STUDIO FIND ARCHITECTS PTY LTD
a. Level 1 152/160 Hunter Street Newcastle, NSW
e. admin@studiofind.com.au
p. 0401 213 144
w. studiofind.com.au
r . Nominated Architect: Nicholas Potts | 12325

WALLARINGA BUSHIES COTTAGES

0133

832/-/DP1280901
321 Wallaringa Road, Wallaringa NSW 2420

Cabin
Dungog Shire Council

JORDANA & EDWARD THIRLWALL

JET RURAL TRUST PTY LTD

CONSTRUCTION CERTIFICATE
CC D
13/1/2026







SITE LOCATION

COTTAGE(S) LOCATION

ORIGINAL FIRE PLACE:
BUSHIES COTTAGE LOCATION

SECTION 4.55 1A - MODIFICATION:
2X FARM STAY COTTAGES

DUNGOG SHIRE COUNCIL LEP/DCP

LOT/ SECTION/DP	831/-/DP1280901
	832/-/DP1280901
SITE AREA	309.5 ha
LGA	Dungog Shire Council
LEP ZONING	RU1 - Primary Production
MINIMUM LOT SIZE	60 ha
FLOOR SPACE RATIO	N/A
HEIGHT OF BUILDING	N/A
ACID SULPHATE	N/A
FLOOD PRONE LAND	N/A
BUSHFIRE / BAL RATING	BAL 12.5
MINE SUBSIDENCE	N/A
HERITAGE	N/A
LOCAL ABORIGINAL LAND COUNCIL	Karuah

EXISTING SITE INFORMATION

SITE AREA	309.5 ha
TOTAL GFA	194 m^2
EXISITING POS	20 m^2
STOREY'S	1

DEVELOPMENT STATISTICS

TOTAL GFA	222.3 m^2
REQUIRED FSR	N/A
PROPOSED FSR	N/A
LANDSCAPE AREA REQUIRED	N/A
DEEP SOIL REQUIRED	N/A
CAR-PARKING REQUIRED	2
CAR-PARKING PROVIDED	4
PRIVATE OPEN SPACE REQUIRED	N/A
PRIVATE OPEN SPACE PROVIDED	74 m^2
COMPLIANT ON SETBACKS	YES
BUILDING TO BOUNDARY	NO
FRL TO BOUNDARY WALL	60/60/60 FRL
STOREY'S PROPOSED	1
BEDROOMS	2
BATHROOMS	2
FRONT SETBACK	50 m^2
REAR SETBACK	50 m^2
SIDE SETBACK	50 m^2







SITE ANALYSIS -

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Certificate No. #HR-TNGMVL-02
Certificate No. #HR-IWFZ56-02

Revision ID	Revision Name	Revision Date
DA R	**Development Application Review**	**22/4/2025**
DA	**Development Application**	**22/4/2025**
DA B	**Development Application REV B**	**29/4/2025**
CC A	**Construction Certificate REV A**	**24/6/2025**
CC B	**Construction Certificate REV B**	**16/7/2025**
CC C	**Construction Certificate REV C**	**20/11/2025**
CC D	**Construction Certificate REV D**	**13/1/2026**

WALLARINGA BUSHIES COTTAGES

project #
0133

832/-/DP1280901 321 Wallaringa Road, Wallaringa NSW 2420

client:
JORDANA & EDWARD THIRLWALL

PLANNING INFORMATION, SITE ANALYSIS

subset name:
INFORMATION

drawing #
A-002

scale:

subset name:
LEGENDS / PLANNING CONTROLS

issue
CC D

date:
13/1/2026

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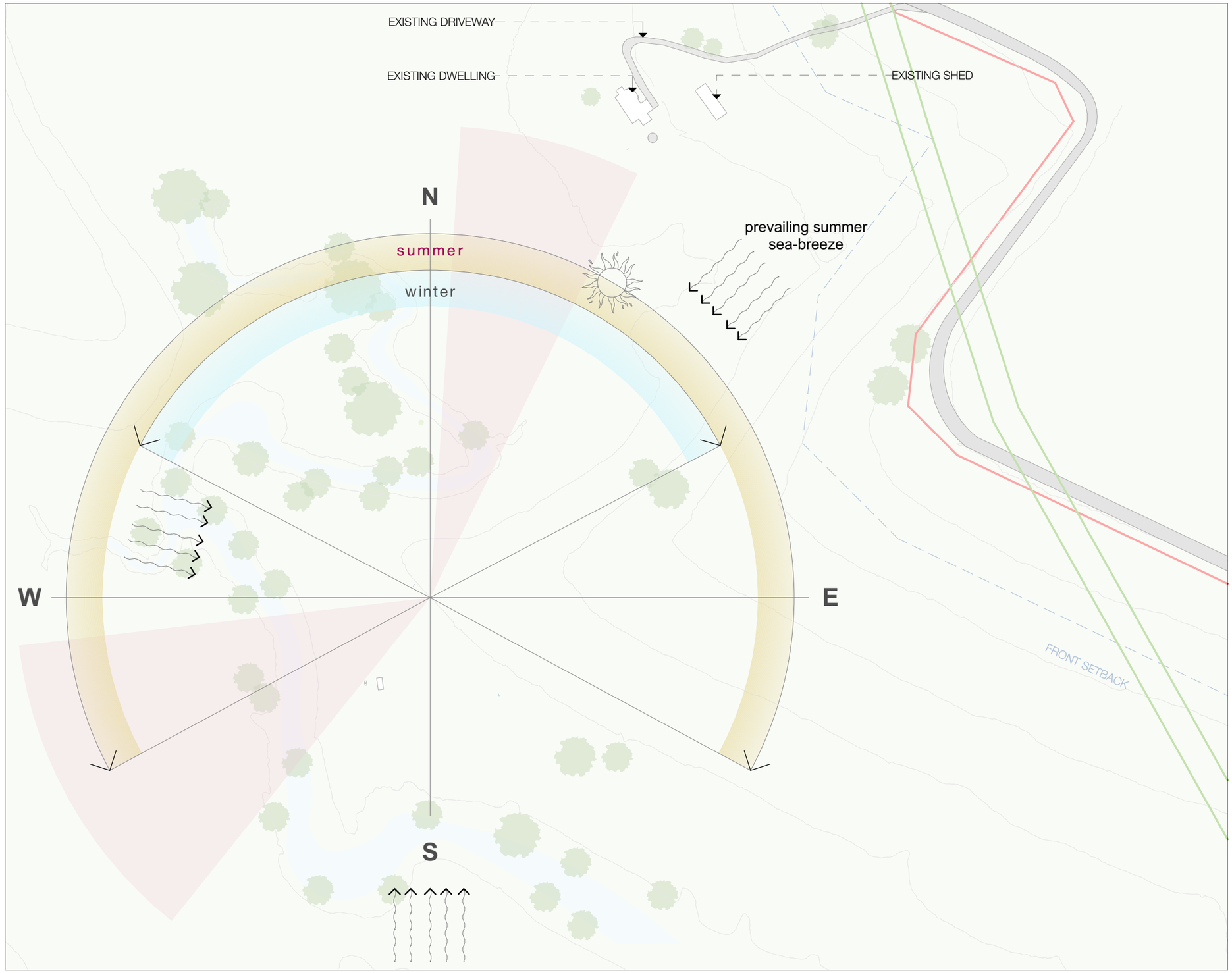
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SITE ANALYSIS - **1:2000**

