

THE HOUSE DESIGNS AS DOCUMENTED GENERALLY COMPLY WITH, OR EXCEED, THE “GOLD” LEVEL STANDARDS OUTLINED IN THE FOLLOWING DOCUMENTS:

1. LIVABLE HOUSING DESIGN GUIDELINES
  2. QUEENSLAND GOVERNMENT INDICATIVE FLOOR PLANS FOR SOCIAL HOUSING PROJECTS AND
  3. DESIGN AND CONSTRUCTION STANDARDS FOR REMOTE HOUSING
- THE CITED “GOLD” STANDARD OF 1 & 3, IS A MINIMUM STANDARD THAT MUST BE MAINTAINED WITH ALL WORKS.

DOMESTIC SITE PLAN NOTES:

- BUILDER IS TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORK
- EARTHWORKS ARE TO COMPLY WITH NCC VOLUME TWO PART H1D3 DEEMED TO SATISFY
- ONLY THE VEGETATION WITHIN THE AREA REQUIRED TO CONSTRUCT THE PAD PLATFORM IS TO BE REMOVED
- BUILDER IS TO REMOVE EVERYTHING ON OR ABOVE THE SITE SURFACE, INCLUDING RUBBISH, SCRAP, GRASS, VEGETABLE MATTER AND ORGANIC DEBRIS, SCRUB, TIMBER, STUMPS, BOULDERS AND RUBBLE.
- REMOVE GRASS TO A DEPTH JUST SUFFICIENT TO INCLUDE THE ROOT ZONE.
- REMOVE THE TOPSOIL LAYER OF THE NATURAL GROUND WHICH CONTAINS SUBSTANTIAL ORGANIC MATTER OVER THE AREAS TO BE OCCUPIED BY CONSTRUCTION AND PAVING.
- STOCKPILE SITE TOPSOIL REQUIRED FOR RE-USE. PROTECT STOCKPILES FROM CONTAMINATION BY OTHER EXCAVATED MATERIAL, WEEDS AND BUILDING DEBRIS
- BUILDER IS TO PROVIDE APPROPRIATE TEMPORARY & PERMANENT FENCING TO THE SITE IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS
- BUILDER TO ENSURE SITE ACCESS, TRAFFIC MANAGEMENT, WATER STORAGE AREA & SEDIMENT CONTROL COMPLY WITH THE BCA, ALL RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS
- CROSSEVER TO COMPLY WITH COUNCIL REGULATIONS
- REFER TO ENGINEER’S DRAWINGS FOR LOCATION OF RETAINING WALLS
- SURFACE WATER MANAGEMENT TO COMPLY WITH NCC VOLUME TWO PART H2P1 PERFORMANCE REQUIREMENT
- ALL STORMWATER DISCHARGE FROM ROOF IS TO COMPLY WITH AS 3500.3
- NEW RESIDENCES TO BE FITTED WITH A 5,000 LITRE RAINWATER TANK OR 45,000 LITRE (WHERE THERE IS NO COUNCIL RETICULATION) & COMPLY WITH TRC REGULATIONS
- THE RAINWATER TANK OVERFLOW IS TO BE CONNECTED TO THE TOOWOOMBA REGIONAL COUNCIL STORMWATER RETICULATION SYSTEM VIA UNDERGROUND PIPING IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS
- RAINWATER TANK IS TO COMPLY WITH QDC MP 4.2
- SWIMMING POOL TO COMPLY WITH NCC VOLUME TWO PART H7P1 PERFORMANCE REQUIREMENT
- POOL FENCING & SURROUNDS ARE TO COMPLY QDC MP3.4
- SWIMMING POOL DRAINAGE TO COMPLY WITH NCC VOLUME TWO PART H2P3 & H2P4 PERFORMANCE REQUIREMENT H2P4

GENERAL NOTES:

- BUILDER IS TO ENSURE WATER TIGHTNESS OF THE BUILDING IN ACCORDANCE WITH NCC VOLUME TWO PART H2P3 PERFORMANCE REQUIREMENT
- ABOVE GROUND WATERPROOFING MEMBRANES TO COMPLY WITH NCC VOLUME TWO PART H2D8 DEEMED TO SATISFY (AS 4654.1 & AS 4654.2)
- ALL GLAZING TO COMPLY WITH NCC VOLUME TWO PART H1D8 DEEMED TO SATISFY
- PROVIDE FALL PREVENTION BARRIERS TO WINDOWS WHERE THE SILL IS 2m HIGH (OR HIGHER) IN ACCORDANCE WITH NCC VOLUME TWO PART H5P2 PERFORMANCE REQUIREMENT
- INSULATION TO BE IN ACCORDANCE WITH THE ENERGY EFFICIENCY REPORT & NCC VOLUME TWO PART H6P1 PERFORMANCE REQUIREMENT
- PLUMBING FITTINGS ARE TO COMPLY WITH QDC MP 4.1 A7, A8 & A9
- WET AREAS ARE TO COMPLY WITH NCC VOLUME TWO PART H4P1 PERFORMANCE REQUIREMENT & AS 3740
- ALL FLOOR, STAIR & RAMP SURFACES TO COMPLY WITH CSIRO HB 198 SLIP RESISTANCE & AS 4586
- STAIRS ARE TO COMPLY WITH NCC VOLUME TWO PART H5P1 PERFORMANCE REQUIREMENT:
  - RISERS TO BE A MAXIMUM 180mm HIGH
  - TREAD DEPTH (GOINGS) TO BE A MINIMUM 250mm
- BALUSTRADING IS TO COMPLY WITH NCC VOLUME TWO PART H5P2 PERFORMANCE REQUIREMENT
- GLAZED BALUSTRADING IS TO COMPLY WITH AS 1288 & AS 1170
- BUILDER TO CONFIRM SETDOWNS TO SUIT DOORS AND ROLLER DOORS

DRAWINGS:

- DISCREPANCIES BETWEEN CONSULTANTS DOCUMENTATION ARE TO BE RESOLVED BEFORE WORKS OR MANUFACTURE.
- VERIFY ALL DIMENSIONS ON SITE BEFORE WORKS OR MANUFACTURE.
- DIMENSIONS TO WALLS ARE TO THE FACE OF STUD/ BLOCK, CONCRETE, ETC, AND DO NOT INCLUDE WALL LININGS OR FINISHES
- FINISHED FLOOR LEVELS (FFL) ARE TO TOP OF FLOOR FINISHES
- CEILING LEVELS ARE TO UNDERSIDE OF CEILING LININGS
- ANY FF&E SHOWN ON THESE DRAWINGS ARE INDICATIVE ONLY AND ARE FOR ILLUSTRATIVE PURPOSES. REFER TO THE FF&E AND FINISHES SCHEDULE FOR EXACT ITEMS AND THEIR LOCATIONS. ALL FF&E ARE TO BE INSTALLED TO MANUFACTURER’S SPECIFICATION AND RECOMMENDATIONS

ELECTRICAL:

- LIGHTING TO BE 80% ENERGY EFFICIENT IN ACCORDANCE WITH QDC MP 4.1 A3 (b)
- LIGHTING ILLUMINATION TO COMPLY WITH ABCB HOUSING PROVISION PART 13.7.6
- HOT WATER SYSTEM TO COMPLY WITH QUEENSLAND PLUMBING & WASTEWATER CODE
- FIT SMOKE ALARMS IN COMPLIANCE WITH NCC VOLUME TWO PART H3P2 PERFORMENCE REQUIREMENT, AS 3786 & QFES LEGISLATION (REFER INFORMATION SHEET VER 08/2018), FOR ALTERATIONS AND/OR ADDITIONS, FIT SMOKE ALARMS THROUGHOUT EXISTING RESIDENCE
- NEW AIRCONDITIONERS TO HAVE AN EER OF 2.9 OR HIGHER IN ACCORDANCE WITH QDC MP 4.1 A6

