

KINLEA - MILPERRA

STAGE 1 - SITE 1.2

LOTS: 1201-1208

SHEET NO.	DRAWING TITLE	REV
S1-1.2-DA000	COVER SHEET	B
S1-1.2-DA001	THERMAL PERFORMANCE & SUSTAINABILITY SPECIFICATIONS	B
S1-1.2-DA002	THERMAL PERFORMANCE & SUSTAINABILITY SPECIFICATIONS	B
S1-1.2-DA050	LOCATION & SITE ANALYSIS PLAN	B
S1-1.2-DA100	EROSION, BENCHING & SEDIMENT CONTROL PLAN - LOTS 1201-1204	B
S1-1.2-DA101	EROSION, BENCHING & SEDIMENT CONTROL PLAN - LOTS 1205-1208	B
S1-1.2-DA140	HYDRAULIC CONCEPT PLAN - LOTS 1201-1204	B
S1-1.2-DA141	HYDRAULIC CONCEPT PLAN - LOTS 1205-1208	B
S1-1.2-DA210	GROUND FLOOR PLAN - LOTS 1201-1204	B
S1-1.2-DA211	GROUND FLOOR PLAN - LOTS 1205-1208	B
S1-1.2-DA220	FIRST FLOOR PLAN - LOTS 1201-1204	B
S1-1.2-DA221	FIRST FLOOR PLAN - LOTS 1205-1208	B
S1-1.2-DA230	ROOF PLAN - LOTS 1201 -1204	B
S1-1.2-DA231	ROOF PLAN - LOTS 1205-1208	B
S1-1.2-DA300	ELEVATIONS AND SECTIONS - LOT 1201	B
S1-1.2-DA301	ELEVATIONS AND SECTIONS - LOT 1202	B
S1-1.2-DA302	ELEVATIONS AND SECTIONS - LOT 1203	B
S1-1.2-DA303	ELEVATIONS AND SECTIONS - LOT 1204	B
S1-1.2-DA304	ELEVATIONS AND SECTIONS - LOT 1205	B
S1-1.2-DA305	ELEVATIONS AND SECTIONS - LOT 1206	B
S1-1.2-DA306	ELEVATIONS AND SECTIONS - LOT 1207	B
S1-1.2-DA307	ELEVATIONS AND SECTIONS - LOT 1208	B
S1-1.2-DA320	COLOURED STREETSCAPES	B
S1-1.2-DA321	COLOURED PERSPECTIVES	B
S1-1.2-DA400	SHADOW ANALYSIS & DIAGRAM - 21 JUNE - 9AM/12PM	B
S1-1.2-DA401	SHADOW ANALYSIS & DIAGRAM - 21 JUNE - 3PM	B
S1-1.2-DA410	SUN EYE VIEWS - 21 JUNE 8AM/9AM/10AM/11AM	B
S1-1.2-DA411	SUN EYE VIEWS - 21 JUNE 12PM/1PM/2PM/3PM/4PM	B
S1-1.2-DA420	LANDSCAPED AREA PLANS	B
S1-1.2-DA421	GFA AREA AND POS AREA PLANS	B
S1-1.2-DA800	METAL BATTEN FENCE DETAILS	B

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

MIRVAC
DESIGN

architects
urban designers
interior designers
landscape architects

Level 28 200 George St
Sydney NSW 2000
T 02 9550 1000

Mirvac Design Pty Ltd
ABN 70 007 959 931

Mirvac Design Nominated / Responsible Architects
Anna Verroa, Andrew La, David Hest, Michael Milner
<https://www.mirvacdesign.com/nominated-architects>



project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.2 Lot: 1201-1208

title:
COVER SHEET

job no: MB-10418
drawing no: S1-1.2-DA000
scale @ A1 :
date: 31.10.25 rev: B

0mm

100mm

200mm

300mm

100mm

200mm

300mm

LOT - 1206 (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 where open 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)
Lightweight cladding 20mm air gap sarking, R2.7 insulation (insulation only value) and plasterboard lined
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

Window upgrade 3 - SEM double-glazed, double 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
Casement Entry Door: U 3.0 and SHGC 0.48
Fixed Entry Sidelight: U 3.0 and SHGC 0.56
Window frame colour
Dark (SA > 0.7)

