

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

Layout Index

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HERA Assessor # 10137		April 2025		CDA Reference: 4954	
39 James Foster Drive BLACK HEAD NSW 2430					
Concept Designs Australia					
leanne.cdaus@outlook.com				Ph: 0408864184	
Thermal Performance Specifications					
External Wall Construction		Insulation		Colour (Solar Absorplance) 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

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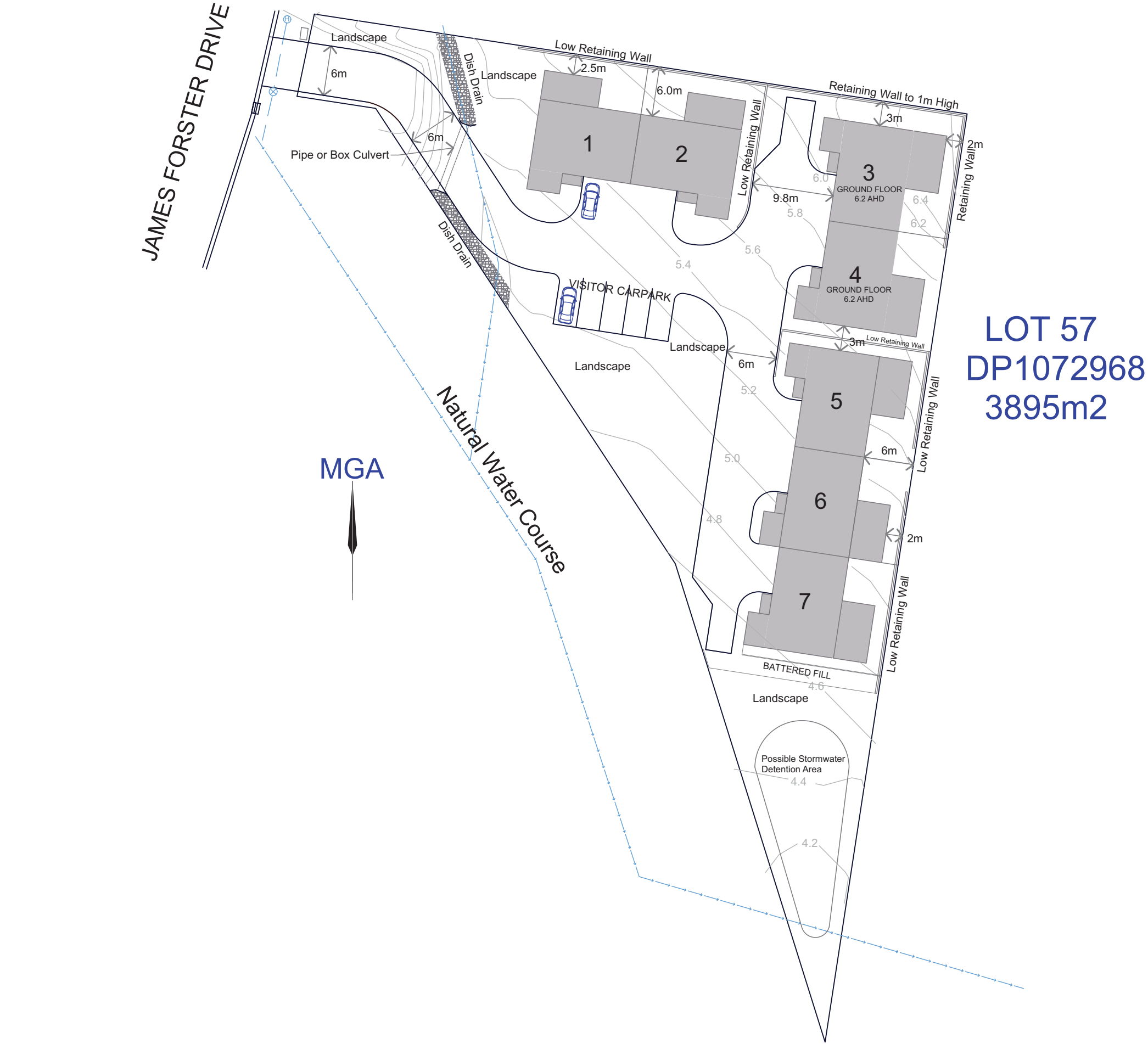


