

**ENATAP ENERGY RATINGS**

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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.

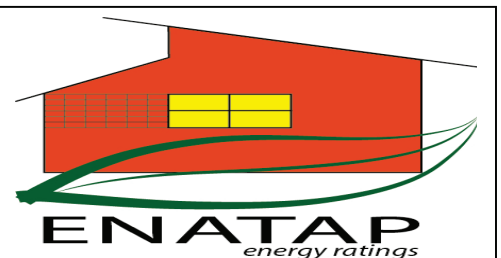
An outdoor living area in (1)(c) is a space that,

- (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



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

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 $\leq 0.40^*$ (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

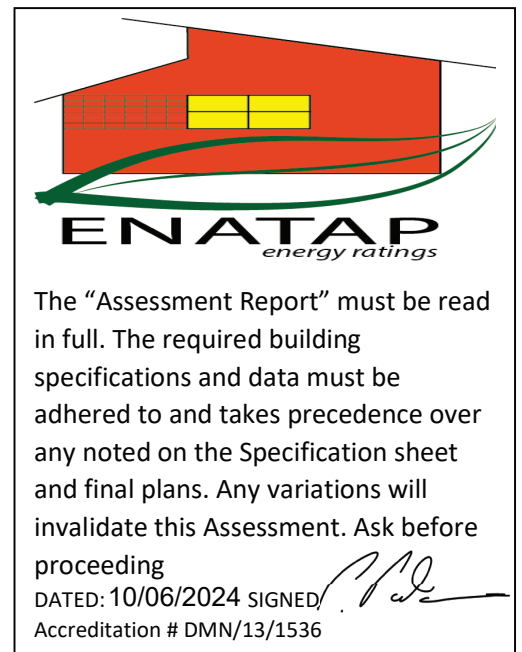
- Pool pump star rating: n/a

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.



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					Not Permitted	Not Permitted	Not Permitted	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	<input type="text" value=" <1m"/>	Percentage of Roof Light/s serving the floor area <input type="text" value=" %"/>

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)

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

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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

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.



Calculator

C_{SHGC}

0.063

C_{SHGC} x Area

$$\frac{C_{SHGC} \times \text{Area}}{8.3}$$

$$\frac{C_{SHGC} \times \text{Area}}{8.3}$$

$$\frac{C_{SHGC} \times \text{Area}}{8.3}$$

$$\frac{C_{SHGC} \times \text{Area}}{8.3}$$

15 (as currently displayed)



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.

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.

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

4. Reference documentation Clearly identify any relevant documentation, e.g. numbered structural engineering plans.	#232057
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5. Building certifier reference number and building development application number	Building certifier reference number Building development application number (if available)
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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 <hr/> Company name (if applicable) Enatap Energy Ratings <hr/> Business phone number 0427 700133 <hr/> Email address info@enatapenergyratings.com.au <hr/> Postal address PO Box 279, Carina <hr/> State <u>QLD</u> Postcode <u>4152</u> <hr/> Licence class or registration type (if applicable) <hr/> Licence or registration number (if applicable) Bers Pro #QLD151. Accreditation #DMN/13/1536 <hr/>
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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.	<table style="width: 100%;"> <tr> <td style="width: 60%;">Signature</td> <td style="width: 40%;">Date</td> </tr> <tr> <td></td> <td>10-06-2024</td> </tr> </table>	Signature	Date		10-06-2024
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**.

PRIVACY NOTICE


The Department of Energy and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be stored 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.



Whole-of-home


Calculator

Home details		Net equivalent energy usage	
Your Project Name	7783	Allowance	3.7
State/Territory	QLD	Actual	3.5
NCC Climate zone	1 < Help		✓
Total Floor area (m ²)	131 < Help		
NCC Building classification	1		

Equipment details			
Space heating/cooling	Pools and spas		
If using a heat pump specify rating type > Seasonal Star Rating (2019)  Main space conditioning - HEATING < Help Main space conditioning - COOLING <table border="1"> <tr> <td>Non-ducted heat pump</td> <td>≥ 3.75 < Help</td> </tr> </table>	Non-ducted heat pump	≥ 3.75 < Help	Pool volume (L) <input type="text"/> Pool pump star rating <input type="text"/> Spa volume (L) <input type="text"/>
Non-ducted heat pump	≥ 3.75 < Help		
Water heating	Photovoltaics		
Main water heater type <input type="text" value="Electric storage (off peak)"/>	Photovoltaic capacity (kW) <input type="text"/>		

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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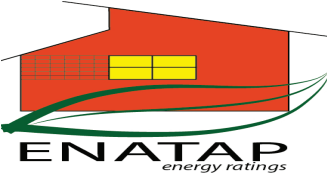
SITE DETAILS	STREET ADDRESS:	325 POI POI ST, BAMAGA, QLD, 4876
	R.P DESCRIPTION:	LOT 325 ON SP273361
	LOCAL AUTHORITY:	NORTH PENINSULA AREA REGIONAL COUNCIL
	SITE AREA:	925 m ²

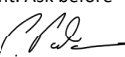
KEY	SITE EXISTING
SYMBOL	DESCRIPTION
LB	LETTER BOX
VG	VEHICLE GATE
PG	PEDESTRIAN GATE

