

AREAS:

GROUND FLOOR: 274m²
UPPER FLOOR: 206m²
GFA= 480m²

COSTING GUIDELINE:

480m² x \$4500 = \$2,160,000
480m² x \$5000 = \$2,400,000

NOT INCLUDING

TERRACES OR POOL/POND

FSR = 396.9/ 788.4m²

FSR =0.50:1

KEY:

AW - AWNING WINDOW
B - BATH
BFD - BI-FOLD DOOR
BFW - BI-FOLD WINDOW
CT - COOK TOP
CO - COFFEE MACHINE
FD - FRENCH DOORS
FR - FRIDGE
FP - FIXED PANEL WINDOW
L - LOUVER WINDOW

N - NICHE
OV - OVEN
P - PANTRY
SH - SHOWER
S - SINK
SLD - SLIDING DOOR
SLW - SLIDING WINDOW
T - TUB
V - VANITY BASIN
WC - WATER CLOSET

NORTH

SEDIMENT AND EROSION CONTROL LEGEND

1	CATCH DRAINS AND PERIMETER BANKS ALLOW FOR DIVERSION OF UP SLOPE STORMWATER AROUND THE WORK SITE AND OTHER DISTURBED SURFACES	
2	SEDIMENT BARRIER FENCE REFER TO DETAIL	
3	SAND AND SOIL STOCKPILES PLACE STOCKPILES WHOLLY ON THE CONSTRUCTION SITE AND BEHIND A SEDIMENT BARRIER. SOIL AND CEMENT SHOULD BE COVERED AT THE END OF EACH DAY IF EXCESSIVE WIND OR RAIN IS LIKELY.	
4	CONCRETE WASTE AND WASHING PLACE STOCKPILES WHOLLY ON THE CONSTRUCTION SITE AND BEHIND A SEDIMENT BARRIER. SOIL AND CEMENT SHOULD BE COVERED AT THE END OF EACH DAY IF EXCESSIVE WIND OR RAIN IS LIKELY.	
5	LITTER AND WASTE CONTROL ALL HARD WASTE AND LITTER MUST BE STORED ON SITE TO PREVENT MATERIALS FROM ENTERING THE STORMWATER SYSTEM AND ADJACENT AREAS BY WIND OR WATER ACTION	

CONSTRUCTION MANAGEMENT NOTES

1. NO VEGETATION OR GRASS COVER IS TO BE REMOVED EXCEPT WITHIN AREAS OF NEW CONSTRUCTION.
2. INSTALL HAY BALES OR SEDIMENT CONTROL FENCING AS NECESSARY TO ENSURE THAT SILT FROM ANY DISTURBED AREAS IS TRAPPED ON SITE.
3. PROVIDE BARRIERS AROUND ALL CONSTRUCTION WORK ON THE FOOTPATH AREA TO PROVIDE SAFE ALTERNATIVE ACCESS FOR PEDESTRIANS.
4. ALL WASTE MATERIALS ARE TO BE REMOVED FROM SITE OR STOCKPILED WITHIN THE SITE PRIOR TO REMOVAL.
5. ALL CONSTRUCTION MATERIALS AND SITE SHEDS ARE TO BE KEPT WITHIN THE SITE AT ALL TIMES.

SOIL AND WATER MANAGEMENT NOTES

1. WHEREVER POSSIBLE, EXISTING VEGETATION AND GRASS COVER IS TO BE LEFT UNDISTURBED.
2. REMOVAL OR DISTURBANCE OF VEGETATION AND TOP SOIL SHALL BE CONFINED TO WITHIN 3M OF THE APPROVED BUILDING AREA.
3. TEMPORARY SILT FENCE (AS SHOWN) TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, AND PARTICULAR AFTER STORM EVENTS.

BASIX COMMITMENTS:

WATER

-APPROX. ROOF AREA: 206M²
-GARDEN & LAWN AREA: 401M²
-RAINWATER TANK CAPACITY: 10,000LTR
-ROOF AREA TO BE CONNECTED TO RAINWATER TANK: 206M²
-FITTINGS TO BE CONNECTED TO RAINWATER TANK: ALL TOILETS, WASHING MACHINE COLD WATER TAP AND GARDEN TAPS.
-INDIGENOUS OR LOW WATER-USE SPECIES TO BE PLANTED THROUGHOUT LANDSCAPED AREAS
-MINIMUM 4 STAR WATER RATING TO ALL SHOWER HEADS (NO GREATER THAN 8L/MIN)
-MINIMUM 4 STAR WATER RATING TO TOILETS.
-MINIMUM 5 STAR WATER RATING TO ALL KITCHEN & BATHROOM TAPS.
-SWIMMING POOL TO BE OUTDOORS
-SPA MUST NOT HAVE A VOLUME GREATER THAN 6KL
-POOL MUST NOT HAVE A VOLUME GREATER THAN 23.9KL