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WALLARINGA BUSHIES COTTAGES

project #
0133

832/-/DP1280901 321 Wallaringa Road, Wallaringa NSW 2420

client:
JORDANA & EDWARD THIRLWALL

SITE ANALYSIS

subset name:
INFORMATION

drawing #
A-003

scale:
1:2000

subset name:
SITE ANALYSIS

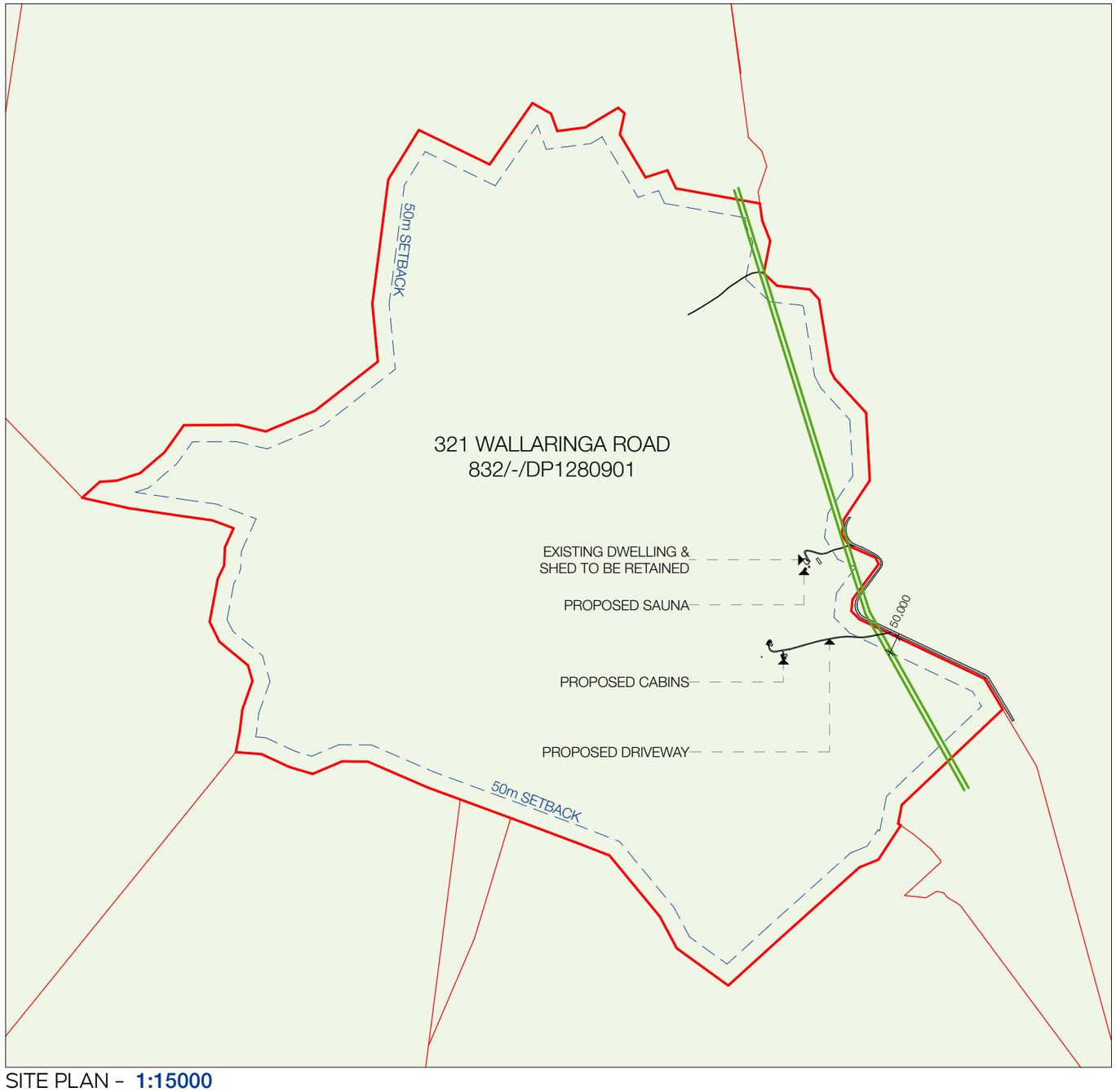
issue
CC D

date:
13/1/2026

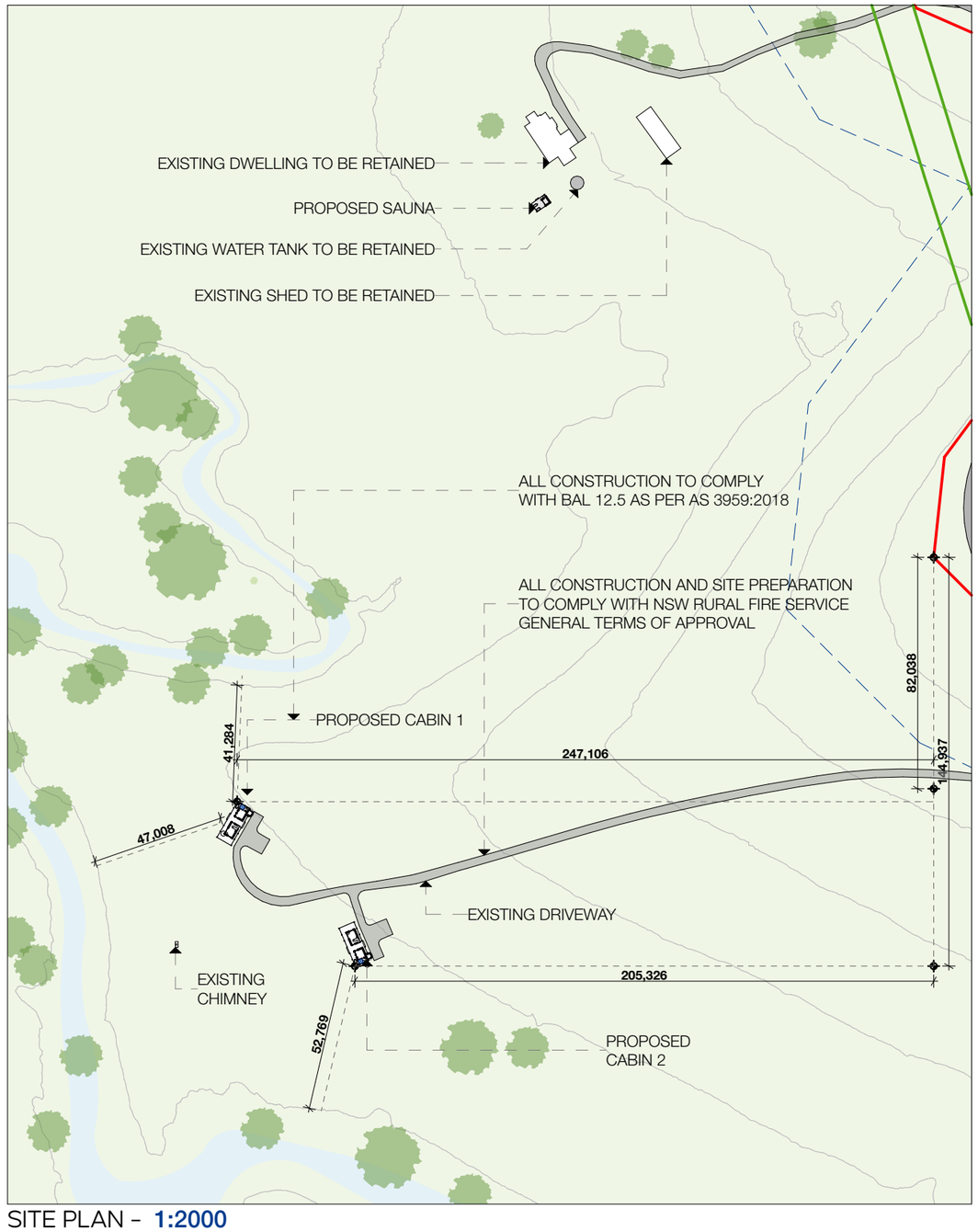
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SITE PLAN - **1:15000**



SITE PLAN - **1:2000**

1) New crossover and gate
2) Gravel driveway — all weather access
3) One parking space and an NSWRFS T turning bay with each leg eight meters long and four meters wide

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Certificate No. 4HR-NWFZ56-02

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DA R	Development Application Review	22/4/2025
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CC D	Construction Certificate REV D	13/1/2026

WALLARINGA BUSHIES COTTAGES

project #
0133

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Wallaringa NSW 2420

client:
JORDANA & EDWARD THIRLWALL

SITE PLAN

subset name:
SITE PLAN(S)

drawing #
A-2001

scale:
1:15000, 1:2000

subset name:
SITE PLAN

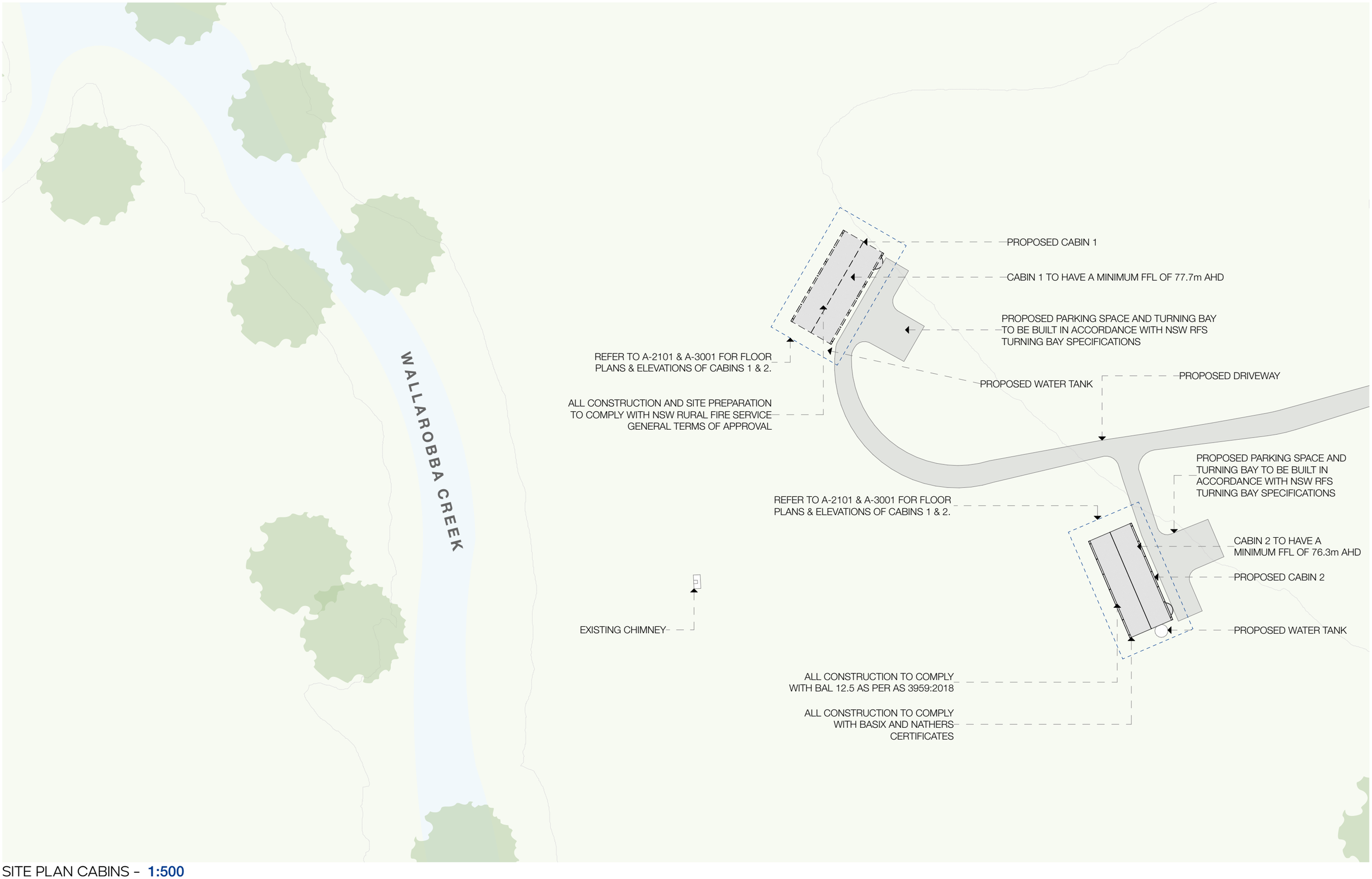
issue
CC D

date:
13/1/2026

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SITE PLAN CABINS - **1:500**

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DA R	Development Application Review	22/4/2025
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WALLARINGA BUSHIES COTTAGES

project #
0133

832/-/DP1280901 321 Wallaringa Road, Wallaringa NSW 2420

client:
JORDANA & EDWARD THIRLWALL

SITE PLAN CABINS

subset name:
SITE PLAN(S)

