

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

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HERA Assessor # 10137		February 2025		CDA Reference: 4783	
97 Wingham Road TAREE NSW 2430					
Concept Designs Australia				Ph: 0408864184	
<a href="mailto:leanne.cdaus@outlook.com">leanne.cdaus@outlook.com</a>					
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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Assessor name

Leanne Houseman

Accreditation No.

10137

Property Address

97 Wingham Road,TAREE  
NSW,2430



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Revisions		
DA Documents	19/02/2025	

Drawing Title: <b>Cover Sheet</b>	Print Date: 20/02/2025 12:48 PM
	Rev: <b>DR1</b>
	Drawing No: <b>DR-00</b>

## Site Coverage

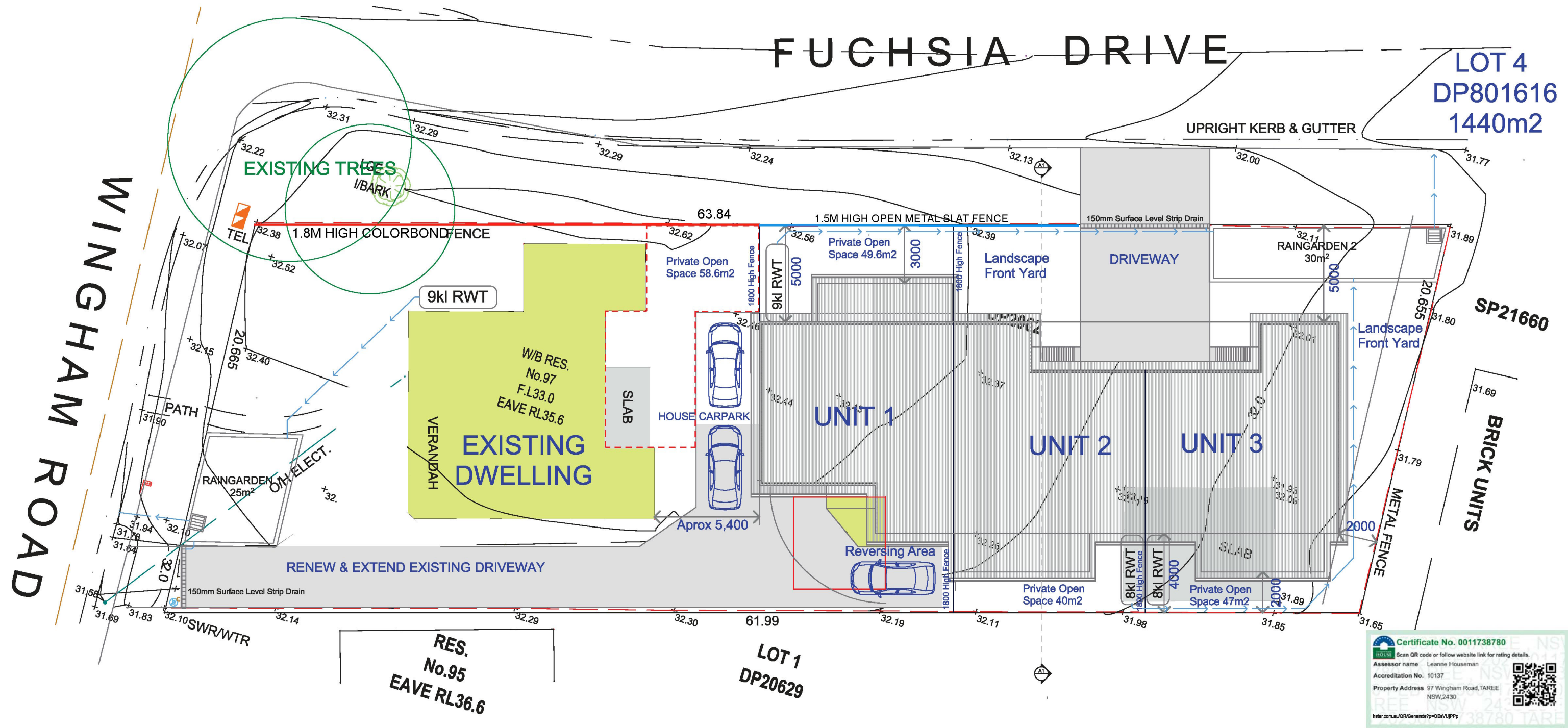
1. DO NOT SCALE OFF PLAN, FIGURED DIMENSIONS TAKE PREFERENCE
2. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON PLAN BEFORE WORK IS COMMENCED.
3. ALL BUILDING WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL RELEVANT ACTS, BYLAWS REGULATIONS & CODES.
4. ALL STRUCTURAL CONCRETE SHALL BE CONSTRUCTED TO 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 TO COMPLY WITH 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

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

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 REVEGITATED 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.



