

New Town Houses
Lot 57 DP1072968
39 James Forster 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.		



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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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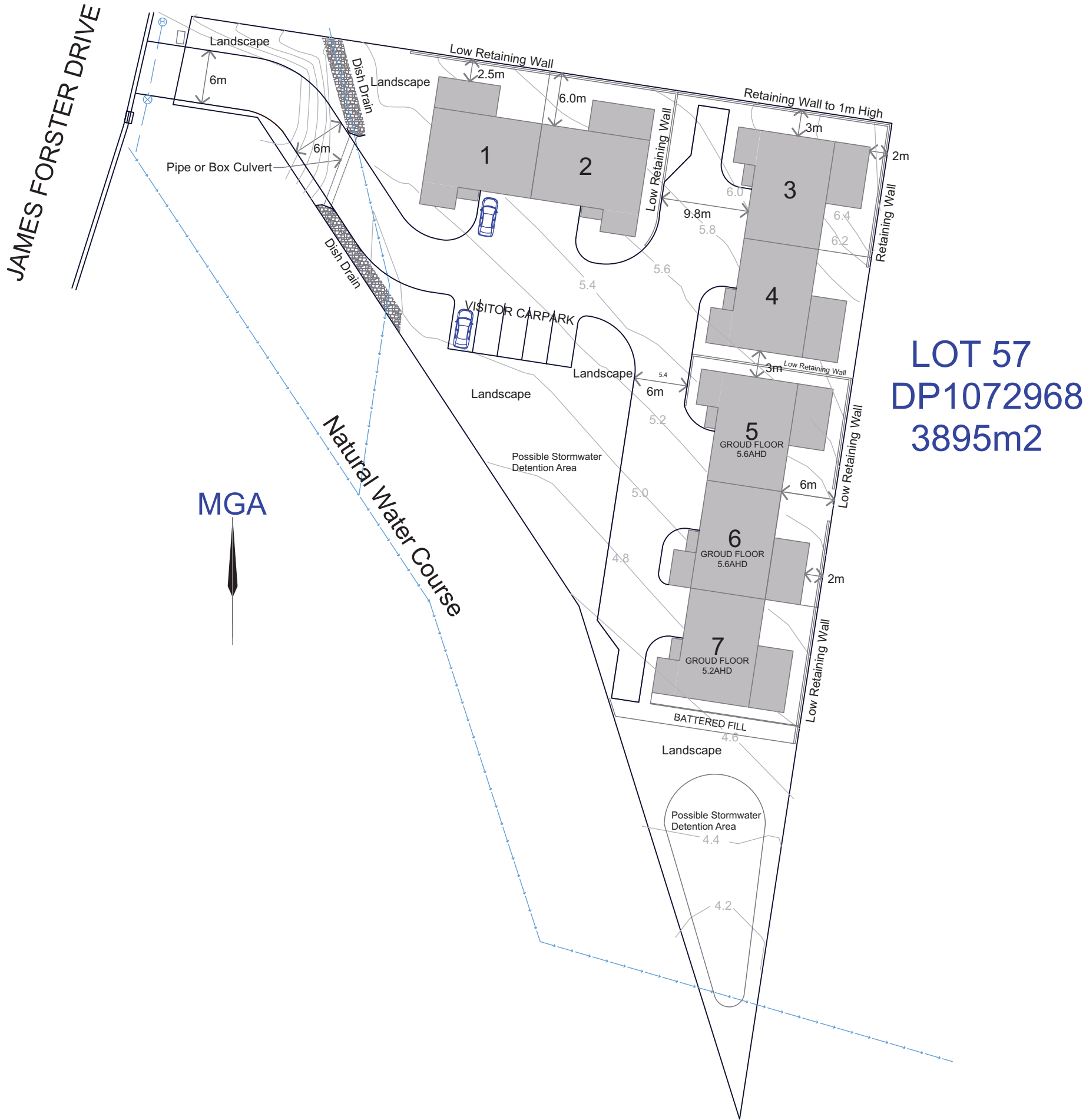
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Revisions	
4th Draft	29/01/2025