drawing #
A-2002

scale:
1:500

subset name:
SITE PLAN - CABINS

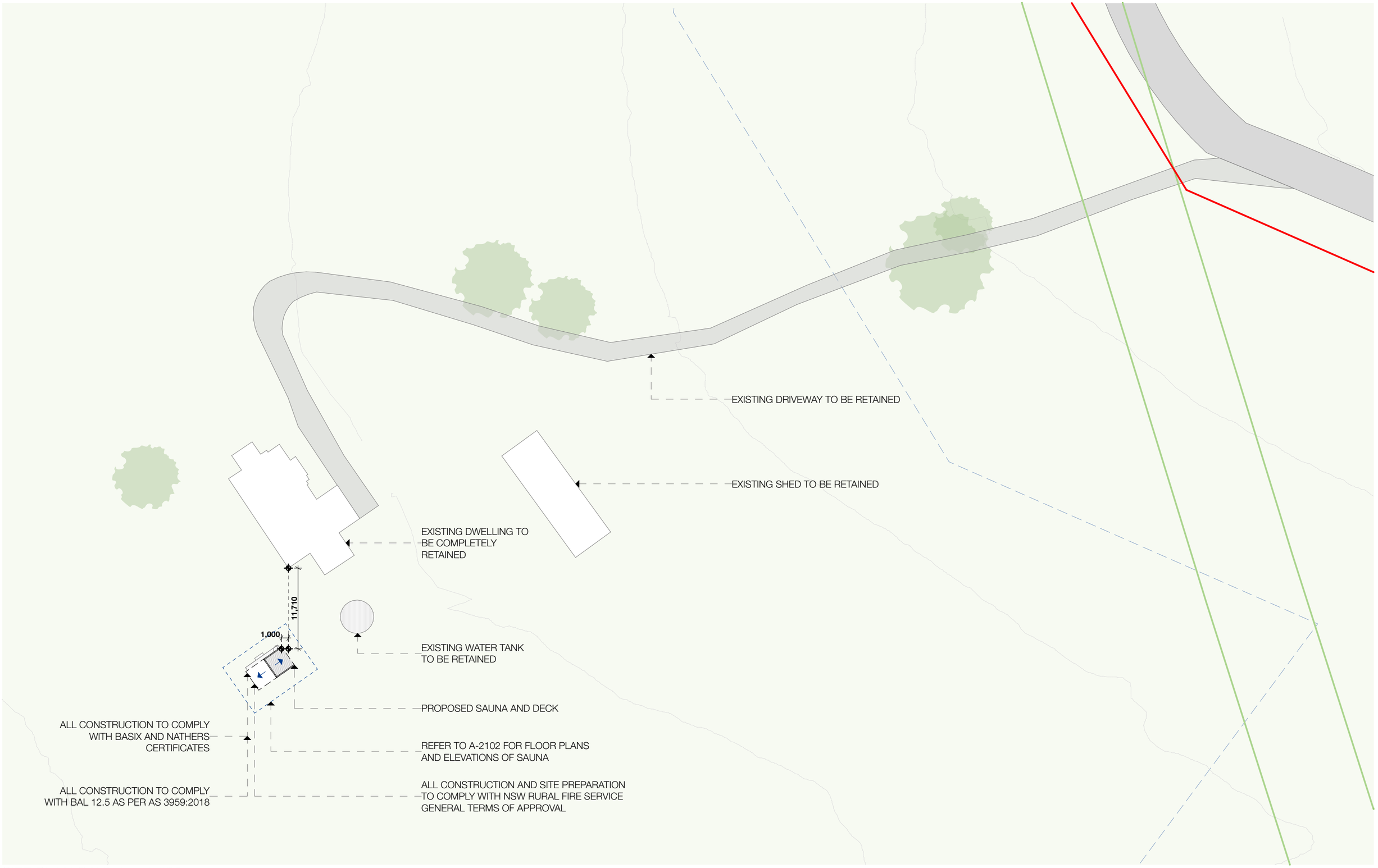
issue
CC D

date:
13/1/2026

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SITE PLAN SAUNA - **1:500**

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Certificate No. 1HR-IWFZ56-02

Revision ID	Revision Name	Revision Date
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DA	Development Application	22/4/2025
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CC B	Construction Certificate REV B	16/7/2025
CC C	Construction Certificate REV C	20/11/2025
CC D	Construction Certificate REV D	13/1/2026

WALLARINGA BUSHIES COTTAGES

project #
0133

832/-/DP1280901 321 Wallaringa Road,
Wallaringa NSW 2420

client:
JORDANA & EDWARD THIRLWALL

SITE PLAN SAUNA

subset name:
SITE PLAN(S)

drawing #
A-2003

scale:
1:500

subset name:
SITE PLAN - SAUNA

issue
CC D

date:
13/1/2026

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LEGEND

BF	BRUSH FINISH	HR	HANDRAIL
CONC	CONCRETE - REFER TO SCHEDULE	HWS	HOT WATER SYSTEM
CT#	CERAMIC TILE - REFER TO SCHEDULE	LC#	LIGHTWEIGHT CLADDING - REFER TO SCHEDULE
CPT	CARPET - REFER TO SCHEDULE	LDY	LAUNDRY
POL CONC	POLISHED CONCRTETE	LIN	LINEN
DP	DOWNPIPE	LW	LOW WALL
DR	DRYER (BY OWNER)	MRC	METAL ROOF CAPPING
EG	EAVES GUTTER	MRS	METAL ROOF SHEETING
ENS	ENSUITE	P	PANTRY
VP	VINYL PLANK	PLD	PANEL LIFT DOOR
F	REFRIDGERATOR	PV#	PAVER - REFER TO SCHEDULE
FB#	FACE BRICK - REFER TO SCHEDULE	SC	SCREENING
BIR	BIRCH PLY	TD	TIMBER DECKING
FEN#	FENCE AS SCHEDULED	TUB	LAUNDRY TUB
FW	FLOOR WASTE	WC	WATER CLOSET

WALL LEGEND - UNITS

1 — **LIGHTWEIGHT WALL 01**
LIGHTWEIGHT CLADDING 01. SEE FINISHES SCHEDULE.
SARKING + BATTENS
70mm TIMBER FRAME & INSULATION
10mm PLYWOOD

2 — **LIGHTWEIGHT WALL 02**
LIGHTWEIGHT CLADDING 02. REFER FINISHES SCHEDULE.
SARKING + BATTENS
70mm TIMBER FRAME & INSULATION
10mm PLYWOOD

3 — **INTERNAL PARTITION**
10mm PLYWOOD
70mm TIMBER FRAME
10mm PLYWOOD

DOUBLE STUD CLUSTER
2 X 70x35 TIMBER STUDS

P1
2X140X42

BAL 12.5 NOTES:

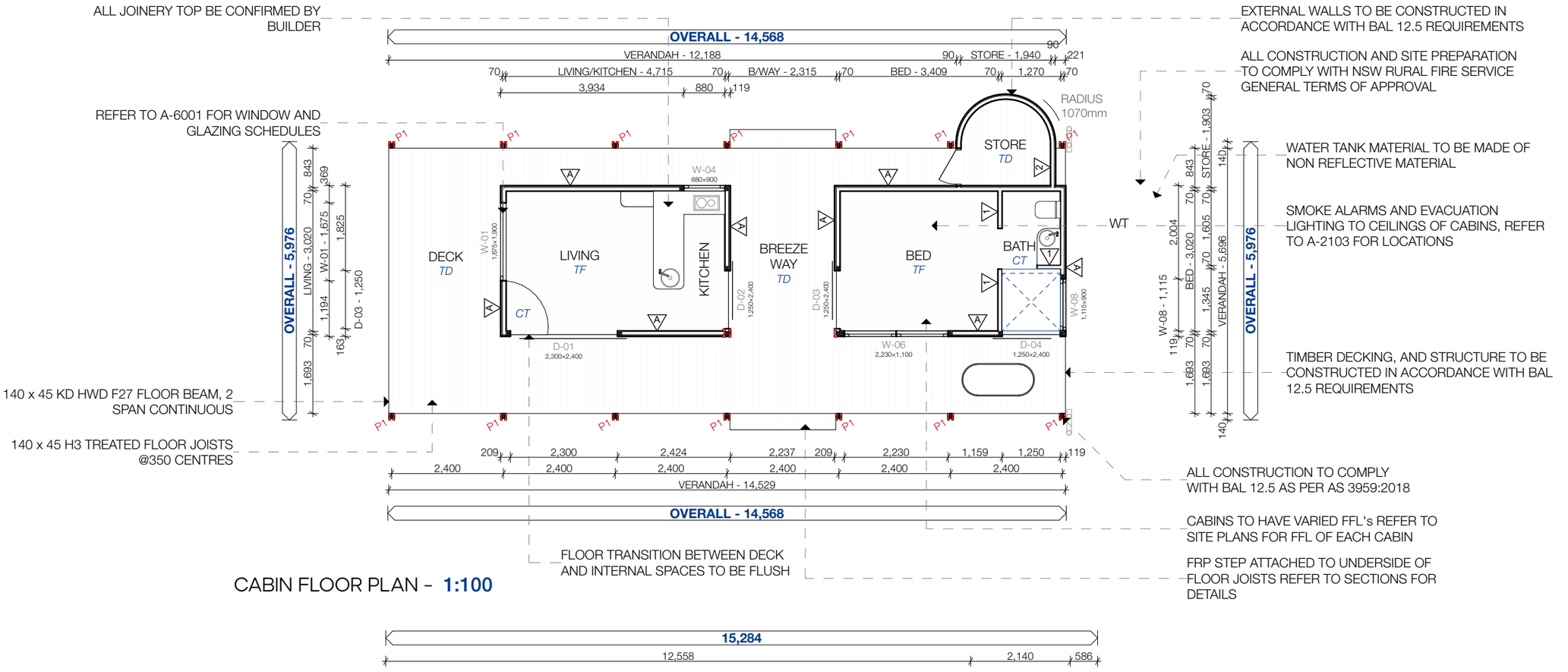
1. External Walls
External wall cladding to be non-combustible or deemed-to-satisfy under BAL 12.5 (e.g., steel sheet cladding, fibre-cement cladding, hardwood ≥ 18 mm, or timber species listed as bushfire-resistant). Gaps in wall cladding not to exceed 3 mm.
2. Subfloor & Decking
Timber posts supporting the structure allowed under BAL 12.5. Decking boards may be timber; gaps between boards not to exceed 5 mm.
Any support framing directly beneath decking (within 400 mm of ground) to be non-combustible or bushfire-resistant timber.
3. Roof Construction
Roof covering to be non-combustible (e.g., steel roofing).
Sarking beneath roofing required; must be non-perforated.
All roof-to-wall junctions, valleys, and penetrations to be sealed to prevent ember entry.
Openings in the roof space venting to be fitted with corrosion-resistant metal mesh ≤ 2 mm.
4. Eaves, Fascia & Soffits
Eaves/soffits to be non-combustible (e.g., fibre-cement sheet) or timber species permitted under BAL 12.5.
Gaps at eaves not to exceed 3 mm.
5. Windows
External window frames may be timber, aluminium, or steel.
Glazing to be min. 4 mm toughened glass.
Openable windows to be protected with metal mesh screens ≤ 2 mm aperture.
All gaps around window frames ≤ 3 mm.
6. External Doors
External doors may be timber, metal, or composite material.
Glazed portions to be min. 4 mm toughened glass.
Any door with mesh screening must use metal mesh ≤ 2 mm.
Weather strips and seals required to minimise gaps at jambs, head, and sill; no gap to exceed 3 mm.
7. Vents & Weepholes
All vents, weepholes, and penetrations to be screened with corrosion-resistant metal mesh ≤ 2 mm.
8. Services
Gas and plumbing penetrations through walls and floors to be sealed with non-combustible sealant.
Gaps around electrical conduits to be sealed with non-combustible material.
9. Gutters & Downpipes
Gutters to be non-combustible (e.g., steel).
Leaf guards optional under BAL 12.5 but recommended for ember protection.
10. Verandahs / Wrap-Around Deck
Deck structure allowed to be timber.
Underside to have no gaps exceeding 5 mm where it intersects with the external wall.
Posts supporting the verandah/deck may be timber.

