

New Town Houses  
Lot 57 DP1072968  
39 James Foster Dr  
Blackhead NSW 2430  
For Darren Campbell

Layout Index

- DA-00
- Cover Sheet
- DA-01
- Site & Roof Plan
- DA-02
- Ground Floor
- DA-03
- First Floor
- DA-04
- Elevations 1
- DA-05
- Elevations 2
- DA-06
- Section A

HERA Assessor # 10137		April 2025		CDA Reference: 4954	
39 James Foster Drive BLACK HEAD 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 + R2.5	Light		Except Garages
Brick Veneer		Vapour barrier	Light		Garages only
Internal Wall Construction		Insulation	Detail		
Plasterboard on studs		None			
Plasterboard on studs		R2.5	Internal walls Garages, WCs, Laundries and Bathrooms		
Party Wall		2 x R2.5	Walls between units		
Ceiling Construction		Insulation	Detail		
Plasterboard		R5.0 (R3.0 eave batts)	All ceilings adjacent to roof space		
Plasterboard		R4.0	Garage ceilings to floor above		
Roof Construction		Insulation	Colour (Solar Absorptance)		Detail
Colorbond		55mm anticon blanket	Light		
Floor Construction		Insulation	Covering		
225mm waffle pod		None	Bare, Vinyl, Carpet and Tiles		
Timber		None	Vinyl, Carpet and Tiles		
Windows	Glass and frame type	U Value	SHGC	Details	
AWS-001-002	Aluminium framed single clear	6.38	0.72	Sliding windows	
Unit 1 – Bath, WC, Unit 2 – Bath, WC, Unit 3 – WC, Laundry, Bed 3, Media North, WC, Bath, Unit 4 – WC, Laundry, Unit 5 – WC, Laundry, WC, Bath, Unit 6 – Kitchen, WC, Laundry, Bed 3, Hall, WC, Bath, Unit 7 – WC, Laundry, Bed 3, WC, Bath					
AWS-018-001	Aluminium framed single clear	5.88	0.56	Hinged doors	
Unit 3 – Laundry, Unit 4 – Laundry, Unit 5 – Laundry, Unit 6 – Entry, Laundry, Unit 7 - Laundry					
AWS-068-007	Aluminium framed single clear	6.30	0.76	Fixed windows	
Unit 6 - Entry					
AWS-005-002	Aluminium framed single clear	6.16	0.71	Double hung windows	
Unit 7 - Media					
AWS-001-022	Aluminium framed single low e	4.56	0.61	Sliding windows	
Unit 2 – Bed 2, Bed 3, Media, Study, Main Bed, Unit 3 – Kitchen, Media, Unit 4 – Kitchen, Bed 3, Media, Unit 5 – Media North, Bed 3, Unit 7 – Kitchen, Media					
AWS-018-021	Aluminium framed single low e	4.44	0.47	Hinged doors	
Unit 1 – Entry, Unit 2 – Entry, Unit 3 – Entry, Unit 4- Entry, Unit 5 – Entry, Unit 7 - Entry					
AWS-068-008	Aluminium framed single low e	4.47	0.64	Fixed windows	
Unit 1 – Entry, Kitchen, Unit 2 – Entry, Kitchen, Unit 3 – Entry, Kitchen, Unit 4 - Entry, Kitchen, Unit 5 – Entry, Kitchen, Unit 7 - Entry					
AWS-005-022	Aluminium framed single low e	4.36	0.61	Double hung windows	
Unit 3 – Living, Media, Unit 5 – Living, Media					
AWS-011-026	Aluminium framed single low e	4.37	0.60	Sliding doors	
Unit 3 – Dining, Unit 6 – Dining					
AWS-001-005	Aluminium framed single CPNtrl	4.58	0.45	Sliding windows	
Unit 3 – Living, Bed 2, Study, Main Bed, Unit 4 – Living, Main Bed, Bed 2, Study, Unit 5 – Living, Bed 2, Study, Main Bed, Unit 6 – Living, Main Bed, Study, Bed 2, Unit 7 – Living, Main Bed, Study, Bed 2					
AWS-003-003	Aluminium framed double low e	3.45	0.55	Sliding windows	
Unit 1 – Bed 2, Bed 3, Media, Main Bed, Living, Study, Kitchen, Dining, Unit 2 – Dining, Kitchen, Living, Unit 5 – Kitchen, Media West					
AWS-013-003	Aluminium framed double low e	3.20	0.57	Sliding doors	
Unit 1 – Media, Dining, Unit 2 – Media, Dining, Unit 4 – Dining, Unit 5 – Dining, Unit 7 – Dining					
AWS-031-028	Aluminium framed double low e	3.85	0.49	Double hung windows	
Unit 1 – Living, Unit 2 – Living					
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 and acoustic regulations.					
Ceiling fans					
1200mm ceiling fans					
Unit 1 – Main Bed, Bed 2, Bed 3, Unit 2 – Main Bed, Bed 2, Bed 3,					
1400mm ceiling fans					
Unit 1 – Media, Living, Dining, Unit 2 – Media, Living, Dining, Unit 3 – Main Bed, Bed 2, Bed 3, Media, Living, Unit 4 – Main Bed, Bed 2, Bed 3, Media, Living, Unit 5 – Main Bed, Bed 2, Bed 3, Media, Living, Unit 6 – Main Bed, Bed 2, Bed 3, Media, Living, Unit 7 – Main Bed, Bed 2, Bed 3, 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. 0011824220

