

KINLEA - MILPERRA

STAGE 1 - SITE 1.1

LOTS: 1101-1114

SHEET NO.	DRAWING TITLE	REV
S1-1.1-DA000	COVER SHEET	B
S1-1.1-DA001	THERMAL PERFORMANCE & SUSTAINABILITY SPECIFICATIONS - LOTS 1101-1106	B
S1-1.1-DA002	THERMAL PERFORMANCE & SUSTAINABILITY SPECIFICATIONS - LOTS 1107-1112	B
S1-1.1-DA003	THERMAL PERFORMANCE & SUSTAINABILITY SPECIFICATIONS - LOTS 1113-1114	B
S1-1.1-DA050	LOCATION & SITE ANALYSIS PLAN	B
S1-1.1-DA100	EROSION, BENCHING & SEDIMENT CONTROL PLAN - LOTS 1101-1104	B
S1-1.1-DA101	EROSION, BENCHING & SEDIMENT CONTROL PLAN - LOTS 1105-1108	B
S1-1.1-DA102	EROSION, BENCHING & SEDIMENT CONTROL PLAN - LOTS 1109-1114	B
S1-1.1-DA140	HYDRAULIC CONCEPT PLAN - LOTS 1101-1104	B
S1-1.1-DA141	HYDRAULIC CONCEPT PLAN - LOTS 1105-1108	B
S1-1.1-DA142	HYDRAULIC CONCEPT PLAN - LOTS 1109-1114	B
S1-1.1-DA210	GROUND FLOOR PLANS - LOTS 1101-1104	B
S1-1.1-DA211	GROUND FLOOR PLANS - LOTS 1105-1108	B
S1-1.1-DA212	GROUND FLOOR PLANS - LOTS 1109-1112	B
S1-1.1-DA213	GROUND FLOOR PLANS - LOTS 1113-1114	B
S1-1.1-DA220	FIRST FLOOR PLANS - LOTS 1101-1104	B
S1-1.1-DA221	FIRST FLOOR PLANS - LOTS 1105-1108	B
S1-1.1-DA222	FIRST FLOOR PLANS - LOTS 1109-1112	B
S1-1.1-DA223	FIRST FLOOR PLANS - LOTS 1113-1114	B
S1-1.1-DA230	ROOF PLANS - LOTS 1101-1104	B
S1-1.1-DA231	ROOF PLANS - LOTS 1105-1108	B
S1-1.1-DA232	ROOF PLANS - LOTS 1109-1114	B
S1-1.1-DA300	ELEVATIONS AND SECTIONS - LOT 1101	B
S1-1.1-DA301	ELEVATIONS AND SECTIONS - LOT 1102	B
S1-1.1-DA302	ELEVATIONS AND SECTIONS - LOT 1103	B
S1-1.1-DA303	ELEVATIONS AND SECTIONS - LOT 1104	B
S1-1.1-DA304	ELEVATIONS AND SECTIONS - LOT 1105	B
S1-1.1-DA305	ELEVATIONS AND SECTIONS - LOT 1106	B
S1-1.1-DA306	ELEVATIONS AND SECTIONS - LOT 1107	B
S1-1.1-DA307	ELEVATIONS AND SECTIONS - LOT 1108	B
S1-1.1-DA308	ELEVATIONS AND SECTIONS - LOT 1109	B
S1-1.1-DA309	ELEVATIONS AND SECTIONS - LOT 1110	B
S1-1.1-DA310	ELEVATIONS AND SECTIONS - LOT 1111	B
S1-1.1-DA311	ELEVATIONS AND SECTIONS - LOT 1112	B
S1-1.1-DA312	ELEVATIONS AND SECTIONS - LOT 1113	B
S1-1.1-DA313	ELEVATIONS AND SECTIONS - LOT 1114	B
S1-1.1-DA320	COLOURED STREETSCAPES	B
S1-1.1-DA321	COLOURED PERSPECTIVES	B
S1-1.1-DA400	SHADOW ANALYSIS	B
S1-1.1-DA401	SHADOW DIAGRAM - 21 JUNE - 9AM/12PM/3PM - LOTS 1101-1108	B
S1-1.1-DA402	SHADOW DIAGRAM 21 JUNE - 9AM/12PM/3PM - LOTS 1109-1114	B
S1-1.1-DA410	SUN EYE VIEWS - 21 JUNE 8AM/9AM	B
S1-1.1-DA411	SUN EYE VIEWS - 21 JUNE 10AM/11AM	B
S1-1.1-DA412	SUN EYE VIEWS - 21 JUNE 12PM/1PM	B
S1-1.1-DA413	SUN EYE VIEWS - 21 JUNE 2PM/3PM	B
S1-1.1-DA414	SUN EYE VIEWS - 21 JUNE 4PM	B
S1-1.1-DA420	LANDSCAPE AREA PLANS	B
S1-1.1-DA421	POS AREA AND GFA AREA PLANS - GROUND FLOOR	B
S1-1.1-DA422	GFA AREA PLANS - FIRST FLOOR	B
S1-1.1-DA800	METAL BATTEN FENCE DETAILS	B

31.10.25 19.08.25 date	B A rev	ISSUE TO SSDA FOR APPROVAL PRELIMINARY ISSUE TO CONSULTANT amendment

MIRVAC
DESIGN

architects
urban designers
interior designers
landscape architects

Mirvac Design Pty Ltd
ABN 70 027 959 531

Level 20 200 George St
Sydney NSW 2000
T 02 9550 6000

Mirvac Design Nominees / Responsible Architects
Anda Verma, Andrew La, David Herz, Michael Weiner
<http://www.mirvacdesign.com/mirvacdesign>



project:
KINLEA - MILPERRA

2 Bullecourt Avenue, Milperra NSW 2214

Stage: 1 Site: 1.1 Lot: 1101-1114

title:
COVER SHEET

job no: MB-10418

drawing no: S1-1.1-DA000

scale @ A1 : date: 31.10.25 rev: B

0mm

100mm

200mm

300mm

LOT - 1113 (THERMAL PERFORMANCE)

Construction General:

Floors
Waffle pod slab 85mm concrete and 300mm waffle pods
Timber frame between levels, no insulation required between conditioned areas.
Suspended timber frame, with an R4.0 insulation lined below

External Walls
75mm Hebel on framed walls with R2.7 insulation (insulation only value)
50mm Hebel on framed walls with R2.7 insulation (insulation only value)
Note: No insulation is required to external Garage walls
External Colour:
As per plans provided
Light (SA < 0.475)
Medium (SA >0.475<0.7)
Dark (SA>0.7)

Walls within dwellings
Plasterboard on studs, no insulation required.
R2.7 insulation to internal garage walls shared with habitable rooms.
R2.7 insulation to walls between conditioned and unconditioned zones.

Glazing Doors/Windows
Glazing upgrade 3 - SEM double-glazed, single low-e
Awning: U 2.9 and SHGC 0.35
Fixed: U 2.0 and SHGC 0.44
Sliding door: U 2.8 and SHGC 0.39
Circular solartube modelled with 250mm diameter. (where applicable)
Note: U 6.7 and SHGC 0.57 are proxy for entry door glazing.
Window frame colour
Dark (SA > 0.7)

Roof and Ceilings
Metal roof with anticon blanket (R_L1.3 and R_L1.3)
R4.0 ceiling insulation and plasterboard lining, where metal roof above
Garage ceiling with R6.0 insulation and plasterboard lining, where conditioned area above and between conditioned and unconditioned areas.
External Colour
Light (SA < 0.475)

Ceiling Penetrations
Sealed and insulated LED downlights as per the lighting plan
Sealed and insulated exhaust fans as per plans

Floor coverings
As per plans

External Shading
Shading as per stamped drawings

Ventilation
All external doors have weather seals, all exhaust fans and chimneys have dampers, and down lights proposed will have capped fittings

BASIX Inclusions

Site details
- Lot number: 1113
- Measure roof area: 111.9m²
- Site area refers to Site Plan DA-S1-01-DA052
- Landscaping area refer to Landscaping Plan by TURF

Water Fixtures
- Showerheads: 4 star (medium flow >6.0 and ≤7.5 L/min)
- Toilet flushing system: 4 star
- Kitchen taps: 5 star
- Bathroom taps: 5 star

Rain tank
- Harvested roof areas 70%
- Rainwater tank size 2000L connected to outdoor tap, toilets, and laundry
- Landscaping as per landscape area schedule

Energy
Hot water system
- Electric heat pump – 21 to 25 STCs
Heating and cooling
- Cooling and heating: three phase air-conditioning to living areas and bedrooms: EER 3.0-3.5

Lighting
- LED lighting throughout
Ventilation
- Bathroom exhaust – individual fan, ducted to façade or roof. Manual switch on/off.
- Kitchen exhaust – individual fan, ducted to façade or roof. Manual switch on/off
- Laundry exhaust – individual fan, ducted to façade or roof. Manual switch on/off
Other
- Electric cooktop & electric oven
- Outdoor clothes drying line
- Fridge Space – not well-ventilated
- Photovoltaic system: rated electrical output (min.) 2.0 peak kW
Installed at >10° to ≤25° pitch, north orientation

LOT - 1114 (THERMAL PERFORMANCE)

Construction General:

Floors
Waffle pod slab 85mm concrete and 300mm waffle pods
Timber frame between levels, no insulation required between conditioned areas.
Suspended timber frame, with an R4.0 insulation lined below

External Walls
Brick veneer with R2.7 insulation (insulation only value)
Lightweight cladding on framed walls with R2.7 insulation (insulation only value)
Note: No insulation is required to external Garage walls
External Colour:
As per plans provided
Light (SA < 0.475)
Medium (SA >0.475<0.7)
Dark (SA>0.7)

Walls within dwellings
Plasterboard on studs, no insulation required.
R2.7 insulation to internal garage walls shared with habitable rooms.
R2.7 insulation to walls between conditioned and unconditioned zones.

Glazing Doors/Windows
Glazing upgrade 3 - SEM double-glazed, single low-e
Awning: U 2.9 and SHGC 0.35
Fixed: U 2.0 and SHGC 0.44
Sliding door: U 2.8 and SHGC 0.39
Circular solartube modelled with 250mm diameter. (where applicable)
Note: U 6.7 and SHGC 0.57 are proxy for entry door glazing.
Window frame colour
Dark (SA > 0.7)

Roof and Ceilings
Metal roof with anticon blanket (R_L1.3 and R_L1.3)
R4.0 ceiling insulation and plasterboard lining, where metal roof above
Garage ceiling with R6.0 insulation and plasterboard lining, where conditioned area above
No insulation to garage ceiling where roof above.
External Colour
Light (SA < 0.475)

Ceiling Penetrations
Sealed and insulated LED downlights as per the lighting plan
Sealed and insulated exhaust fans as per plans

Floor coverings
As per plans

External Shading
Shading as per stamped drawings

Ventilation
All external doors have weather seals, all exhaust fans and chimneys have dampers, and down lights proposed will have capped fittings

BASIX Inclusions

Site details
- Lot number: 1114
- Measure roof area: 138.9m²
- Site area refers to Site Plan DA-S1-01-DA052
- Landscaping area refer to Landscaping Plan by TURF

Water Fixtures
- Showerheads: 4 star (medium flow >6.0 and ≤7.5 L/min)
- Toilet flushing system: 4 star
- Kitchen taps: 5 star
- Bathroom taps: 5 star

Rain tank
- Harvested roof areas 70%
- Rainwater tank size 2000L connected to outdoor tap, toilets, and laundry
- Landscaping as per landscape area schedule

Energy
Hot water system
- Electric heat pump – 21 to 25 STCs
Heating and cooling
- Cooling and heating: three phase air-conditioning to living areas and bedrooms: EER 3.0-3.5

Lighting
- LED lighting throughout
Ventilation
- Bathroom exhaust – individual fan, ducted to façade or roof. Manual switch on/off.
- Kitchen exhaust – individual fan, ducted to façade or roof. Manual switch on/off
- Laundry exhaust – individual fan, ducted to façade or roof. Manual switch on/off
Other
- Electric cooktop & electric oven
- Outdoor clothes drying line
- Fridge Space – not well-ventilated
- Photovoltaic system: rated electrical output (min.) 2.0 peak kW
Installed at >10° to ≤25° pitch, north orientation

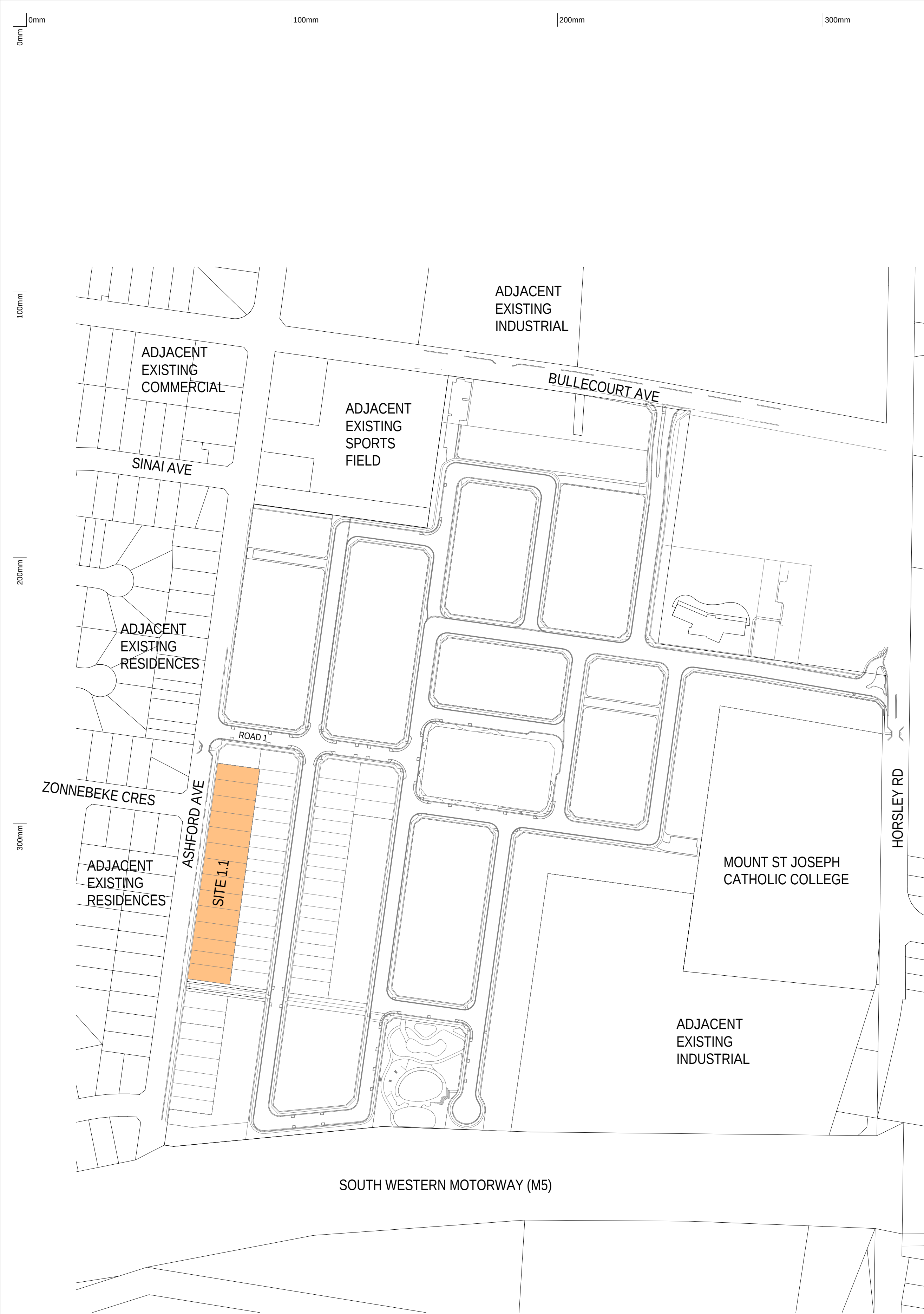
31.10.25	B	ISSUE TO SSDA FOR APPROVAL
19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT
date	rev	amendment



project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
**THERMAL PERFORMANCE &
SUSTAINABILITY SPECIFICATIONS -
LOTS 1113-1114**

job no: MB-10418
drawing no: S1-1.1-DA003
scale @ A1 :
date: 31.10.25 rev: B



1 LOCATION PLAN
1 : 2000

DISTANCES TO NEARBY LANDMARKS

- Mount St Joseph Catholic College - Approx 5 min walk
- Bankstown Golf Club - Approx 5 min walk
- Panania Train Station - Approx 6 min drive
- Bankstown Aerodrome - Approx 10 min drive
- Liverpool Hospital - Approx 15 min drive
- Parramatta City CBD - Approx 40 min drive
- Sydney City CBD - Approx 30 min drive

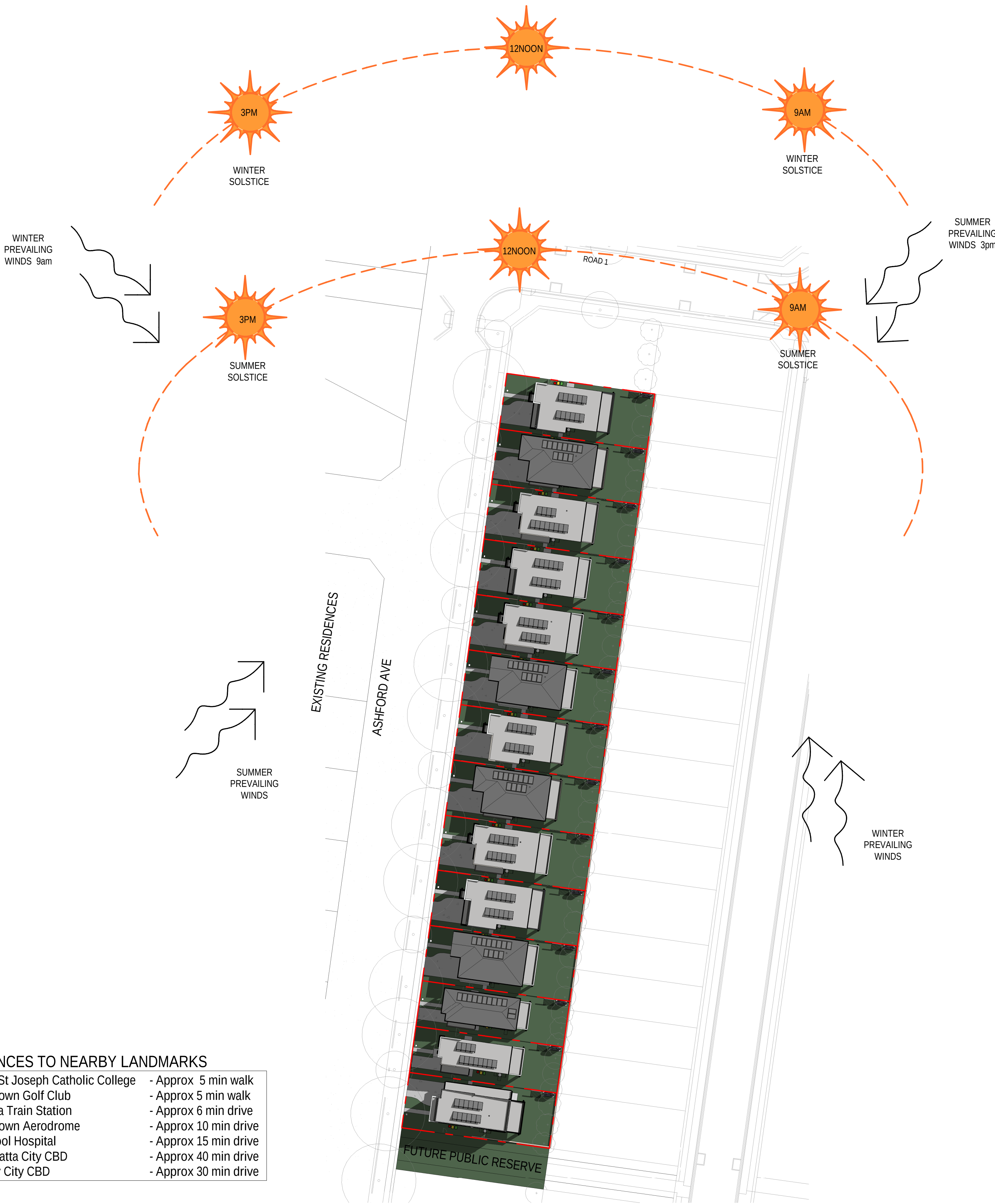
MIRVAC DESIGN
Level 20 200 George St
Sydney NSW 2000
Tel: (02) 9550 1000
Mirvac Design Pty Ltd
ABN 70 003 959 931
Mirvac Design Nominated / Responsible Architects
Amita Verma, Andrew La, David Hest, Michael Weller
http://www.mirvacdesign.com/mirvacdesign/



project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
LOCATION & SITE ANALYSIS PLAN

job no: MB-10418
drawing no: S1-1.1-DA050
scale @ A1 : As indicated
date: 31.10.25 rev: B



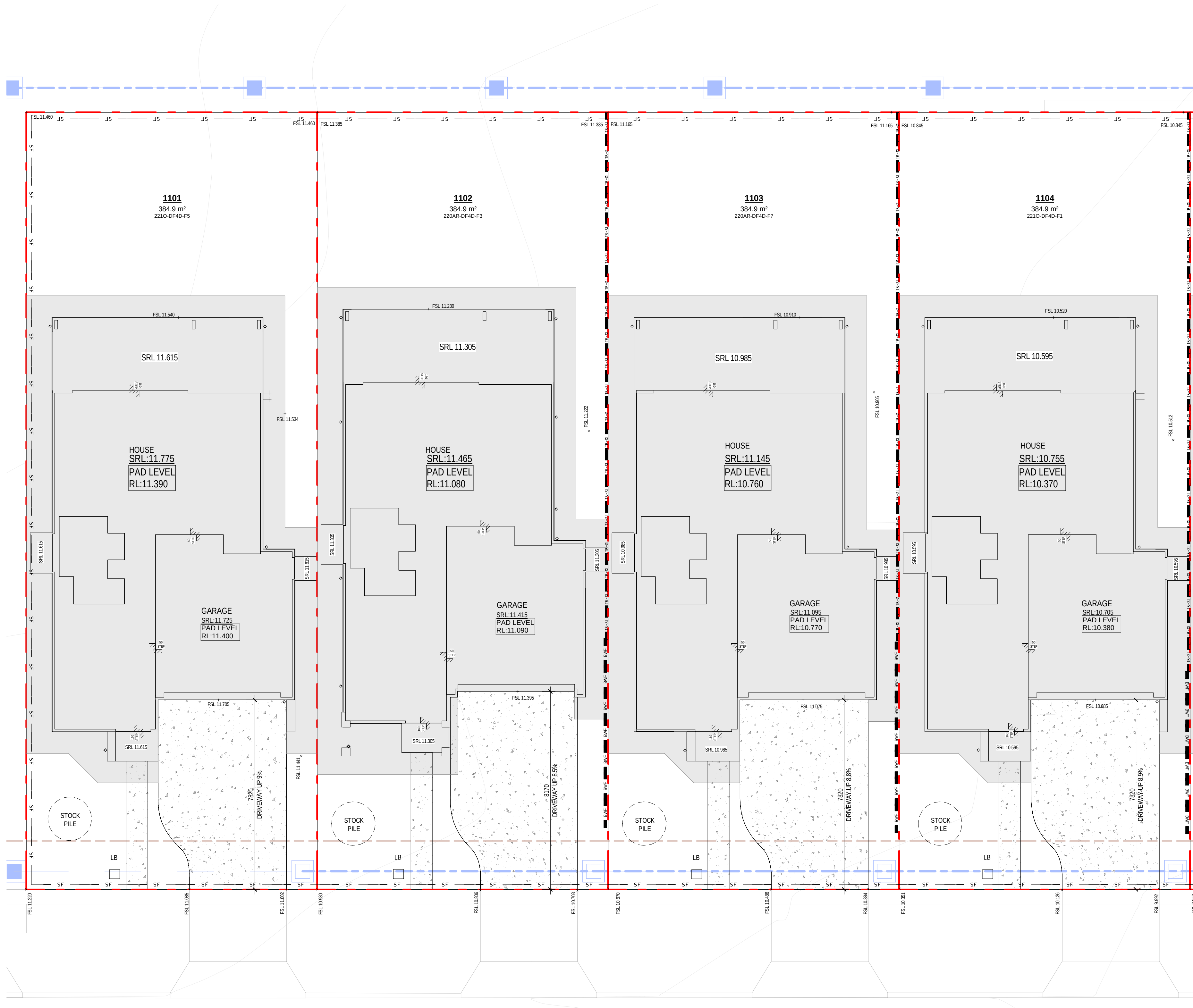
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100mm

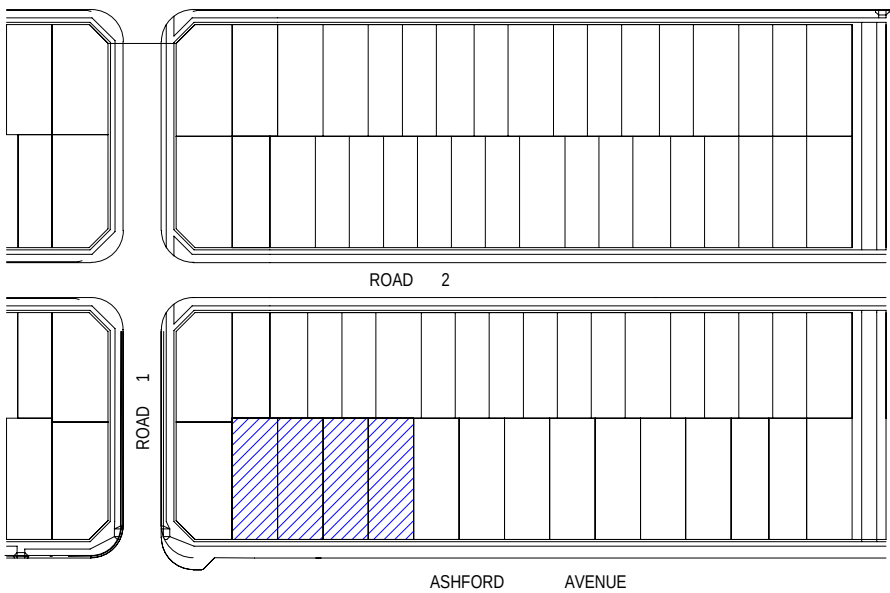
200mm

300mm



ASHFORD AVENUE

1 EROSION/SEDIMENT CONTROL & BENCHING PLAN - LOTS 1101-1104



SITEWORK	
A/C	AIR CONDITIONER CONDENSER
BOW	BOTTOM OF WALL LEVEL
EGL	EXISTING GROUND LEVEL
FSL	FINISHED SURFACE LEVEL
GM	GAS METER
HC	HOSE COCK
HCR	HOSE COCK RECYCLE
HMU	HOT WATER UNIT
KO	KEYS OUTLET
LB	LETTER BOX
MB	ELECTRICAL METERBOX
NBN	NATIONAL BROADBAND NETWORK
PCD	PREMISES CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RL	ROAD LEVEL
RWT	RAINWATER TANK
SRL	STRUCTURAL RELATIVE LEVEL
TOW	TOP OF WALL LEVEL
WCL	WALL MOUNTED CLOTHES LINE
WM	WATER METER
DIRECTION OF FLOW	
PIPELINE CONNECTION TO RWT	
PIPELINE STORMWATER OVERFLOW	
POTABLE WATER	
STORMWATER DRAINAGE PIT	
GRATED DRAIN	
NATURE STRIP CONCEPT DIAGRAM	
RETAINING WALLS	
BLOCK WORK RETAINING WALL	
BLOCK WORK FEATURE RETAINING WALL	
CROP EDGE BEAM	
SEAM CONCRETE SLEEPER WALL	
LOG SLEEPER RETAINING WALL	
WET WALL	

SITE CONTINUES - REFER TO SHEET S1-1.1-DA101

31.10.25
19.08.25
date

B
A
rev

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PRELIMINARY ISSUE TO CONSULTANT
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Level 20 200 George St
Sydney NSW 2000
Tel: 02 9550 0000

Mirvac Design Pty Ltd
ABN 70 003 959 931

Mirvac Design Nominees / Responsible Architects
Anda Verrina, Andrew La, David Hest, Michael Winter
http://www.mirvacdesign.com/mirvacdesign/andabest



project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
**EROSION, BENCHING & SEDIMENT
CONTROL PLAN - LOTS 1101-1104**

job no: MB-10418
drawing no: S1-1.1-DA100
scale @ A1 : 1 : 100
date: 31.10.25 rev: B



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100mm

200mm

300mm

SITE CONTINUES - REFER TO SHEET S1-1.1-DA100

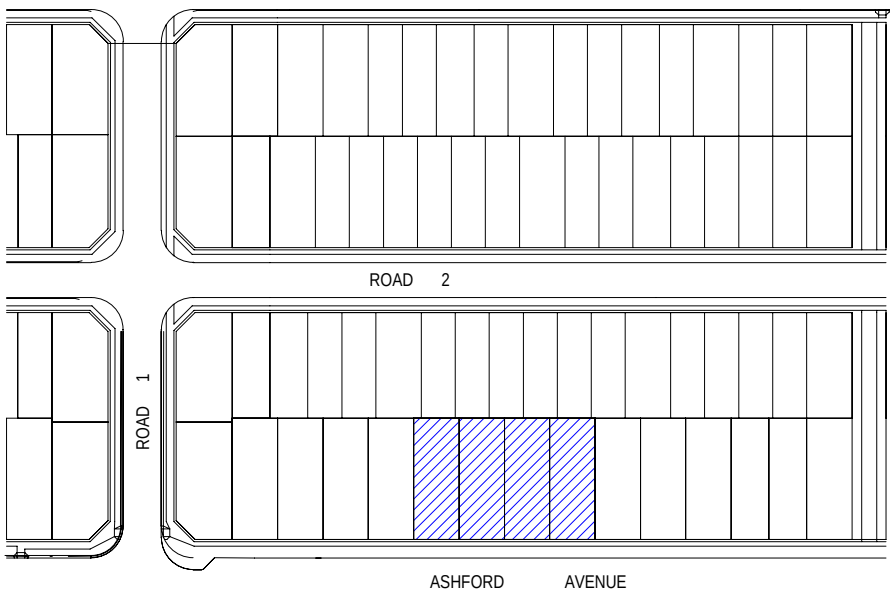


ASHFORD AVENUE

1 EROSION/SEDIMENT CONTROL & BENCHING PLAN - LOTS 1105 - 1108

SITE CONTINUES - REFER TO SHEET S1-1.1-DA102

SITEWORK	
A/C	AIR CONDITIONER CONDENSER
BOW	BOTTOM OF WALL LEVEL
EG	EXISTING GROUND LEVEL
FSL	FINISHED SURFACE LEVEL
GM	GAS METER
HC	HOSE COCK
HCR	HOSE COCK RECYCLE
HMU	HOT WATER UNIT
KD	KEYS OUTLET
LB	LETTER BOX
MB	ELECTRICAL METERBOX
NBN	NATIONAL BROADBAND NETWORK
PCD	PREMISES CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RL	ROAD ACCESS LEVEL
RWT	RAINWATER TANK
SRL	STRUCTURAL RELATIVE LEVEL
TOW	TOP OF WALL LEVEL
WCL	WALL MOUNTED CLOTHES LINE
WM	WATER METER
DIRECTION OF FLOW	
PIPELINE CONNECTION TO RWT	
PIPELINE STORMWATER OVERFLOW	
POTABLE WATER	
STORMWATER DRAINAGE PIT	
GRATED DRAIN	
NATURE STRIP CONCEPT DIAGRAM	
RETAINING WALLS	
BLOCK WORK RETAINING WALL	
BLOCK WORK FEATURE RETAINING WALL	
CROP EDGE BEAM	
SEMI CONCRETE SLEEPER WALL	
LOG SLEEPER RETAINING WALL	
WET WALL	



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MIRVAC DESIGN
Level 20 200 George St
Sydney NSW 2000
Tel: (02) 9550 9000
Mirvac Design Pty Ltd
ABN 70 007 959 931
Mircvac Design Nominees / Responsible Architects
Anda Verma, Andrew La, David Hest, Michael Winter
http://www.mirvacdesign.com/mirvacdesign-architects



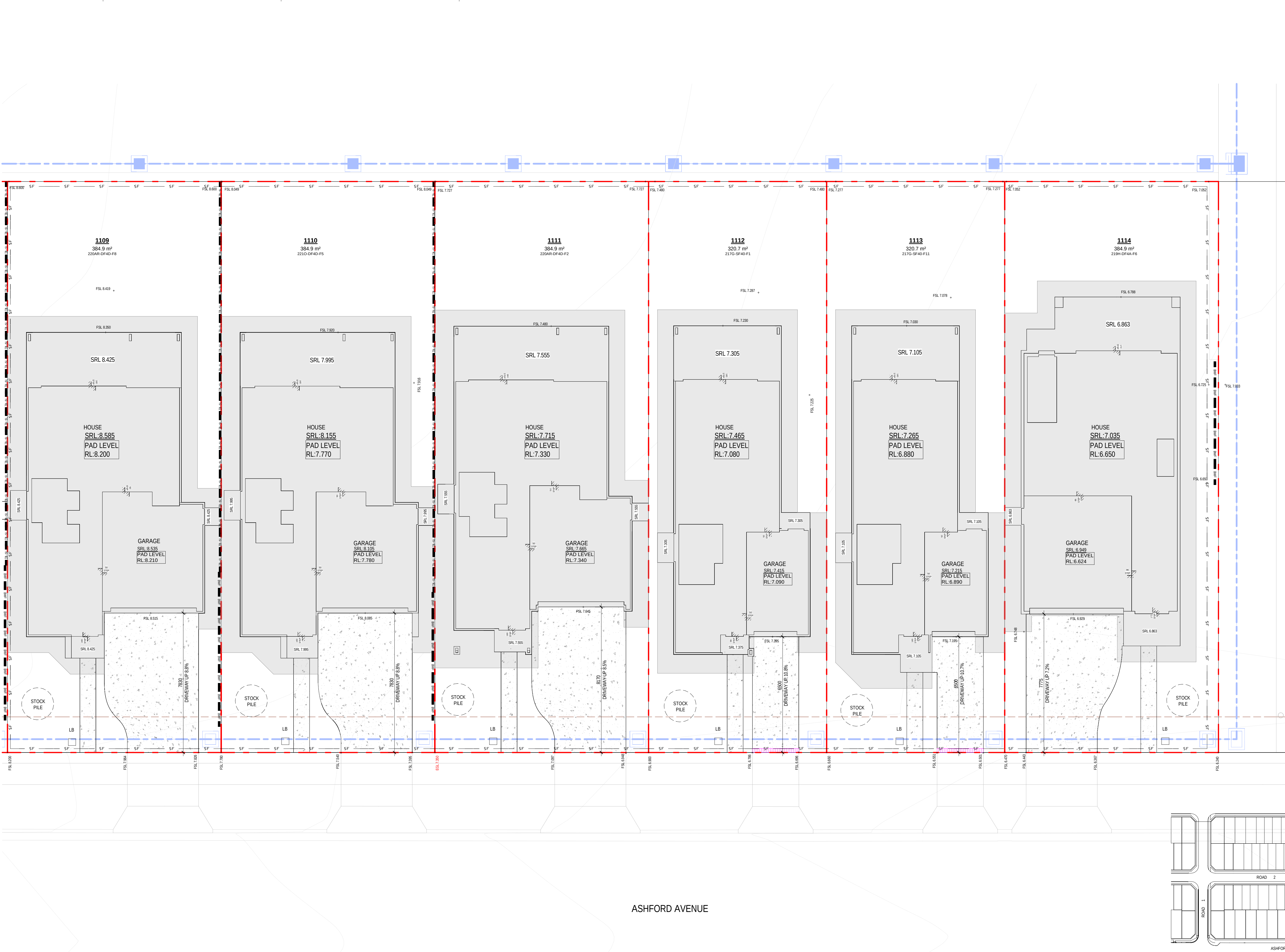
project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
EROSION, BENCHING & SEDIMENT CONTROL PLAN - LOTS 1105-1108

job no: MB-10418
drawing no: S1-1.1-DA101
scale @ A1 : 1 : 100
date: 31.10.25 rev: B



SITE CONTINUES - REFER TO SHEET S1-1.1-DA101



SITEWORK	
A/C	AIR CONDITIONER CONDENSER
B/W	BOTTOM OF WALL LEVEL
EGL	EXISTING GROUND LEVEL
FSL	FINISHED SURFACE LEVEL
GM	GAS METER
HC	HOSE COCK
HCR	HOSE COCK RECYCLE
HMU	HOT WATER UNIT
K/O	KERB OUTLET
LB	LETTER BOX
MB	ELECTRICAL METERBOX
NBN	NATIONAL BROADBAND NETWORK
PCD	PREMISES CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RL	REDUCED LEVEL
RWT	RAINWATER TANK
SRL	STRUCTURAL RELATIVE LEVEL
T/O	TOP OF WALL LEVEL
WCL	WALL MOUNTED CLOTHES LINE
WM	WATER METER
DIRECTION OF FLOW	
PIPELINE CONNECTION TO RWT	
PIPELINE STORMWATER OVERFLOW	
POTABLE WATER	
STORMWATER DRAINAGE PIT	
GRATED DRAIN	
NATURE STRIP CONCEPT DIAGRAM	
RETAINING WALLS	
BLOCK WORK RETAINING WALL	
BLOCK WORK FEATURE RETAINING WALL	
DROP EDGE BEAM	
BEAM CONCRETE SLEEPER WALL	
LOG SLEEPER RETAINING WALL	
WET WALL	

1 EROSION/SEDIMENT CONTROL & BENCHING PLAN - LOTS 1109-1114

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MIRVAC
DESIGN
Level 20 200 George St
Sydney NSW 2000
Tel: 02 9550 9000
Fax: 02 9550 9001
Mirvac Design Pty Ltd
ABN 70 003 959 931
Mircac Design Nominees / Responsible Architects
Ando Verre Architects
http://www.mirvacdesign.com/mirvacdesign/andoverre

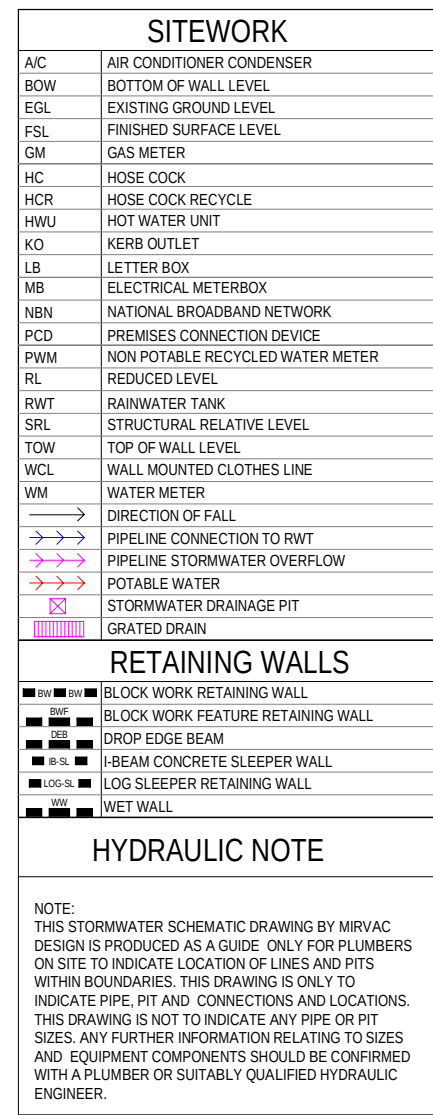


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KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

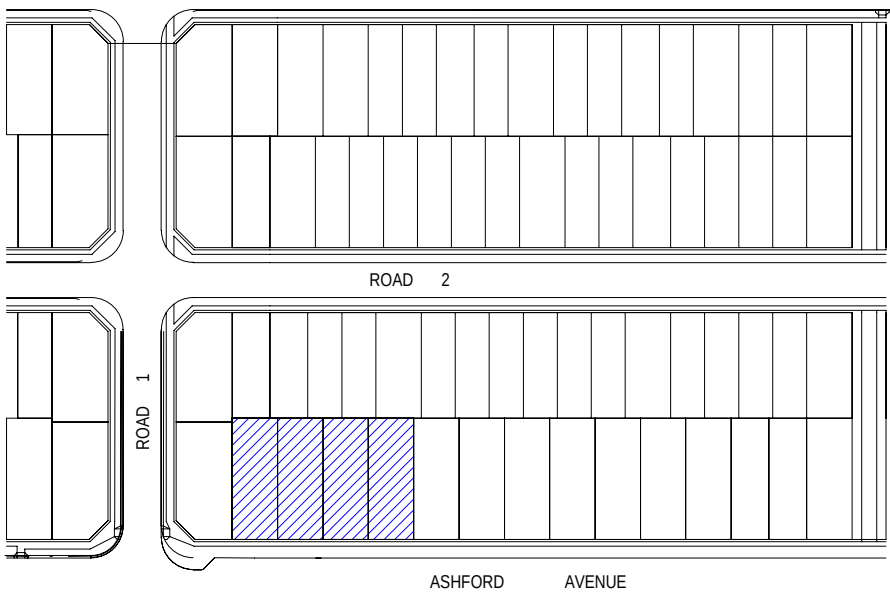
title:
EROSION, BENCHING & SEDIMENT
CONTROL PLAN - LOTS 1109-1114

job no: MB-10418
drawing no: S1-1.1-DA102
scale @ A1 : 1 : 100
date: 31.10.25 rev: B