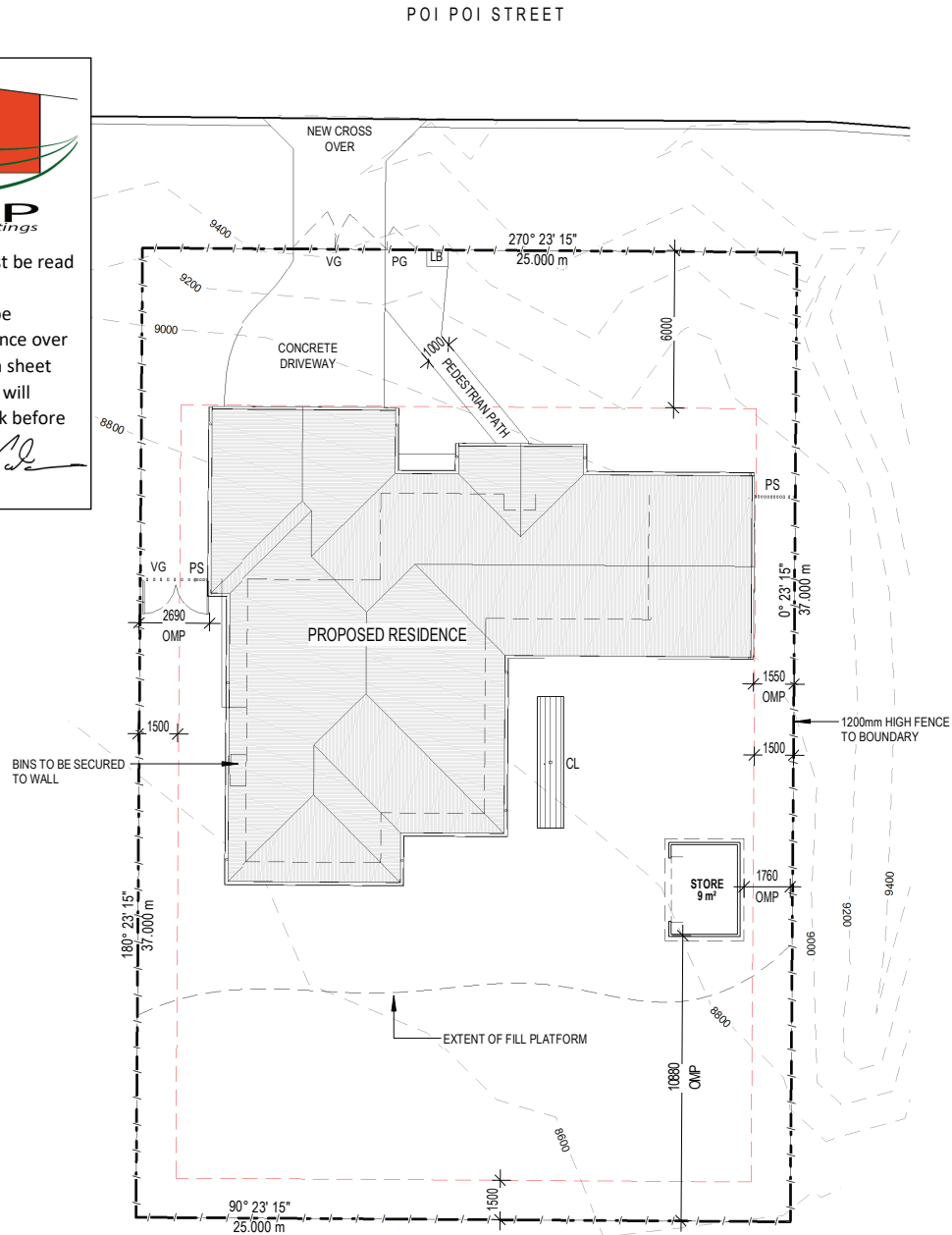
ABBREVIATION LEGEND	
ABBREV.	TEXT
CL	CLOTHES LINE
PS	PRIVACY SCREEN

AREA SCHEDULE	
NAME	AREA
CARPORT	37 m ²
OUTDOOR LIVING	25 m ²
PORCH	12 m ²
PROPOSED FLOOR AREA	131 m ²
WALKWAY	9 m ²
GRAND TOTAL	213 m ²

FLOOR PLAN B1

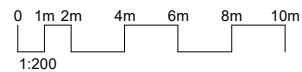



The "Assessment Report" must be read in full. The required building specifications and data must be adhered to and takes precedence over any noted on the Specification sheet and final plans. Any variations will invalidate this Assessment. Ask before proceeding
DATED: 10/06/2024 SIGNED: 
Accreditation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



SITE PLAN

1:200





STRUXI DESIGN PTY LTD
d | 07 4638 4658
e | struxi@struxi.com.au
w | www.struxi.com.au
a | Suite12, Level 1 / 203 Margaret St Toowoomba Q 4300

abn | 23 115 459958
gbc | 10 808 47

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IMPORTANT INFORMATION
THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS, SCHEDULES AND THE L&L.

PROUD MEMBER OF THE
BUILDING DESIGNERS ASSOCIATION OF QUEENSLAND SINCE 2005
MEMBER NUMBER: 720

PROJECT INFORMATION

PROJECT NAME	CLIENT REVIEW	20 04 2024
COMMUNITY HOUSING	ISSUE	DATE

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

REAL PROPERTY DESCRIPTION
LOT 325 ON SP273361

CLIENT
NORTH PENINSULA AREA REGIONAL COUNCIL

SITE PLAN




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

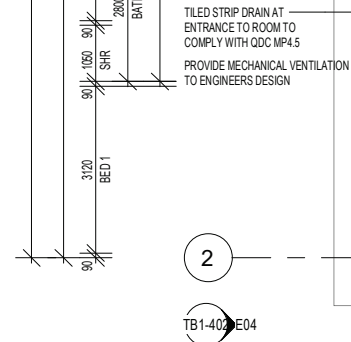
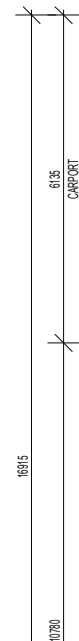
THIS DRAWING IS UNCONTROLLED WITHOUT DESIGNER'S SIGNATURE BELOW

