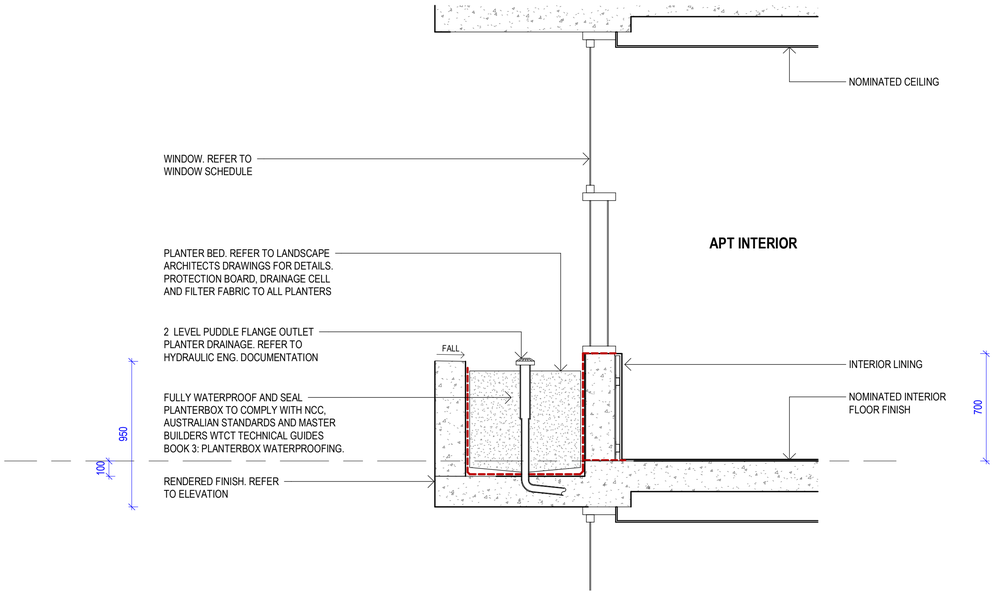

1 FACADE PLANTER DETAIL
1 : 20

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CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE
-

