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web: www.bakerbuildingcert.com.au
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postal: PO Box 1083, Tolga 4882
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Clayton Baker
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ENATAP ENERGY RATINGS
ENATAP PTY LTD ABN: 81 121 538 172
M: 0427 700 133 **E:** info@enatapenergyratings.com.au
www.enatapenergyratings.com.au
Accreditation # DMN/13/1536

ASSESSMENT No: 7783
Date Issued: 10/06/2024
Drawing/Job No: 232057

Project Address:	325 Poi Poi St, Bamaga Q 4876	**RP/SP/DP:** SP273361	
Applicant:	Struxi Design	**Council Authority:** Nth Peninsular Area Regional Council	

DTS Elemental Provisions Assessment and Whole of Home Assessment

As per the QDCMP4.1 Chapter 2 Performance Criteria P1 and A1 (2) Acceptable Solutions,
***THE FOLLOWING MUST BE INCLUDED** into the building:

Provide an outdoor living area which is fully covered with an impervious roof having a min. total R Value of 1.5 downward heat flow and at least one permanently installed ceiling fan with a speed controller.

An outdoor living area in (1)(c) is a space that,
(a) is directly adjoining, and directly accessible from, a general-purpose living area of a Class 1 building such as a lounge, kitchen, dining or family room, which is not a room for sleeping or specialist tasks such as a study or home theatre; and
(b) has a floor area minimum of 12m2; and
(c) Has length and width dimensions minimum of 2.5m each; and
(d) has an opening height above floor level minimum of 2.1m; and
(e) has one side permanently open with a second side either—
(i) permanently open; or
(ii) readily openable.
The sides referred to in (e) must be a minimum of 900mm from an allotment boundary or 900mm from an obstruction to the breeze path such as a building, fence, or other structure.
Where an outdoor living area ceiling fan is required as part of compliance, the fan must,
(a) be permanently installed; and
(b) have a speed controller; and
(c) serve the whole room, with the floor area that a single fan serves not exceeding—
(i) 15m2 if it has a blade rotation diameter of less than 1200mm; and
(ii) 25m2 if it has a blade rotation diameter of greater than or equal to 1200mm

ENATAP energy ratings

The "Assessment Report" must be read in full. The required building specifications and data must be adhered to and takes precedence over any noted on the Specification sheet and final plans. Any variations will invalidate this Assessment. Ask before proceeding
DATED: 10/06/2024 SIGNED
Accreditation # DMN/13/1536

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Summary Report

To achieve the relevant DTS provisions of the NCC 2019, the following are the minimum requirements:

3.12.1.2 Roofs *Light Colour SA Value ≤ 0.40* (ONE of the following three options are required)

- R3.0 Batts to ceiling; or
- Foil under roof sheeting + R2.0 Batts to ceiling; or
- R1.3 Bonded Blanket under roof sheeting + R2.0 Batts to ceiling.

3.12.1.4 External Walls

- Lightweight Cladding: Wall Wrap + R2.7 Batts.

3.12.1.5 Floor Construction

- Slab on ground-: Nil Insulation.

3.12.2 External Glazing

- S/G Clear not exceeding total assembly U-Value 6.40 & SHGC 0.75 (+/- 5%)

3.12.4 Air Movement—Ventilation requirement complies--

- Internal Ceiling Fans-: As per floor plans.

3.12.1.3 Roof Lights

- N/A

3.12.3 Building Sealing and 3.12.5 Services

- Please ensure that all relevant parts are adhered to.

13.6 Whole of Home energy usage as per H6D2(2) (b) and The attached ABCB NCC WoH Calculator.

Heating/Cooling

- Heating seasonal rating: n/a.
  Cooling hot seasonal rating: Minimum 3.75 Stars.

Water Heating

- Electric Storage (off peak)

Pools and Spa

- Pool pump star rating: n/a

Photovoltaics

- kW capacity: n/a

Miscellaneous Details:

- For recessed downlight allowance refer to NCC Part 3.12.1.2 (e).
- No ceiling insulation adjustment required for IC Rated downlights.

ENATAP energy ratings

The "Assessment Report" must be read in full. The required building specifications and data must be adhered to and takes precedence over any noted on the Specification sheet and final plans. Any variations will invalidate this Assessment. Ask before proceeding

DATED: 10/06/2024 SIGNED:

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ROOFS: - NCC 2019 Vol 2 Part 3.12.1.2

Minimum Total R-Value Required-: R3.1 *(Light Colour)

	Roof/Ceiling	Added R-Value	Reflective #	Total R-Value
55-60mm (R1.3) Bonded Blanket + R2.0 to ceiling.	.54	**1.30** + 2.0	1.12	4.96
Anti-Glare Reflective Foil to Roof + R2.0 to ceiling.	.54	**2.0**	1.12	3.66
R3.0 to ceiling.	.54	**3.0**	0	3.54

Notes

- R-Values for Roof/Ceiling construction as per the Figure 3.12.1.1
- SA (Solar Absorptance) values as per Table 3.12.1.1a
- Direction of heat flow as per Table 3.12.1.1a
- With metal frame buildings please note Part 3.12.1.2 (c)
- As per Part 3.12.1.2 (e) the ceiling insulation, due to penetrations, must be compensated for by increasing the R-Value of insulation in accordance with **Table 3.12.1.1h**

Percentage of Ceiling area uninsulated	Minimum R-Value of ceiling insulation required to satisfy 3.12.1.2(a)								
	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0
	Adjusted minimum R-Value of ceiling insulation required to compensate for loss of ceiling insulation area.								

TABLE 3.12.1.1h

.5% to .99%	1.0	1.6	2.2	2.8	3.4	4.0	4.7	5.4	6.2
1.0% to 1.49%	1.1	1.7	2.3	2.9	3.6	4.4	5.2	6.1	7.0
1.5% to 1.99%	1.1	1.7	2.4	3.1	3.9	4.8	5.8	6.8	Not Permitted
2.0% to 2.49%	1.1	1.8	2.5	3.3	4.2	5.3	6.5	Not Permitted	
2.5% to 2.99%	1.2	1.9	2.6	3.6	4.6	5.9	Not Permitted		
3.0% to 3.99%	1.2	2.0	3	4.2	5.7	Not Permitted			
4.0% to 4.99%	1.3	2.2	3.4	5.0	Not Permitted				
5.0% or more	Not Permitted								

ROOF LIGHTS: - NCC 2019 Vol 2 Part 3.12.1.3

Roof Lights Non Habitable Area/s therefore no further action required - Habitable Area/s - Not Applicable

Shaft Length <1m Percentage of Roof Light/s serving the floor area %

Notes

- Thermal Performance value requirements as per the BCA Vol 2 Table 3.12.1.2

EXTERNAL WALLS: - NCC 2019 Vol 2 Part 3.12.1.4

Minimum Total R-Value Required-: R2.8

	Wall Construction	Added R-Value	Reflective Value	Total R-Value
Lightweight Cladding	.24	**2.70**	0	2.94

Notes

- Wall construction R-Values as per Figure 3.12.1 3
- With metal frame buildings please note Part 3.12.1.4 (d)

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SLAB ON GROUND/SUSPENDED FLOORS: - NCC 2019 Vol 2 Part 3.12.1.5

Notes

- Floor construction R-Values as per NCC/BCA Vol 2 Table 3.12.1.5
- R-Values required and direction of heat flow as per NCC/BCA Vol 2 Table 3.12.1.4
- Reflective R-Values as per NCC/BCA Vol 2 Table 3.12.1.5 explanatory information.

EXTERNAL GLAZING: - NCC 2019 Vol 2 Part 3.12.2

Please refer to the attached Glazing Calculator

Notes

- Glazing values referred from the "Window Energy Rating Scheme – Australian Window Association "……. (www.wers.net).