ALL JOINERY TOP BE CONFIRMED BY BUILDER

REFER TO A-6001 FOR WINDOW AND GLAZING SCHEDULES

140 x 45 KD HWD F27 FLOOR BEAM, 2 SPAN CONTINUOUS

140 x 45 H3 TREATED FLOOR JOISTS @350 CENTRES



EXTERNAL WALLS TO BE CONSTRUCTED IN ACCORDANCE WITH BAL 12.5 REQUIREMENTS

ALL CONSTRUCTION AND SITE PREPARATION TO COMPLY WITH NSW RURAL FIRE SERVICE GENERAL TERMS OF APPROVAL

WATER TANK MATERIAL TO BE MADE OF NON REFLECTIVE MATERIAL

SMOKE ALARMS AND EVACUATION LIGHTING TO CEILINGS OF CABINS, REFER TO A-2103 FOR LOCATIONS

TIMBER DECKING, AND STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH BAL 12.5 REQUIREMENTS

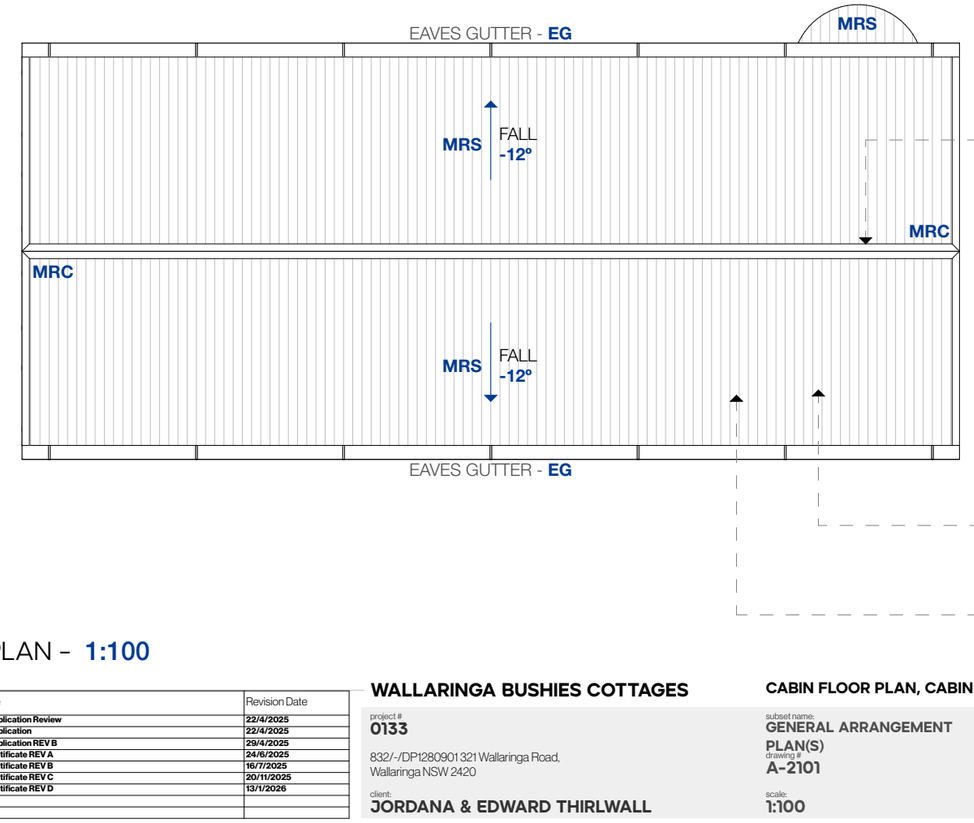
ALL CONSTRUCTION TO COMPLY WITH BAL 12.5 AS PER AS 3959:2018

CABINS TO HAVE VARIED FFL's REFER TO SITE PLANS FOR FFL OF EACH CABIN

FRP STEP ATTACHED TO UNDERSIDE OF FLOOR JOISTS REFER TO SECTIONS FOR DETAILS

FLOOR TRANSITION BETWEEN DECK AND INTERNAL SPACES TO BE FLUSH

CABIN FLOOR PLAN - 1:100



ALL ROOF FLASHINGS TO MATCH FINISH OF METAL ROOF SHEETING, REFER TO A-6001 FOR MATERIAL SPECIFICATION

ALL CONSTRUCTION TO COMPLY WITH BASIX AND NATHERS CERTIFICATES

ROOFS TO BE CONSTRUCTED IN ACCORDANCE WITH BAL 12.5 REQUIREMENTS

CABIN ROOF PLAN - 1:100

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CC D	Construction Certificate REV D	13/1/2026

WALLARINGA BUSHIES COTTAGES

project #
0133

832/-/DP1280901 321 Wallaringa Road, Wallaringa NSW 2420

client:
JORDANA & EDWARD THIRLWALL

CABIN FLOOR PLAN, CABIN ROOF PLAN

subset name:
GENERAL ARRANGEMENT PLAN(S)
drawing #
A-2101

scale:
1:100

subset name:
GROUND FLOOR PLAN - CABIN

issue
CC D

date:
13/1/2026

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LEGEND

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CONC	CONCRETE - REFER TO SCHEDULE	HWS	HOT WATER SYSTEM
CT#	CERAMIC TILE - REFER TO SCHEDULE	LC#	LIGHTWEIGHT CLADDING - REFER TO SCHEDULE
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POL CONC	POLISHED CONCRTETE	LIN	LINEN
DP	DOWNPIPE	LW	LOW WALL
DR	DRYER (BY OWNER)	MRC	METAL ROOF CAPPING
EG	EAVES GUTTER	MRS	METAL ROOF SHEETING
ENS	ENSUITE	P	PANTRY
VP	VINYL PLANK	PLD	PANEL LIFT DOOR
F	REFRIDGERATOR	PV#	PAVER - REFER TO SCHEDULE
FB#	FACE BRICK - REFER TO SCHEDULE	SC	SCREENING
BIR	BIRCH PLY	TD	TIMBER DECKING
FEN#	FENCE AS SCHEDULED	TUB	LAUNDRY TUB
FW	FLOOR WASTE	WC	WATER CLOSET

WALL LEGEND - UNITS

1 **LIGHTWEIGHT WALL 01**
LIGHTWEIGHT CLADDING 01. SEE FINISHES SCHEDULE.
SARKING + BATTENS
70mm TIMBER FRAME & INSULATION
10mm PLYWOOD

2 **LIGHTWEIGHT WALL 02**
LIGHTWEIGHT CLADDING 02. REFER FINISHES SCHEDULE.
SARKING + BATTENS
70mm TIMBER FRAME & INSULATION
10mm PLYWOOD

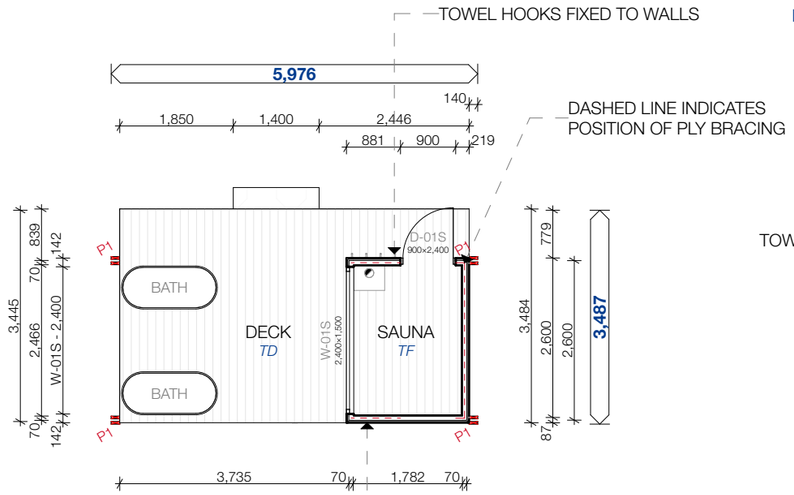
3 **INTERNAL PARTITION**
10mm PLYWOOD
70mm TIMBER FRAME
10mm PLYWOOD

DOUBLE STUD CLUSTER
2 X 70x35 TIMBER STUDS

P1
2X140X42

BAL 12.5 NOTES:

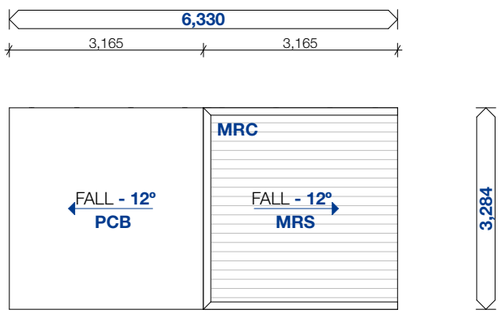
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2. Subfloor & Decking
Timber posts supporting the structure allowed under BAL 12.5. Decking boards may be timber; gaps between boards not to exceed 5 mm.
Any support framing directly beneath decking (within 400 mm of ground) to be non-combustible or bushfire-resistant timber.
3. Roof Construction
Roof covering to be non-combustible (e.g., steel roofing).
Sarking beneath roofing required; must be non-perforated.
All roof-to-wall junctions, valleys, and penetrations to be sealed to prevent ember entry.
Openings in the roof space venting to be fitted with corrosion-resistant metal mesh ≤ 2 mm.
4. Eaves, Fascia & Soffits
Eaves/soffits to be non-combustible (e.g., fibre-cement sheet) or timber species permitted under BAL 12.5.
Gaps at eaves not to exceed 3 mm.
5. Windows
External window frames may be timber, aluminium, or steel.
Glazing to be min. 4 mm toughened glass.
Openable windows to be protected with metal mesh screens ≤ 2 mm aperture.
All gaps around window frames ≤ 3 mm.
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External doors may be timber, metal, or composite material.
Glazed portions to be min. 4 mm toughened glass.
Any door with mesh screening must use metal mesh ≤ 2 mm.
Weather strips and seals required to minimise gaps at jambs, head, and sill; no gap to exceed 3 mm.
7. Vents & Weepholes
All vents, weepholes, and penetrations to be screened with corrosion-resistant metal mesh ≤ 2 mm.
8. Services
Gas and plumbing penetrations through walls and floors to be sealed with non-combustible sealant.
Gaps around electrical conduits to be sealed with non-combustible material.
9. Gutters & Downpipes
Gutters to be non-combustible (e.g., steel).
Leaf guards optional under BAL 12.5 but recommended for ember protection.
10. Verandahs / Wrap-Around Deck
Deck structure allowed to be timber.
Underside to have no gaps exceeding 5 mm where it intersects with the external wall.
Posts supporting the verandah/deck may be timber.