BUILDING APPROVAL

SHEET NO: F-401
REVISION: C

DRAWING:
FACADE DETAILS

SCALE @ A1: 1 : 20

DOOR SCHEDULE

LEVEL	DOOR No.	TYPE	NUMBER OF PANELS	PANEL 1 WIDTH	PANEL 2 WIDTH	PANEL HEIGHT	NOTES
BASEMENT 02	D-B2-01	TYPE 1	1	920		2040	
BASEMENT 02	D-B2-02	TYPE 8	1	520		2040	
BASEMENT 02	D-B2-03	TYPE 1	1	920		2040	
BASEMENT 02: 3							
BASEMENT 01	D-B1-01	TYPE 1	1	920		2040	
BASEMENT 01	D-B1-02	TYPE 8	1	520		2040	
BASEMENT 01	D-B1-03	TYPE 8	1	520		2040	
BASEMENT 01	D-B1-04	TYPE 1	1	920		2040	
BASEMENT 01: 4							
LOWER GROUND	D-LG-01	TYPE 4	2	635	635	1800	
LOWER GROUND	D-LG-02	TYPE 4	2	635	635	1800	
LOWER GROUND	D-LG-03	TYPE 3	1	1500		2100	PERFORATED SHUTTER DOOR TO MECH. ENG. SPECS
LOWER GROUND	D-LG-04	TYPE 1	1	920		2040	SELF CLOSING FIRE RATED DOOR
LOWER GROUND	D-LG-06	TYPE 1	1	920		2040	SELF CLOSING FIRE RATED DOOR
LOWER GROUND	D-LG-07	TYPE 1	1	920		2040	SELF CLOSING FIRE RATED DOOR
LOWER GROUND	D-LG-08	TYPE 2	2	720	720	2040	SELF CLOSING FIRE RATED DOORS
LOWER GROUND	D-LG-09	TYPE 2	2	720	720	2040	SELF CLOSING FIRE RATED DOORS
LOWER GROUND	D-LG-10	TYPE 2	2	720	720	2040	SELF CLOSING FIRE RATED DOORS
LOWER GROUND	D-LG-11	TYPE 2	2	720	720	2040	
LOWER GROUND	D-LG-12	TYPE 1	1	920		2340	
LOWER GROUND	D-LG-13	TYPE 1	1	920		2340	
LOWER GROUND	D-LG-14	TYPE 1	1	920		2340	
LOWER GROUND: 13							
UPPER GROUND	D-01-01	TYPE 5	1	920		2340	
UPPER GROUND	D-01-02	TYPE 7	4	356		2340	
UPPER GROUND	D-01-03	TYPE 6	1	820		2340	
UPPER GROUND	D-01-04	TYPE 6	1	820		2340	
UPPER GROUND	D-01-05	TYPE 6	1	820		2340	
UPPER GROUND	D-01-06	TYPE 6	1	820		2340	
UPPER GROUND	D-01-07	TYPE 6	1	820		2340	
UPPER GROUND	D-02-01	TYPE 5	1	920		2340	
UPPER GROUND	D-02-02	TYPE 6	1	820		2340	
UPPER GROUND	D-02-03	TYPE 6	1	820		2340	
UPPER GROUND	D-02-04	TYPE 6	1	820		2340	
UPPER GROUND	D-02-05	TYPE 6	1	820		2340	
UPPER GROUND	D-02-06	TYPE 6	1	820		2340	
UPPER GROUND	D-02-07	TYPE 6	1	820		2340	
UPPER GROUND: 14							
LEVEL 01	D-03-01	TYPE 5	1	920		2340	
LEVEL 01	D-03-02	TYPE 6	1	820		2340	