SITE CONTINUES - REFER TO SHEET S1-1.1-DA141



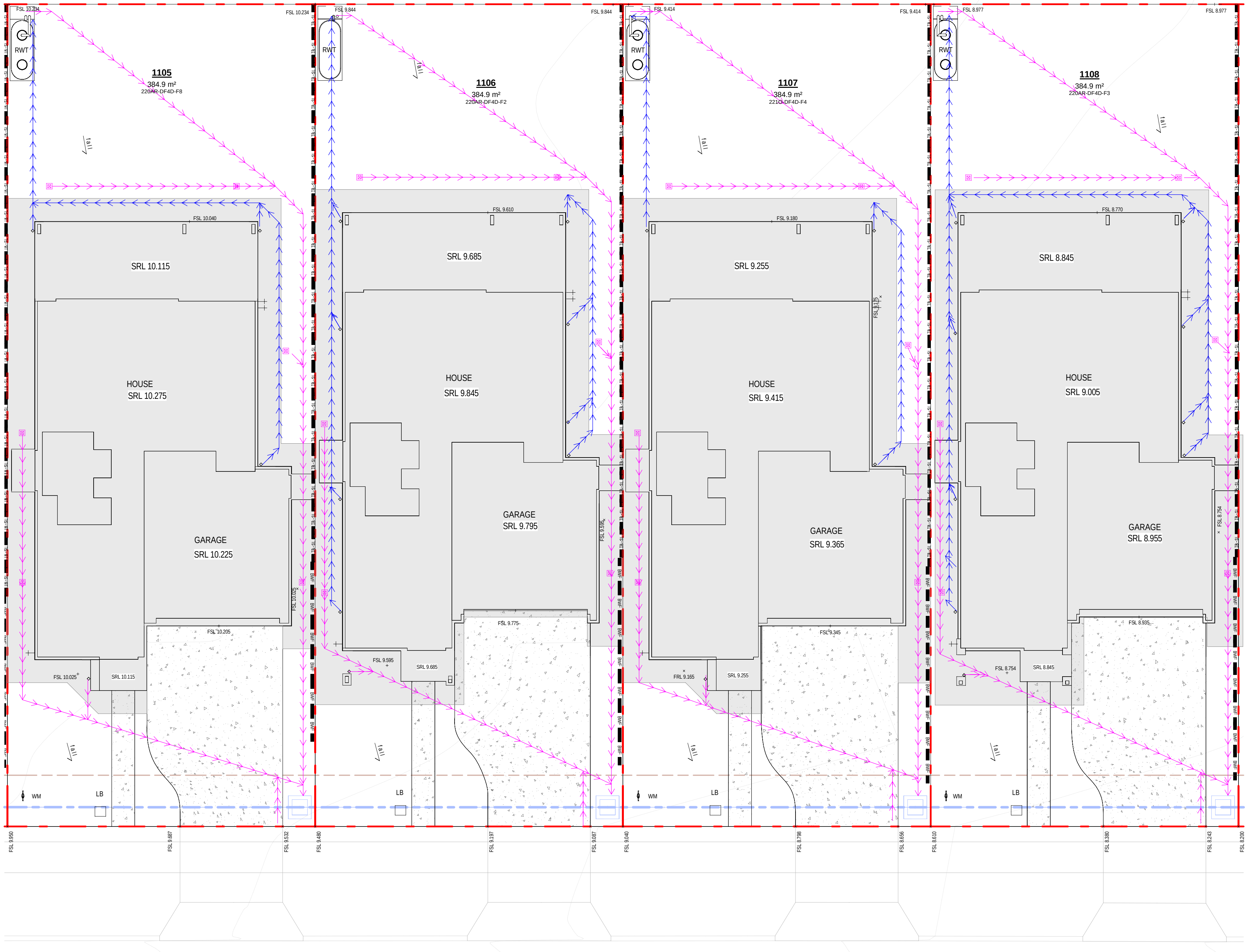
0mm 100mm 200mm 300mm

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300mm

SITE CONTINUES - REFER TO SHEET S1-1.1-DA140

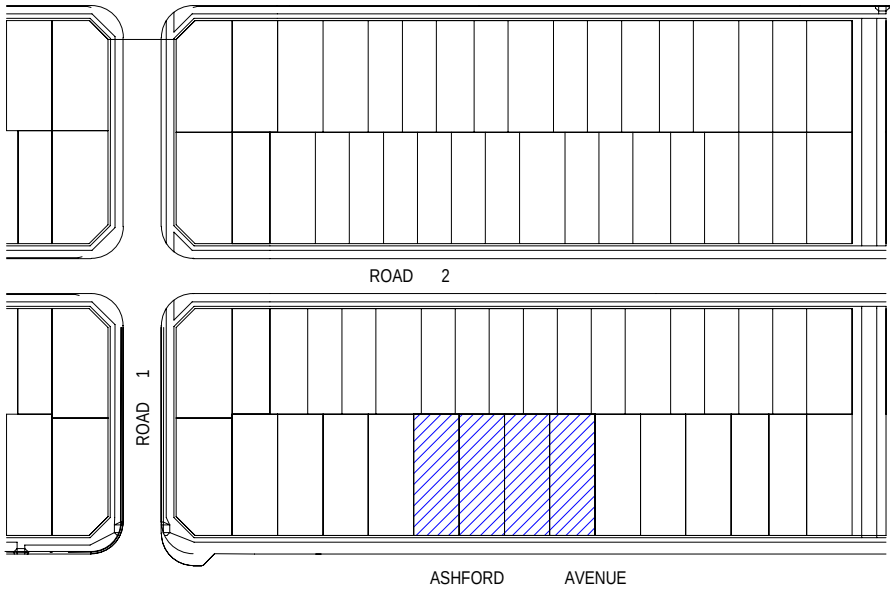


ASHFORD AVENUE

1 HYDRAULIC CONCEPT PLAN - LOTS 1105-1108

SITE CONTINUES - REFER TO SHEET S1-1.1-DA142

SITEWORK	
A/C	AIR CONDITIONER CONDENSER
BWL	BOTTOM OF WALL LEVEL
EGL	EXISTING GROUND LEVEL
FSL	FINISHED SURFACE LEVEL
GM	GAS METER
HC	HOSE COCK
HCR	HOSE COCK RECYCLE
HMU	HOT WATER UNIT
KD	KEYS OUTLET
LB	LETTER BOX
MB	ELECTRICAL METERBOX
NBN	NATIONAL BROADBAND NETWORK
PCD	PREMISES CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RL	REDUCED LEVEL
RWT	RAINWATER TANK
SRL	STRUCTURAL RELATIVE LEVEL
TOW	TOP OF WALL LEVEL
WCL	WALL MOUNTED CLOTHES LINE
WM	WATER METER
DIRECTION OF FLOW	
PIPELINE CONNECTION TO RWT	
PIPELINE STORMWATER OVERFLOW	
POTABLE WATER	
STORMWATER DRAINAGE PIT	
GRATED DRAIN	
RETAINING WALLS	
BLOCK WORK RETAINING WALL	
BLOCK WORK FEATURE RETAINING WALL	
DROP EDGE BEAM	
HEAVY CONCRETE SLEEPER WALL	
LOG SLEEPER RETAINING WALL	
WET WALL	
HYDRAULIC NOTE	
NOTE: THIS STORMWATER SCHEMATIC DRAWING BY MIRVAC DESIGN IS PRODUCED AS A GUIDE ONLY FOR PLUMBERS ON SITE TO INDICATE LOCATION OF LINES AND PITS WITHIN BOUNDARIES. THIS DRAWING IS ONLY TO INDICATE PIPE, PIT AND CONNECTIONS AND LOCATIONS. THIS DRAWING IS NOT TO INDICATE ANY PIPE OR PIT SIZES. ANY FURTHER INFORMATION RELATING TO SIZES AND EQUIPMENT COMPONENTS SHOULD BE CONFIRMED WITH A PLUMBER OR SUITABLY QUALIFIED HYDRAULIC ENGINEER.	



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Sydney NSW 2000
Tel: 02 9550 0000
Mirvac Design Pty Ltd
ABN 70 007 959 531
Mircvac Design Nominated / Responsible Architects
Anna Verro, Andrew La, David Hest, Michael Winter
http://www.mirvacdesign.com/mirvacdesign-architects



project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
HYDRAULIC CONCEPT PLAN - LOTS 1105-1108

job no: MB-10418
drawing no: S1-1.1-DA141
scale @ A1 : 1 : 100
date: 31.10.25 rev: B



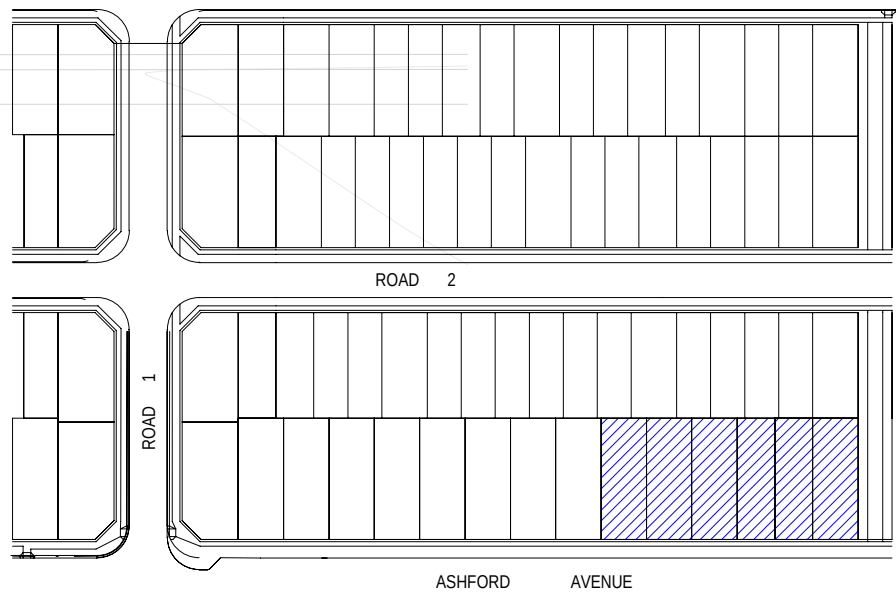
SITE CONTINUES - REFER TO SHEET S1-1.1-DA141



SITEWORK	
A/C	AIR CONDITIONER CONDENSER
BOW	BOTTOM OF WALL LEVEL
ESL	EXISTING GROUND LEVEL
FSL	FINISHED SURFACE LEVEL
GM	GAS METER
HC	HOSE COCK
HCR	HOSE COCK RECYCLE
HMU	HOT WATER UNIT
KD	KERB OUTLET
LB	LETTER BOX
MB	ELECTRICAL METERBOX
NBN	NATIONAL BROADBAND NETWORK
PCD	PREMISES CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RL	REDUCED LEVEL
RWT	RAINWATER TANK
SRL	STRUCTURAL RELATIVE LEVEL
TOW	TOP OF WALL LEVEL
WCL	WALL MOUNTED CLOTHES LINE
WM	WATER METER
DIRECTION OF FLOW	
PIPELINE CONNECTION TO RWT	
PIPELINE STORMWATER OVERFLOW	
POTABLE WATER	
STORMWATER DRAINAGE PIT	
GRATED DRAIN	
RETAINING WALLS	
BLOCK WORK RETAINING WALL	
BLOCK WORK FEATURE RETAINING WALL	
DROP EDGE BEAM	
HEAVY CONCRETE SLEEPER WALL	
LOS SLEEPER RETAINING WALL	
WEET WALL	
HYDRAULIC NOTE	
NOTE: THIS STORMWATER SCHEMATIC DRAWING BY MIRVAC DESIGN IS PRODUCED AS A GUIDE ONLY FOR PLUMBERS ON SITE TO INDICATE LOCATION OF LINES AND PITS WITHIN BOUNDARIES. THIS DRAWING IS ONLY TO INDICATE PIPE, PIT AND CONNECTIONS AND LOCATIONS. THIS DRAWING IS NOT TO INDICATE ANY PIPE OR PIT SIZES. ANY FURTHER INFORMATION RELATING TO SIZES AND EQUIPMENT COMPONENTS SHOULD BE CONFIRMED WITH A PLUMBER OR SUITABLY QUALIFIED HYDRAULIC ENGINEER.	

FUTURE PUBLIC RESERVE

ASHFORD AVENUE



1 HYDRAULIC CONCEPT PLAN - LOTS 1109-1114

31.10.25	B	ISSUE TO SSDA FOR APPROVAL PRELIMINARY ISSUE TO CONSULTANT amendment
19.08.25	A	
086	rev	

MIRVAC DESIGN
Level 20 200 George St
Sydney NSW 2000
Tel: 02 9550 0000
Mirvac Design Pty Ltd
ABN 70 003 959 931
Mircac Design Nominees / Responsible Architects
Anda Verrin Andreea La Clauz Nicol Michael Winter
http://www.mirvacdesign.com/mirvacdesign/andreea



project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
HYDRAULIC CONCEPT PLAN - LOTS
1109-1114

job no: MB-10418
drawing no: S1-1.1-DA142
scale @ A1 : 1 : 100
date: 31.10.25 rev: B



WINDOW SCHEDULE - 1101					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2007T L SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SA2007T	2035	730		5
W-04	SD20448	2400	4780		1
W-05L	SD22116 L	2100	1570		1
W-06	SA1307	1370	730		2
W-13	SA1236 SPECIAL	1200	3600	1200H x 3600W SA1208 WITHIN	1
W-14	SD22127	2100	2712		1
W-29 OBS	SA1007 OBS	1030	730		2
W-30L OBS	SA1011 L OBS	1030	1450		1
W-31L	SA1202 L	1370	2170	OBSCURE	2
W-31R	SA1322 R	1370	2170		1
W-32	SF1308	1370	850		1

WINDOW SCHEDULE - 1102					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_SPECIAL	2035	1570	2035H x 1570W SA2017T WITHIN	1
W-02L	SA2017T_L_SPECIAL	2035	1810	2035H x 1810W SA2018T WITHIN	1
W-03	SA2007T	2035	730		5
W-04	SXD2448	2400	4780		1
W-05L	SXD2116_L	2100	1570		1
W-06	SA1307	1370	730		2
W-15	SXD2132	2100	3162		1
W-16	SA1326 SPECIAL	1370	2650	1370H x 2650W SA1307 WITHIN	1
W-29 OBS	SA1007 OBS	1030	730	OBSecure	1
W-30R OBS	SA1014 R OBS	1030	1450	OBSecure	1
W-31L	SA1322_L	1370	2170		2
W-31R	SA1322_R	1370	2170		1
W-32	SF1308	1370	850		1

WINDOW SCHEDULE - 1103					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_SPECIAL	2035	1570	2059H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L SPECIAL	2035	1810	2059H x 1810W SA2008T WITHIN	1
W-03	SA2007T	2035	730		5
W-04	SXD2448	2400	4780		1
W-05L	SXD2116_L	2100	1570		1
W-06	SA1307	1370	730		1
W-13	SA1236 SPECIAL	1200	3600	1200H x 3600W SA1208 WITHIN	2
W-16	SA1326 SPECIAL	1370	2650	1370H x 2650W SA1307 WITHIN	1
W-20 OBS	SA1307 OBS	1030	730	OBSURE	1
W-30R OBS	SA1014 R OBS	1450		OBSURE	2
W-31L	SA1322_L	1370	2170		1
W-31R	SA1322_R	1370	2170		1
W-32	SF1308	1370	850		

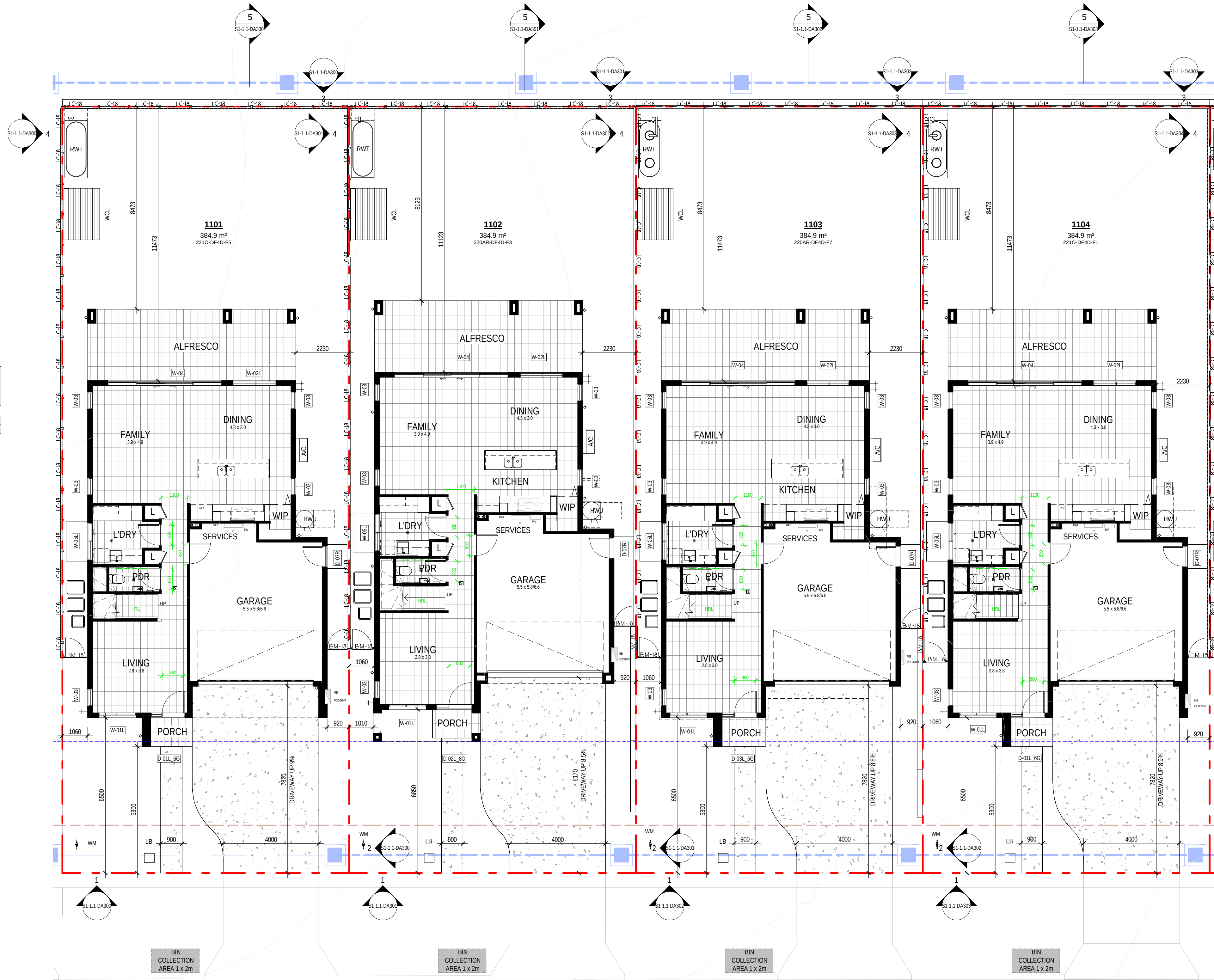
WINDOW SCHEDULE - 1104					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2008T_L SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	5
W-03	SA2007T	2035	730		1
W-04	SD20448	2400	4780		1
W-05L	SD20116_L	2100	1570		1
W-06	SA1307	1370	730		2
W-14	SD202127	2100	2712		1
W-18R	SA1390_R SPECIAL	1370	3010	1370H x 3010W SA1308 WITHIN	2
W-29 OBS	SA2007 OBS	1030	730		2
W-30L OBS	SA1014 L OBS	1030	1450	OBSCURE	1
W-31L	SA1322_L	1370	2170		2
W-31R	SA1322_R	1370	2170		1
W-32	SF1308	1370	850		1

DOOR SCHEDULE 1101			
Door No.	Height	Leaf Width	O/A Frame Width
D-01L_6G	2400	920	1450
D-07R	2100	820	900

DOOR SCHEDULE 1102			
Door No.	Height	Leaf Width	O/A Frame Width
D-02L_8G	2400	920	1500
D-07R	2100	820	900

DOOR SCHEDULE 1103			
Door No.	Height	Leaf Width	O/A Frame Width
D-03L_6G	2400	920	1500
D-07R	2100	820	900

DOOR SCHEDULE 1104			
Door No.	Height	Leaf Width	O/A Frame Width
D-01L_6G	2400	920	1450
D-07R	2100	820	900



SITE CONTINUES - REFER TO SHEET S1-1.1-DA211

[illegible]

1 GROUND FLOOR PLAN - LOTS 1101-1104

WINDOW SCHEDULE - 1109					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SA2007T	2035	730		5
W-04	SXD2448	2400	4780		1
W-05L	SXD2116_L	2100	1570		1
W-06	SA1307	1370	730		3
W-19R	SA1319_R SPECIAL	1370	1960	1370H x 1960W SA1308 WITHIN	1
W-20L	SA1324_L SPECIAL	1370	2410	1370H x 2410W SA1308 WITHIN	1
W-29_OBS	SA1007_OBS	1030	730	OBSCURE	1
W-30R_OBS	SA1014_R_OBS	1030	1450	OBSCURE	1
W-31L	SA1322_L	1370	2170		2
W-31R	SA1322_R	1370	2170		1
W-32	SF1308	1370	850		1

DOOR SCHEDULE 1109			
Door No.	Height	Leaf Width	O/A Frame Width
D-03L_6G	2400	920	1500
D-07R	2100	820	900

WINDOW SCHEDULE - 1110					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SA2007T	2035	730		5
W-04	SXD2448	2400	4780		1
W-05L	SXD2116_L	2100	1570		1
W-06	SA1307	1370	730		2
W-13	SA1236 SPECIAL	1200	3600	1200H x 3600W SA1228 WITHIN	1
W-14	SXD2127	2100	2712		1
W-29_OBS	SA1007_OBS	1030	730	OBSCURE	2
W-30L_OBS	SA1014_L_OBS	1030	1450	OBSCURE	1
W-31L	SA1322_L	1370	2170		2
W-31R	SA1322_R	1370	2170		1
W-32	SF1308	1370	850		1

DOOR SCHEDULE 1110			
Door No.	Height	Leaf Width	O/A Frame Width
D-01L_6G	2400	920	1450
D-07R	2100	820	900

WINDOW SCHEDULE - 1111					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SA2007T	2035	730		5
W-04	SXD2448	2400	4780		1
W-05L	SXD2116_L	2100	1570		1
W-06	SA1307	1370	730		2
W-15	SXD2132	2100	3162		1
W-16	SA1326 SPECIAL	1370	2650	1370H x 2650W SA1307 WITHIN	1
W-29_OBS	SA1007_OBS	1030	730	OBSCURE	1
W-30R_OBS	SA1014_R_OBS	1030	1450	OBSCURE	1
W-31L	SA1322_L	1370	2170		2
W-31R	SA1322_R	1370	2170		1
W-32	SF1308	1370	850		1

DOOR SCHEDULE 1111			
Door No.	Height	Leaf Width	O/A Frame Width
D-02L_8G	2400	920	1500
D-07R	2100	820	900

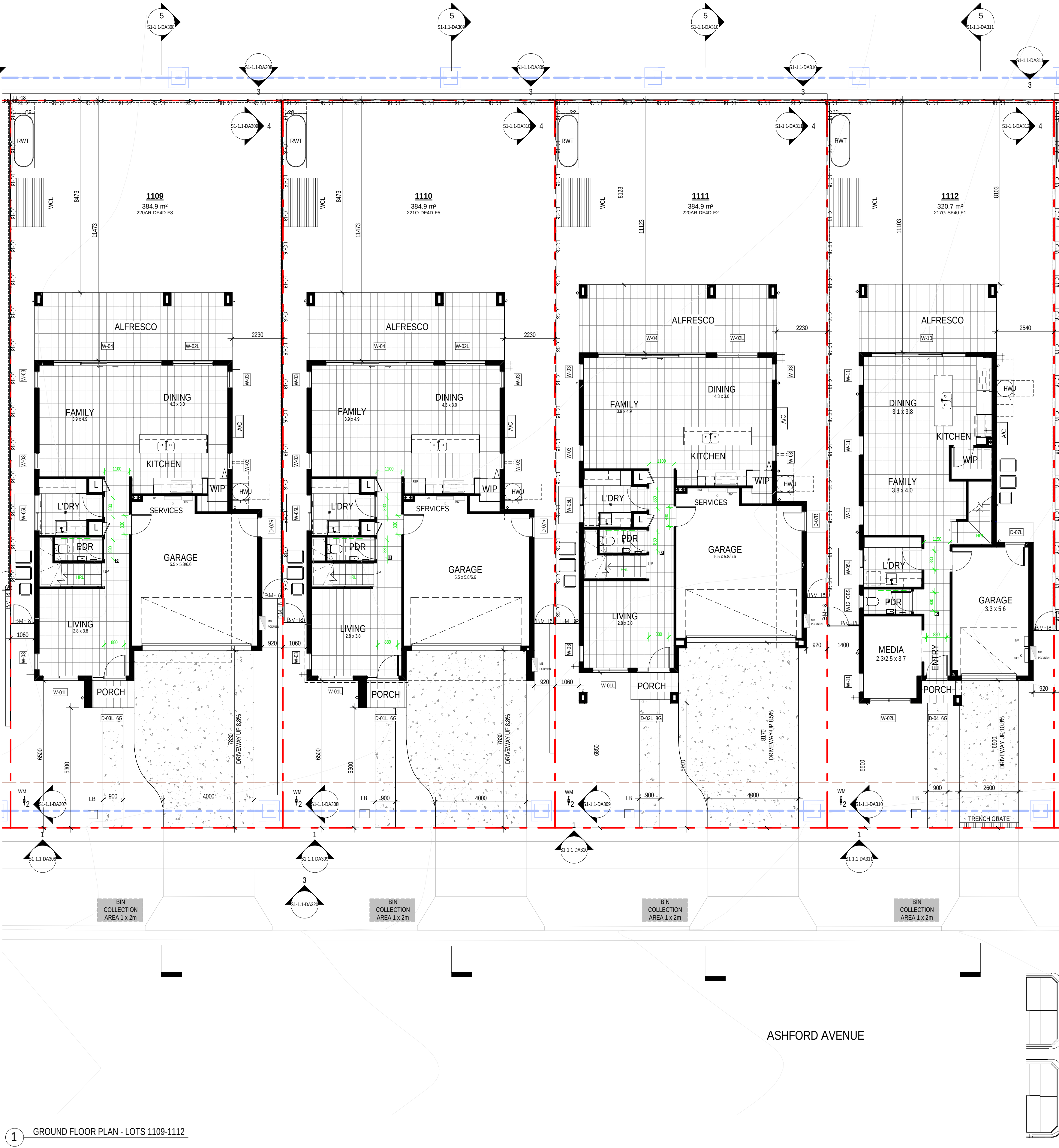
WINDOW SCHEDULE - 1112					
Window No.	Type	Height	Width	Description	Count
W-02L	SA2018T_L SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-05L	SXD2116_L	2100	1570		1
W-06	SA1307	1370	730		1
W-10	SXD2442	2400	4180		4
W-11	SA2008T	2035	850		1
W-12_OBS	SA1006_OBS	1030	610	OBSCURE	1
W-23L	SA1318_L	1370	1810		1
W-23R	SA1318_R	1370	1810		3
W-24	SA1308	1370	850		2
W-36	SF1007	1030	730		1
W-38	SF2007	2035	730		1
W-39	SA1208_OBS	1370	850	OBSCURE	1

DOOR SCHEDULE 1112			
Door No.	Height	Leaf Width	O/A Frame Width
D-04_6G	2400	920	1000
D-07L	2100	820	900

FLOOR PLAN	
720	DOOR LEAF SIZE - AS SHOWN @ 2340mm HIGH UNO
720L	DOOR LEAF SIZE - DOOR WITH LIFT OFF HINGES
AC	AIRCON CONDENSER
ACD	AIRCON DUCT
ACE	AIRCON EVAPORATOR
APD	ALUMINUM PERGOLA TO DETAIL
BAL	BALUSTRADE
BAT	BATTERY STORAGE UNIT
BH	BULKHEAD OVER
BO	STRUCTURAL BEAM OVER TO ENGINEER'S DETAIL
BOW	BOTTOM OF WALL LEVEL
BW	STRUCTURAL BEAM IN WALL OVER
C	CUPBOARD
CSD	CAVITY SLIDER DOOR
CT	COOKTOP
D	DOOR
DP	DOWNPipe
DPS	DOWNPipe & SPREADER
DS	DRYER SPACE
DW	DISHWASHER SPACE
EOL	EXISTING GROUND LEVEL
EXH	EXHAUST TO BAIES OR ROOFT
EXHR	EXHAUST TO ROOF
EXHW	EXHAUST TO WALL
FR	REFRIGERATOR SPACE
FRL	FINISHED RELATIVE LEVEL
FSC	FIRE STANDING COOKER
FW	FLOOR WASTE
GD	GARAGE DOOR OPENING AS SPECIFIED
GM	GAS METER
HC	HOSE COCK
HCR	HOSE COCK RECYCLE
HDC	HARDWARE DISTRIBUTION CABINET
HH	HEAD OF OPENING - HEIGHT AS NOTED
HSL	HANDRAIL - 1000mm HIGH MIN.
HWJ	HOT WATER UNIT
HWU	INSTANTANEOUS HOT WATER UNIT
INS	INSULATION
INV	INVERTER
L	LINE
LB	LETTER BOX
LHW	LOW HEIGHT WALL - HEIGHT AS NOTED
LWD	LINE OF WALL OVER
MB	ELECTRICAL METERBOX
MH	MANHOLE ACCESS PANEL
MR	METAL ROOF - PITCH AS NOTED
MW	MICROWAVE SPACE
NBN	NATIONAL BROADBAND NETWORK
NCOP	NON COMBUSTIBLE DOWNPIPE (NSW ONLY)
OPW	OVERFLOW FLOOR WASTE
PD	PAINTRY
PCD	PREMIERES CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
PH	RANGEROOD
RL	REINFORCED LEVEL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
S	STORAGE
SD	STEPODOWN
SA	SMOKE ALARM
SCR	SCREEN
SK	SINK
SL	SKYLIGHT OVER
SN	SHOWER NICH
SP	STRUCTURAL POST TO ENGINEER'S DETAIL
SRL	STRUCTURAL RELATIVE LEVEL
SS	SERVICE STACK
ST	STORAGE
TOW	TOP OF WALL LEVEL
TP	TIMBER POOF - SIZE AS NOTED
TPG	TIMBER PERGOLA TO DETAIL
TR	TILED ROOF - PITCH AS NOTED
UBD	UNDER BENCH OVER
VJ	VERTICAL JOINT
W	WINDOW
W	WALL MOUNTED CLOTHES LINE
WIP	WALK-IN PANTRY
WMS	WASHING MACHINE SPACE
WM	WATER METER
WO	WALL OVEN
WTC	RAINWATER TANK CONTROL
WXP	ENGAGED PERS. SPACINGS VARIES
WXP	CENTRES TO ENO'S DESIGN
LIVABLE HOUSING	
THESE DESIGNS MEET COUNCIL'S CONTROLS AS OUTLINES IN SECTION 11.1 LIVABLE HOUSING OF THE RESIDENTIAL ACCOMMODATION ACT ONLY	
INDICATES WALL WITH REINFORCEMENT TO	
ENABLE INSTALLATION OF FUTURE	
GRABRAILS	
GREEN DIMENSIONS INDICATE MINIMUM	
CLEARANCES	
WET AREA WALLS:	
WALLS AROUND THE TOILET, SHOWER AND BATH TO	
BE REINFORCED TO SUPPORT SAFE INSTALLATION OF	
FUTURE GRABRAILS BY OCCUPANTS	
OBSOLETE WINDOWS	
W.XX.OBS	WINDOWS TAGGED WITH SUFFIX OBS INDICATES OBSOLETE GLAZING

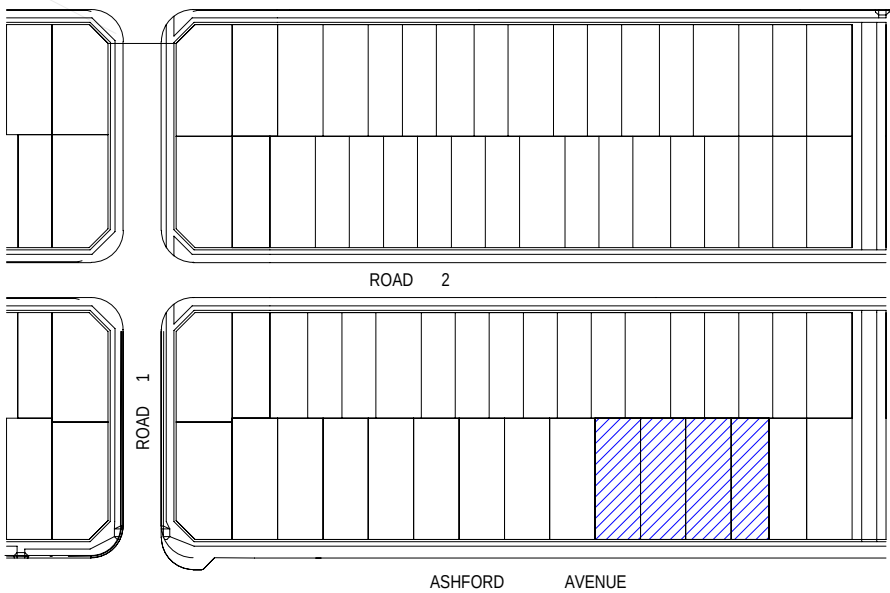
SITE CONTINUES - REFER TO SHEET S1-1.1-DA211

SITE CONTINUES - REFER TO SHEET S1-1.1-DA213



1 GROUND FLOOR PLAN - LOTS 1109-1112

ASHFORD AVENUE



0mm 100mm 200mm 300mm

WINDOW SCHEDULE - 1113

Window No.	Type	Height	Width	Description	Count
W-02R	SA2018T_R	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-05L	SXD2116_L	2100	1570		1
W-06	SA1307	1370	730		1
W-10	SXD2442	2400	4180		1
W-11	SA2008T	2035	850		4
W-12 OBS	SA1006 OBS	1030	610	OBSOLETE	1
W-23R	SA1318_R	1370	1810		3
W-25R	SA1320_R	1370	2080	1370H x 2080W SA1308 WITHIN	1
W-26	AF2006	2035	610		1
W-27	SF0613 SPECIAL	600	1340		1
W-36	SF1007	1030	730		1
W-37	SA0607	600	730		1
W-38	SF2007	2035	730		1
W-39	SA1208 OBS	1370	850	OBSOLETE	1

DOOR SCHEDULE 1113

Door No.	Height	Leaf Width	O/A Frame Width
D-05_BG	2400	920	1000
D-07L	2100	820	900

WINDOW SCHEDULE - 1114

Window No.	Type	Height	Width	Description	Count
W-04	SXD2448	2400	4780		1
W-06	SA1307	1370	730		1
W-07L	SA2024T_L	2035	2410	2035H x 2410W SA2008T WITHIN	1
W-08	SA1206	1200	610		1
W-08 OBS	SA1206 OBS	1200	610	OBSOLETE	1
W-09	SA2006T	2035	610		1
W-14	SXD2127	2100	2712		1
W-28	SA1306	1370	610		1
W-29 OBS	SA1007 OBS	1030	730	OBSOLETE	1
W-33L	SA1218_L	1200	1810		3
W-33R	SA1218_R	1200	1810		1
W-34	SA1207	1200	730		2
W-36	SF1007	1030	730		1

DOOR SCHEDULE 1114

Door No.	Height	Leaf Width	O/A Frame Width
D-06R_BG	2400	920	1900
D-07L	2100	820	900
D-08	2400	820	900

100mm

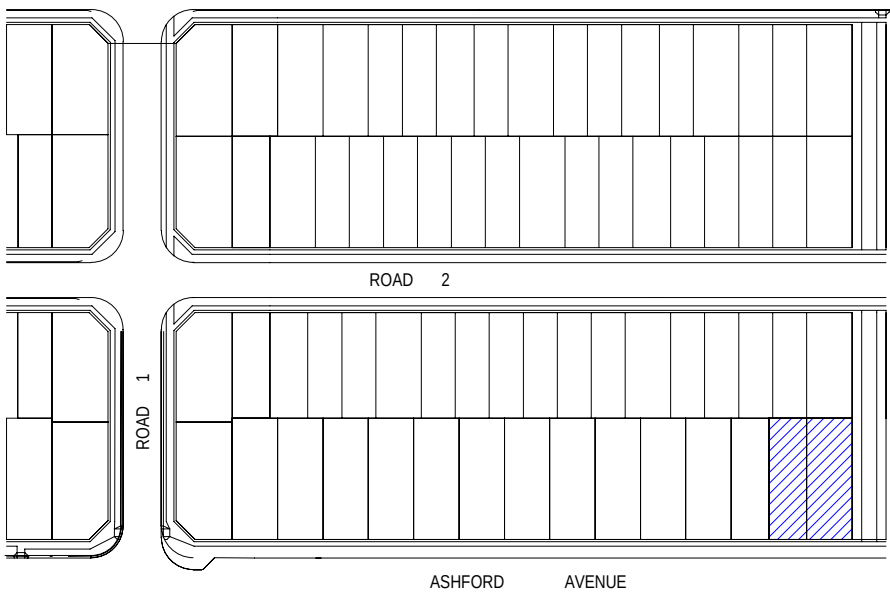
200mm

300mm

SITE CONTINUES - REFER TO SHEET S1-1.1-DA212



1 GROUND FLOOR PLAN - LOTS 1113-1114



FLOOR PLAN	
720	DOOR LEAF SIZE - AS SHOWN @ 2340mm HIGH UNO
720L	DOOR LEAF SIZE - DOOR WITH LIFT OFF HINGES
AC	AIRCON CONDENSER
ACD	AIRCON DUCT
ACE	AIRCON EVAPORATOR
APD	ALUMINUM PERGOLA TO DETAIL
BAL	BALUSTRADE
BAT	BATTERY STORAGE UNIT
BH	BULKHEAD OVER
BO	STRUCTURAL BEAM OVER TO ENGINEER'S DETAIL
BOW	BOTTOM OF WALL LEVEL
BS	STRUCTURAL BEAM IN WALL OVER
C	CUPBOARD
CSD	CAVITY SLIDER DOOR
CT	COOKTOP
D	DOOR
DP	DOWNSPIPE
DPS	DOWNSPIPE & SPREADER
DS	DRYER SPACE
DW	DISHWASHER SPACE
EOL	EXISTING GROUND LEVEL
EXH	EXHAUST TO BAY/CEILING SOFFIT
EXHR	EXHAUST TO ROOF
EXHW	EXHAUST TO WALL
F	REFRIGERATOR SPACE
FRL	FINISHED RELATIVE LEVEL
FSC	FREE STANDING COOKER
FW	FLOOR WASTE
GD	GARAGE DOOR OPENING AS SPECIFIED
GM	GAS METER
HC	HOSE COCK
HCR	HOSE COCK RECYCLE
HDC	HARDWARE DISTRIBUTION CABINET
HH	HEAD OF OPENING - HEIGHT AS NOTED
HRL	HANDRAIL - 1000mm HIGH MIN.
HWU	HOT WATER UNIT
HWU	INSTANTANEOUS HOT WATER UNIT
INS	INSULATION
INV	INVERTER
L	LINEN
LB	LETTER BOX
LHW	LOW HEIGHT WALL - HEIGHT AS NOTED
LWD	LINE OF WALL OVER
MB	ELECTRICAL METERBOX
MH	MANHOLE ACCESS PANEL
MIR	METAL ROOF - PITCHES AS NOTED
MW	MICROWAVE SPACE
NBN	NATIONAL BROADBAND NETWORK
NCOP	NON COMBUSTIBLE DOWNSPIPE (NSW ONLY)
OPW	OVERFLOW FLOOR WASTE
P	PANTRY
PCD	PROMENADE CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RH	RANGEHOOD
RL	REINFORCED LEVEL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
S	STORAGE
SD	STEPODOWN
SA	SHAKE ALARM
SCR	SCREEN
SK	SINK
SL	SKYLIGHT OVER
SN	SHOWER NICHE
SP	STRUCTURAL POST TO ENGINEER'S DETAIL
SRL	STRUCTURAL RELATIVE LEVEL
SS	SERVICE STACK
ST	STORAGE
TOW	TOP OF WALL LEVEL
TP	TIMBER POST - SIZE AS NOTED
TPG	TIMBER PERGOLA TO DETAIL
TR	TILED ROOF - PITCH AS NOTED
URD	UNDER REACH OVER
VJ	VERTICAL JOINT
W	WINDOW
WCL	WALL MOUNTED CLOTHES LINE
WIP	WALK-IN PANTRY
WMS	WASHING MACHINE SPACE
WM	WATER METER
WO	WALL OVEN
WTC	RAINWATER TANK CONTROL
XOXP	ENGAGED PERS SPACINGS VARIES CENTRES TO END'S DESIGN

LIABLE HOUSING
THESE DESIGNS MEET COUNCIL'S CONTROLS AS OUTLINES IN SECTION 11.1 LIABLE HOUSING OF THE RESIDENTIAL ACCOMMODATION TOP ONLY

INDICATES WALL WITH REINFORCEMENT TO
ENABLE INSTALLATION OF FUTURE GRABRAILS
GREEN DIMENSIONS INDICATE MINIMUM CLEARANCES

WET AREA WALLS:
WALLS AROUND THE TOILET, SHOWER AND BATH TO BE REINFORCED TO SUPPORT SAFE INSTALLATION OF FUTURE GRABRAILS BY OCCUPANTS

OBSOLETE WINDOWS
W.XX OBS WINDOWS TAGGED WITH SUFTY OBS INDICATES OBSOLETE GLAZING

WINDOW SCHEDULE - 1101					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L_SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SA2007T	2035	730		5
W-04	SXD2448	2400	4780		1
W-05L	SXD2116_L	2100	1570		1
W-06	SA1307	1370	730		2
W-13	SA1236 SPECIAL	1200	3600	1200H x 3600W SA1208 WITHIN	1
W-14	SXD2127	2100	2712		1
W-29_OBS	SA1007_OBS	1030	730	OBSCUR	2
W-30L_OBS	SA1014_L_OBS	1030	1450	OBSCUR	1
W-31L	SA1322_L	1370	2170		2
W-31R	SA1322_R	1370	2170		1
W-32	SF1308	1370	850		1

DOOR SCHEDULE 1101			
Door No.	Height	Leaf Width	O/A Frame Width
D-01L_6G	2400	920	1450
D-07R	2100	820	900

WINDOW SCHEDULE - 1102					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L_SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SA2007T	2035	730		5
W-04	SXD2448	2400	4780		1
W-05L	SXD2116_L	2100	1570		1
W-06	SA1307	1370	730		2
W-15	SXD2132	2100	3162		1
W-16	SA1326 SPECIAL	1370	2650	1370H x 2650W SA1307 WITHIN	1
W-29_OBS	SA1007_OBS	1030	730	OBSCUR	1
W-30R_OBS	SA1014_R_OBS	1030	1450	OBSCUR	1
W-31L	SA1322_L	1370	2170		2
W-31R	SA1322_R	1370	2170		1
W-32	SF1308	1370	850		1

DOOR SCHEDULE 1102			
Door No.	Height	Leaf Width	O/A Frame Width
D-02L_6G	2400	920	1500
D-07R	2100	820	900