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Revisions		
4th Draft	29/01/2025	



LOT 57
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3895m2

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Project:
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Blackhead NSW 2430
For Darren Campbell

Drawing Title:
Site & Roof Plan

Print Date:	10/03/2025 4:23 PM
Scale:	1:500 @A3
Rev:	DR1
Drawing No:	DR-01

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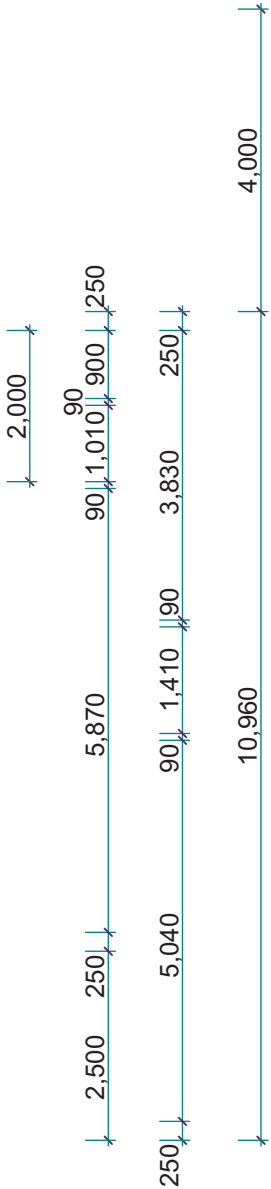
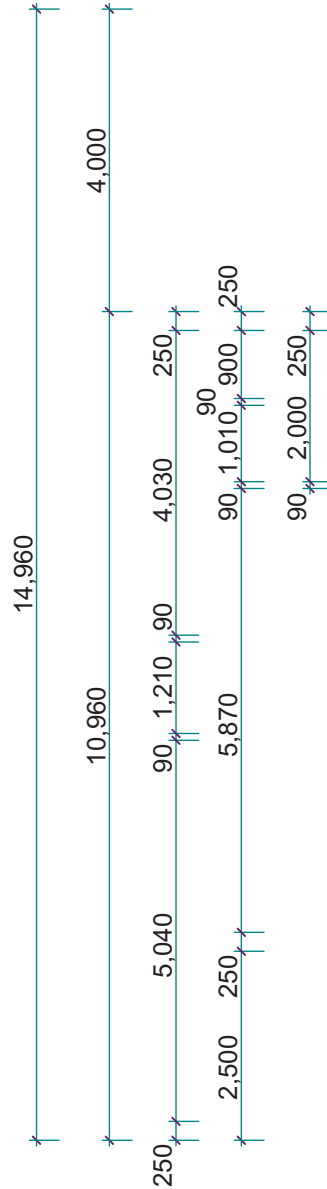
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New Town Houses
Lot 57 DP1072968
39 James Forster Dr
Blackhead NSW 2430
For Darren Campbell

Drawing Title:

Ground Floor

Print Date:

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1:100 @ A3

Rev:

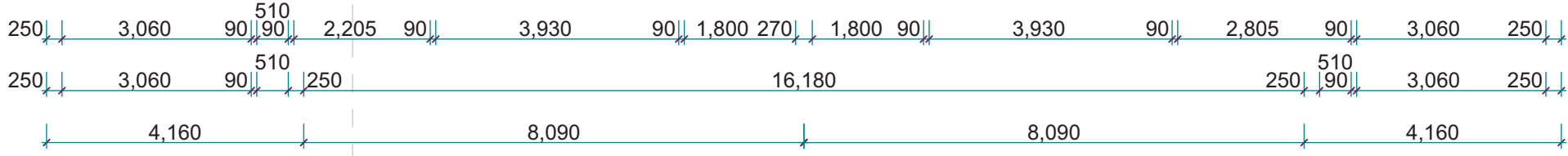
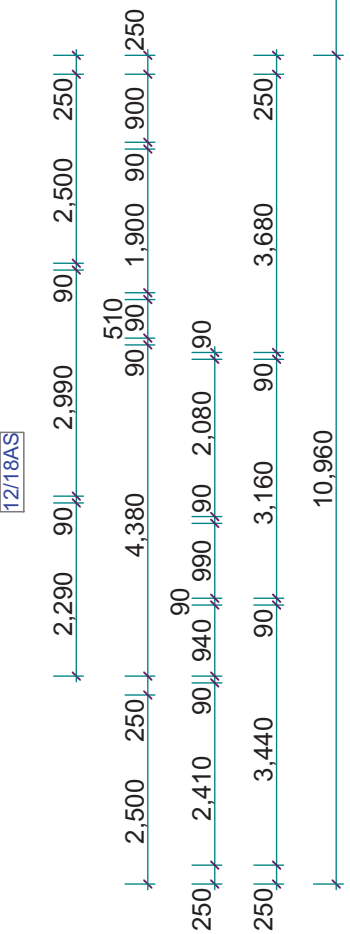
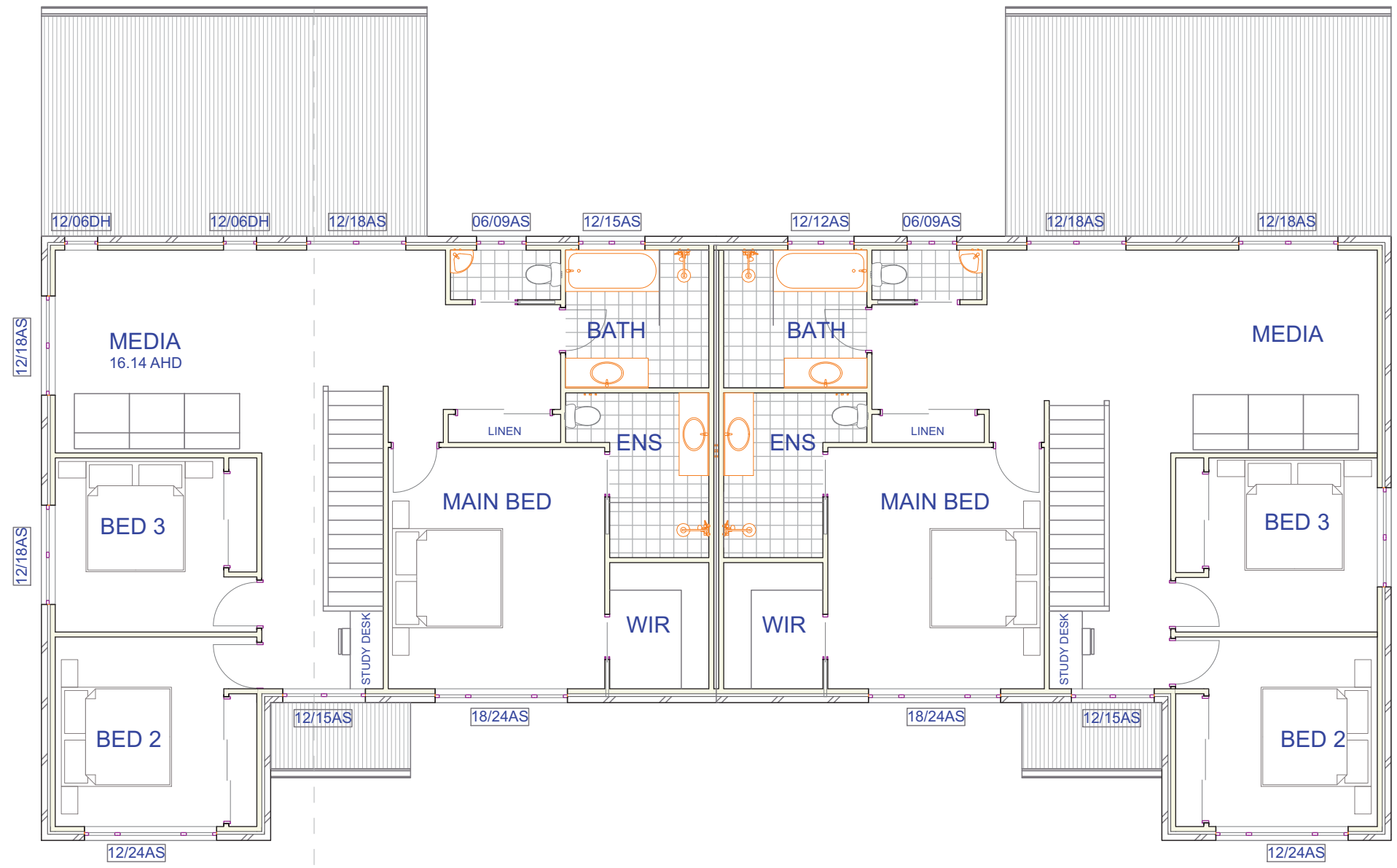