LEVEL 01	D-03-03	TYPE 9	1	820		2340	
LEVEL 01	D-03-04	TYPE 6	1	820		2340	
LEVEL 01	D-03-05	TYPE 6	1	820		2340	
LEVEL 01	D-03-06	TYPE 6	1	820		2340	
LEVEL 01	D-03-07	TYPE 6	1	820		2340	
LEVEL 01	D-03-08	TYPE 6	1	820		2340	
LEVEL 01	D-04-01	TYPE 5	1	920		2340	
LEVEL 01	D-04-02	TYPE 6	1	820		2340	
LEVEL 01	D-04-03	TYPE 9	1	820		2340	
LEVEL 01	D-04-04	TYPE 6	1	820		2340	
LEVEL 01	D-04-05	TYPE 6	1	820		2340	
LEVEL 01	D-04-06	TYPE 6	1	820		2340	
LEVEL 01	D-04-07	TYPE 6	1	820		2340	
LEVEL 01	D-05-01	TYPE 5	1	920		2340	
LEVEL 01	D-05-02	TYPE 6	1	820		2340	
LEVEL 01	D-05-03	TYPE 6	1	820		2340	
LEVEL 01	D-05-04	TYPE 6	1	820		2340	
LEVEL 01	D-05-05	TYPE 6	1	820		2340	
LEVEL 01	D-05-06	TYPE 6	1	820		2340	
LEVEL 01	D-05-07	TYPE 6	1	820		2340	
LEVEL 01	D-05-08	TYPE 6	1	820		2340	
LEVEL 01	D-L1-01	TYPE 8	1	620		2040	
LEVEL 01	D-L1-02	TYPE 8	1	620		2040	
LEVEL 01	D-L1-03	TYPE 1	1	920		2340	
LEVEL 01	D-L1-04	TYPE 1	1	920		2340	
LEVEL 01: 27							
LEVEL 02	D-06-01	TYPE 5	1	920		2340	
LEVEL 02	D-06-02	TYPE 6	1	820		2340	
LEVEL 02	D-06-03	TYPE 9	1	820		2340	
LEVEL 02	D-06-04	TYPE 6	1	820		2340	
LEVEL 02	D-06-05	TYPE 6	1	820		2340	
LEVEL 02	D-06-06	TYPE 6	1	820		2340	
LEVEL 02	D-06-07	TYPE 6	1	820		2340	
LEVEL 02	D-06-08	TYPE 6	1	820		2340	
LEVEL 02	D-07-01	TYPE 5	1	920		2340	
LEVEL 02	D-07-02	TYPE 6	1	820		2340	
LEVEL 02	D-07-03	TYPE 9	1	820		2340	
LEVEL 02	D-07-04	TYPE 6	1	820		2340	
LEVEL 02	D-07-05	TYPE 6	1	820		2340	
LEVEL 02	D-07-06	TYPE 6	1	820		2340	
LEVEL 02	D-07-07	TYPE 6	1	820		2340	
LEVEL 02	D-08-01	TYPE 5	1	920		2340	
LEVEL 02	D-08-02	TYPE 6	1	820		2340	
LEVEL 02	D-08-03	TYPE 6	1	820		2340	
LEVEL 02	D-08-04	TYPE 6	1	820		2340	
LEVEL 02	D-08-05	TYPE 6	1	820		2340	
LEVEL 02	D-08-06	TYPE 6	1	820		2340	
LEVEL 02	D-08-07	TYPE 6	1	820		2340	
LEVEL 02	D-08-08	TYPE 6	1	820		2340	
LEVEL 02	D-L2-01	TYPE 8	1	620		2040	
LEVEL 02	D-L2-02	TYPE 8	1	620		2040	
LEVEL 02	D-L2-03	TYPE 1	1	920		2340	
LEVEL 02	D-L2-04	TYPE 1	1	920		2340	
LEVEL 02: 27							

