

New Town Houses
Lot 4 DP801616
97 Wingham Road
Taree NSW 2430
For Darren Wamsley

Layout Index

DA-00	Cover Sheet
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BASIX SCHEDULE	
No OF BEDROOMS	2
SITE AREA (TOTAL)	1246m2
ROOF AREA (TOTAL)	355.8m2
NET CONDITIONED FLOOR AREA	U1&2 136.2m2 U3 127.4m2
NET UNCONDITIONED FLOOR AREA	U1 & 2- 7.7m2 U3 15.2m2
LANDSCAPE AREA	U1-37.2m2 U2-60.1m2 U3-125.6m2
INDIGINOUS PLANTING REQUIRED	0m2
SHOWER HEAD RATING	3 Star 7.5 but <=9L/min
TOILETS RATING	3 Star
TAP FITTING KITCHEN	3 Star
TAP FITTING BATHROOM	3 Star
WATER TANK	2000L
TANK WATER USAGE	TOILETS,GARDEN & WM
HOT WATER UNIT	Gas Instantaneous 4 Star
THERMAL COMFORT	DIY BASIX
AIR CONDITIONING	1 Phase Air-con non ducted
MECHANICAL VENTILATION (FANS)	Ceiling Fans Living & Bedrooms
VENTILATION BATHROOM	Individual Fan ducted to Facade
VENTILATION KITCHEN	Individual Fan ducted to Facade
VENTILATION LAUNDRY	Natural ventilation
COOKTOP	Gas
OVEN	Electric
OUTDOOR CLOTHES LINE	YES
ENERGY EFFICIENCY NOTES	
EXT. WALL COLOUR	Dark
ROOF COLOUR	Dark
FLOOR INSULATION	Slab- None Timber - none
EXT. WALL INSULATION (brick veneer)	U 1 & 2 R2.0 U3 R2.5
CEILING INSULATION	U 1 & 2 R3.0 U3 R4.0
ROOF INSULATION	R1.3 Anti-con Blanket
WINDOWS & GLAZED DOORS	See Full Basix Certificate
LIGHTING	See Full Basix Certificate

HERA Assessor # 10137		February 2025		CDA Reference: 4783	
97 Wingham Road TAREE NSW 2430					
Concept Designs Australia				Ph: 0408864184	
leanne.cdaus@outlook.com					
Thermal Performance Specifications					
External Wall Construction		Insulation		Colour (Solar Absorptance) Detail	
Brick Veneer		Vapour barrier + Units 1, 2 - R2.0 Unit 3 – R2.5		Dark Except Garages	
Brick Veneer		Antiglare foil		Dark Garages only	
Internal Wall Construction		Insulation		Detail	
Plasterboard on studs		None			
Plasterboard on studs		Units 1,2 - R2.0 Units 3 – R2.5		Units 1,2 - Internal walls Garages Units 3 – Internal walls Garage, Bathroom and Ensuite	
Party Wall (cavity brick)		None for thermal		Between units	
Ceiling Construction		Insulation		Detail	
Plasterboard		Units 1, 2 - R3.0 Unit 3 – R4.0		All ceilings adjacent to roof space	
Plasterboard		Units 1, 2 - R2.0 Units 3 – R4.0		Garage ceiling to floor above	
Roof Construction		Insulation		Colour (Solar Absorptance) Detail	
Colorbond		R1.3 anticon blanket		Dark	
Floor Construction		Insulation		Covering	
225mm waffle pod		None		Bare, Vinyl and Tiles	
Timber		None		Vinyl and Tiles	
Windows	Glass and frame type	U Value	SHGC	Details	
ALM-001-01	Aluminium framed single clear	6.70	0.57	Unit 1 – Entry doors Unit 2 – Entry doors	
ALM-002-01	Aluminium framed single clear	6.70	0.70	Unit 1 - Sliding windows and doors Unit 2 – Sliding windows and doors Unit 3 – Bathroom and Ensuite windows	
ALM-001-03	Aluminium framed single low e	5.40	0.49	Unit 3 – Entry doors	
ALM-002-03	Aluminium framed single low e	5.40	0.58	Unit 3 – Sliding door Media Sliding windows Media, Bed 2, Main Bed, Living, Dining Double hung window Dining	
ALM-004-03	Aluminium framed double low e	4.30	0.53	Unit 3 – Sliding door Media Sliding window 09/15 Media	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire regulations.					
Ceiling fans 1200mm ceiling fans to All units – Main Bed, Bed 2, Media, Living					
Notes					
External doors to be weather stripped and windows to comply with AS 2047.					
This dwelling has been rated with non-ventilated LED downlights as per NatHERS Certificate.					
Exhaust fans to be fitted with self-closing dampers as per NCC.					
If metal frames are used, a revised assessment is required.					
Insulation specified must be installed in accordance with BCA Volume Two In some climate zones, insulation should be installed with due consideration of the condensation and associated interaction with adjoining building materials.					



Certificate No. 0011738780

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Accreditation No. 10137

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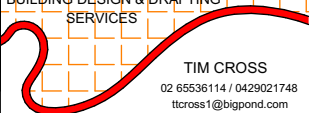
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Revisions		
DA Documents	6/03/2025	

Drawing Title: Cover Sheet	Print Date: 6/03/2025 11:26 AM
	Rev: DR1
	Drawing No: DR-00

Site Coverage	
Units Footprint	325.6m ²
Existing Dwelling	138m ²
Driveways	264m ²
Total	
	727.6m ²
Site Coverage	50.6%