THERMAL COMFORT

-EXTERNAL WALLS R3.0
-INTERNAL WALLS R2.5
-200MM CONCRETE SLAB
-INSULATION UNDER SLAB R6.0
-INSULATION TO SLAB EDGE R3.0
-INSULATION TO SUSPENDED FLOOR R6.0
-INSULATION TO CEILING WITH SARKING R7.0
-DOWNLIGHTS & CEILING FANS SEALED

ENERGY

-SOLAR HOW WATER SYSTEM (GAS BOOSTED, EVACUATED TUBE) HWS WITH MIN 46 STC
-1-PHASE DUCTED AIR CONDITIONING SYSTEM TO BE INSTALLED THROUGHOUT THE DWELLING WITH MINIMUM EER 6.0 FOR HEATING/COOLING AND HAVE DAY/NIGHT ZONING
-AT LEAST 1 BATHROOM TO HAVE DUCTED EXHAUST FAN INSTALLED, DUCTED TO ROOF OR FACADE, OPERATED BY A MANUAL ON/OFF
-LAUNDRY TO HAVE INDIVIDUAL DUCTED EXHAUST FAN INSTALLED, DUCTED TO ROOF OR FACADE, OPERATED BY A MANUAL ON/OFF
-KITCHEN TO HAVE INDIVIDUAL DUCTED EXHAUST FAN INSTALLED, DUCTED TO ROOF OR FACADE, OPERATED BY A MANUAL ON/OFF
-PRIMARY TYPE OF ARTIFICIAL LIGHTING TO BE LED OR COMPACT FLUORESCENT
-WINDOW OR SKYLIGHT TO KITCHEN
-WINDOW OR SKYLIGHT TO 5 BATHROOMS/WCS
-INDUCTION COOKTOP & ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN
-REFRIGERATOR SPACE TO BE "WELL VENTILATED" AS PER BASIX DETAILS.
-FIXED OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED.
-PHOTOVOLTAIC SYSTEM WITH MIN 15KW PEAK OUTPUT TO BE INSTALLED

The site plan illustrates the proposed new dwelling and its associated features. The dwelling is a large rectangular structure with a flat roof and a 1:100 fall. It includes a courtyard pond, a 15kW solar system, and a solar hot water system. The pool is located to the right of the dwelling, with a spa and sun bed nearby. The sun bed is positioned on a raised platform with a 1:100 fall. The pool is surrounded by a 1:100 fall. The site is bounded by Burrill Street to the north and west, and a new 1.8m fence to the south and east. Various setbacks and dimensions are indicated, including a 1000mm side setback and a 1287mm front setback. The plan also shows existing features like a single storey dwelling and a 90-degree bearing. The area is labeled as 92 Burrill St, Huskisson NSW 2540, with a total area of 788.4m².

APPROVED

CHRIS CLOUD DESIGN

Land and Environment Court of NSW

LEC No: [2023] NSWLEC 1809

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GENERAL NOTES:

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CLIENT: Adam & Sarah Sturt

SITE ADDRESS: 92 Burrill St, Huskisson NSW 2540

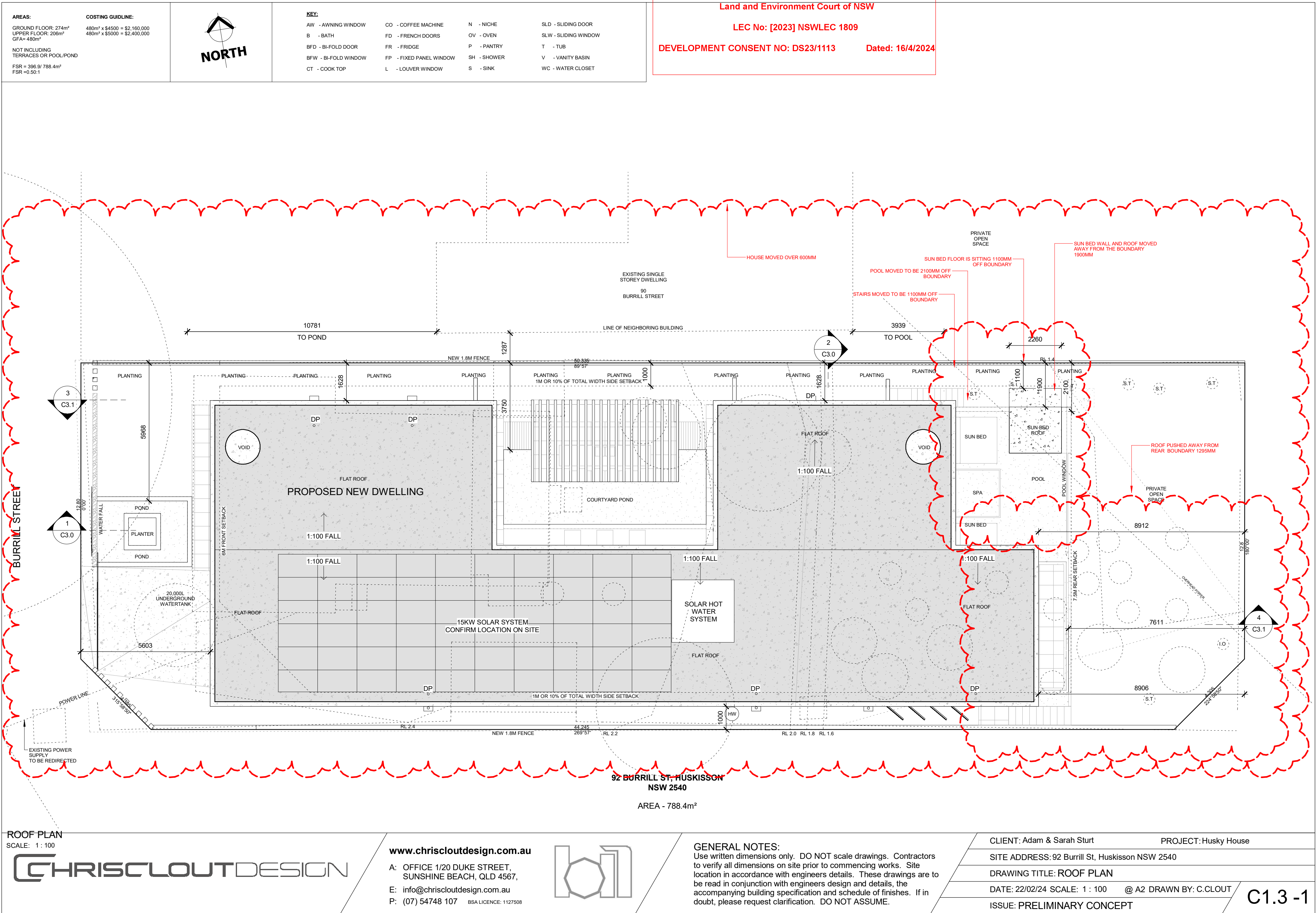
DRAWING TITLE: SITE PLAN

DATE: 22/02/24 SCALE: As indicated @ A2 DRAWN BY: C.CLOUD