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LOT 57
DP1072968
3895m2

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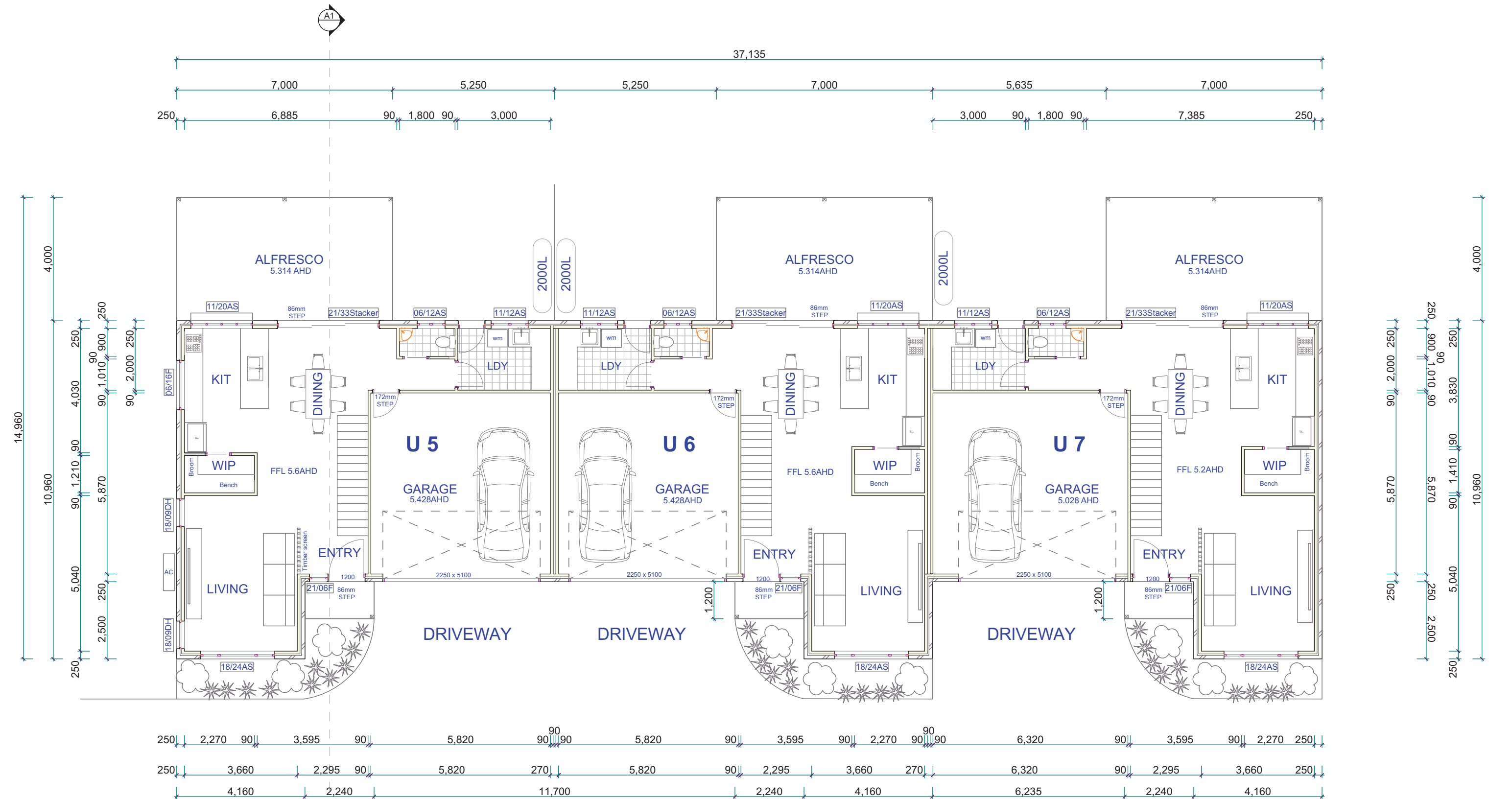
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Blackhead NSW 2430
For Darren Campbell**