Roof and Ceilings

Concrete tiles with anticon blanket (R_L1.3 and R_L1.3)
R6.0 ceiling insulation and plasterboard lining, where metal roof above
Garage ceiling with R6.0 insulation and plasterboard lining to 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

LOT - 1207 (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 where open 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

Window upgrade 3 - SEM double-glazed, double 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
Casement Entry Door: U 3.0 and SHGC 0.48
Fixed Entry Sidelight: U 3.0 and SHGC 0.56
Window frame colour
Dark (SA > 0.7)

Roof and Ceilings

Metal roof with anticon blanket (R_L1.3 and R_L1.3)
R6.0 ceiling insulation and plasterboard lining, where metal roof above
Garage ceiling with R6.0 insulation and plasterboard lining to 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

1x 1200mm ceiling fans to bedrooms and living (Media and Family)

LOT - 1208 (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 where open 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)
Lightweight cladding 20mm air gap sarking, R2.7 insulation (insulation only value) and plasterboard lined
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

Window upgrade 3 - SEM double-glazed, double 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
Casement Entry Door: U 3.0 and SHGC 0.48
Fixed Entry Sidelight: U 3.0 and SHGC 0.56
Window frame colour
Dark (SA > 0.7)

Roof and Ceilings

Concrete tiles with anticon blanket (R_L1.3 and R_L1.3)
R6.0 ceiling insulation and plasterboard lining, where metal roof above
Garage ceiling with R6.0 insulation and plasterboard lining to where conditioned area above and between conditioned and unconditioned areas
External Colour
Dark (SA > 0.7)

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

1x 1200mm ceiling fans to bedrooms only

BASIX Inclusions

Site details

- Lot number: 1206
- Measure roof area: 146.7m²
- 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

BASIX Inclusions

Site details

- Lot number: 1207
- Measure roof area: 111.8m²
- 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

BASIX Inclusions

Site details

- Lot number: 1208
- Measure roof area: 146.7m²
- 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
19.08.25
date

B
A
date

ISSUE TO SSDA FOR APPROVAL
PRELIMINARY ISSUE FOR CONSULTANT
amendment

MIRVAC
DESIGN

Level 28 200 George St
Sydney NSW 2000
Tel: 02 9550 9000
MIRVAC Design Pty Ltd
ABN 70 007 959 931
MIRVAC Design Nominees / Responsible Architects
Andi Verina, Andrea La Chaud-Herz, Michael Winerer
http://www.mirvacdesign.com/mirvacdesignandbcs

client

mirvac

project:

KINLEA - MILPERRA

2 Bullecourt Avenue, Milperra NSW 2214

Stage: 1

Site: 1.2

Lot: 1201-1208

title:

THERMAL PERFORMANCE &
SUSTAINABILITY SPECIFICATIONS

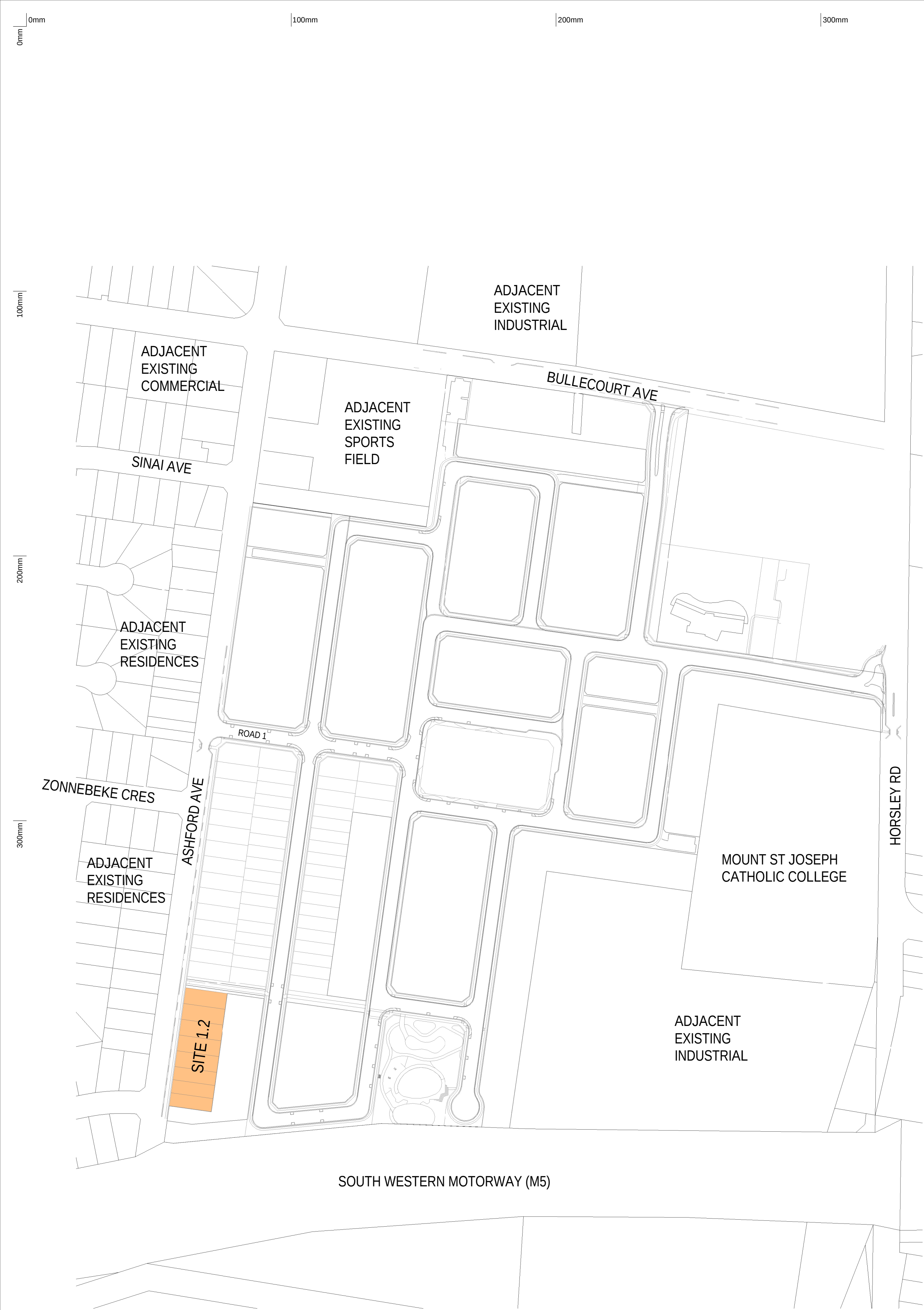
job no: MB-10418

drawing no: S1-1.2-DA002

scale @ A1 :

date: 31.10.25

rev: B



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
architects
urban design
interior design
landscape design

Mirvac Design Pty Ltd
ABN 70 005 959 531
Sydney NSW 2000
121 Pitt Street NSW

Mirvac Design Nominated / Responsible Architects
Andra Verro Architects La Clef Inter Michael Wilson
http://www.mirvacdesign.com/mirvacdesign/