PRELIMINARY
NOTED TO USE FOR PRELIMINARY PURPOSE

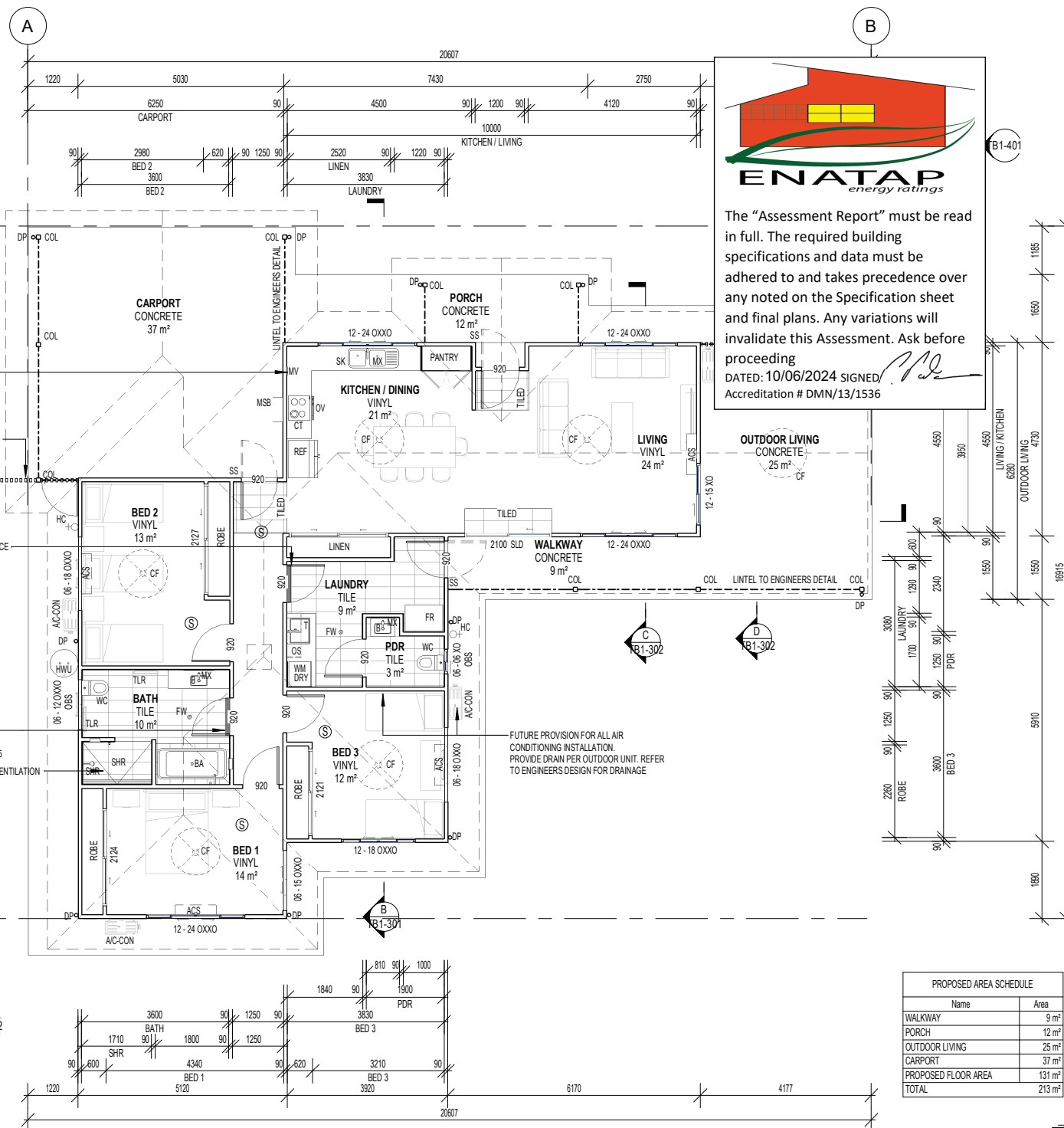
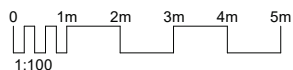
PROJECT NO. 232057 **CHANG** **SHEET NO.** WD/SBE-002 **STATUS** A

STRUXI DESIGN PTY LTD

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



1 : 100



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



STRUXI DESIGN PTY LTD
p | 07 4638 4658 abn | 23115458958
e | struxi@struxi.com.au qbcc | 1080847
w | www.struxi.com.au
a | Suite12, Level 1 /203 Margaret St Toowoomba Q 4350