1. DO NOT SCALE OFF PLAN, FIGURED DIMENSIONS TAKE PREFERENCE
2. ALL DEEMIONS AND LEVELS TO BE CHECKED ON PLAN BEFORE WORK IS COMMENCED.
3. ALL BUILDING WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL RELEVANT ACTS, BYLAWS REGULATIONS & CODES.
4. ALL STRUCTURAL CONCRETE SHALL BE CONSTRUCTED TO CONFORM TO ENGINEERS INSTRUCTIONS & RELEVANT PARTS OF THE NCC
5. PROTECTION FROM SUBTERRANEAN TERMITES TO COMPLY WITH AS3660-1 & NCC PART 3.4 TERMITE RISK MANAGEMENT.
6. SITE DRAINAGE TO COMPLY WITH NCC PART 3.1.3 CLAUSES 1-5
7. VENTILATION TO COMPLY WITH NCC PART 3.8.5
8. TIMBER FRAMING TO COMPLY WITH AS1684 & NCC PART 3.4.3
9. ALL WET AREAS TO COMPLY WITH NCC PART 10.2 & 3.8.1
10. SMOKE ALARMS TO BE PROVIDED IN ACCORDANCE WITH AS3786 & NCC PART 3.7.2
11. LIGHTING TO COMPLY WITH NCC PART 3.8.4
12. STAIRS & RAMP CONSTRUCTION NCC PART 3.9.1 BARRIERS & BALUSTRADES 3.9.2 & 11.3
13. STEEL FRAMING TO COMPLY WITH AS1230, AS3623, AS4100 & NCC PART 3.4.0

ALL SITE CONTOURS AND FINISHED LEVELS TO BE VERIFIED BY BUILDER ON SITE

ALL CUT & FILL BATTERS WHERE NOT RETAINED TO BE OF NO GREATER GRADIENT WHERE PRACTICAL OF 1:4 BATTERED EMBANKMENT.

BOUNDARY DIMENSIONS BORDERING ON MINIMUM LOCAL AUTHORITY SETBACKS TO BE VERIFIED BY SURVEYOR AT INITIAL SETOUT STAGE.

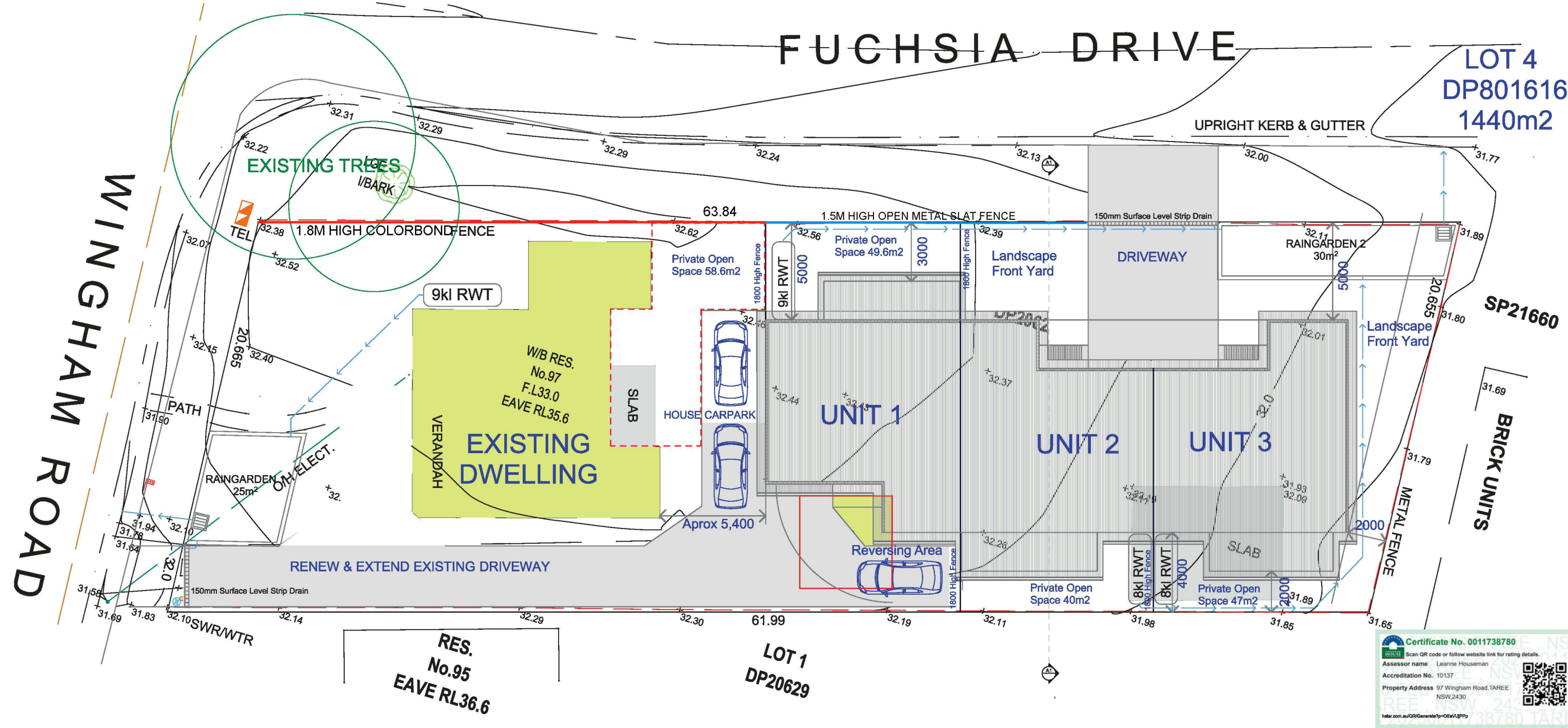
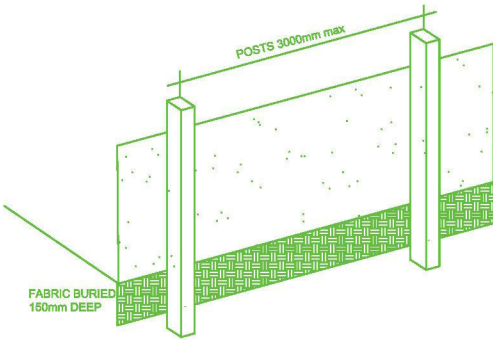
WHERE RETAINING IS REQUIRED ANY WALLS EXCEEDING 1.0M IN HEIGHT ARE TO BE DESIGNED BY A CERTIFIED ENGINEER.