WINDOW SCHEDULE - 1103					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L_SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SA2007T	2035	730		5
W-04	SXD2448	2400	4780		1
W-05L	SXD2116_L	2100	1570		1
W-06	SA1307	1370	730		2
W-13	SA1236 SPECIAL	1200	3600	1200H x 3600W SA1208 WITHIN	1
W-16	SA1326 SPECIAL	1370	2650	1370H x 2650W SA1307 WITHIN	1
W-29_OBS	SA1007_OBS	1030	730	OBSCUR	1
W-30R_OBS	SA1014_R_OBS	1030	1450	OBSCUR	1
W-31L	SA1322_L	1370	2170		2
W-31R	SA1322_R	1370	2170		1
W-32	SF1308	1370	850		1

DOOR SCHEDULE 1103			
Door No.	Height	Leaf Width	O/A Frame Width
D-03L_6G	2400	920	1500
D-07R	2100	820	900

WINDOW SCHEDULE - 1104					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L_SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SA2007T	2035	730		5
W-04	SXD2448	2400	4780		1
W-05L	SXD2116_L	2100	1570		1
W-06	SA1307	1370	730		2
W-14	SXD2127	2100	2712		1
W-18R	SA1330_R_SPECIAL	1370	3010	1370H x 3010W SA1308 WITHIN	1
W-29_OBS	SA1007_OBS	1030	730	OBSCUR	2
W-30L_OBS	SA1014_L_OBS	1030	1450	OBSCUR	1
W-31L	SA1322_L	1370	2170		2
W-31R	SA1322_R	1370	2170		1
W-32	SF1308	1370	850		1

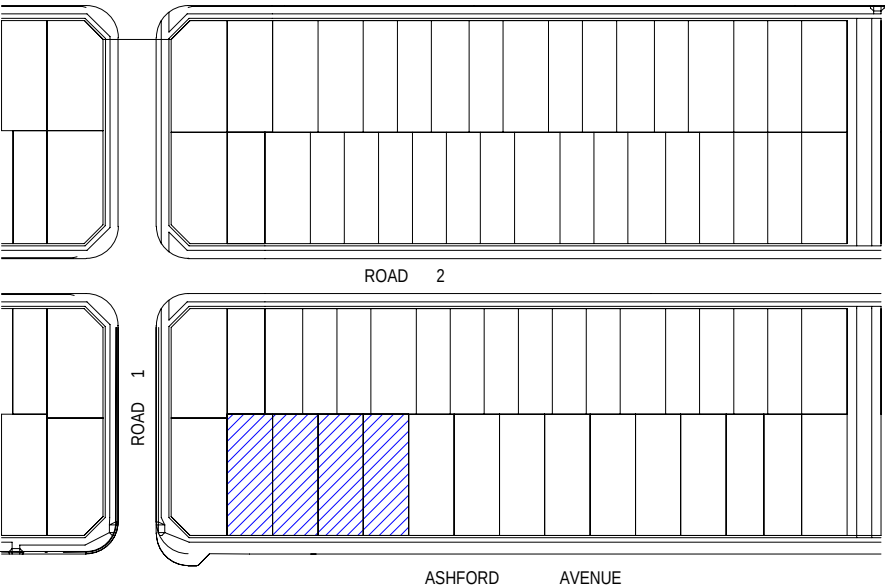
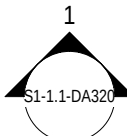
DOOR SCHEDULE 1104			
Door No.	Height	Leaf Width	O/A Frame Width
D-01L_6G	2400	920	1450
D-07R	2100	820	900



SITE CONTINUES - REFER TO SHEET S1-1.1-DA221

FLOOR PLAN	
720	DOOR LEAF SIZE - AS SHOWN @ 2340mm HIGH UNO
720L	DOOR LEAF SIZE - DOOR WITH LIFT OFF HINGES
AC	AIRCON CONDENSER
ACD	AIRCON DUCT
ACE	AIRCON EVAPORATOR
APD	ALUMINUM PERGOLA TO DETAIL
BAL	BALUSTRADE
BAT	BATTERY STORAGE UNIT
BH	BULKHEAD OVER
BS	STRUCTURAL BEAM OVER TO ENGINEER'S DETAIL
BOW	BOTTOM OF WALL LEVEL
BW	STRUCTURAL BEAM IN WALL OVER
C	CUPBOARD
CSD	CAVITY SLIDER DOOR
CT	COOKTOP
D	DOOR
DP	DOWNPipe
DPS	DOWNPipe & SPREADER
DS	DRYER SPACE
DW	DISHWASHER SPACE
EOL	EXISTING GRADING LEVEL
EXHE	EXHAUST TO RAISES OR ROOF
EXHR	EXHAUST TO ROOF
EXHW	EXHAUST TO WALL
F	REFRIGERATOR SPACE
FRL	FINISHED RELATIVE LEVEL
FSC	FREE STANDING COOKER
FW	FLOOR WASTE
GD	GARAGE DOOR OPENING AS SPECIFIED
GM	GAS METER
HC	HOSE COCK
HCR	HOSE COCK RECYCLE
HDC	HARDWARE DISTRIBUTION CABINET
HH	HEAD OF OPENING - HEIGHT AS NOTED
HSL	HANDRAIL - 1000mm HIGH MIN.
HWU	HOT WATER UNIT
HWU	INSTANTANEOUS HOT WATER UNIT
INS	INSULATION
INV	INVERTER
L	LINEN
LB	LETTER BOX
LHW	LOW HEIGHT WALL - HEIGHT AS NOTED
LWD	LINE OF WALL OVER
MB	ELECTRICAL METERBOX
MH	MANHOLE ACCESS PANEL
MR	METAL ROOF - PITCHES NOTED
MW	MICROWAVE SPACE
NBN	NATIONAL BROADBAND NETWORK
NCOP	NON COMBUSTIBLE DOWNPIPE (NSW ONLY)
OPW	OVERFLOW FLOOR WASTE
P	PANTRY
PCD	PREMIERES CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RH	RANGEHOOD
RL	REINFORCED LEVEL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
S	STORAGE
SD	STEPOWNA
SA	SMOKE ALARM
SCR	SCREEN
SK	SINK
SL	SKYLIGHT OVER
SN	SHOWER NICH
SP	STRUCTURAL POST TO ENGINEER'S DETAIL
SRL	STRUCTURAL RELATIVE LEVEL
SS	SERVICE STACK
ST	STORAGE
TOW	TOP OF WALL LEVEL
TP	TIMBER POST - SIZE AS NOTED
TPG	TIMBER PERGOLA TO DETAIL
TR	TILED ROOF - PITCH AS NOTED
UBD	UNDER BENCH OVER
VJ	VERTICAL JOINT
W	WINDOW
WCL	WALL MOUNTED CLOTHES LINE
WIP	WALK-IN PANTRY
WMS	WASHING MACHINE SPACE
WM	WATER METER
WO	WALL OVEN
WTC	RAINWATER TANK CONTROL
XOXP	ENGAGED PERS.SPACINGS VARIES CENTRES TO ENG'S DESIGN
LIVABLE HOUSING	
THESE DESIGNS MEET COUNCIL'S CONTROLS AS OUTLINES IN SECTION 1.1 LIVABLE HOUSING OF THE RESIDENTIAL ACCOMMODATION CODE ONLY	
INDICATES WALL WITH REINFORCEMENT TO	
ENABLE INSTALLATION OF FUTURE	
GRABRAIL	
GREEN DIMENSIONS INDICATE MINIMUM	
CLEARANCES	
WET AREA DETAILS:	
WALLS AROUND THE TOILET, SHOWER AND BATH TO BE REINFORCED TO SUPPORT SAFE INSTALLATION OF FUTURE GRABRAILS BY OCCUPANTS	
OBSCUR WINDOWS	
W-XX_OBS	WINDOWS TAGGED WITH SUITFY OBS INDICATES OBSCUR GLAZING

1 FIRST FLOOR PLAN - LOTS 1101-1104



WINDOW SCHEDULE - 1105					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SA2007T	2035	730		5
W-04	SX02448	2400	4780		1
W-05L	SX02216_L	2100	1570		3
W-06	SA2007T	1370	730		1
W-19R	SA2319_R	1370	1960	1370H x 1960W SA2308 WITHIN	1
W-20L	SA1324_L_SPECIAL	1370	2410	1370H x 2410W SA1308 WITHIN	1
W-29_OBS	SA1007_OBS	1030	730	OBSURE	1
W-30R_OBS	SA1014_R_OBS	1030	1450	OBSURE	1
W-31L	SA1007	1370	730		2
W-31R	SA1322_R	1370	2170		1
W-32	SF1308	1370	850		1

WINDOW SCHEDULE - 1106					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L_SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SA2007T	2035	730		5
W-04	SDX2448	2400	4780		1
W-05L	SDX2116_L	2100	1570		1
W-06	SA2130T	1370	730		2
W-15	SA2132	2100	3162		1
W-16	SA1236 SPECIAL	1370	2650	1370H x 2650W SA1327 WITHIN	1
W-29, OBS	SA1007 OBS	1030	730	OBSURE	1
W-30R, OBS	SA1014 R OBS	1030	1450	OBSURE	1
W-31L	SA1322_L	1370	2170		1
W-31R	SA1322_R	1370	2170		2
W-32	SF1308	1370	850		1

WINDOW SCHEDULE - 1107					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_SPECIAL	2035	1570	2055H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L SPECIAL	2035	1810	2055H x 1810W SA2008T WITHIN	1
W-03	SA2007T	2035	730		5
W-04	SXD2448	2400	4780		1
W-05L	SXD2116 L	2100	1570		1
W-06	SA2307	1270	730		1
W-13	SA1236 SPECIAL	1270	3600	1200H x 3600W SA1208 WITHIN	1
W-21	SA1824T	1800	2410		1
W-22	SA1807T	1800	730		1
W-29_OBS	SA1067 OBS	1030	730	OBSCURSE	
W-30_OBS	SA1014 L OBS	1450		OBSCURSE	
W-31L	SA1322 L	1370	2170		1
W-31R	SA1322 R	1370	2170		1
W-32	SF1308	1370	850		1

WINDOW SCHEDULE - 1108					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2008T_L SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SA2007T	2035	730		5
W-04	SA022448	2400	4780		1
W-05L	SA022116_L	2100	1570		1
W-06	SA1307	1370	730		2
W-15	SA021232	2100	3162		1
W-16	SA1326 SPECIAL	1370	2650	1370H x 2650W SA1307 WITHIN	1
W-29_OBS	SA1006 OBS	1030	730	OBSOURE	1
W-30R_OBS	SA1014 R OBS	1030	1450	OBSOURE	1
W-31L	SA1022_L	1370	2170		2
W-31R	SA1322_R	1370	2170		1
W-32	SF1308	1370	850		1

DOOR SCHEDULE 1105			
Door No.	Height	Leaf Width	O/A Frame Width
D-03L_6G	2400	920	1500
D-07R	2100	820	900

DOOR SCHEDULE 1106			
Door No.	Height	Leaf Width	O/A Frame Width
D-02L 8G	2400	920	1500
D-07R	2100	820	900

DOOR SCHEDULE 1107			
Door No.	Height	Leaf Width	O/A Frame Width
D-01L 6G	2400	920	1450
D-07R	2100	820	900

DOOR SCHEDULE 1108			
Door No.	Height	Leaf Width	O/A Frame Width
D-02L 8G	2400	920	1500
D-07R	2100	820	900

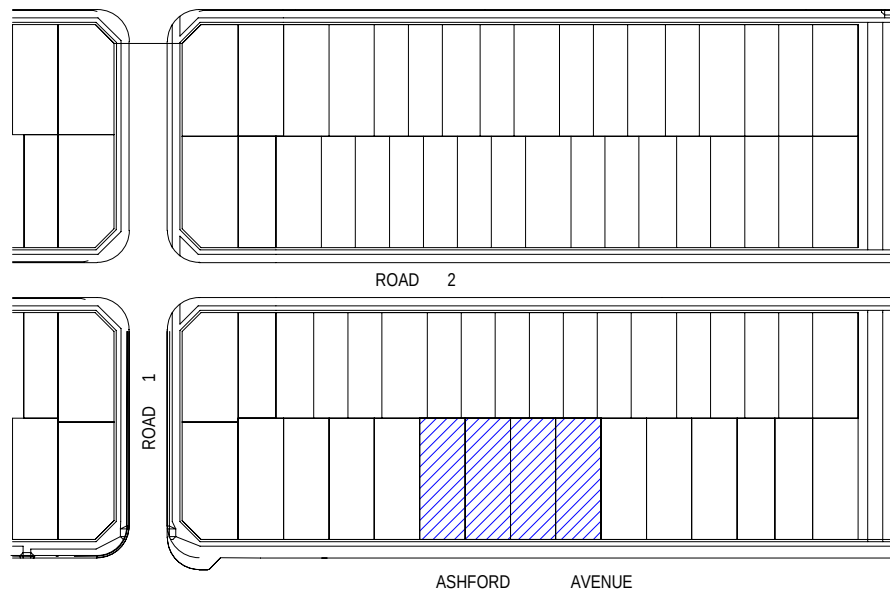
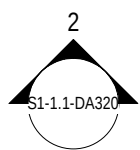


SITE CONTINUES - REFER TO SHEET S1-1.1-DA220

SITE CONTINUES - REFER TO SHEET S1-1.1-DA222

	FLOOR PLAN
ZD0	DOOR LEAK - AS SHOWN @ 234mm HIGH/LNO
ZDA	DOOR LEAK SIZE - DOOR WITH LIFT OFF HINGES
AC	AIRCON CONDENSER
ACE	AIRCON EVAPORATOR
BAL	BATHING PERGOLA TO DETAIL
BAT	BATH
BL	BALLUSTRAE
BSO	STRUCTURAL BEAM OVER THE ENGINEERS DETAIL
BOW	BOTTOM OF WALL LEVEL
CW	STRUCTURAL BEAM IN WALL OVER CLOSET
CSO	CAVITY SLIDER DOOR
D	DOOR
DP	DOWNDRAFT
DSF	DRAINAGE & SPREADER
DS	DRYER SPACE
DD	DISH WASHER SPACE
E	EXISTING GRADING LEVEL
EWME	EXHAUST TO EAVES OR ROOFST
EXHAR	EXHAUST TO ROOF
EXHW	EXHAUST TO WATER LINE
R	REFRIGERATION SPACE
FRL	FINISHED RELATIVE LEVEL
FRS	FIRE STANDING COOKER
FW	FINISH WATER
GC	GARAGE DOOR OPENING AS SPECIFIED
H	HOT
HC	HOSE COCK
HR	HOSE COCK RECYCLE
HD	HANDHELD DISTRIBUTION CABINET
HH	HIGH HEAD OPENING - HEIGHT AS NOTED
HI	HORIZONTAL - 1000mm HIGH MIN.
HT	HOT WATER LINE
HWU	INSTANTANEOUS HOT WATER UNIT
KS	INSULATION
PWT	PRESSURE TREATED
L	LINE
LB	LETTER BOX
LWH	LOW LIGHT MATH - HEIGHT AS NOTED
LWD	LINE OF WALL OVER
M	METAL ELECTRICAL PANEL
MA	MANICULATED ACCESS PANELS
MR	MATERIAL ROOM- PITCH AS NOTED
MW	MICROWAVE SPACE
NB	NEUTRAL BROADBAND NETWORK
NCOP	NON COMBUSTIBLE DOWNPOUT (NSW ONLY)
OFD	OVER FLOOR WASTE
P	PANTRY
PCP	PRESSURES CONNECTION DEVICE
PWM	NOT POTABLE / RECYCLED WATER MATERIAL
RBT	RAMPED ROUNDOFF
LR	REDUCED LEVEL
RWH	RAINWATER HEAD
RST	RAINWATER TANK
S	STORAGE
SD	STEPPEDDOWN
SK	SCREEN ALUMI
SN	SKIN
SLT	SKYLIGHT OVER
SN	SHOWER NICHE
SP	STRUCTURAL POST TO ENGINEERS DETAIL
ST	STRUCTURAL RELATIVE LEVEL
SS	SEWER STACK
ST	STORAGE
T	TIMBER TOP - SIZE AS NOTED
TPO	TIMBER PERGOLA TO DETAIL
UBG	UNDER BENCH UPON
VZ	VERTICAL JUNCTION
WIN	WINDOW
WCL	WALL MOUNTED CLOTHES LINE
WP	WALK-IN PANTRY
WSM	WASHING MACHINE SPACE
WM	WATER METER
WO	WALL OVEN
XCP	EXHAUST PIERCE SPACING VENTILATION
XOOP	EXHAUST PIERCE SPACING VENTILATION
DES	DESIGNERS DESIGN
DOUBLE GLAZING	
THESE CEILING MEET COUNCILS CONTROLS AS OUTLINES IN SECTION 11 DOUBLE GLAZING OF THE RESIDENTIAL ACT	
	INDICATES WALL WITH REINFORCEMENT TO EXIST INSTALLATION OF FUTURE GRANULAR
	GREEN INDICATES REINFORCEMENT GRANULAR
	GREEN INDICATES REINFORCEMENT GRANULAR
WET AREA DETAILS	
WALLS AROUND THE TOILET, SHOWER AND BATH TO BE REINFORCED TO SUPPORT SATELLITE INSTALLATION OF FUTURE GRANULAR BY OCCUPANTS	
OBSCURE WINDOWS	
NO XX OBS	WINDOWS TAGGED WITH SUFFICIENCY OBS
NO XX OBS	WINDOWS INDICATES OBSOLETE GLAZING

1 FIRST FLOOR PLAN - LOTS 1105-1108



0mm100mm200mm300mm

WINDOW SCHEDULE - 1113

Window No.	Type	Height	Width	Description	Count
W-02R	SA2018T_R SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-05L	SXD2116_L	2100	1570		1
W-06	SA1307	1370	730		1
W-10	SXD2442	2400	4180		1
W-11	SA2008T	2035	850		4
W-12 OBS	SA1006 OBS	1030	610	OBSCUR	1
W-23R	SA1318_R	1370	1810		3
W-25R	SA1320_R SPECIAL	1370	2080	1370H x 2080W SA1308 WITHIN	1
W-26	AF2005	2035	610		1
W-27	SF0613 SPECIAL	600	1340		1
W-36	SF1007	1030	730		1
W-37	SA0607	600	730		1
W-38	SF2007	2035	730		1
W-39	SA1208 OBS	1370	850	OBSCUR	1

DOOR SCHEDULE 1113

Door No.	Height	Leaf Width	O/A Frame Width
D-05_BG	2400	920	1000
D-07L	2100	820	900

WINDOW SCHEDULE - 1114

Window No.	Type	Height	Width	Description	Count
W-04	SXD2448	2400	4780		1
W-06	SA1307	1370	730		1
W-07L	SA2024T_L SPECIAL	2035	2410	2035H x 2410W SA2008T WITHIN	1
W-08	SA1206	1200	610		1
W-08 OBS	SA1206 OBS	1200	610	OBSCUR	1
W-09	SA2006T	2035	610		1
W-14	SXD2127	2100	2712		1
W-28	SA1306	1370	610		1
W-29 OBS	SA1007 OBS	1030	730	OBSCUR	1
W-33L	SA1218_L	1200	1810		3
W-33R	SA1218_R	1200	1810		1
W-34	SA1207	1200	730		2
W-36	SF1007	1030	730		1

DOOR SCHEDULE 1114

Door No.	Height	Leaf Width	O/A Frame Width
D-06R_BG	2400	920	1000
D-07L	2100	820	900
D-08	2400	820	900

100mm

200mm

300mm

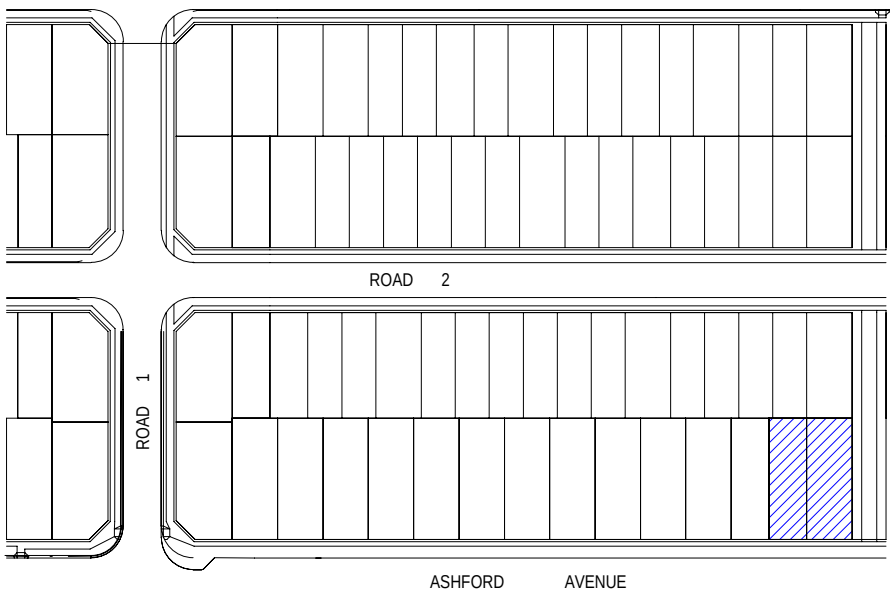
SITE CONTINUES - REFER TO SHEET S1-1.1-DA222



1 FIRST FLOOR PLAN - LOTS 1113-1114

FLOOR PLAN	
720	DOOR LEAF SIZE - AS SHOWN @ 2340mm HIGH UNO
720L	DOOR LEAF SIZE - DOOR WITH LIFT OFF HINGES
AC	AIRCON CONDENSER
ACD	AIRCON DUCT
ACE	AIRCON EVAPORATOR
APD	ALUMINUM PERGOLA TO DETAIL
BAL	BALUSTRADE
BAT	BATTERY STORAGE UNIT
BH	BULKHEAD OVER
BS	STRUCTURAL BEAM OVER TO ENGINEER'S DETAIL
BOW	BOTTOM OF WALL LEVEL
BS	STRUCTURAL BEAM IN WALL OVER
C	CUPBOARD
CSD	CAVITY SLIDER DOOR
CT	COOKTOP
D	DOOR
DP	DOWNPipe
DPS	DOWNPipe & SPREADER
DS	DRYER SPACE
DW	DISHWASHER SPACE
EOL	EXISTING GRADING LEVEL
EXH	EXHAUST TO BAYES OR SOFFIT
EXHR	EXHAUST TO ROOF
EXHW	EXHAUST TO WALL
F	REFRIGERATOR SPACE
FRL	FINISHED RELATIVE LEVEL
FSC	FREE STANDING COOKER
FW	FLOOR WASTE
GD	GARAGE DOOR OPENING AS SPECIFIED
GM	GAS METER
HC	HOSE COCK
HCR	HOSE COCK RECYCLE
HDC	HARDWARE DISTRIBUTION CABINET
HH	HEAD OF OPENING - HEIGHT AS NOTED
HSL	HANDRAIL - 1000mm HIGH MIN.
HWU	HOT WATER UNIT
IMW	INSTANTANEOUS HOT WATER UNIT
INS	INSULATION
INW	INVERTER
L	LINEN
LB	LETTER BOX
LHW	LOW HEIGHT WALL - HEIGHT AS NOTED
LWD	LINE OF WALL OVER
MB	ELECTRICAL METERBOX
MH	MANHOLE ACCESS PANEL
MR	METAL ROOF - PITCHES NOTED
MW	MICROWAVE SPACE
NBN	NATIONAL BROADBAND NETWORK
NCOP	NON COMBUSTIBLE DOWNPIPE (NSW ONLY)
OPW	OVERFLOW FLOOR WASTE
P	PANTRY
PCD	PREMIERES CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RH	RANGEROOD
RL	RENDERED LEVEL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
S	STORAGE
SD	STEPODOWN
SA	SHAKE ALARM
SCR	SCREEN
SK	SINK
SL	SKYLIGHT OVER
SN	SHOWER NICH
SP	STRUCTURAL POST TO ENGINEER'S DETAIL
SRL	STRUCTURAL RELATIVE LEVEL
SS	SERVICE STACK
ST	STORAGE
TOW	TOP OF WALL LEVEL
TP	TIMBER POST - SIZE AS NOTED
TPG	TIMBER PERGOLA TO DETAIL
TR	TILED ROOF - PITCH AS NOTED
URD	UNDER BENCH OVER
VJ	VERTICAL JOINT
W	WINDOW
WCL	WALL MOUNTED CLOTHES LINE
WIP	WALK-IN PANTRY
WMS	WASHING MACHINE SPACE
WM	WATER METER
WO	WALL OVEN
WTC	RAINWATER TANK CONTROL
XOXP	ENGAGED PERS.SPACINGS VARIES CENTRES TO ENO'S DESIGN

LIVABLE HOUSING	
THESE DESIGNS MEET COUNCIL'S CONTROLS AS OUTLINES IN SECTION 11.1 LIVABLE HOUSING OF THE RESIDENTIAL ACCOMMODATION TOP ONLY	
INDICATES WALL WITH REINFORCEMENT TO	
ENABLE INSTALLATION OF FUTURE	
GRABRAILS	
GREEN DIMENSIONS INDICATE MINIMUM	
CLEARANCES	
WET AREA WALLS:	
WALLS AROUND THE TOILET, SHOWER AND BATH TO BE REINFORCED TO SUPPORT SAFE INSTALLATION OF FUTURE GRABRAILS BY OCCUPANTS	
OBSCUR WINDOWS	
W.XX.OBS	WINDOWS TAGGED WITH SUFIX OBS INDICATES OBSCURE GLAZING



31.10.25	B	ISSUE TO SSDA FOR APPROVAL
19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT
08	rev	amendment

MIRVAC DESIGN	Level 20 200 George St Sydney NSW 2000 Tel: 02 9550 0000
Mirvac Design Pty Ltd	ABN 70 029 959 931
Mirvac Design Nominees / Responsible Architects	Andi Verrin, Andrew La, David Hest, Michael Weller
https://www.mirvacdesign.com/ourteam/andrew-verrin	



project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
FIRST FLOOR PLANS - LOTS
1113-1114

job no: MB-10418
drawing no: S1-1.1-DA223
scale @ A1 : 1 : 100
date: 31.10.25 rev: B



0mm

100mm

200mm

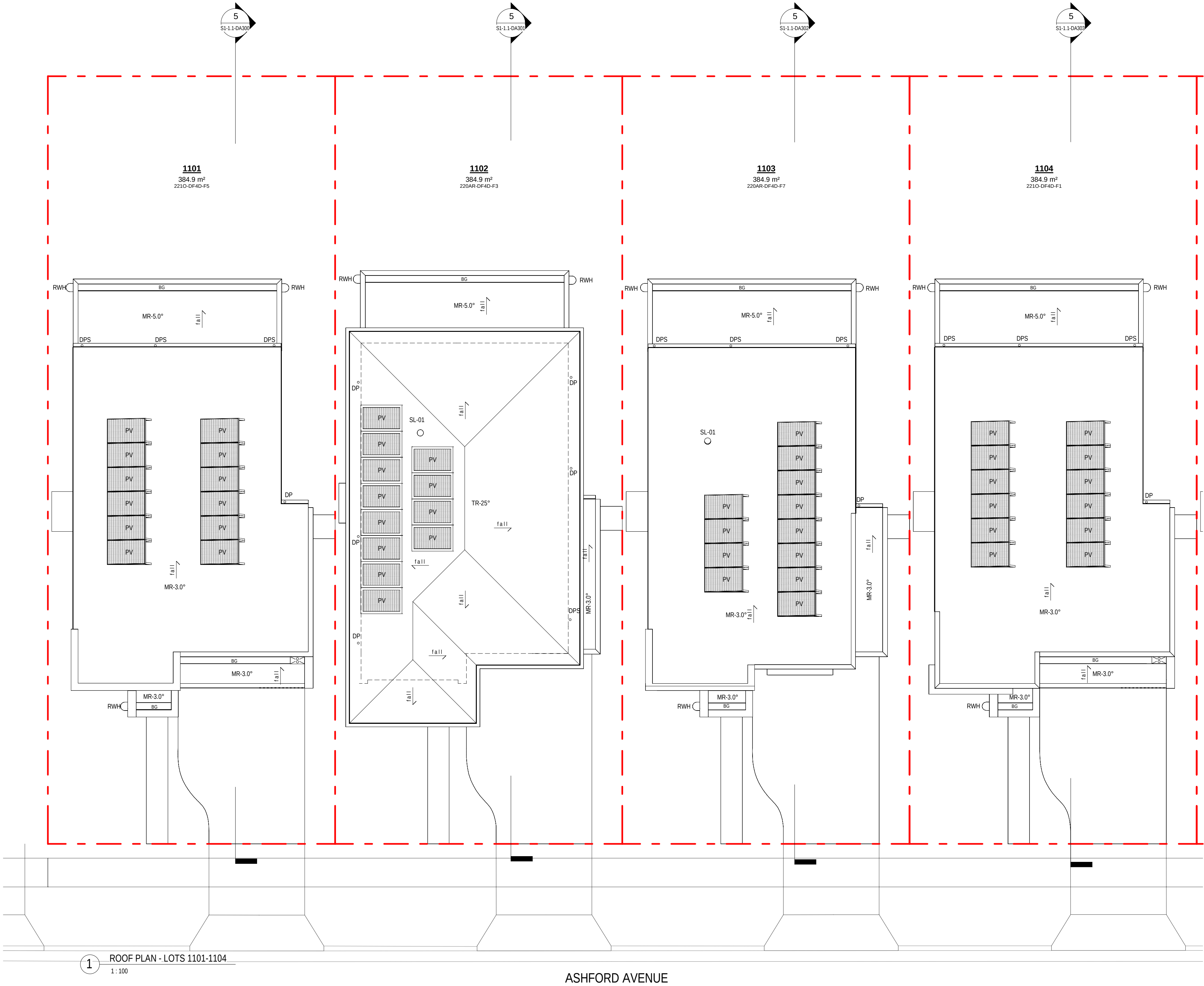
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100mm

200mm

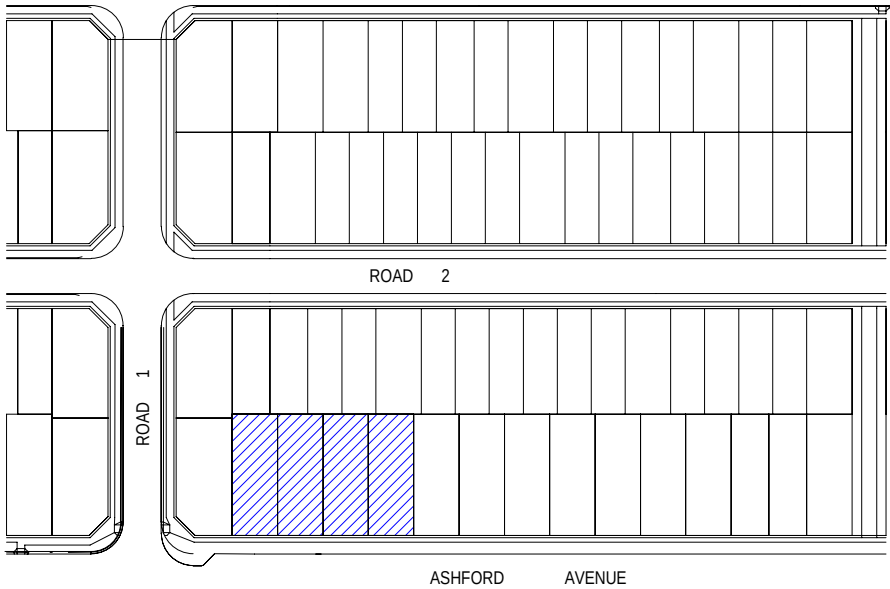
300mm

ROOF PLAN		
APG	ALUMINUM PERGOLA TO DETAIL	
BG	BOX GUTTER	
DP	DOWNPIPE	
DPS	DOWNPIPE & SPREADER	
DP-100	DOWNPIPE 100mm DIA	
EXHR	EXHAUST TO ROOF	
MR	METAL ROOF	
OF	OVERFLOW	
PV	PHOTOVOLTAIC SOLAR PANEL	
RWH	RAINWATER HEAD	
SHMP	SOLAR HOT WATER PANEL	
SL	SKY LIGHT	
TPE	TIMBER PERGOLA TO DETAIL	
TR	TILED ROOF - PITCH AS NOTED	
	RAISED SUFFIT	
	FIRE RATED EAVES/ROOF	
ROOF COLOUR		
SOLAR REFLECTIVE INDEX (SRI)		
ROOF PITCH	COLOUR	SRI
< 15°	SHALE GREY	66



SITE CONTINUES - REFER TO SHEET S1-1.1-DA231

1 ROOF PLAN - LOTS 1101-1104
1:100



31.10.25	B	ISSUE TO SSDA FOR APPROVAL
19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT
	rev	amendment

MIRVAC DESIGN
architects
urban design
interior design
landscape design
MIRVAC DESIGN PTY LTD
ABN 70 007 959 931
Level 20 200 George St
Sydney NSW 2000
Tel: 02 9550 0000
Mirvac Design Nominees / Responsible Architects
Andra Verrea Andra La Chaud-Her Michael Milner
http://www.mirvacdesign.com/mirvacdesignarchitects



project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
ROOF PLANS - LOTS 1101-1104

job no: MB-10418
drawing no: S1-1.1-DA230
scale @ A1 : 1:100
date: 31.10.25 rev: B

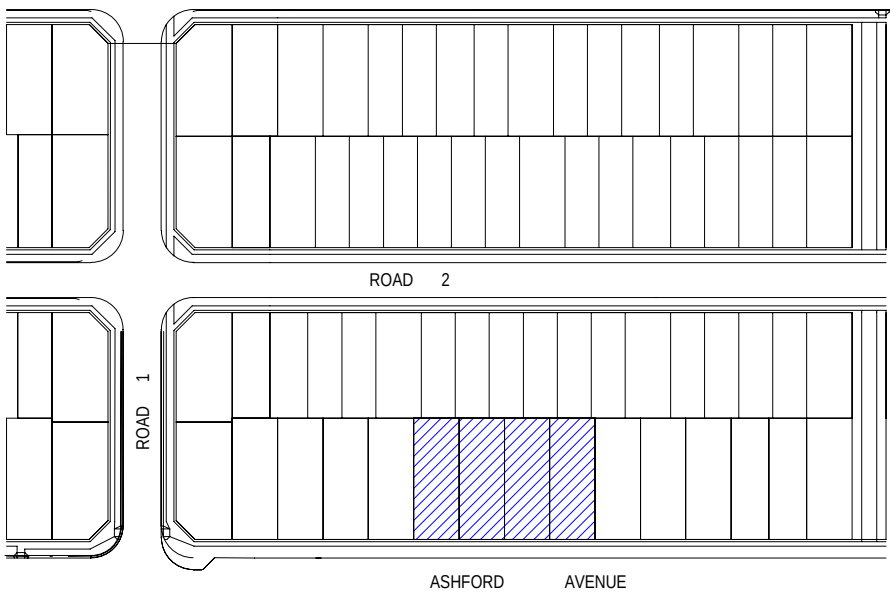




SITE CONTINUES - REFER TO SHEET S1-1.1-DA230

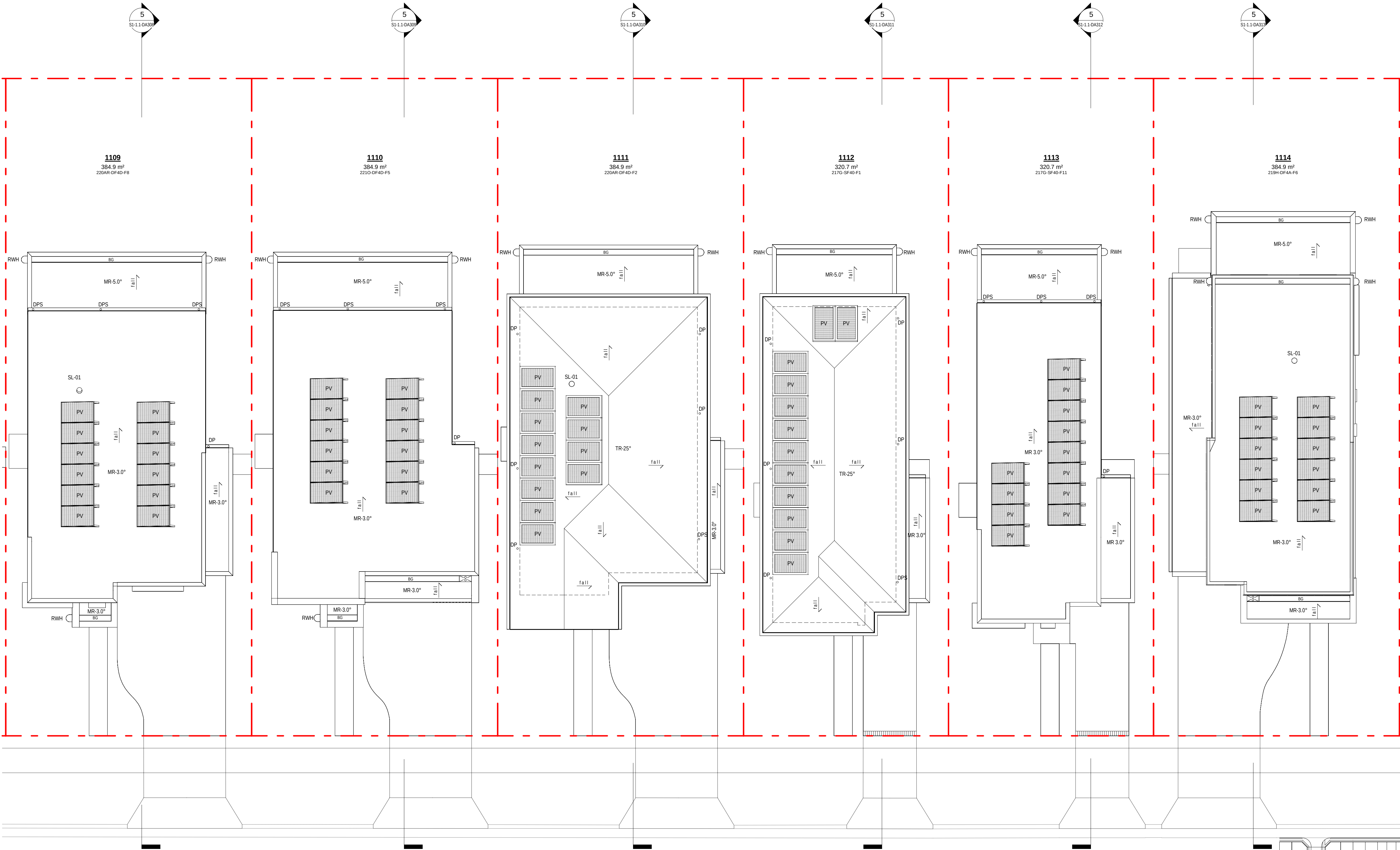
ASHFORD AVENUE

1 ROOF PLAN - LOTS 1105-1108



ROOF PLAN		
APG	ALUMINUM PERGOLA TO DETAIL	
BG	BOX GUTTER	
DP	DOWNSPIPE	
DPS	DOWNSPIPE & SPREADER	
DP-100	DOWNSPIPE 100mm DIA	
EXHR	EXHAUST TO ROOF	
MR	METAL ROOF	
OF	OVERFLOW	
PV	PHOTOVOLTAIC SOLAR PANEL	
RWH	RAINFATHERHEAD	
SHMP	SOLAR HOT WATER PANEL	
SL	SKY LIGHT	
TYPE	TIMBER PERGOLA TO DETAIL	
TR	TILED ROOF - PITCH AS NOTED	
XXXX	RAISED SUFFIT	
XXXX	FIRE RATED SAVERS OFFIT	
ROOF COLOUR		
SOLAR REFLECTIVE INDEX (SRI)		
ROOF PITCH	COLOUR	SRI
< 15°	SHALE GREY	66

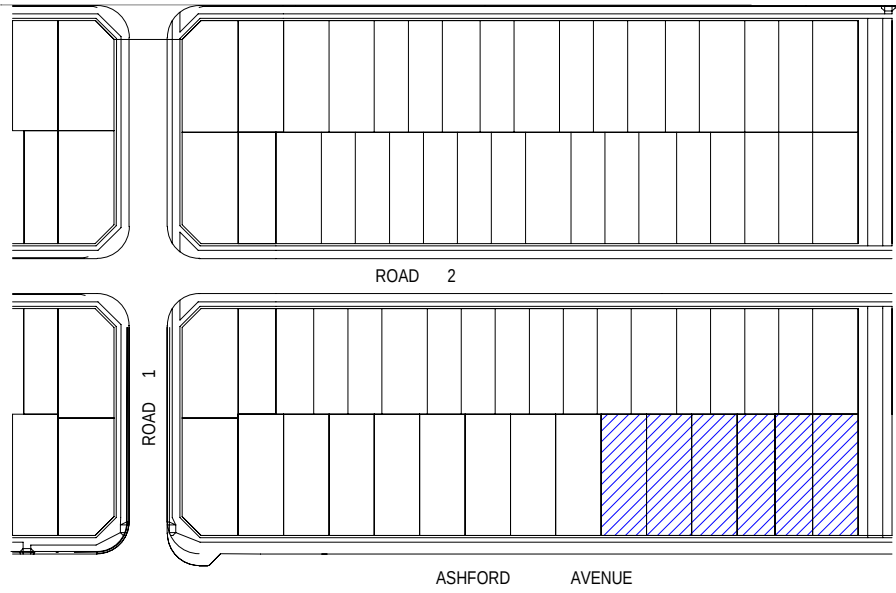
SITE CONTINUES - REFER TO SHEET S1-1.1-DA231



FUTURE PUBLIC RESERVE

ASHFORD AVENUE

1 ROOF PLAN - LOTS 1109-1114



31.10.25	B	ISSUE TO SSDA FOR APPROVAL
19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT
date	rev	amendment

MIRVAC DESIGN
Level 28 200 George St
Sydney NSW 2000
Tel: 02 9260 0000
Mirvac Design Pty Ltd
ABN 70 007 959 551
Mircvac Design Nominated / Responsible Architects
Anita Verroo, Andrew La, David Hest, Michael Winer
http://www.mirvacdesign.com/mirvacdesign



project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
ROOF PLANS - LOTS 1109-1114

job no: MB-10418
drawing no: S1-1.1-DA232
scale @ A1 : 1 : 100
date: 31.10.25

rev: B



EXTERNAL FINISHES WALL TYPE

EXTENT OF FINISHES INDICATED ONLY.
REFER TO FINISHES SCHEDULE.