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

COMMUNITY HOUSING

STREET ADDRESS

REAL PROPERTY DESCRIPTION

CLIENT
NORTH PENINSULA AREA REGIONAL
COUNCIL

TITLE FLOOR PLAN

SHEET DETAIL	AUTHOR	CJW
	DESIGNER	OC
	ORIGINAL SIZE	297 x 420 - A
	PRINT DATE	24/05/2024 9:24:51 AM
	SCALE	1 : 100

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HOW

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PRELIMINARY

PRELIMINARY

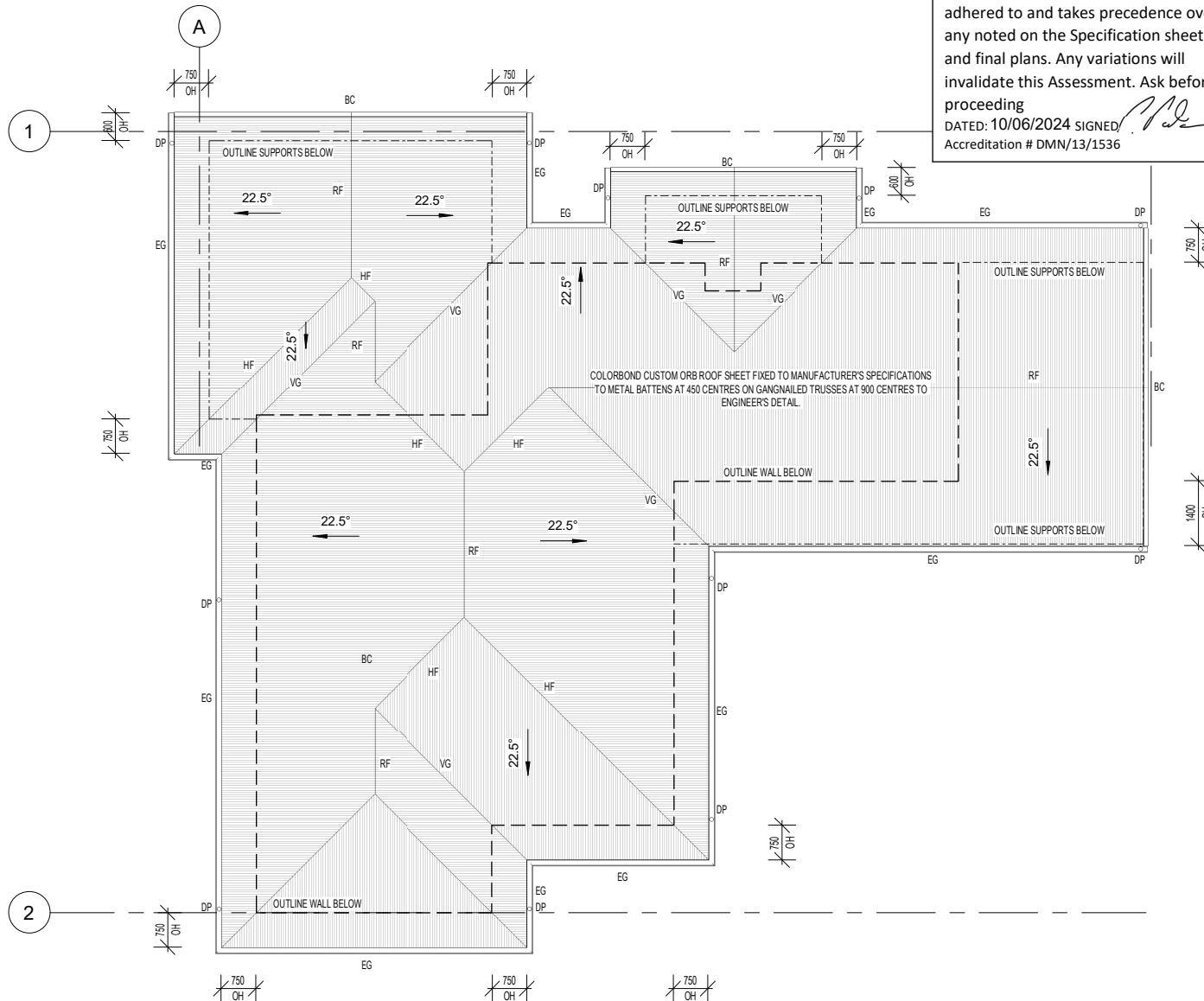
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PROJECT NAME	USER

PROJECT NO.	PHASE
232057	WD

232037	WD
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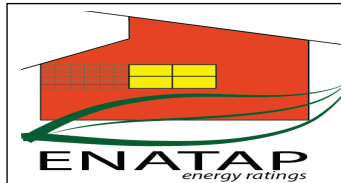
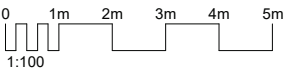
STRUXI DESIGN

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



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DATED: 10/06/2024 SIGNED:

Accreditation # DMN/13/1536



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PROJECT INFORMATION			
ISSUE HISTORY			
ISSUE	DESCRIPTION	DATE	
B	PRIE TENDER ISSUE	24.05.2024	
A	CLIENT REVIEW	29.06.2024	
ISSUE	DESCRIPTION	DATE	

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

SHEET TITLE	
ROOF PLAN	

SHEET DATA	
AUTHOR	C.W.
DESIGNER	O.C.
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	24/05/2024 9:25:01 AM
SCALE	1 : 100