## UPRIGHT KERB & GUTTER









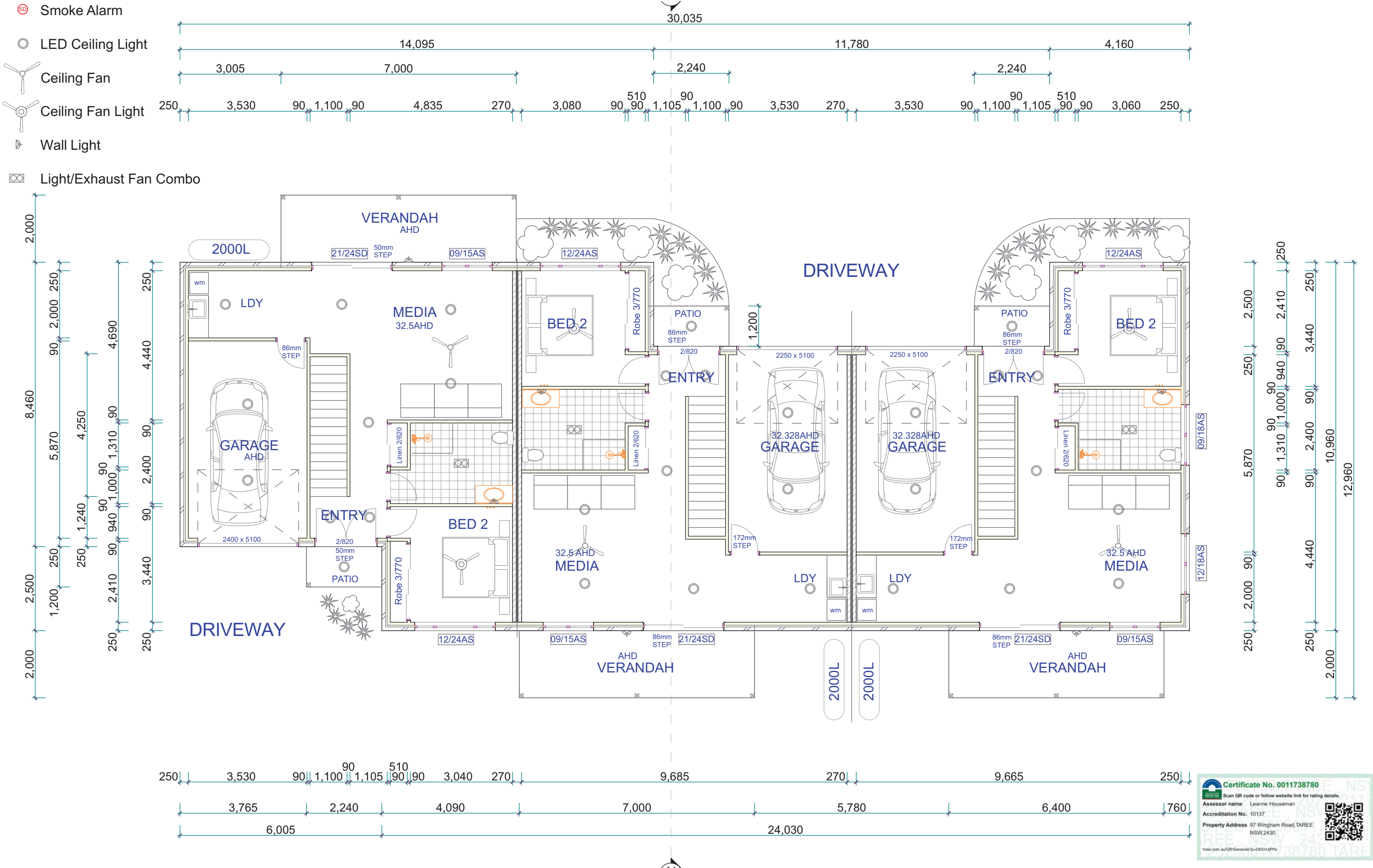
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Drawing No: DR-01



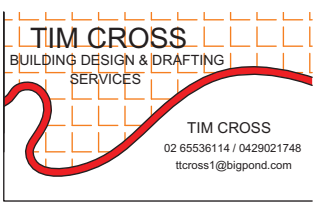
-  Smoke Alarm
-  LED Ceiling Light
-  Ceiling Fan
-  Ceiling Fan Light
-  Wall Light
-  Light/Exhaust Fan Combo



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Revisions	
DA Documents	19/02/2025



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

Drawing Title: <b>Ground Floor</b>	
Print Date: 20/02/2025 12:48 PM	
Scale: 1:100 @ A3	Rev: <b>DR1</b>
Drawing No: <b>DR-02</b>	

 **Certificate No. 0011738780**

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Assessor name Leanne Houseman

