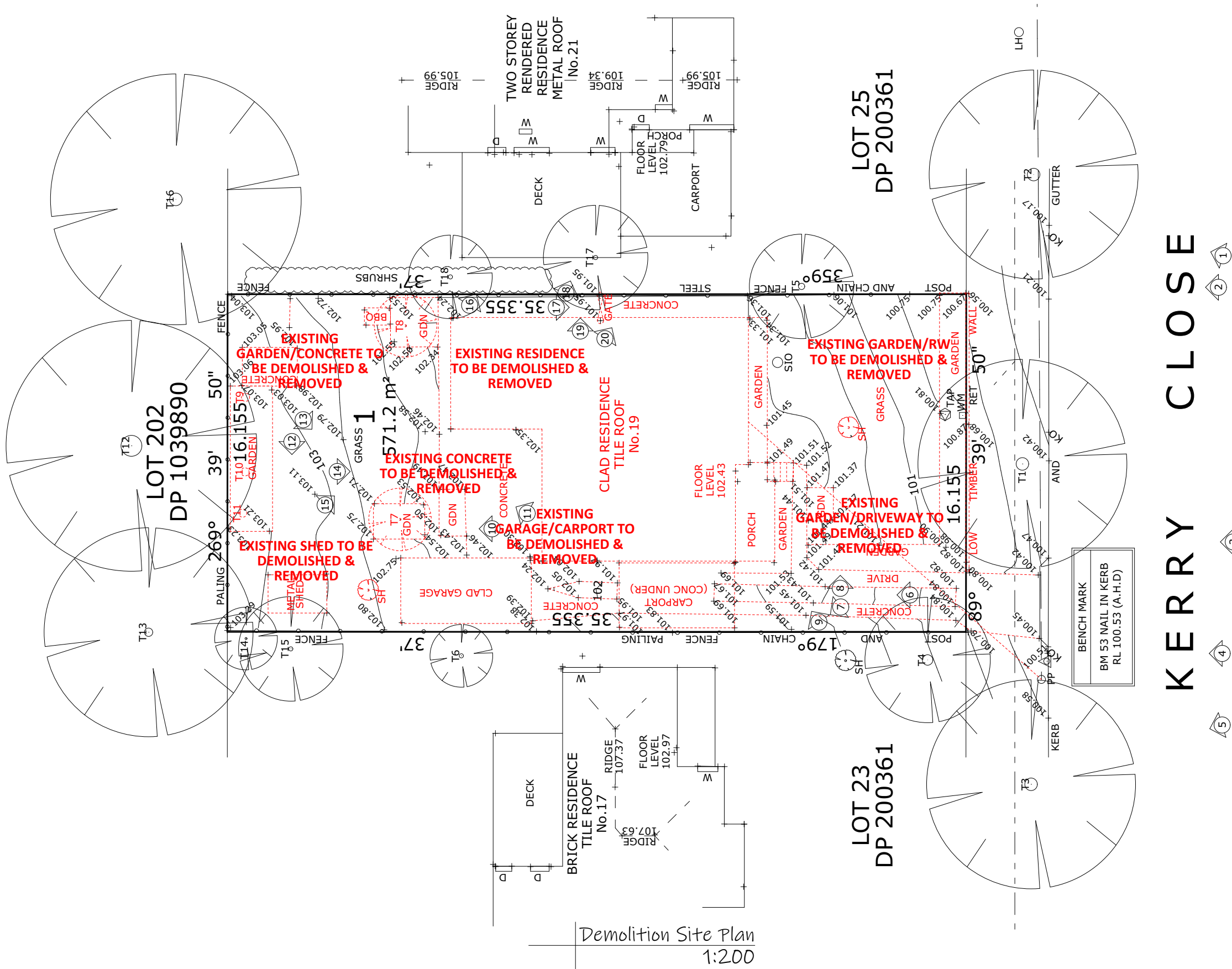


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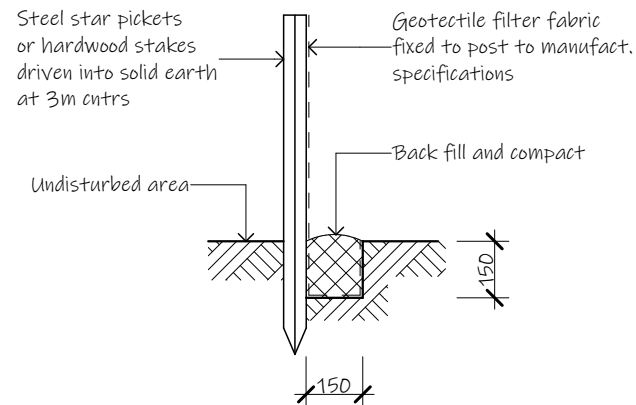


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LOT: 1
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Proposed Dwelling
#19 Kerry Close, Beacon Hill
Icon Job Number: J0872