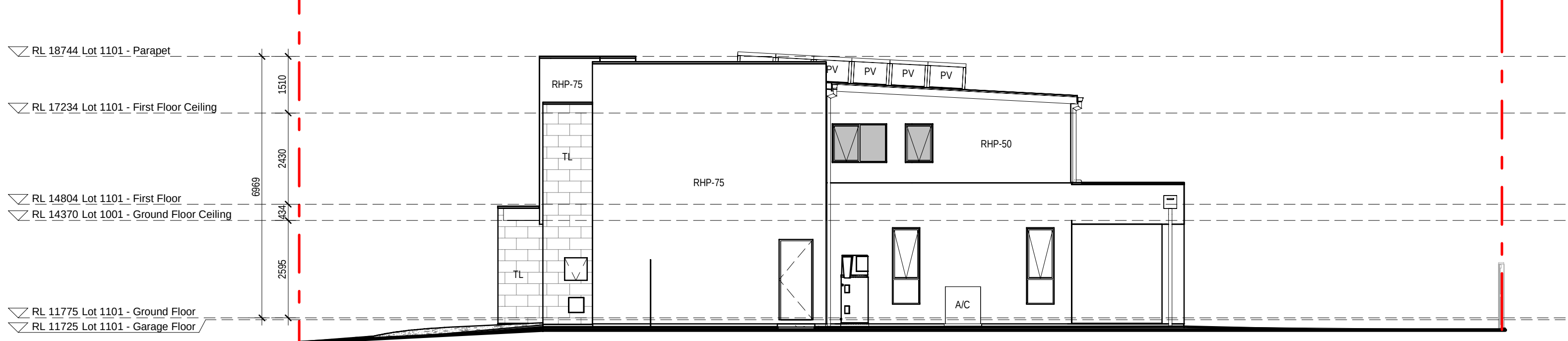
FBW	FACE BRICKWORK
RBW	RENDERED BRICKWORK
RHP-75	RENDERED HEBEL PANEL 75
RHP-50	RENDERED HEBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC-H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS-B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS

OBSCURE WINDOW

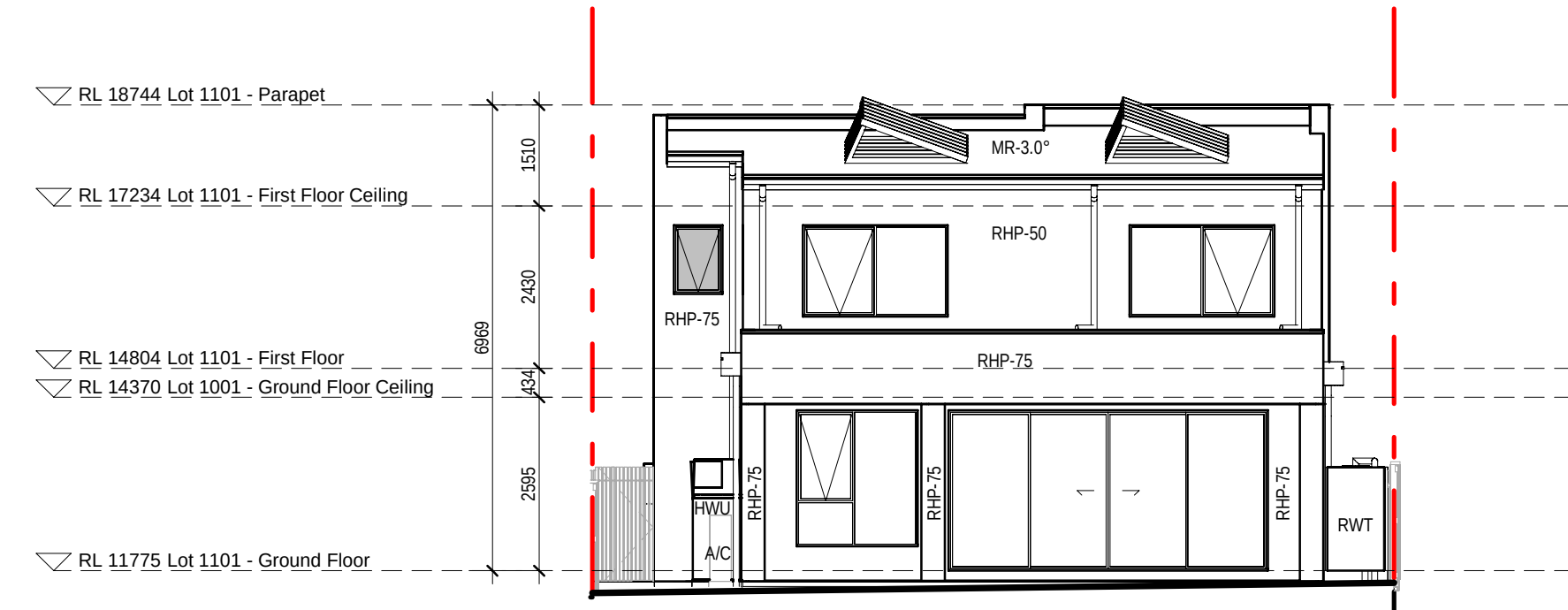
GREY SHADING TO WINDOWS
INDICATES OBSCURE GLAZING



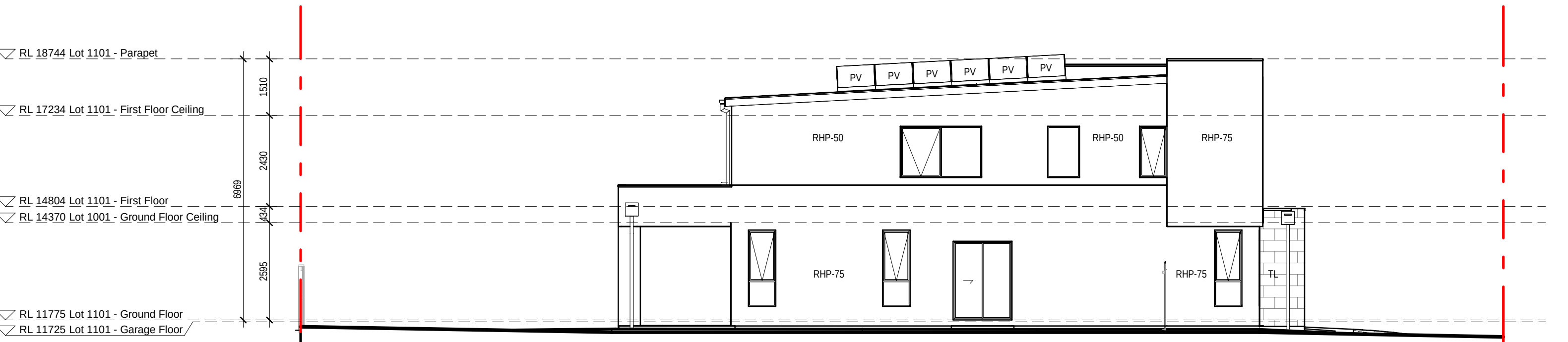
1 1101 - WEST ELEVATION
1 : 100



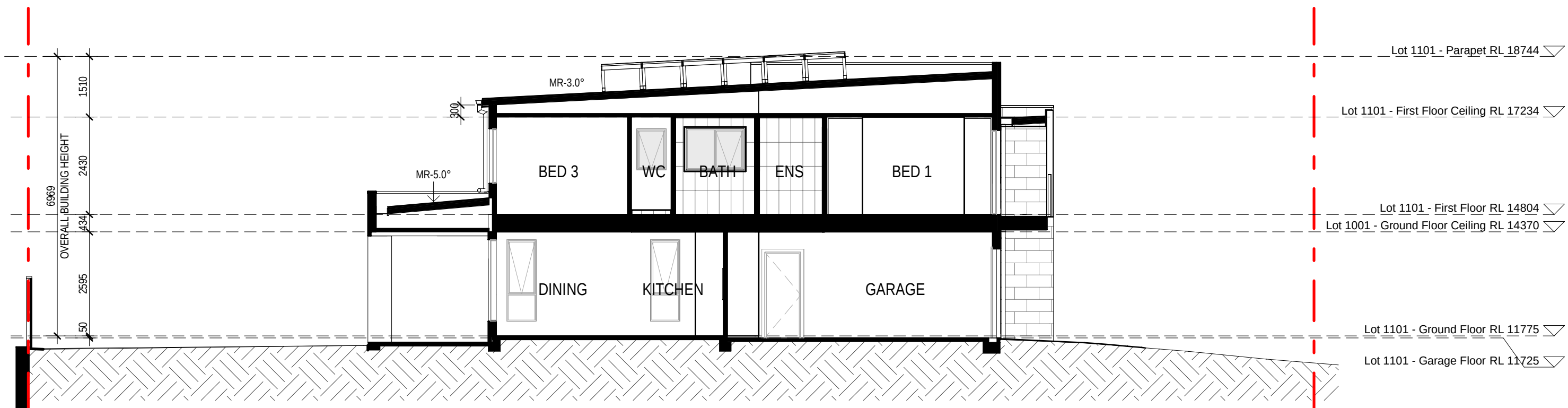
2 1101 - SOUTH ELEVATION
1:100



3 1101 - EAST ELEVATION
1:100



4 1101 - NORTH ELEVATION
1:100



5 1101 - SECTION 1

31.10.25	B	ISSUE TO SSDA FOR APPROVAL
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date	rev	amendment

**MIRVAC
DESIGN**

**MIRVAC
DESIGN**

Level 28 200 George St
Sydney NSW 2000
T (2) 9060 8000

architecture
urban design
interior design
graphic design

Mirvac Design Pty Ltd
ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Amita Verma, Andrew La, David Hirst, Michael Wines
<https://www.mirvacdesign.com/nominated-architects>

client:


mirvac

project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
ELEVATIONS AND SECTIONS - LOT
1101

job no: MB-10418
drawing no: S1-1.1-DA300
scale @ A1 : 1 : 100
date: 31.10.25 rev: B

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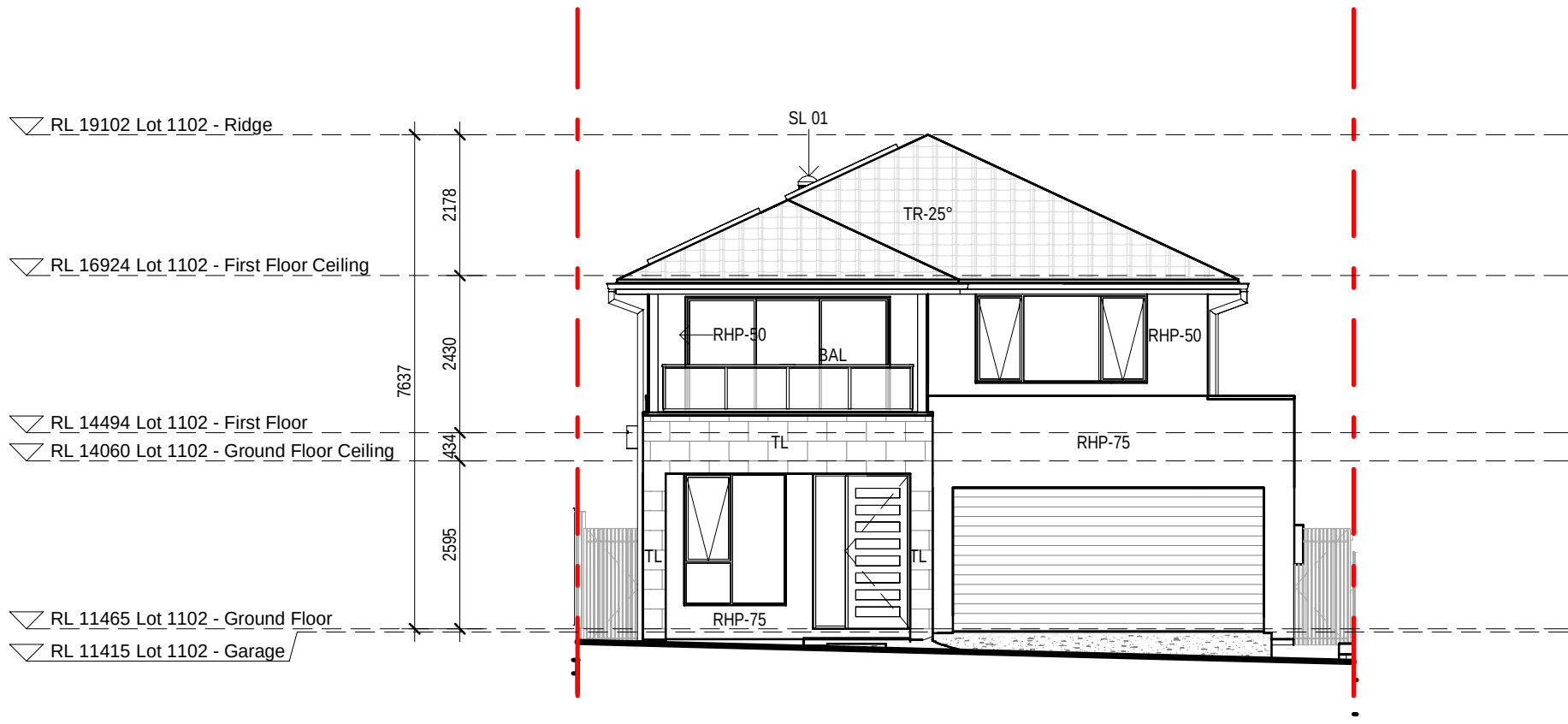
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200mm

300mm

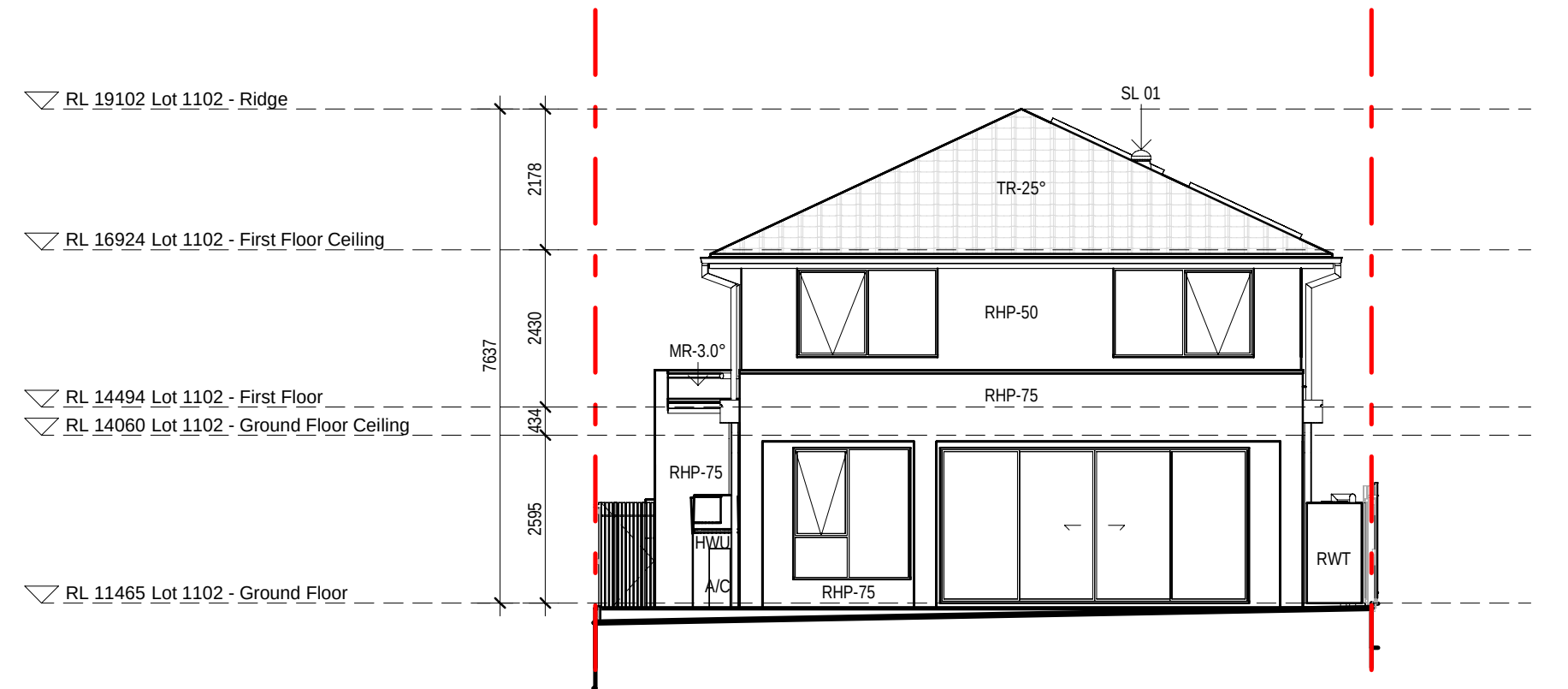
EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE	
FBW	FACE BRICKWORK
RBW	RENDERED BRICKWORK
RHP - 75	RENDERED HEBEL PANEL 75
RHP - 50	RENDERED HEBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
OBSCURE WINDOWS	
	GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING



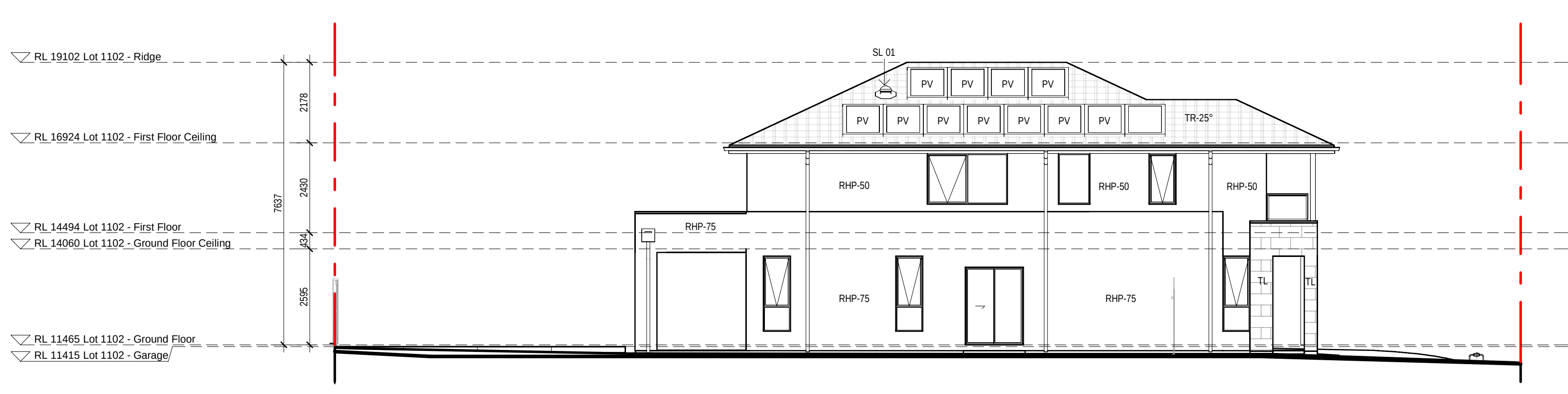
1 1102 - WEST ELEVATION
1 : 100



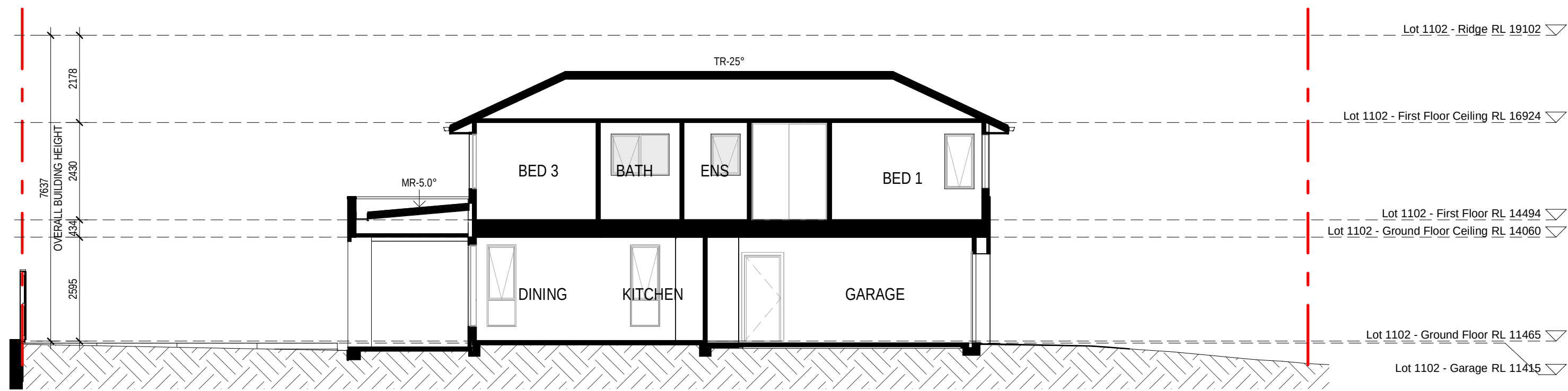
2 1102 - SOUTH ELEVATION



3 1102 - EAST ELEVATION



4 1102 - NORTH ELEVATION



5 1102 - SECTION 01

31.10.25
19.08.25
086

B
A
rev

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amendment

MIRVAC
DESIGN

Level 20 200 George St
Sydney NSW 2000
Tel: 02 9550 0000
Mirvac Design Pty Ltd
ABN 70 003 959 931
Mirvac Design Nominees / Responsible Architects
Anda Verma, Andrew La, David Hest, Michael Wilson
http://www.mirvacdesign.com/mirvacdesign/

dent
mirvac

project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
ELEVATIONS AND SECTIONS - LOT
1102

job no: MB-10418
drawing no: S1-1.1-DA301
scale @ A1 : 1 : 100
date: 31.10.25 rev: B

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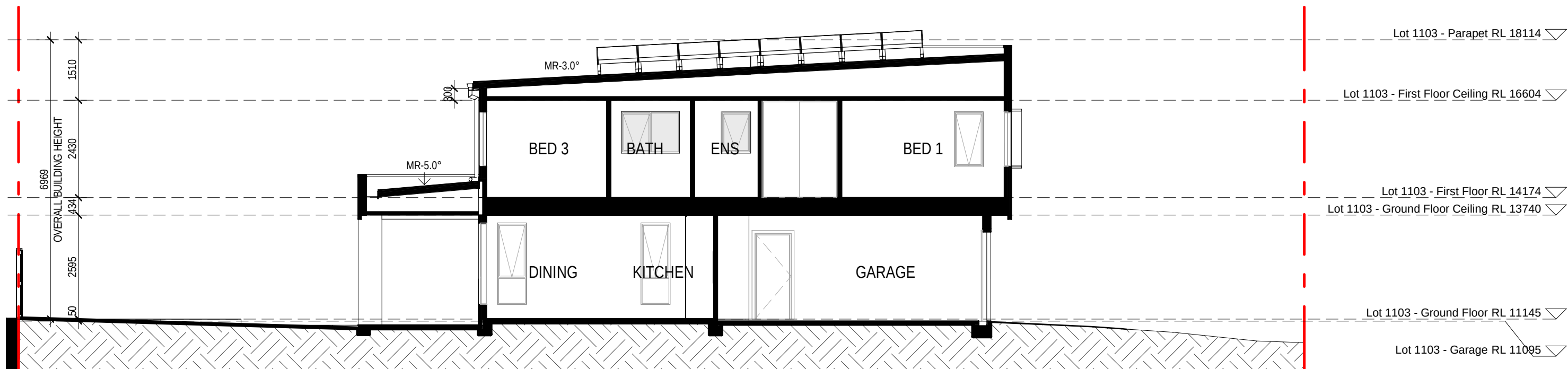
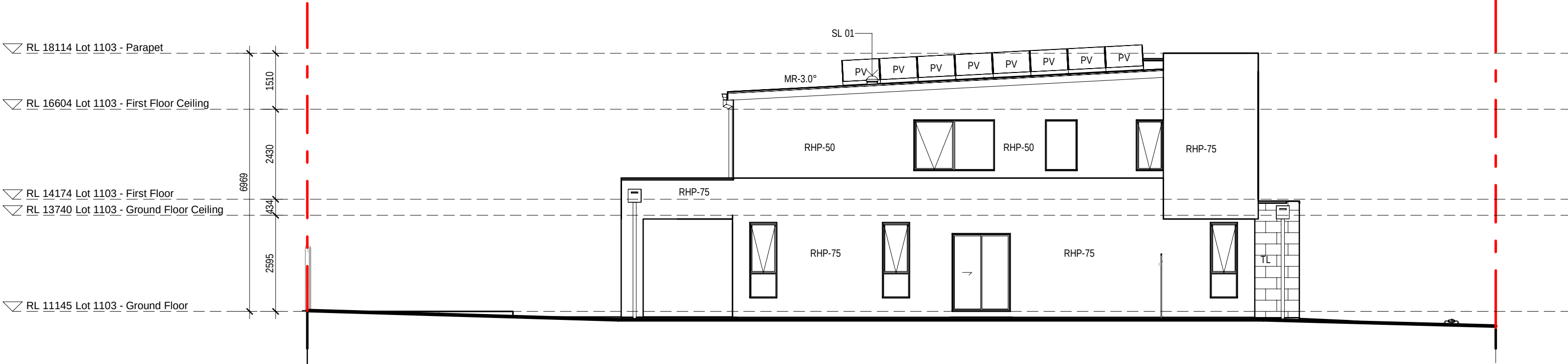
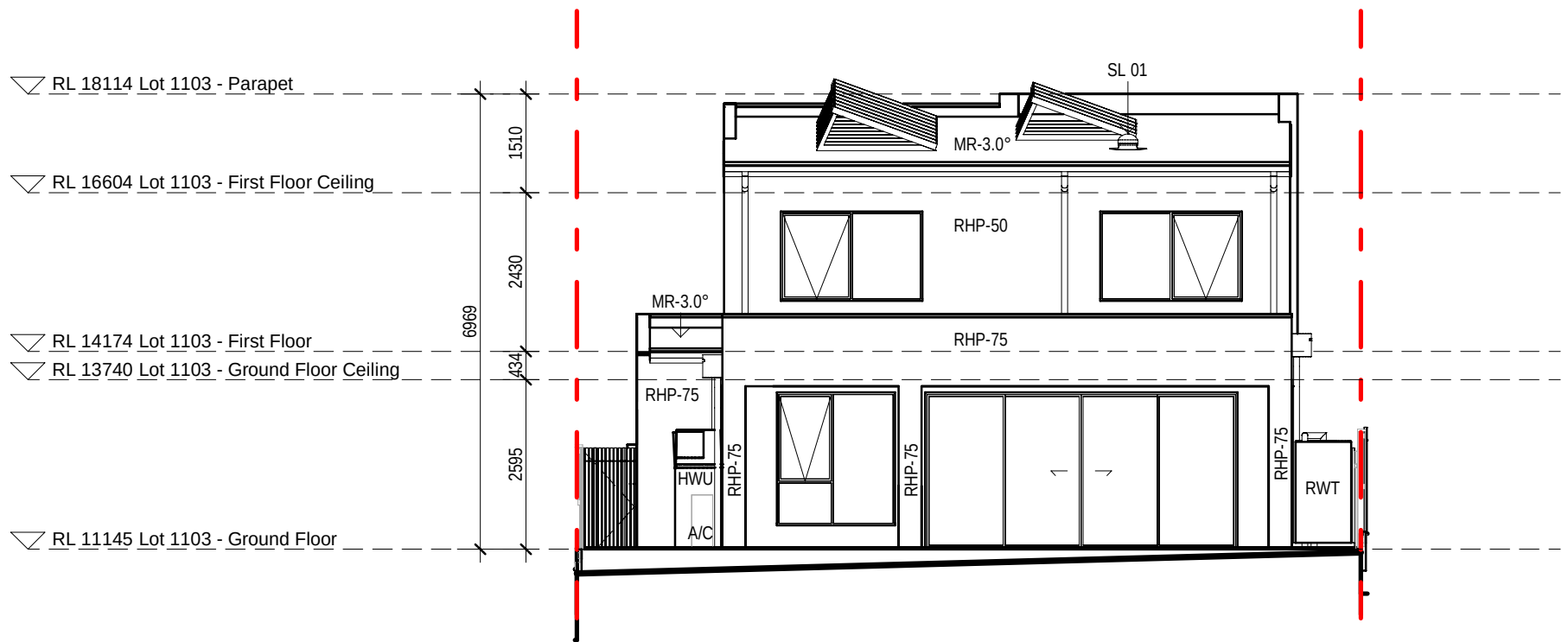
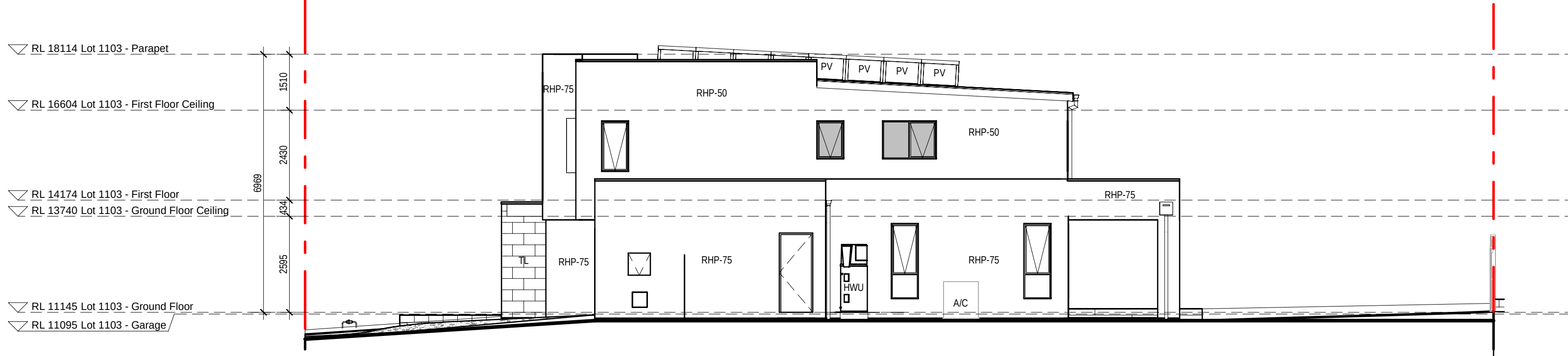
200mm

300mm

100mm

200mm

300mm



EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE	
FBW	FACE BRICKWORK
RBW	RENDERED BRICKWORK
RHP - 75	RENDERED HEBEL PANEL 75
RHP - 50	RENDERED HEBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
OBSCURE WINDOWS	
	GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

31.10.25	B
19.08.25	A
08	rev

ISSUE TO SSDA FOR APPROVAL
PRELIMINARY ISSUE TO CONSULTANT
amendment

MIRVAC DESIGN
Level 28 200 George St
Sydney NSW 2000
Tel: 02 9550 1000
Mirvac Design Pty Ltd
ABN 70 003 959 931
Mirvac Design Nominees / Responsible Architects
Anda Verma, Andrew La, David Hest, Michael Weiner
http://www.mirvacdesign.com/mirvacdesign/andabest

dent
mirvac

project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
ELEVATIONS AND SECTIONS - LOT 1103

job no: MB-10418
drawing no: S1-1.1-DA302
scale @ A1 : 1:100
date: 31.10.25 rev: B

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100mm

200mm

300mm

100mm

200mm

300mm

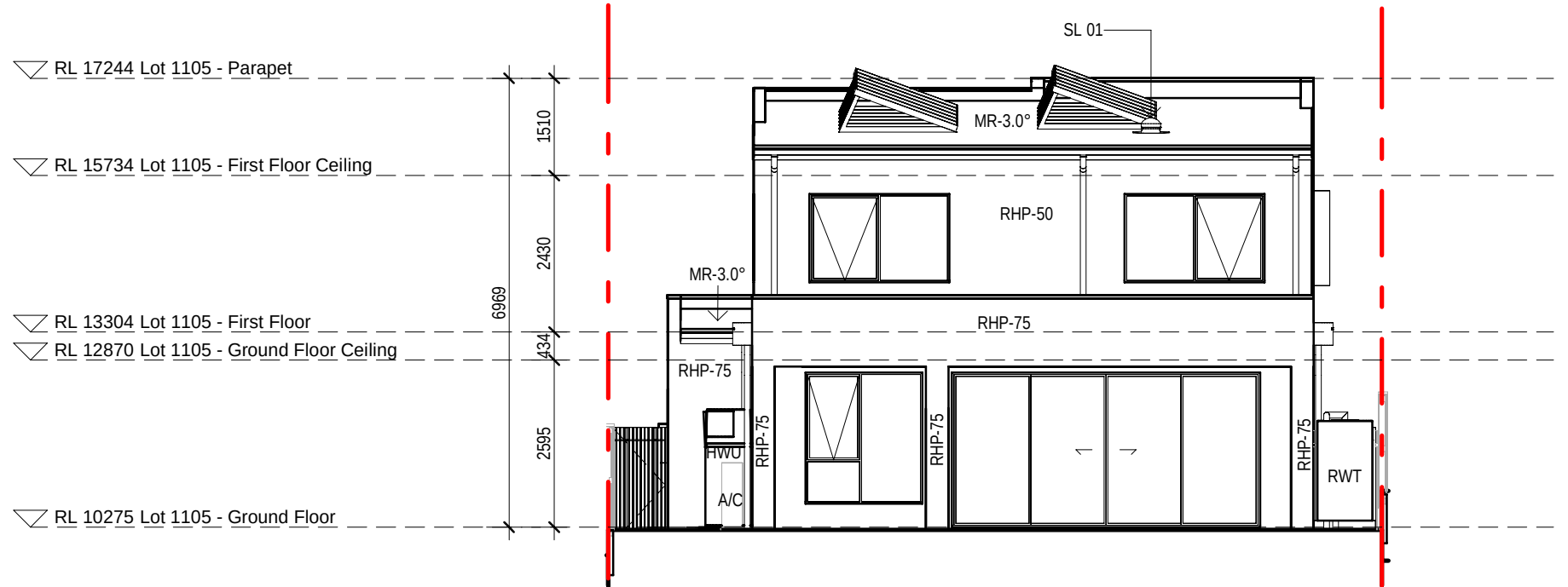
EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE	
FBW	FACE BRICKWORK
RBW	RENDERED BRICKWORK
RHP - 75	RENDERED HEBEL PANEL 75
RHP - 50	RENDERED HEBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
OBSCURE WINDOWS	
	GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING



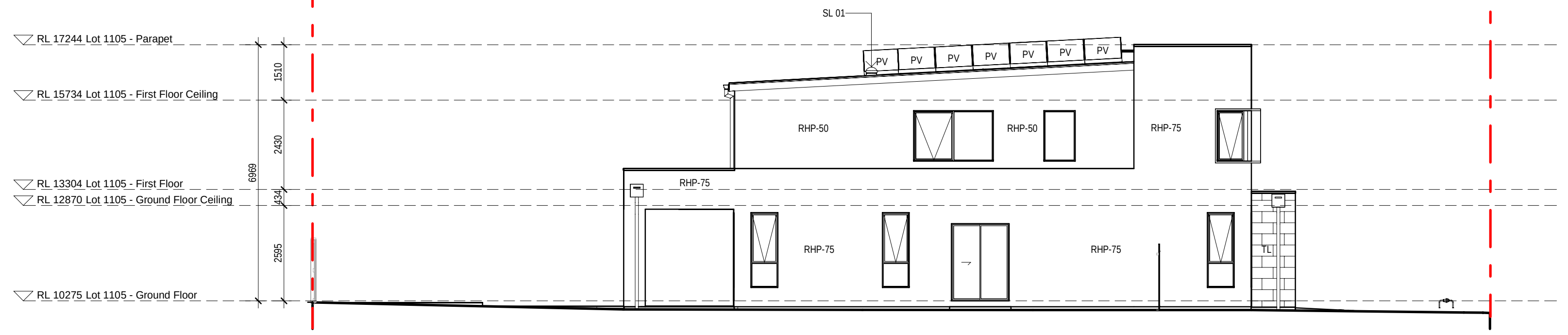
1 1105 - WEST ELEVATION
1 : 100



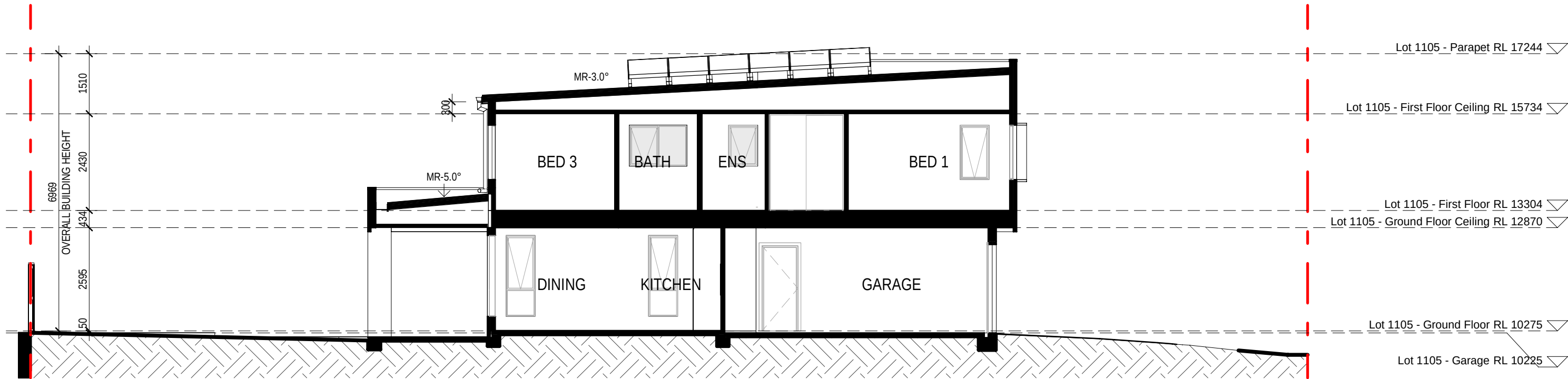
2 1105 - SOUTH ELEVATION
1 : 100



3 1105 - EAST ELEVATION
1 : 100



4 1105 - NORTH ELEVATION
1 : 100



5 1105 - SECTION 01

31.10.25	B	ISSUE TO SSDA FOR APPROVAL
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date	rev	amendment

MIRVAC
DESIGN

Level 28 200 George St
Sydney NSW 2000
Tel: 02 9550 9000
Mirvac Design Pty Ltd
ABN 70 003 959 931
Mirvac Design Nominated / Responsible Architects
Andra Verro, Andra La, David Hest, Michael Weiner
http://www.mirvacdesign.com/mirvacdesign/

dent
mirvac

project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
ELEVATIONS AND SECTIONS - LOT
1105

job no: MB-10418
drawing no: S1-1.1-DA304
scale @ A1 : 1 : 100
date: 31.10.25 rev: B

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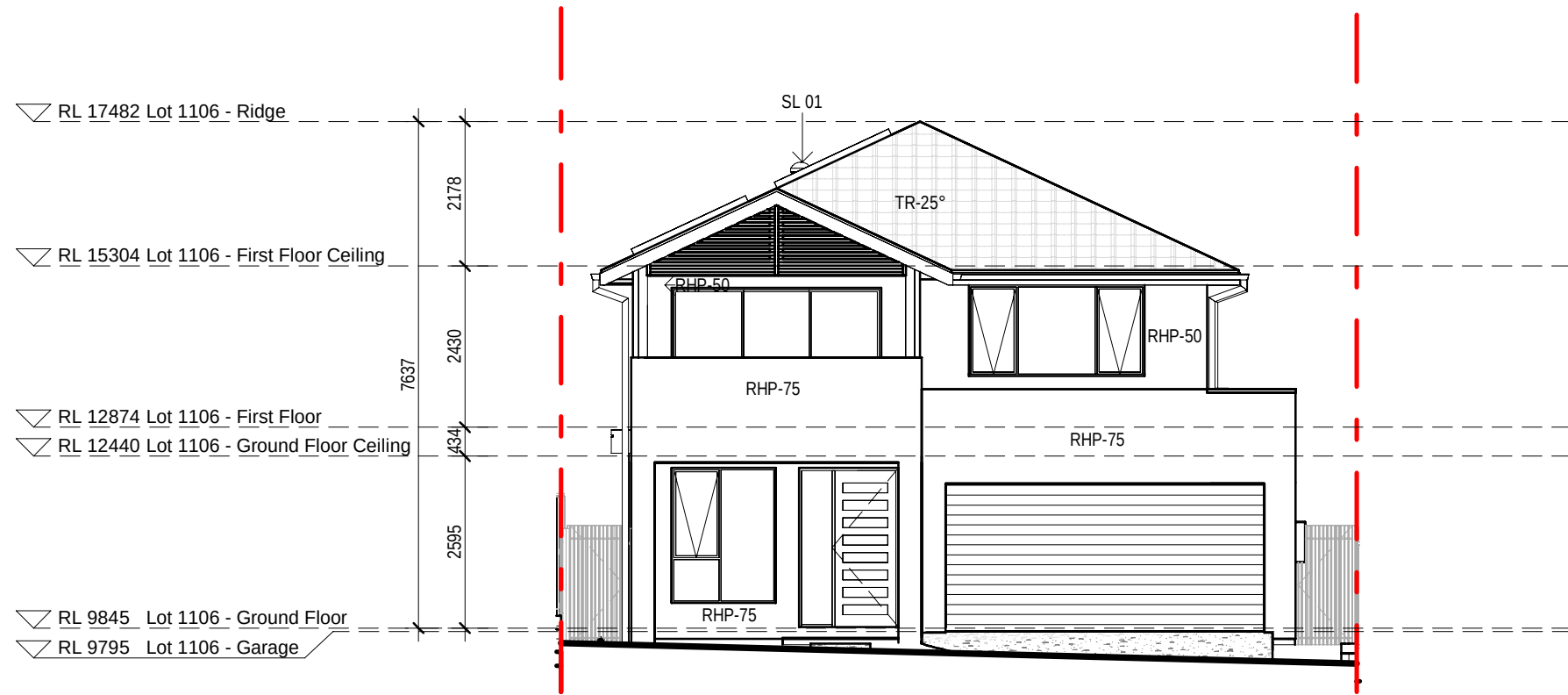
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200mm