APPROVALS	
DESIGNED BY	ISSUED BY

PRELIMINARY	
PROJECT NO.	232057
SHEET NO.	WD TB1-103
ISSUED BY	B

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KEY RCP

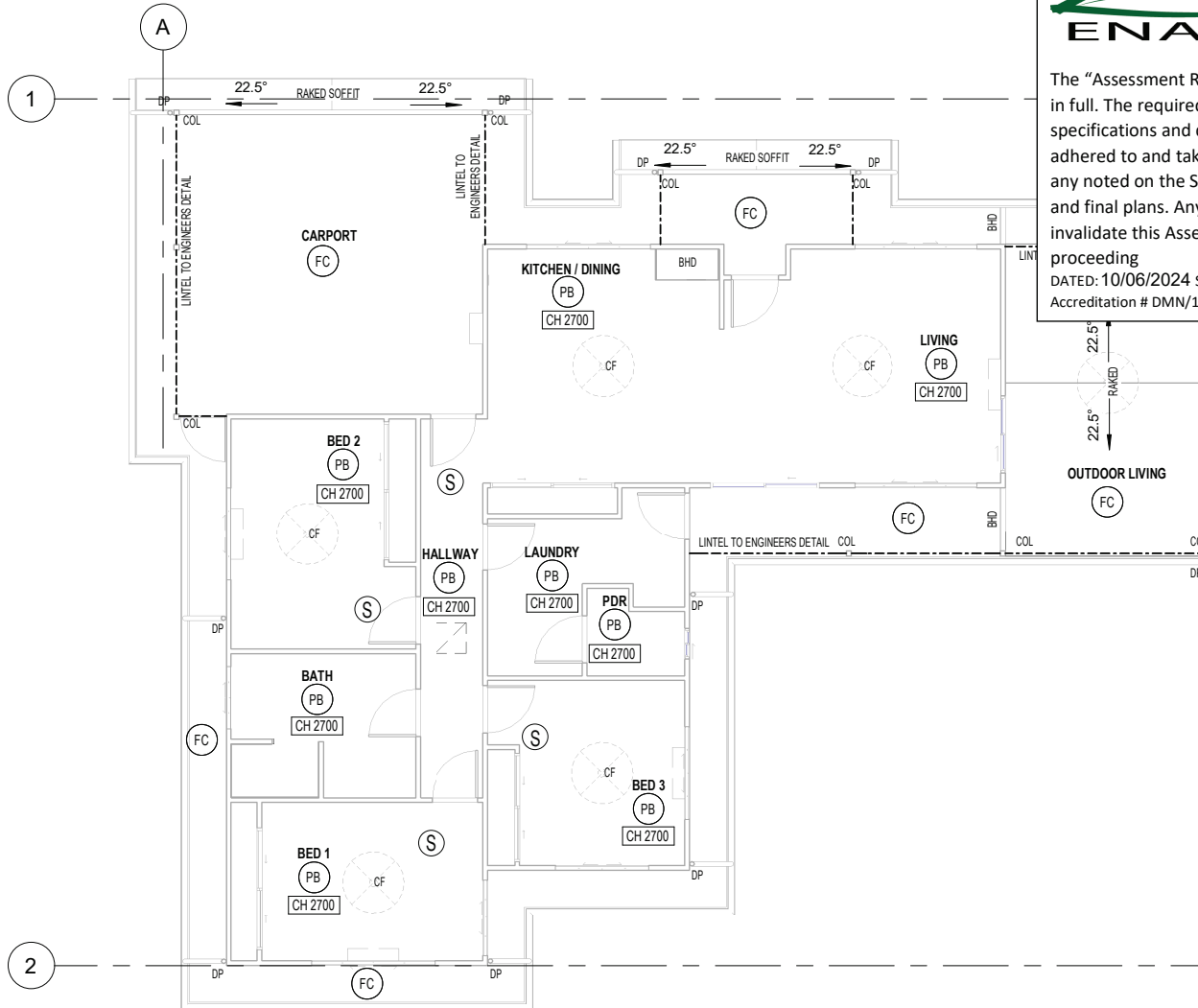
SYMBOL	DESCRIPTION
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	CEILING HEIGHT
	FLUSH FINISH PLASTERBOARD, IMPACT RESISTANT
	FIBRE CEMENT
	CEILING ACCESS HATCH
	SMOKE ALARM TO COMPLY WITH BCA & BUILDING REGULATIONS

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

CEILING NOTES:

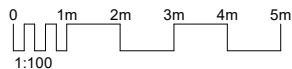
- REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR MECHANICAL AND ELECTRICAL SERVICE LOCATIONS
- REFER TO FINISHES DRAWINGS FOR FINISHES SCHEDULE
- REFER TO ENGINEER'S DRAWINGS FOR DOWNPIPE DETAILS



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REFLECTED CEILING PLAN

1 : 100



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B PRE TENDER ISSUE 24.05.2024		
A CLIENT REVIEW 29.06.2024		
ISSUE	DESCRIPTION	DATE
PROJECT NAME		
COMMUNITY HOUSING		
STREET ADDRESS		
OPTION B1		
REAL PROPERTY DESCRIPTION		
CLIENT		
NORTH PENINSULA AREA REGIONAL COUNCIL		