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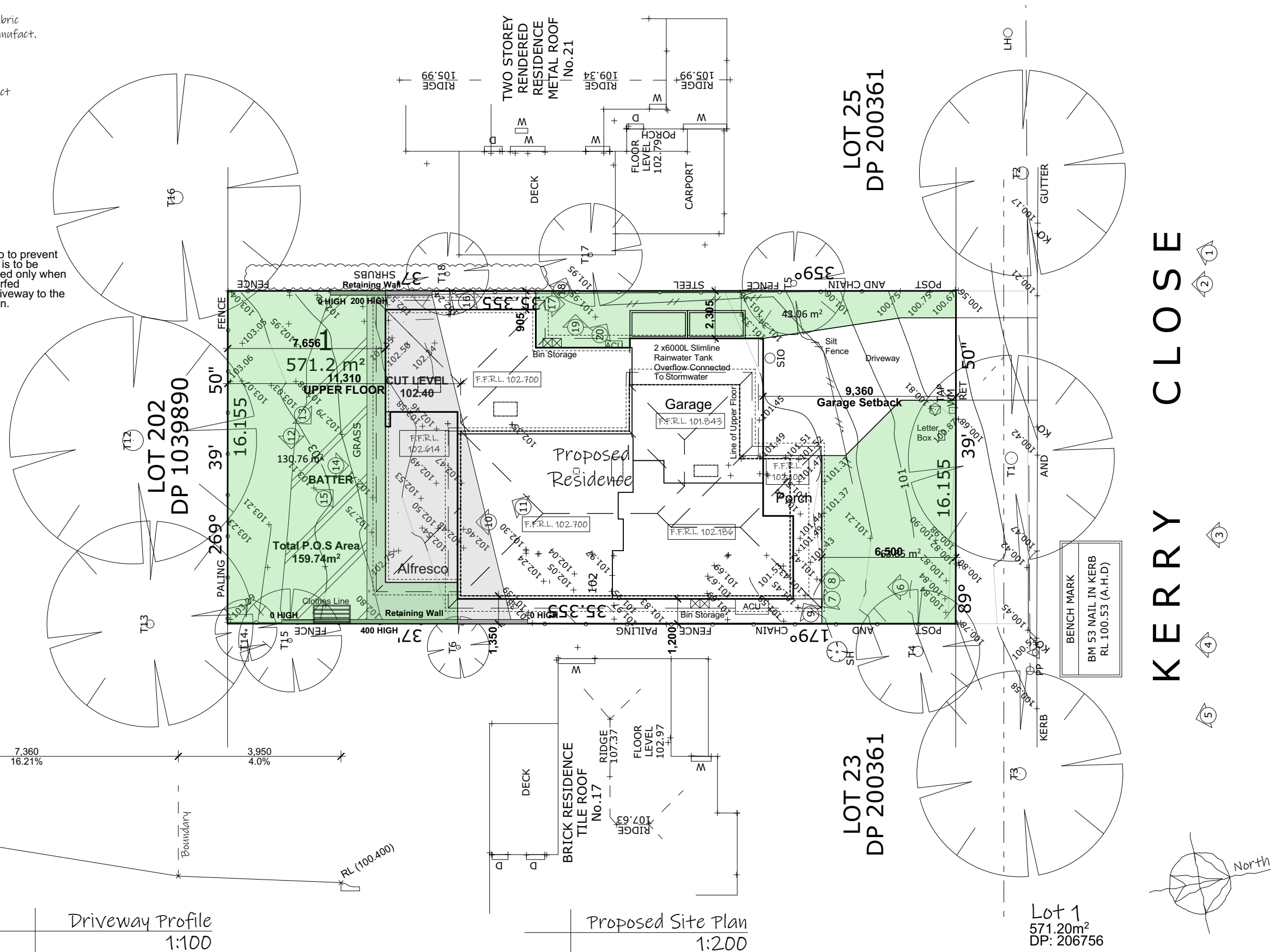
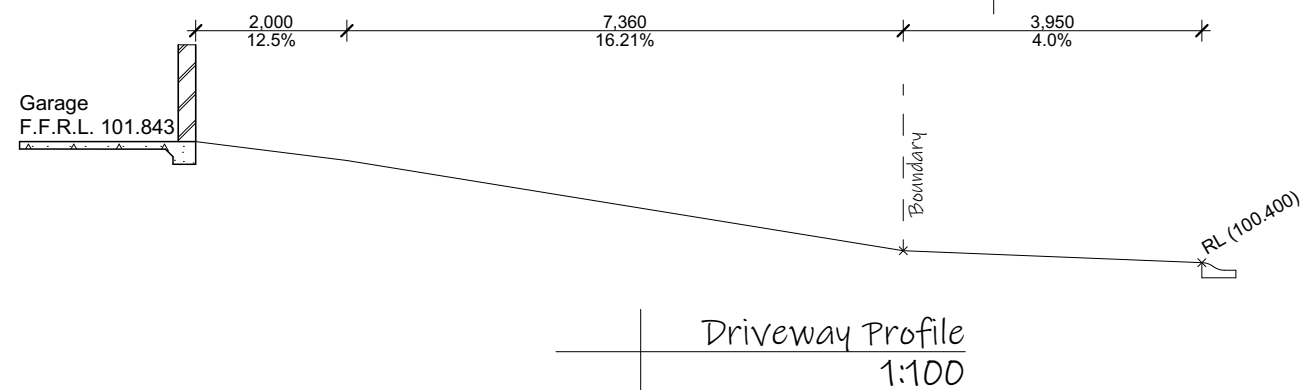
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Soil Erosion and Sediment Control Fence
 1. Siltation fencing is to be placed as shown on the site plan as so to prevent silt run off to any adjoining property or to the street. This measure is to be placed prior to any excavation work beginning and is to be removed only when the sites surface as been stabilized, i.e. paved, landscaped or turfed
 2. 40mm crushed rock aggregate is to be placed as an access driveway to the site and must be maintained throughout the course of construction.