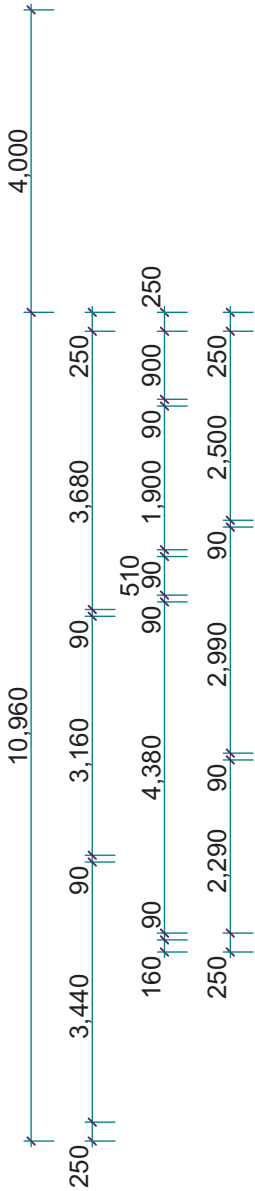
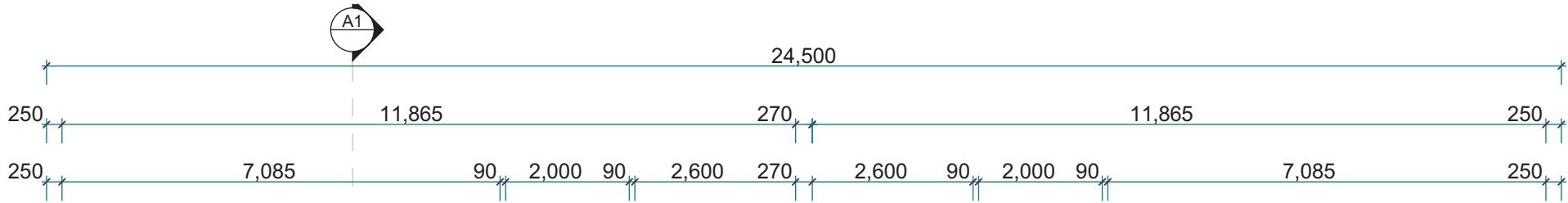
DR1