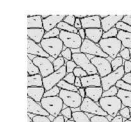
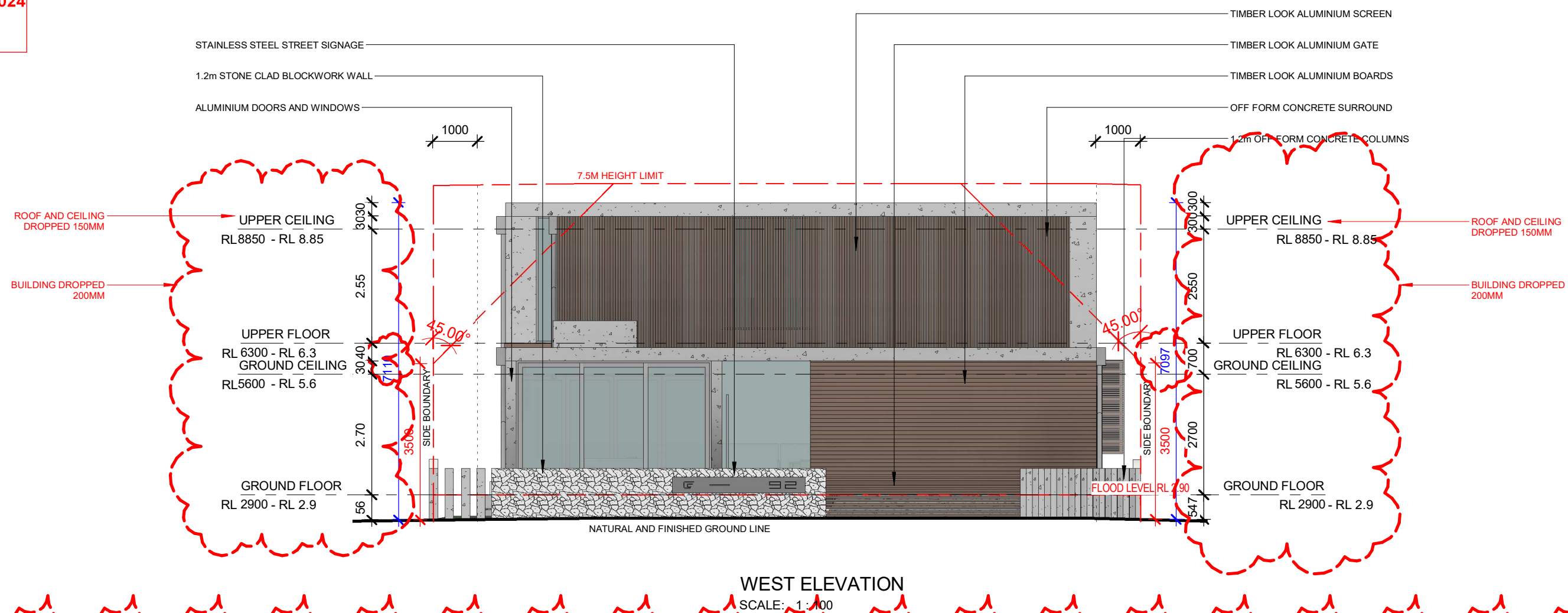
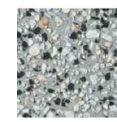
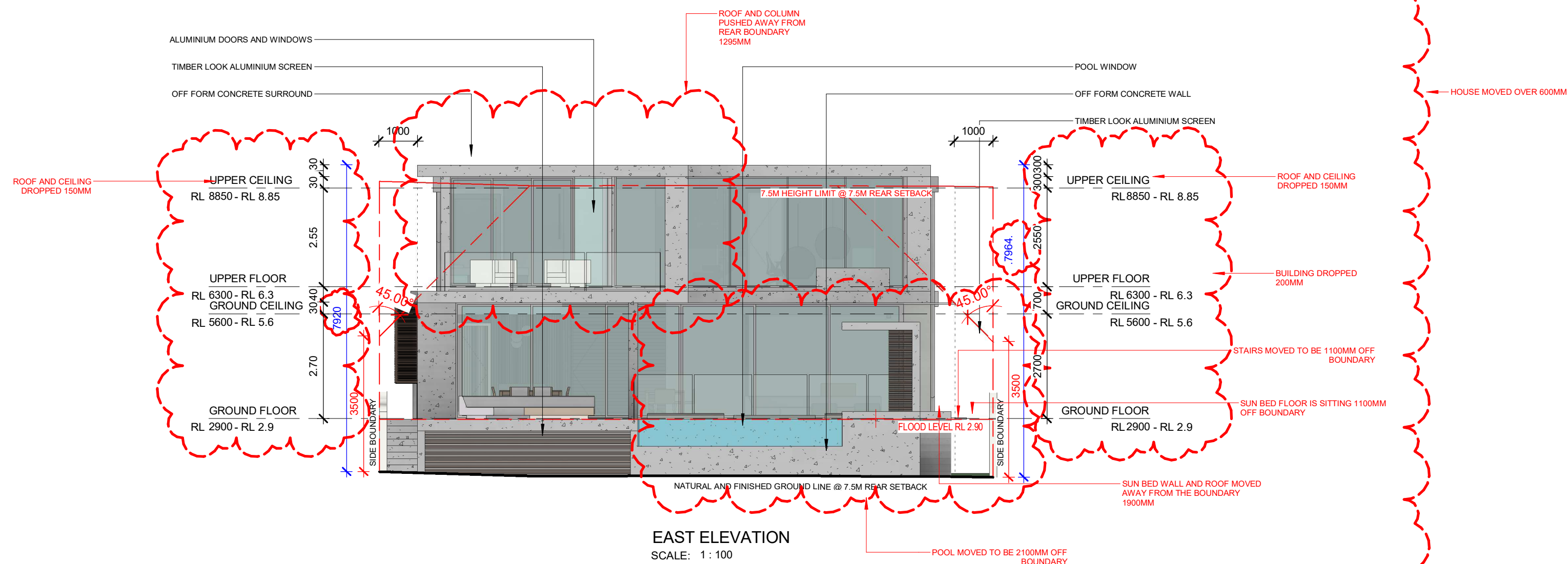
ISSUE: PRELIMINARY CONCEPT

C1.0 -1

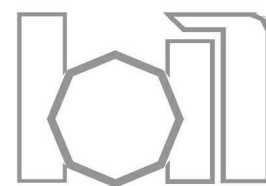
DEVELOPMENT CONSENT NO: DS23/1113 Dated: 16/4/2024