31.10.25
19.08.25
date

B
A
rev

ISSUE TO SSDA FOR APPROVAL
PRELIMINARY ISSUE FOR CONSULTANT
amendment

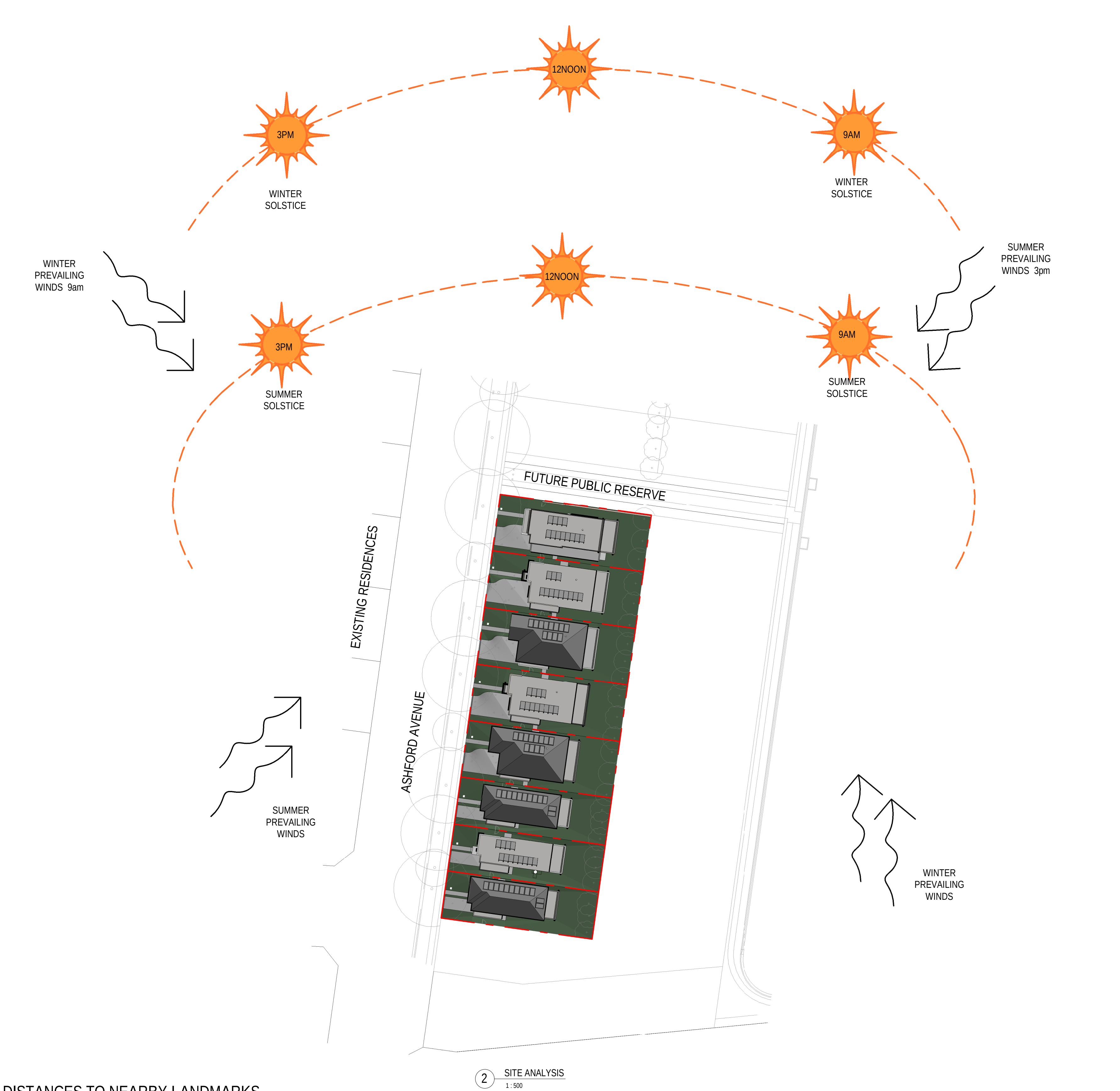
Level 20 200 George St
Sydney NSW 2000
121 Pitt Street NSW



project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.2 Lot: 1201-1208

title:
LOCATION & SITE ANALYSIS PLAN

job no: MB-10418
drawing no: S1-1.2-DA050
scale @ A1 : As indicated
date: 31.10.25 rev: B



0mm 100mm 200mm 300mm

100mm

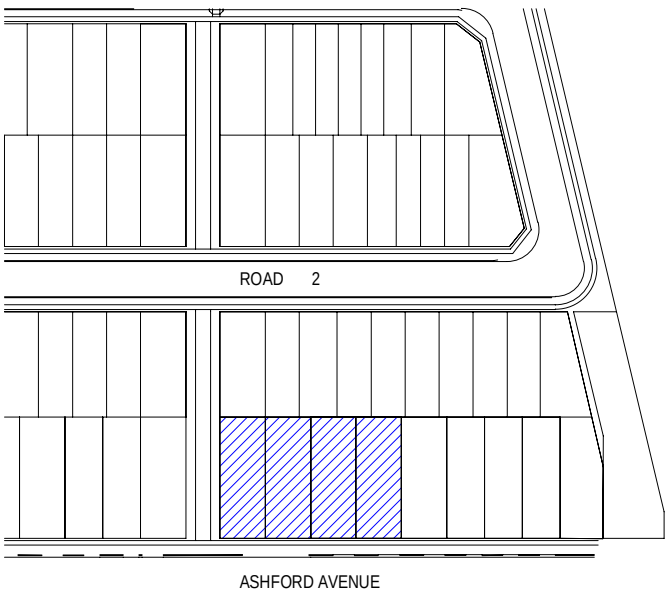
200mm

300mm



ASHFORD AVENUE

1 EROSION/SEDIMENT CONTROL & BENCHING PLAN - LOT 1201-1204



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
HCB	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	
NATURE STRIP CONCEPT DIAGRAM	
RETAINING WALLS	
BLOCK WORK RETAINING WALL	
BLOCK WORK FEATURE RETAINING WALL	
CROP EDGE BEAM	
REIN CONCRETE SLEEPER WALL	
LOG SLEEPER RETAINING WALL	
WET WALL	