STORMWATER GRATES ARE TO BE PLACED ON SITE SO AS TO ALLOW ANY EXCESS SURFACE WATER TO CUT AREAS ON SITE TO ESCAPE TO STREET SYSTEM.

NOTE - SITE EXCAVATION SHALL BE SUCH THAT A 900mm MIN WIDE BY 1:20 GRADE EXISTS AROUND PERIMETER OF BUILDING.

SEDIMENT CONTROLS

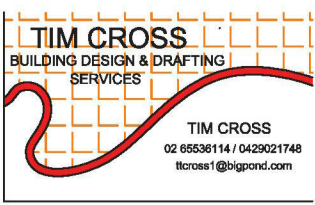
1. ALL EROSION & SEDIMENT CONTROL MEASURES INCLUDING REVEGETATION & STORAGE OF SOIL & TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED & STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS CONSISTING OF 300 WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS & TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAX OF 60 % FULL OF SOIL MATERIALS INCLUDING THE MAINTENANCE PERIOD.
5. ALL DESTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL & TOPSOIL STOCK PILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES & AREAS WHERE WATER MAY CONCENTRATE.
7. FILTER FENCE SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC BETWEEN POSTS 3m CENTERS & BURIED A MIN OF 150mm DEEP ALONG ITS LOWER EDGE.



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Revisions	
DA Documents	6/03/2025

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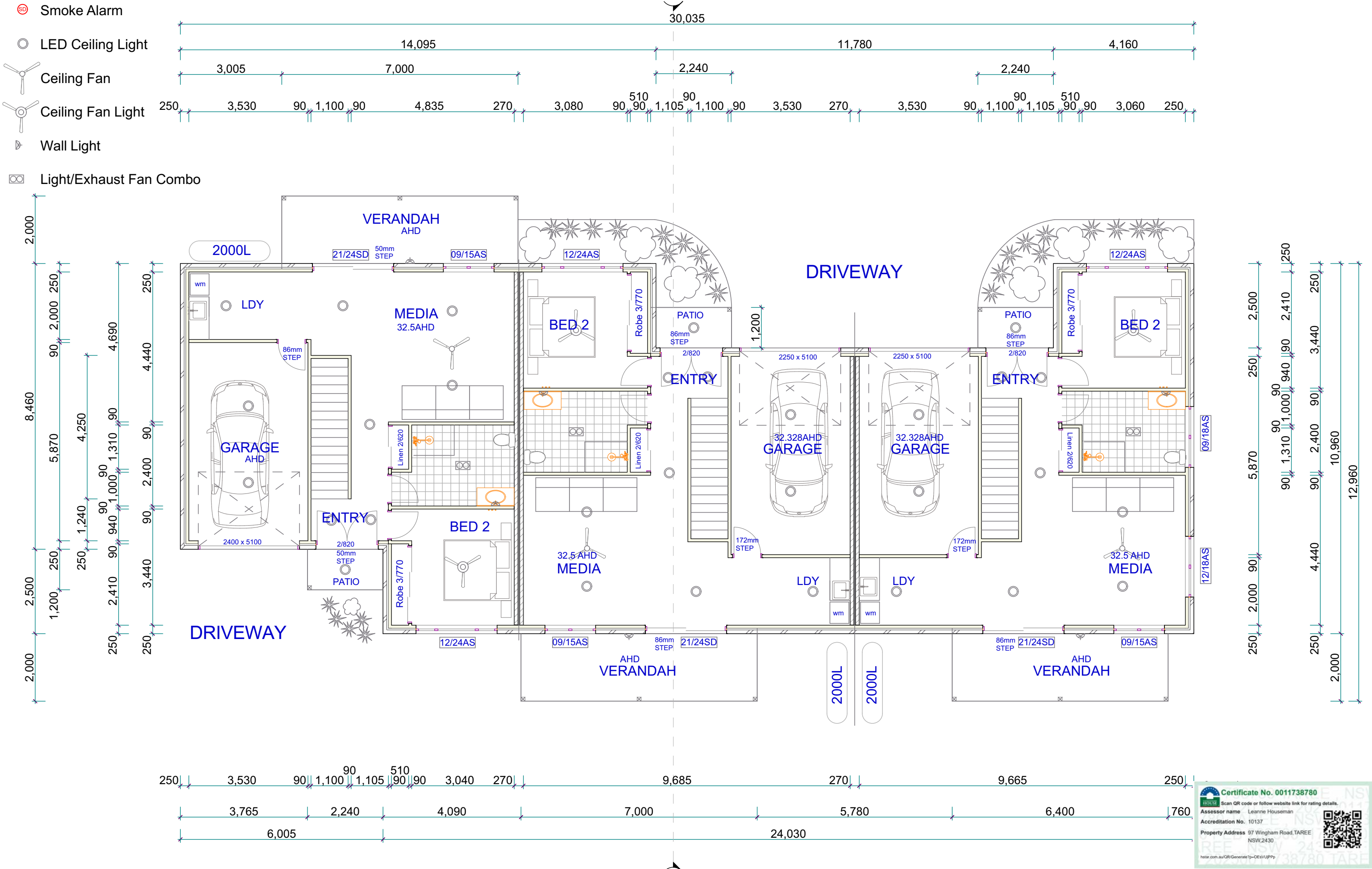
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Site & Roof Plan