SUB FLOOR VENTILATION:

- SUB FLOOR VENTILATION TO COMPLY WITH NCC VOLUME TWO PART H2D5 DEEMED TO SATISFY
- SUB FLOOR TO BE CLEAR OF DEBRIS & VEGETATION
- BE CROSS VENTILATED WITH EVENLY SPACED VENTS/ OPENINGS & CONTAIN NO DEAD AIR SPACES
- PROVIDE 4000mm² VENTILATION AREA PER METRE OF SUB FLOOR WALL
- GROUND SURFACE TO BE GRADED TO PREVENT SURFACE WATER PONDING UNDER THE FLOOR
- THE UNDERSIDE OF ALL FLOOR FRAMING MEMBERS MUST BE A MINIMUM OF:
  - 150mm FROM THE GROUND SURFACE AT THE PERIMETER WALLS
  - 400mm FROM THE GROUND SURFACE AT A MAXIMUM OF 2m AWAY FROM THE PERIMETER WALLS

ROOF PLAN NOTES:

- ROOFER TO SUPPLY AND FIT ALL NECESSARY FLASHINGS AND CAPPINGS TO ENSURE A GOOD, WATER TIGHT FINISH.
- FLASH PROJECTIONS ABOVE AND THROUGH THE ROOF WITH TWO PART FLASHINGS CONSISTING OF AN APRON FLASHING AND AN OVER-FLASHING, WITH AT LEAST 100mm VERTICAL OVERLAP. PROVIDE FOR INDEPENDENT MOVEMENT BETWEEN THE ROOF AND THE PROJECTION.
- SARKING TO BE PROVIDED. SARKING MEMBRANE TO BE IN ACCORDANCE WITH AS 4200 PARTS 1 & 2.
- CLOSE OFF RIBS AT TOP OF SHEETS BY MECHANICAL MEANS OR BY PURPOSE-MADE FILLERS OR END CAPS. VERMIN PROOF BOTTOM OF SHEETS BY PURPOSE MADE FILLERS, SCREWING EVERY RIB OR PROVIDING ADEQUATE BIRD WIRE.
- EAVES GUTTER OVERFLOW CAPACITIES TO ABCB HOUSING PROVISIONS PART 7.4
- TOOWOOMBA 5 MINUTE RAINFALL INTENSITY (100 yrs) 268mm/h.
- PROVIDE A 10mm SPACE BETWEEN ALL GUTTERS AND FASCIAS ON A CLASS 1 BUILDING AS PER ABCB HOUSING PROVISIONS PART 7.4.6 (CONTROLLED BACK GAP); OVERFLOW CAPACITY 1.5 l/s/m. FIT GUTTER WITH STRATCO ‘TORRENT’ SPACER TYPE GUTTER CLIP (OR EQUIVALENT) TO MANUFACTURER’S SPECIFICATION.
- EAVE GUTTERS TO HAVE A MINIMUM CROSS SECTION OF 6300mm²
- MINIMUM SLOPE OF EAVE GUTTERS: 1:500
- MINIMUM SLOPE OF BOX GUTTERS: 1:100
- MINIMUM WIDTH OF VALLEY GUTTERS (ROOF PITCH >12.5°): 400mm
- PROJECT ROOF SHEETING 50mm INTO GUTTERS
- DOWNPIPES TO BE ø75mm OR 100x50mm MIN (INTERNAL)
- 50% MIN OF ROOF WATER TO BE DIRECTED TO ON SITE RAIN WATER TANK/S. DOWNPIPES DIRECTED TO RAIN WATER PIPES TO BE DETERMINED ON SITE.
- ROOF INSULATION TO COMPLY WITH ENERGY EFFICIENCY REPORT

DOOR NOTES:

- PROVIDE INDUSTRY STANDARD WITH NCC COMPLIANT DOOR HARDWARE.
- ENSURE ALL EXTERNAL DOORS ARE VERMIN & WEATHERPROOF.
- INSTALL FLASHINGS, WEATHER BARS, DRIPS, STORM MOULDS, CAULKING AND POINTING SO THAT WATER IS PREVENTED FROM PENETRATING THE BUILDING BETWEEN FRAMES AND THE BUILDING STRUCTURE