Accreditation No. 10137

Property Address 97 Wingham Road, TAREE NSW, 2430

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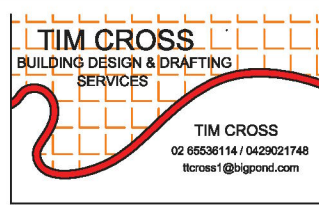




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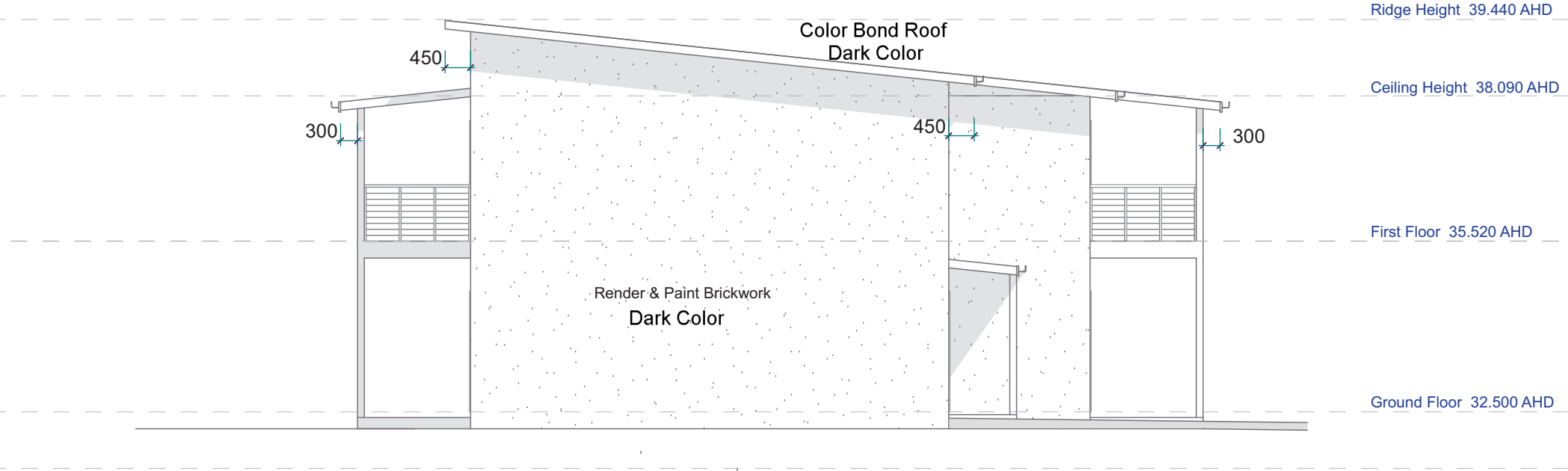


Revisions	
DA Documents	19/02/2025

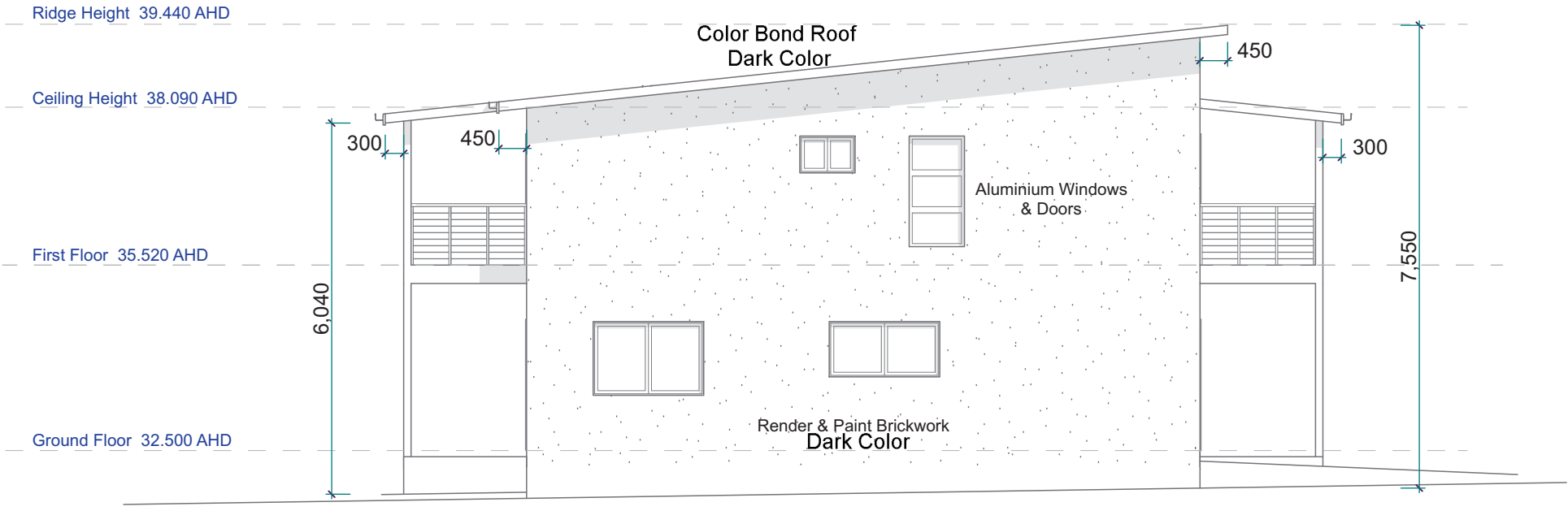
Project:  
**New Town Houses  
Lot 4 DP801616  
97 Wingham Road  
Taree NSW 2430  
For Darren Wamsley**