Print Date:
6/03/2025 12:48 PM

Scale: 1:200 @ A3 Rev: **DR1**

Drawing No: **DR-01**

- Smoke Alarm
- LED Ceiling Light
- Ceiling Fan
- Ceiling Fan Light
- Wall Light
- Light/Exhaust Fan Combo



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Revisions	
DA Documents	6/03/2025



Project:
**New Town Houses
Lot 4 DP801616
97 Wingham Road
Taree NSW 2430
For Darren Wamsley**

Drawing Title:
Ground Floor

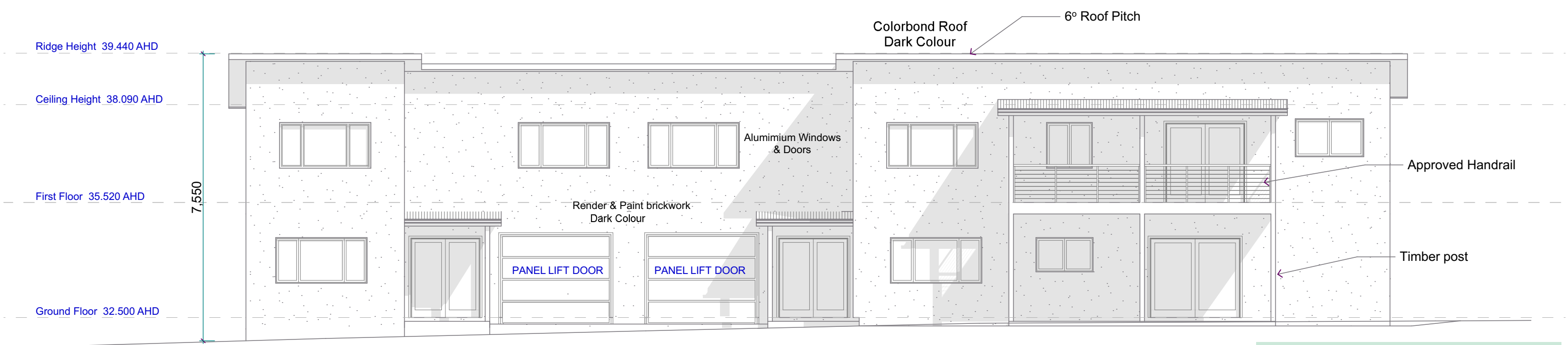
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Scale: 1:100 @ A3	Rev: DR1
Drawing No: DR-02	