Drawing No:

DR-02

AREA /UNIT 3, 4
GROUND FLOOR 78.4m2
GARAGE 35.6m2
FIRST FLOOR 114m2
ALFRESCO 28m2

TOTAL 256m2





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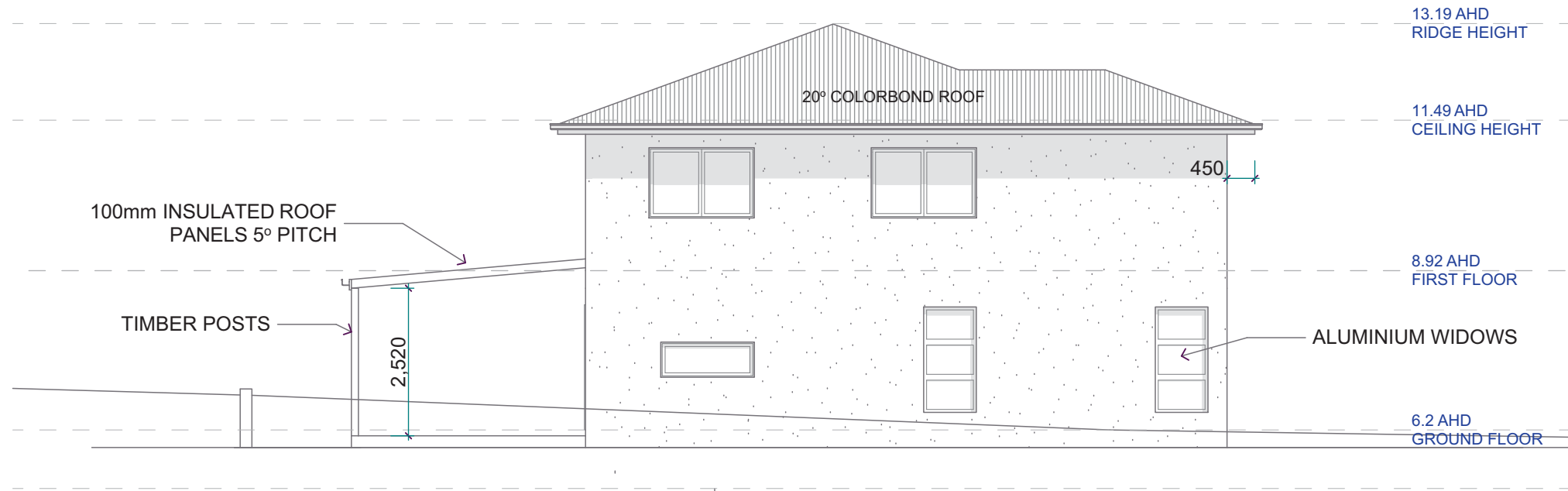
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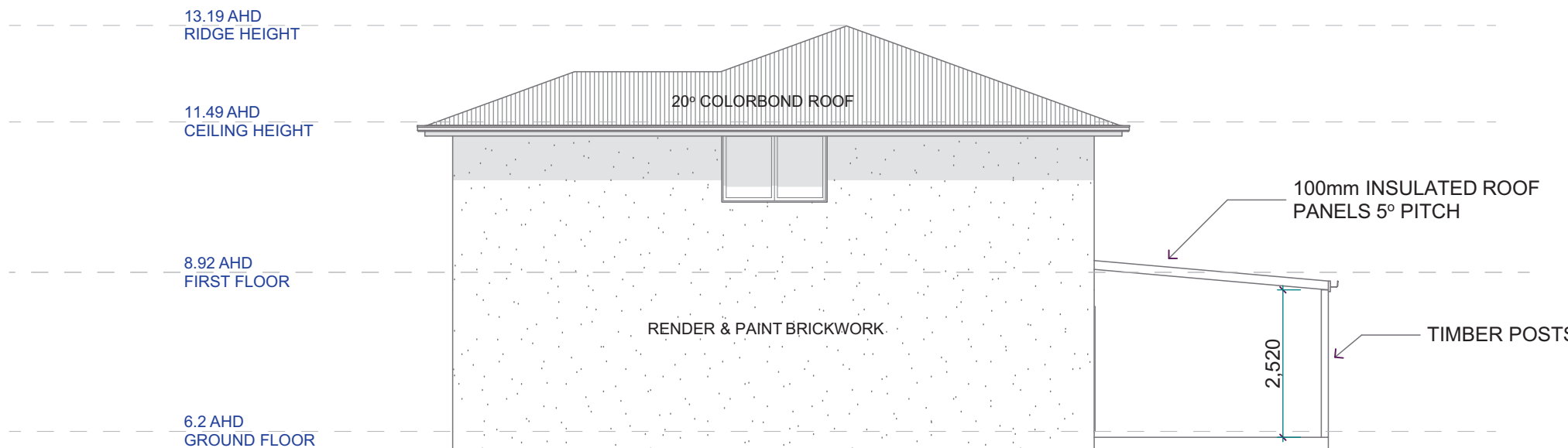
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For Darren Campbell