Typical Silt Fence
1:20

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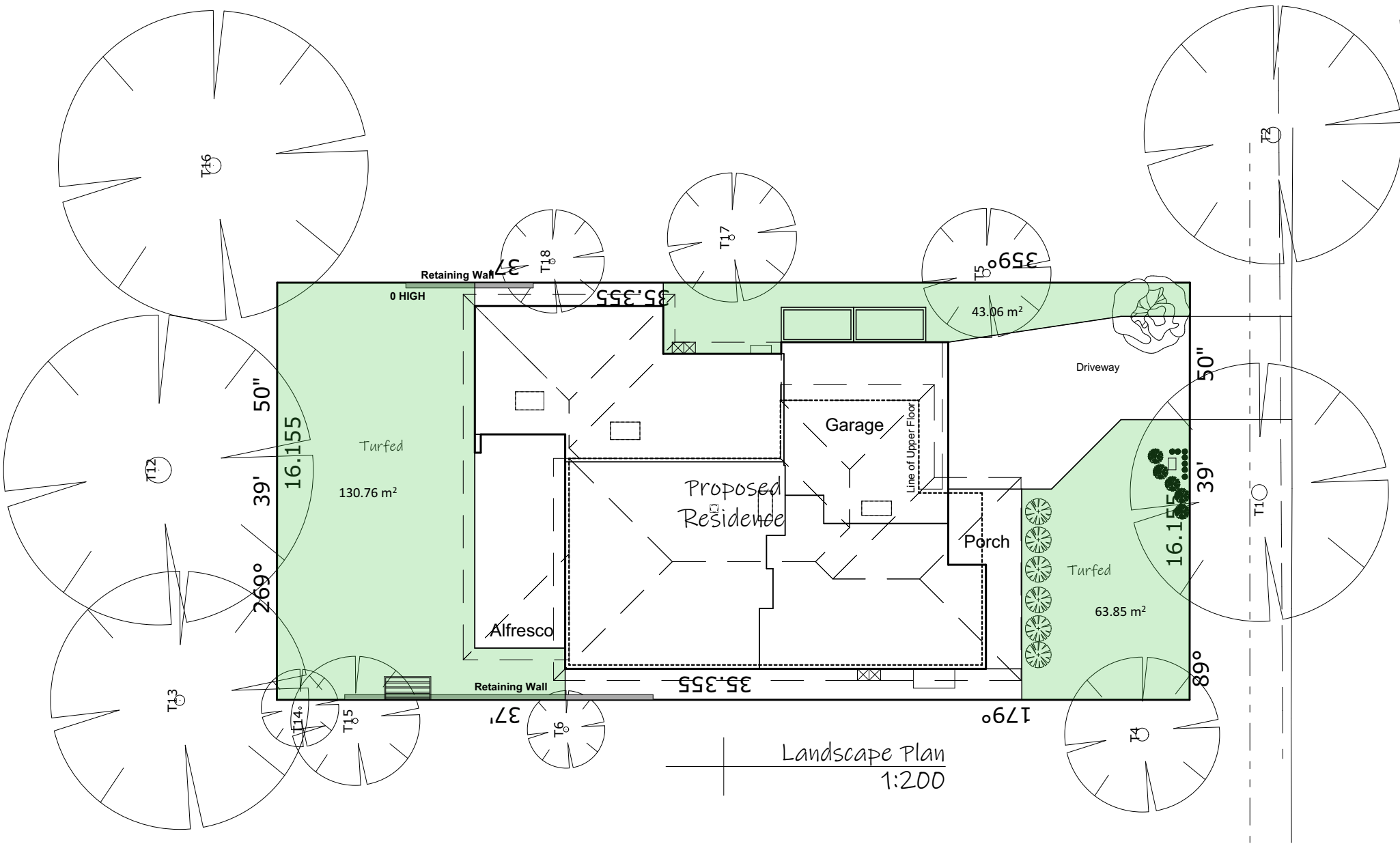
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Key	Species	Dimensions	Container	Quantity
	Corodylene	1.2m x 1.2m	200mm	6
	Fraxinus Oxycarpa	12m x 6m	100ltr	1
	Buxus Microphylla	0.3m x 0.4m	200mm	7
	Convolvulus	0.5m x 1m	200mm	5