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

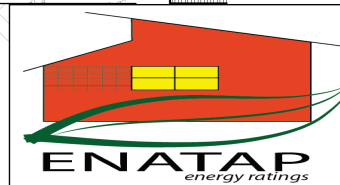
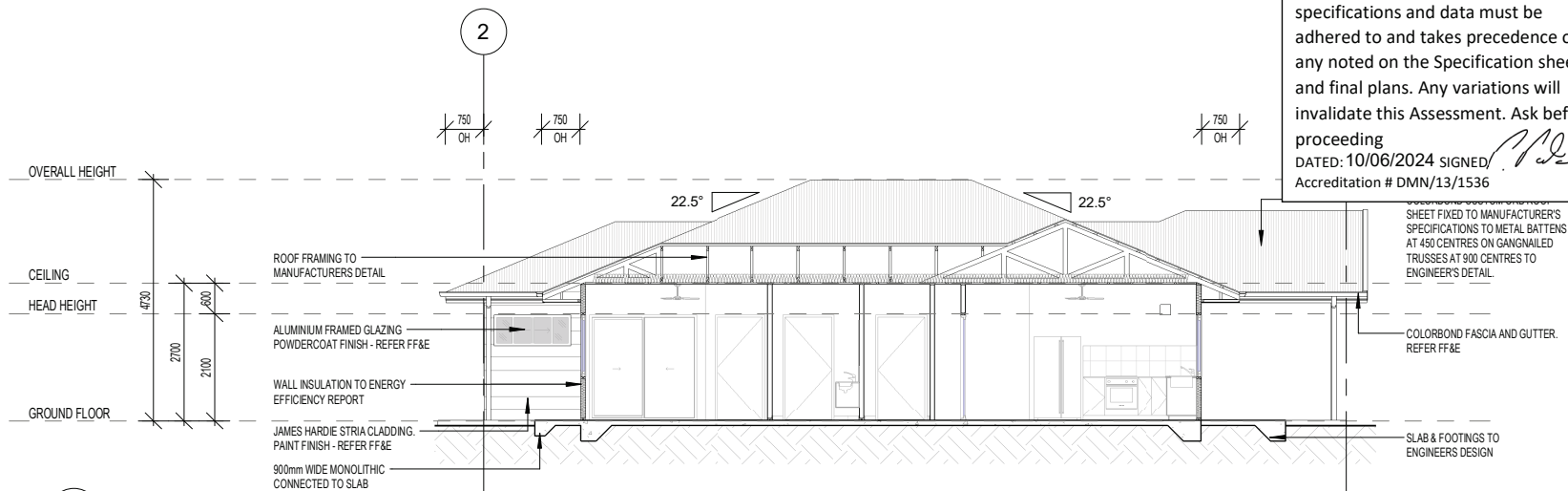
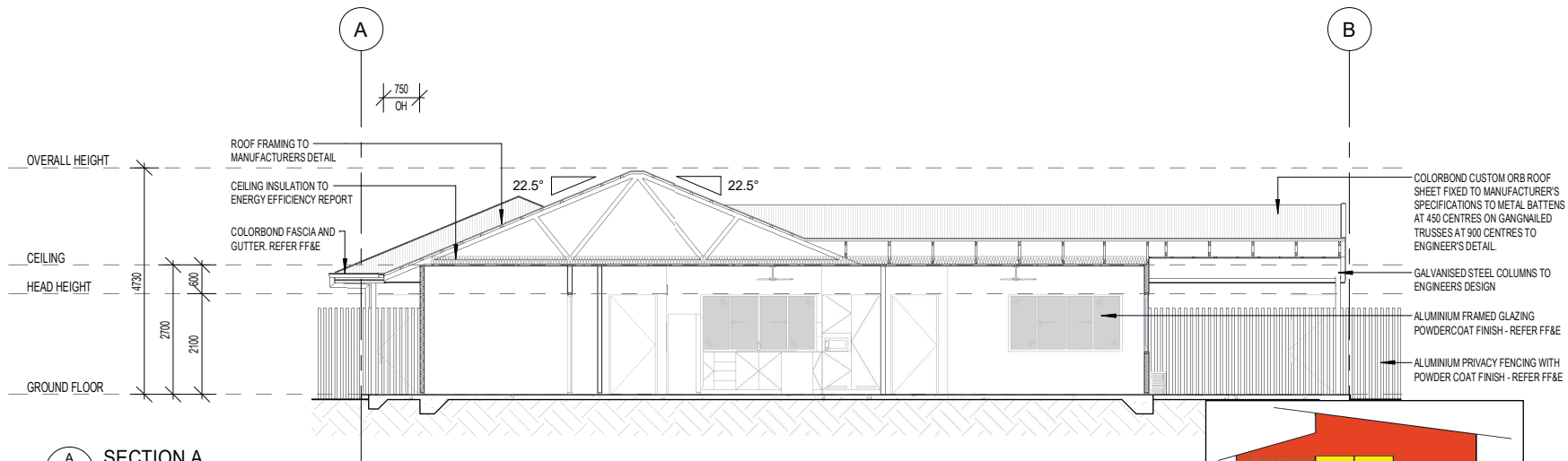
REFLECTED CEILING PLAN

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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PRELIMINARY			
PROJECT NO.	232057	SHEET NO.	WD TB1-201 B

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SHEET FIXED TO MANUFACTURER'S SPECIFICATIONS TO METAL BATTENS AT 450 CENTRES ON GANGNAILED TRUSSES AT 900 CENTRES TO ENGINEER'S DETAIL.

PROJECT HISTORY		
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.06.2024
ISSUE	DESCRIPTION	DATE
PROJECT NAME		
COMMUNITY HOUSING		
STREET ADDRESS		
OPTION B1		
REAL PROPERTY DESCRIPTION		
CLIENT		
NORTH PENINSULA AREA REGIONAL COUNCIL		

BUILDING SECTIONS		
SHEET TITLE		
COMMUNITY HOUSING		
STREET ADDRESS		
OPTION B1		
REAL PROPERTY DESCRIPTION		
CLIENT		
NORTH PENINSULA AREA REGIONAL COUNCIL		