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Assessor name

Leanne Houseman

Accreditation No.

10137

Property Address

39 James Foster Drive, BLACK HEAD NSW, 2430

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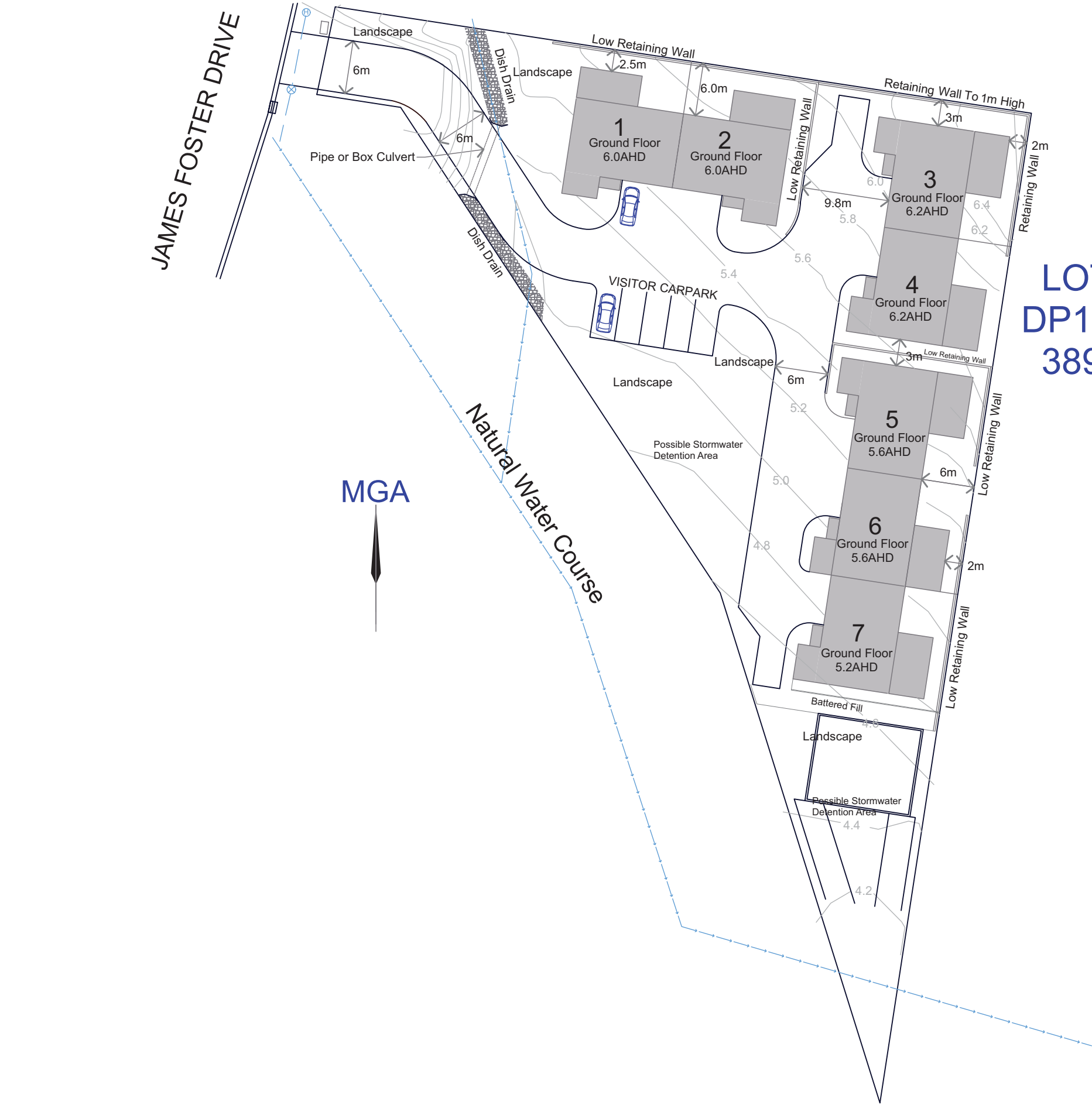
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Revisions		
4th Draft	29/01/2025	