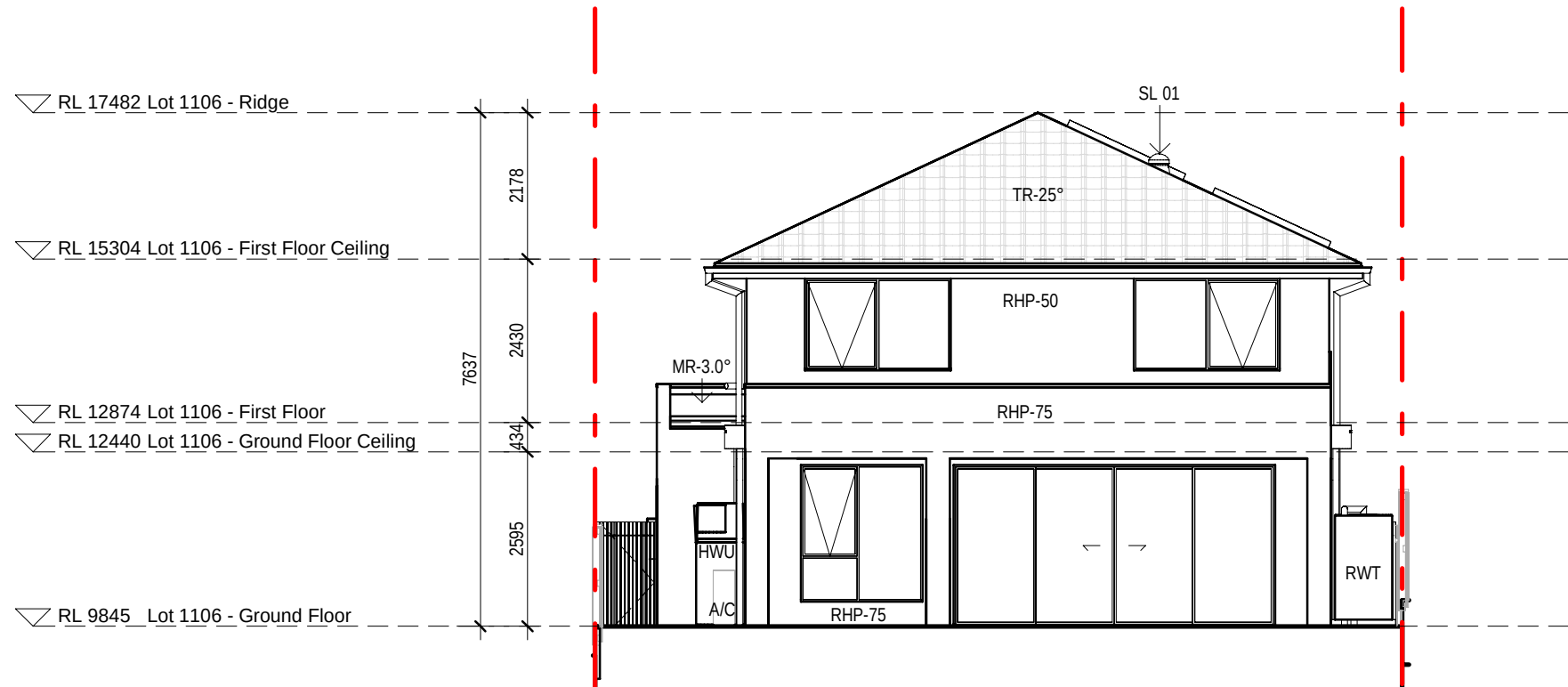
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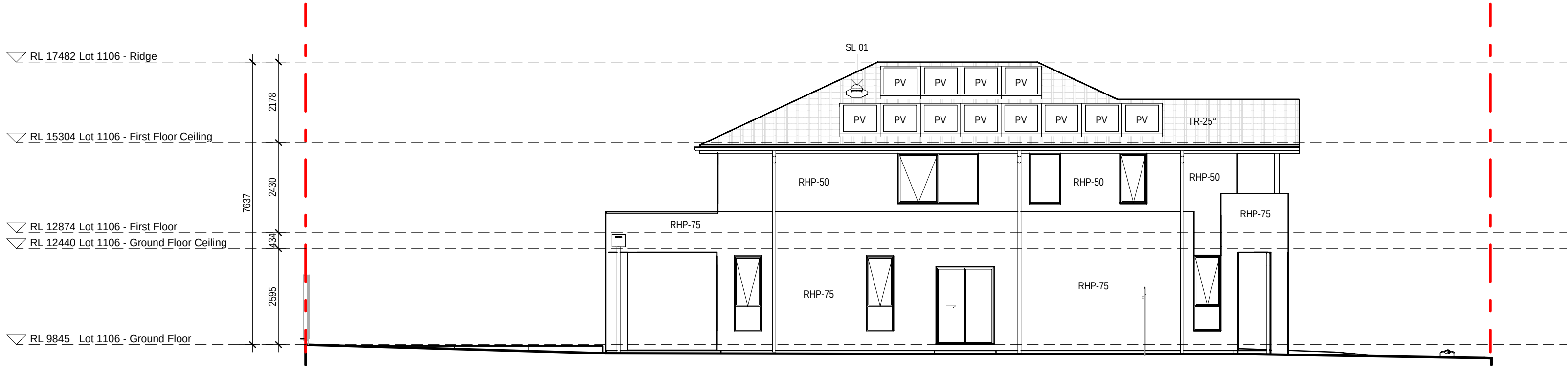
1 1106 - WEST ELEVATION
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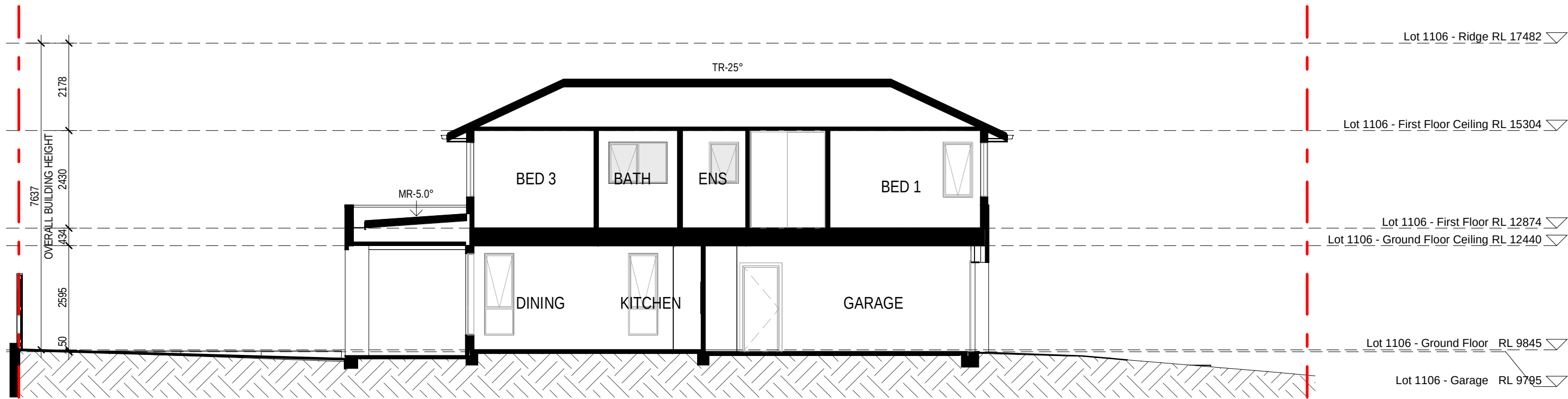
2 1106 - SOUTH ELEVATION
1 : 100



3 1106 - EAST ELEVATION
1 : 100



4 1106 - NORTH ELEVATION
1 : 100



5 1106 - SECTION 01

EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE	
FBW	FACE BRICKWORK
RBW	RENDERED BRICKWORK
RHP - 75	RENDERED HEBEL PANEL 75
RHP - 50	RENDERED HEBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
OBSCURE WINDOWS	
	GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

31.10.25	B
19.08.25	A
086	REV

ISSUE TO SSDA FOR APPROVAL
PRELIMINARY ISSUE TO CONSULTANT
amendment

MIRVAC DESIGN
architects
interior design
landscape design
project management
planning & design
Lot 40/38 200 George St
Sydney NSW 2000
Tel: 02 9550 0000
Mirvac Design Pty Ltd
ABN 70 003 959 931
Mircvac Design Nominated / Responsible Architects
Andra Verrea Andra La Cloud Nest Michael Winter
http://www.mirvacdesign.com/mirvacdesign/

dent
mirvac

project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
ELEVATIONS AND SECTIONS - LOT 1106

job no: MB-10418
drawing no: S1-1.1-DA305
scale @ A1 : 1 : 100
date: 31.10.25 rev: B

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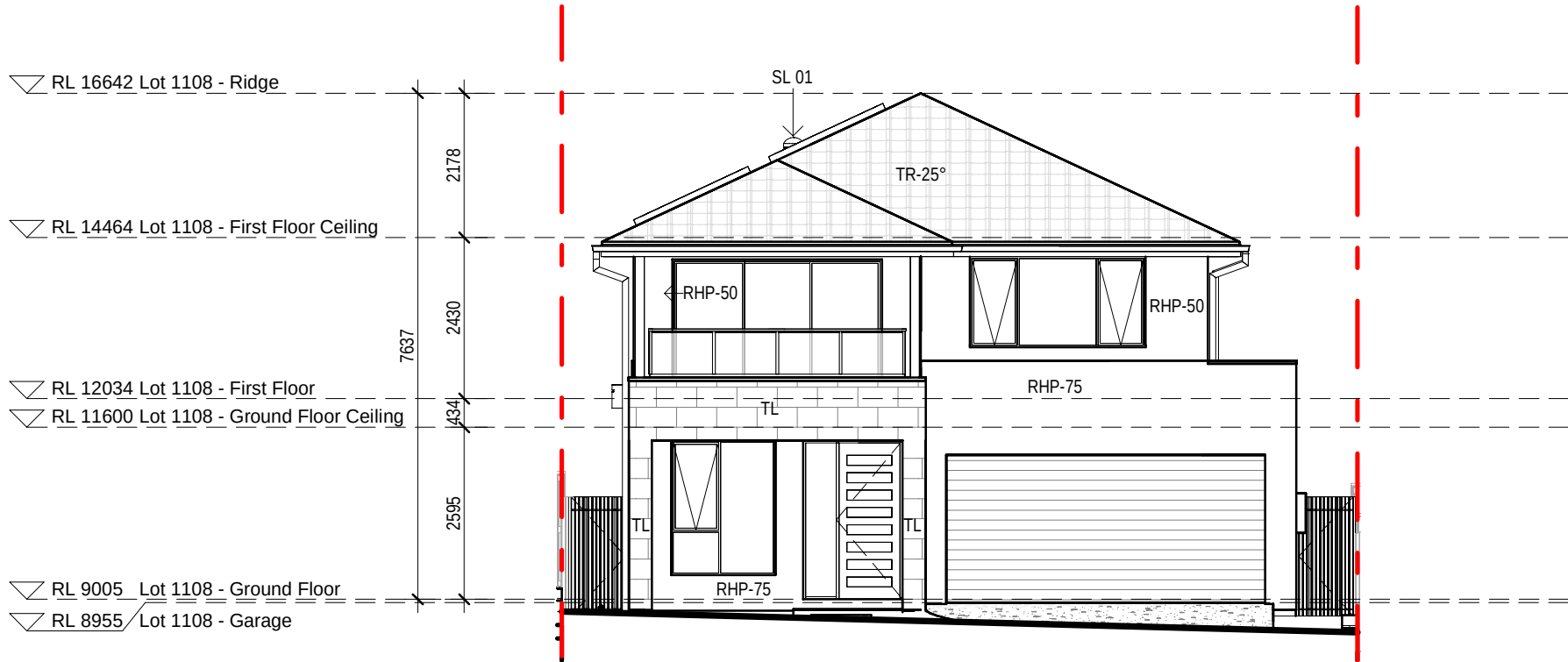
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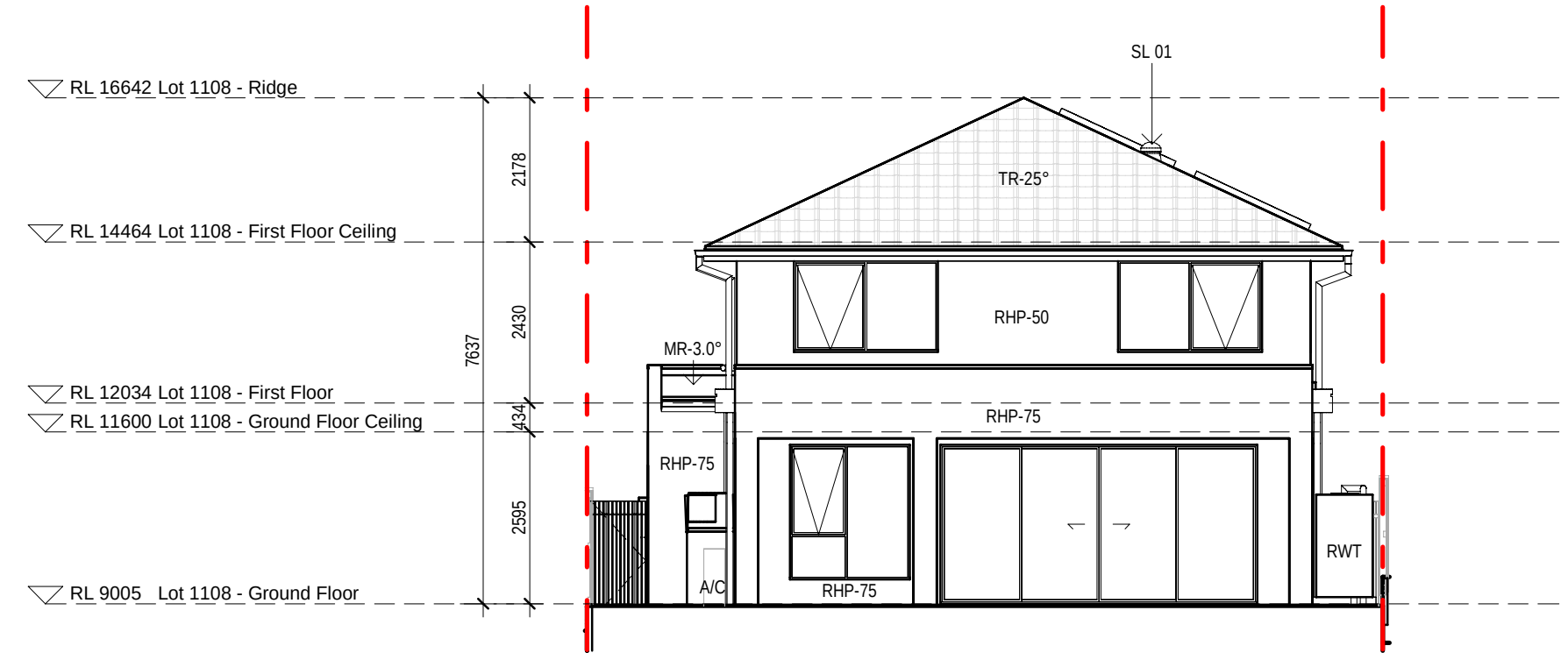
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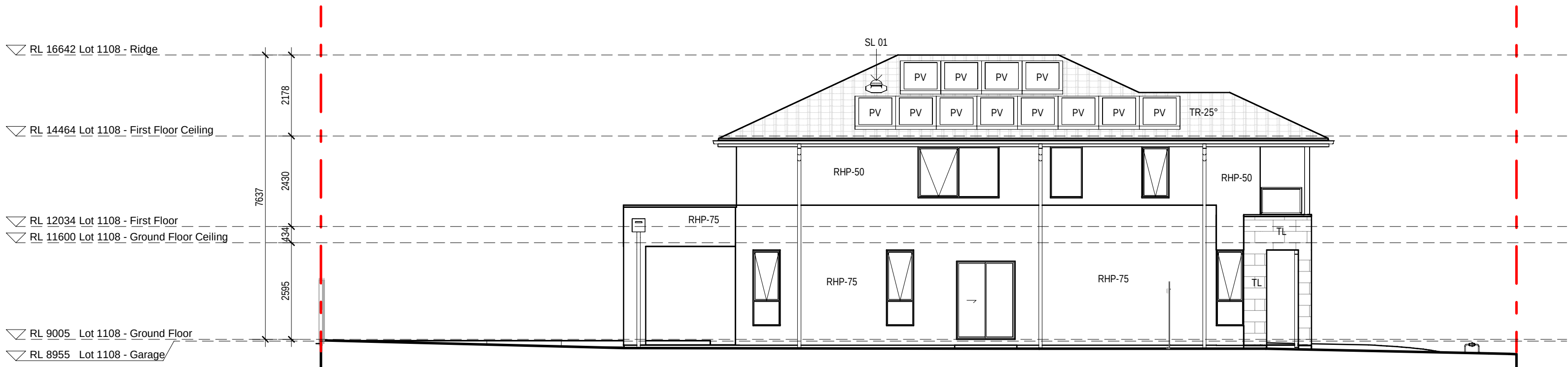
1 1108 - WEST ELEVATION
1 : 100



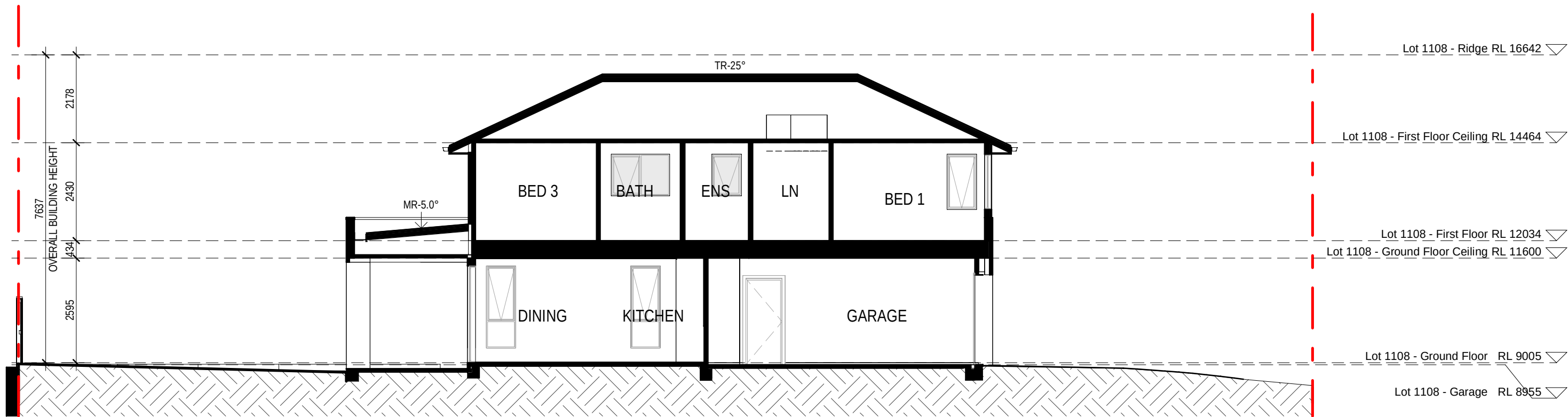
2 1108 - SOUTH ELEVATION
1 : 100



3 1108 - EAST ELEVATION
1 : 100



4 1108 - NORTH ELEVATION
1 : 100



5 1108 - SECTION 01

EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE	
FBW	FACE BRICKWORK
RBW	RENDERED BRICKWORK
RHP - 75	RENDERED REBEL PANEL 75
RHP - 50	RENDERED REBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
OBSCURE WINDOWS	
	GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

0mm

100mm

200mm

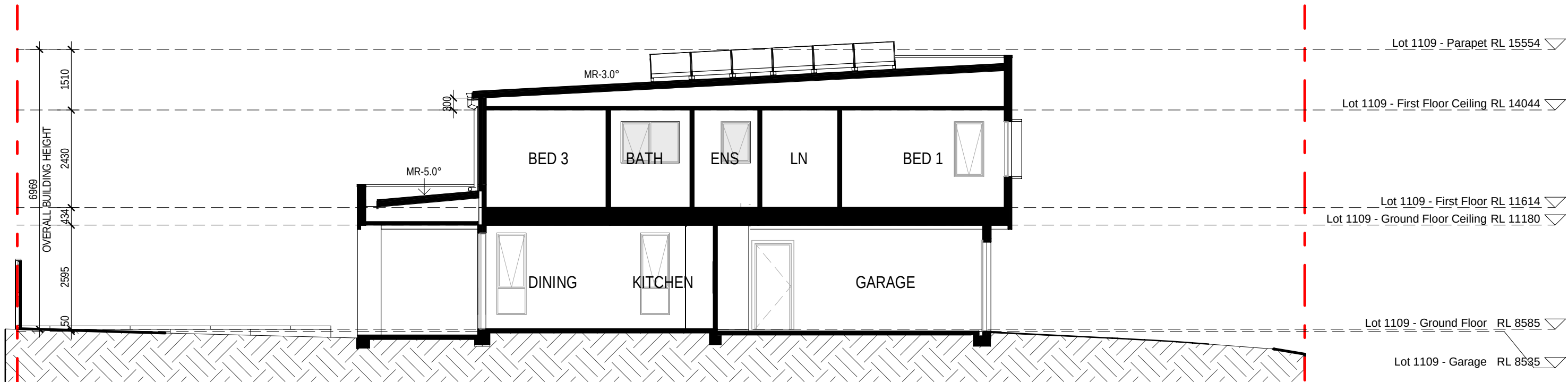
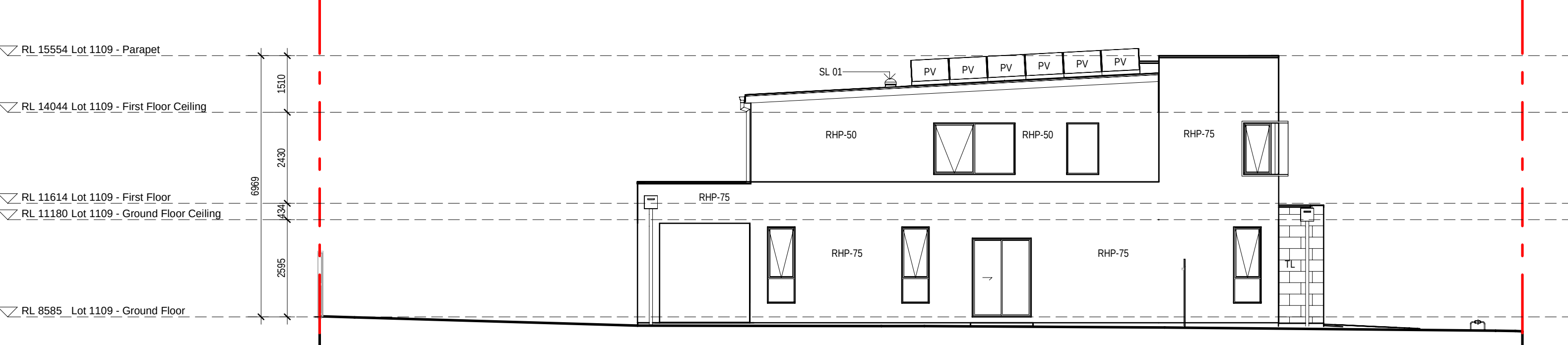
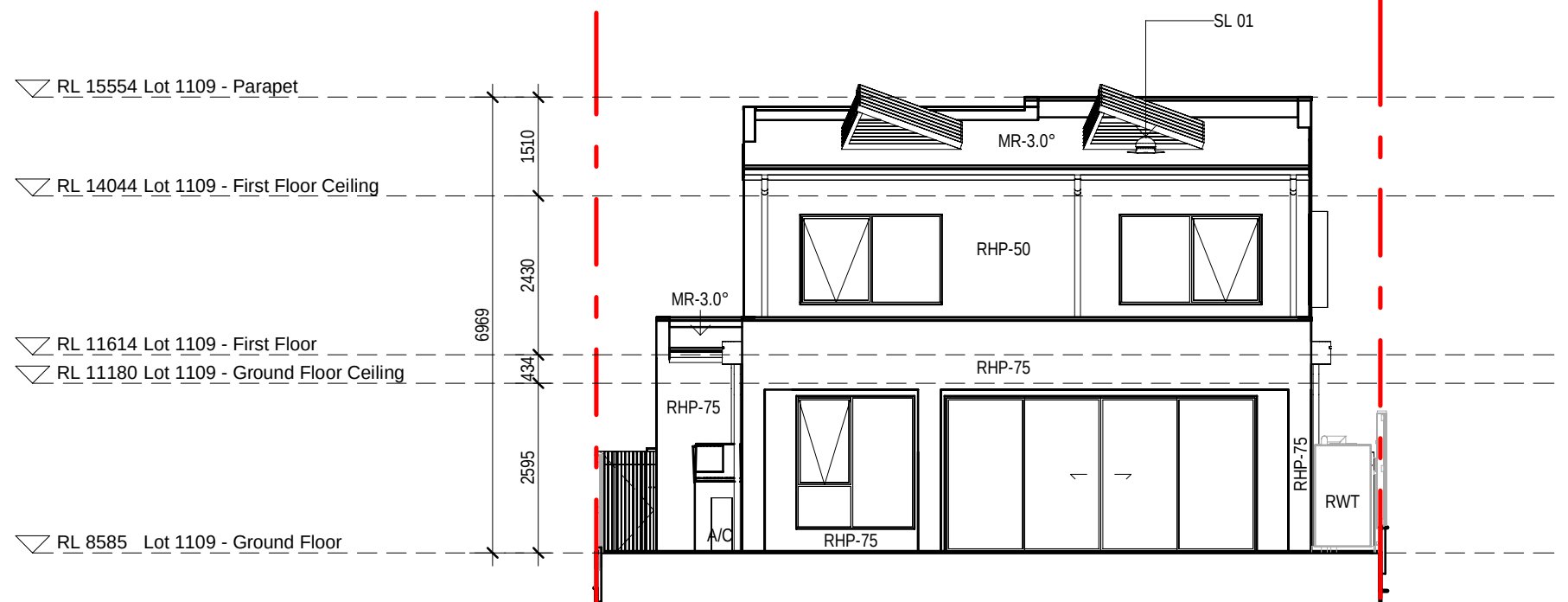
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200mm

300mm

EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE	
FBW	FACE BRICKWORK
RBW	RENDERED BRICKWORK
RHP - 75	RENDERED HEBEL PANEL 75
RHP - 50	RENDERED HEBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
OBSCURE WINDOWS	
	GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING



1109 - SECTION 01

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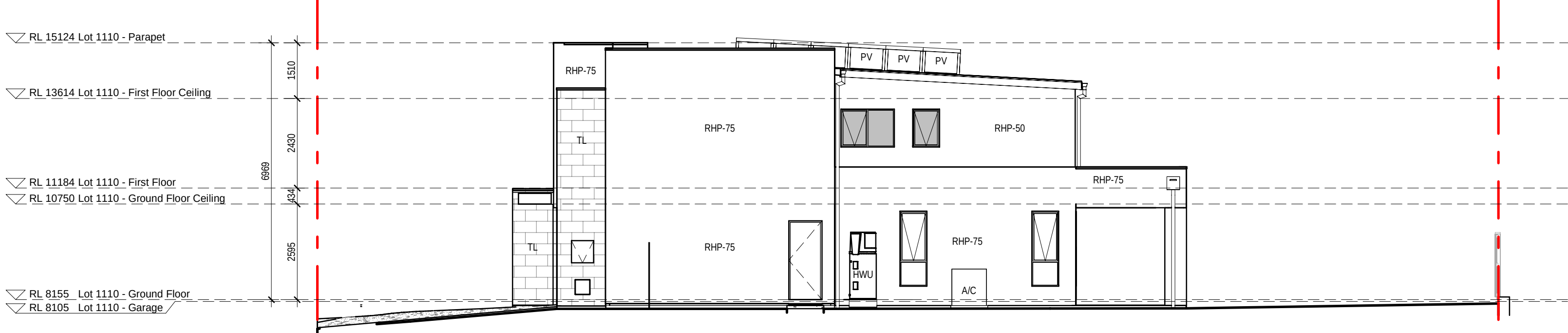
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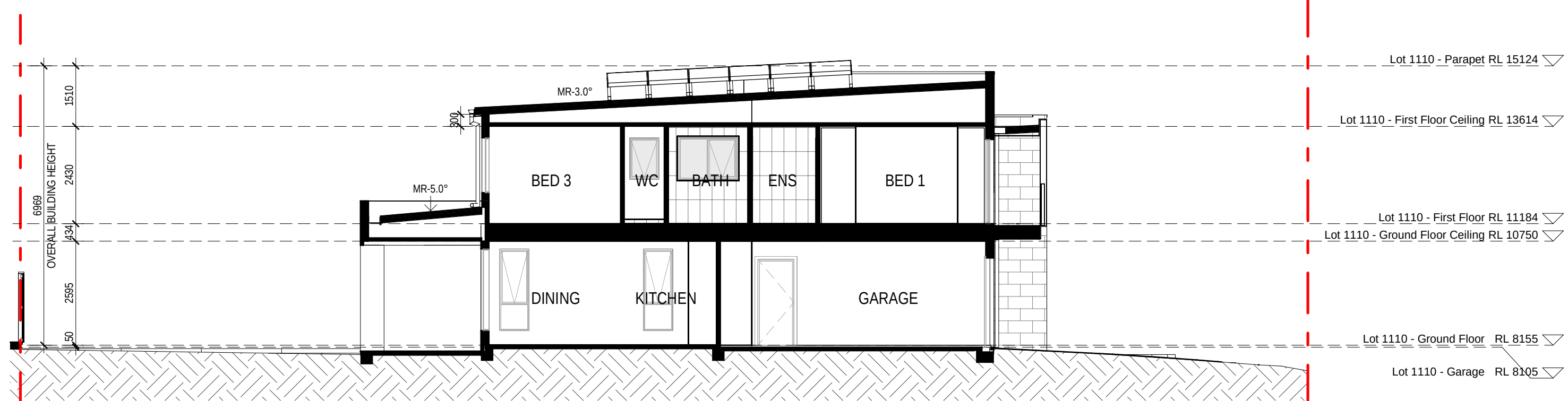
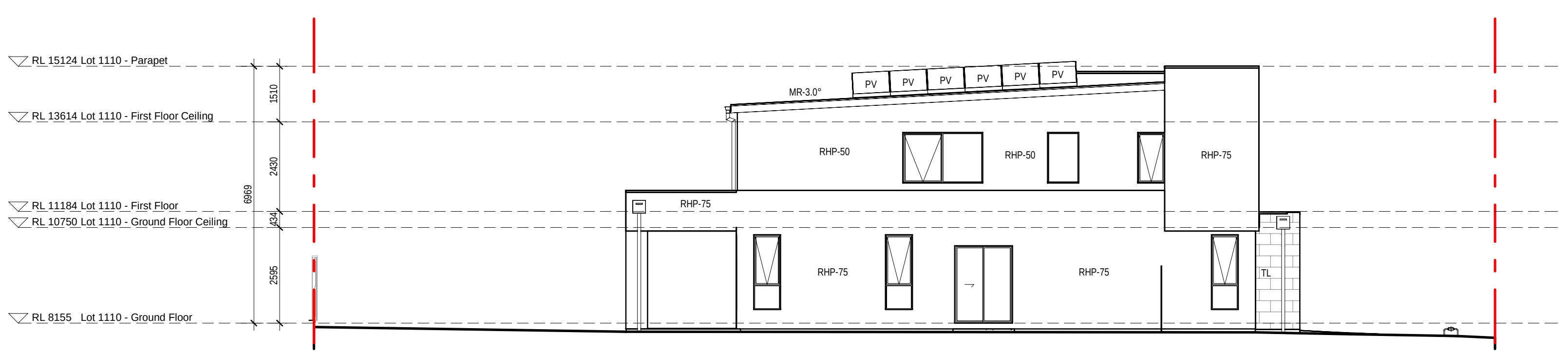
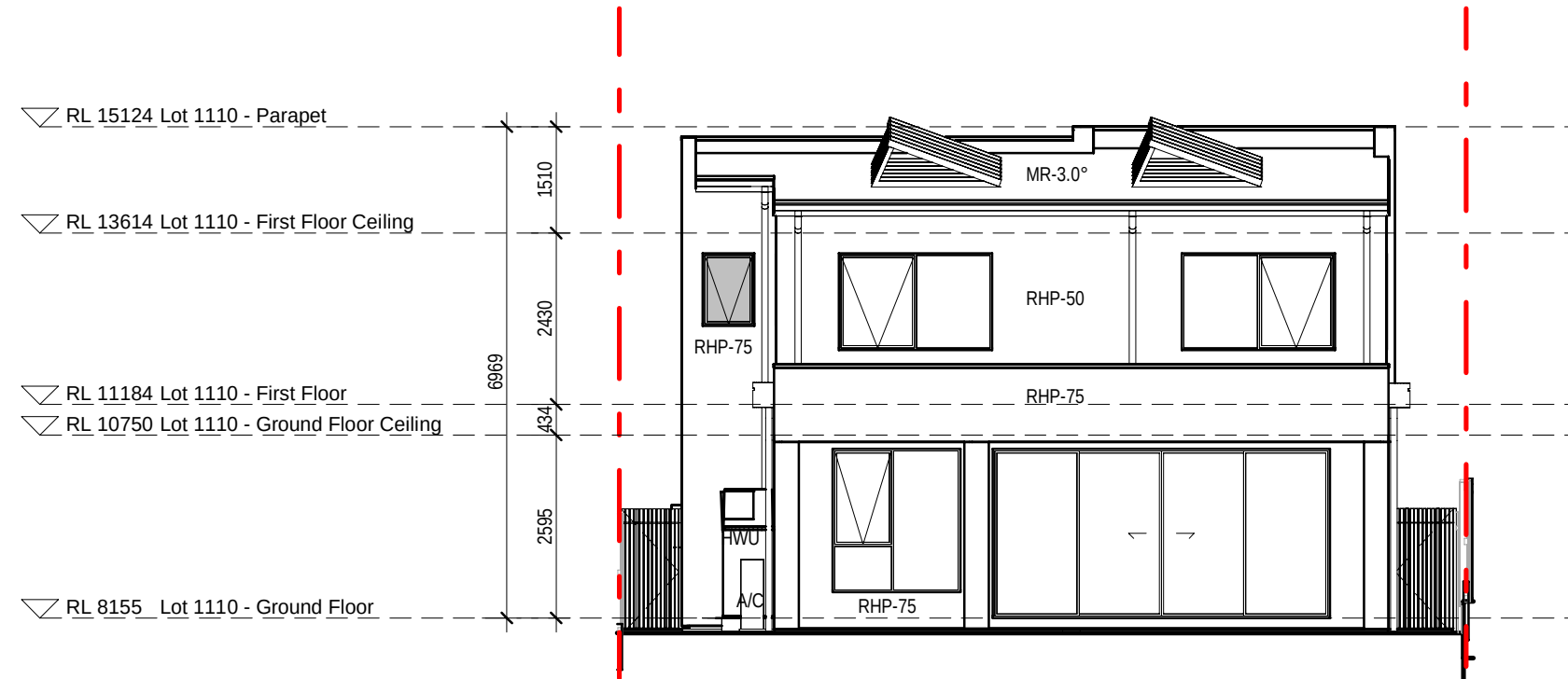
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200mm

300mm



EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE	
FBW	FACE BRICKWORK
RBW	RENDERED BRICKWORK
RHP-75	RENDERED HEBEL PANEL 75
RHP-50	RENDERED HEBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC-H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS-B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
OBSCURE WINDOWS	
	GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING



5 1110 - SECTION 01

0mm

100mm

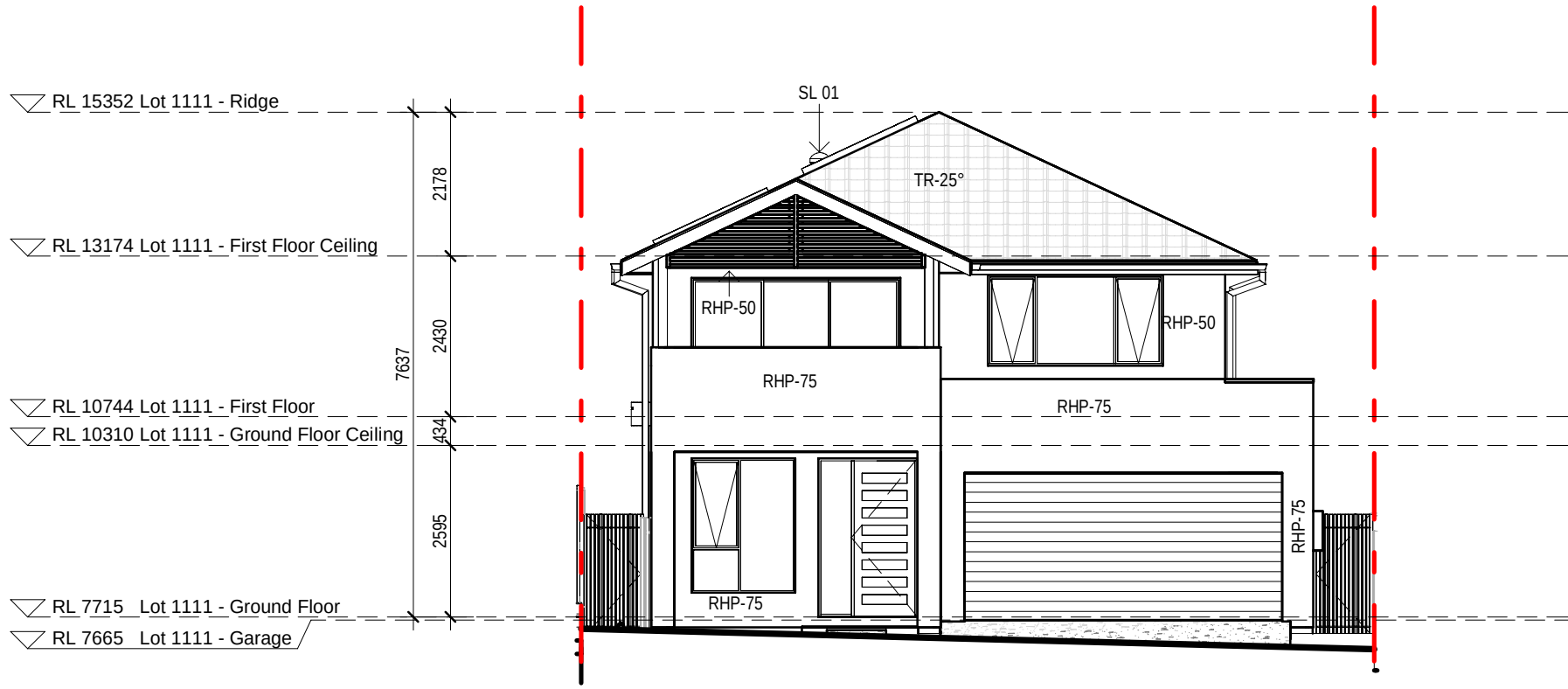
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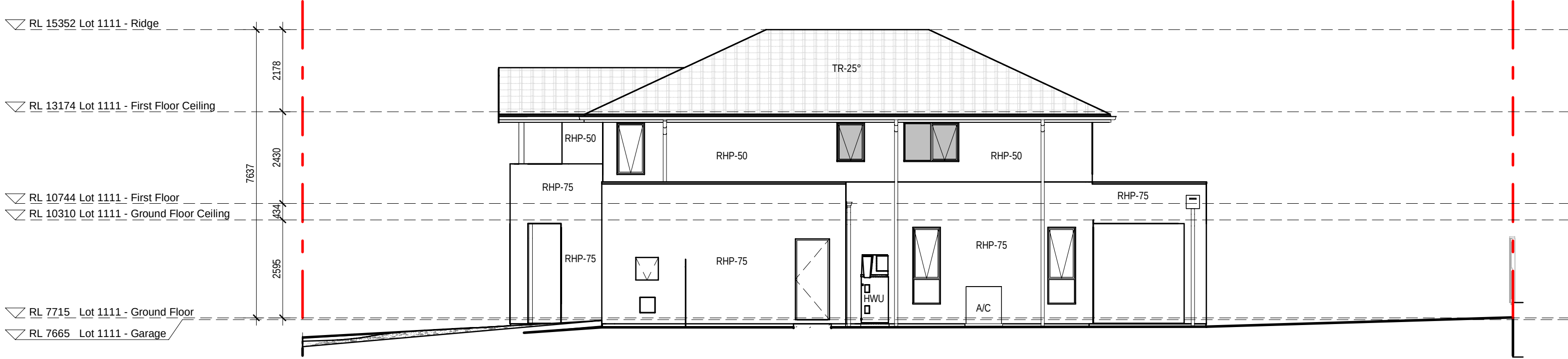
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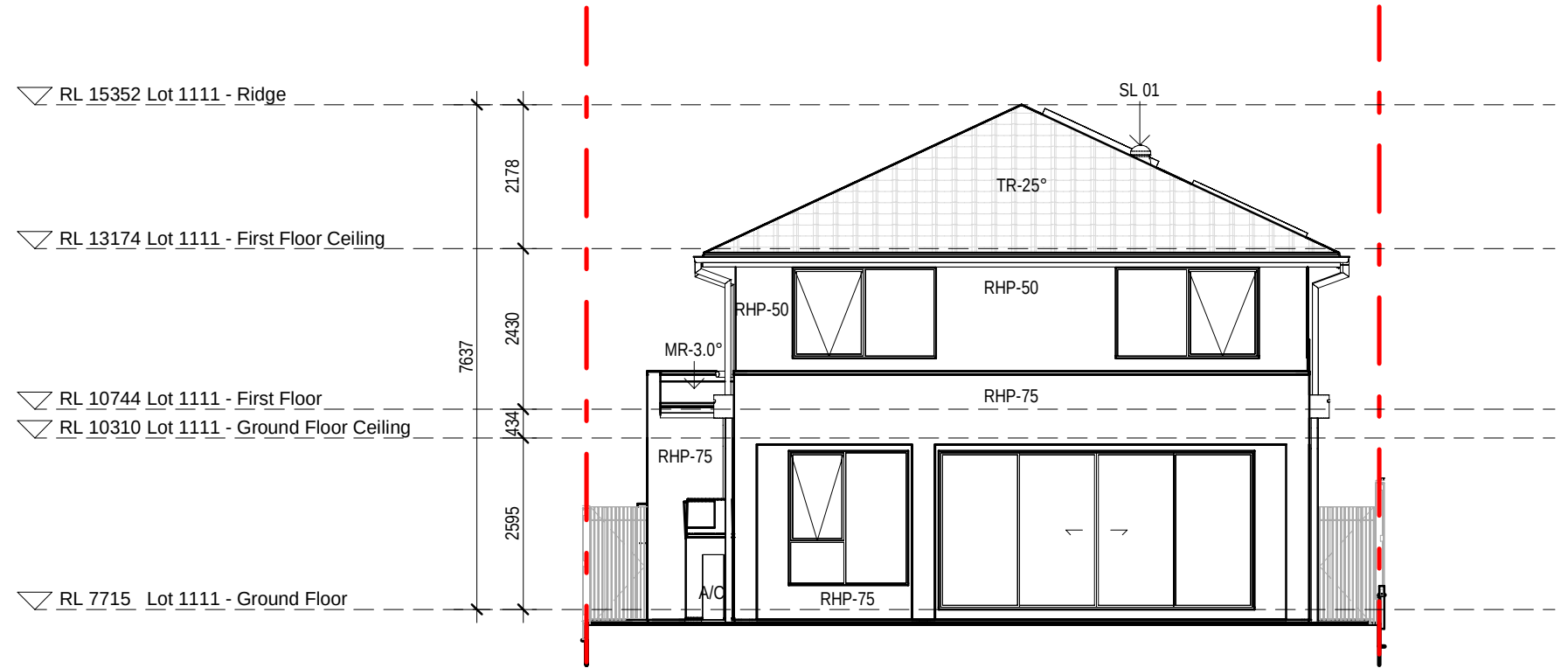
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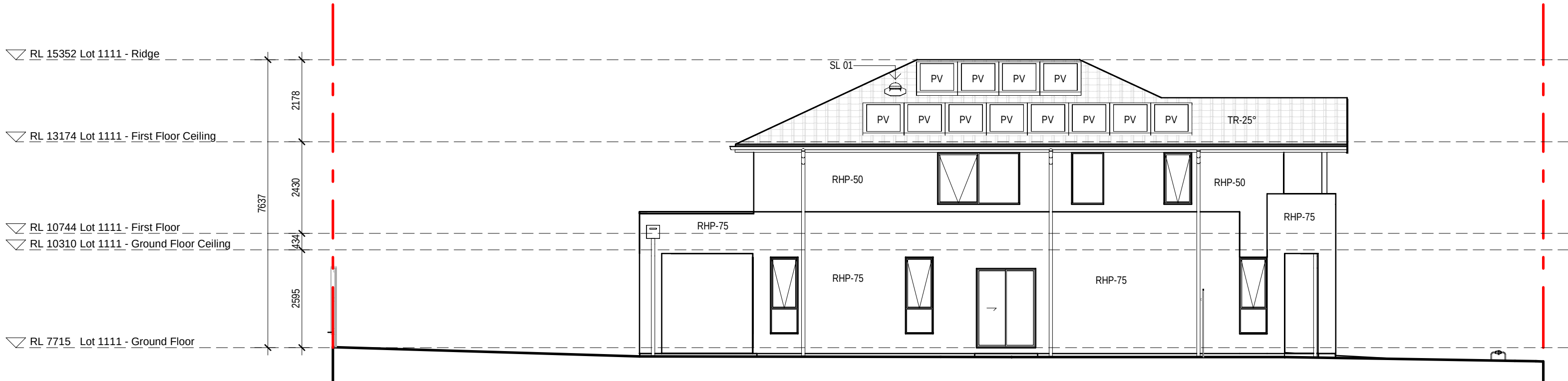
1 1111 - WEST ELEVATION
1 : 100