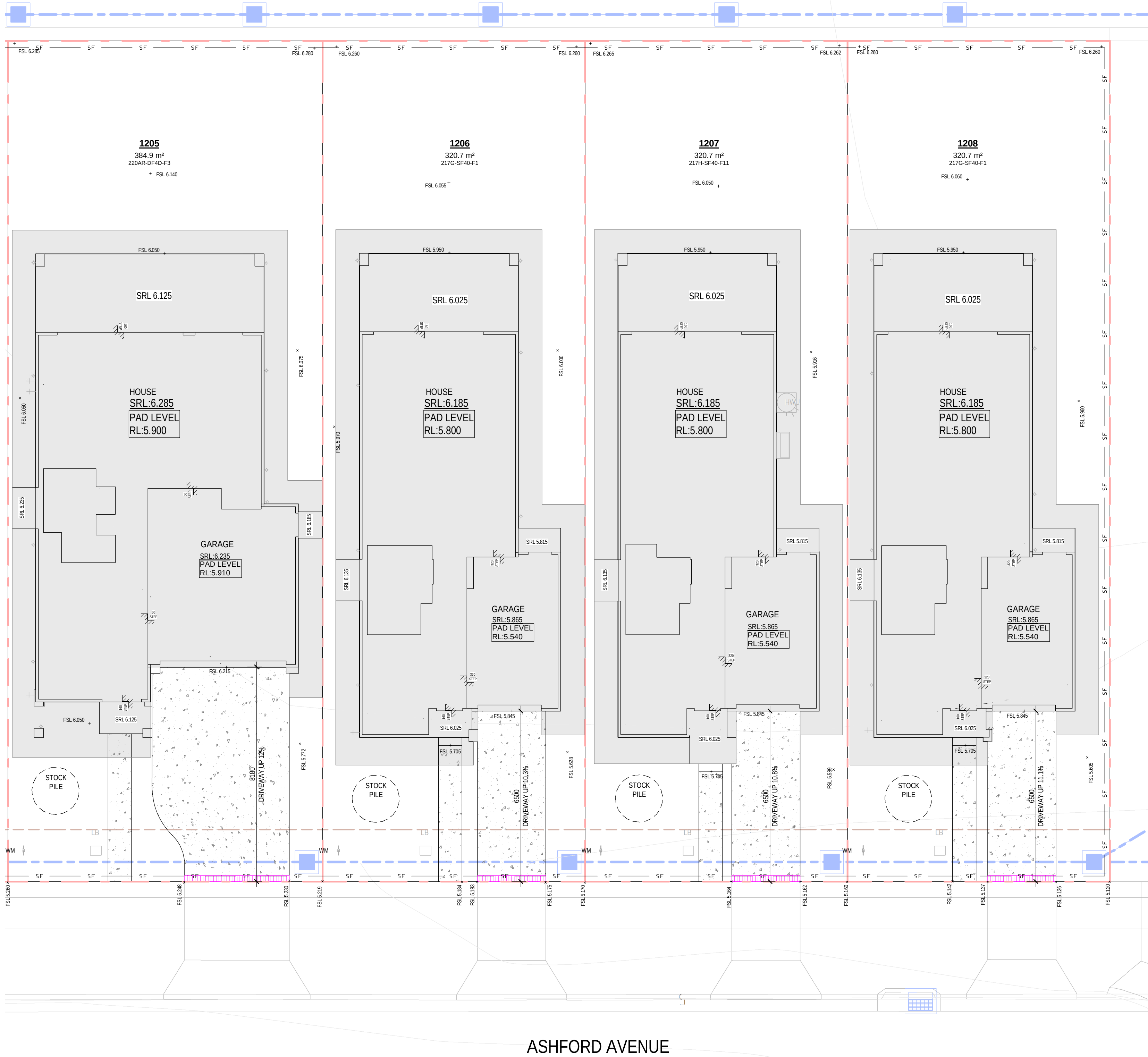
0mm 100mm 200mm 300mm

100mm

200mm

300mm

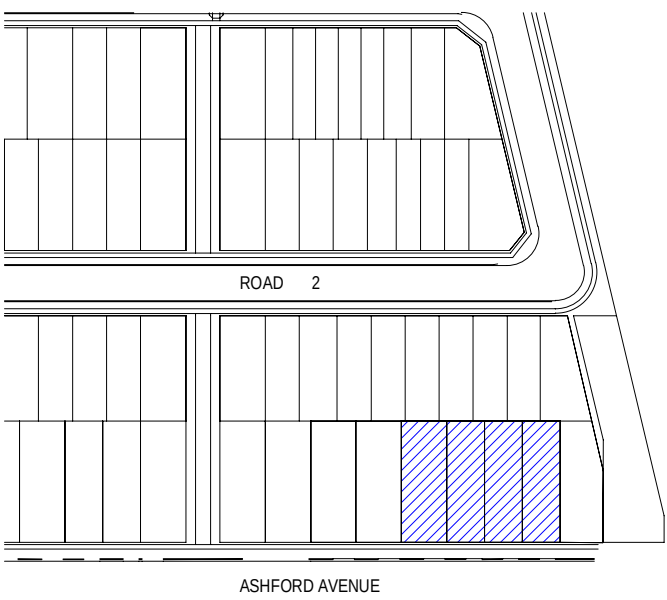
SITE CONTINUES - REFER TO SHEET S1-1.2-DA100



ASHFORD AVENUE

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
KO	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	
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	

1 EROSION/SEDIMENT CONTROL & BENCHING PLAN - LOT 1205-1208



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

MIRVAC
DESIGN
Level 20 200 George St
Sydney NSW 2000
Tel: 02 9550 0000
Mirvac Design Pty Ltd