DOOR SCHEDULE

LEVEL	DOOR No.	TYPE	NUMBER OF PANELS	PANEL 1 WIDTH	PANEL 2 WIDTH	PANEL HEIGHT	NOTES
LEVEL 03	D-09-01	TYPE 5	1	920		2340	
LEVEL 03	D-09-02	TYPE 6	1	820		2340	
LEVEL 03	D-09-03	TYPE 9	1	820		2340	
LEVEL 03	D-09-04	TYPE 6	1	820		2340	
LEVEL 03	D-09-05	TYPE 6	1	820		2340	
LEVEL 03	D-09-06	TYPE 6	1	820		2340	
LEVEL 03	D-09-07	TYPE 6	1	820		2340	
LEVEL 03	D-09-08	TYPE 6	1	820		2340	
LEVEL 03	D-10-01	TYPE 5	1	920		2340	
LEVEL 03	D-10-02	TYPE 6	1	820		2340	
LEVEL 03	D-10-03	TYPE 9	1	820		2340	
LEVEL 03	D-10-04	TYPE 6	1	820		2340	
LEVEL 03	D-10-05	TYPE 6	1	820		2340	
LEVEL 03	D-10-06	TYPE 6	1	820		2340	
LEVEL 03	D-10-07	TYPE 6	1	820		2340	
LEVEL 03	D-11-01	TYPE 5	1	920		2340	
LEVEL 03	D-11-02	TYPE 6	1	820		2340	
LEVEL 03	D-11-03	TYPE 6	1	820		2340	
LEVEL 03	D-11-04	TYPE 6	1	820		2340	
LEVEL 03	D-11-05	TYPE 6	1	820		2340	
LEVEL 03	D-11-06	TYPE 6	1	820		2340	
LEVEL 03	D-11-07	TYPE 6	1	820		2340	
LEVEL 03	D-11-08	TYPE 6	1	820		2340	
LEVEL 03	D-L3-01	TYPE 8	1	620		2040	
LEVEL 03	D-L3-02	TYPE 8	1	620		2040	
LEVEL 03	D-L3-03	TYPE 1	1	920		2340	
LEVEL 03	D-L3-04	TYPE 1	1	920		2340	
LEVEL 03: 27							
LEVEL 04	D-12-01	TYPE 5	1	920		2340	
LEVEL 04	D-12-02	TYPE 6	1	820		2340	
LEVEL 04	D-12-03	TYPE 9	1	820		2340	
LEVEL 04	D-12-04	TYPE 6	1	820		2340	
LEVEL 04	D-12-05	TYPE 6	1	820		2340	
LEVEL 04	D-12-06	TYPE 6	1	820		2340	
LEVEL 04	D-12-07	TYPE 6	1	820		2340	
LEVEL 04	D-12-08	TYPE 6	1	820		2340	
LEVEL 04	D-13-01	TYPE 5	1	920		2340	
LEVEL 04	D-13-02	TYPE 6	1	820		2340	
LEVEL 04	D-13-03	TYPE 9	1	820		2340	
LEVEL 04	D-13-04	TYPE 6	1	820		2340	
LEVEL 04	D-13-05	TYPE 6	1	820		2340	
LEVEL 04	D-13-06	TYPE 6	1	820		2340	
LEVEL 04	D-13-07	TYPE 6	1	820		2340	
LEVEL 04	D-14-01	TYPE 5	1	920		2340	
LEVEL 04	D-14-02	TYPE 6	1	820		2340	
LEVEL 04	D-14-03	TYPE 6	1	820		2340	
LEVEL 04	D-14-04	TYPE 6	1	820		2340	
LEVEL 04	D-14-05	TYPE 6	1	820		2340	
LEVEL 04	D-14-06	TYPE 6	1	820		2340	
LEVEL 04	D-14-07	TYPE 6	1	820		2340	
LEVEL 04	D-14-08	TYPE 6	1	820		2340	
LEVEL 04	D-L4-01	TYPE 8	1	620		2040	
LEVEL 04	D-L4-02	TYPE 8	1	620		2040	
LEVEL 04	D-L4-03	TYPE 1	1	920		2340	
LEVEL 04	D-L4-04	TYPE 1	1	920		2340	
LEVEL 04: 27							
LEVEL 05	D-15-01	TYPE 5	1	920		2340	
LEVEL 05	D-15-02	TYPE 6	1	820		2340	
LEVEL 05	D-15-03	TYPE 9	1	820		2340	
LEVEL 05	D-15-04	TYPE 6	1	820		2340	
LEVEL 05	D-15-06	TYPE 6	1	820		2340	
LEVEL 05	D-15-07	TYPE 6	1	820		2340	
LEVEL 05	D-15-08	TYPE 6	1	820		2340	
LEVEL 05	D-16-01	TYPE 5	1	920		2340	
LEVEL 05	D-16-02	TYPE 6	1	820		2340	
LEVEL 05	D-16-03	TYPE 9	1	820		2340	
LEVEL 05	D-16-04	TYPE 6	1	820		2340	
LEVEL 05	D-16-05	TYPE 6	1	820		2340	
LEVEL 05	D-16-06	TYPE 6	**2**	**820**	820	**2340**	
LEVEL 05	D-16-07	TYPE 6	1	820		2340	
LEVEL 05	D-17-01	TYPE 5	1	920		2340	
LEVEL 05	D-17-02	TYPE 6	1	820		2340	
LEVEL 05	D-17-03	TYPE 6	1	820		2340	
LEVEL 05	D-17-04	TYPE 6	1	820		2340	
LEVEL 05	D-17-05	TYPE 6	1	820		2340	
LEVEL 05	D-17-06	TYPE 6	1	820		2340	
LEVEL 05	D-17-07	TYPE 6	1	820		2340	
LEVEL 05	D-17-08	TYPE 6	1	820		2340	
LEVEL 05	D-L5-01	TYPE 8	1	620		2040	
LEVEL 05	D-L5-02	TYPE 8	1	620		2040	
LEVEL 05	D-L5-03	TYPE 1	1	920		2340	
LEVEL 05	D-L5-04	TYPE 1	1	920		2340	
LEVEL 05: 26							
Grand total: 168							