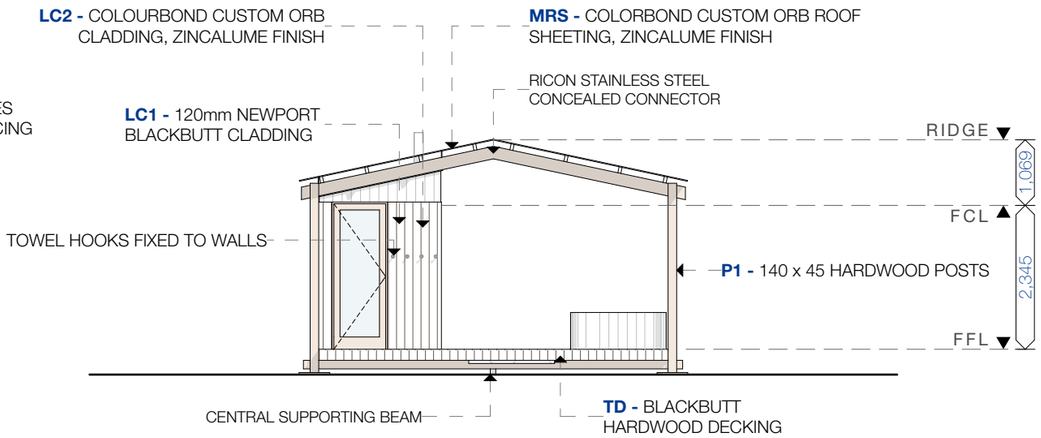
SAUNA FLOOR PLAN - **1:100**

ALL CONSTRUCTION TO COMPLY WITH BASIX AND NATHERS CERTIFICATES

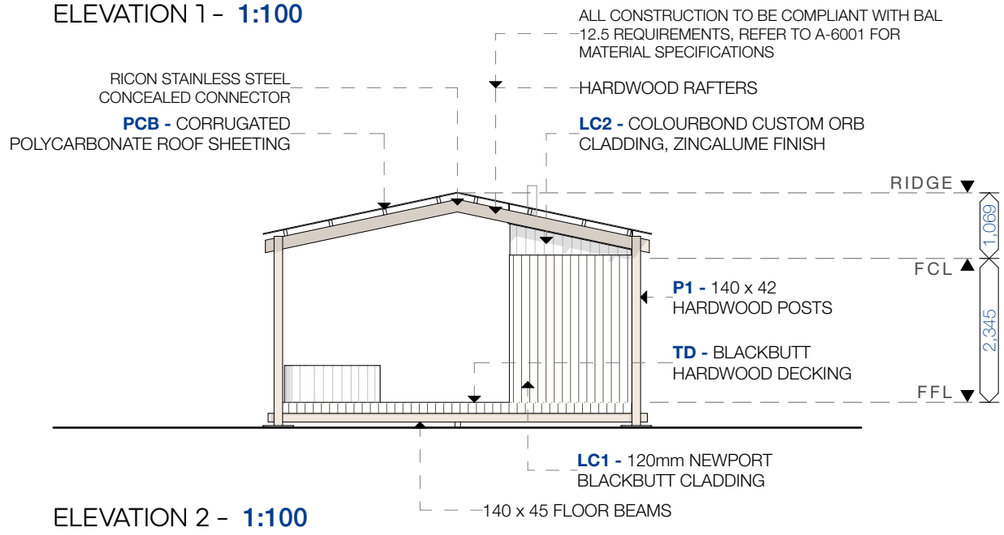
ALL CONSTRUCTION TO COMPLY WITH BAL 12.5 AS PER AS 3959:2018



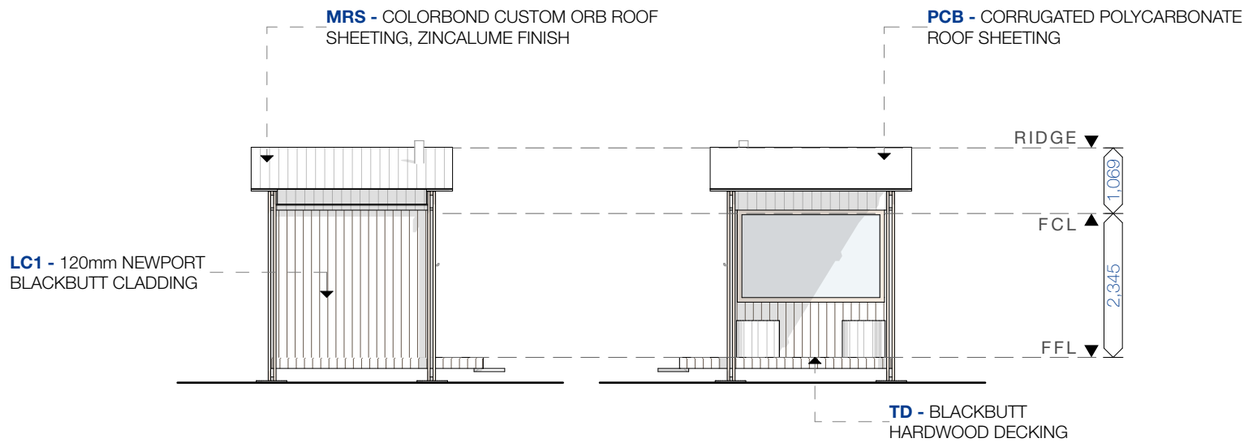
SAUNA ROOF PLAN - **1:100**



ELEVATION 1 - **1:100**



ELEVATION 2 - **1:100**



ELEVATION 3 - **1:100**

ELEVATION 4 - **1:100**

STUDIO FIND ARCHITECTS
a. Level 1 152/160 Hunter Street Newcastle, NSW
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r. Nominated Architect: Nicholas Potts | 12325

N

Certificate No. #HR-TNGMVL-02
Certificate No. #HR-WFZ58-02

Revision ID	Revision Name	Revision Date
DA R	Development Application Review	22/4/2025
DA	Development Application	22/4/2025
DA B	Development Application REV B	29/4/2025
CC A	Construction Certificate REV A	24/6/2025
CC B	Construction Certificate REV B	16/7/2025
CC C	Construction Certificate REV C	20/11/2025
CC D	Construction Certificate REV D	13/1/2026

WALLARINGA BUSHIES COTTAGES

project #
0133

832/-/DP1280901 321 Wallaringa Road, Wallaringa NSW 2420

client:
JORDANA & EDWARD THIRLWALL

SAUNA FLOOR PLAN, SAUNA ROOF PLAN, ELEVATION 1, ELEVATION 3, ELEVATION 2, ELEVATION 4

GENERAL ARRANGEMENT PLAN(S)
drawing #
A-2102

GROUND FLOOR PLAN - SAUNA
issue
CC D

scale:
1:100

date:
13/1/2026

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ISSUE FOR CONSTRUCTION

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LEGEND

BF	BRUSH FINISH	HR	HANDRAIL
CONC	CONCRETE - REFER TO SCHEDULE	HWS	HOT WATER SYSTEM
CT#	CERAMIC TILE - REFER TO SCHEDULE	LC#	LIGHTWEIGHT CLADDING - REFER TO SCHEDULE
CPT	CARPET - REFER TO SCHEDULE	LDY	LAUNDRY
POL CONC	POLISHED CONCRTETE	LIN	LINEN
DP	DOWNPIPE	LW	LOW WALL
DR	DRYER (BY OWNER)	MRC	METAL ROOF CAPPING
EG	EAVES GUTTER	MRS	METAL ROOF SHEETING
ENS	ENSUITE	P	PANTRY
VP	VINYL PLANK	PLD	PANEL LIFT DOOR
F	REFRIDGERATOR	PV#	PAVER - REFER TO SCHEDULE
FB#	FACE BRICK - REFER TO SCHEDULE	SC	SCREENING
BIR	BIRCH PLY	TD	TIMBER DECKING
FEN#	FENCE AS SCHEDULED	TUB	LAUNDRY TUB
FW	FLOOR WASTE	WC	WATER CLOSET

WALL LEGEND - UNITS

1 **LIGHTWEIGHT WALL 01**
LIGHTWEIGHT CLADDING 01. SEE FINISHES SCHEDULE.
SARKING + BATTENS
70mm TIMBER FRAME & INSULATION
10mm PLYWOOD

2 **LIGHTWEIGHT WALL 02**
LIGHTWEIGHT CLADDING 02. REFER FINISHES SCHEDULE.
SARKING + BATTENS
70mm TIMBER FRAME & INSULATION
10mm PLYWOOD

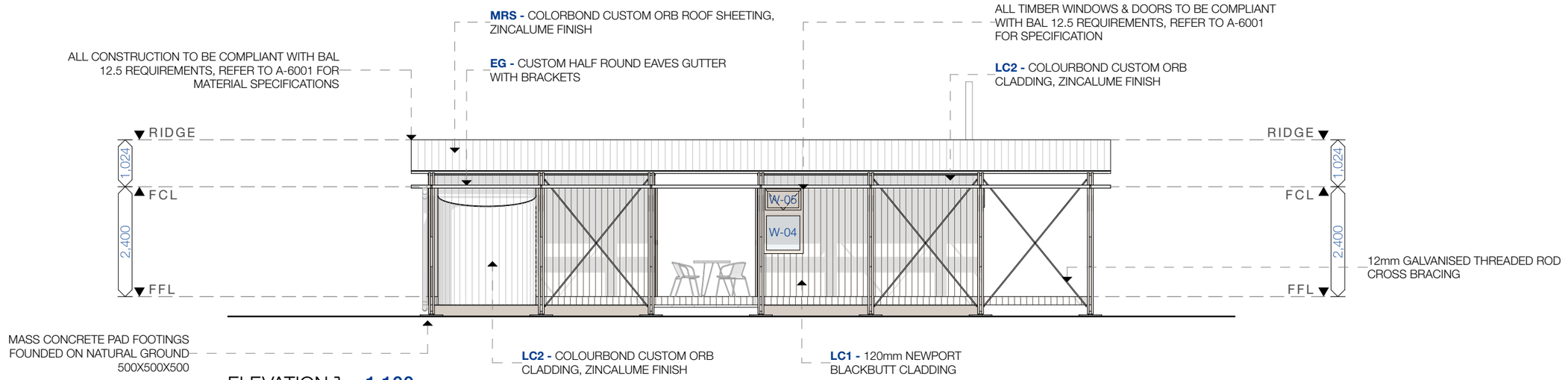
3 **INTERNAL PARTITION**
10mm PLYWOOD
70mm TIMBER FRAME
10mm PLYWOOD

DOUBLE STUD CLUSTER
2 X 70x35 TIMBER STUDS

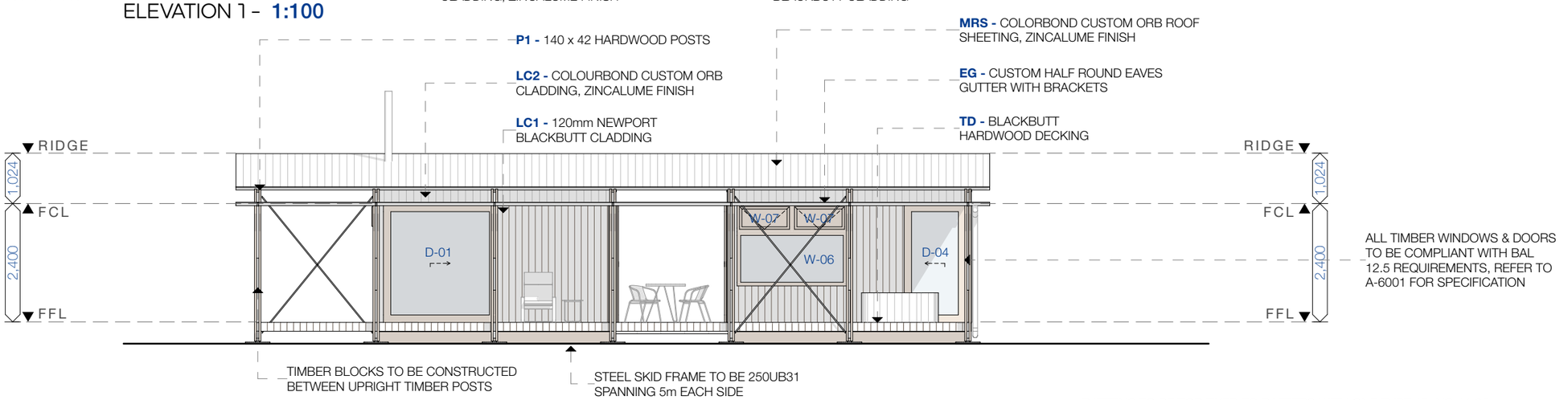
P1
2X140X42

BAL 12.5 NOTES:

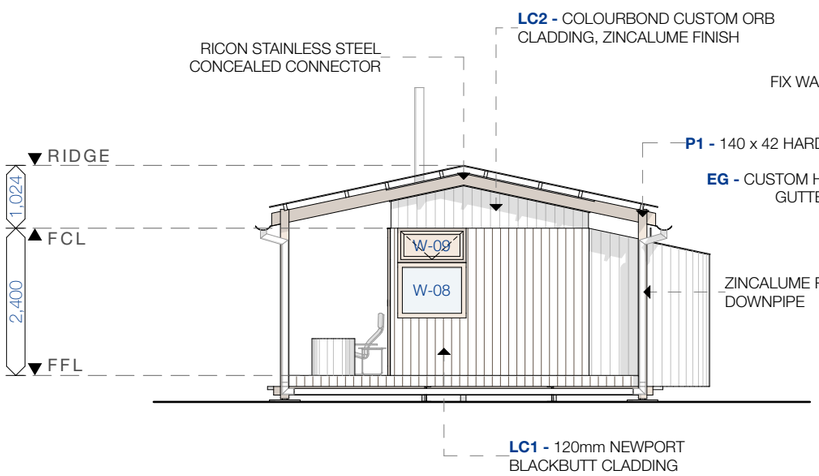
1. External Walls
External wall cladding to be non-combustible or deemed-to-satisfy under BAL 12.5 (e.g., steel sheet cladding, fibre-cement cladding, hardwood ≥ 18 mm, or timber species listed as bushfire-resistant). Gaps in wall cladding not to exceed 3 mm.
2. Subfloor & Decking
Timber posts supporting the structure allowed under BAL 12.5. Decking boards may be timber; gaps between boards not to exceed 5 mm.
Any support framing directly beneath decking (within 400 mm of ground) to be non-combustible or bushfire-resistant timber.
3. Roof Construction
Roof covering to be non-combustible (e.g., steel roofing).
Sarking beneath roofing required; must be non-perforated.
All roof-to-wall junctions, valleys, and penetrations to be sealed to prevent ember entry.
Openings in the roof space venting to be fitted with corrosion-resistant metal mesh ≤ 2 mm.
4. Eaves, Fascia & Soffits
Eaves/soffits to be non-combustible (e.g., fibre-cement sheet) or timber species permitted under BAL 12.5.
Gaps at eaves not to exceed 3 mm.
5. Windows
External window frames may be timber, aluminium, or steel.
Glazing to be min. 4 mm toughened glass.
Openable windows to be protected with metal mesh screens ≤ 2 mm aperture.
All gaps around window frames ≤ 3 mm.
6. External Doors
External doors may be timber, metal, or composite material.
Glazed portions to be min. 4 mm toughened glass.
Any door with mesh screening must use metal mesh ≤ 2 mm.
Weather strips and seals required to minimise gaps at jambs, head, and sill; no gap to exceed 3 mm.
7. Vents & Weepholes
All vents, weepholes, and penetrations to be screened with corrosion-resistant metal mesh ≤ 2 mm.
8. Services
Gas and plumbing penetrations through walls and floors to be sealed with non-combustible sealant.
Gaps around electrical conduits to be sealed with non-combustible material.
9. Gutters & Downpipes
Gutters to be non-combustible (e.g., steel).
Leaf guards optional under BAL 12.5 but recommended for ember protection.
10. Verandahs / Wrap-Around Deck
Deck structure allowed to be timber.
Underside to have no gaps exceeding 5 mm where it intersects with the external wall.
Posts supporting the verandah/deck may be timber.



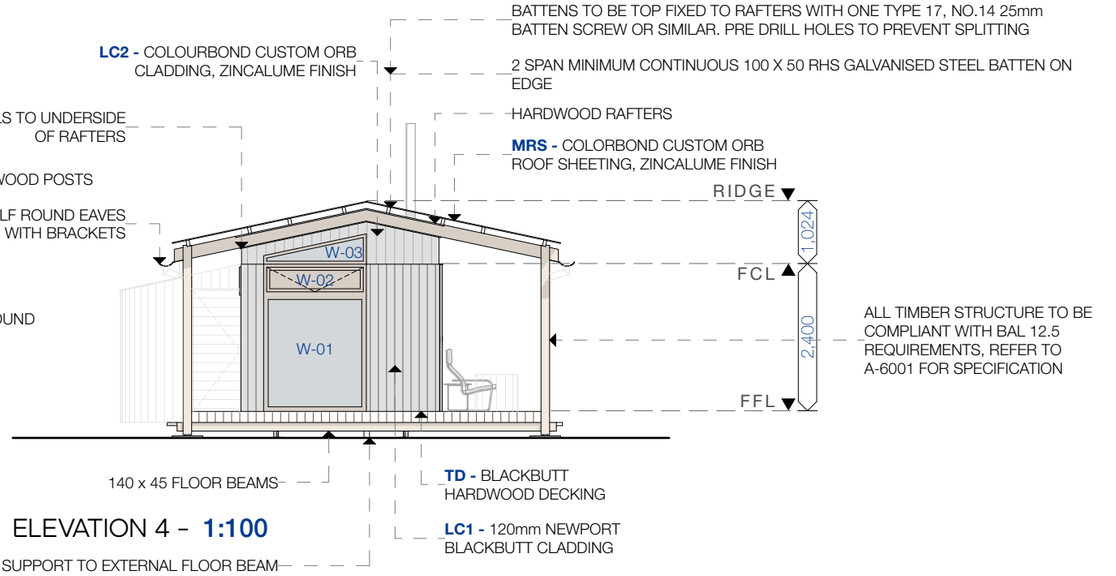
ELEVATION 1 - **1:100**



ELEVATION 2 - **1:100**



ELEVATION 3 - **1:100**



ELEVATION 4 - **1:100**

STUDIO FIND ARCHITECTS

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N

Certificate No. #HR-TNGMVL-02
Certificate No. #HR-IWFZ56-02

Revision ID	Revision Name	Revision Date
DA R	Development Application Review	22/4/2025
DA	Development Application	22/4/2025
DA B	Development Application REV B	29/4/2025
CC A	Construction Certificate REV A	24/6/2025
CC B	Construction Certificate REV B	16/7/2025
CC C	Construction Certificate REV C	20/11/2025
CC D	Construction Certificate REV D	13/1/2026

WALLARINGA BUSHIES COTTAGES

project #
0133

832/-/DP1280901 321 Wallaringa Road, Wallaringa NSW 2420

client:
JORDANA & EDWARD THIRLWALL

ELEVATION 1, ELEVATION 2, ELEVATION 3, ELEVATION 4

subset name:
ELEVATIONS

subset name:
ELEVATIONS - CABIN

drawing #
A-3001

issue
CC D

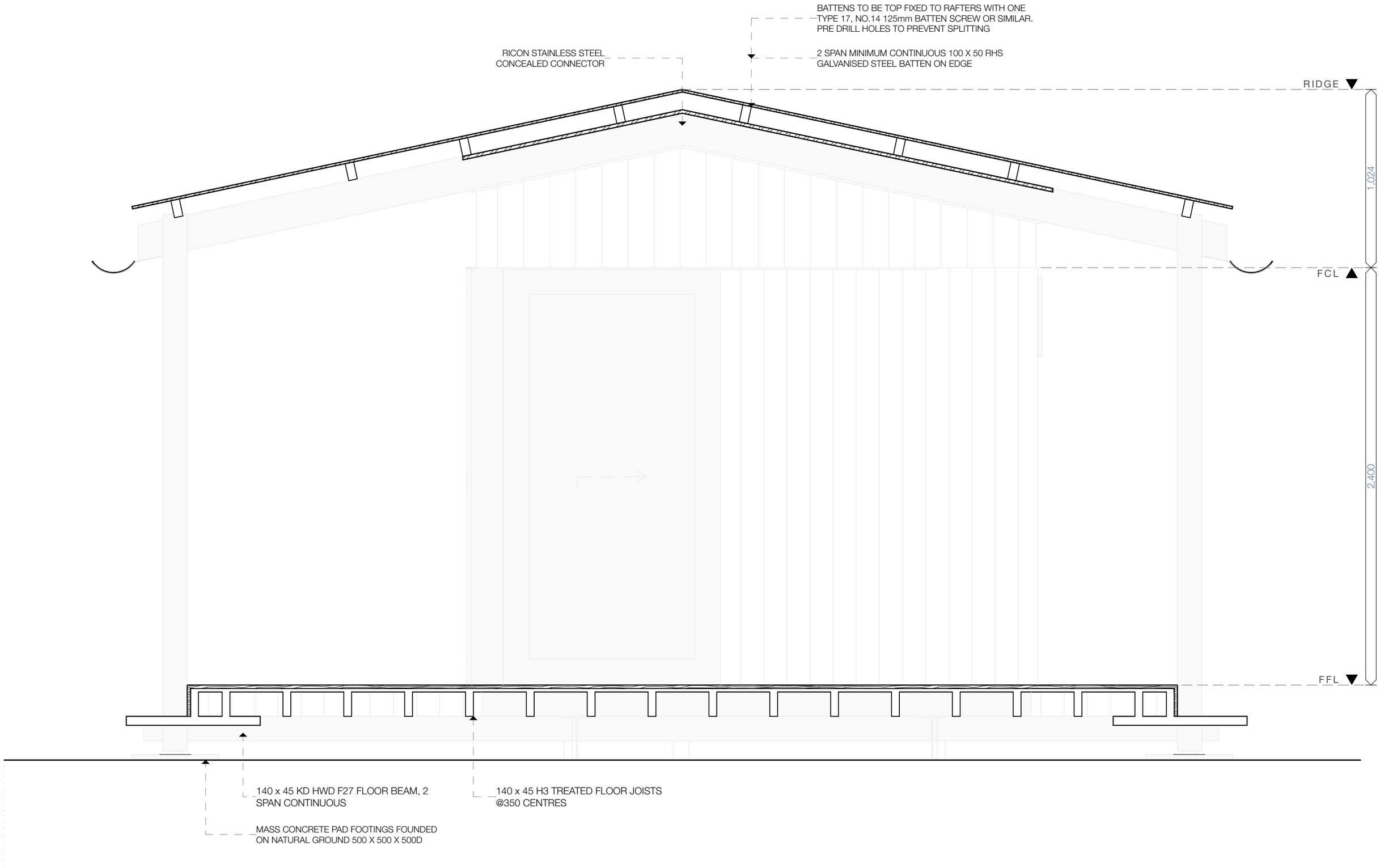
scale:
1:100

date:
13/1/2026

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BREEZEWAY SECTION - 1:20

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Certificate No. #HR-TNGMVL-82
Certificate No. #HR-NWFZ56-82