AIR MOVEMENT: -NCC 2019 Vol 2 Part 3.12.4 to Habitable Rooms

Notes

- Provision for Air Movement as per Table 3.12.4.1 Minimum total ventilation opening area per habitable room as a percentage of the area of the floor of the room.
- Air movement provisions not applicable to Non-Habitable rooms.
- Air Movement sharing as per Part 3.12.4.1 (b)
- Ceiling Fans and Evaporative Coolers as per Part 3.12.4.3

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Part 3.12 – Energy Efficiency

While this report outlines certain parts of the Part 3.12, all relevant parts within Part 3.12 must be adhered to:

Part 3.12.1 Building Fabric:
3.12.1 Application
3.12 1.1 Building fabric insulation
3.12.1.2 Roofs
3.12.1.3 Roof lights
3.12.1.4 External walls
3.12.1.5 Floors
3.12.1.6 Attached Class10a buildings

Part 3.12.2 External Glazing:
3.12.2 Application
3.12.2.1 External glazing
3.12.2.2 Shading

Part 3.12.3 Building Sealing:
3.12.3 Application
3.12.3.1 Chimneys and flues
3.12.3.2 Roof lights
3.12.3.3 Ext windows and doors
3.12.3.4 Exhaust Fans
3.12.3.5 Construction of roof, walls and floors
3.12.3.6 Evaporative coolers

Part 3.12.4 Air Movement:
3.12.4 Application
3.12.4.1 Air movement
3.12.4.2 Ventilation openings
3.12.4.3 Ceiling fans and evaporative coolers

Part 3.12.5 Services:
3.12.5 Application
3.12.5.0 Acceptable construction manual
3.12.5.1 Insulation of services
3.12.5.2 Central heating water piping
3.12.5.3 Heating and cooling ductwork
3.12.5.4 Electric resistance space heating
3.12.5.5 Artificial lighting
3.12.5.6 Water heater
3.12.5.7 Swimming pool heating and pumping
3.12.5.8 Spa pool heating and pumping.

QDC MP4.1

A1 (1) A1(2) applies In addition to the acceptable solutions provided under H6D1 in the NCC Vol 2.
(2) A class 1 building and enclosed class 10a building attached to a class 1 building complies with P1 if it:
(a) complies with the requirements identified in 3.12.0(a)(ii) in the NCC 2019 Vol 2 and
(b) obtains a nominal credit under A1(6) of 1 Star.
(3) A building that complies with A1(2) is deemed to be equivalent to a 7 Star NatHERS rating.
(4) For applying S42C2 in the NCC 2022 Vol 2, a reference to climate zones 1&2 is taken to be a reference to climate zones 1,2,3, or 5.
(5) A1(6) applies to the calculation of nominal credit for an outdoor living area.
(6) The following nominal credit applies if a building in climate zones 1,2,3, or 5, includes an outdoor living area that complies with S42C2 (1)(c) in the NCC 2022 Vol 2—1 star.

Glazing

ABCB

National Construction Code

Help

Calculator

1. Enter building name and description below - identifying the particular part(s) covered by this assessment.

7783-325 Poi Poi St, Bamaga Q 4876

Climate Zone: **1**

Storey	Floor Construction	Area
1	Direct Contact	**131m²**
Air Movement	Suspended	
Standard	**Area of storey**	**131m²**
	Area of glazing	*24.0m²* *(18% of area of storey)*

Wall Insulation Option Chosen for 3.12.1.4: ***No wall insulation concession used***

Number of rows for table below: **15** *(as currently displayed)*

Constants	C_U	C_{SHGC}
	1.650	0.063

Allowances	C_U^{Area}	C_{SHGC} x Area
	216.2	**8.3**

Glazing Elements, Orientation Sector, Size and Performance Characteristics							Shading		Calculation Data			Calculated Outcomes			
Glazing element		Orientation	Size			Performance	P&H or Device		Exposure		Size	Conductance - PASSED		Solar heat gain - PASSED	
ID	Description (optional)	Facing Sector	Height (m)	Width (m)	Area (m²)	Total System U-Value (AFRC)	Total System SHGC (AFRC)	P (m)	H (m)	P/H	Es	Area used (m²)	U x area	Element Share of % of Allowance Used	SHGC x Es x Area	Element Share of % of Allowance Used
1	W1 Kitchen	N	1.20	2.40		6.40	0.75	0.75	1.40	0.54	0.27	2.88	18.43	12% of 71%	0.6	9% of 78%
2	W2 Living	N	1.20	2.40		6.40	0.75	0.75	1.40	0.54	0.27	2.88	18.43	12% of 71%	0.6	9% of 78%
3	W3 Living	E	1.20	1.50		6.40	0.75	*4.10*	2.60	*0.79*	0.54	1.80	11.52	7% of 71%	0.7	11% of 78%
4	SD Living	S	2.10	2.10		6.40	0.75	1.40	2.30	0.61	0.34	4.41	28.22	18% of 71%	1.1	17% of 78%
5	W4 Living	S	1.20	2.40		6.40	0.75	1.40	1.40	1.00	0.25	2.88	18.43	12% of 71%	0.5	8% of 78%
6	W5 PDR	E	0.60	0.60		6.40	0.75	0.75	0.80	0.94	0.48	0.36	2.30	1% of 71%	0.1	2% of 78%
7	W6 Bed 3	E	0.60	1.80		6.40	0.75	0.75	0.80	0.94	0.48	1.08	6.91	4% of 71%	0.4	6% of 78%
8	W7 Bed 3	S	1.20	1.80		6.40	0.75	0.75	1.40	0.54	0.37	2.16	13.82	9% of 71%	0.6	9% of 78%
9	W8 Bed 1	E	0.60	1.50		6.40	0.75	0.75	0.80	0.94	0.48	0.90	5.76	4% of 71%	0.3	5% of 78%
10	W9 Bed 1	S	1.20	2.40		6.40	0.75	0.75	1.40	0.54	0.37	2.88	18.43	12% of 71%	0.8	12% of 78%
11	W10 Bath	W	0.60	1.20		6.40	0.75	0.75	0.80	0.94	0.51	0.72	4.61	3% of 71%	0.3	4% of 78%
12	W11 Bed 2	W	0.60	1.80		6.40	0.75	0.75	0.80	0.94	0.51	1.08	6.91	4% of 71%	0.4	6% of 78%
13																
14																
15																

If inputs (including air movement levels) are valid

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR

By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (www.abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.

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Form 15

00005982

Compliance certificate for building design or specification

Queensland Government

This form is the approved form that must be used in accordance with section 10 of the *Building Act 1975* and sections 73 and 77 of the Building Regulation 2021 (Design-specification certificate) stating that an aspect of building work or specification will, if installed or carried out as stated in this form, comply with the building assessment provisions.

Additional explanatory information is included in the Appendix at the end of this form.

1. Property description This section need only be completed if details of street address and property description are applicable. E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable. Where applicable, the description must identify all land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.	Street address *(include number, street, suburb/locality and postcode)* 325 Poi Poi St, Bamaga Q 4876 State ..... Postcode ..... Lot and plan details *(attach list if necessary)* Lot 325, SP273361 Local government area the land is situated in Nth Peninsular Area Regional Council
2. Description of aspect/s certified Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.	Deemed to Satisfy elemental assessment as per the NCC 2019 provisions.
3. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications were relied upon.	As per the QDCMP4.1 Chapter 2 P1 and A1(2) Acceptable Solutions incorporating the NCC 2022.

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4. Reference documentation Clearly identify any relevant documentation, e.g. numbered structural engineering plans.	#232057

5. Building certifier reference number and building development application number	Building certifier reference number Building development application number *(if available)*

6. Appointed competent person details Under Part 6 of the Building Regulation 2021 a person must be assessed as a competent for the type of work (design-specification) by the relevant building certifier.	Name *(in full)* Paul Patane Company name *(if applicable)*: Enatap Energy Ratings Contact person: Paul Patane Business phone number: 0427 700133 Mobile number: 0427 700133 Email address: info@enatapenergyratings.com.au Postal address: PO Box 279, Carina State: QLD Postcode: 4152 Licence class or registration type *(if applicable)* Licence or registration number *(if applicable)* Bers Pro #QLD151. Accreditation #DMN/13/1536

7. Signature of appointed competent person This certificate must be signed by the individual assessed and appointed by the building certifier as competent to give design-specification help.	Signature Date: 10-06-2024

LOCAL GOVERNMENT USE ONLY

Date received		**Reference number/s**	

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Appendix – explanatory information

IMPORTANT NOTE: it is an offence for a competent person to give a building certifier a document, including this form, that the person knows or reasonably suspects, is false or misleading.