Drawing Title:  
**First floor**

Print Date:	20/02/2025 12:48 PM
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Rev:	DR1
Drawing No:	DR-03



Western Elevation



Eastern Elevation

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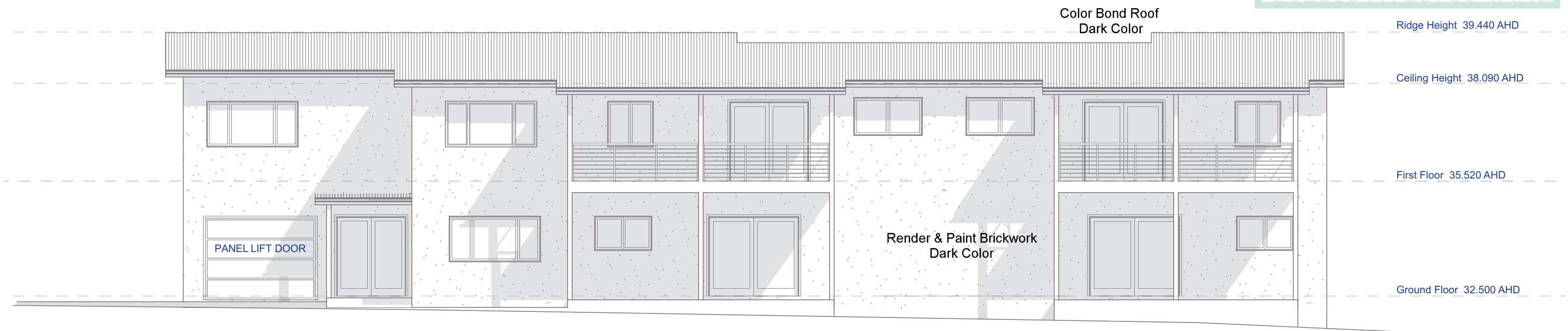

Project:  
**New Town Houses**  
**Lot 4 DP801616**  
**97 Wingham Road**  
**Taree NSW 2430**  
**For Darren Wamsley**

Drawing Title: <b>Elevations - 1</b>	
Print Date: 20/02/2025 12:48 PM	
Scale: 1:100 @A3	Rev: <b>DR1</b>
Drawing No: <b>DR-04</b>	




Northern Elevation

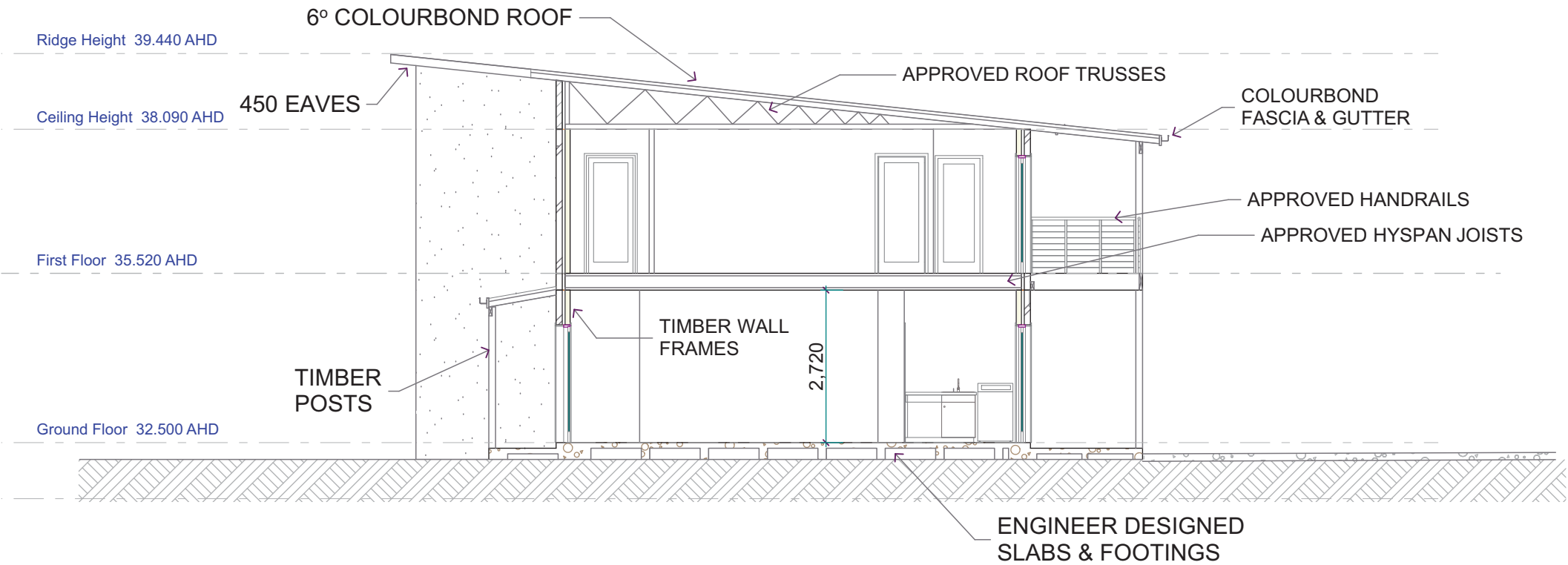
**Certificate No. 0011738780**  
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**Assessor name** Leanne Houseman  
**Accreditation No.** 10137  
**Property Address** 97 Wingham Road, TAREE NSW, 2430  
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Southern Elevation