HOUSE MOVED OVER 600MM

WHITE
STONEWORKOFF FORM
CONCRETETIMBER
BATTENS/SCREENS
DECOWOOD
'DRIFTWOOD' TBCWINDOWS & DOORS
CLEAR ANODISEDPAINT COLOUR
- RESENE -
SHALE GREYDRIVEWAY
BORAL OCEAN FLOOR

HOUSE MOVED OVER 600MM



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CLIENT: Adam & Sarah Sturt

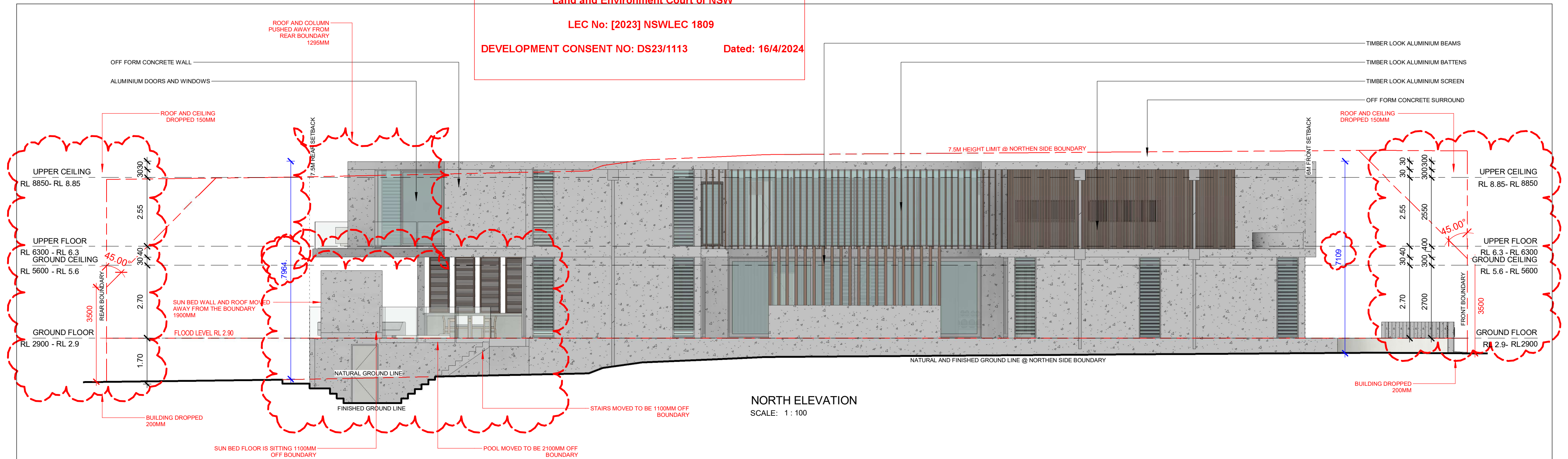
PROJECT: Husky House

SITE ADDRESS: 92 Burrill St, Huskisson NSW 2540

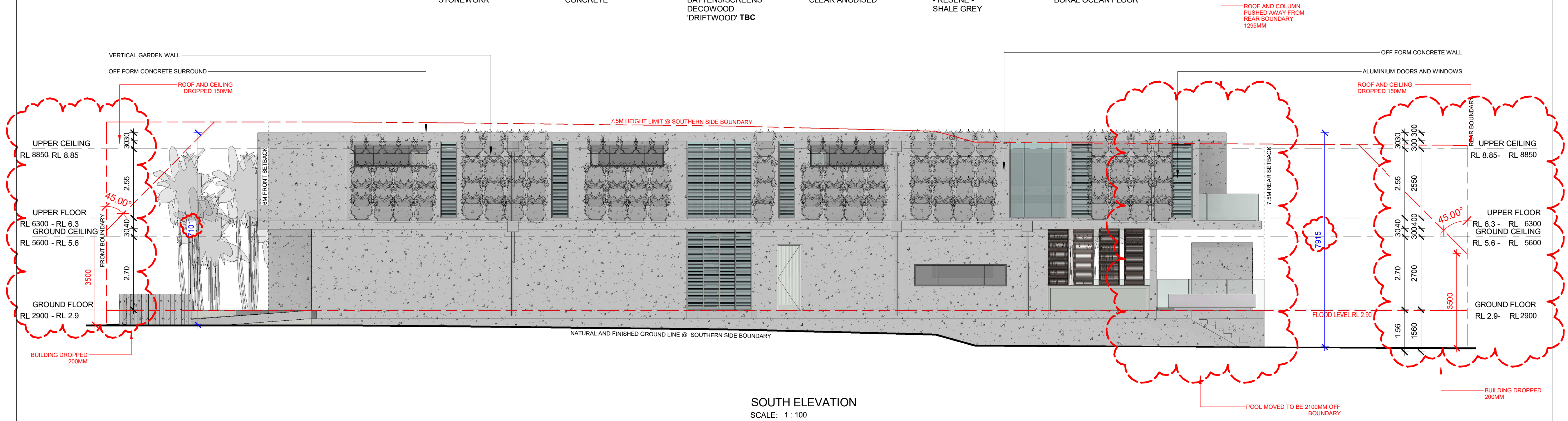
DRAWING TITLE: ELEVATIONS

DATE: 22/02/24 SCALE: 1 : 100 @ A2 DRAWN BY: C.CLOUT

ISSUE: PRELIMINARY CONCEPT



- WHITE STONEWORK
- OFF FORM CONCRETE
- TIMBER BATTENS/SCREENS DECOWOOD 'DRIFTWOOD' TBC
- WINDOWS & DOORS CLEAR ANODISED
- PAINT COLOUR - RESENE - SHALE GREY
- DRIVEWAY BORAL OCEAN FLOOR



GENERAL NOTE:
ALL DOORS & WINDOW SIZES ARE APPROXIMATE AND ARE TO BE CHECKED ON SITE.
ALLOW FOR ALUMINIUM FLY SCREENS TO ALL WINDOWS & DOORS SET TO OUTSIDE.
FOR LOUVERS USE 102 BLADES.
ALUMINIUM FRAME USE HARDIES MECHANISM TO MATCH WINDOW FRAME.

FEATURE AND SECRET DOOR TO DETAILS. WORKS UNDERTAKEN BUY JOINER / CABINET MAKER.

*ALL SHOP DRAWINGS TO BE APPROVED BY DESIGNER PRIOR TO MANUFACTURE.