WINDOW NOTES:

- ALUMINIUM WINDOW FRAMES TO CLIENT’S SELECTION.
- GLAZING TO COMPLY WITH NCC VOLUME TWO PART H1D8 DEEMED TO SATISFY
- PROVIDE FALL PREVENTION BARRIERS TO WINDOWS WHERE THE SILL IS 2m HIGH (OR HIGHER) IN ACCORDANCE WITH NCC VOLUME TWO PART H5P2 PERFORMANCE REQUIREMENT
- ENSURE ALL WINDOWS ARE VERMIN & WEATHERPROOF.
- SUPPLY SECURITY & FLYSCREENS TO ALL OPERABLE WINDOWS AT CLIENTS DIRECTION.
- REFER ENERGY EFFICIENCY REPORT FOR SPECIAL GLAZING TYPES

GLAZING NOTES

- WINDOWS TO BE ALUMINIUM FRAMED WITH TIMBER REVEALS & ARCHITRAVES WITH POWDERCOAT FINISH - UNLESS NOTED OR DETAILED OTHERWISE
- EXTERNAL GLAZING TO BE MINIMUM 5mm TOUGHEND CLEAR UNLESS A HIGHER GRADE IS REQUIRED FOR STRUCTURAL, WIND LOADS OR SAFETY - UNLESS NOTED OTHERWISE
- PROVIDE SECURITY SCREENS TO ALL OPERABLE WINDOWS.
- GLAZING TO COMPLY WITH NCC VOLUME TWO PART H1D8 DEEMED TO SATISFY
- ALL GLAZING TO COMPLY WITH AS2047
- ALL ANODISING (WHERE APPLICABLE) TO COMPLY WITH AS1231
- ALL POWDERCOATING (WHERE APPLICABLE) TO COMPLY WITH AS 3715
- PROVIDE FALL PREVENTION BARRIERS TO WINDOWS WHERE THE SILL IS 2m HIGH (OR HIGHER) IN ACCORDANCE WITH NCC VOLUME TWO PART H5P2 PERFORMANCE REQUIREMENT
- SCREENS TO BE TRANSLUSCENT, PERFORATED OR SLATTED WITH A MAXIMUM OF 25% & 50mm OPENINGS IN ACCORDANCE WITH QDC MP1.1
- BUILDER TO CONFIRM ALL MEASUREMENTS ON SITE PRIOR TO THE ORDERING OR FABRICATION OF WINDOWS
- WINDOW SUPPLIER TO PROVIDE ADDITIONAL SUPPORT MULLIONS, HEADS, SILLS AND JAMBS TO WINDOWS AND DOORS AS REQUIRED

JOINERY NOTES:

- JOINERY FABRICATION TO COMPLY WITH ACCEPTED INDUSTRY METHODS OF CONSTRUCTION
- CARCASS CONSTRUCTION OUT OF MELAMINE FACED HMR-PB OR MR-MDF UNLESS OTHERWISE NOTED ON DRAWINGS
- EXTERNAL FINISHES - REFER FINISHES SCHEDULE
- 2mm PVC EDGING TO EXPOSED EDGES, EDGE TAPE IN ALL OTHER INSTANCES
- POSTFORMED TOPS ARE REQUIRED TO HAVE 180° EDGES WHERE SEEN. EXPOSED CORNERS ARE REQUIRED TO BE CHAMFERED
- VERIFY ROOM SIZES AND EQUIPMENT DIMENSIONS PRIOR TO FABRICATION OF JOINERY

BUSHFIRE MANAGEMENT NOTES:

REFER TO BUSHFIRE MANAGEMENT REPORT  
& AS3959:2018 ‘CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS’

THIS NOTE IS PROVIDED AS A SUMMARY OF THE REQUIREMENT APPLICABLE TO THE RELEVANT BAL FOR THE SITES;