NOTES:

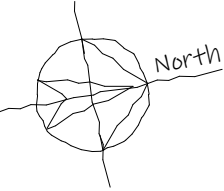
- * All plants to be planted in premium garden mix and slow release fertilizer
- * Gardens to be mulched with Eucalyptus Mulch
- * Plants are to be maintained for 6 months or until established
- * Any losses are to be replaced



KERRY CLOSE

Landscaped Area:
240.52sqm - 42.11%

Lot 1
571.20m²
DP: 206756

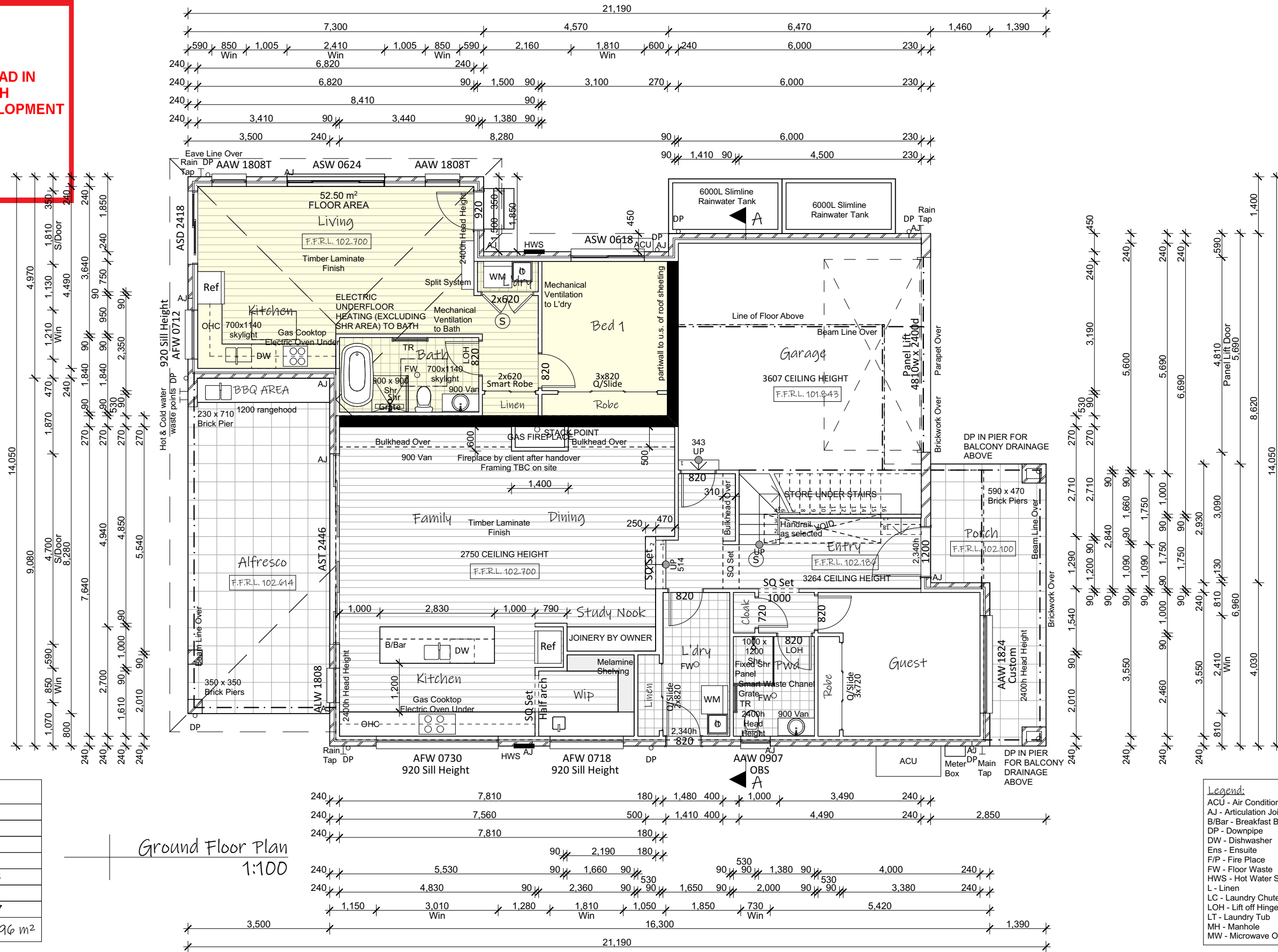




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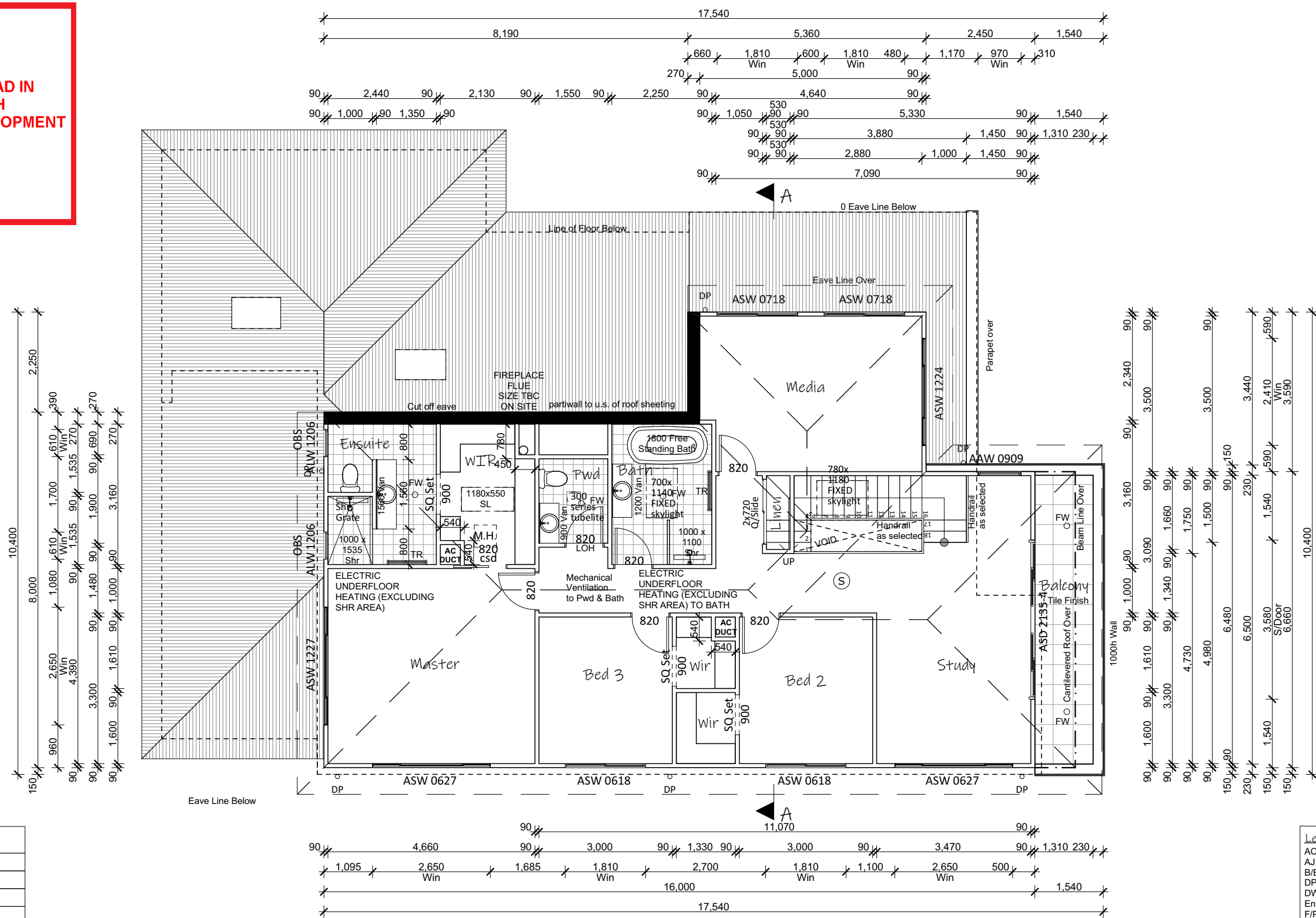
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Floor Area (m2)	
Balcony	10.50
Porch	13.95
Alfresco	28.98
Garage	42.99
Lower Living	111.38
Secondary Dwelling	59.89
Upper Living	130.27
	397.96 m ²

Legend:	
ACU - Air Conditioning Unit	OBS - Obscure
AJ - Articulation Joint	OHC - Over Head Cupboard
B/Bar - Breakfast Bar	P - Pantry
DP - Downpipe	R - Robe
DW - Dishwasher	RHS - Rolled Hollow Steel
Ens - Ensuite	S - Smoke Alarm
F/P - Fire Place	Shr - Shower
FW - Floor Waste	TR - Towel Rail
HWS - Hot Water System	Van - Vanity
L - Linen	w.i.l. - Walk in Linen
LC - Laundry Chute	w.i.r. - Walk in Robe
LOH - Lift off Hinge	w.i.p. - Walk in Pantry
LT - Laundry Tub	w.c. - Wash Closet
MH - Manhole	WM - Washing Machine
MW - Microwave Oven	