<div>ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION AND/OR THE SPECIFIED SAA STANDARD SHALL BE REFERRED TO TIM CROSS DESIGN AND A WRITTEN INSTRUCTION RECEIVED PRIOR TO PROCEED WITH THE WORK.THESE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS, THE SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT SAA CODES, INCLUDING ALL AMENDMENTS AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY, EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.</div> <div>ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE DRAWINGS ARE NOT TO BE SCALED. NO RESPONSIBILITY WILL BE TAKEN FOR DIMENSIONS OBTAINED BY SCALING THE DRAWINGS.</div> <div>DESIGNS SHOWN HEREON ARE SUBJECT TO COPYRIGHT ©. AUTHORITY SHOULD BE REQUESTED FOR ANY FURTHER USE, INCLUDING CONSTRUCTION.</div>	<div><div><div>TIM CROSS</div><div>BUILDING DESIGN &amp; DRAFTING SERVICES</div><div></div><div>TIM CROSS 02 65536114 / 0429021748 ttcross1@bigpond.com</div></div></div>	<div>Revisions</div> <div><div>DA Documents</div><div>19/02/2025</div></div>	<div>Project:</div> <div><div>New Town Houses</div><div>Lot 4 DP801616</div><div>97 Wingham Road</div><div>Taree NSW 2430</div><div>For Darren Wamsley</div></div>	<div>Drawing Title:</div> <div><div>Elevations - 2</div></div>	<div><div>Print Date:</div><div>20/02/2025 12:48 PM</div></div> <div><div>Scale:</div><div>1:100 @ A3</div></div> <div><div>Rev:</div><div>DR1</div></div> <div><div>Drawing No:</div><div>DR-05</div></div>
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SECTION A1

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**Assessor name** Leanne Houseman  
**Accreditation No.** 10137  
**Property Address** 97 Wingham Road, TAREE  
NSW, 2430