Certificate No. 0011738780

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Northern Elevation

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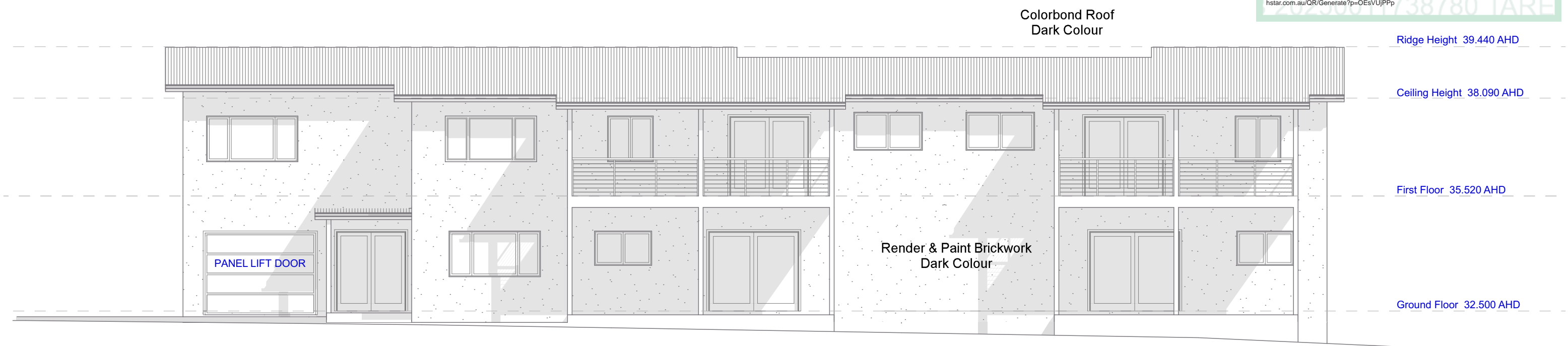
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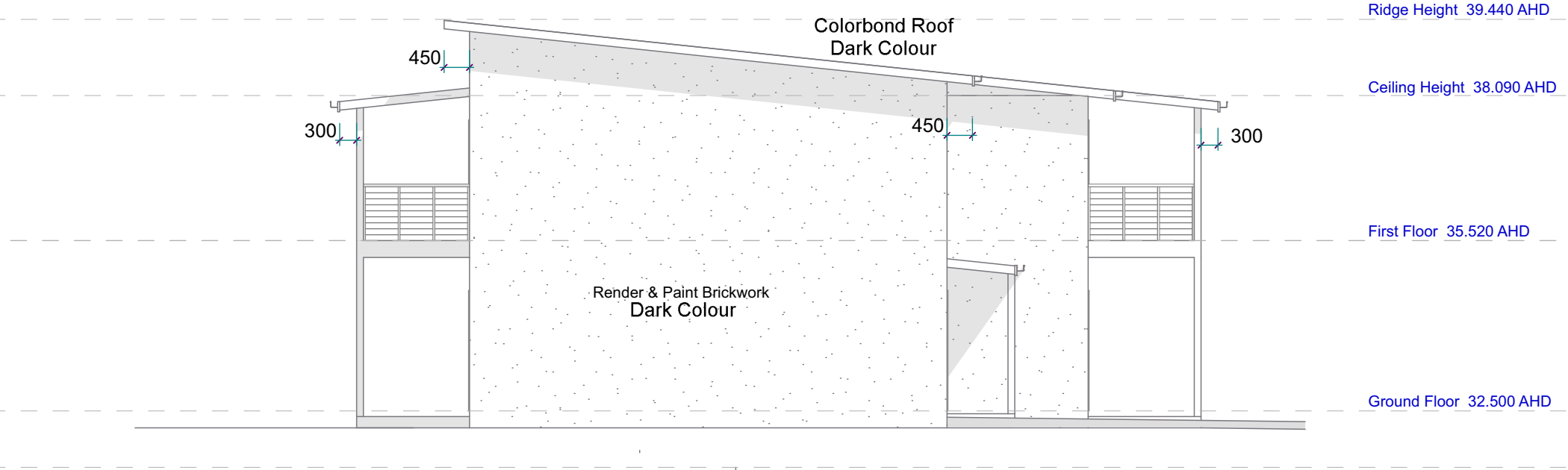
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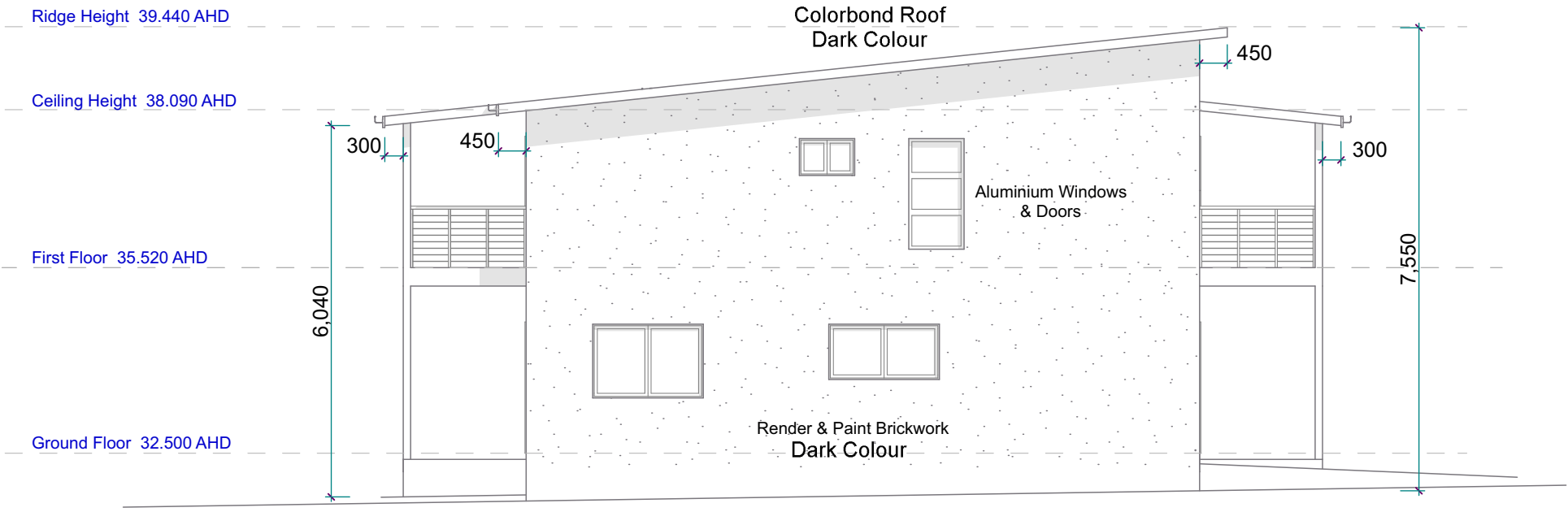


Southern Elevation


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Western Elevation



Eastern Elevation

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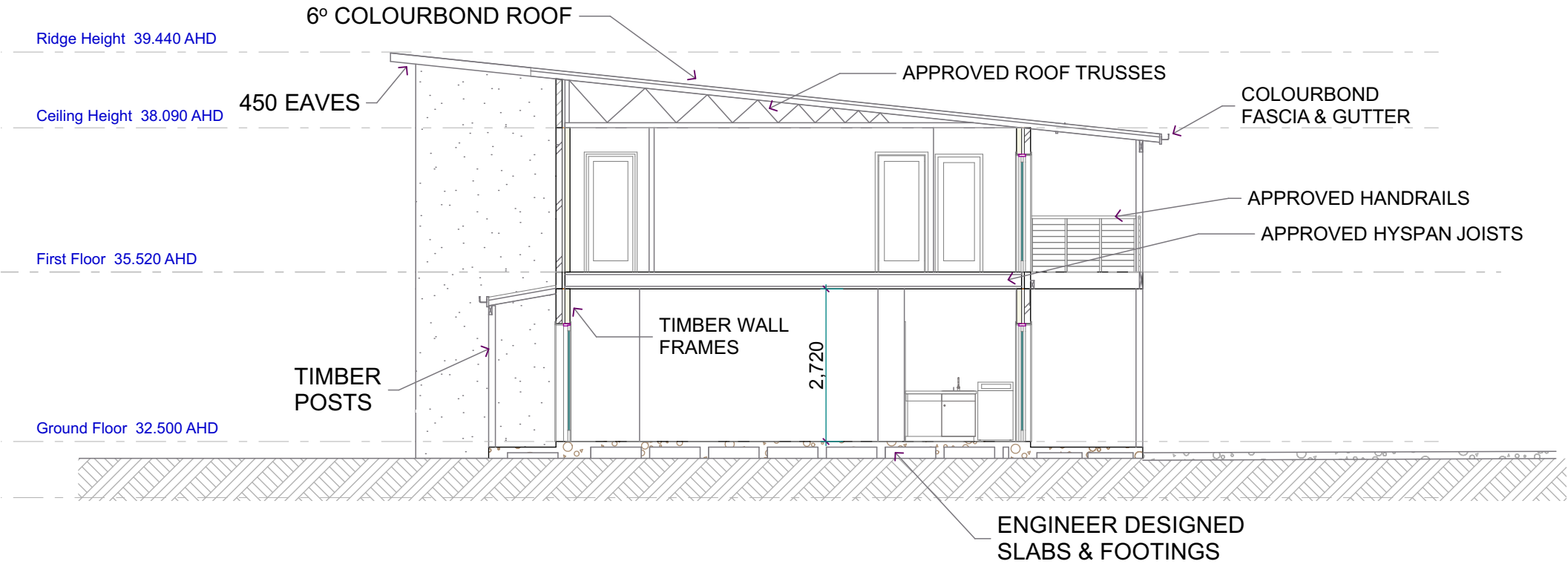
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Revisions	
DA Documents	6/03/2025