SHEET DATA		
AUTHOR	CJW	
DESIGNER	OCK	
ORIGINAL SIZE	2197 x 420 - A3	
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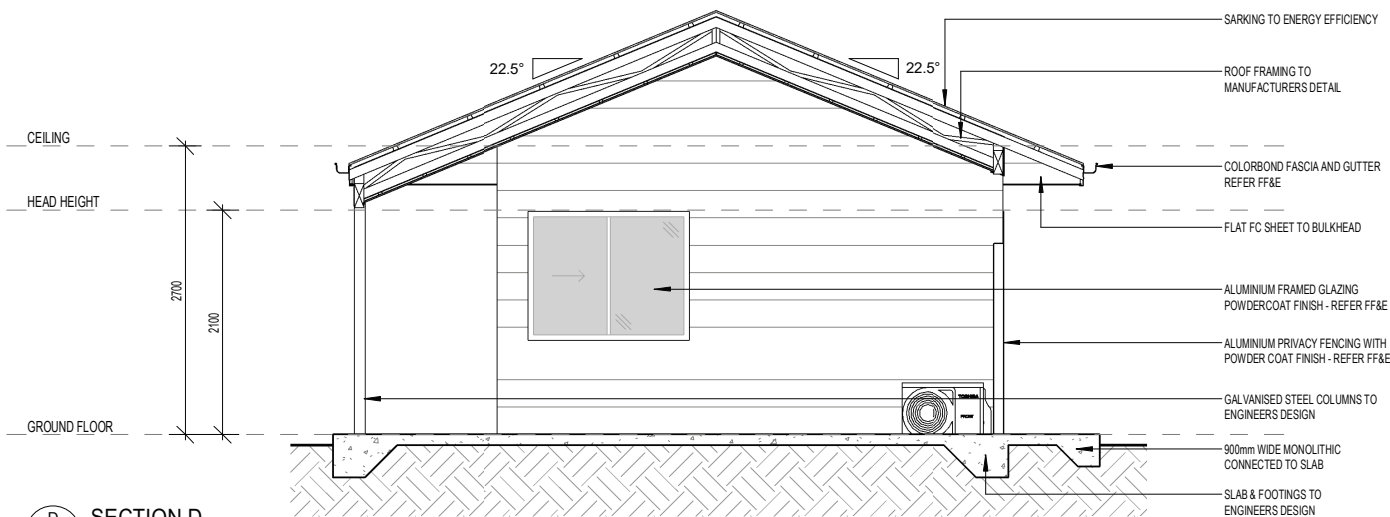
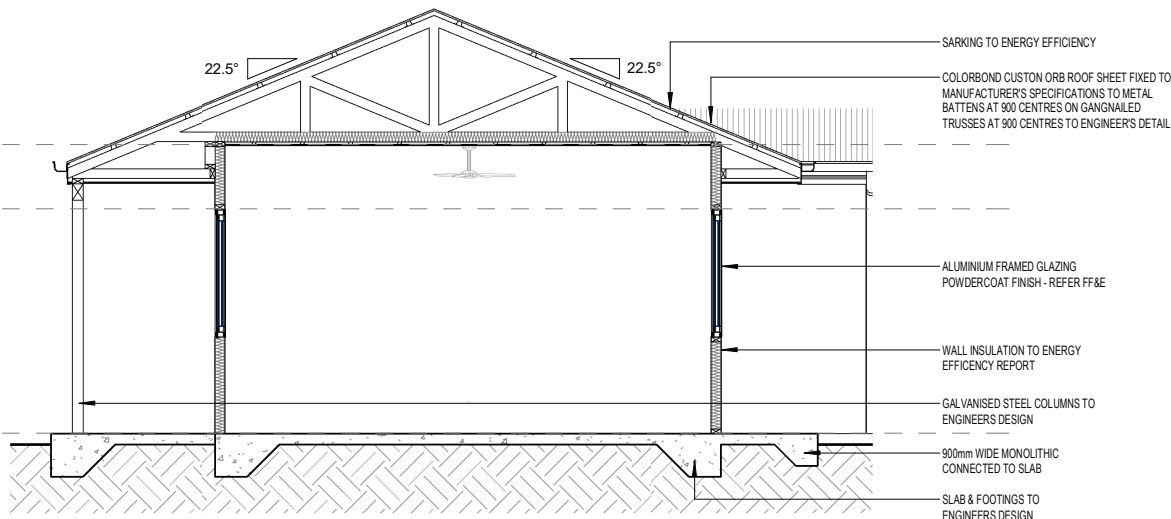
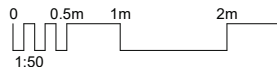
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DATE		

PRELIMINARY		
NOTED TO USE FOR PRELIMINARY PURPOSES		
PROJECT NO.	CHASS	SHEET NO.
232057	WD	TB1-301
		ISSUED
		B

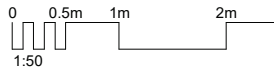


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C SECTION C
TB1-101 1:50



D SECTION D
TB1-101 1:50



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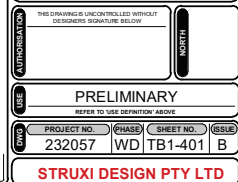
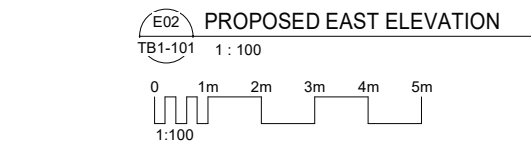
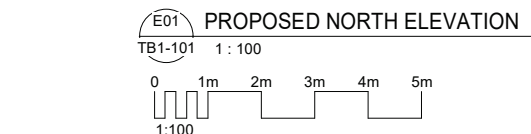
PROUD MEMBER OF THE
BUILDING DESIGNERS
ASSOCIATION OF
QUEENSLAND SINCE 2005
MEMBER NUMBER: 720

PROJECT INFORMATION		
ISSUE HISTORY		
B	PRE TENDER ISSUE	24.05.2024
A	CLIENT REVIEW	29.06.2024
ISSUE	DESCRIPTION	DATE

PROJECT NAME	
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STREET ADDRESS	
OPTION B1	
REAL PROPERTY DESCRIPTION	
CLIENT	
NORTH PENINSULA AREA REGIONAL COUNCIL	

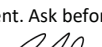
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SHEET TITLE	
AUTHOR	
CJW	
DESIGNER	
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ORIGINAL SIZE	
2107 x 420 - A3	
PRINT DATE	
24/05/2024 9:25:20 AM	
SCALE	
1:50	

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USE	PRELIMINARY		
	REFER TO 'USE DEFINITION' ABOVE		
INFO	PROJECT NO.	PHASE	SHEET NO.
	232057	WD	TB1-302
	STRUXI DESIGN PTY LTD		