DOOR TYPES LEGEND

TYPE	DESCRIPTION	OPERATION	DOOR CONSTRUCTION	GENERAL LOCATION REFER TO PLANS	FIRE RATED TO COMPLY WITH NCC	NOTES
TYPE 1	FIRE DOOR	SINGLE SWING	40mm SOLID CORE	FIRE STAIRS	YES	• FRL TO COMPLY WITH NCC & AUSTRALIAN STANDARDS. • SMOKE SEALS WHERE REQUIRED TO COMPLY WITH NCC & AUSTRALIAN STANDARDS. • WEATHER SEALS TO ALL EXTERNAL DOORS. • AUTOMATIC DOOR CLOSER WHERE REQUIRED TO COMPLY WITH NCC & AUSTRALIAN STANDARDS
TYPE 2	DOUBLE DOOR	DOUBLE SWING	40mm SOLID CORE TO SUIT REQUIRED FIRE RATING WITH NON COMBUSTIBLE LINING TO INSIDE FACE OF DOOR.	ELEC / COMMS CUPBOARDS	YES	• FRL TO COMPLY WITH NCC & AUSTRALIAN STANDARDS. • SMOKE SEALS WHERE REQUIRED TO COMPLY WITH NCC & AUSTRALIAN STANDARDS. • WEATHER SEALS TO ALL EXTERNAL DOORS. • AUTOMATIC DOOR CLOSER WHERE REQUIRED TO COMPLY WITH NCC & AUSTRALIAN STANDARDS
TYPE 3	OVERHEAD ROLLER DOOR	ROLLER	TO BE CONFIRMED BY MANUFACTURER	BIN ROOM	TBC BY FIRE ENG / CERTIFIER	• REFER TO MECH ENG. REQUIREMENTS FOR VENTILATED SHUTTER PANEL
TYPE 4	EXTERNAL SERVICES DOOR	DOUBLE SWING	PRE-FINISHED HORIZONTAL LOUVER PANELS. COLOUR TO MATCH GLAZING FRAMES.	BOOSTER CABINET		• STATUTORY SIGNAGE ON DOOR TO COMPLY WITH NCC & AUSTRALIAN STANDARDS.
TYPE 5	APARTMENT ENTRY DOOR	SINGLE SWING	40mm SOLID CORE	TYPICAL APARTMENTS	YES	• FRL TO COMPLY WITH NCC & AUSTRALIAN STANDARDS. • SMOKE SEALS WHERE REQUIRED TO COMPLY WITH NCC & AUSTRALIAN STANDARDS. • WEATHER SEALS TO ALL EXTERNAL DOORS. • AUTOMATIC DOOR CLOSER WHERE REQUIRED TO COMPLY WITH NCC & AUSTRALIAN STANDARDS. • ACOUSTIC PERFORMANCE TO COMPLY WITH NCC & AUSTRALIAN STANDARDS.
TYPE 6	APARTMENT INTERIOR SWING DOOR	SINGLE SWING	CLIENT TO CONFIRM	TYPICAL APARTMENT INTERIORS		• PROVIDE LIFT-OFF HINGES TO ALL INWARD OPENING DOORS TO ROOMS WITH A TOILET PAN WHERE THE PAN IS LESS THAN 1200mm FROM THE HINGE OF THE DOOR.
TYPE 7	APARTMENT INTERIOR BIFOLD DOOR	BIFOLD 4 PANEL	35mm HOLLOW CORE	TYPICAL APARTMENT INTERIOR LAUNDRIES		• D PULL HANDLE
TYPE 8	SERVICE CUPBOARD DOORS	SWING DOOR	35mm HOLLOW CORE	WATER METERS, FIRE EXTINGUISHER CUPBOARDS	TBC BY FIRE ENG / CERTIFIER	
TYPE 9	ENSUITE SLIDING DOOR	CAVITY SLIDER	35mm HOLLOW CORE	APARTMENT INTERIORS		
TYPE 10	PENTHOUSE STUDY DOOR	DOUBLE CAVITY SLIDER	35mm HOLLOW CORE	APARTMENT INTERIORS		

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CRITICAL NOTE:
NOMINATED DOOR TYPES PRELIMINARY AND MUST BE AMENDED BY BUILDER WHERE REQUIRED TO ACHIEVE ALL FRL, ACOUSTIC AND ACCESS / CLEARANCE REQUIREMENTS AS SET OUT IN THE NCC AND AUSTRALIAN STANDARDS.