Who can complete this certificate? (section 10 of the *Building Act 1975* (Building Act) and sections 73 and 77 of Building Regulation 2021 (BR 2021))
A building certifier can accept from a competent person (design-specification) a certificate stating that the competent person has assessed the building design or specification for the aspect of building work, and it will, if installed or carried out under the certificate, comply with the building assessment provisions, including any relevant standards and codes.

Schedule 10 of the BR 2021 defines *building design or specification* as any material, system, method of building or other thing related to the design of or specifications for building work.

When completing the certificate, a competent person is required under section 77 of the BR 2021 to include the basis for giving the certificate and state the extent to which the competent person has relied on tests, specifications, rules, standards, codes of practice or other publications.

What is the purpose of this form? (section 10 of the Building Act and sections 73 and 77 of the BR 2021)
The information in this form informs the building certifier's decision making when they are assessing a building development application, issuing the building development approval for the building work the subject of the certificate (form) and when amending the building development approval due to the receipt of updated aspect information such as glazing or truss specifications or revised excavation drawings.

Can a manufacturer or supplier give this Form 15?
A building certifier can accept this form from a manufacturer or supplier who the certifier has decided is a competent person (design-specification).

A manufacturer or supplier of building materials can give this form if they have undertaken the design component for the product. For example a window manufacturer who designs, constructs and supplies the windows to industry could give this form.

Competent person (section 10 of the Building Act 1975 and Part 6 of the BR 2021)
A building certifier must assess and decide to appoint an individual as a competent person before they can accept design-specification help.

When deciding whether a person can be a competent person, the building certifier must assess the person having regard to their experience, qualifications and skills and ensure the person holds a licence or registration if required.

The building certifier is required to keep detailed records about what was considered when appointing a competent person.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons.**

What is required if a manufacturer or supplier did not do the design work for the product?
A manufacturer or supplier who is not part of the design process may give the construction contractor, builder, competent person or the building certifier evidence of suitability such as a product technical statement under Part A5 of the Building Code of Australia (BCA), for an aspect or material stating that it is compliant with the relevant reference documents in the BCA i.e. the applicable Australian Standard/s.

What if there is not enough space for all the supporting material/documents?
Items 2, 3 and 4 requires the competent person to clearly identify the extent of the assessment that was undertaken for aspect/s of work identified in this form.

For instance, there is provision for material such as specifications, standards, codes or other relevant publications to be referenced in the form. However, if the space in the form is not sufficient to accommodate all of this material, you can create and refer to additional material in an addendum or attachment to the form.

The form is also available in a Microsoft Word version, that you can download and edit to include additional material in the relevant parts of the form. Note that editing the form in the Microsoft Word version may cause the relevant boxes to expand and increase the length of the document. This is acceptable and does not change the approved form, provided the section text (description on the left-hand side of the page) is not altered.

Appointed competent person (design or specification) – (sections 34 and 36 of the BR 2021)
A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give design-specification help. The building certifier is required to keep detailed records about what was considered when appointing a competent person.

A building certifier must be satisfied that an individual is competent to give the type of help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

An individual is appointed as competent to give design-specification help on or from a particular day.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons.**

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PRIVACY NOTICE

The Department of Energy and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be used by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

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printed 10/06/2024

National Construction Code

Whole-of-home

Calculator

Home details

Your Project Name	7783
State/Territory	QLD
NCC Climate zone	1 < Help
Total Floor area (m^2)	131 < Help
NCC Building classification	1

Net equivalent energy usage

Allowance	3.7	
Actual	3.5	✓

Equipment details

Space heating/cooling

If using a heat pump specify rating type > Seasonal Star Rating (2019)

Main space conditioning - HEATING			< Help
Main space conditioning - COOLING	Non-ducted heat pump	≥ 3.75	< Help

Pools and spas

Pool volume (L)	
Pool pump star rating	
Spa volume (L)	

Water heating

Main water heater type	Electric storage (off peak)

Photovoltaics

Photovoltaic capacity (kW)	

Notes:

1. This calculator automates the NCC whole-of-home energy usage requirements (Part 13.6 of the ABCB Housing Provisions and J3D14 of NCC Volume One).
2. For the purposes of this calculator, floor area is measured within the inside face of the external walls of the sole-occupancy unit (SOU) and includes any conditioned attached Class 10a part.

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS CALCULATOR:
By accessing or using this calculator, you agree to the following: The ABCB (as the Commonwealth of Australia acting on behalf of the Commonwealth of Australia, the State of New South Wales, the State of Queensland, the State of Victoria, the State of South Australia, the State of Tasmania, the State of Western Australia, the Australian Capital Territory and the Northern Territory) provides the calculator for general information purposes only. While we make every effort to ensure that information provided is accurate and up to date, such information does in no way constitute the provision of professional advice.

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SITE DETAILS	
STREET ADDRESS:	325 POI POI ST, BAMAGA, QLD, 4876
R.P DESCRIPTION:	LOT 325 ON SP273361
LOCAL AUTHORITY:	NORTH PENINSULA AREA REGIONAL COUNCIL
SITE AREA:	925 m²

KEY	SITE EXISTING
SYMBOL	DESCRIPTION
LB	LETTER BOX
VG	VEHICLE GATE
PG	PEDESTRIAN GATE

ABBREVIATION LEGEND	
ABBREV.	TEXT
CL	CLOTHES LINE
PS	PRIVACY SCREEN

AREA SCHEDULE	
NAME	AREA
CARPORT	37 m²
OUTDOOR LIVING	25 m²
PORCH	12 m²
PROPOSED FLOOR AREA	131 m²
WALKWAY	9 m²
GRAND TOTAL	213 m²

FLOOR PLAN B1

ENATAP energy ratings

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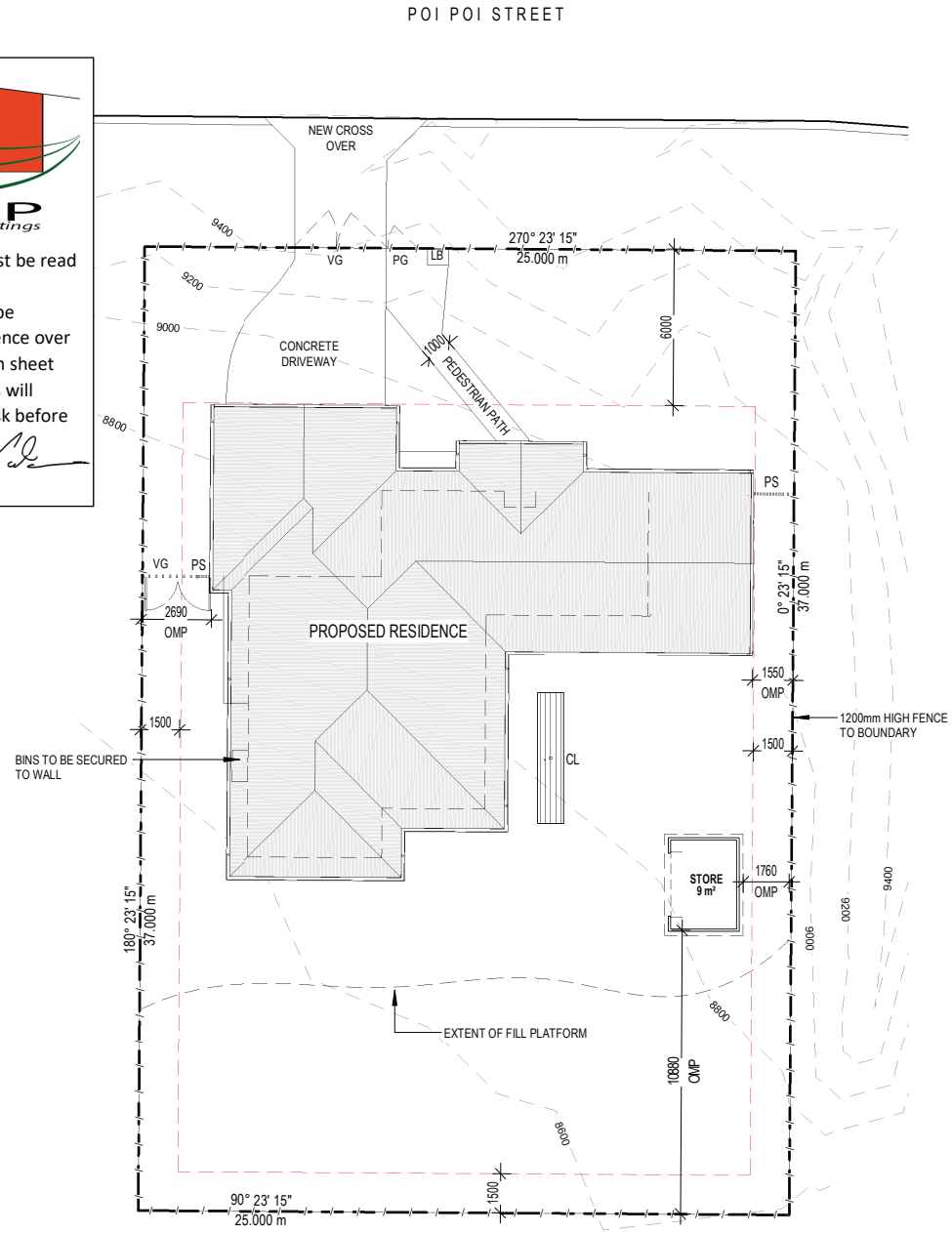
DATED: 10/06/2024 SIGNED