  
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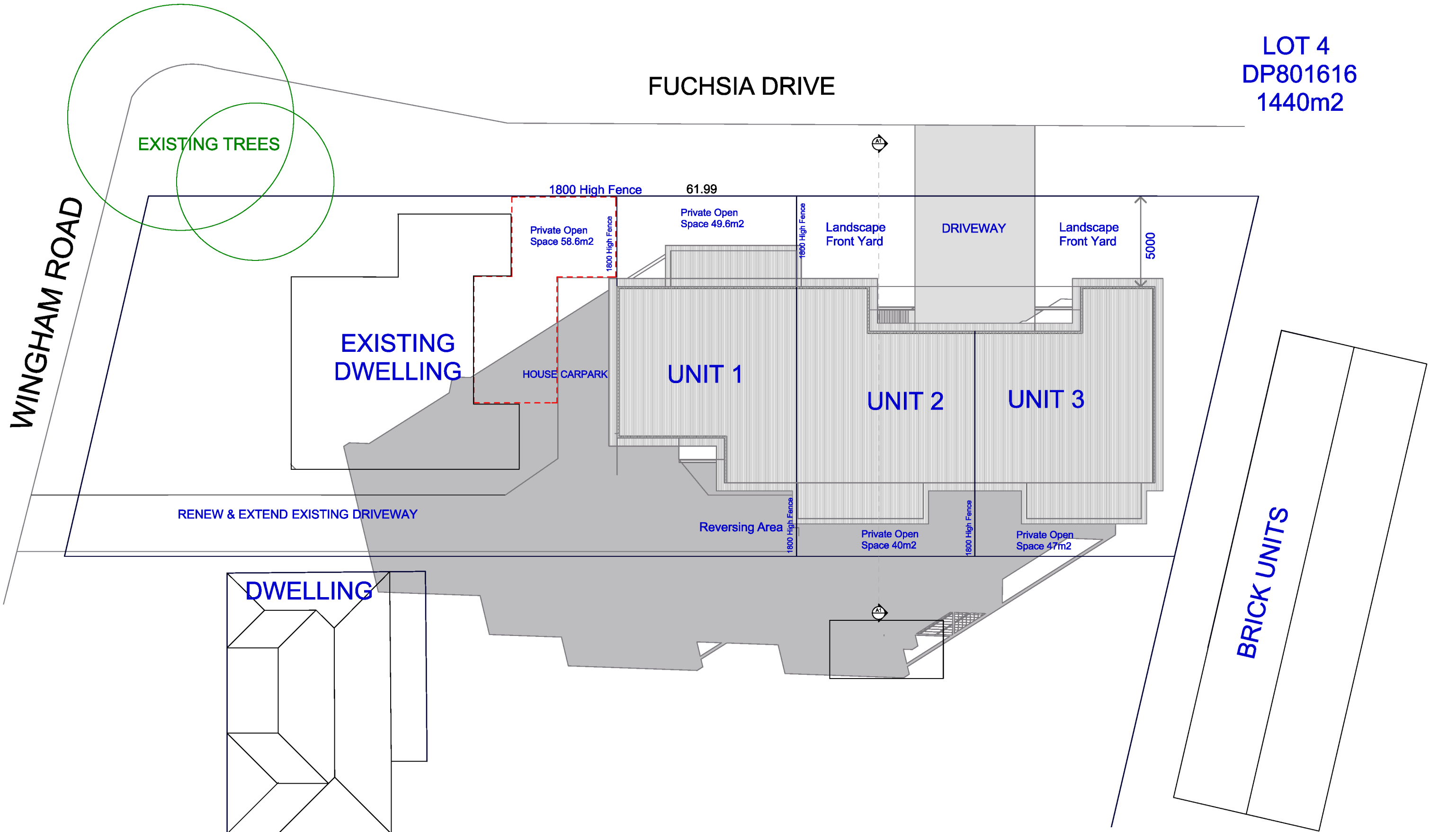
  
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DA Documents	19/02/2025

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

Drawing Title:  
**Sections A1**

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Revisions	
4th Draft	26/09/2024