Project:

**New Town Houses
Lot 4 DP801616
97 Wingham Road
Taree NSW 2430
For Darren Wamsley**

Drawing Title:	
Elevations - 1	
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DR-04	



SECTION A1

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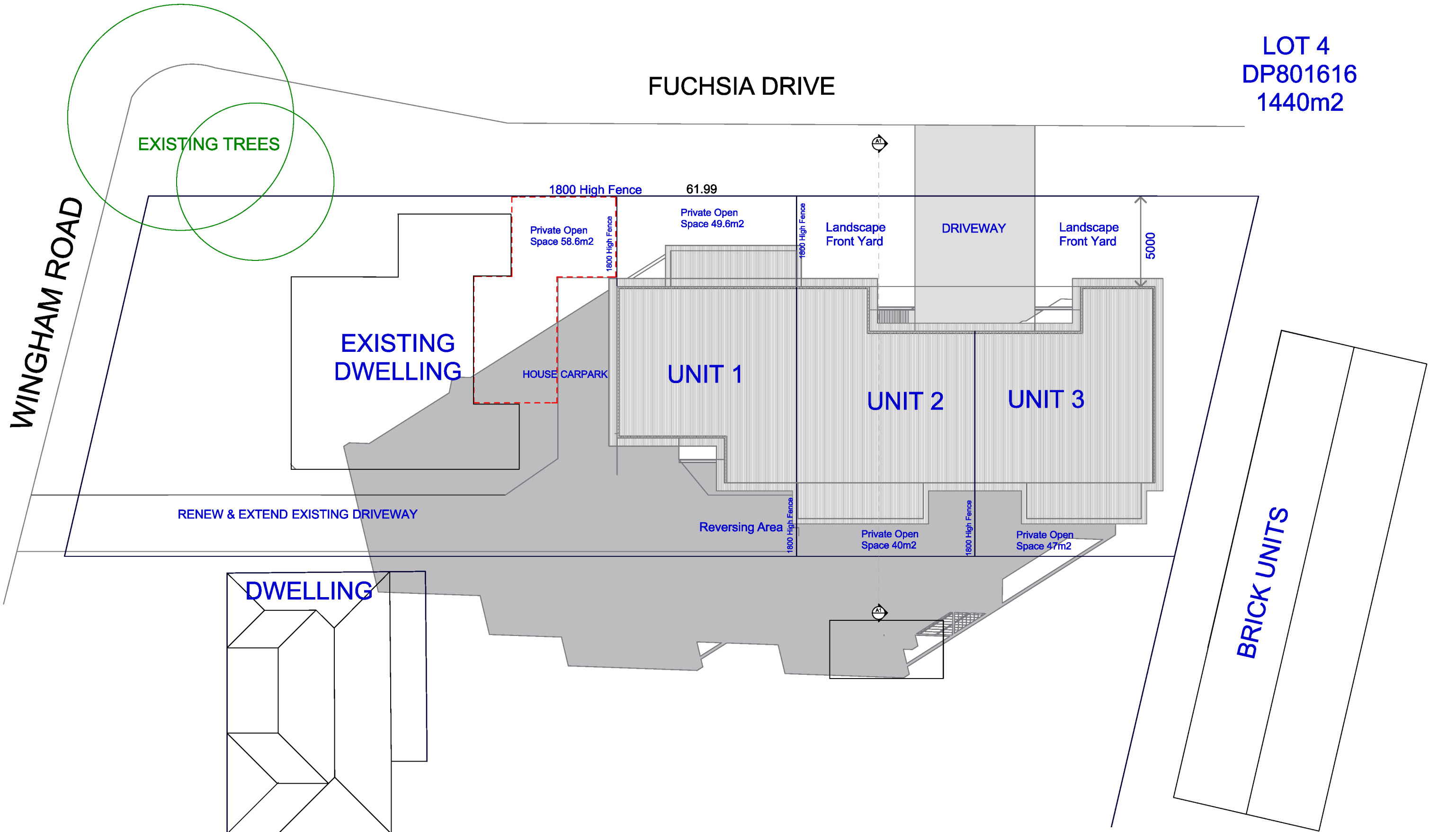
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Revisions	
DA Documents	6/03/2025

Project:

**New Town Houses
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97 Wingham Road
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Drawing Title:	
Sections A1	
Print Date:	6/03/2025 11:26 AM
Scale:	1:100 @ A3
Rev:	DR1
Drawing No:	DR-06