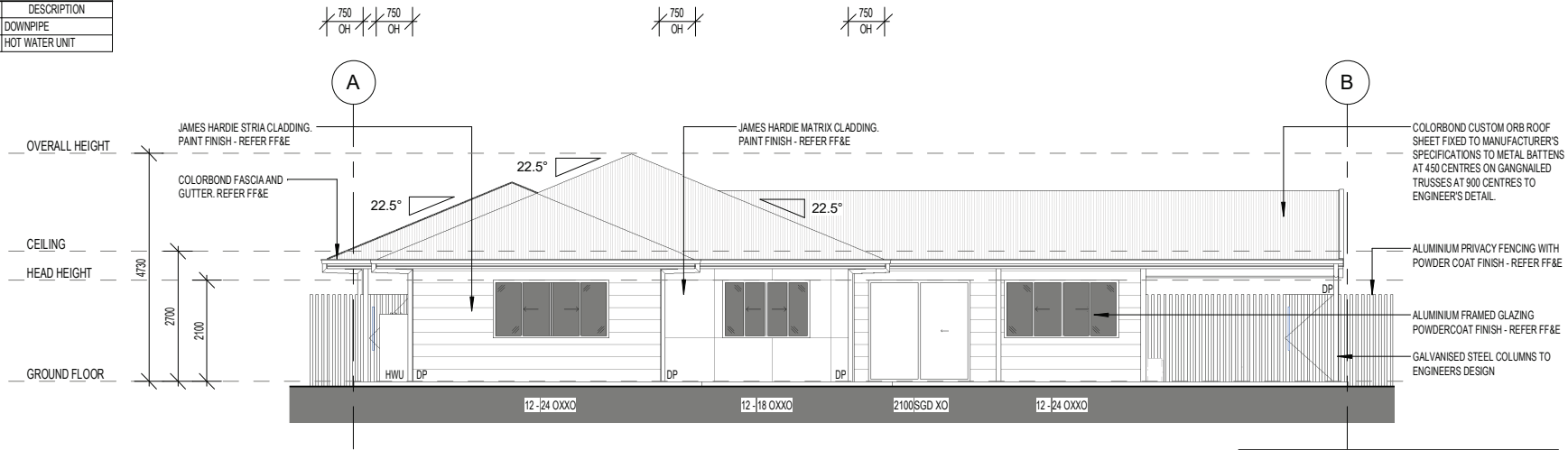
ENATAP
energy ratings

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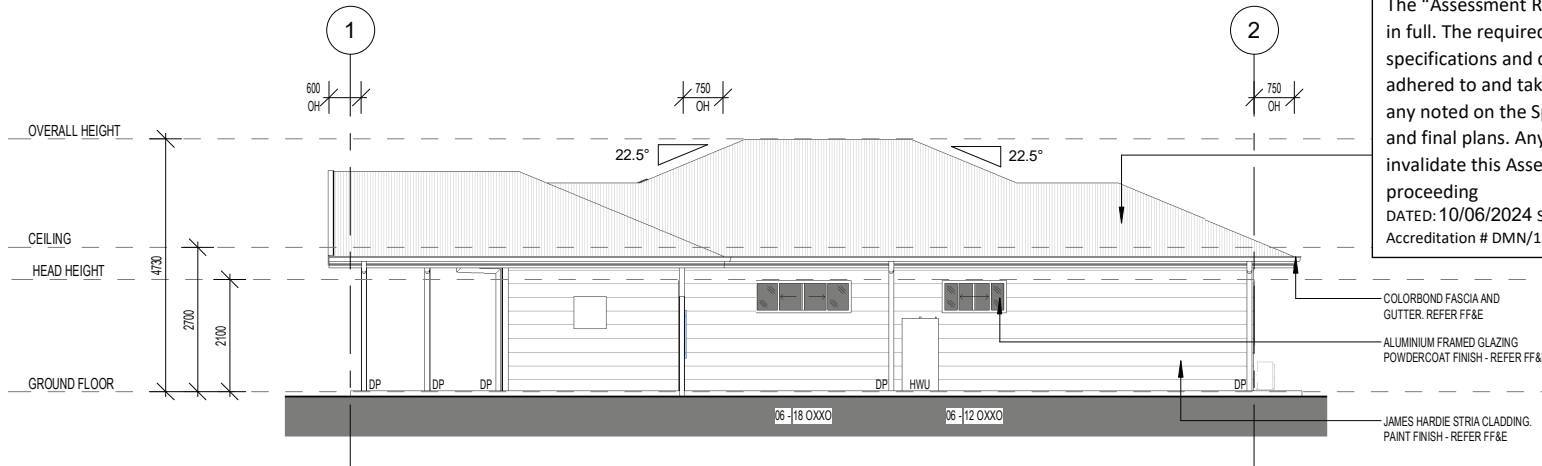
Accreditation # DMN/13/1536

ABBREVIATION LEGEND	
TAG	DESCRIPTION
DP	DOWNPIPE
HWU	HOT WATER UNIT



E03 PROPOSED SOUTH ELEVATION
TB1-101 1 : 100

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



E04 PROPOSED WEST ELEVATION
TB1-101 1 : 100

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

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

PROJECT HISTORY			
B	PRE TENDER ISSUE	24.05.2024	
A	CLIENT REVIEW	29.06.2024	
ISSUE	DESCRIPTION	DATE	
PROJECT NAME			
COMMUNITY HOUSING			
STREET ADDRESS			
OPTION B1			
REAL PROPERTY DESCRIPTION			
CLIENT			
NORTH PENINSULA AREA REGIONAL COUNCIL			

BUILDING ELEVATIONS	
AUTHOR	CJW
DESIGNER	OCK
ORIGINAL SIZE	297 x 420 - A3
PRINT DATE	24/05/2024 9:25:20 AM
SCALE	1 : 100

SHEET DATA	
PROJECT NO.	232057
SHEET NO.	WD TB1-402
DATE	B

PRELIMINARY	
PROJECT NO.	232057
SHEET NO.	WD TB1-402
DATE	B

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