Drawing Title:
Site & Roof Plan

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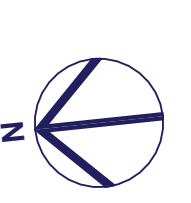
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New Town Houses
Lot 57 DP1072968
39 James Forster Dr
Blackhead NSW 2430
For Darren Campbell

Drawing Title:
Ground Floor

Print Date:
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Drawing No:
DR-02

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AREA /UNIT 5,6
GROUND FLOOR 78.4m2
GARAGE 35.6m2
FIRST FLOOR 114m2
ALFRESCO 28m2

TOTAL 256m2

AREA /UNIT 7
GROUND FLOOR 79.2m2
GARAGE 38.8m2
FIRST FLOOR 118m2
ALFRESCO 28m2

TOTAL 264m2

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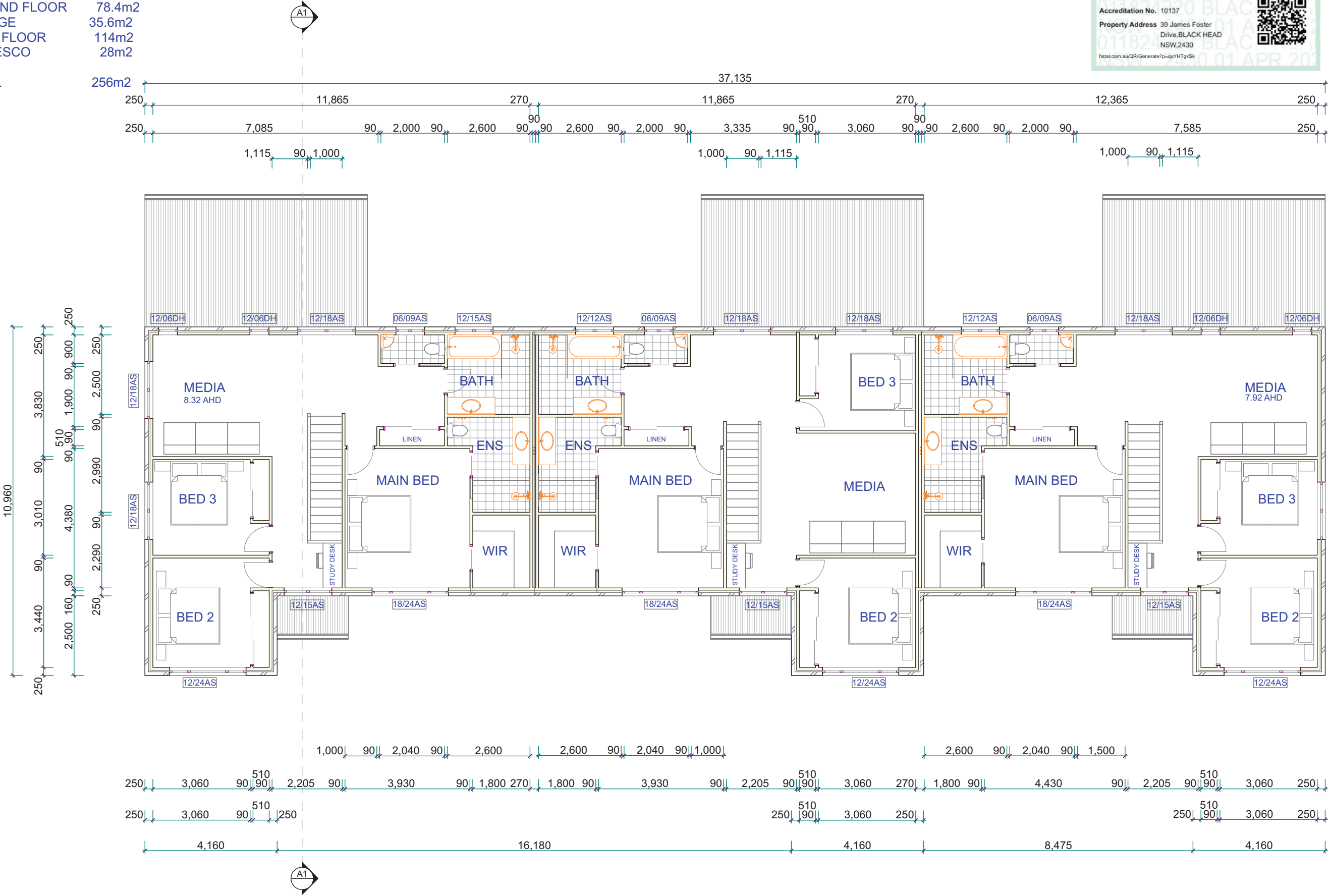
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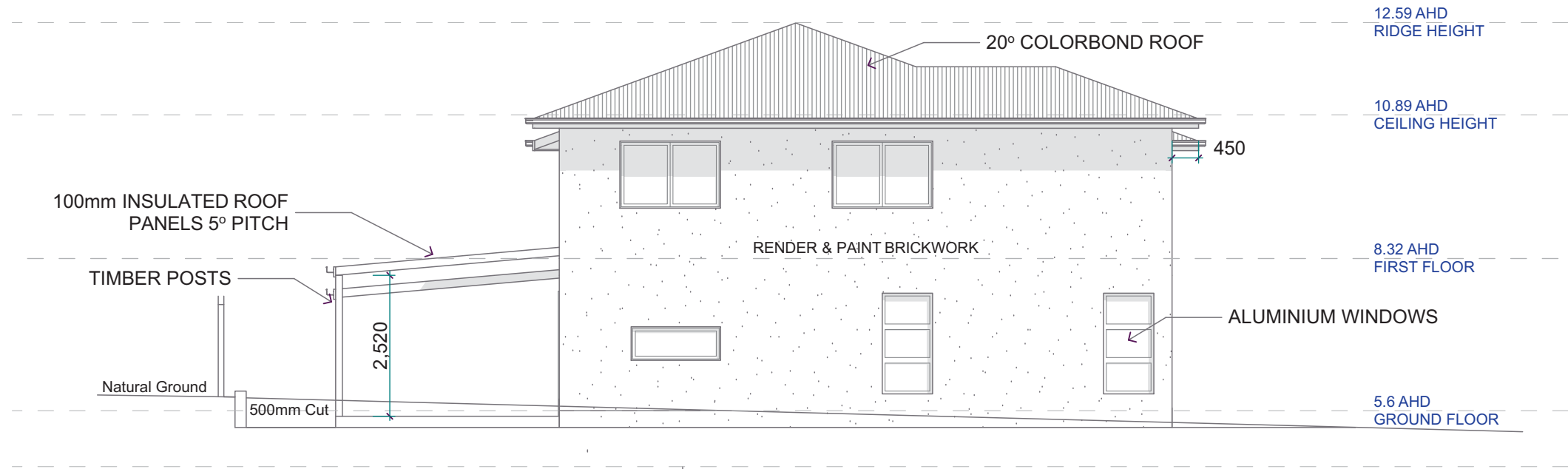
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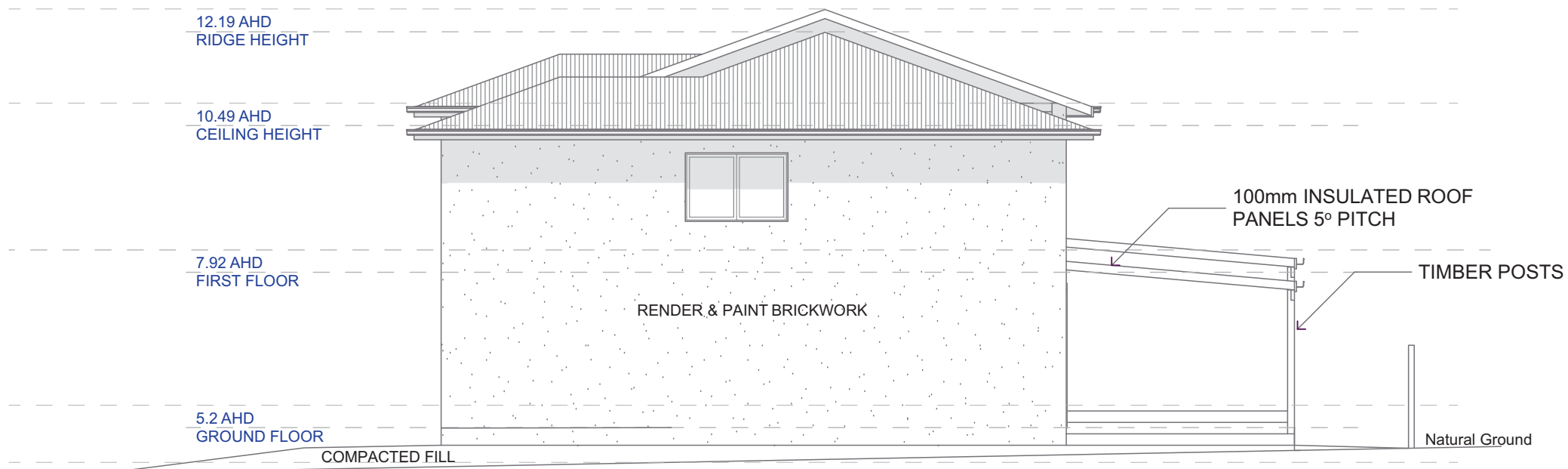
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39 James Forster Dr
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For Darren Campbell