Drawing Title: <b>Cover Sheet</b>	Print Date: 29/01/2025 4:23 PM
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	Drawing No: <b>DR-00</b>



LOT 57  
DP1072968  
3895m2

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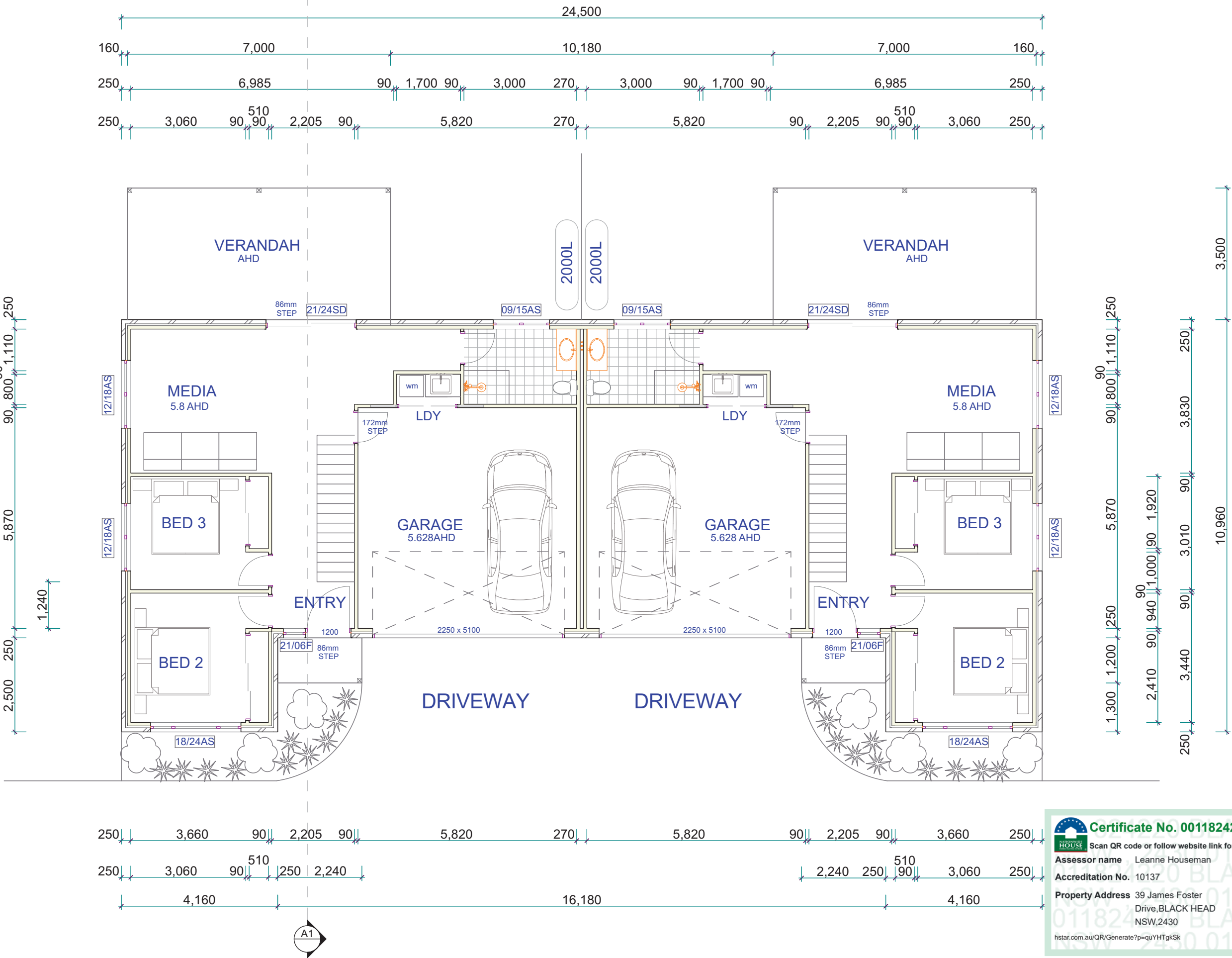
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**For Darren Campbell**