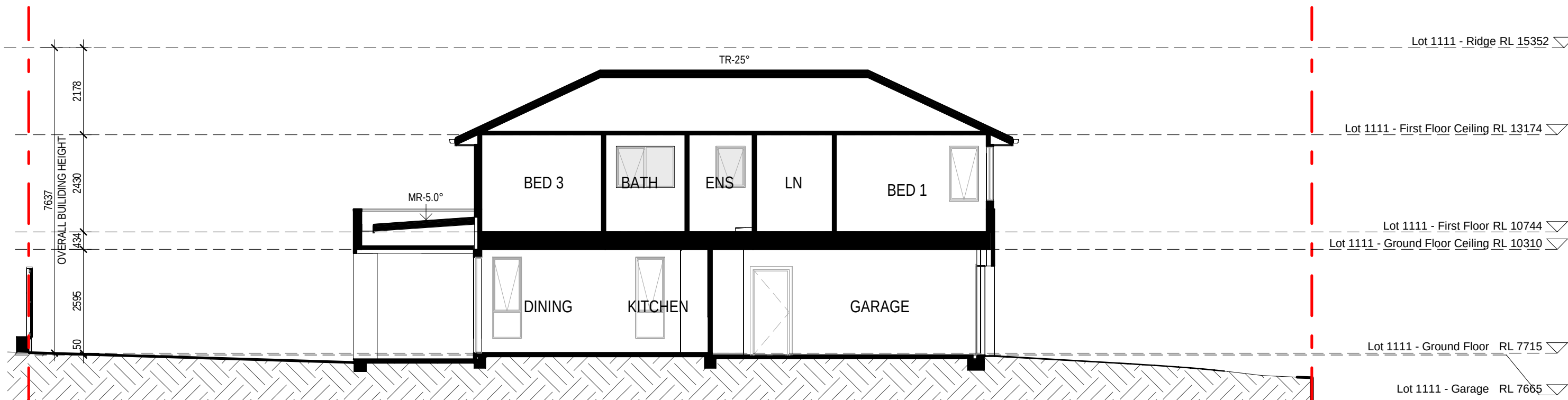
2 1111 - SOUTH ELEVATION
1 : 100



3 1111 - EAST ELEVATION
1 : 100



4 1111 - NORTH ELEVATION
1 : 100



5 1111 - SECTION 01
1 : 100

EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE	
FBW	FACE BRICKWORK
RBW	RENDERED BRICKWORK
RHP - 75	RENDERED HEBEL PANEL 75
RHP - 50	RENDERED HEBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
OBSCURE WINDOWS	
	GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

31.10.25	B	ISSUE TO SSDA FOR APPROVAL
19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT
08/	REV	amendment

MIRVAC DESIGN
Level 28 200 George St
Sydney NSW 2000
Tel: 02 9260 0000
Mirvac Design Pty Ltd
ABN 70 003 959 931
Mirvac Design Nominees / Responsible Architects
Andra Verma Andra La Cloud Nest Michael Weiner
http://www.mirvacdesign.com/mirvacdesign/andres

dent
mirvac

project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
ELEVATIONS AND SECTIONS - LOT 1111

job no: MB-10418
drawing no: S1-1.1-DA310
scale @ A1 : 1 : 100
date: 31.10.25 rev: B

0mm

100mm

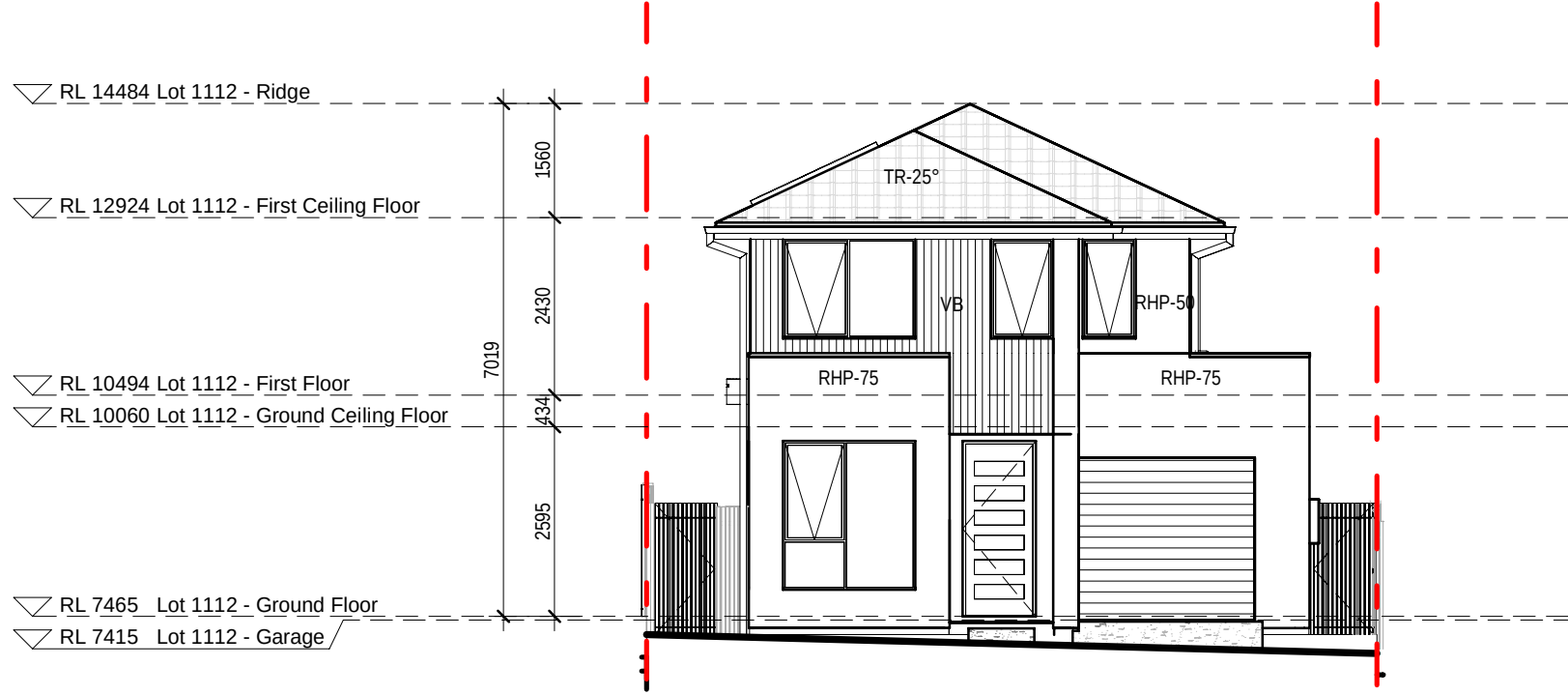
200mm

300mm

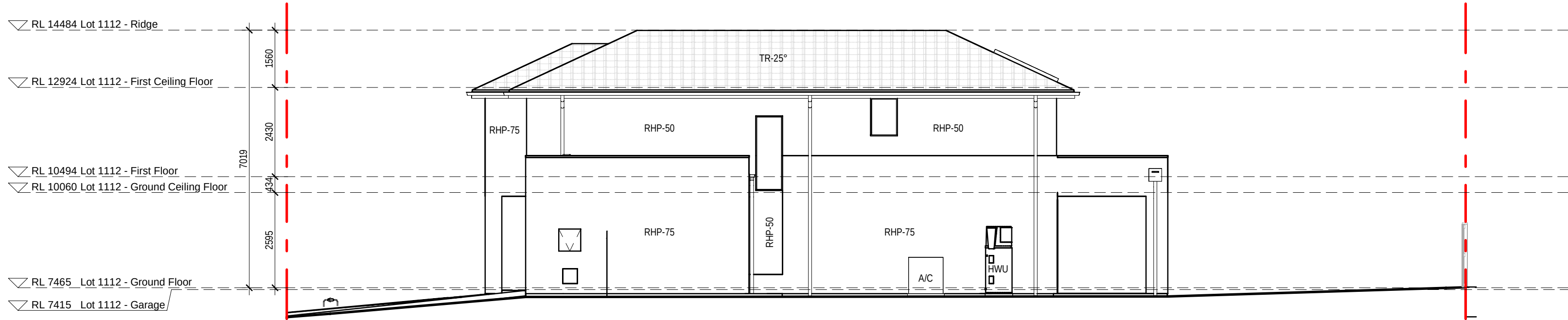
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200mm

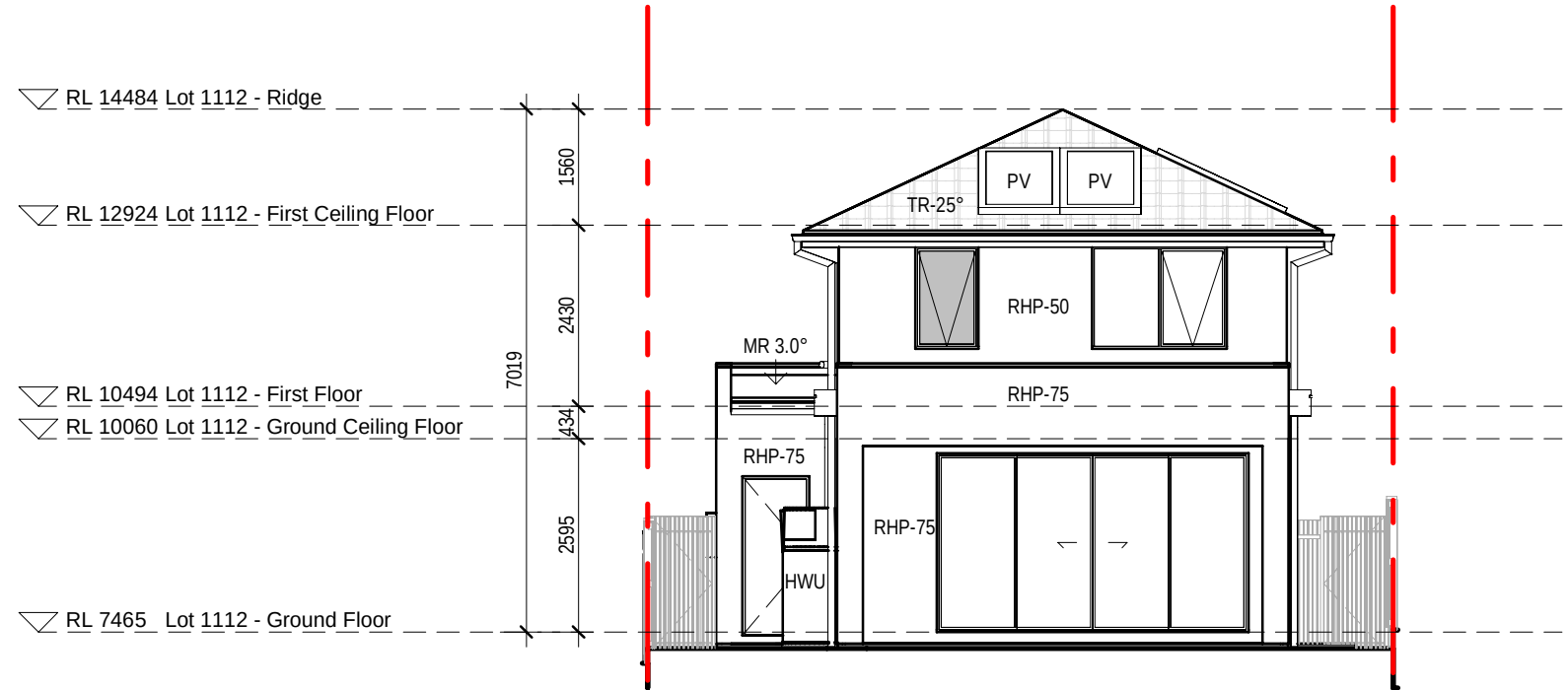
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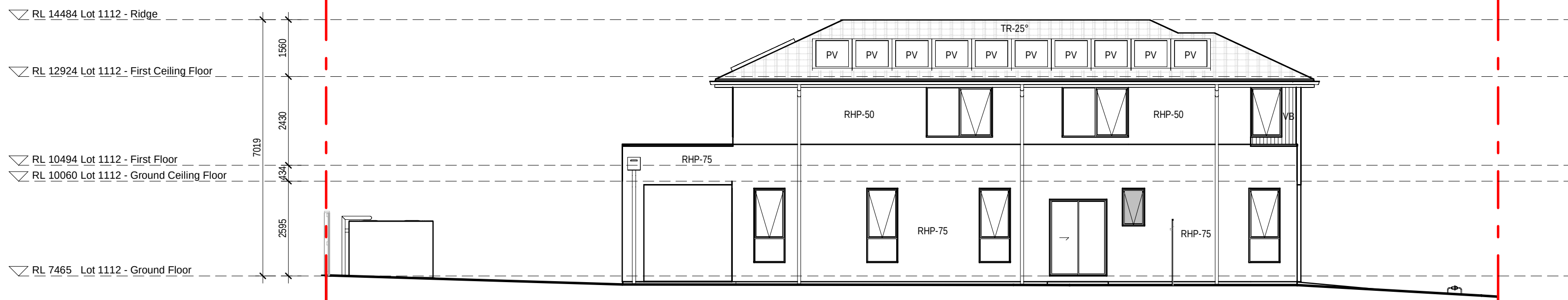
1112 - WEST ELEVATION
1:100



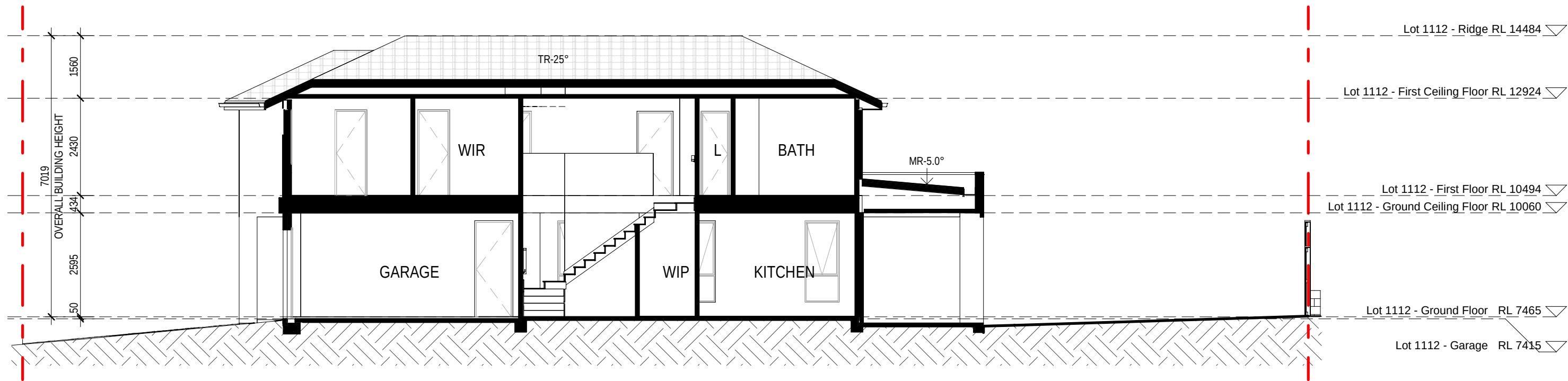
1112 - SOUTH ELEVATION
1:100



1112 - EAST ELEVATION
1:100



1112 - NORTH ELEVATION
1:100



1112 - SECTION 01
1:100

EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE	
FBW	FACE BRICKWORK
RBW	RENDERED BRICKWORK
RHP-75	RENDERED HEBEL PANEL 75
RHP-50	RENDERED HEBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC-H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS-B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
OBSCURE WINDOWS	
	GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

31.10.25	B	ISSUE TO SSDA FOR APPROVAL
19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT
086	REV	amendment

MIRVAC
DESIGN

Level 2/8 200 George St
Sydney NSW 2000
Tel: 02 9550 1000
Mirvac Design Pty Ltd
ABN 70 007 959 931
Mirvac Design Nominees / Responsible Architects
Anda Verma, Andrew La, David Hest, Michael Milner
http://www.mirvacdesign.com/mirvacdesign-architects

dent
mirvac

project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
ELEVATIONS AND SECTIONS - LOT
1112

job no: MB-10418
drawing no: S1-1.1-DA311
scale @ A1 : 1:100
date: 31.10.25 rev: B

0mm

100mm

200mm

300mm

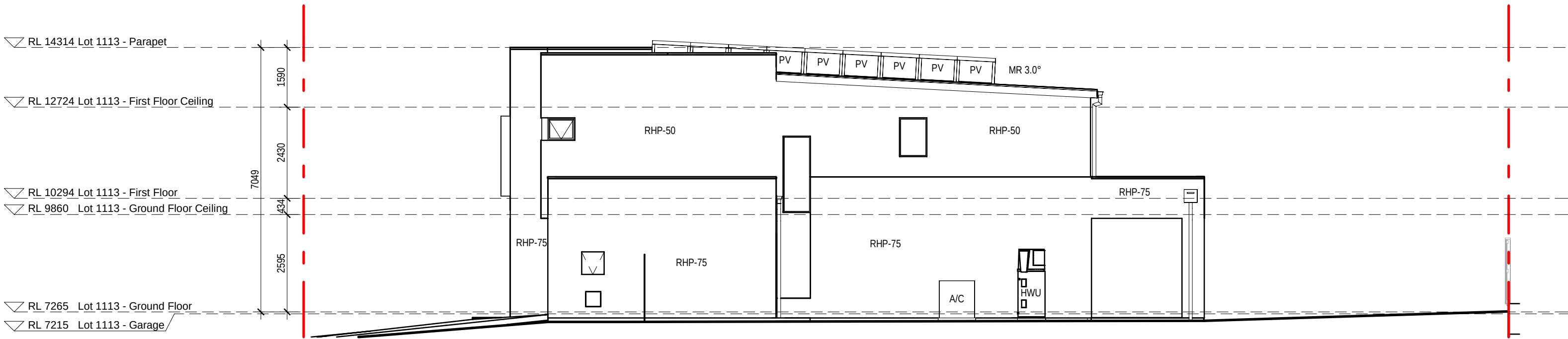
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200mm

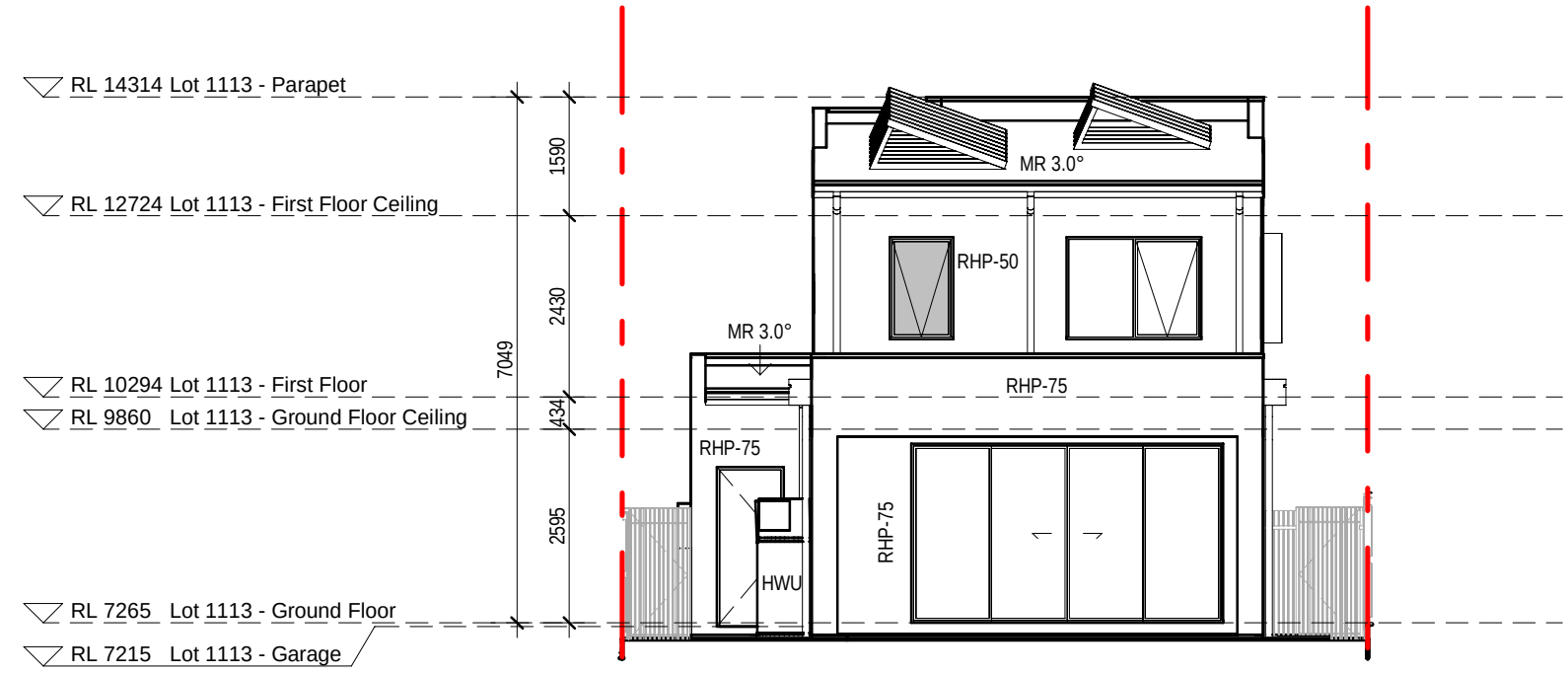
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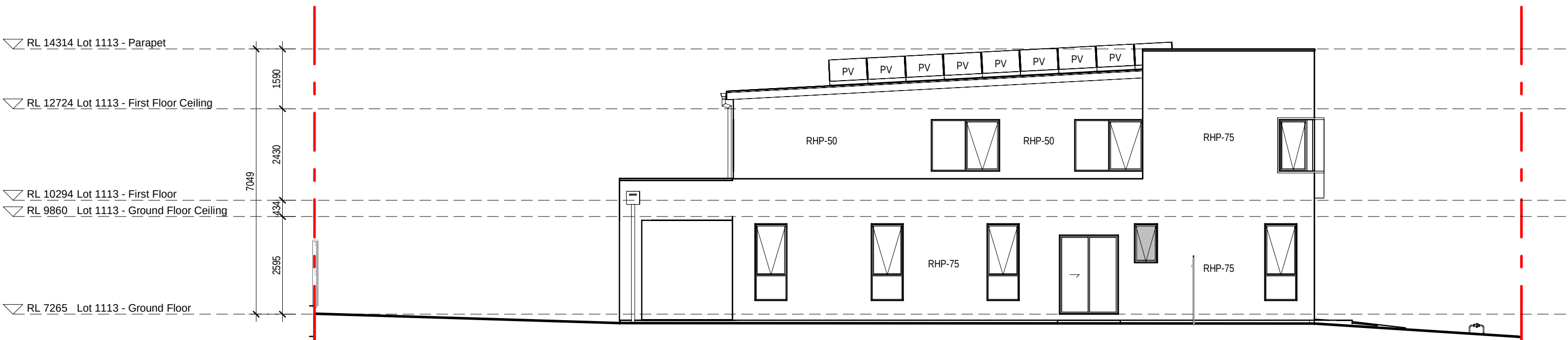
1 1113 - WEST ELEVATION
1:100



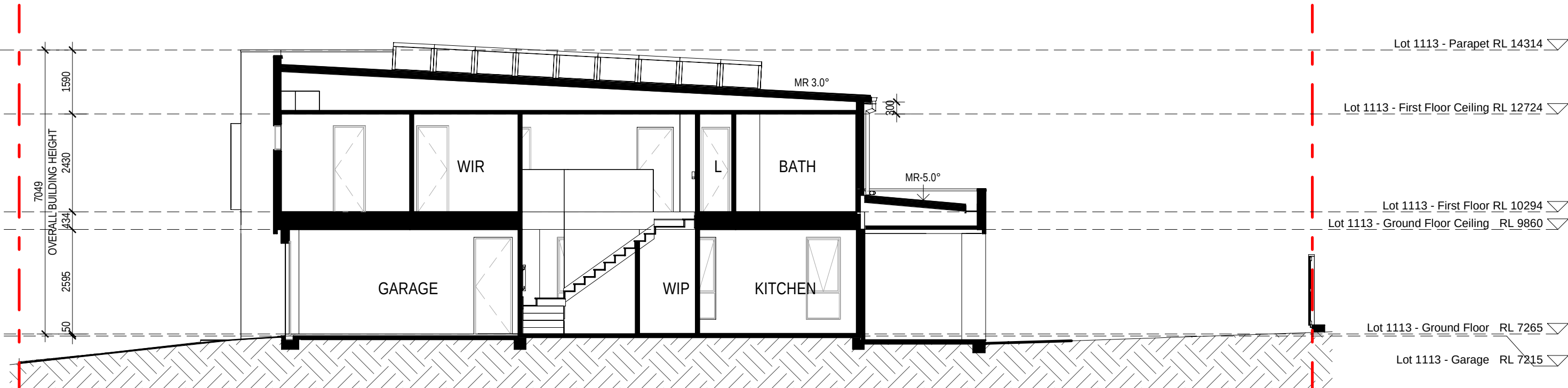
2 1113 - SOUTH ELEVATION
1:100



3 1113 - EAST ELEVATION
1:100



4 1113 - NORTH ELEVATION
1:100



5 1113 - SECTION 01

EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE	
FBW	FACE BRICKWORK
RBW	RENDERED BRICKWORK
RHP - 75	RENDERED HEBEL PANEL 75
RHP - 50	RENDERED HEBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
OBSCURE WINDOWS	
	GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

31.10.25	B	ISSUE TO SSDA FOR APPROVAL
19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT
08/	rev	amendment

MIRVAC DESIGN
architects
interior design
landscape design
project management
MIRVAC Design Pty Ltd
ABN 70 007 959 531
Level 20 200 George St
Sydney NSW 2000
Tel: 02 9550 0000
Mirvac Design Nominated / Responsible Architects
Andra Verrea Andra La Cleud Herz Michael Weiner
http://www.mirvacdesign.com/mirvacdesign/

dent
mirvac

project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
ELEVATIONS AND SECTIONS - LOT 1113

job no: MB-10418
drawing no: S1-1.1-DA312
scale @ A1 : 1:100
date: 31.10.25 rev: B

0mm

100mm

200mm

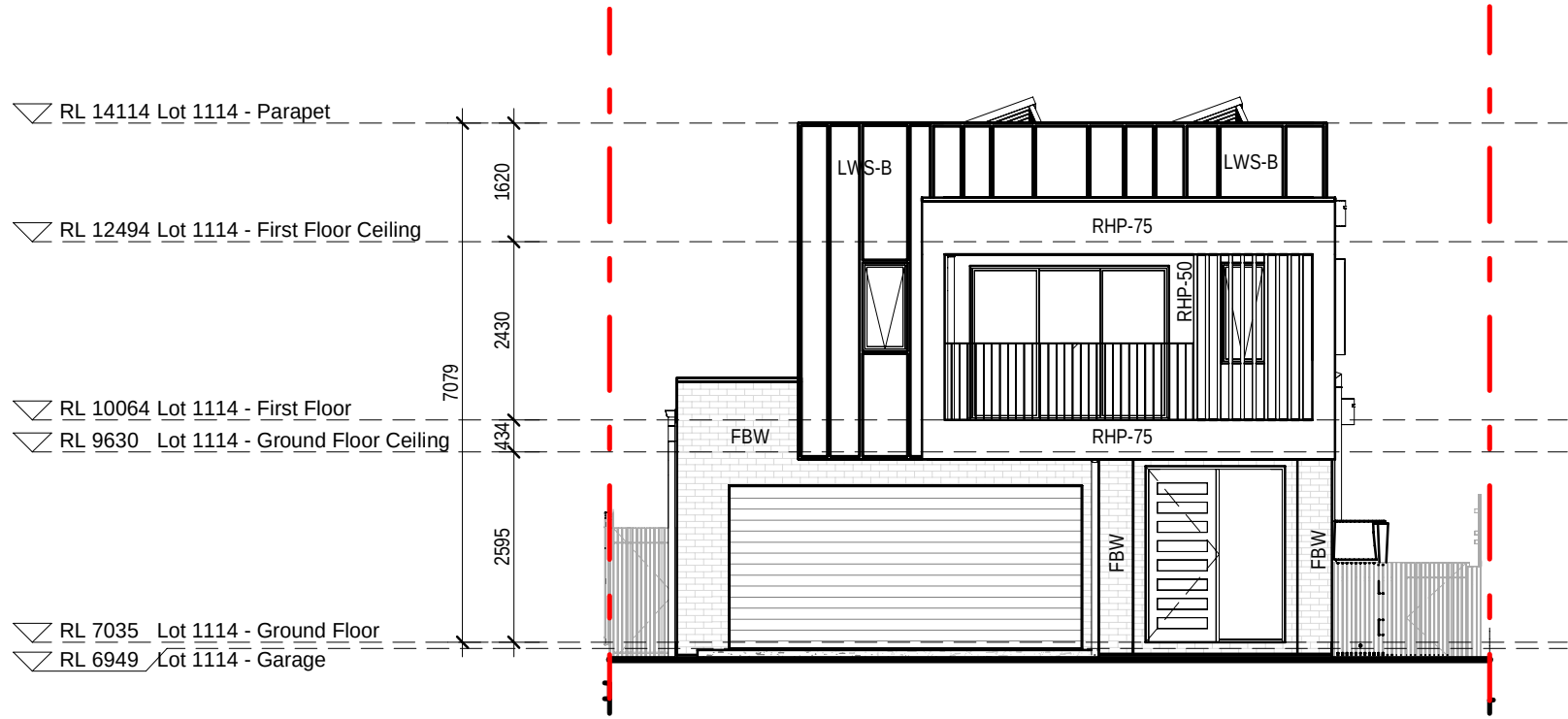
300mm

100mm

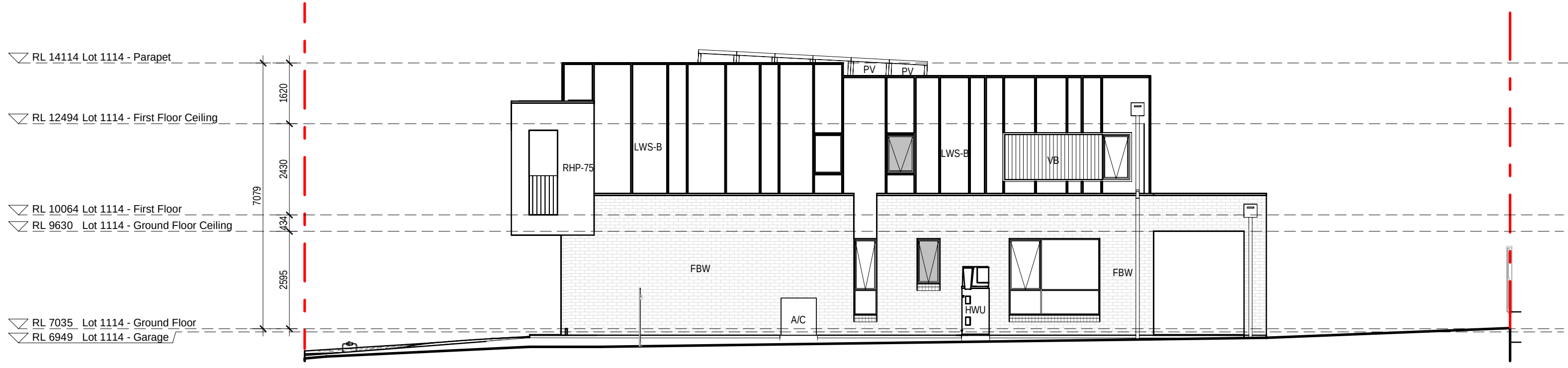
200mm

300mm

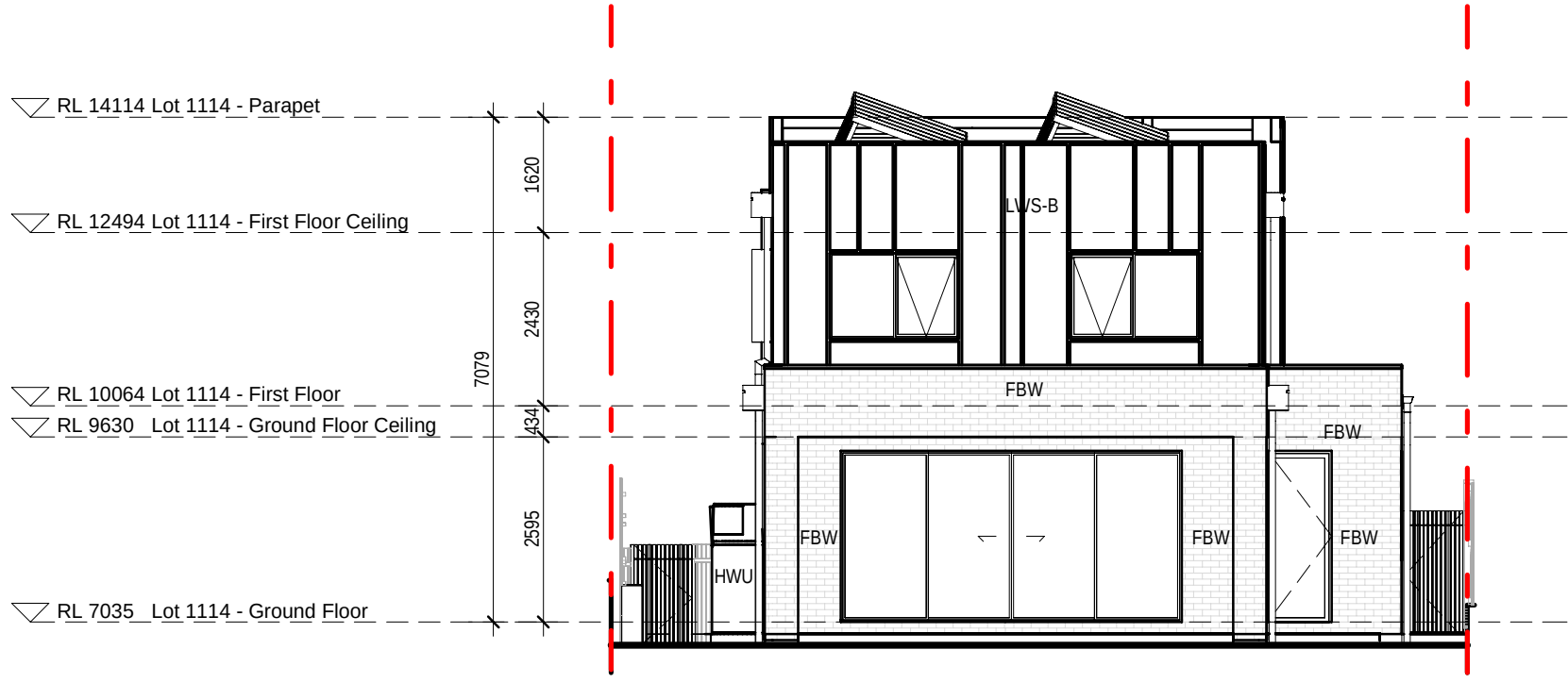
EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE	
FBW	FACE BRICKWORK
RBW	RENDERED BRICKWORK
RHP-75	RENDERED HEBEL PANEL 75
RHP-50	RENDERED HEBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC-H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS-B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
OBSCURE WINDOWS	
	GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING



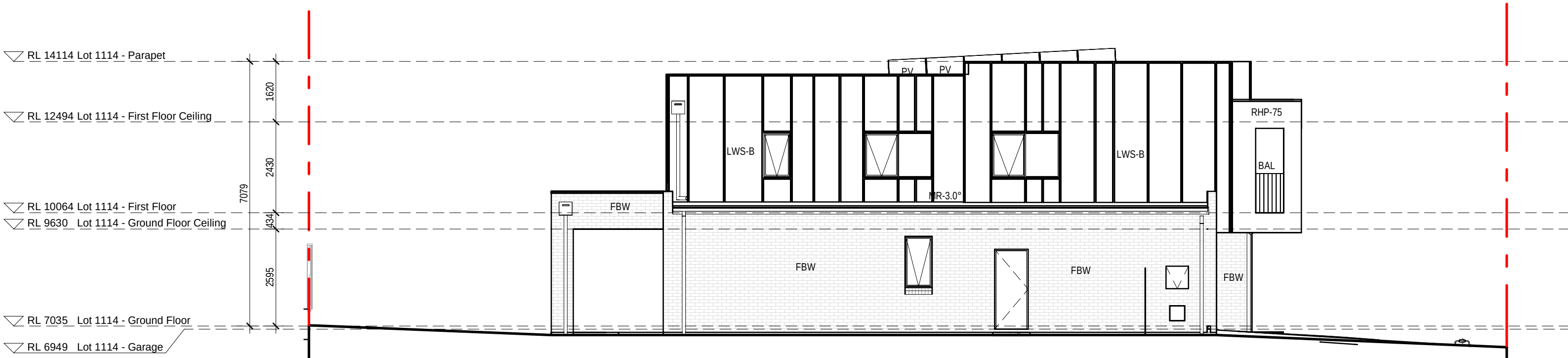
1 1114 - WEST ELEVATION
1:100



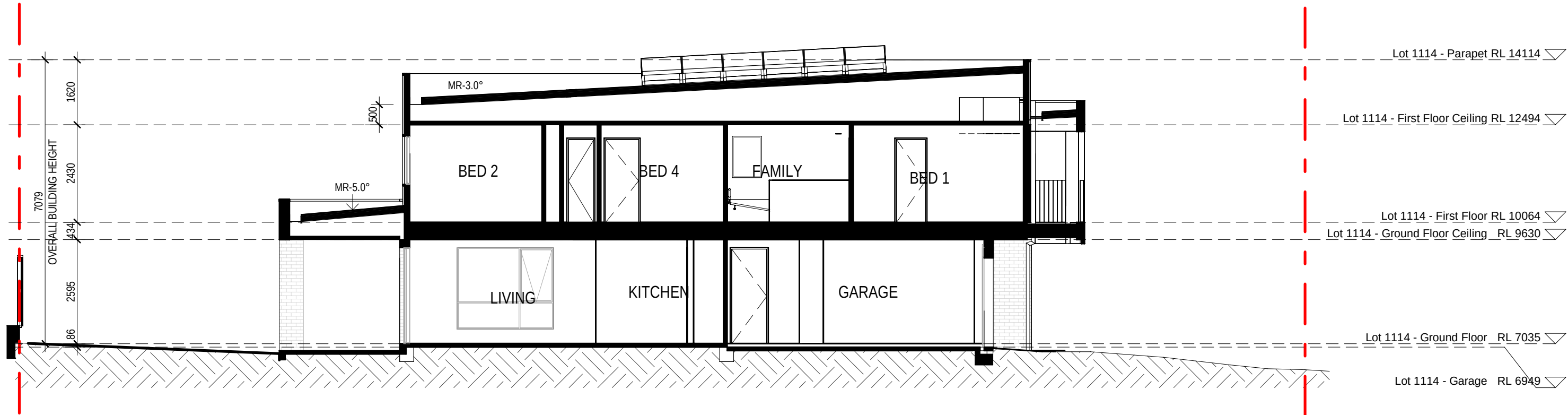
2 1114 - SOUTH ELEVATION
1:100



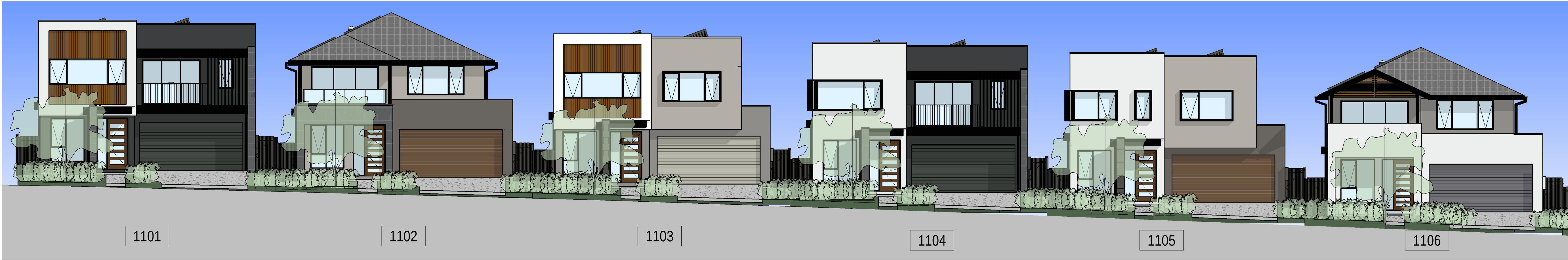
3 1114 - EAST ELEVATION
1:100



4 1114 - NORTH ELEVATION
1:100



5 1114 - SECTION 01



1 FRONT ELEVATION (LOT 1101-1106)
1 : 100



2 FRONT ELEVATION (LOT 1107-1111)
1 : 100



3 FRONT ELEVATION (LOTS 1112-1114)



4 SIDE ELEVATION (LOT 1014)



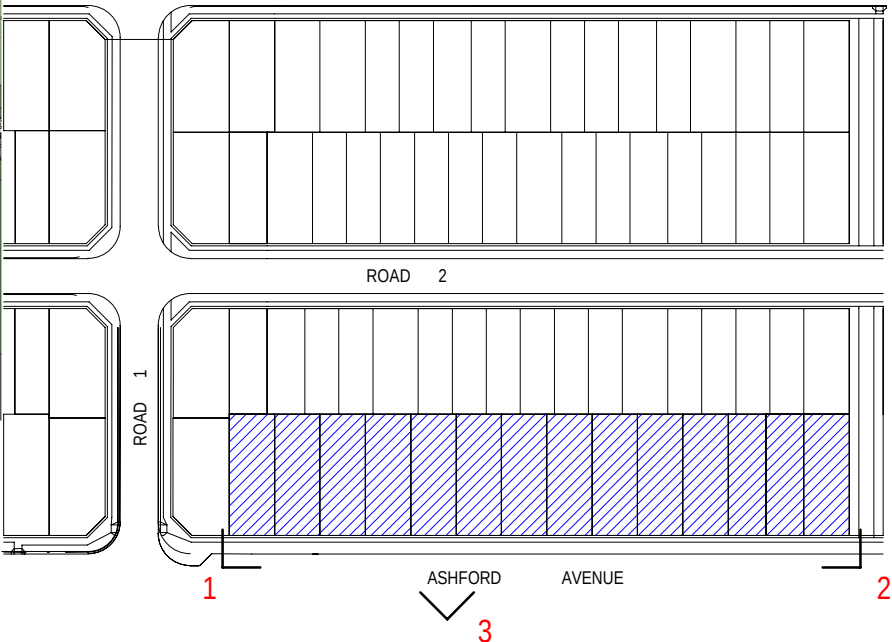
1 LOT 1101-1114
Scale



2 LOT 1101-1114
Scale



3 LOT 1104-1114
Scale



0mm

100mm

200mm

300mm

100mm

200mm

300mm

SOLAR COVERAGE IN POS											
0_Lot No	0_House Type	8am	9am	10am	11am	12noon	1pm	2pm	3pm	4pm	Solar Compliance*
1101	221O-DF4D-F5	132.4 m²	132.0 m²	123.0 m²	116.6 m²	108.2 m²	92.37 m²	73.8 m²	51.4 m²	40.7 m²	Yes
1102	220AR-DF4D-F3	108.3 m²	115.9 m²	111.5 m²	101.2 m²	86.5 m²	66.61 m²	35.3 m²	0.0 m²	0.0 m²	Yes
1103	220AR-DF4D-F7	111.2 m²	116.9 m²	109.2 m²	98.8 m²	85.9 m²	66.28 m²	36.1 m²	0.0 m²	0.0 m²	Yes
1104	221O-DF4D-F1	108.1 m²	115.4 m²	109.5 m²	101.0 m²	86.5 m²	66.80 m²	35.9 m²	0.0 m²	0.0 m²	Yes
1105	220AR-DF4D-F8	103.2 m²	112.4 m²	106.8 m²	98.3 m²	84.6 m²	64.93 m²	32.8 m²	0.0 m²	0.0 m²	Yes
1106	220AR-DF4D-F2	96.9 m²	108.5 m²	106.8 m²	96.8 m²	83.4 m²	64.03 m²	33.7 m²	0.0 m²	0.0 m²	Yes
1107	221O-DF4D-F4	96.3 m²	110.0 m²	105.4 m²	98.2 m²	84.7 m²	64.88 m²	34.8 m²	0.0 m²	0.0 m²	Yes
1108	220AR-DF4D-F3	103.3 m²	111.2 m²	106.0 m²	96.9 m²	82.9 m²	64.01 m²	33.4 m²	0.0 m²	0.0 m²	Yes
1109	220AR-DF4D-F8	107.6 m²	114.5 m²	107.2 m²	98.7 m²	84.6 m²	65.13 m²	38.1 m²	0.0 m²	0.0 m²	Yes
1110	221O-DF4D-F5	94.1 m²	107.7 m²	106.3 m²	97.9 m²	83.6 m²	64.65 m²	32.8 m²	0.0 m²	0.0 m²	Yes
1111	220AR-DF4D-F2	83.8 m²	104.0 m²	103.2 m²	93.7 m²	83.6 m²	64.40 m²	33.7 m²	0.0 m²	0.0 m²	Yes
1112	217G-SF40-F1	90.6 m²	96.9 m²	91.9 m²	82.9 m²	70.1 m²	54.37 m²	30.0 m²	0.0 m²	0.0 m²	Yes
1113	217G-SF40-F11	86.1 m²	95.4 m²	91.6 m²	84.5 m²	70.9 m²	55.39 m²	30.5 m²	0.0 m²	0.0 m²	Yes
1114	219H-DF4A-F6	72.2 m²	107.4 m²	95.6 m²	91.7 m²	71.5 m²	56.62 m²	27.9 m²	0.0 m²	0.0 m²	Yes

*NOTE : CALCULATIONS OF SOLAR COVERAGE IN ACCORD WITH THE DCP MIN 3 HRS OF 50% OF THE POS FROM 8:00AM - 4:00PM

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19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT
date	rev	amendment

MIRVAC
DESIGN

architect
urban design
interior design
landscape design

Mirvac Design Nominees / Responsible Architects
Asha Verma, Andrew La, David Hest, Michael Milner
<https://www.mirvacdesign.com/mirvacdesign>

Level 20 200 George St
Sydney NSW 2000
T 02 9266 9000

Mirvac Design Pty Ltd
ABN 70 003 959 931

dent



project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
SHADOW ANALYSIS

job no: MB-10418
drawing no: S1-1.1-DA400
scale @ A1 :
date: 31.10.25 rev: B

0mm

100mm

200mm

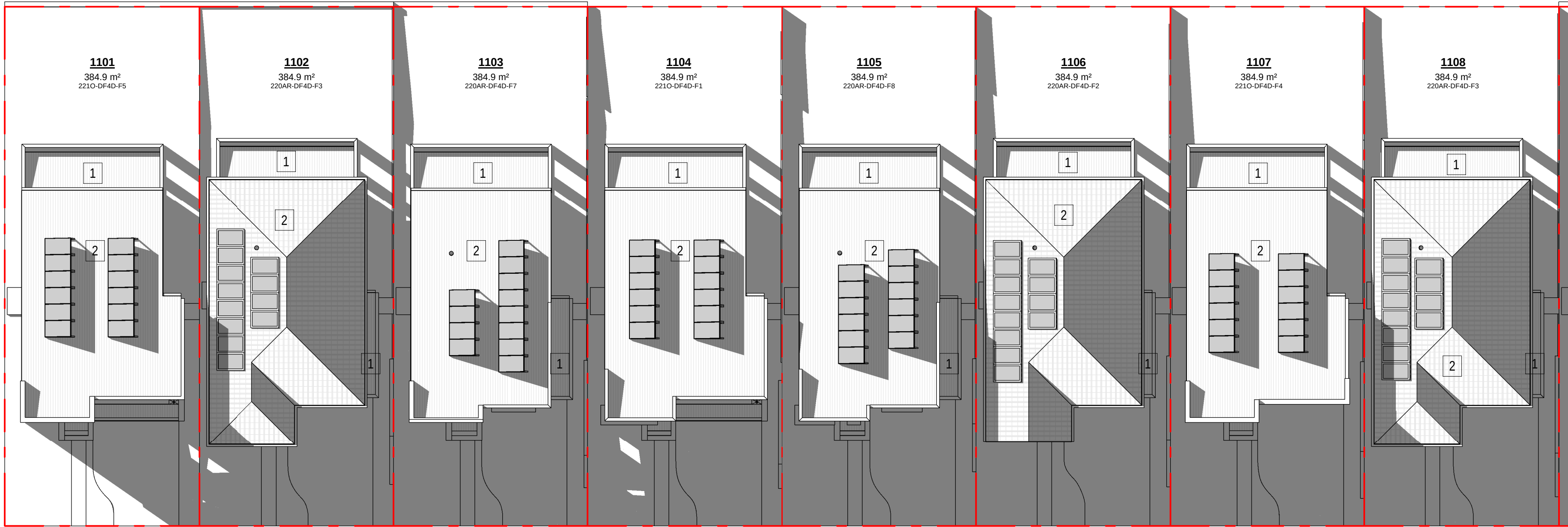
300mm

SHADOWS	
1	ONE STOREY BUILDING
2	TWO STOREY BUILDING
3	THREE STOREY BUILDING
PV	PHOTOVOLTATIC SOLAR PANEL
	SHADOW

100mm

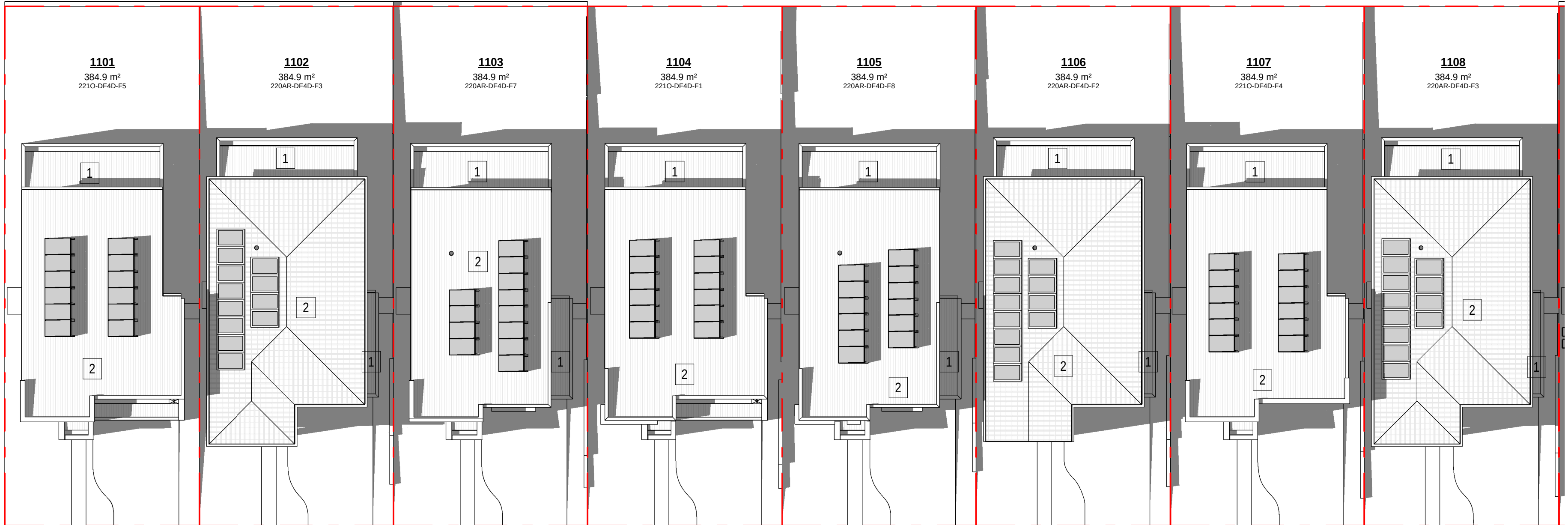
200mm

300mm



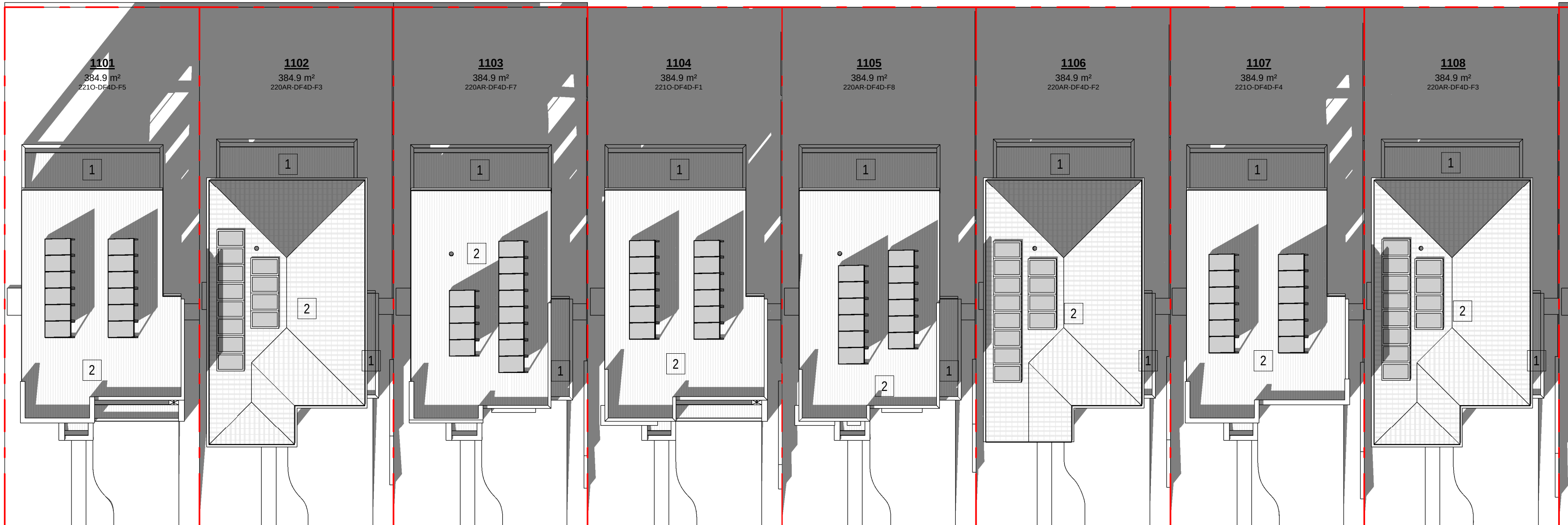
1 SHADOW PLAN 21 JUNE - 9AM (LOTS 1101-1108)
1 : 200

ASHFORD AVENUE



2 SHADOW PLAN 21 JUNE - 12PM (LOTS 1101-1108)
1 : 200

ASHFORD AVENUE



3 SHADOW PLAN 21 JUNE - 3PM (LOTS 1101-1108)
1 : 200

ASHFORD AVENUE

31.10.25
19.08.25
date

B
A
rev

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MIRVAC
DESIGN

Level 28 200 George St
Sydney NSW 2000
Tel: 02 9260 1000
Mirvac Design Pty Ltd
ABN 70 007 959 531
Mirvac Design Nominees / Responsible Architects:
Anna Verina, Andrew La, David Hest, Michael Wilson
http://www.mirvacdesign.com/mirvacdesign/

mirvac

project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
SHADOW DIAGRAM - 21 JUNE -
9AM/12PM/3PM - LOTS 1101-1108

job no: MB-10418
drawing no: S1-1.1-DA401
scale @ A1 : 1 : 200
date: 31.10.25 rev: B



0mm

100mm

200mm

300mm

SHADOWS	
1	ONE STOREY BUILDING
2	TWO STOREY BUILDING
3	THREE STOREY BUILDING
PV	PHOTOVOLTATIC SOLAR PANEL
	SHADOW

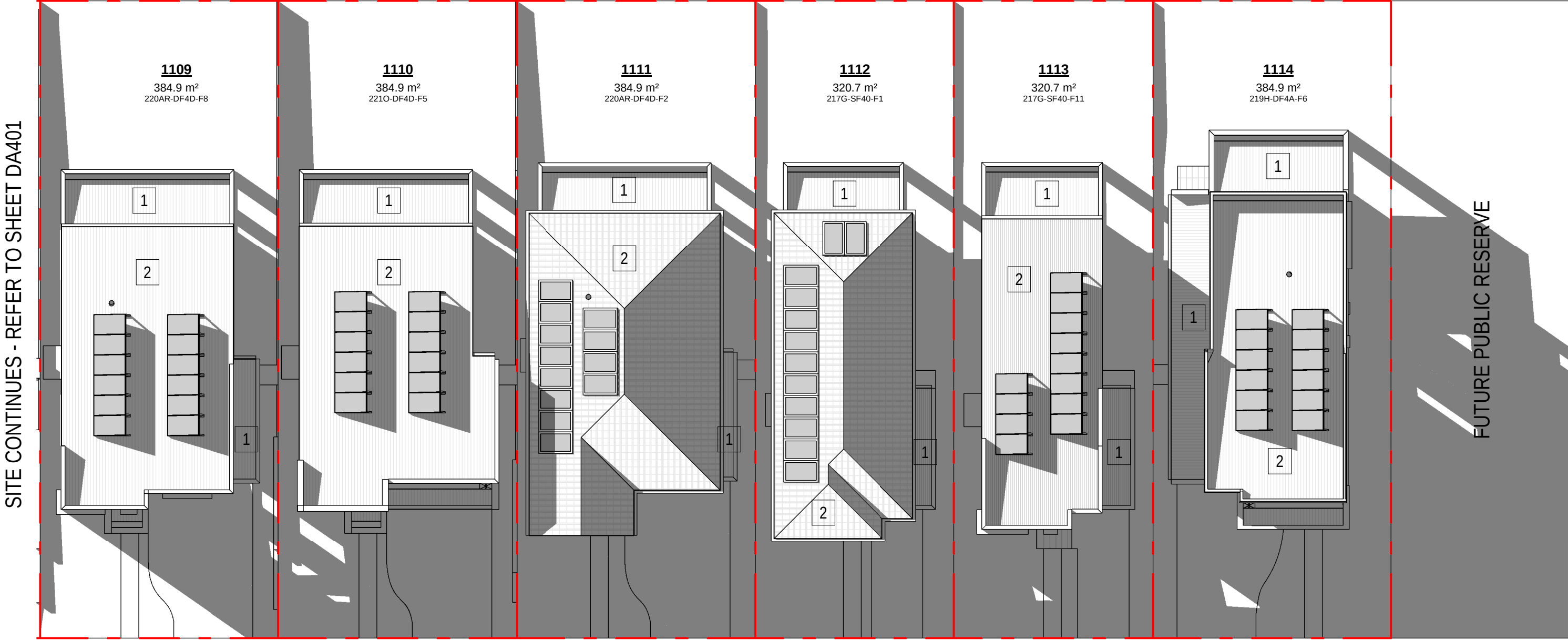
100mm

200mm

300mm

SITE CONTINUES - REFER TO SHEET DA401

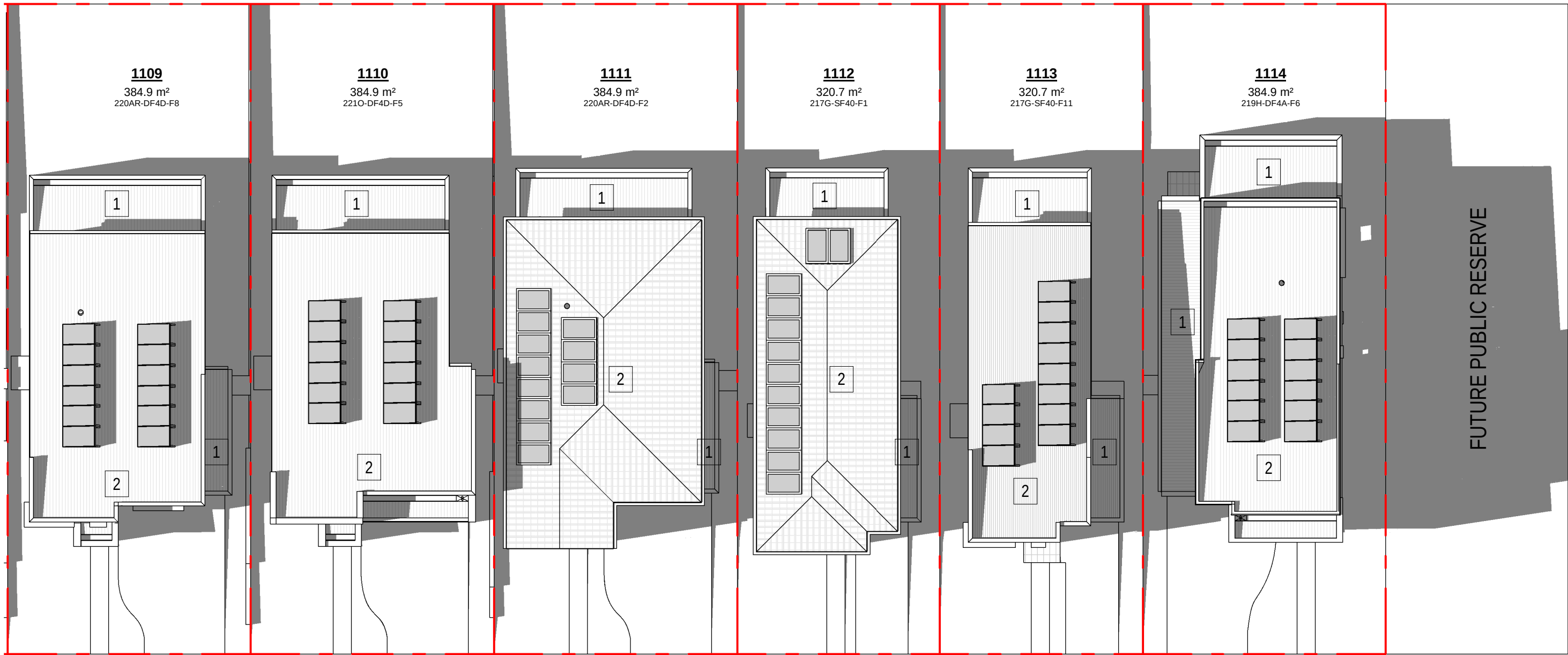
SITE CONTINUES - REFER TO SHEET DA401



1 SHADOW PLAN 21 JUNE - 9AM (LOTS 1009-1016)

1 : 200

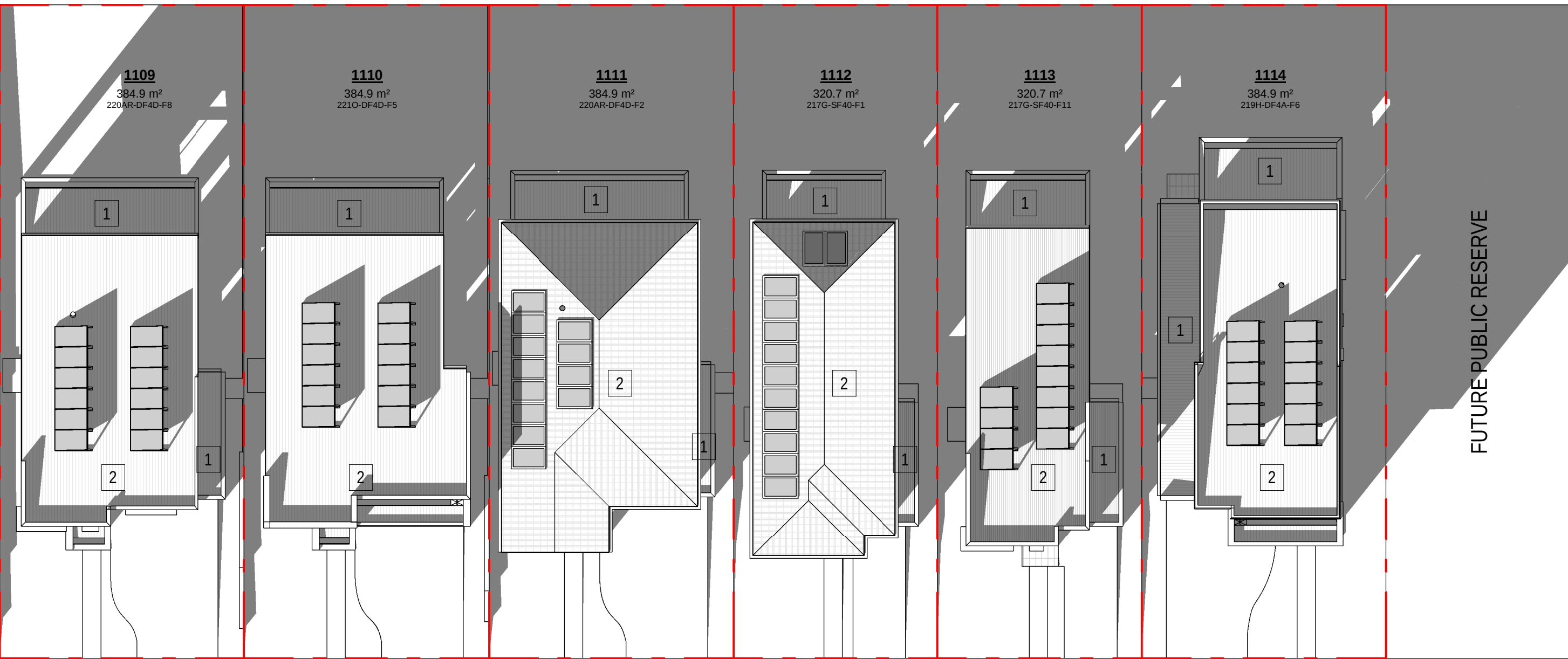
ASHFORD AVENUE



2 SHADOW PLAN 21 JUNE - 12PM (LOTS 1009-1016)

1 : 200

ASHFORD AVENUE



3 SHADOW PLAN 21 JUNE - 3PM (LOTS 1009-1016)

1 : 200

ASHFORD AVENUE

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19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT
rev		amendment

MIRVAC DESIGN
architects
urban design
interior design
landscape design
Mirvac Design Pty Ltd
ABN 70 007 959 531
Mirvac Design Nominated / Responsible Architects
Andra Verro, Andra La, David Hest, Michael Wilson
http://www.mirvacdesign.com/mirvacdesign/

Level 20 200 George St
Sydney NSW 2000
Tel: 02 9550 0000

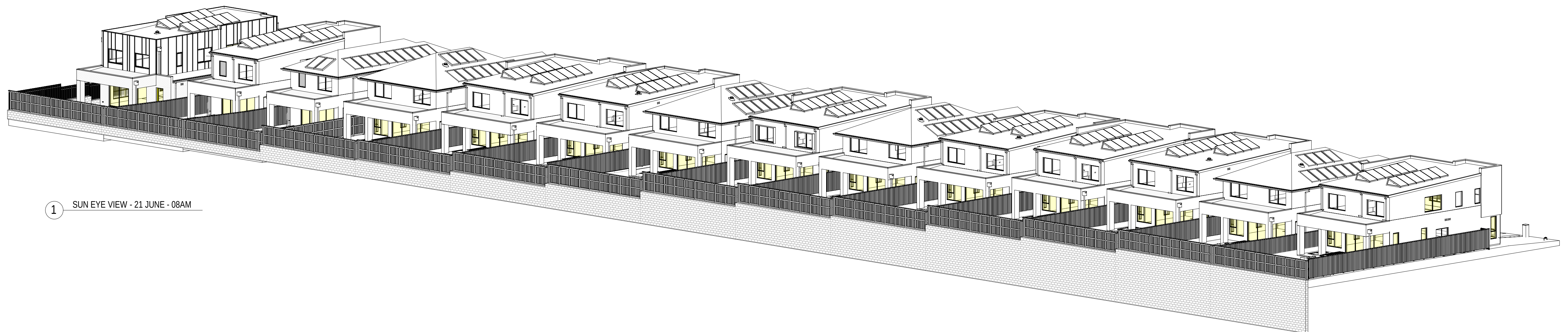


project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

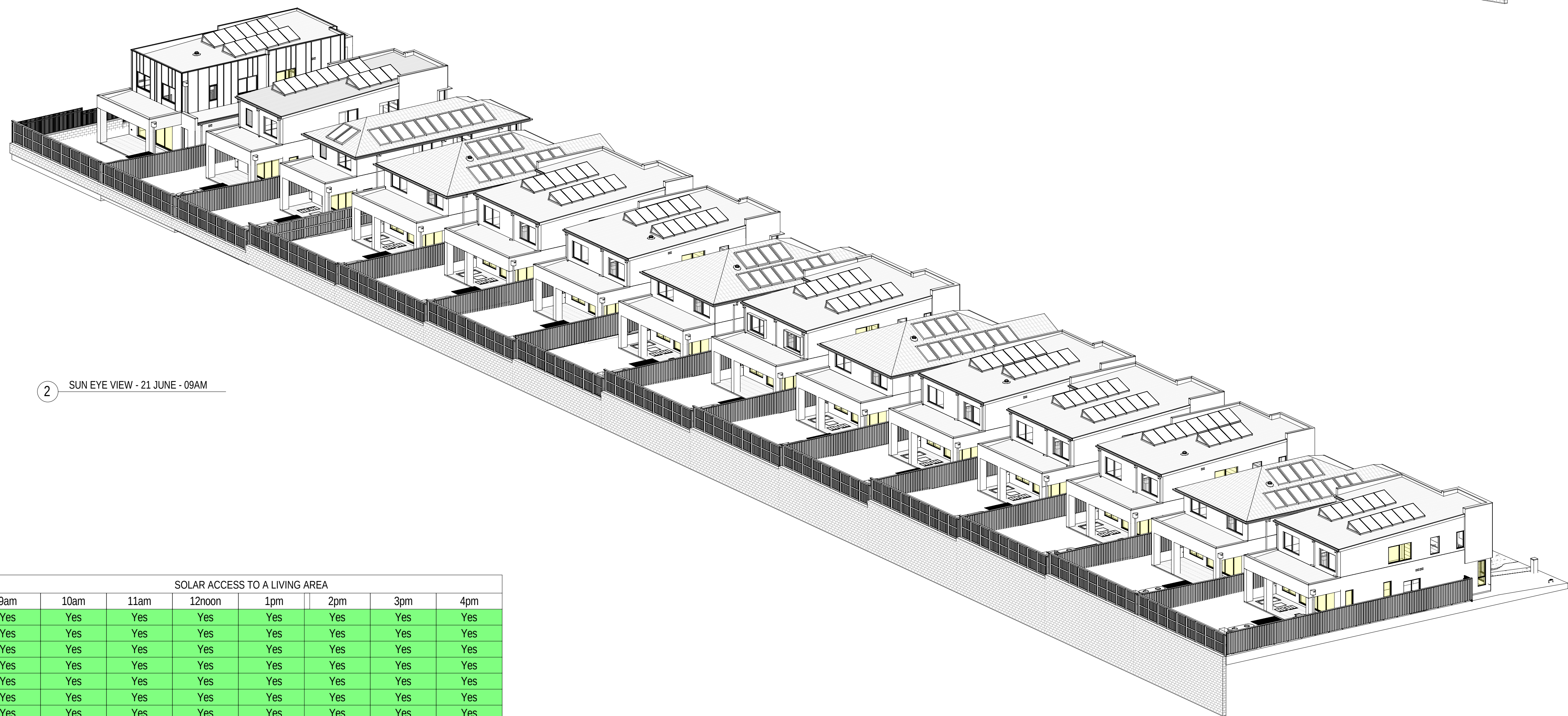
title:
**SHADOW DIAGRAM 21 JUNE -
9AM/12PM/3PM - LOTS 1109-1114**

job no: MB-10418
drawing no: S1-1.1-DA402
scale @ A1 : 1 : 200
date: 31.10.25 rev: B





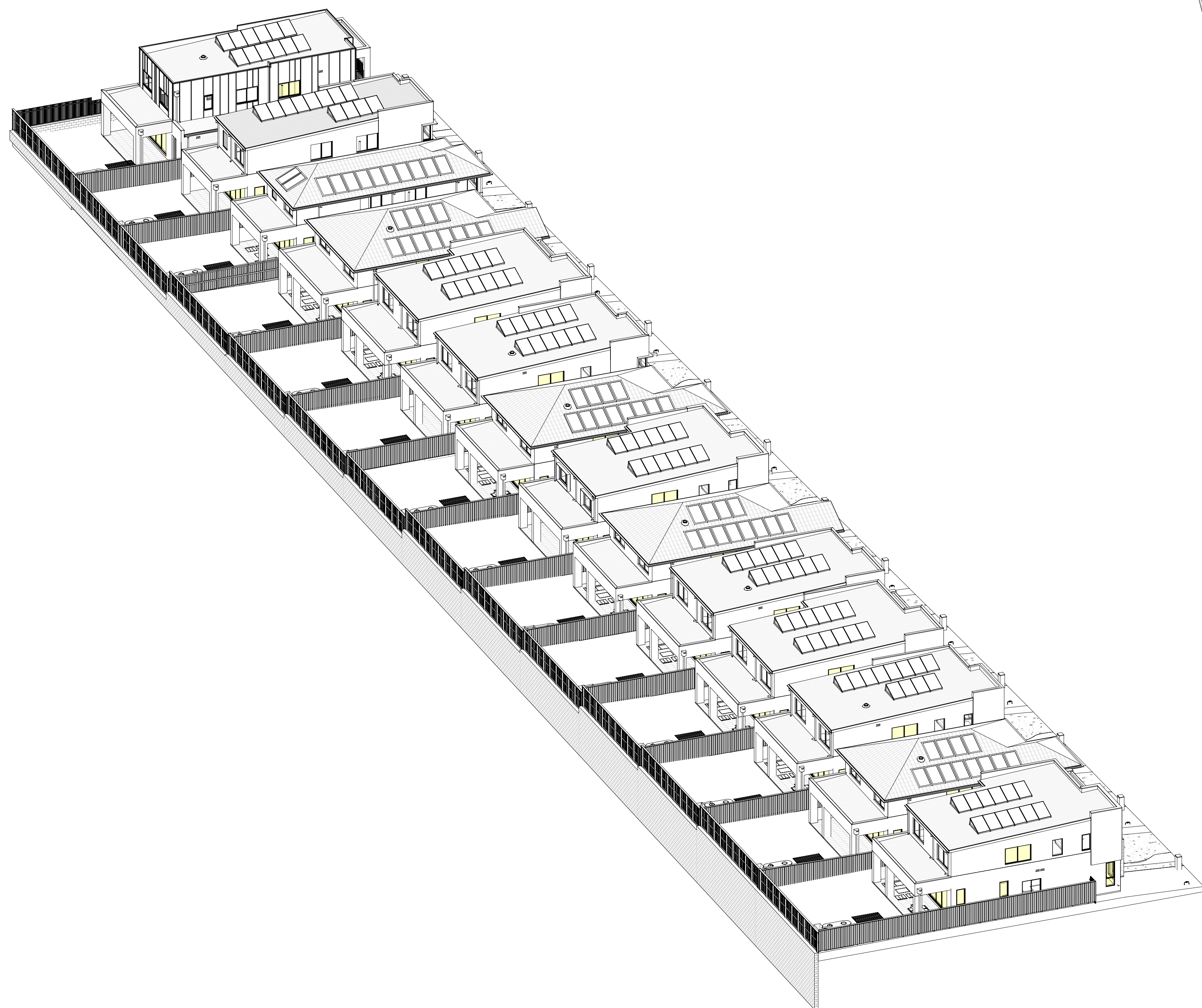
1 SUN EYE VIEW - 21 JUNE - 08AM



2 SUN EYE VIEW - 21 JUNE - 09AM

[illegible]

*NOTE :
CALCULATIONS OF SOLAR ACCESS TO A WINDOW OF PRIMARY LIVING AREA IN ACCORD WITH THE DCP MIN 3 HRS FROM 8:00AM - 4:00PM



This architectural section drawing illustrates a long, multi-story residential building. The structure features a central corridor that runs the length of the building, providing access to multiple units on each floor. The units are arranged in a symmetrical fashion around this central axis. The drawing shows various interior spaces, including rooms with windows and doors, and a central staircase area. The building's exterior is depicted with a series of vertical lines, suggesting a facade with windows or a textured surface. The overall layout is linear and organized, typical of a multi-unit residential development.