*PRIOR AND DURING CONSTRUCTION ALL LEVELS, HEIGHTS AND MEASUREMENTS TO BE CONFIRMED ON SITE IN ACCORDANCE WITH STATUTORY AUTHORITIES.

*THE BUILDER IS RESPONSIBLE TO CHECK ALL EXISTING SERVICES PRIOR TO BEGINNING CONSTRUCTION AND DESIGNER TO BE NOTIFIED.

APPROVED

Land and Environment Court of NSW

LEC No: [2023] NSWLEC 1809

DEVELOPMENT CONSENT NO: DS23/1113 Dated: 16/4/2024

Door Schedule										
Room Name	Level	Mark	Panels	Height	Width	Type	Glazing	Frame Material	Frame Finish	Comments
ENTRY	GROUND FLOOR	D01	1	3000	2000	GLASS PIVOT	CLEAR	ALUMINIUM	ANODIZED	
GAMES	GROUND FLOOR	D02	3	3000	4360	SLIDING	CLEAR	ALUMINIUM	ANODIZED	
MEDIA	GROUND FLOOR	D03	4	3000	6860	EXTENDED TRACK SLIDING	CLEAR	ALUMINIUM	ANODIZED	
HALLWAY	GROUND FLOOR	D04	6	3000	9363	SLIDNG	CLEAR	ALUMINIUM	ANODIZED	
LIVING / DINING	GROUND FLOOR	D05	4	3000	6860	EXTENDED TRACK SLIDING	CLEAR	ALUMINIUM	ANODIZED	
LIVING / DINING / KITCHEN	GROUND FLOOR	D06	6	3000	11540	EXTENDED TRACK SLIDING	CLEAR	ALUMINIUM	ANODIZED	
LAUNDRY	GROUND FLOOR	D07	1	2400	820	ONE LIGHT OPEN OUT	CLEAR	ALUMINIUM	ANODIZED	
MASTER BEDROOM	UPPER FLOOR	D08	3	2850	4634	SLIDING	CLEAR	ALUMINIUM	ANODIZED	
MASTER BEDROOM	UPPER FLOOR	D09	3	2850	3205	SLIDING	CLEAR	ALUMINIUM	ANODIZED	