Drawing Title:
First floor

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Northern Elevation



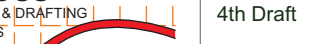
Southern Elevation

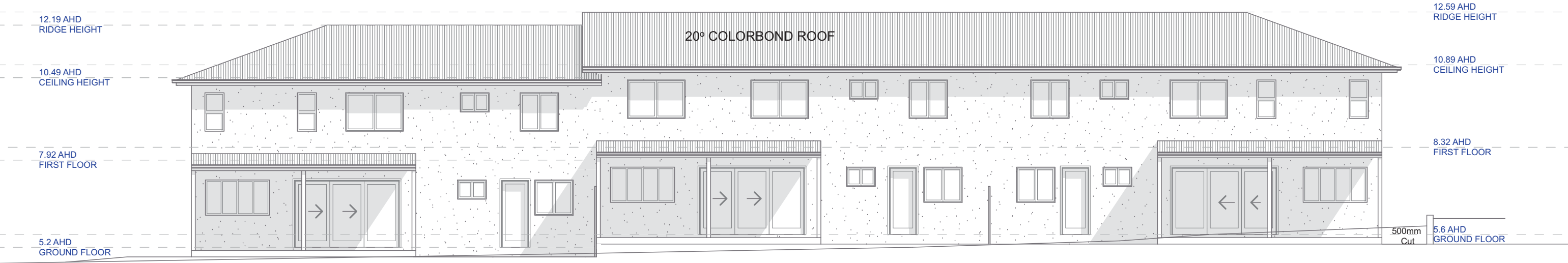
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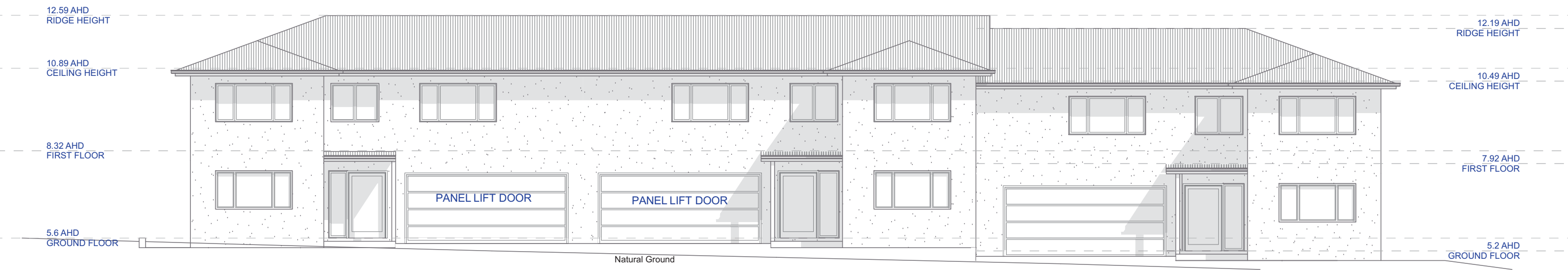