Accreditation # DMN/13/1536



SITE PLAN

1 : 200

0 1m 2m 4m 6m 8m 10m

1:200

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ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS: 325 POI POI ST, BAMAGA, QLD, 4876

REAL PROPERTY DESCRIPTION: LOT 325 ON SP273361

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: SITE PLAN

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	4/29/2024 12:30:55 PM
SCALE	As indicated

AUTHORISATION: THIS DRAWING IS UNCONTROLLED WITHOUT DESIGNERS SIGNATURE BELOW

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DWG

PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	SBE-002	A

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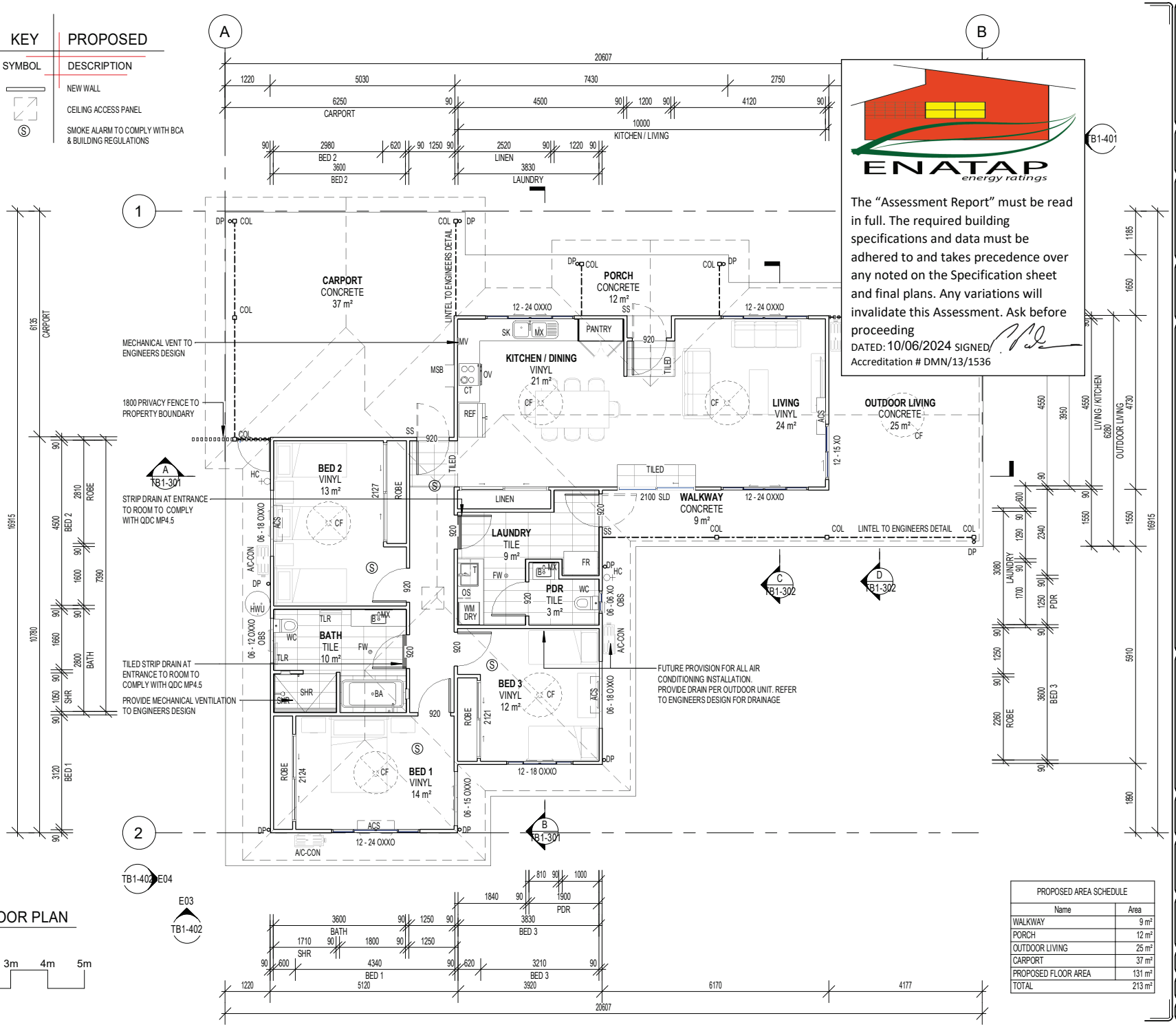
ABBREVIATION LEGEND	
TAG	DESCRIPTION
A/C-CON	AIR CONDITIONING CONDENSER UNIT
ACS	AIR-CONDITIONER SPLIT SYSTEM
B	BASIN
BA	BATH
CF	CEILING FAN
COL	COLUMN TO ENGINEER'S DESIGN
CT	COOK TOP
DP	DOWNPIPE
DRY	DRYER
FR	FRIDGE/FREEZER
FW	FLOOR WASTE
HC	HOSE COCK
HWU	HOT WATER UNIT
MSB	MAIN SWITCHBOARD
MV	MECHANICAL VENT
MX	TAP MIXER
OS	OPEN SHELVES
OV	OVEN
REF	REFRIGERATOR
SHR	SHOWER
SK	SINK
SLD	SLIDING DOOR
SS	SECURITY SCREEN
T	LAUNDRY TUB
TLR	TOWEL RAIL
WC	TOILET
WM	WASHING MACHINE

KEY	PROPOSED
SYMBOL	DESCRIPTION
	NEW WALL
	CEILING ACCESS PANEL
(S)	SMOKE ALARM TO COMPLY WITH BCA & BUILDING REGULATIONS



ENATAP energy ratings

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Accreditation # DMN/13/1536

PROPOSED FLOOR PLAN

1 : 100

0 1m 2m 3m 4m 5m

1:100

PROPOSED AREA SCHEDULE	
Name	Area
WALKWAY	9 m²
PORCH	12 m²
OUTDOOR LIVING	25 m²
CARPORT	37 m²
PROPOSED FLOOR AREA	131 m²
TOTAL	213 m²

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ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS: OPTION B1

REAL PROPERTY DESCRIPTION:

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: FLOOR PLAN

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	24/05/2024 9:24:51 AM
SCALE	1 : 100

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DWG	PROJECT NO.	PHASE	SHEET NO.	ISSUE
	232057	WD	TB1-101	B

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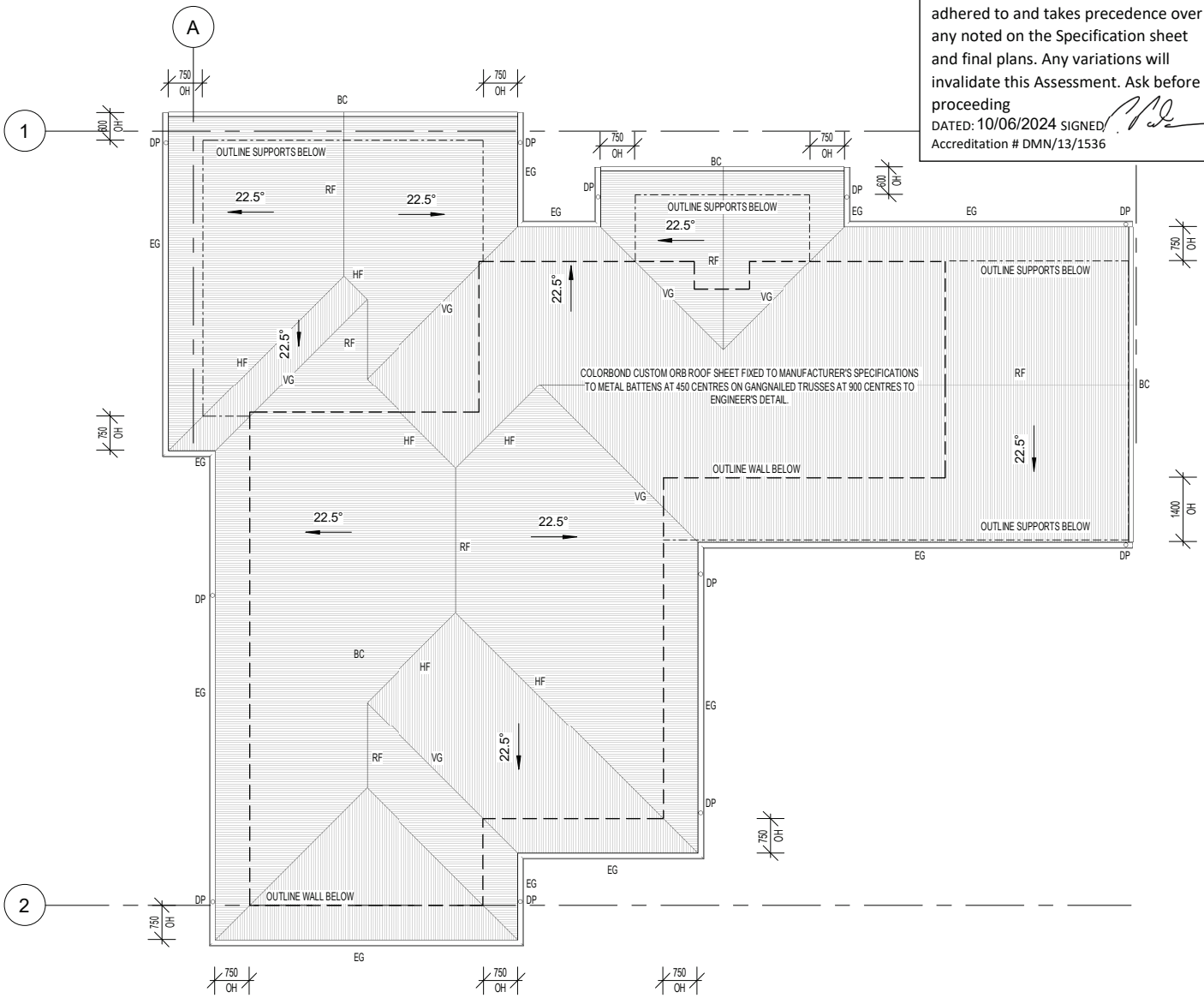
KEY	ROOF
SYMBOL	DESCRIPTION
DP	DOWNPIPE
EG	EAVES GUTTER
BC	BARGE CAPPING - COLORBOND
RF	RIDGE FLASHING - COLORBOND
HF	HIP FLASHING - COLORBOND
VG	VALLEY GUTTER
— — —	OUTSIDE FACE OF WALL LINE BELOW
— — —	OUTLINE SUPPORTS BELOW
	METAL ROOF SHEETING - COLORBOND
PITCH° →	ROOF PITCH



ROOF PLAN

1 : 100

0 1m 2m 3m 4m 5m

1:100

ENATAP energy ratings

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MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS: OPTION B1

REAL PROPERTY DESCRIPTION:

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: ROOF PLAN

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	24/05/2024 9:25:01 AM
SCALE	1 : 100

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DWG	PROJECT NO.	PHASE	SHEET NO.	ISSUE
	232057	WD	TB1-103	B

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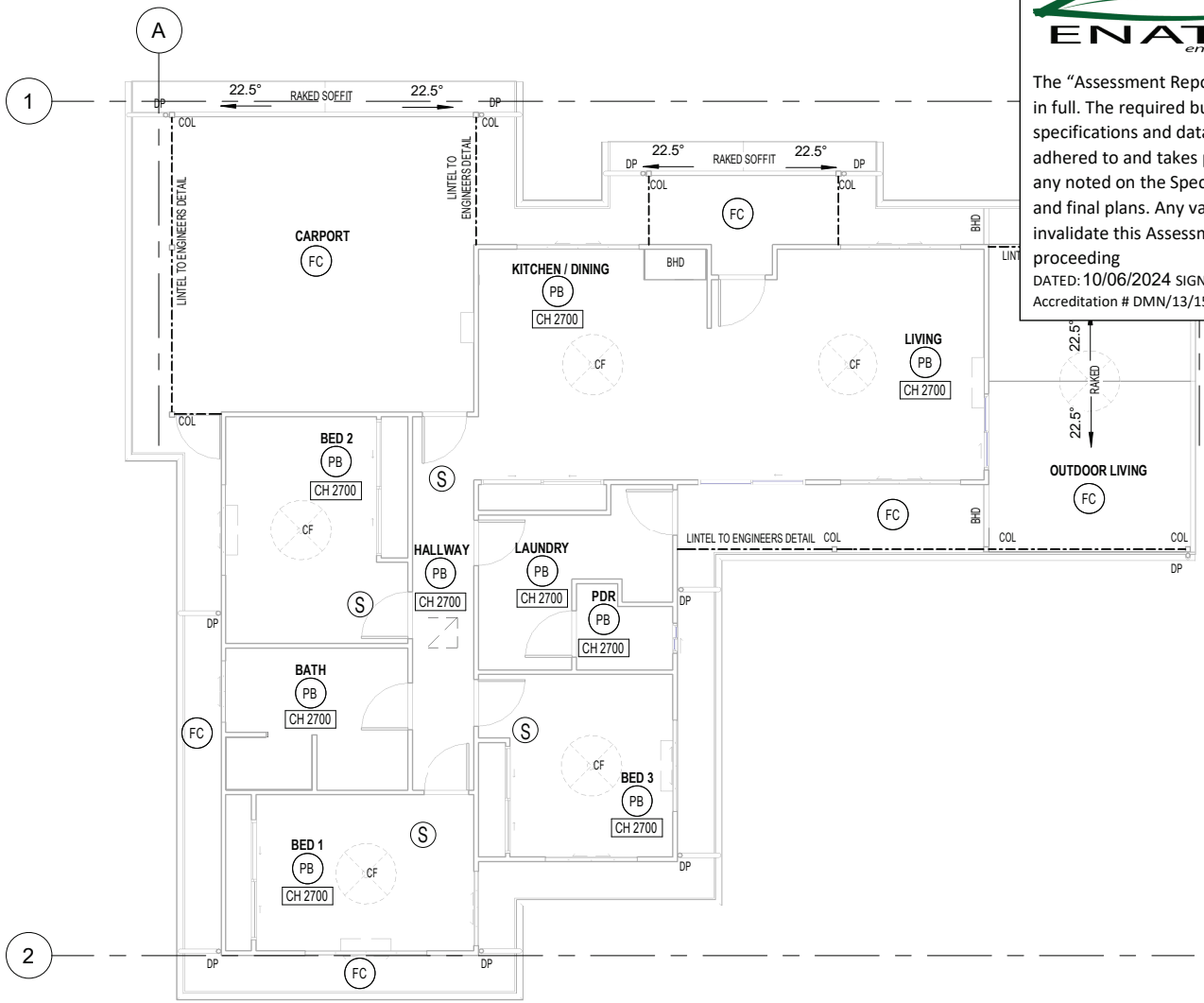
KEY	RCP
SYMBOL	DESCRIPTION
PB	CEILING TYPE
CH 2400	CEILING HEIGHT
PB	FLUSH FINISH PLASTERBOARD. IMPACT RESISTANT
FC	FIBRE CEMENT
	CEILING ACCESS HATCH
S	SMOKE ALARM TO COMPLY WITH BCA & BULDING REGULATIONS