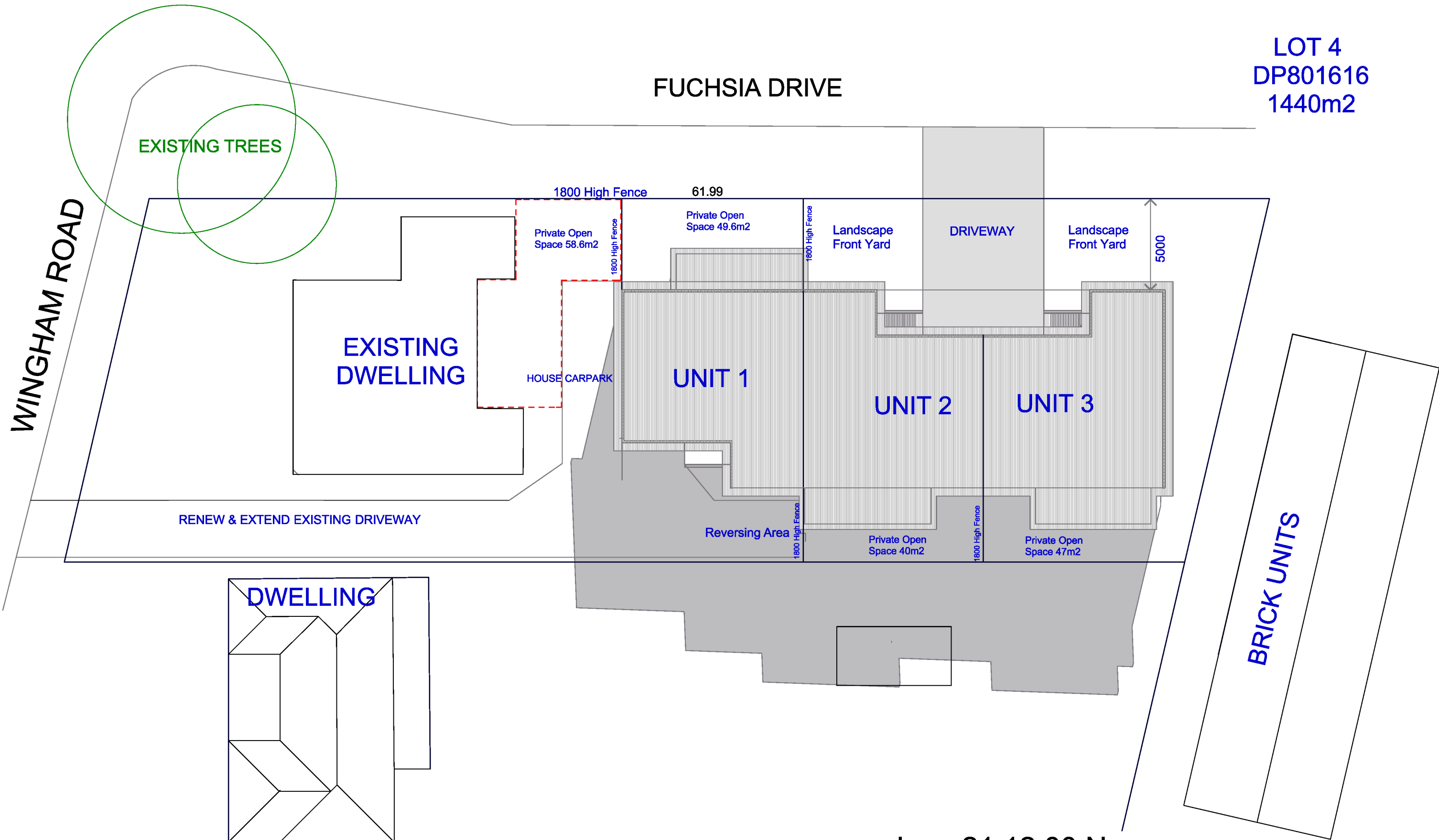


Project:  
**New Town Houses**  
**Lot 4 DP801616**  
**97 Wingham Road**  
**Taree NSW 2430**  
**For Darren Wamsley**

Drawing Title:  
**Shadow Diagrams 9:00am**

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






June 21 12:00 Noon

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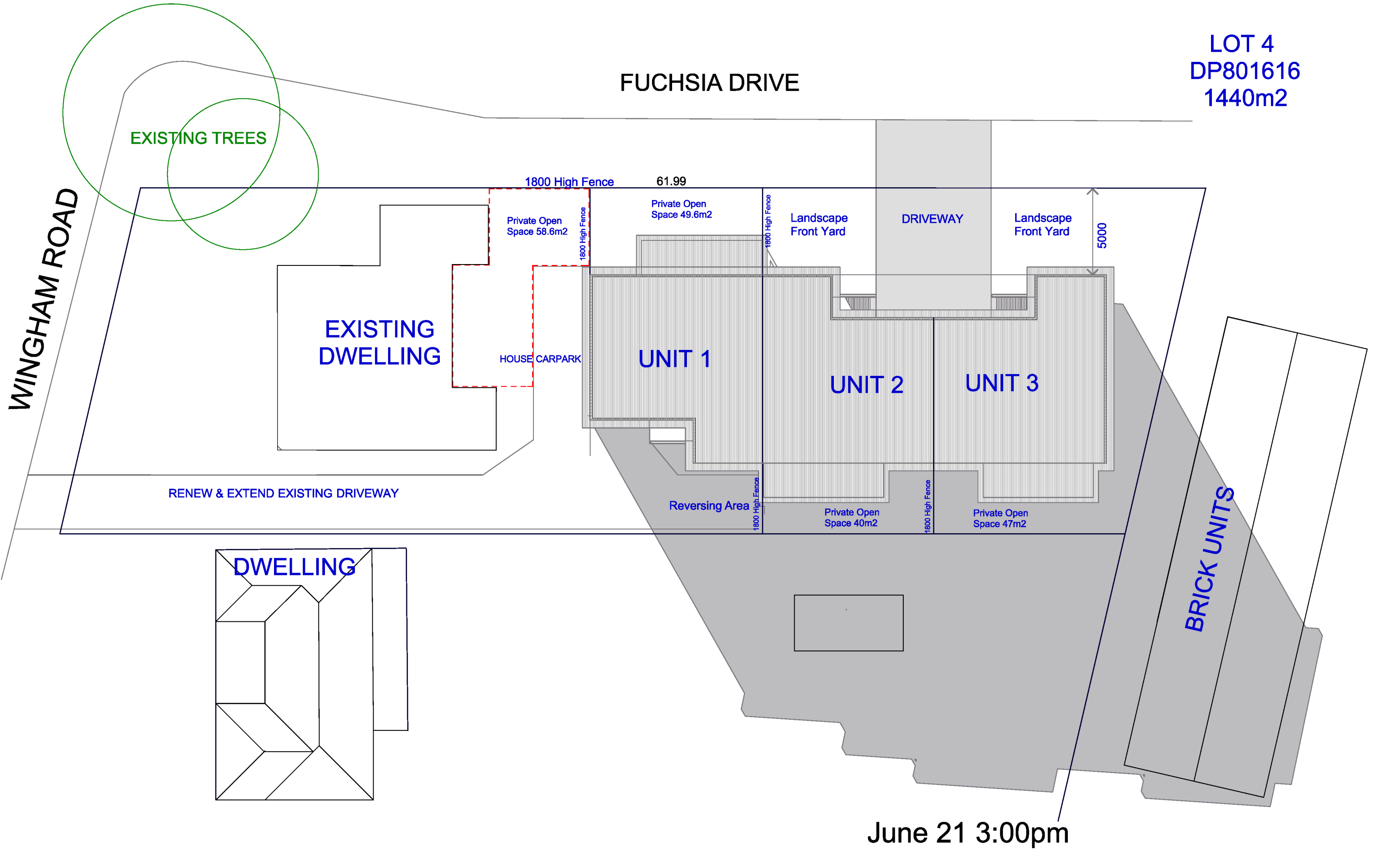
Revisions	
4th Draft	26/09/2024