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Eastern Elevation



Western Elevation

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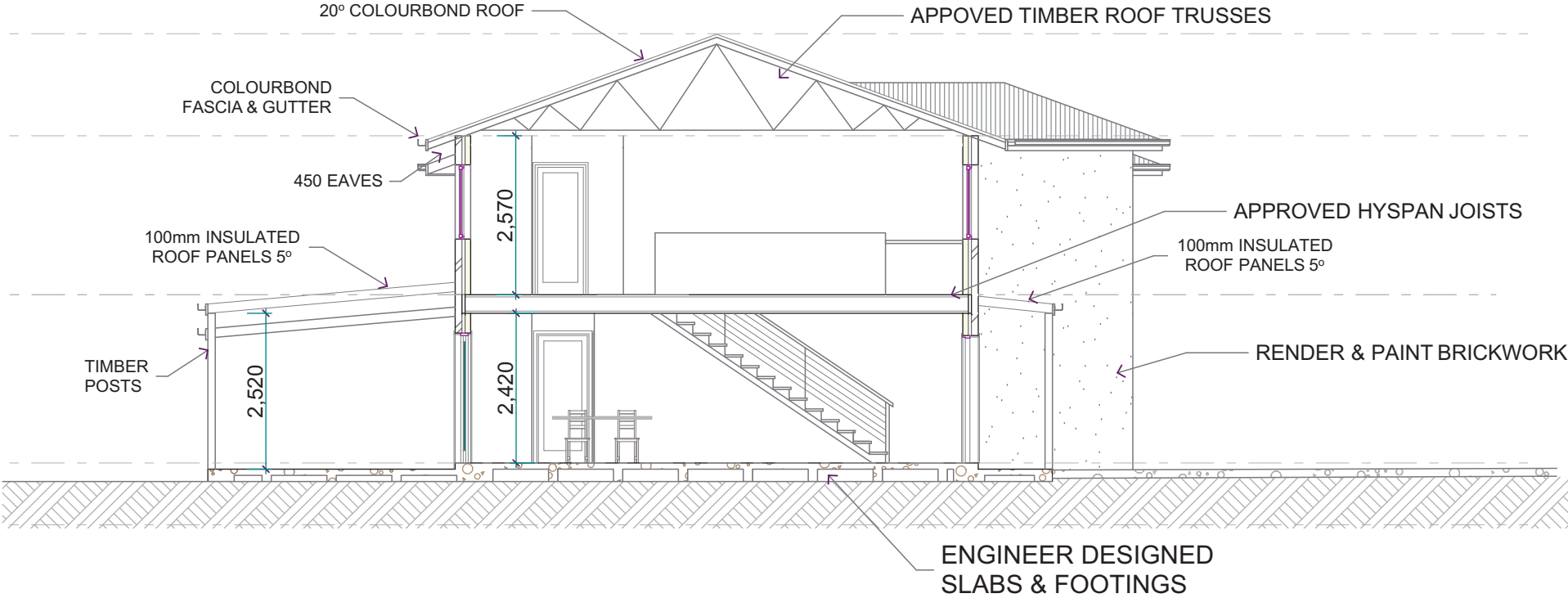


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Drawing Title: Elevations - 2		Print Date: 30/01/2025 11:16 AM
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SECTION A1

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Revisions			Project: New Town Houses Lot 57 DP1072968 39 James Forster Dr Blackhead NSW 2430 For Darren Campbell	Drawing Title: Sections A1	Print Date: 30/01/2025 11:16 AM
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				Drawing No: DR-06	