Drawing Title:  
**Site & Roof Plan**

Print Date:	29/01/2025 4:23 PM
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Rev:	DR1
Drawing No:	DR-01



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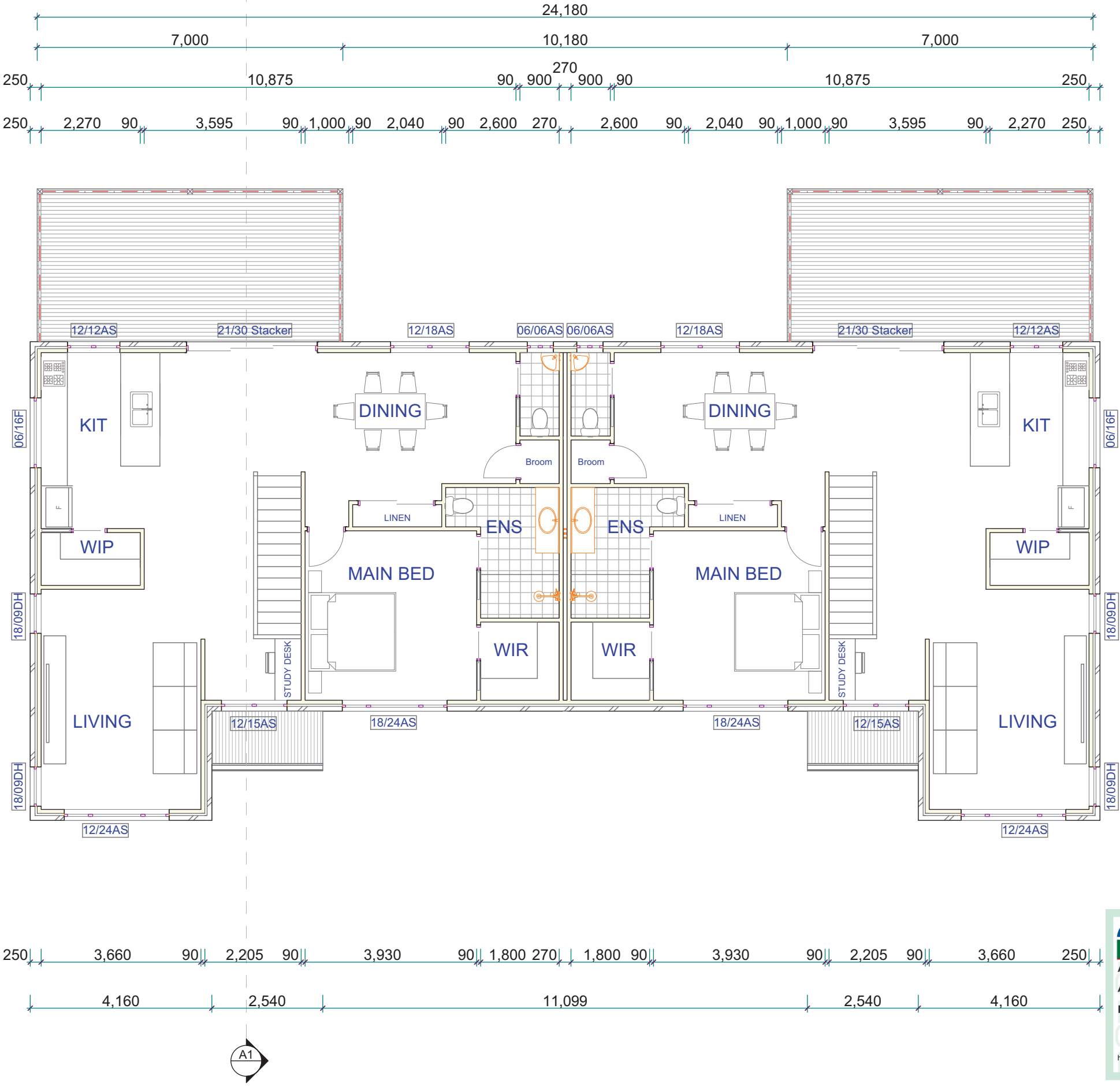
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**Ground Floor**