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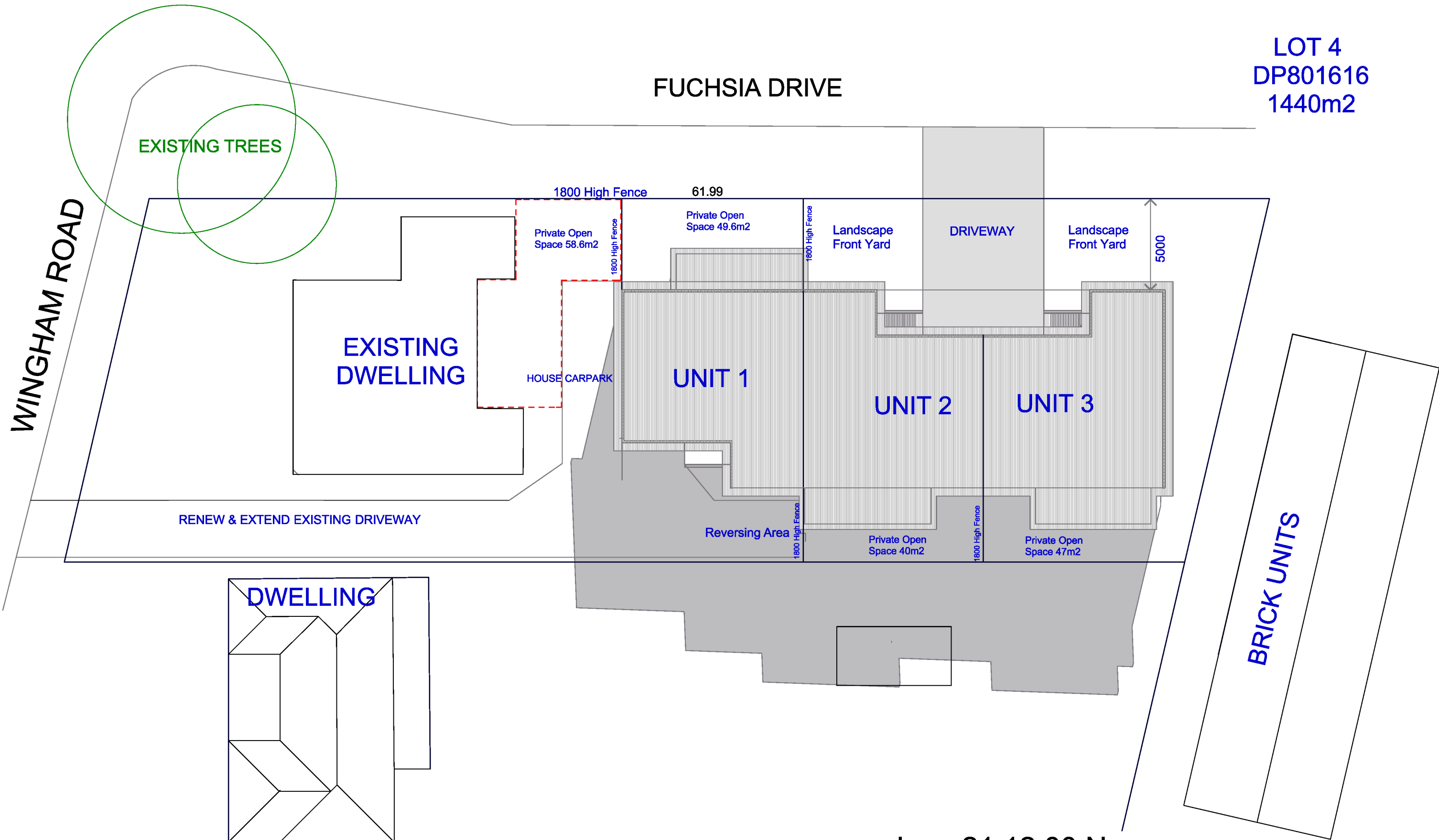
Revisions	
4th Draft	26/09/2024



Project:
New Town Houses
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97 Wingham Road
Taree NSW 2430
For Darren Wamsley

Drawing Title:
Shadow Diagrams 9:00am

Print Date:	8/10/2024 2:38 PM
Scale:	1:200 @ A3
Rev:	DR1
Drawing No:	SDW-01




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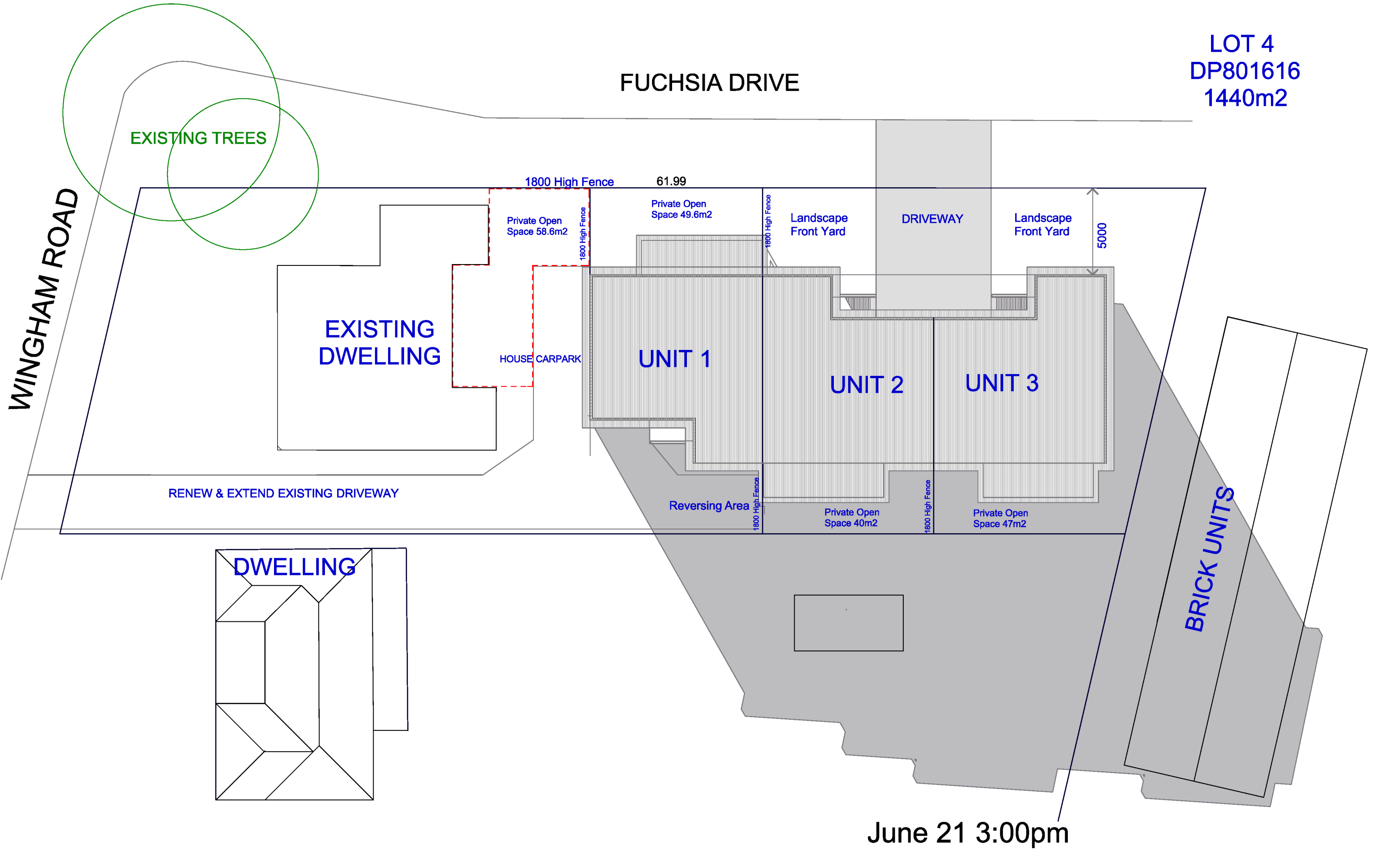
Revisions	
4th Draft	26/09/2024