Drawing Title:
First floor

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Northern Elevation



Southern Elevation

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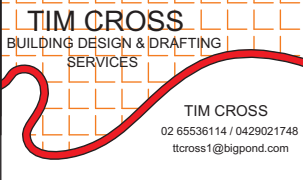


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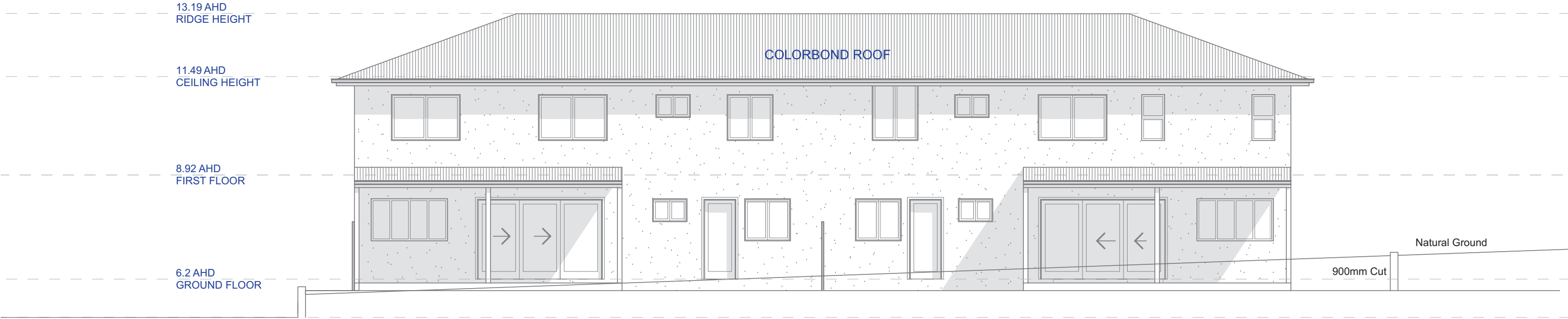
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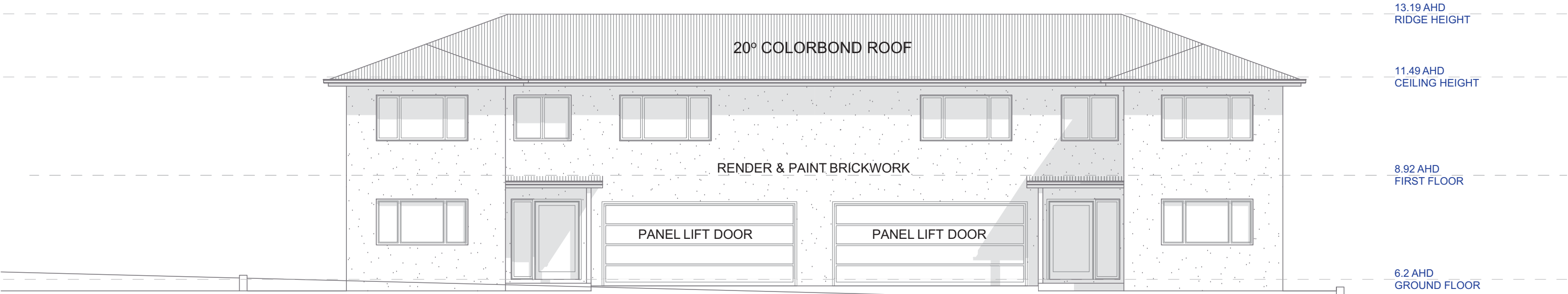
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39 James Forster Dr
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For Darren Campbell