WINDOW SCHEDULE										
LOCATION	Level	MARK	PANELS	HEIGHT	WIDTH	WINDOW TYPE	GLAZING	FRAME MATERIAL	FRAME FINISH	COMMENTS
GAMES	GROUND FLOOR	W01	1	3000	800	LOUVRE	CLEAR	ALUMINIUM	ANODIZED	
MEDIA	GROUND FLOOR	W02	1	3000	800	LOUVRE	CLEAR	ALUMINIUM	ANODIZED	
MEDIA	GROUND FLOOR	W03	1	3000	800	LOUVRE	CLEAR	ALUMINIUM	ANODIZED	
LIVING	GROUND FLOOR	W04	1	3000	800	LOUVRE	CLEAR	ALUMINIUM	ANODIZED	
LIVING	GROUND FLOOR	W05	1	3000	800	LOUVRE	CLEAR	ALUMINIUM	ANODIZED	
KITCHEN	GROUND FLOOR	W06	4	800	3400	SASHLESS HORIZONTAL SLIDER	CLEAR	ALUMINIUM	ANODIZED	
STAIR	GROUND FLOOR	W07	4	3000	2400	LOUVRE	CLEAR	ALUMINIUM	ANODIZED	
HALLWAY	UPPER FLOOR	W08	4	2850	9363	FIXED WITH FEATURE SCREEN	CLEAR	ALUMINIUM	ANODIZED	
VOID	UPPER FLOOR	W09	4	2850	6160	FIXED	CLEAR	ALUMINIUM	ANODIZED	
VOID	UPPER FLOOR	W10	1	2850	800	LOUVRE	CLEAR	ALUMINIUM	ANODIZED	
VOID	UPPER FLOOR	W11	1	2850	800	LOUVRE	CLEAR	ALUMINIUM	ANODIZED	
VOID	UPPER FLOOR	W12	5	2850	7450	FIXED	CLEAR	ALUMINIUM	ANODIZED	
MASTER BEDROOM		W13	2			FIXED SILICONE BUTT	CLEAR	ALUMINIUM	ANODIZED	1000x1000x2850
MASTER BEDROOM	UPPER FLOOR	W14	1	2850	800	LOUVRE	CLEAR	ALUMINIUM	ANODIZED	
MASTER BEDROOM	UPPER FLOOR	W15	1	2850	800	LOUVRE	CLEAR	ALUMINIUM	ANODIZED	
MASTER ENSUITE	UPPER FLOOR	W16	4	2850	2100	SASHLESS HORIZONTAL SLIDER	CLEAR	ALUMINIUM	ANODIZED	
BED 2	UPPER FLOOR	W17	4	800	2700	SASHLESS HORIZONTAL SLIDER	CLEAR	ALUMINIUM	ANODIZED	
ENSUITE	UPPER FLOOR	W18	1	2850	630	LOUVRE	CLEAR	ALUMINIUM	ANODIZED	
STAIR	UPPER FLOOR	W19	4	2850	2400	LOUVRE	CLEAR	ALUMINIUM	ANODIZED	
BED 3	UPPER FLOOR	W20	4	800	2700	SASHLESS HORIZONTAL SLIDER	CLEAR	ALUMINIUM	ANODIZED	
ENSUITE	UPPER FLOOR	W21	1	2850	630	LOUVRE	CLEAR	ALUMINIUM	ANODIZED	
ENSUITE	UPPER FLOOR	W22	1	2850	630	LOUVRE	CLEAR	ALUMINIUM	ANODIZED	
BED 4	UPPER FLOOR	W23	4	800	2700	SASHLESS HORIZONTAL SLIDER	CLEAR	ALUMINIUM	ANODIZED	
PLANTER	UPPER FLOOR	W24	1	2550	2000	FIXED	CLEAR	ALUMINIUM	ANODIZED	
BED 6	UPPER FLOOR	W25	4	800	2700	SASHLESS HORIZONTAL SLIDER	CLEAR	ALUMINIUM	ANODIZED	
KIDS' STUDY	UPPER FLOOR	W26	4	800	2200	SASHLESS HORIZONTAL SLIDER	CLEAR	ALUMINIUM	ANODIZED	
KIDS' STUDY	UPPER FLOOR	W27	4	2850	5438	FIXED	CLEAR	ALUMINIUM	ANODIZED	

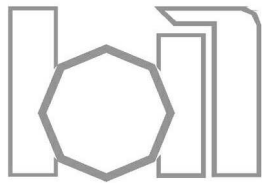


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CLIENT: Adam & Sarah Sturt PROJECT: Husky House