Revision ID	Revision Name	Revision Date
DA R	Development Application Review	22/4/2025
DA	Development Application	22/4/2025
DA B	Development Application REV B	29/4/2025
CC A	Construction Certificate REV A	24/6/2025
CC B	Construction Certificate REV B	16/7/2025
CC C	Construction Certificate REV C	20/11/2025
CC D	Construction Certificate REV D	13/1/2026

WALLARINGA BUSHIES COTTAGES

project #
0133

832/-/DP1280901 321 Wallaringa Road, Wallaringa NSW 2420

client:
JORDANA & EDWARD THIRLWALL

BREEZEWAY SECTION

subset name:
SECTIONS

drawing #
A-4001

scale:
1:20

subset name:
SECTION - CABIN

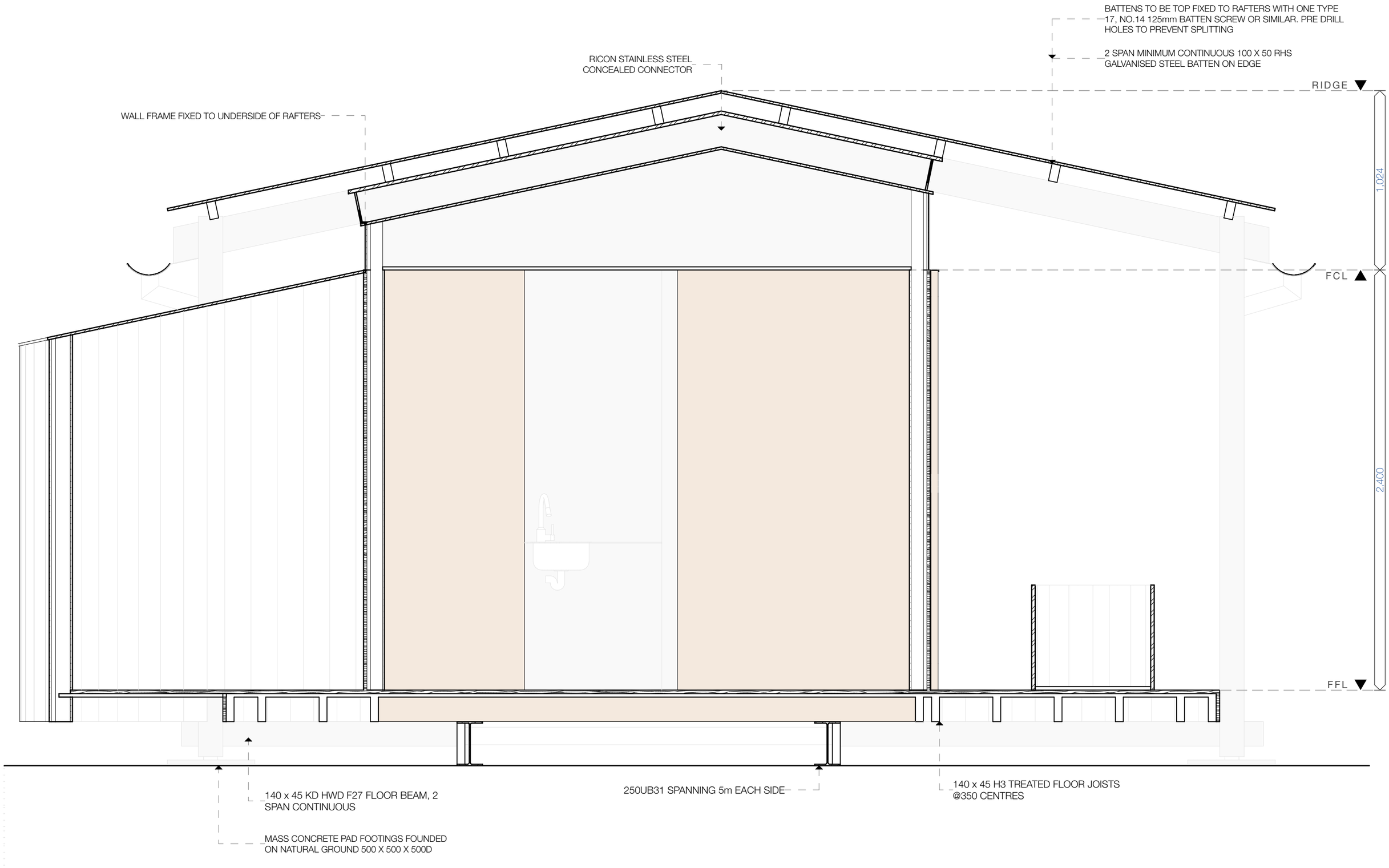
issue
CC D

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13/1/2026

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BEDROOM SECTION - 1:20

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Certificate No. 9HR-7NGMVL-02
Certificate No. 9HR-9WFZ56-02

Revision ID	Revision Name	Revision Date
DA R	Development Application Review	22/4/2025
DA	Development Application	22/4/2025
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CC A	Construction Certificate REV A	24/6/2025
CC B	Construction Certificate REV B	16/7/2025
CC C	Construction Certificate REV C	20/11/2025
CC D	Construction Certificate REV D	13/1/2026

WALLARINGA BUSHIES COTTAGES

project #
0133

832/-/DP1280901 321 Wallaringa Road, Wallaringa NSW 2420

client:
JORDANA & EDWARD THIRLWALL

BEDROOM SECTION

subset name:
SECTIONS

drawing #
A-4002

scale:
1:20

subset name:
SECTION - CABIN

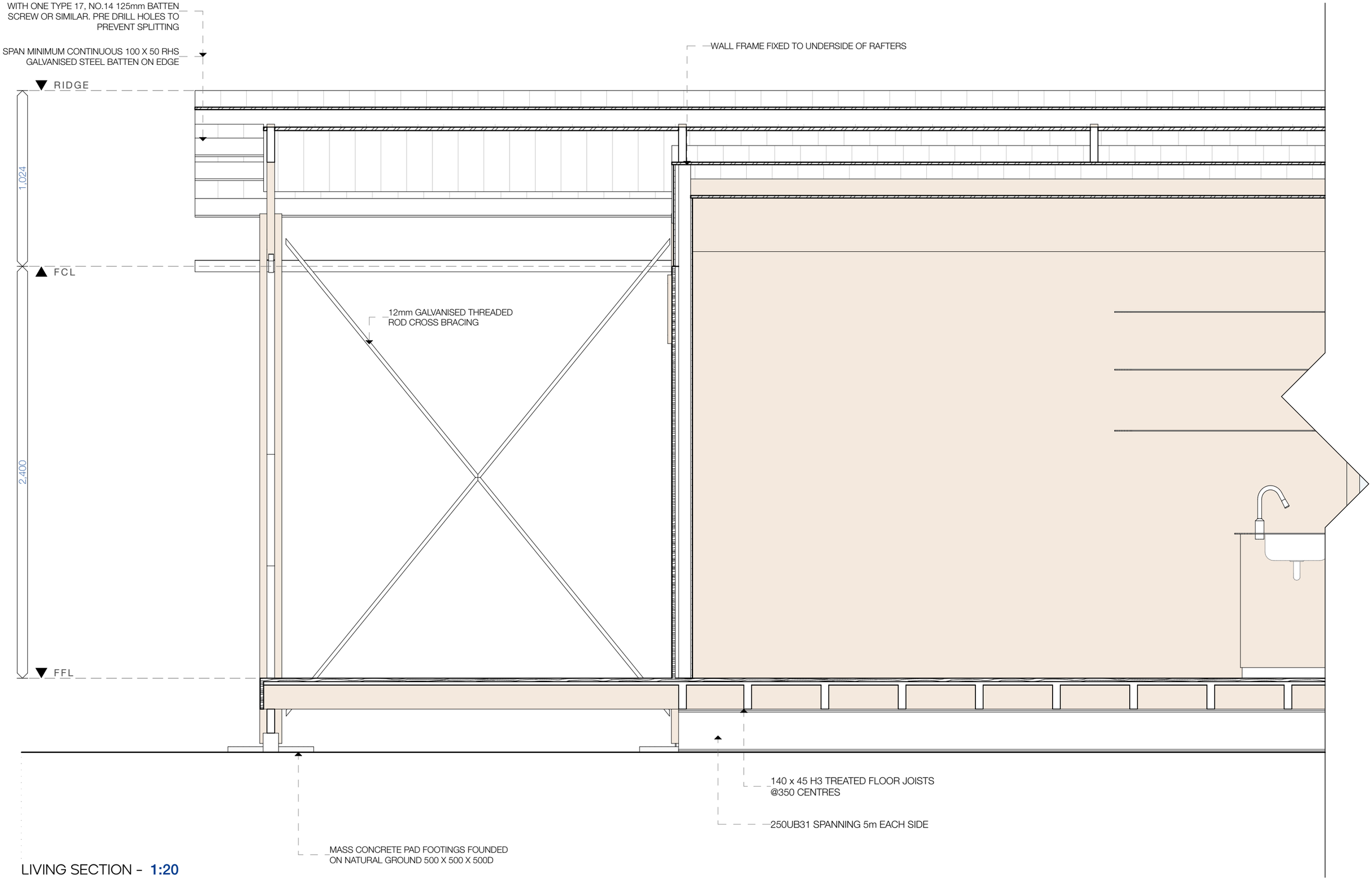
issue
CC D

date:
13/1/2026

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LIVING SECTION - **1:20**

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Certificate No. 9HR-TNGMVL-02
Certificate No. 9HR-IWFZS6-02

Revision ID	Revision Name	Revision Date
DA R	Development Application Review	22/4/2025
DA	Development Application	22/4/2025
DA B	Development Application REV B	29/4/2025
CC A	Construction Certificate REV A	24/6/2025
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CC C	Construction Certificate REV C	20/11/2025
CC D	Construction Certificate REV D	13/1/2026