MIRVAC DESIGN

Level 28/200 George St
Sydney NSW 2000
T (02) 9066 8000

architecture
urban design
interior design
graphic design

Mirvac Design Pty Ltd.
ABN 78 033 359 153

Mirvac Design Nominated / Responsible Architects
Anta Verma, Andrew La, David Hirst, Michael Wiener
www.mirvacdesign.com/nominated-architects



project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

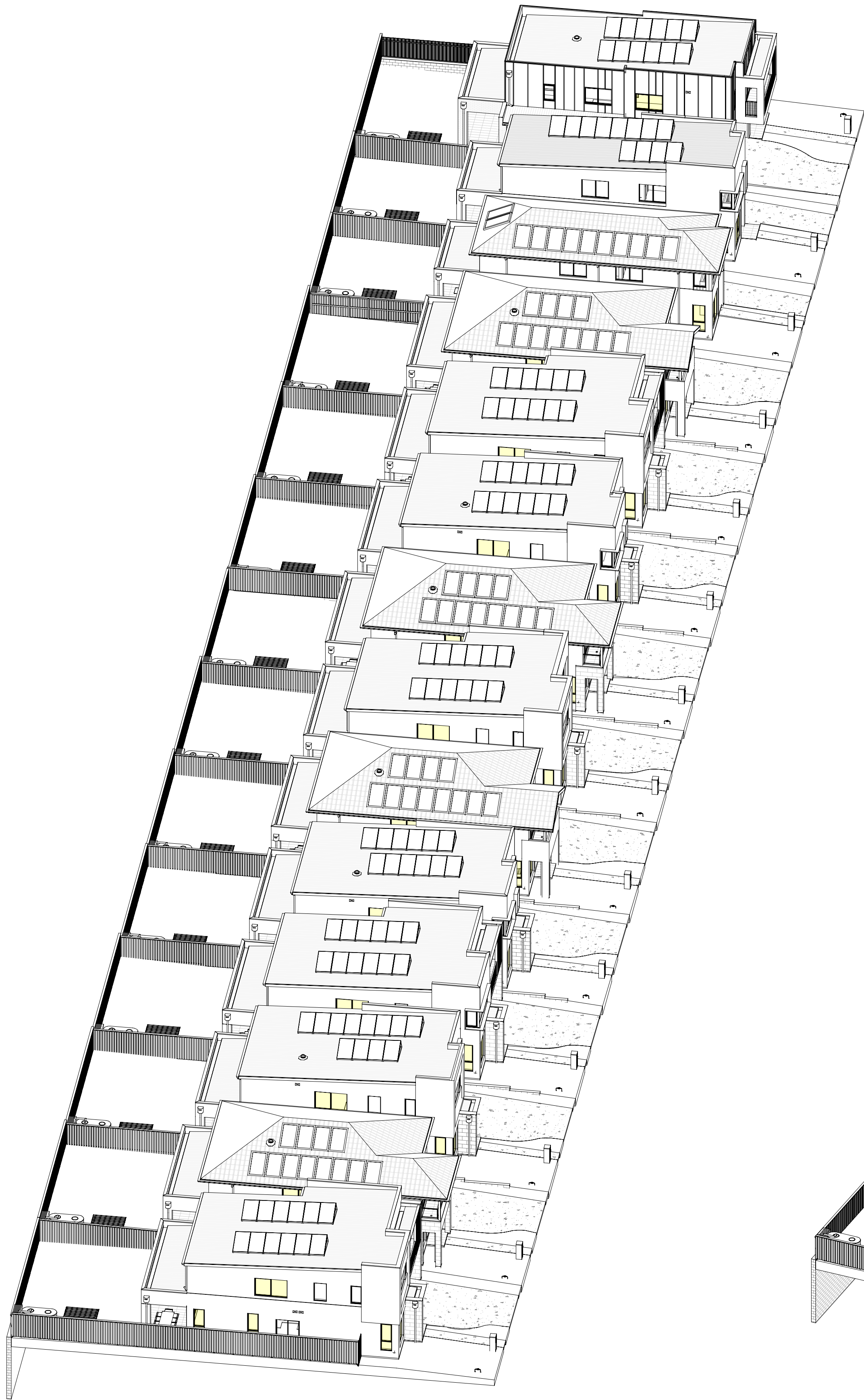
title:
SUN EYE VIEWS - 21 JUNE
10AM/11AM

job no: MB-10418
drawing no: S1-1.1-DA411
scale @ A1 :
date: 31.10.25 rev: B

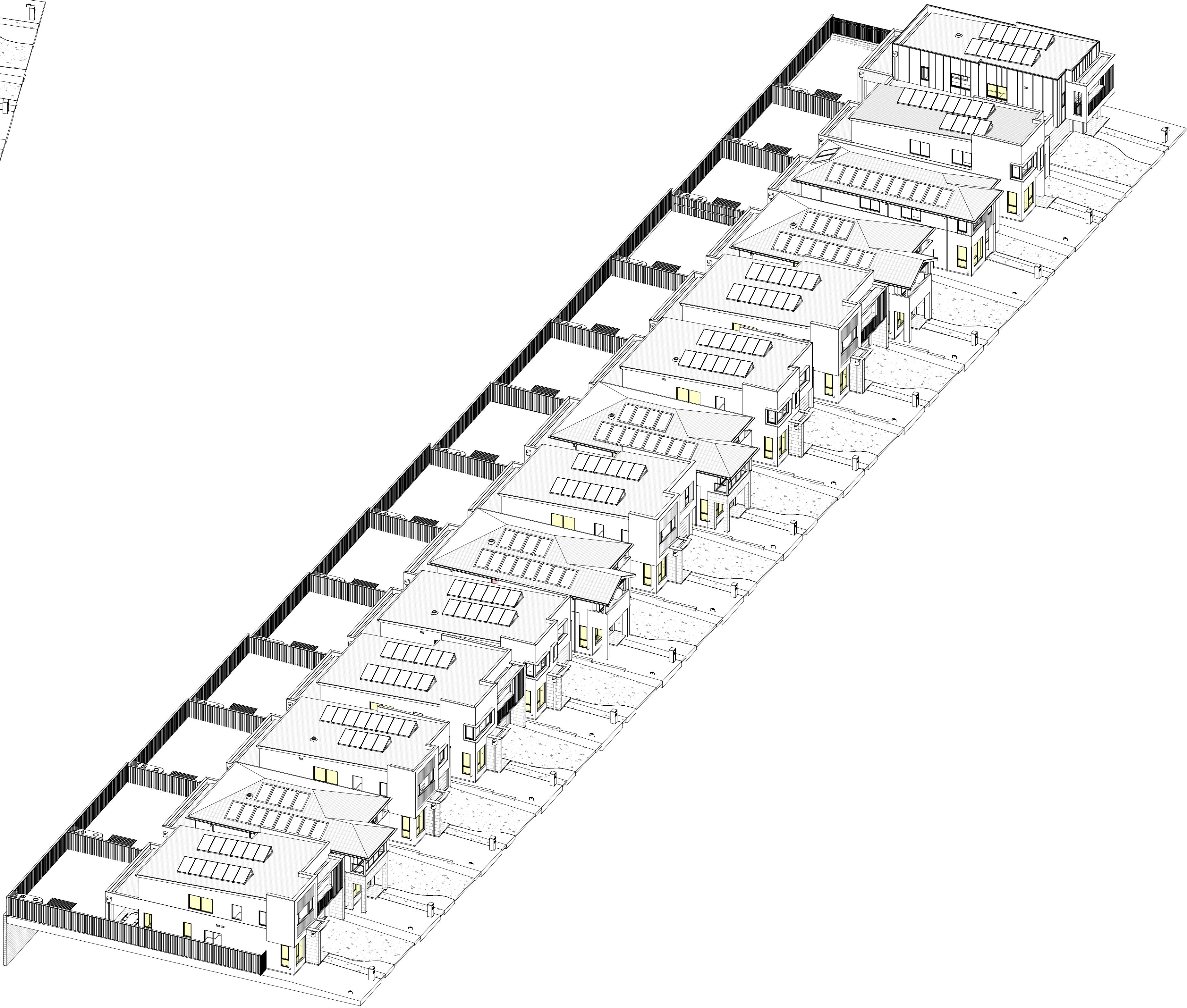
100mm

200mm

300mm



1 SUN EYE VIEW - 21 JUNE - 12PM



2 SUN EYE VIEW - 21 JUNE - 1PM

0mm

100mm

200mm

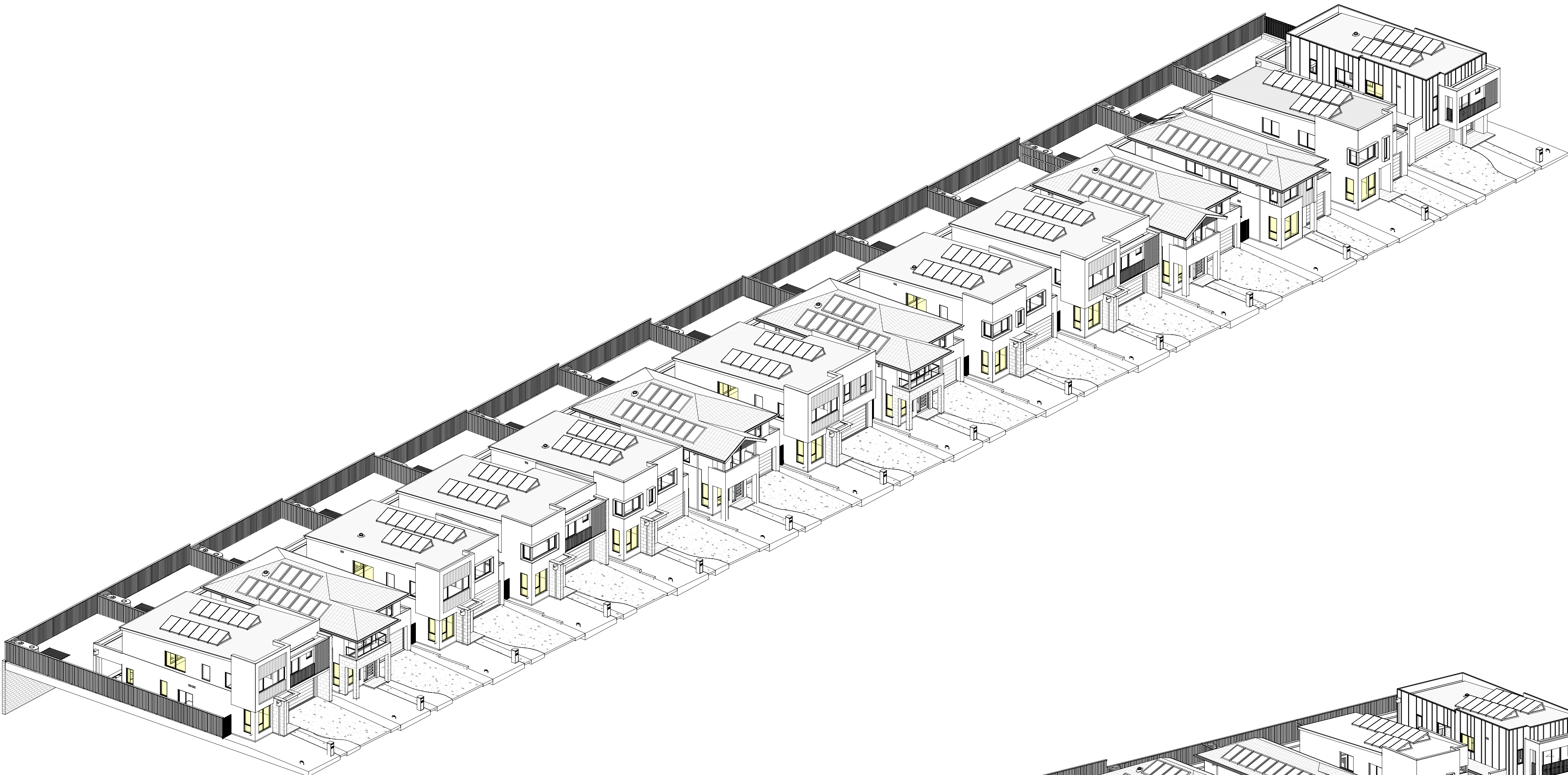
300mm

SUN EYE VIEWS NOTE:
GLAZING PROVIDING SUNLIGHT
TO LIVING AREAS

100mm

200mm

300mm



1 SUN EYE VIEW - 21 JUNE - 2PM



2 SUN EYE VIEW - 21 JUNE - 3PM

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08/	rev	amendment

MIRVAC DESIGN
architects
interior architects
landscape architects
urban designers
planning consultants

Milvaco Design Pty Ltd
Level 28 200 George St
Sydney NSW 2000
T 02 9550 0000
A 02 9550 0000

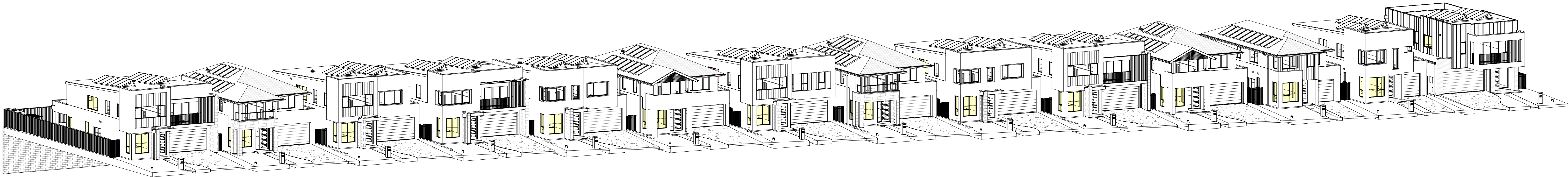
Milvaco Design Nominees / Responsible Architects
Anda Verrini, Andrew La, David Hest, Michael Milner
http://www.milvaco.com.au/our-projects/and-heres



client:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.1 Lot: 1101-1114

title:
SUN EYE VIEWS - 21 JUNE 2PM/3PM

job no: MB-10418
drawing no: S1-1.1-DA413
scale @ A1 :
date: 31.10.25 rev: B



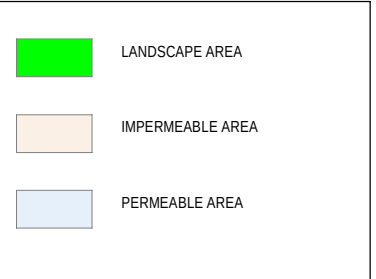
1 SUN EYE VIEW - 21 JUNE - 4PM

0mm

100mm

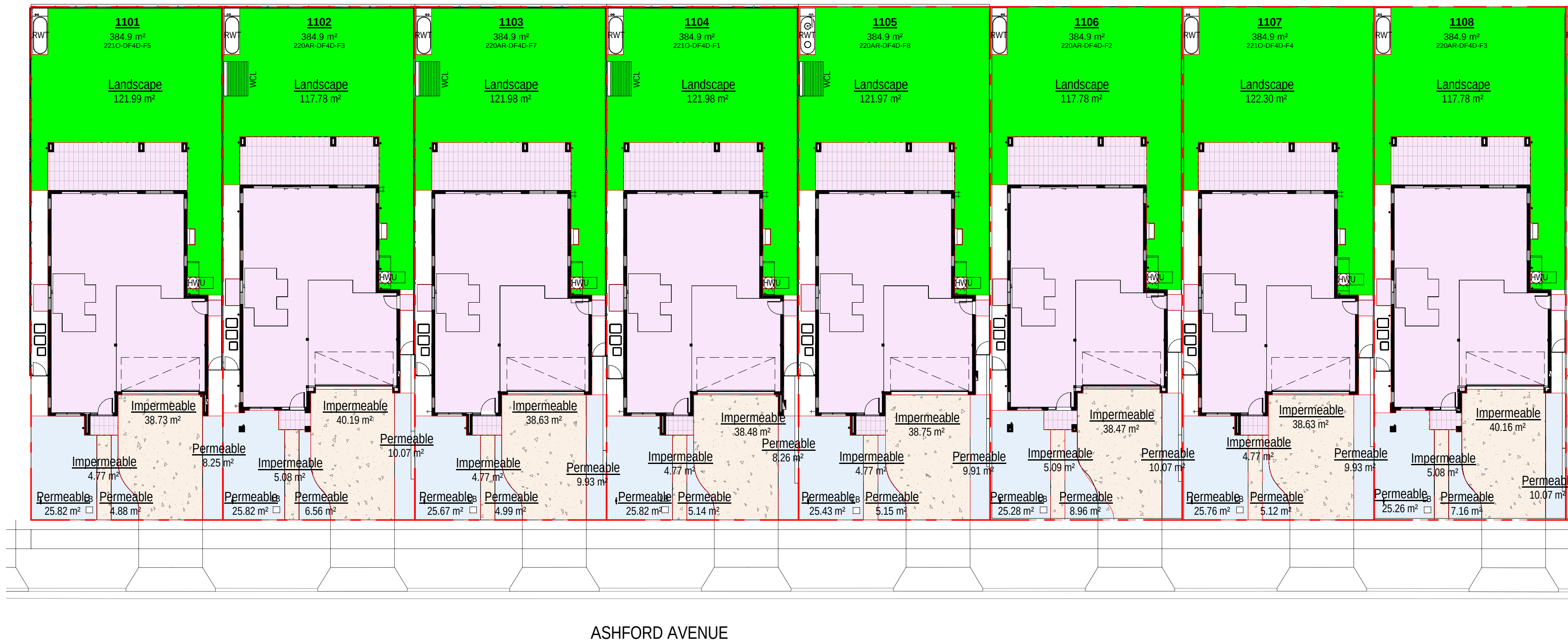
200mm

300mm



100mm

200mm

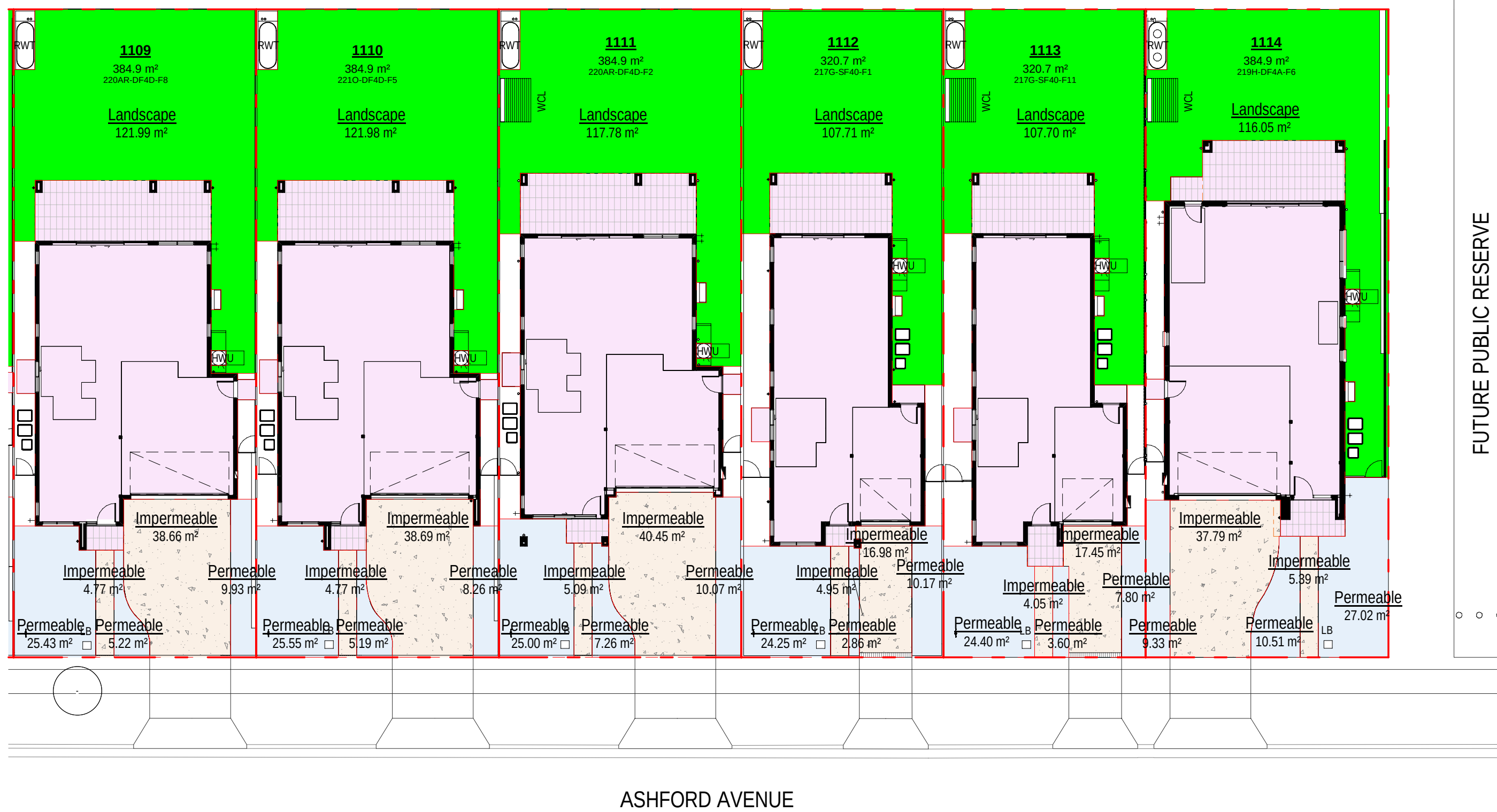


ASHFORD AVENUE

1 DA/TP - PRIVATE OPEN SPACE (LOTS 1101-1108)

300mm

SITE CONTINUES - REFER TO VIEW 1 ABOVE



ASHFORD AVENUE

2 DA/TP - PRIVATE OPEN SPACE (LOTS 1109-1114)

FUTURE PUBLIC RESERVE

LANDSCAPED AREA SCHEDULE					
Lot Number	Lot Area	Landscape Lot Area	Landscape Area req (min 25%)	Landscape Area Provided (% of Site Area)	Complies
1101	384.90 m ²	121.99 m ²	96.23 m ²	31.69%	Yes
1102	384.90 m ²	117.78 m ²	96.23 m ²	30.60%	Yes
1103	384.90 m ²	121.98 m ²	96.23 m ²	31.69%	Yes
1104	384.90 m ²	121.98 m ²	96.23 m ²	31.69%	Yes
1105	384.90 m ²	121.97 m ²	96.23 m ²	31.69%	Yes
1106	384.90 m ²	117.78 m ²	96.23 m ²	30.60%	Yes
1107	384.90 m ²	122.30 m ²	96.23 m ²	31.78%	Yes
1108	384.90 m ²	117.78 m ²	96.23 m ²	30.60%	Yes
1109	384.90 m ²	121.99 m ²	96.23 m ²	31.69%	Yes
1110	384.90 m ²	121.98 m ²	96.23 m ²	31.69%	Yes
1111	384.90 m ²	117.78 m ²	96.23 m ²	30.60%	Yes
1112	320.70 m ²	107.71 m ²	80.18 m ²	33.59%	Yes
1113	320.70 m ²	107.70 m ²	80.18 m ²	33.58%	Yes
1114	384.90 m ²	116.05 m ²	96.23 m ²	30.15%	Yes

FRONT LANDSCAPED AREA SCHEDULE				
Lot Number	Front yard Area	Landscape Front yard Area	Landscape Front yard (Min 45%)	Complies
1101	82.45 m ²	38.95 m ²	47.24%	Yes
1102	87.77 m ²	42.45 m ²	48.37%	Yes
1103	83.99 m ²	40.60 m ²	48.34%	Yes
1104	82.47 m ²	39.21 m ²	47.55%	Yes
1105	84.01 m ²	40.49 m ²	48.20%	Yes
1106	87.87 m ²	44.31 m ²	50.42%	Yes
1107	84.21 m ²	40.80 m ²	48.46%	Yes
1108	87.78 m ²	42.49 m ²	48.40%	Yes
1109	84.01 m ²	40.59 m ²	48.31%	Yes
1110	82.46 m ²	39.00 m ²	47.30%	Yes
1111	87.87 m ²	42.33 m ²	48.17%	Yes
1112	59.18 m ²	37.29 m ²	63.01%	Yes
1113	57.30 m ²	35.80 m ²	62.48%	Yes
1114	84.95 m ²	46.87 m ²	55.17%	Yes

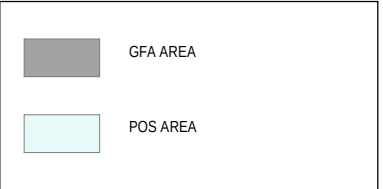


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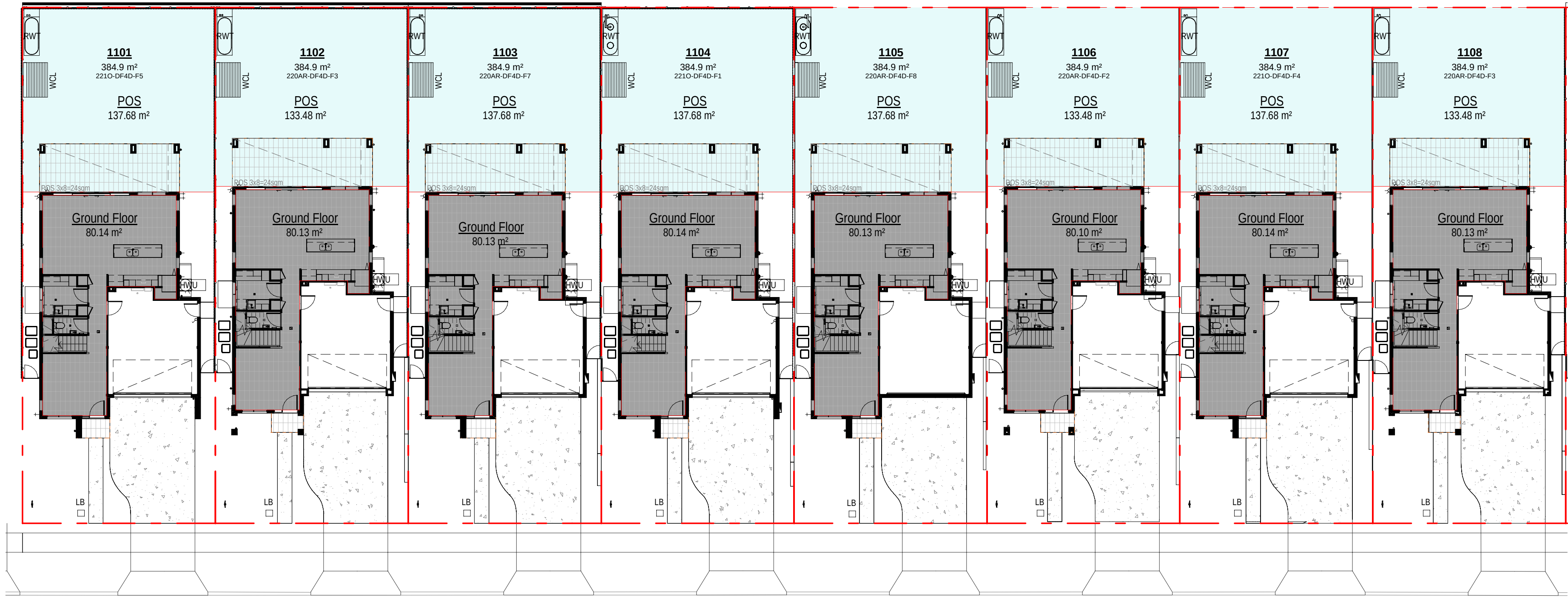
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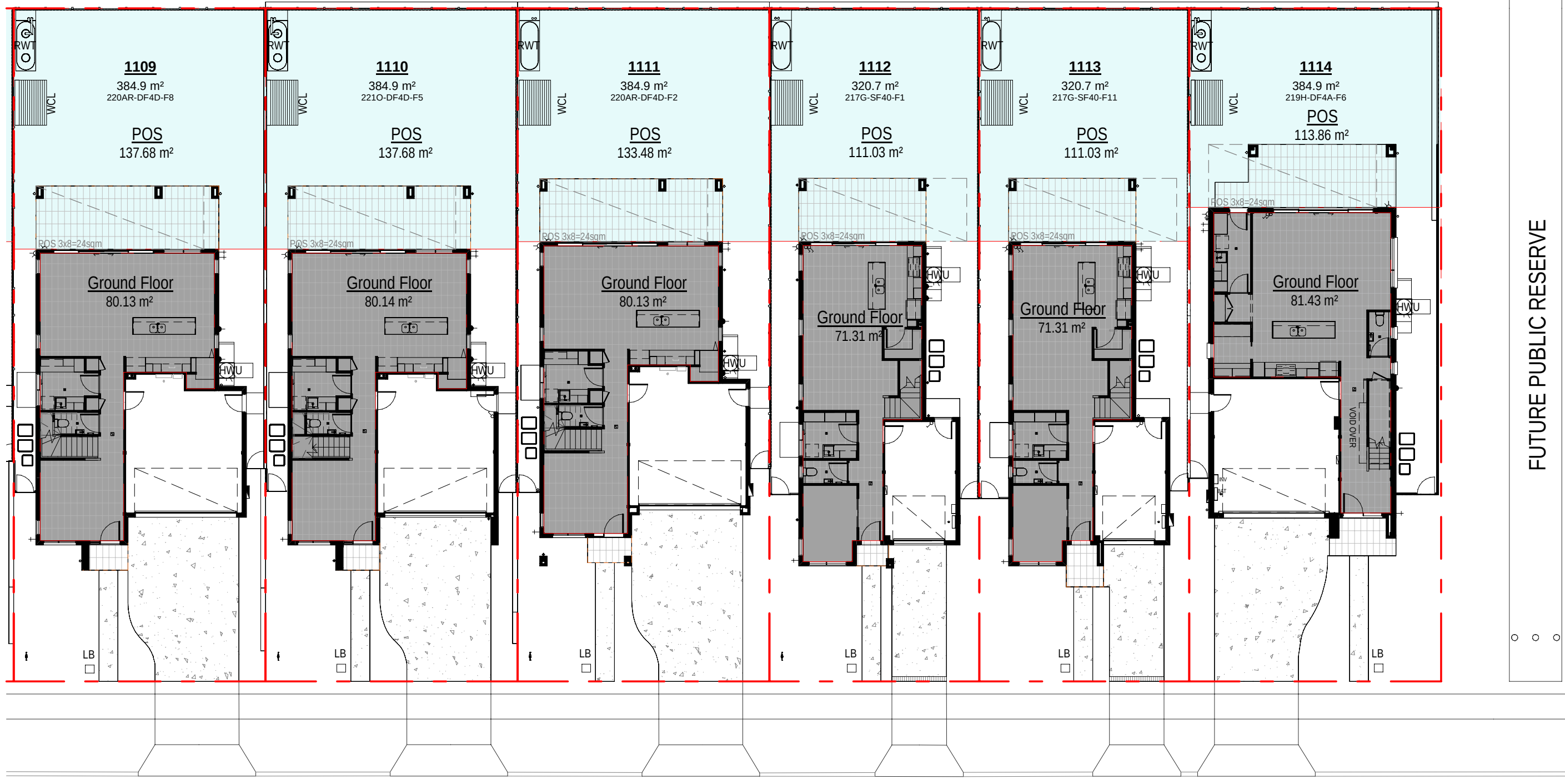


SITE CONTINUES - REFER TO VIEW 2 BELOW

ASHFORD AVENUE

1 GFA AREAS - GROUND FLOOR (LOTS 1101-1108)
1 : 200

SITE CONTINUES - REFER TO VIEW 1 ABOVE



FUTURE PUBLIC RESERVE

ASHFORD AVENUE

2 GFA AREAS - GROUND FLOOR (LOTS 1109-1114)
1 : 200

SITE FSR				
Lot No	Gross floor area	Lot Area	FSR (Max 50%)	FSR Ratio
1101	189.4 m ²	384.9 m ²	49.2%	0.49:1
1102	183.0 m ²	384.9 m ²	47.5%	0.48:1
1103	184.4 m ²	384.9 m ²	47.9%	0.48:1
1104	189.4 m ²	384.9 m ²	49.2%	0.49:1
1105	184.3 m ²	384.9 m ²	47.9%	0.48:1
1106	182.9 m ²	384.9 m ²	47.5%	0.48:1
1107	190.6 m ²	384.9 m ²	49.5%	0.5:1
1108	183.0 m ²	384.9 m ²	47.5%	0.48:1
1109	184.3 m ²	384.9 m ²	47.9%	0.48:1
1110	189.4 m ²	384.9 m ²	49.2%	0.49:1
1111	183.0 m ²	384.9 m ²	47.5%	0.48:1
1112	149.0 m ²	320.7 m ²	46.4%	0.47:1
1113	149.3 m ²	320.7 m ²	46.5%	0.47:1
1114	176.6 m ²	384.9 m ²	45.9%	0.46:1

Site - POS AREA	
Lot No.	Area
1101	137.7 m ²
1102	133.5 m ²
1103	137.7 m ²
1104	137.7 m ²
1105	137.7 m ²
1106	133.5 m ²
1107	137.7 m ²
1108	133.5 m ²
1109	137.7 m ²
1110	137.7 m ²
1111	133.5 m ²
1112	111.0 m ²
1113	111.0 m ²
1114	113.9 m ²

Site - GFA schedule for FSR calc.		
Lot No.	Name	Area*
1101	Ground Floor	80.1 m ²
1101	First Floor	109.3 m ²
		189.4 m ²

1102	Ground Floor	80.1 m ²
1102	First Floor	102.8 m ²
		183.0 m ²

1103	Ground Floor	80.1 m ²
1103	First Floor	104.3 m ²
		184.4 m ²

1104	Ground Floor	80.1 m ²
1104	First Floor	109.3 m ²
		189.4 m ²

1105	Ground Floor	80.1 m ²
1105	First Floor	104.1 m ²
		184.3 m ²

1106	Ground Floor	80.1 m ²
1106	First Floor	102.8 m ²
		182.9 m ²

1107	Ground Floor	80.1 m ²
1107	First Floor	110.4 m ²
		190.6 m ²

1108	Ground Floor	80.1 m ²
1108	First Floor	102.8 m ²
		183.0 m ²

1109	Ground Floor	80.1 m ²
1109	First Floor	104.1 m ²
		184.3 m ²

1110	Ground Floor	80.1 m ²
1110	First Floor	109.3 m ²
		189.4 m ²

1111	Ground Floor	80.1 m ²
1111	First Floor	102.8 m ²
		183.0 m ²

1112	Ground Floor	71.3 m ²
1112	First Floor	77.6 m ²
		149.0 m ²

1113	Ground Floor	71.3 m ²
1113	First Floor	78.0 m ²
		149.3 m ²

1114	Ground Floor	81.4 m ²
1114	First Floor	95.2 m ²
		176.6 m ²

Grand total 2518.5 m²



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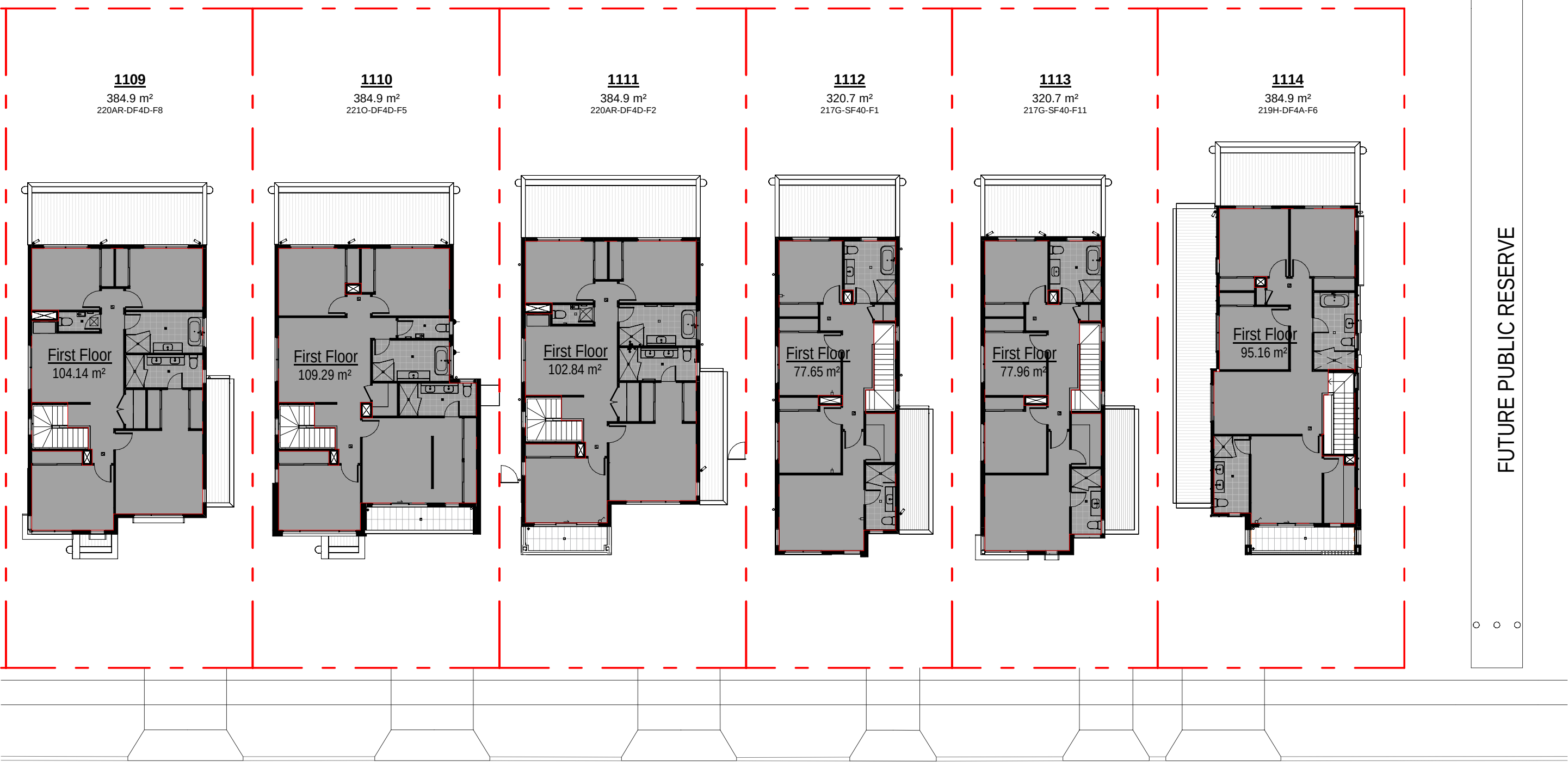
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SITE CONTINUES - REFER TO VIEW 1 ABOVE



1 GFA AREAS - FIRST FLOOR (LOTS 1101-1108)



2 GFA AREAS - FIRST FLOOR (LOTS 1109 -1114)

SITE CONTINUES - REFER TO VIEW 2 BELOW

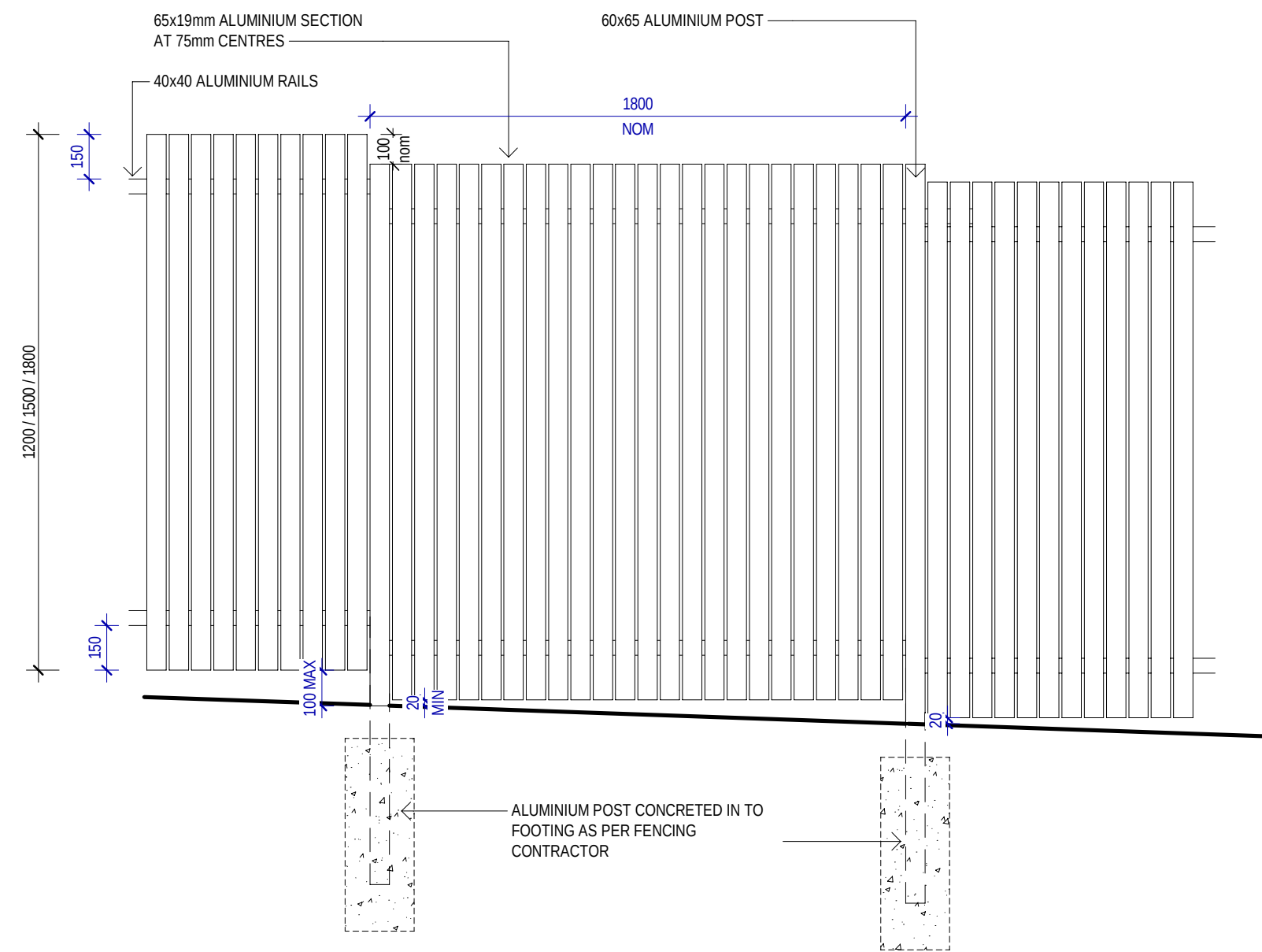
SITE FSR			
Lot No	Lot_Area	Gross floor area	FSR (Max 50%)
1101	384.9 m ²	189.4 m ²	49.2%
1102	384.9 m ²	183.0 m ²	47.5%
1103	384.9 m ²	184.4 m ²	47.9%
1104	384.9 m ²	189.4 m ²	49.2%
1105	384.9 m ²	184.3 m ²	47.9%
1106	384.9 m ²	182.9 m ²	47.5%
1107	384.9 m ²	190.6 m ²	49.5%
1108	384.9 m ²	183.0 m ²	47.5%
1109	384.9 m ²	184.3 m ²	47.9%
1110	384.9 m ²	189.4 m ²	49.2%
1111	384.9 m ²	183.0 m ²	47.5%
1112	320.7 m ²	149.0 m ²	46.4%
1113	320.7 m ²	149.3 m ²	46.5%
1114	384.9 m ²	176.6 m ²	45.9%

Site - GFA schedule for FSR calc.		
Lot No.	Name	Area*
1101	Ground Floor	80.1 m ²
1101	First Floor	109.3 m ²
		189.4 m ²
1102	Ground Floor	80.1 m ²
1102	First Floor	102.8 m ²
		183.0 m ²
1103	Ground Floor	80.1 m ²
1103	First Floor	104.3 m ²
		184.4 m ²
1104	Ground Floor	80.1 m ²
1104	First Floor	109.3 m ²
		189.4 m ²
1105	Ground Floor	80.1 m ²
1105	First Floor	104.1 m ²
		184.3 m ²
1106	Ground Floor	80.1 m ²
1106	First Floor	102.8 m ²
		182.9 m ²
1107	Ground Floor	80.1 m ²
1107	First Floor	110.4 m ²
		190.6 m ²
1108	Ground Floor	80.1 m ²
1108	First Floor	102.8 m ²
		183.0 m ²
1109	Ground Floor	80.1 m ²
1109	First Floor	104.1 m ²
		184.3 m ²
1110	Ground Floor	80.1 m ²
1110	First Floor	109.3 m ²
		189.4 m ²
1111	Ground Floor	80.1 m ²
1111	First Floor	102.8 m ²
		183.0 m ²
1112	Ground Floor	71.3 m ²
1112	First Floor	77.6 m ²
		149.0 m ²
1113	Ground Floor	71.3 m ²
1113	First Floor	78.0 m ²
		149.3 m ²
1114	Ground Floor	81.4 m ²
1114	First Floor	95.2 m ²
		176.6 m ²
Grand total		2518.5 m ²

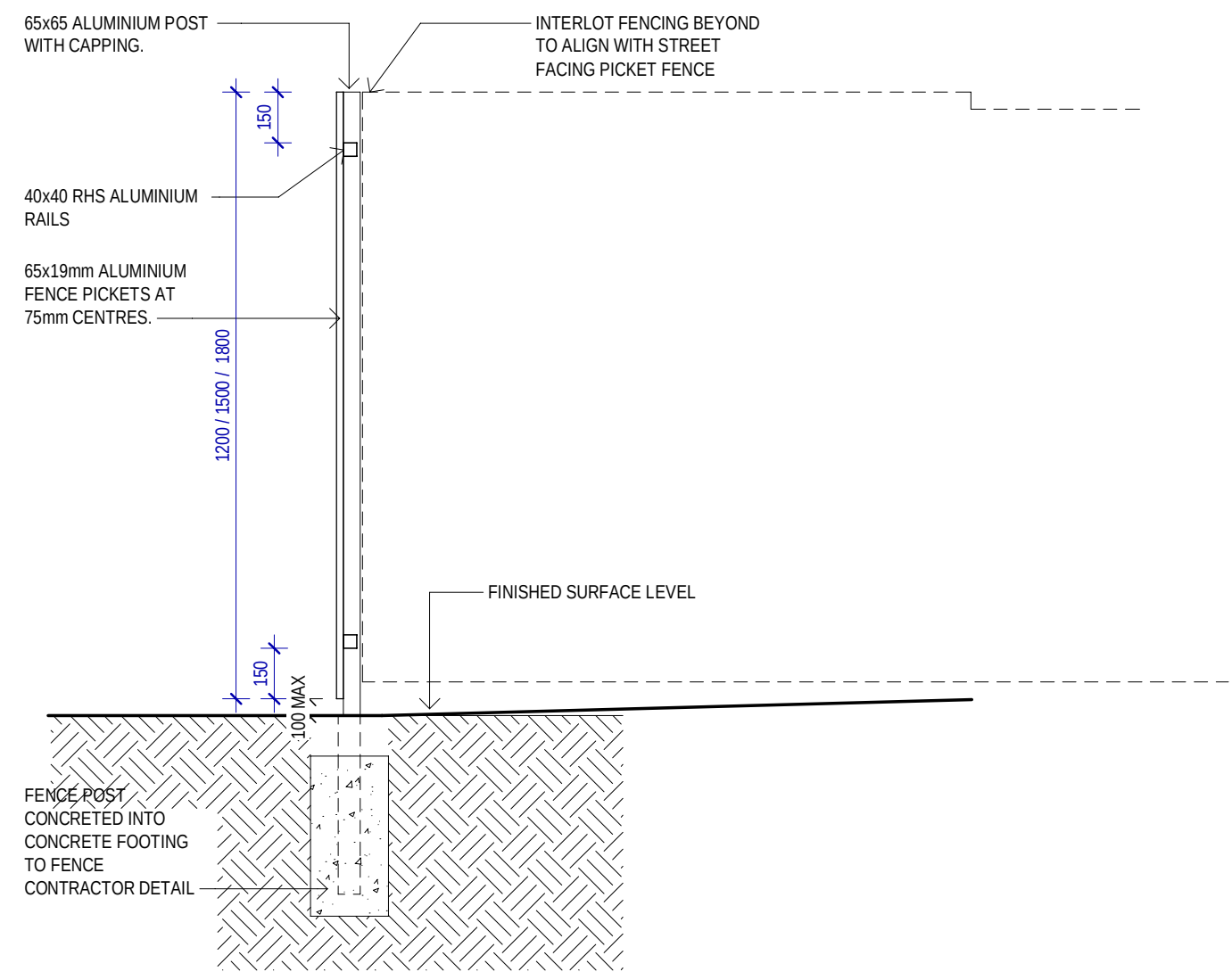


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1 ELEVATION - BM-18 METAL BATTEN FENCE
1:20



2 SECTION



3 LOT 1114 / PUBLIC RESERVE BATTEN FENCE DETAILS
1:50