CEILING NOTES:
- REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR MECHANICAL AND ELECTRICAL SERVICE LOCATIONS
- REFER TO FINISHES DRAWINGS FOR FINISHES SCHEDULE
- REFER TO ENGINEER'S DRAWINGS FOR DOWNPIPE DETAILS

ABBREVIATION LEGEND	
TAG	DESCRIPTION
BHD	BULKHEAD
CF	CEILING FAN
COL	COLUMN TO ENGINEER'S DESIGN
DP	DOWNPIPE



ENATAP energy ratings

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DATED: 10/06/2024 SIGNED:

Accreditation # DMN/13/1536

REFLECTED CEILING PLAN

1 : 100

0 1m 2m 3m 4m 5m

1:100

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ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS: OPTION B1

REAL PROPERTY DESCRIPTION:

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: REFLECTED CEILING PLAN

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	24/05/2024 9:25:11 AM
SCALE	1 : 100

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	232057	WD	TB1-201	B

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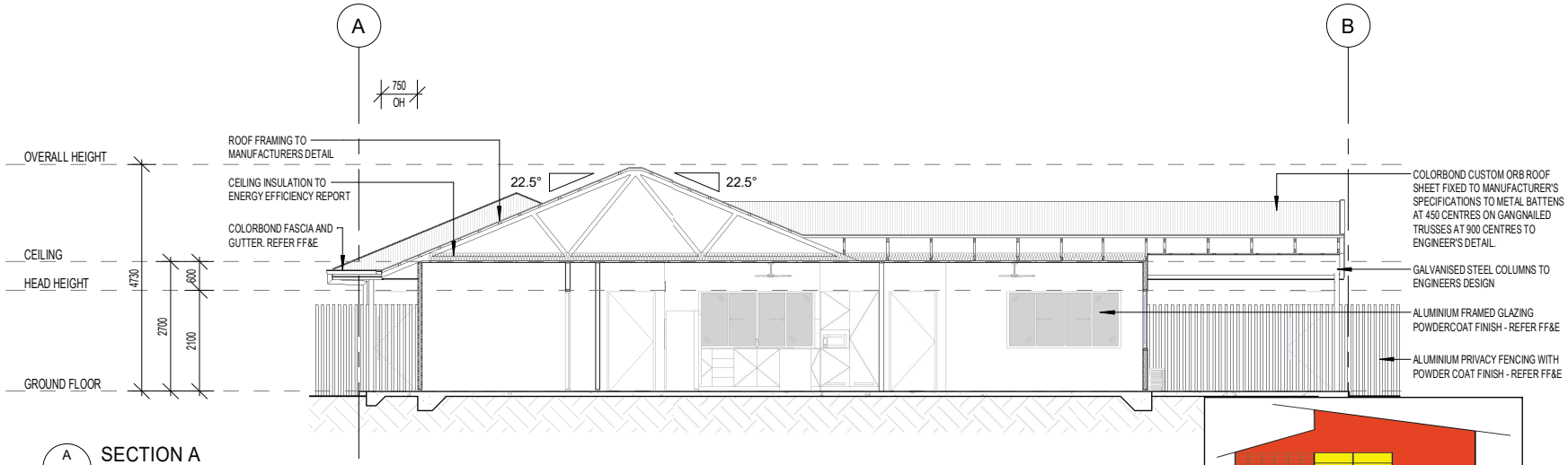
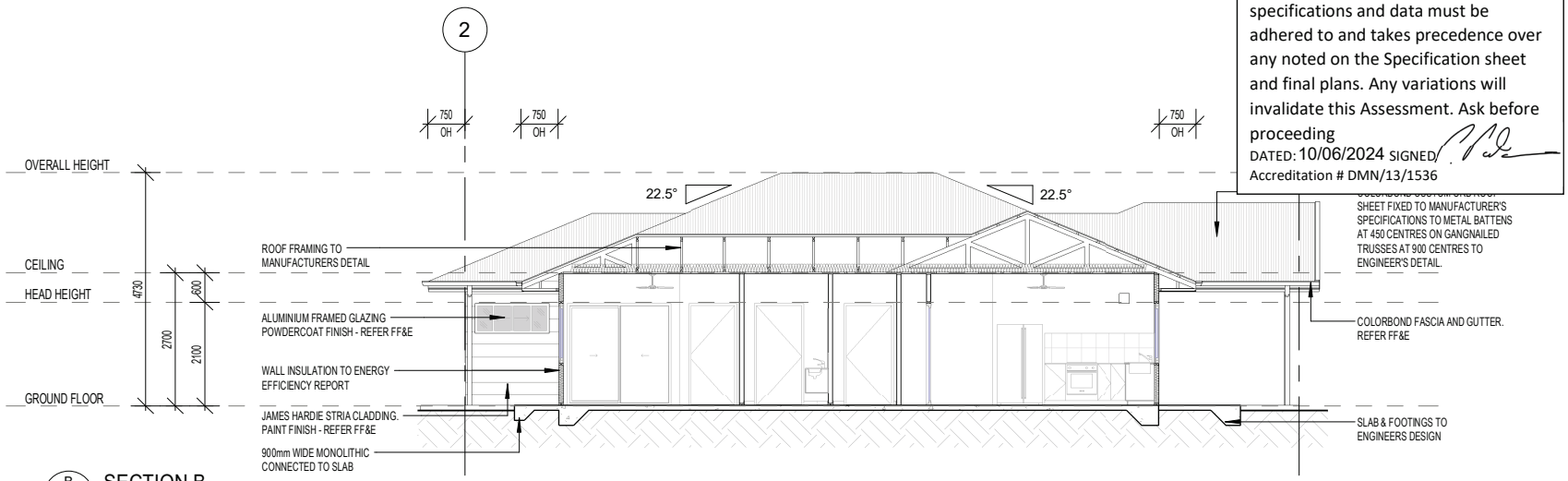


A SECTION A
TB1-101 1 : 100

0 1m 2m 3m 4m 5m
1:100



B SECTION B
TB1-101 1 : 100

0 1m 2m 3m 4m 5m
1:100

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MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME
COMMUNITY HOUSING

STREET ADDRESS
OPTION B1

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE
BUILDING SECTIONS

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	24/05/2024 9:25:15 AM
SCALE	1 : 100

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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	TB1-301	B