Print Date:  
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Scale: 1:100 @ A3  
Rev: **DR1**

Drawing No:  
**DR-02**

AREA /UNIT 1 & 2  
GROUND FLOOR 78.4m2  
GARAGE 35.6m2  
FIRST FLOOR 114m2  
ALFRESCO 24.5m2  
  
TOTAL 252.5m2



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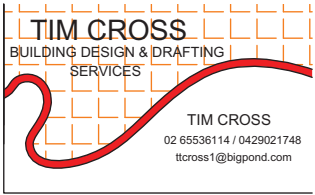


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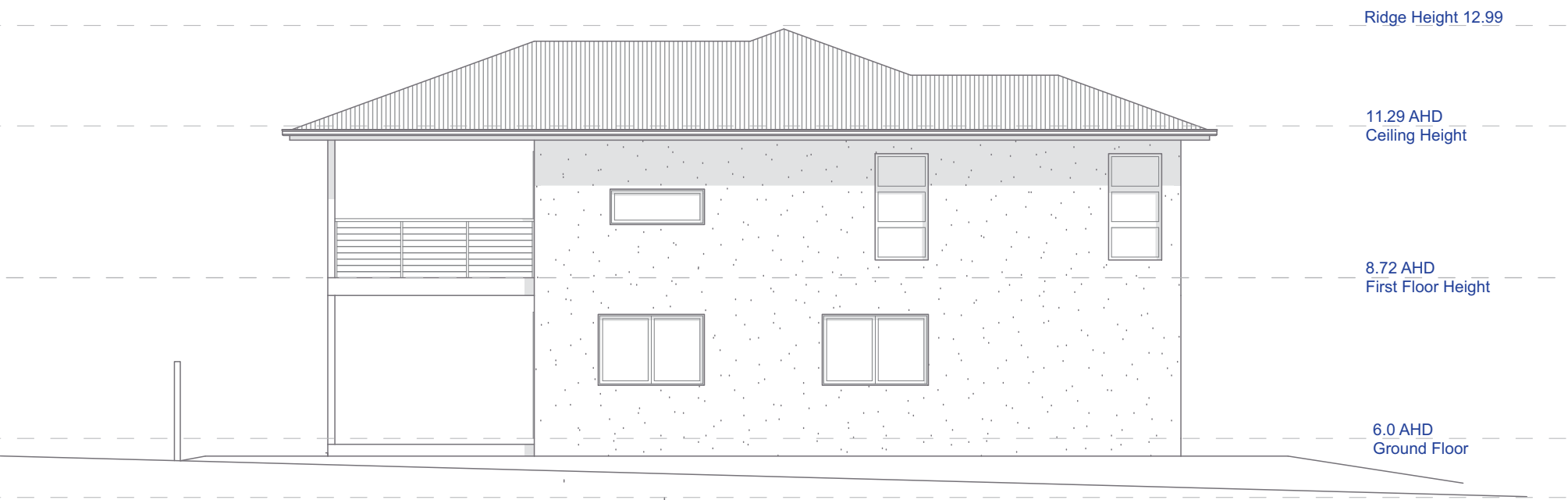
Project:  
**New Town Houses**  
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**39 James Foster Dr**  
**Blackhead NSW 2430**  
**For Darren Campbell**