WALLARINGA BUSHIES COTTAGES

project #
0133

832/-/DP1280901 321 Wallaringa Road, Wallaringa NSW 2420

client:
JORDANA & EDWARD THIRLWALL

LIVING SECTION

subset name:
SECTIONS

drawing #
A-4003

scale:
1:20

subset name:
SECTION - CABIN

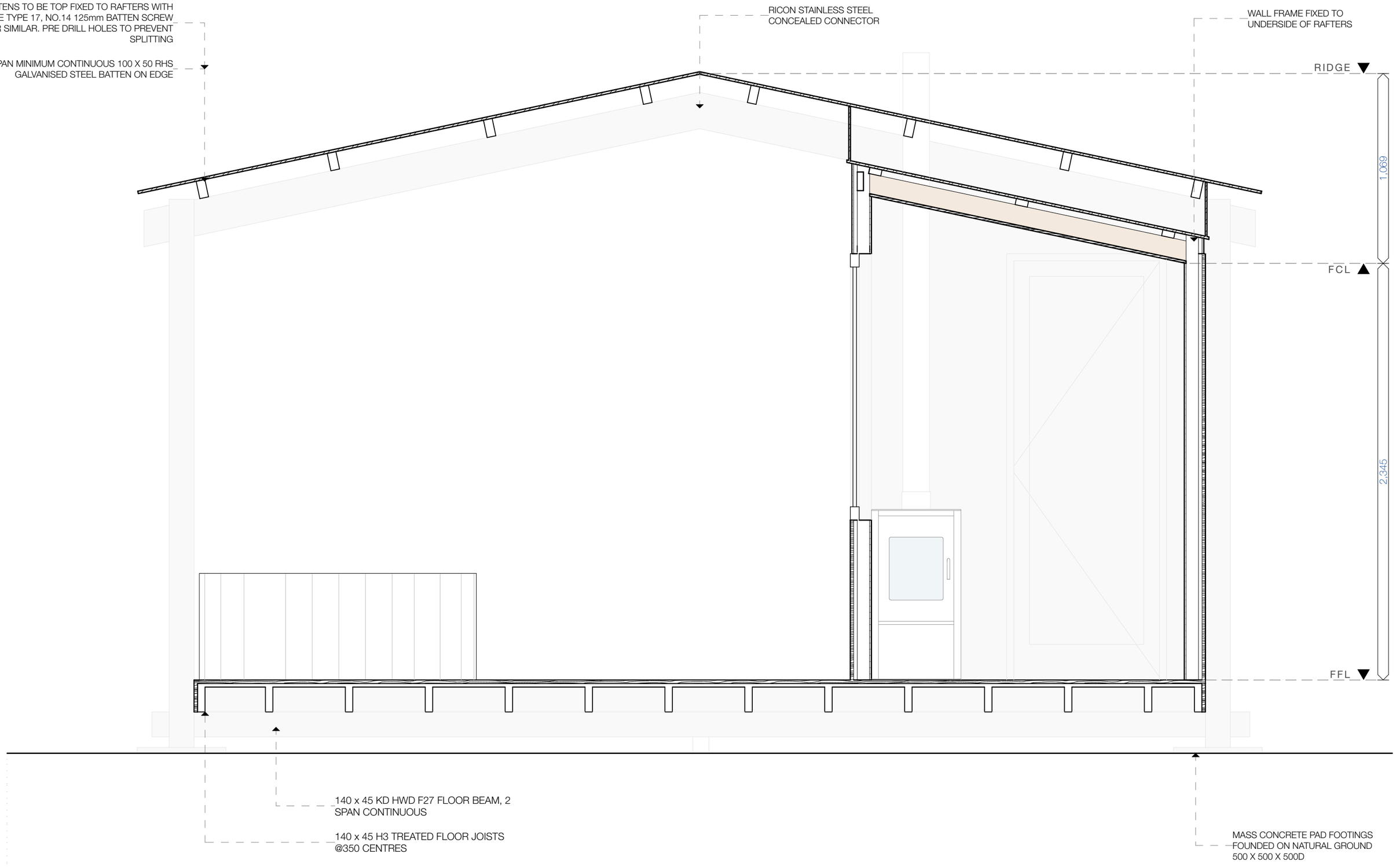
issue
CC D

date:
13/1/2026

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Certificate No. #HR-WFZ56-02

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WALLARINGA BUSHIES COTTAGES

project #
0133

832/-/DP1280901 321 Wallaringa Road, Wallaringa NSW 2420

client:
JORDANA & EDWARD THIRLWALL

CABIN FLOOR PLAN

subset name:
SECTIONS

drawing #
A-4004

scale:
1:20

subset name:
SECTION - SAUNA

issue
CC D

date:
13/1/2026

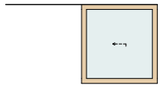
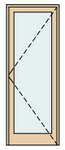
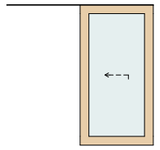
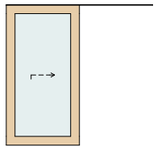
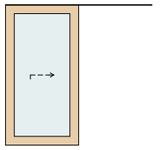
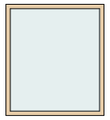
CONSTRUCTION CERTIFICATE

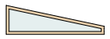
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PLACE SUBJECT HERE

ANNO	SUBJECT	DESCRIPTION	BRAND/RANGE/ CODE	COLOUR / FINISH / DETAILS	NOTES	SWATCH / IMAGE
TF	TIMBER FLOORING	INTERNAL TIMBER FLOORING	TO BE CONFIRMED BY BUILDER	TO BE CONFIRMED BY BUILDER		
TD	TIMBER DECKING	EXTERNAL TIMBER DECKING	130 x 19mm BLACKBUTT DECKING	CLEAR COAT FINISH	TIMBER TO BE COMPLIANT AND CONSTRUCTED IN ACCORDANCE WITH BAL 12.5 REQUIREMENTS	
CT	CEREMIC TILE	BATHROOM AND FIREPLACE FLOOR	TRAVERTINE FLOOR TILES	TO BE CONFIRMED BY BUILDER		
BIR	BIRCH PLY	PLYWOOD INTERNAL CEILING & WALL LINING	TO BE CONFIRMED BY BUILDER			
LC1	LIGHTWEIGHT CLADDING 1	TIMBER EXTERNAL CLADDING	120x19mm NEWPORT BLACKBUTT CLADDING	CLEAR COAT FINISH	PRODUCT RATED FOR BAL29 COMPLIANCE, AND INSTALLED WITH GAPS OF <3mm	
LC2	LIGHTWEIGHT CLADDING 2	CORRUGATED STEEL EXTERNAL CLADDING	COLORBOND CUSTOM ORB CLADDING	ZINCALUME NON REFLECTIVE FINISH	NON COMBUSTIBLE CLADDING COMPLIANT WITH AS3959:2018	
MRS	METAL ROOF SHEETING	CORRUGATED STEEL ROOF SHEETING	COLORBOND CUSTOM ORB ROOFING	ZINCALUME NON REFLECTIVE FINISH	ROOF INSTALLED WITH NON PERFORATED SARKING AND ALL JOINTS SEALED TO PREVENT EMBER ENTRY AS REQUIRED UNDER BAL 12.5	
MRC	METAL ROOF CAPPING	STEEL ROOF FLASHING	COLORBOND FLAT SHEET FLASHING	ZINCALUME NON REFLECTIVE FINISH	NON COMBUSTIBLE METAL FLASHINGS COMPLIANT WITH AS3959:2018	
EG	EAVES GUTTER	CUSTOM HALF ROUND EAVES GUTTER	TBC	ZINCALUME NON REFLECTIVE FINISH	NON COMBUSTIBLE METAL GUTTERS COMPLIANT WITH AS3959:2018	
SOF	SOFFIT LINING	CORRUGATED STEEL SOFFIT LINING	COLORBOND MINI ORB CLADDING	ZINCALUME NON REFLECTIVE FINISH	NON COMBUSTIBLE METAL SOFFIT LINING COMPLIANT WITH AS3959:2018	
PCB	POLYCARBONATE	POLYCARBONATE ROOFING	LASERLITE POLYCARBONATE ROOFING	CLEAR FINISH		
	HARDWOOD TIMBER	HARDWOOD POSTS, RAFTERS, & BEAMS	BLACKBUTT TIMBER HARDWOOD	CLEAR FINISH	BLACKBUTT IS A BUSHFIRE RESISTANT TIMBER SPECIES PERMITTED FOR EXTERNAL SUPPORT POSTS IN BAL 12.5	

Window & Door Schedule						
Element ID	D-01	D-01S	D-02	D-03	D-04	W-01
W x H Size	2,300×2,400	900×2,400	1,250×2,400	1,250×2,400	1,250×2,400	1,675×1,900
View from Side Opposite t…						
Quantity	2	1	2	2	2	2

Window & Door Schedule						
Element ID	W-01S	W-02	W-03	W-04	W-05	W-06
W x H Size	2,400×1,500	1,675×500	1,675×495	880×900	880×560	2,230×1,100
View from Side Opposite t…						
Quantity	1	2	2	2	2	2

Window & Door Schedule			
Element ID	W-07	W-08	W-09
W x H Size	1,115×560	1,115×900	1,115×560
View from Side Opposite t…			
Quantity	2	2	2

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1792433S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Tuesday, 29 April 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

Project summary	
Project name	321 Wallaringa Road, Wallaringa - Cabin 1_02
Street address	321 WALLARINGA Road WALLARINGA 2420
Local Government Area	Dungog Shire Council
Plan type and plan number	Deposited Plan DP1280901
Lot no.	832
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	1

Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 73	Target 66
Materials	✔ -17	Target n/a

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-TNGMVL-01.

Certificate Prepared by
Name / Company Name: ELIAS ABOUTANNOUS
ABN (if applicable):

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1792435S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Tuesday, 29 April 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

Project summary	
Project name	321 Wallaringa Road, Wallaringa - Cabin 2_02
Street address	321 WALLARINGA Road WALLARINGA 2420
Local Government Area	Dungog Shire Council
Plan type and plan number	Deposited Plan DP1280901
Lot no.	832
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	1

Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 73	Target 66
Materials	✔ -17	Target n/a

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-IWFZ56-01.

Certificate Prepared by
Name / Company Name: ELIAS ABOUTANNOUS
ABN (if applicable):

STUDIO FIND ARCHITECTS

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w. studiofind.com.au
r. Nominated Architect: Nicholas Potts | 12325

N



Revision ID	Revision Name	Revision Date
DA R	Development Application Review	22/4/2025
DA	Development Application	22/4/2025
DA B	Development Application REV B	29/4/2025
CC A	Construction Certificate REV A	24/6/2025
CC B	Construction Certificate REV B	16/7/2025
CC C	Construction Certificate REV C	20/11/2025
CC D	Construction Certificate REV D	13/1/2026

WALLARINGA BUSHIES COTTAGES

project #
0133

832/-/DP1280901 321 Wallaringa Road, Wallaringa NSW 2420

client:
JORDANA & EDWARD THIRLWALL

MATERIALS SCHEDULE, WINDOW & DOOR SCHEDULE

subset name:
MATERIALS

drawing #
A-6001

scale:

subset name:
MATERIALS

issue
CC D

date:
13/1/2026

CONSTRUCTION CERTIFICATE

ISSUE FOR CONSTRUCTION

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