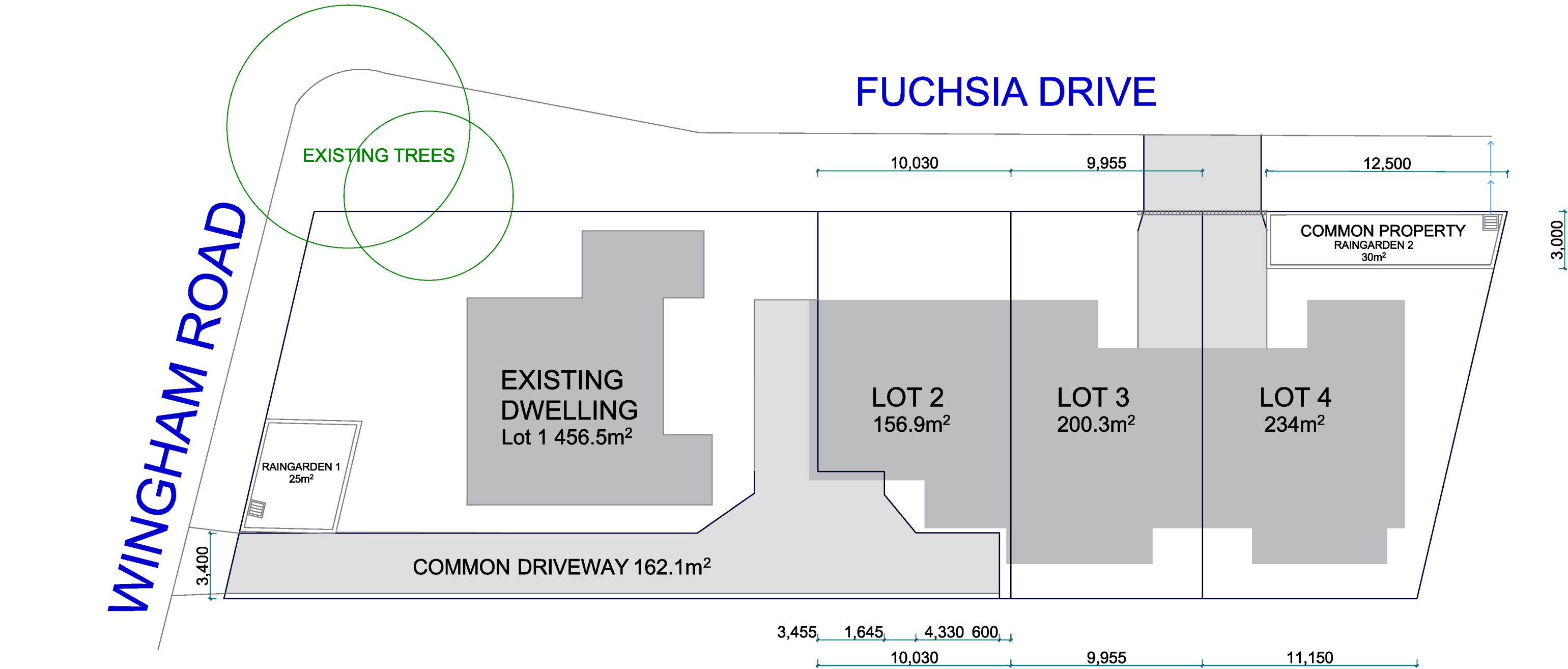


Project:
New Town Houses
Lot 4 DP801616
97 Wingham Road
Taree NSW 2430
For Darren Wamsley

Drawing Title:
Shadow Diagrams
12:00 Noon

Print Date: 8/10/2024 2:38 PM	
Scale: 1:200 @ A3	Rev: DR1
Drawing No: SDW-02	






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TIM CROSS
BUILDING DESIGN & DRAFTING
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Revisions		
DA Documents	19/02/2025	



Project:
New Town Houses
Lot 4 DP801616
97 Wingham Road
Taree NSW 2430
For Darren Wamsley

Drawing Title:
DRAFT STRATA
SUBDIVISION PLAN

Print Date: 20/02/2025 12:46 PM	
Scale: 1:100 @ A3	Rev: DR1
Drawing No: DR-08	