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

Drawing Title:  
**Shadow Diagrams**  
**12:00 Noon**

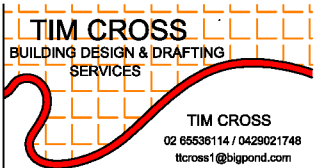
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Drawing No: <b>SDW-02</b>	



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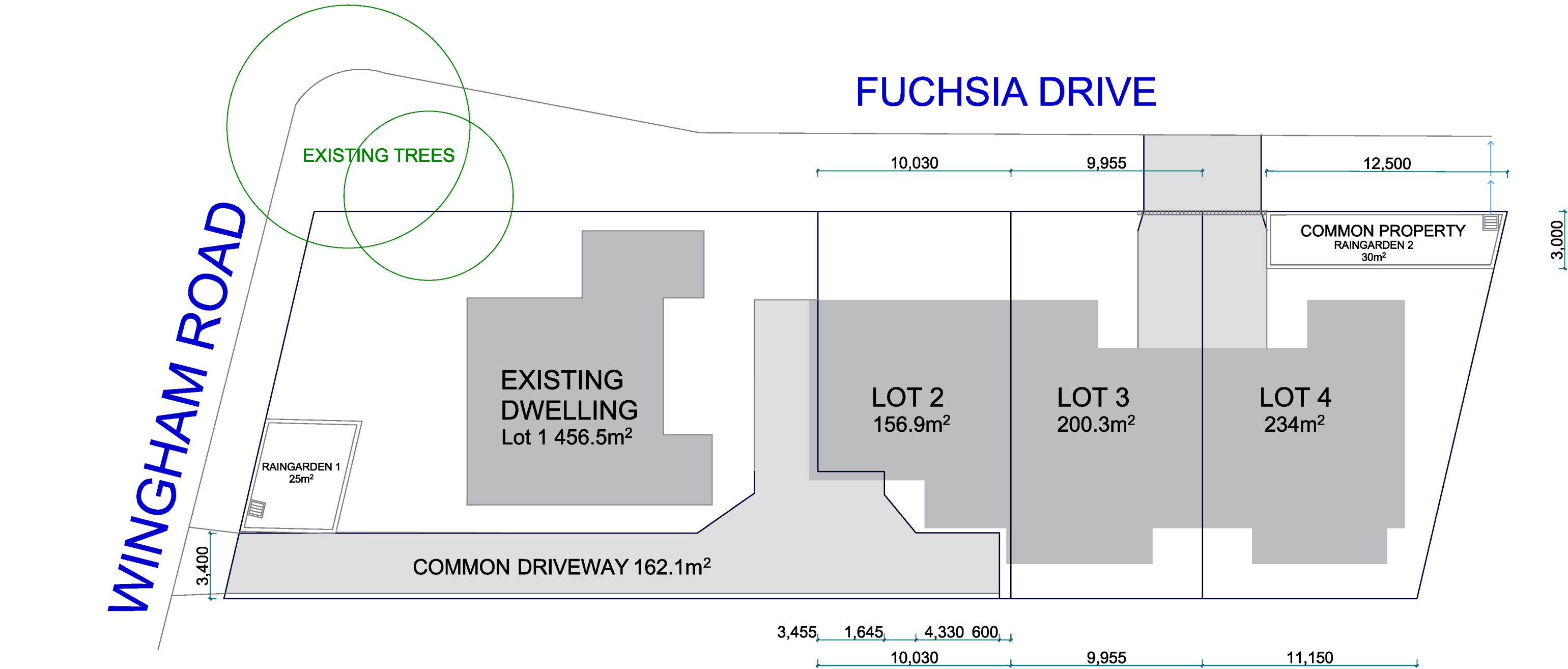
Revisions	
4th Draft	26/09/2024



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**Lot 4 DP801616**  
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**Taree NSW 2430**  
**For Darren Wamsley**

Drawing Title:  
**SHadow Diagrams**  
**3:00pm**

Print Date: 8/10/2024 2:38 PM	
Scale: 1:200 @ A3	Rev: <b>DR1</b>
Drawing No: <b>SDW-03</b>	



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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: <b>DR1</b>
Drawing No: <b>DR-08</b>	