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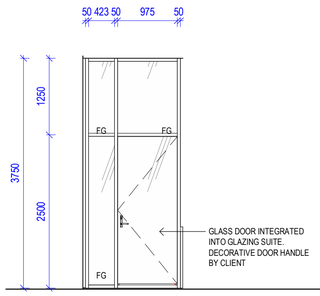
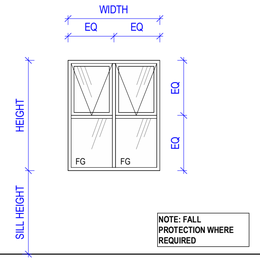
CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023
PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE
BUILDING APPROVAL

SHEET NO: G-001
REVISION: B
DRAWING: **DOOR SCHEDULE**
SCALE @ A1: 1 : 50



TYPE 1 - LG-01
GROUND FLOOR LOBBY

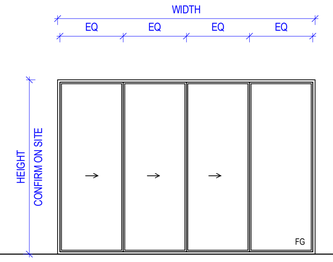


REFER TO PLANS / ELEVATIONS FOR HANDING

TYPE 02
FIXED & AWNING

LEVEL	NUMBER	SILL HEIGHT	WIDTH	HEIGHT	NOTES
UPPER GROUND	UG-01	600	1500	1800	
UPPER GROUND	UG-02	600	1500	1800	
UPPER GROUND	UG-03	600	1500	1800	
UPPER GROUND	UG-10	600	1500	1800	
UPPER GROUND	UG-11	600	1500	1800	
UPPER GROUND	UG-12	600	1500	1800	
LEVEL 01	L1-01	0	1500	2900	
LEVEL 01	L1-11	0	1500	2900	
LEVEL 01	L1-16	700	2150	2100	
LEVEL 01	L1-18	0	1500	2900	
LEVEL 02	L2-01	0	1500	2900	
LEVEL 02	L2-11	0	1500	2900	
LEVEL 02	L2-16	700	2150	2100	
LEVEL 02	L2-18	0	1500	2900	
LEVEL 03	L3-01	0	1500	2900	
LEVEL 03	L3-11	0	1500	2900	
LEVEL 03	L3-16	700	2150	2100	
LEVEL 03	L3-18	0	1500	2900	
LEVEL 04	L4-01	0	1500	2900	
LEVEL 04	L4-11	0	1500	2900	
LEVEL 04	L4-16	700	2150	2100	
LEVEL 04	L4-18	0	1500	2900	
LEVEL 05	L5-01	0	1500	2900	
LEVEL 05	L5-11	0	1500	2900	
LEVEL 05	L5-16	700	2150	2100	
LEVEL 05	L5-18	0	1500	2900	

Grand total: 26

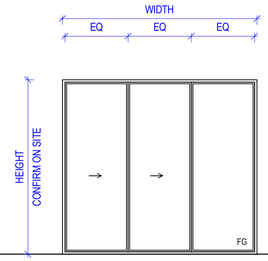


REFER TO PLAN FOR HANDING

TYPE 3
SLIDER - 4 PANEL

LEVEL	NUMBER	WIDTH	HEIGHT	NOTES
UPPER GROUND	UG-04	4760	2950	

Grand total: 1

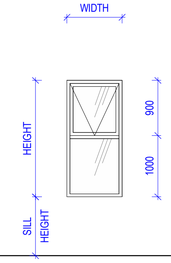


REFER TO PLAN FOR HANDING

TYPE 4
SLIDER - 3 PANEL

LEVEL	NUMBER	WIDTH	HEIGHT	NOTES
UPPER GROUND	UG-05	4115	2950	
UPPER GROUND	UG-08	4350	2950	
UPPER GROUND	UG-09	4040	2950	
LEVEL 01	L1-14	3950	2800	
LEVEL 02	L2-14	3950	2800	
LEVEL 03	L3-14	3950	2800	
LEVEL 04	L4-14	3950	2800	
LEVEL 05	L5-14	3950	2800	