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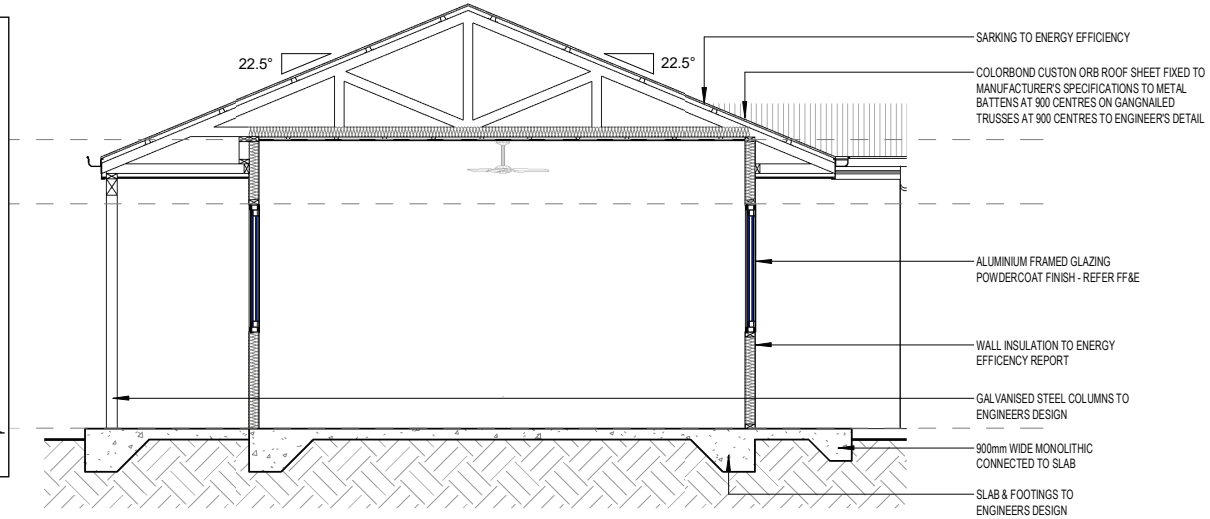
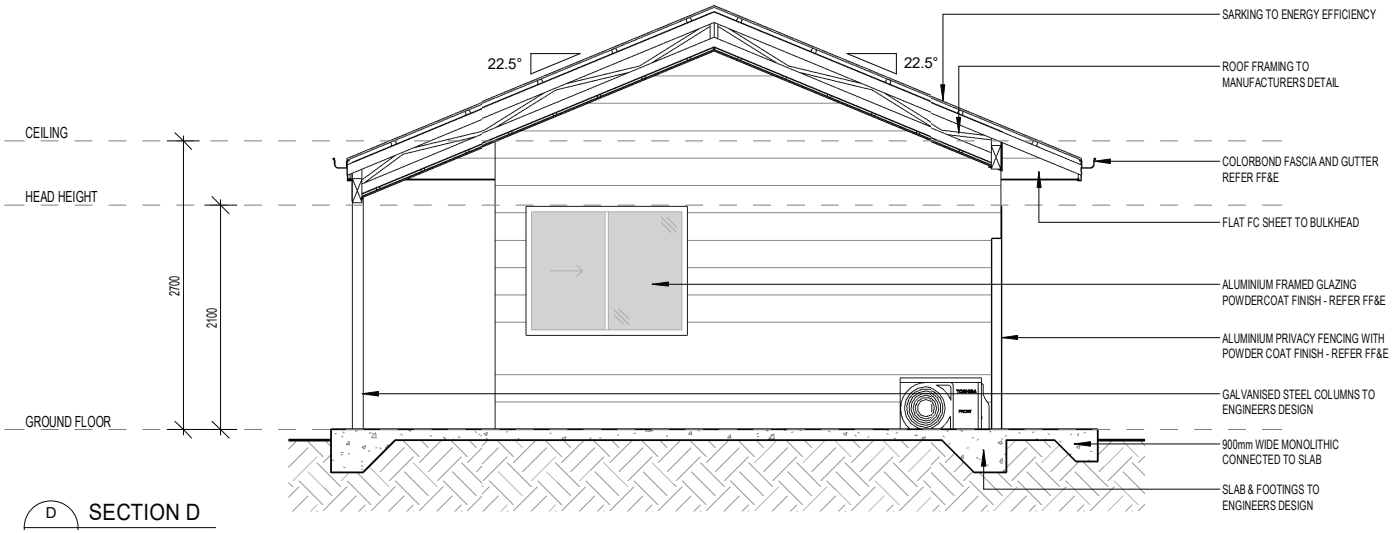
Accreditation # DMN/13/1536



C TB1-101 SECTION C 1 : 50

0 0.5m 1m 2m

1:50



D TB1-101 SECTION D 1 : 50

0 0.5m 1m 2m

1:50

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ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS: OPTION B1

REAL PROPERTY DESCRIPTION:

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: BUILDING SECTIONS

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	24/05/2024 9:25:20 AM
SCALE	1 : 50

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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	TB1-302	B

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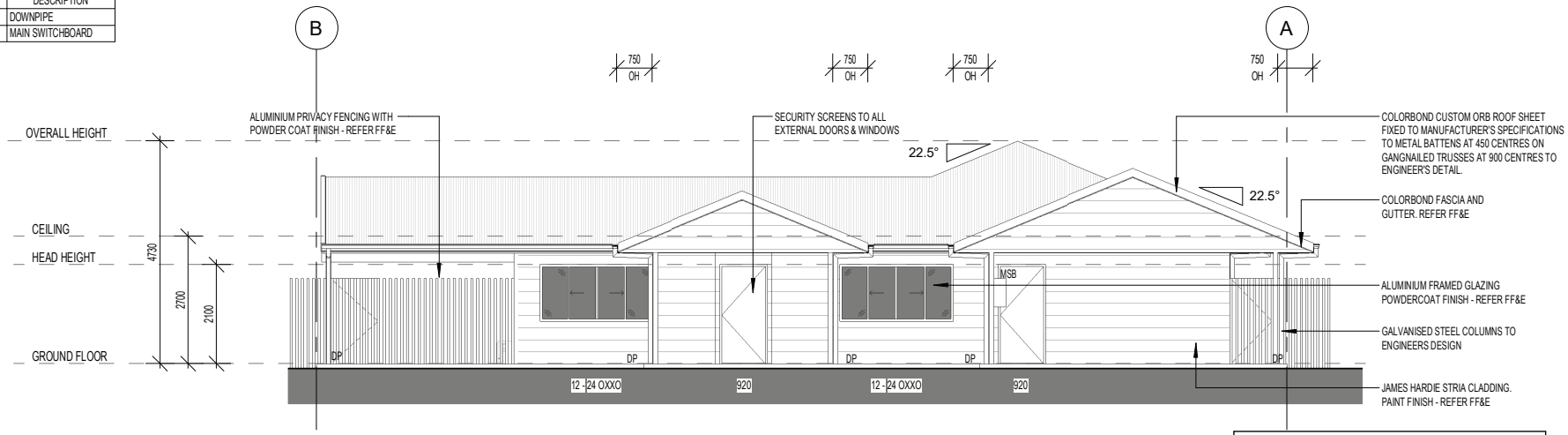
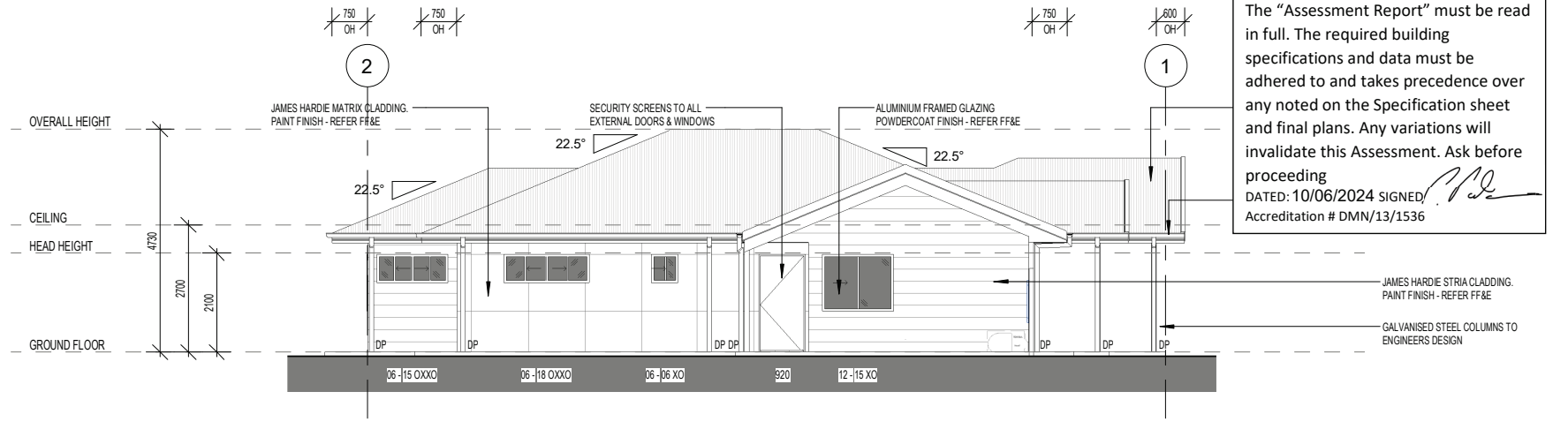
ABBREVIATION LEGEND	
TAG	DESCRIPTION
DP	DOWNPIPE
MSB	MAIN SWITCHBOARD