Drawing Title:
Elevations - 1

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Drawing No:	DR-04



Eastern Elevation



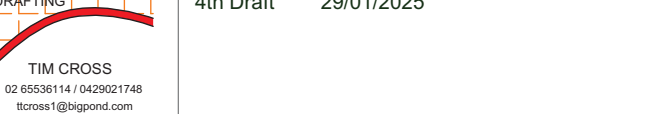
Western Elevation

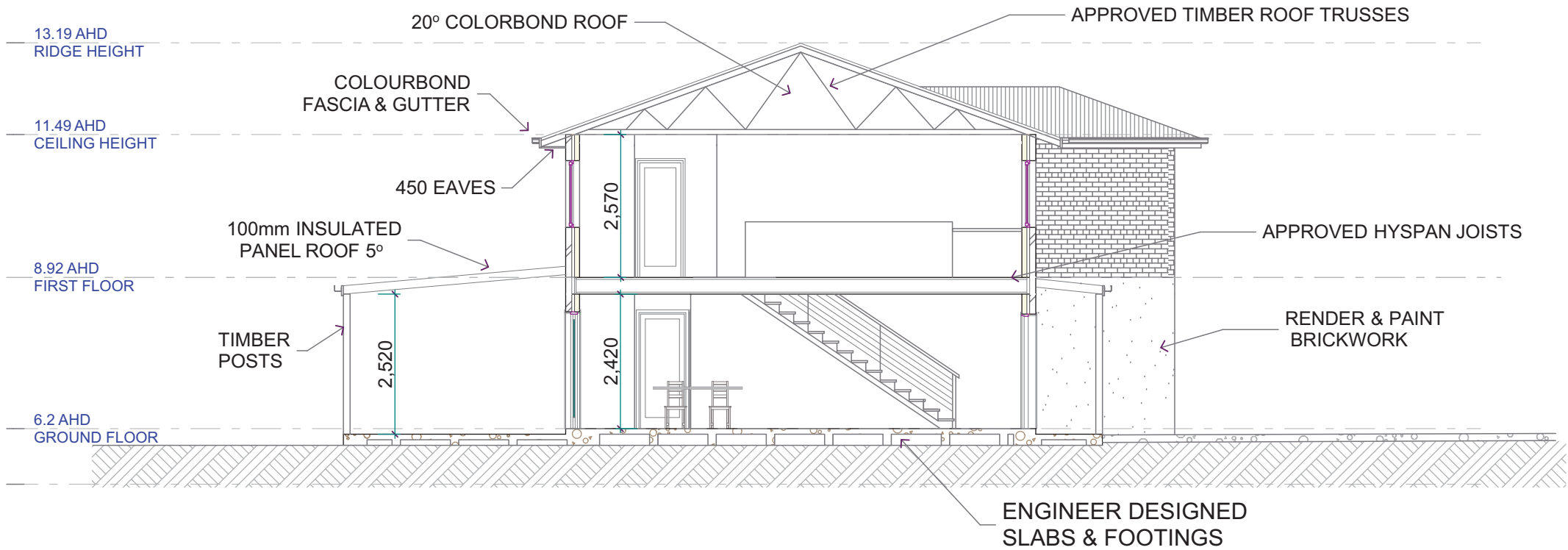
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		<div>Drawing No:</div> <div><div>DR-05</div></div>				



SECTION A1

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Drawing Title:	
Sections A1	
Print Date:	10/03/2025 4:23 PM
Scale:	1:100 @A3
Rev:	DR1
Drawing No:	
DR-06	