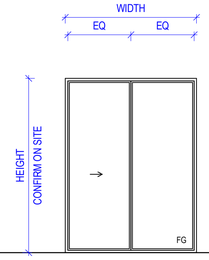
Grand total: 8



TYPE 5
AWNING & FIXED

LEVEL	NUMBER	SILL HEIGHT	WIDTH	HEIGHT	NOTES
LEVEL 01	L1-02	0	1140	2900	
LEVEL 01	L1-03	1000	900	1900	
LEVEL 01	L1-08	1000	900	1900	
LEVEL 01	L1-10	0	1090	2900	
LEVEL 01	L1-12	0	1090	2900	
LEVEL 01	L1-17	1000	800	1900	
LEVEL 02	L2-02	0	1140	2900	
LEVEL 02	L2-03	1000	900	1900	
LEVEL 02	L2-08	1000	900	1900	
LEVEL 02	L2-10	0	1090	2900	
LEVEL 02	L2-12	0	1090	2900	
LEVEL 02	L2-17	1000	800	1900	
LEVEL 03	L3-02	0	1140	2900	
LEVEL 03	L3-03	1000	900	1900	
LEVEL 03	L3-08	1000	900	1900	
LEVEL 03	L3-10	0	1090	2900	
LEVEL 03	L3-12	0	1090	2900	
LEVEL 03	L3-17	1000	800	1900	
LEVEL 04	L4-02	0	1140	2900	
LEVEL 04	L4-03	1000	900	1900	
LEVEL 04	L4-08	1000	900	1900	
LEVEL 04	L4-10	0	1090	2900	
LEVEL 04	L4-12	0	1090	2900	
LEVEL 04	L4-17	1000	800	1900	
LEVEL 05	L5-02	0	1140	2900	
LEVEL 05	L5-03	1000	900	1900	
LEVEL 05	L5-08	1000	900	1900	
LEVEL 05	L5-10	0	1090	2900	
LEVEL 05	L5-12	0	1090	2900	
LEVEL 05	L5-17	1000	800	1900	

Grand total: 30

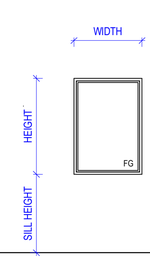


REFER TO PLAN FOR HANDING

TYPE 6
SLIDER - 2 PANEL

LEVEL	NUMBER	WIDTH	HEIGHT
LEVEL 01	L1-04	3330	2800
LEVEL 01	L1-05	2985	2800
LEVEL 01	L1-06	2975	2800
LEVEL 01	L1-07	2850	2800
LEVEL 01	L1-13	1910	2800
LEVEL 02	L2-04	3330	2800
LEVEL 02	L2-05	2985	2800
LEVEL 02	L2-06	2975	2800
LEVEL 02	L2-07	2850	2800
LEVEL 02	L2-13	1910	2800
LEVEL 03	L3-04	3330	2800
LEVEL 03	L3-05	2985	2800
LEVEL 03	L3-06	2975	2800
LEVEL 03	L3-07	2850	2800
LEVEL 03	L3-13	1910	2800
LEVEL 04	L4-04	3330	2800
LEVEL 04	L4-05	2985	2800
LEVEL 04	L4-06	2975	2800
LEVEL 04	L4-07	2850	2800
LEVEL 04	L4-13	1910	2800
LEVEL 05	L5-04	3330	2800
LEVEL 05	L5-05	2985	2800
LEVEL 05	L5-06	2975	2800
LEVEL 05	L5-07	2850	2800
LEVEL 05	L5-13	1910	2800

Grand total: 25



TYPE 7
FIXED

LEVEL	NUMBER	SILL HEIGHT	WIDTH	HEIGHT	NOTES
UPPER GROUND	UG-06	0	1200	2950	
UPPER GROUND	UG-07	0	1200	2950	

Grand total: 2

BCC DS
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25/11/2026
APPLICATION REF
A007157122

NOTE: SILL HEIGHT PROVIDED IS BASED ON INTERNAL STRUCTURAL SLAB LEVEL. WINDOW MANUFACTURER TO ACCOUNT FOR ALL REQUIRED REBATES AND TOLERANCES. PROVIDE A DETAIL OF NOMINATED REBATE FOR APPROVAL.