Drawing Title:  
**First floor**

Print Date:  
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Scale: 1:100 @ A3 Rev: **DR1**

Drawing No: **DR-03**



Western Elevation



Eastern Elevation

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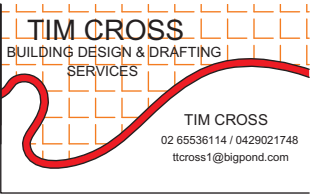


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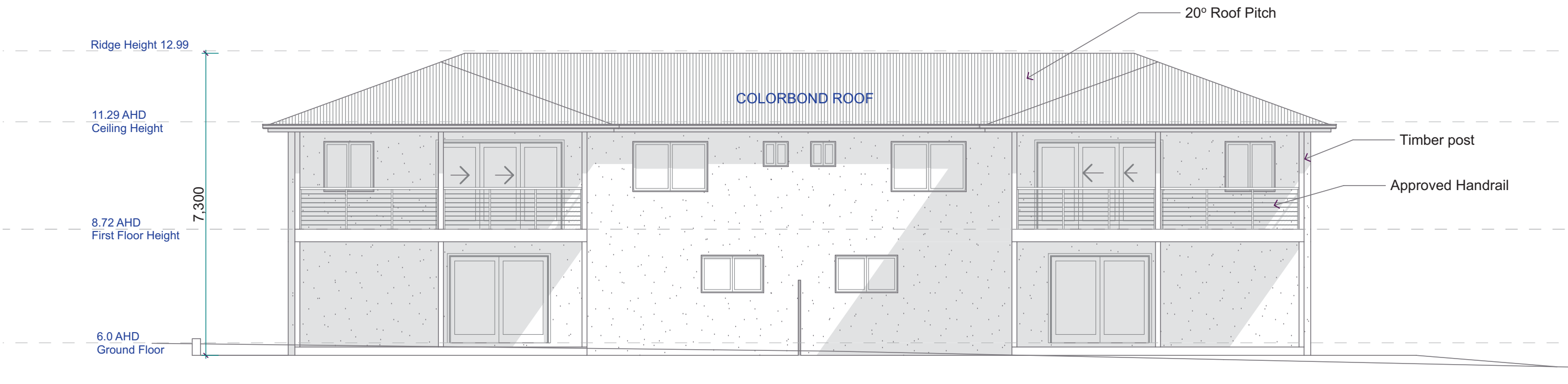
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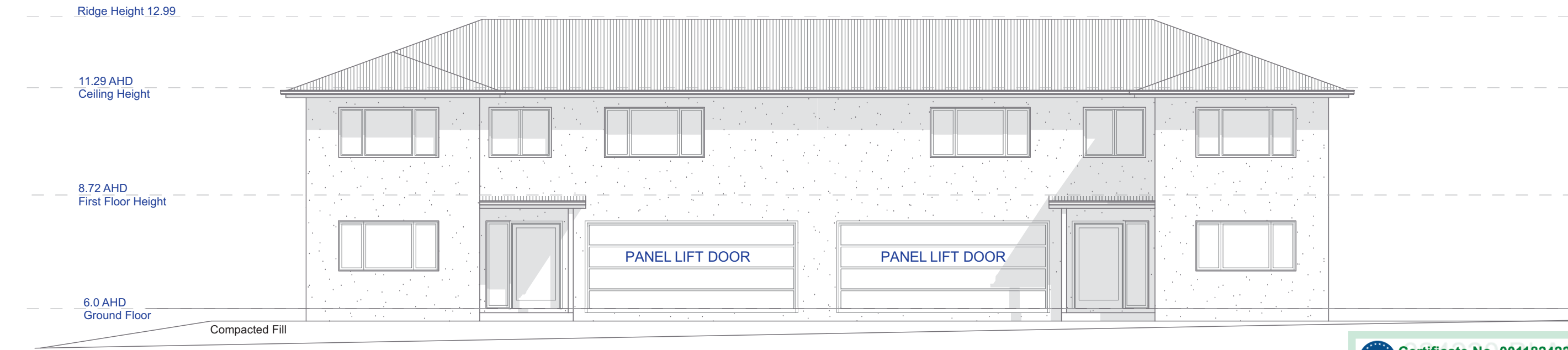
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**Elevations - 1**