LOT 249 ON SP3364, DANALGUB ST SEISIA  
LOT 248 ON SP3364, DANALGUB ST SEISIA  
LOT 141 ON SP273363, PABLO ST INJINOO

REFER TO THE SITE SPECIFIC BUSHFIRE REPORT THAT HAS BEEN PREPARED AND PROVIDED.  
REFER PARTICULARLY TO THE SPECIFIC CLAUSES OF AS 3959 TO ENSURE COMPLIANCE IS ACHIEVED.  
BRING TO THE ATTENTION OF THE DESIGNER ANY PERCEIVED DISCREPANCY OR DEFICIENCY IN THE DOCUMENTATION.

BUILDING TO MEET REQUIREMENTS FOR BAL 12.5

IN PARTICULAR:

- GAPS BETWEEN DOORS, DOOR JAMBS, AND THRESHOLDS MUST BE 3MM OR LESS, OR DRAUGHT EXCLUDERS ARE TO BE PROVIDED.
- EXTERNAL CLADDING ARE TO BE OF NON-COMBUSTIBLE MATERIAL
- ALL JOINTS IN THE EXTERNAL CLADDING MUST BE SEALED OR OVERLAPPED TO PREVENT GAPS >3mm.
- OPENABLE PORTIONS OF WINDOWS TO BE SCREENED WITH A MESH OR PERFORATED SHEET MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- WINDOW FRAMES AND WINDOW JOINERY ARE TO BE MADE OF BUSHFIRE-RESISTING MATERIAL
- ALL GLAZING TO BE MIN 5mm TOUGHENED GLASS WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND AND OTHER HORIZONTAL SURACES
- SIDE-HUNG EXTERNAL DOORS TO BE SOLID CORE WITH A MINIMUM THICKNESS OF 35mm
- EXTERNAL DOOR FRAMES ARE TO BE MADE OF NON-COMBUSTABLE MATERIAL
- SLIDING DOORS SHALL HAVE BUSHFIRE-RESISTING FRAME MATERIAL WITH MINIMUM GRADE A SAFETY GLASS
- VEHICLE ACCESS DOOR TO BE MADE OF NON-COMBUSTABLE MATERIAL
- ROOF VENTILATIONS TO BE FITTED WITH EMBER GUARDS
- ROOF SHEETS TO BE NON-COMBUSTABLE AND FULLY SARKED COVERING THE ENTIRE ROOF AREA INCLUDING RIDGES, HIPS AND EXTEND INTO GUTTERS AND VALLEYS. ANY GAPS SEALED AT FASCIA OR WALL LINE, HIPS AND RIDGES BY MINERAL WOOL.
- JOINTS IN EAVES LININGS, FASCIAS AND GABLES TO BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.
- ALL ABOVE GROUND EXPOSED WATER SUPPLY PIPES MUST BE METAL.



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THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS, SCHEDULES AND THE LIKE.



ISSUE HISTORY		
C	FOR CONSTRUCTION	03.09.2024
B	TENDER ISSUE	31.05.2024
A	PRE TENDER ISSUE	28.05.2024
ISSUE	DESCRIPTION	DATE

PROJECT NAME	
COMMUNITY HOUSING	
STREET ADDRESS	
REAL PROPERTY DESCRIPTION	
CLIENT	
NORTH PENINSULA AREA REGIONAL COUNCIL	

GENERAL NOTES					
SHEET TITLE					
PROJECT INFORMATION					
SHEET DATA					
AUTHOR		MCB			
DESIGNER		OCK			
ORIGINAL SIZE		297 x 420 - A3			
PRINT DATE		3/09/2024 4:50:30 PM			
SCALE		1 : 100			
AUTHORISATION		NORTH			
THIS DRAWING IS UNCONTROLLED WITHOUT DESIGNER'S SIGNATURE BELOW					
FOR TENDER					
REFER TO 'USE DEFINITION' ABOVE					
PROJECT NO.	PHASE	SHEET NO.	ISSUE		
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