SITE ADDRESS: 92 Burrill St, Huskisson NSW 2540



DRAWING TITLE: DOOR & WINDOW SCHEDULE

DATE: 22/02/24 SCALE: @ A2 DRAWN BY: C.CLOUT

ISSUE: PRELIMINARY CONCEPT

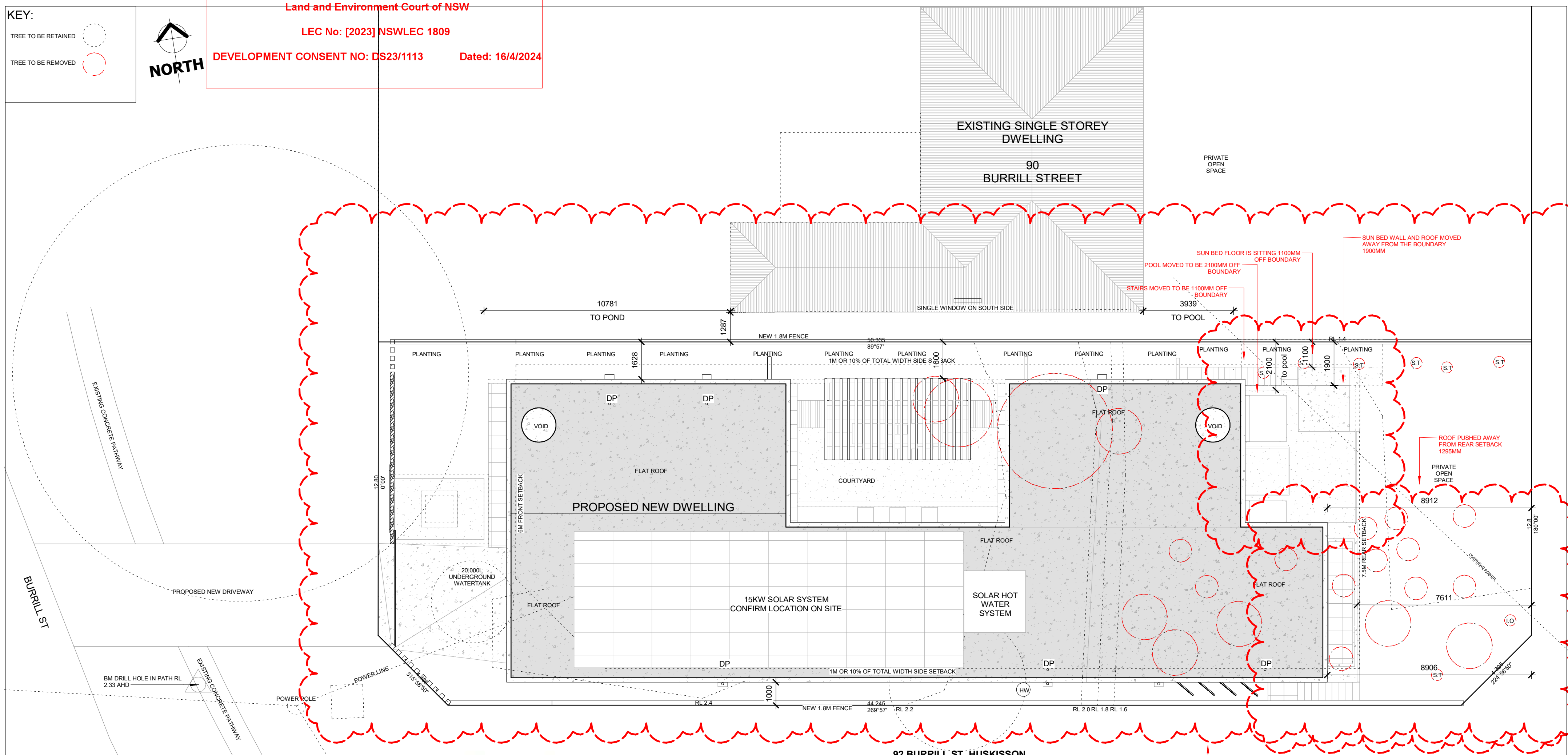
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APPROVED	
Land and Environment Court of NSW	
LEC No: [2023] NSWLEC 1809	
DEVELOPMENT CONSENT NO: DS23/1113	Dated: 16/4/2024

TREE TO BE RETAINED 
 TREE TO BE REMOVED 



Dated: 16/4/2024



AREA - 788.4m²

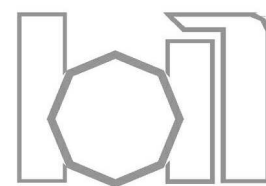
— HOUSE MOVED OVER 600MM

WIND DATA:

Location: NOWRA RAN AIR STATION Site Number: 068076
Latitude: 34.94°S Longitude: 150.54°E Elevation: 109 metres (above sea level)
Period: 3pm Annual Start year: 1955 End year: 2000

Location: NOWRA RAN AIR STATION Site Number: 068076
Latitude: 34.94°S Longitude: 150.54°E Elevation: 109 metres (above sea level)
Period: 9am Annual Start year: 1955 End year: 2000

P: (07) 54748 107 BSA LICENCE: 1127508



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C7.0 -1