E01 PROPOSED NORTH ELEVATION
TB1-101 1 : 100

0 1m 2m 3m 4m 5m
1:100



E02 PROPOSED EAST ELEVATION
TB1-101 1 : 100

0 1m 2m 3m 4m 5m
1:100

ENATAP energy ratings

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DATED: 10/06/2024 SIGNED:
Accreditation # DMN/13/1536

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MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION
PROJECT NAME: COMMUNITY HOUSING
STREET ADDRESS: OPTION B1
REAL PROPERTY DESCRIPTION:
CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: BUILDING ELEVATIONS

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	24/05/2024 9:25:24 AM
SCALE	1 : 100

AUTHORISATION
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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	TB1-401	B

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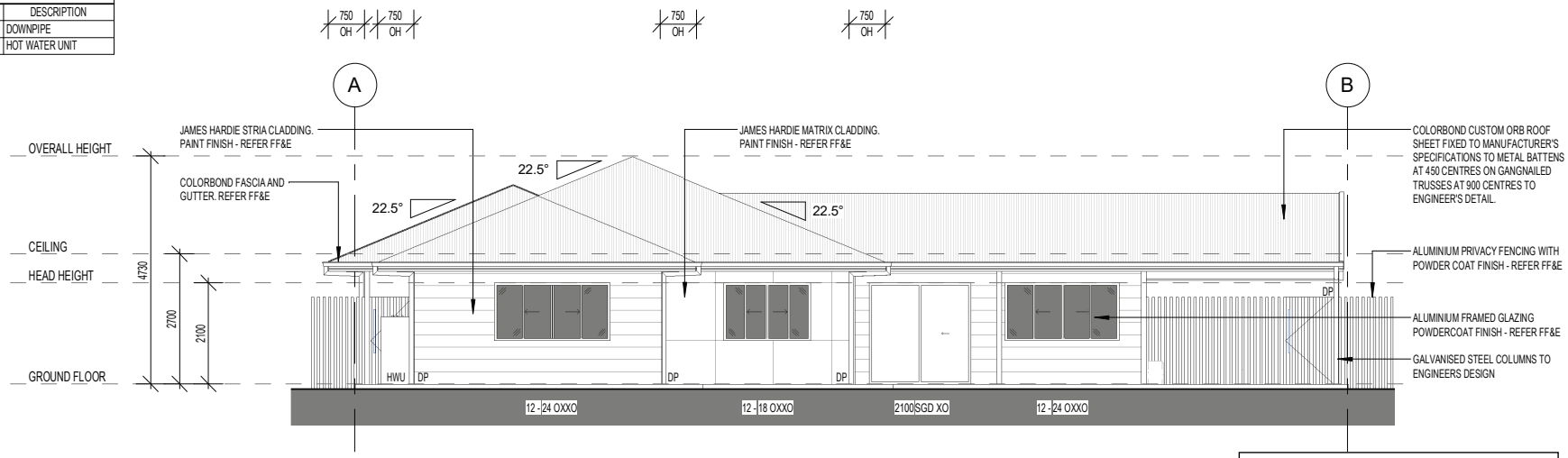
ABBREVIATION LEGEND	
TAG	DESCRIPTION
DP	DOWNPIPE
HWU	HOT WATER UNIT

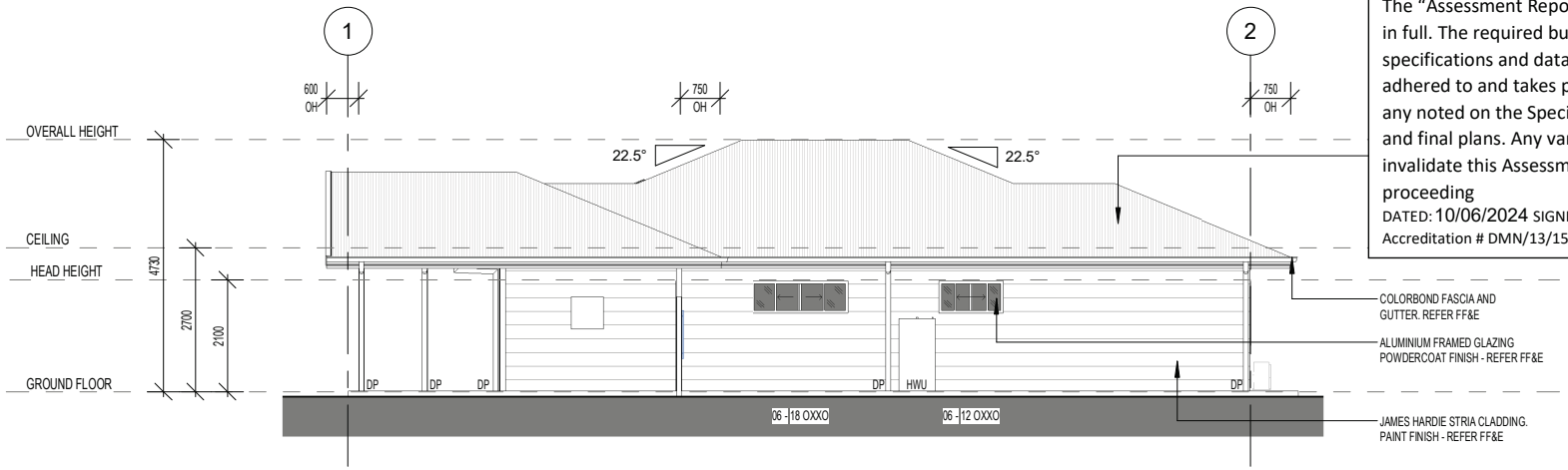


E03 TB1-101 PROPOSED SOUTH ELEVATION

1 : 100

0 1m 2m 3m 4m 5m

1:100



E04 TB1-101 PROPOSED WEST ELEVATION

1 : 100

0 1m 2m 3m 4m 5m

1:100

ENATAP energy ratings

The "Assessment Report" must be read in full. The required building specifications and data must be adhered to and takes precedence over any noted on the Specification sheet and final plans. Any variations will invalidate this Assessment. Ask before proceeding

DATED: 10/06/2024 SIGNED:

Accreditation # DMN/13/1536

Struxi design

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PROUD MEMBER OF THE BUILDING DESIGNERS ASSOCIATION OF QUEENSLAND SINCE 2005 MEMBER NUMBER: 730

ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.04.2024

PROJECT INFORMATION

PROJECT NAME: COMMUNITY HOUSING

STREET ADDRESS: OPTION B1

REAL PROPERTY DESCRIPTION:

CLIENT: NORTH PENINSULA AREA REGIONAL COUNCIL

SHEET TITLE: BUILDING ELEVATIONS

SHEET DETAIL

AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	24/05/2024 9:25:29 AM
SCALE	1 : 100

AUTHORISATION: THIS DRAWING IS UNCONTROLLED WITHOUT DESIGNERS SIGNATURE BELOW

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PROJECT NO.	PHASE	SHEET NO.	ISSUE
232057	WD	TB1-402	B

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