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BUILDING DESIGN (OPEN)
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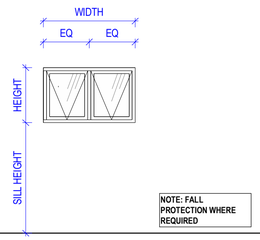
DRAWING NOTES:
- ALL GLAZING TO MEET THERMAL PERFORMANCE REQUIREMENTS AS SET OUT IN ENERGY EFFICIENCY REPORT.
- CLIENT TO CONFIRM SECURITY SCREEN AND INSECT MESH REQUIREMENTS.
- PROVIDE VISION DECAL WHERE REQUIRED TO ALL GLAZING TO MEET AS & NCC REQUIREMENTS.
- BEDROOM WINDOWS THAT OPEN TO A FALL OF 2m OR MORE MUST HAVE OPENINGS RESTRICTED TO A MAXIMUM OF 125mm.
- ALL OTHER WINDOWS THAT OPEN TO A FALL OF 4m OR MORE TO GROUND LEVEL MUST COMPLY WITH NCC V2 PART 3.9.2.7.

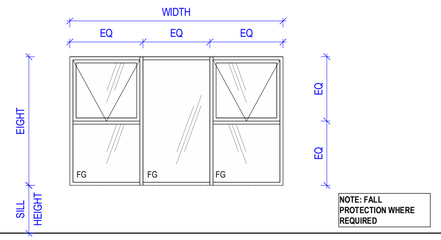
AMMENDMENTS:

No.	DESCRIPTION	DATE
4	CLIENT CHANGES	16/09/2025
5	CLIENT CHANGES	03/10/2025
6	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED DRAWINGS	12/06/2026
C	UPDATED WINDOW SCHEDULES	26/09/07
D	BCC Minor Change	29/10/2026

CLIENT: **BELLEVUE QUEENSLAND**
COMMENCED JAN 2023
PROJECT: **SAVIA**
59 & 61 THISTLE STREET, LUTWYCHE
BUILDING APPROVAL

SHEET NO: G-002
REVISION: D
DRAWING: **WINDOW SCHEDULE**
SCALE @ A1: 1 : 50





TYPE 8

AWNING 2 PANEL

LEVEL	NUMBER	SILL HEIGHT	WIDTH	HEIGHT	NOTES
LEVEL 01	L1-09	1500	1500	900	
LEVEL 02	L2-09	1500	1500	900	
LEVEL 03	L3-09	1500	1500	900	
LEVEL 04	L4-09	1500	1500	900	
LEVEL 05	L5-09	1500	1500	900	

Grand total: 5

TYPE 9

AWNING & FIXED

LEVEL	NUMBER	SILL HEIGHT	WIDTH	HEIGHT	NOTES
LEVEL 01	L1-15	700	3250	2100	
LEVEL 02	L2-15	700	3250	2100	
LEVEL 03	L3-15	700	3250	2100	
LEVEL 04	L4-15	700	3250	2100	
LEVEL 05	L5-15	700	3250	2100	

Grand total: 5

BCC DS
RECEIVED
25/11/2026
APPLICATION REF
A007157122

NOTE: SILL HEIGHT PROVIDED IS BASED ON INTERNAL STRUCTURAL SLAB LEVEL. WINDOW MANUFACTURER TO ACCOUNT FOR ALL REQUIRED REBATES AND TOLERANCES. PROVIDE A DETAIL OF NOMINATED REBATE FOR APPROVAL.

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AMMENDMENTS:

No.	DESCRIPTION	DATE
3	CLIENT CHANGES	05/09/2025
4	CLIENT CHANGES	16/09/2025
5	CLIENT CHANGES	03/10/2025
6	UPDATED FOR BA	11/11/2025
A	UPDATED DRAWINGS	02/06/2026
B	UPDATED WINDOW SCHEDULES	26/09/07
C	BCC Minor Change	29/10/2026

CLIENT:
BELLEVUE QUEENSLAND
COMMENCED JAN 2023

PROJECT:
SAVIA
59 & 61 THISTLE STREET, LUTWYCHE

BUILDING APPROVAL

SHEET NO: G-003
REVISION: C

DRAWING:
WINDOW SCHEDULE

SCALE @ A1: 1 : 50