Print Date:	29/01/2025 4:23 PM
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Rev:	<b>DR1</b>
Drawing No:	<b>DR-04</b>





Northern Elevation



Southern Elevation

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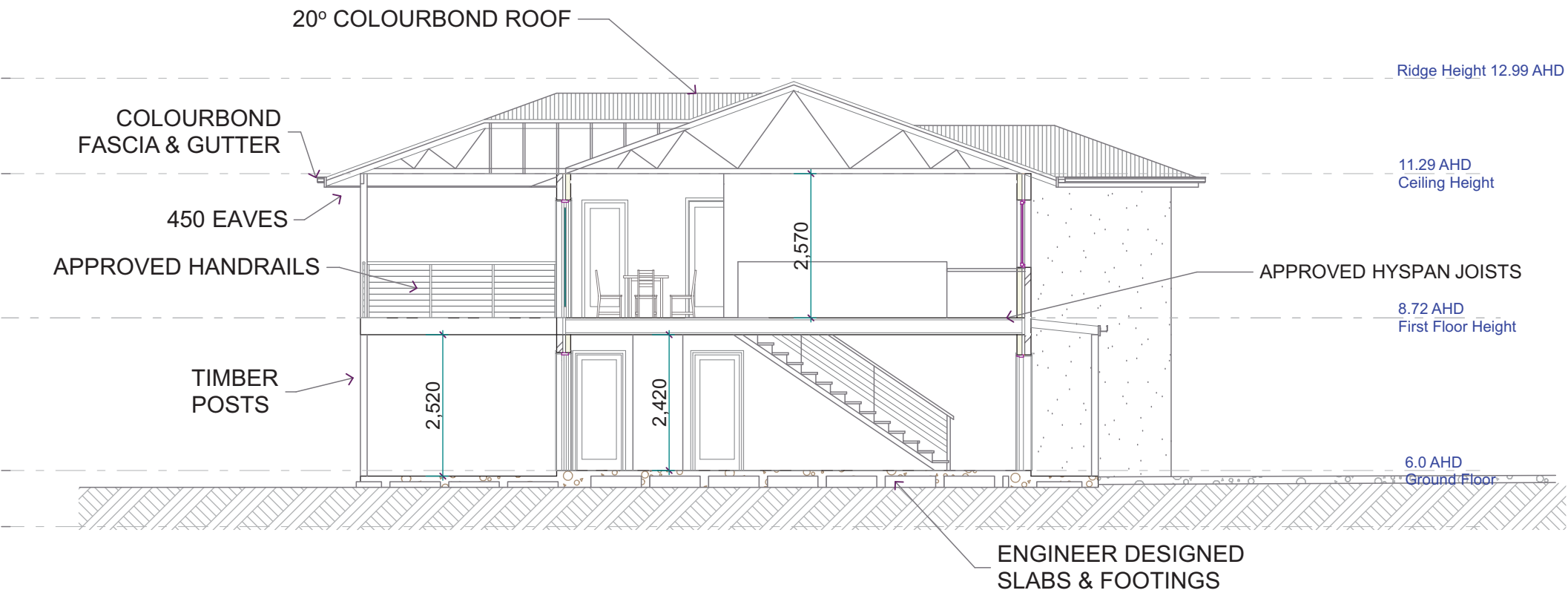
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Drawing Title: <b>Elevations - 2</b>	
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Drawing No: <b>DR-05</b>	



SECTION A1

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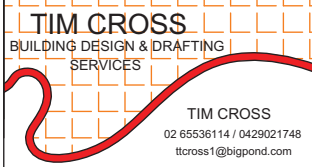
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Drawing Title: <b>Sections A1</b>	
Print Date: 29/01/2025 4:23 PM	
Scale: 1:100 @A3	Rev: <b>DR1</b>
Drawing No: <b>DR-06</b>	