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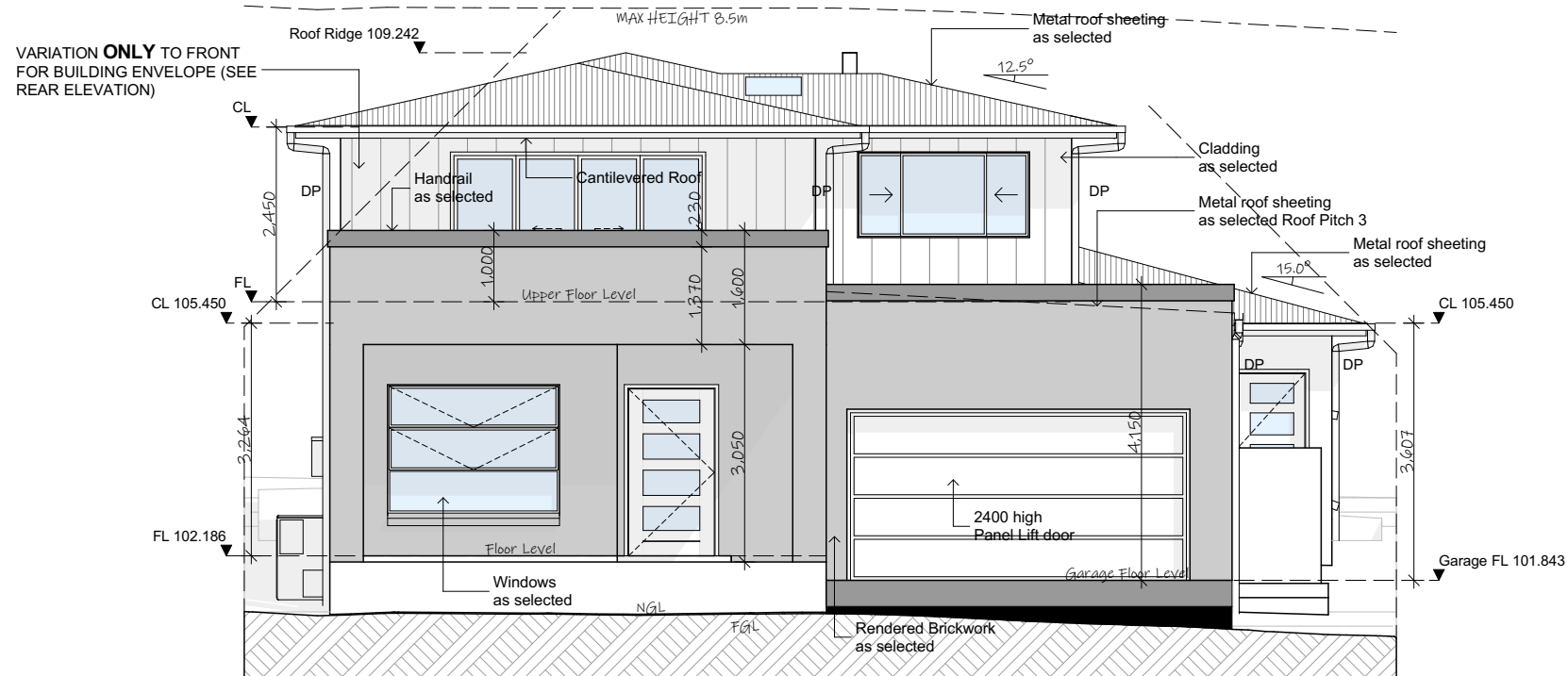
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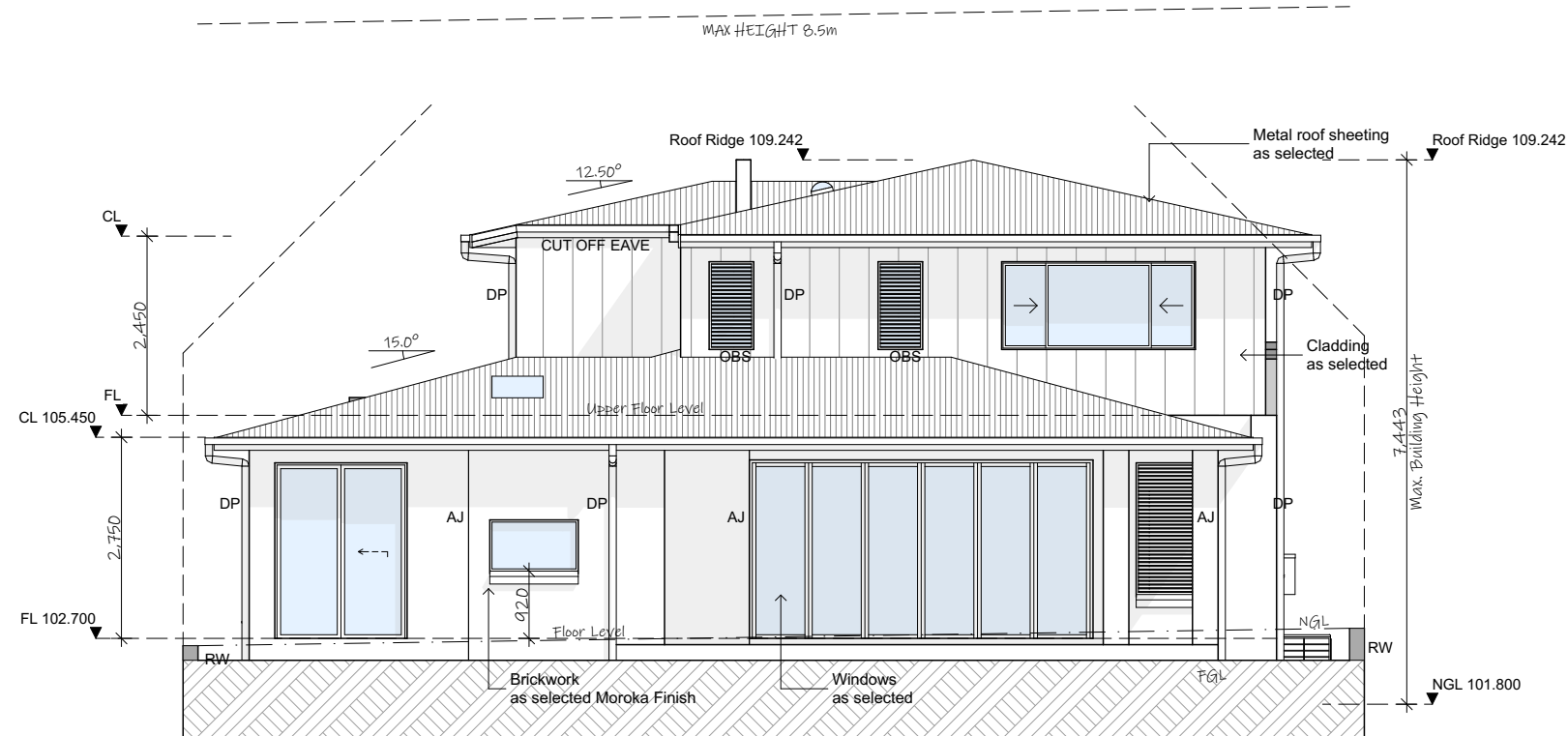
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Legend:

ACU - Air Conditioning Unit
AJ - Articulation Joint
CL - Ceiling Level
FGL - Finish Ground Line
FL - Floor Level
HWS - Hot Water System
NGL - Natural Ground Line
OBS - Obscure
DP - Downpipe
RW - Retaining Wall



Front/North Elevation
1:100



South/Rear Elevation
1:100



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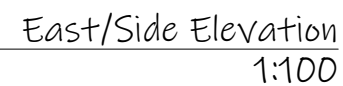
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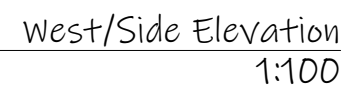
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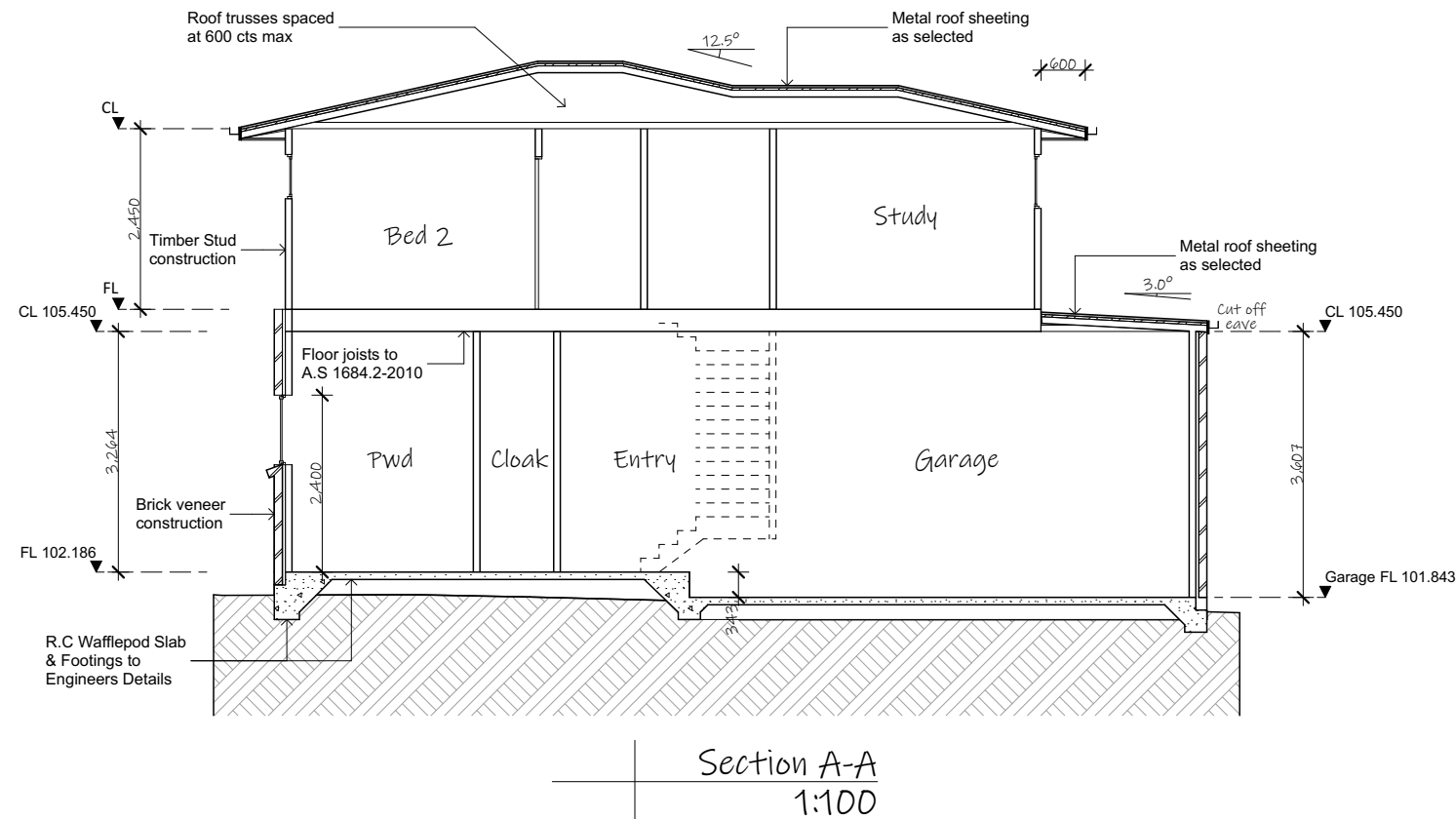
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Energy Requirements Summary:

Ceiling/Roof
- R5.0 insulation to ceilings
- R1.3 sisalation blanket to underside of roof (Primary Res. Only)
- Roof colour solar absorbance no less than 0.5

External walls
- R2.5 insulation to all external walls exc. Garage

Internal walls
- R2.5 insulation to Garage
- R2.5 insulation to Garage, L'dry & Pwd (Primary Res. Only)
- R2.5 insulation to walls connecting to roof space

Floor -
- Waffle pod slab with min. 175mm void and 85mm concrete cover
- R2.5 between garage & floor above (Primary Res. Only)
- R2.5 to upper floor areas that over hang floor below (Primary Res. Only)

Windows / Glazed Doors
Glazing - Single
Frames - Aluminium

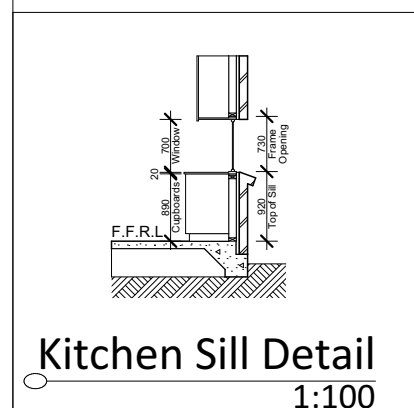
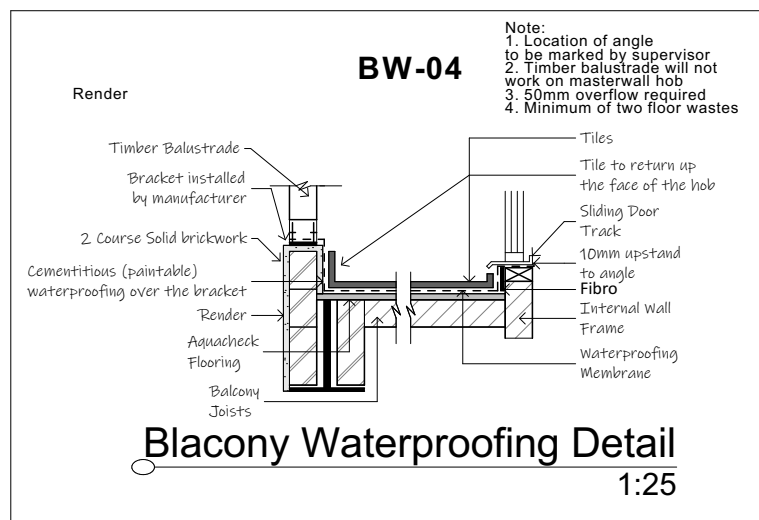
Refer to Certificate for U & SHGC requirements

Window manufacturer
- Trend & Breezeway (Louvre windows only)

Please note: if recessed down lights will be installed IC rated led down lights are required & fitted with approved covers that allow bulk insulation to fully cover

General notes:

All exhaust fans to be self closing. max 250mm dia.
All window frames to be weather stripped.
All gaps and cracks sealed.
All glazing to refer to Nathers certificate for minimum U & SHGC values.
Please note R values noted represent added insulation and not total r value.
R2.5 insulation allowed to ceiling perimeter due to height restrictions where applicable
R2.5 insulation to all skylight shafts (if applicable)
All insulation to be installed in accordance with as.3999



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