ABN 70 007 959 931
Mirvac Design Nominees / Responsible Architects
Andra Verrea Andra La Chaud Herz Michael Wimmer
http://www.mirvacdesign.com/mirvacdesign/

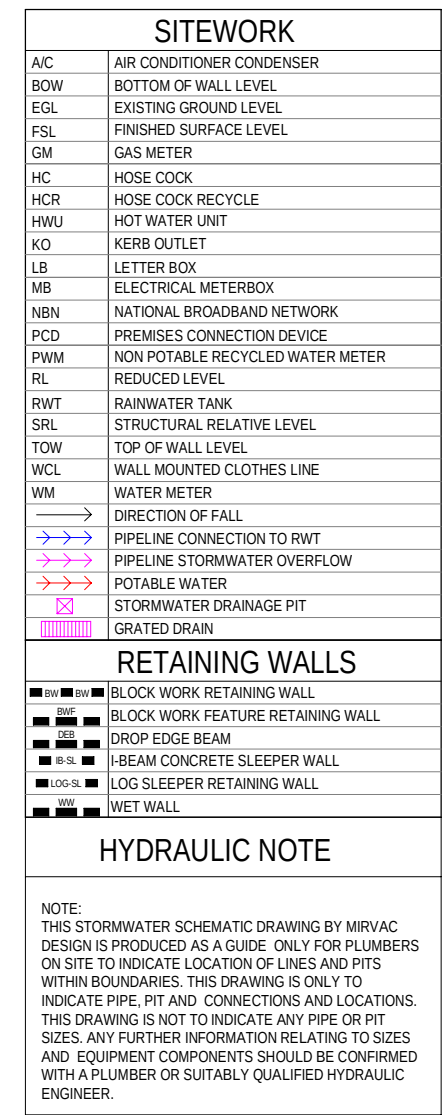


project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.2 Lot: 1201-1208

title:
EROSION, BENCHING & SEDIMENT
CONTROL PLAN - LOTS 1205-1208

job no: MB-10418
drawing no: S1-1.2-DA101
scale @ A1 : 1 : 100
date: 31.10.25 rev: B





NOTE:
THIS STORMWATER SCHEMATIC DRAWING BY MRVAC
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.



ASHFORD AVENUE

0mm

100mm

200mm

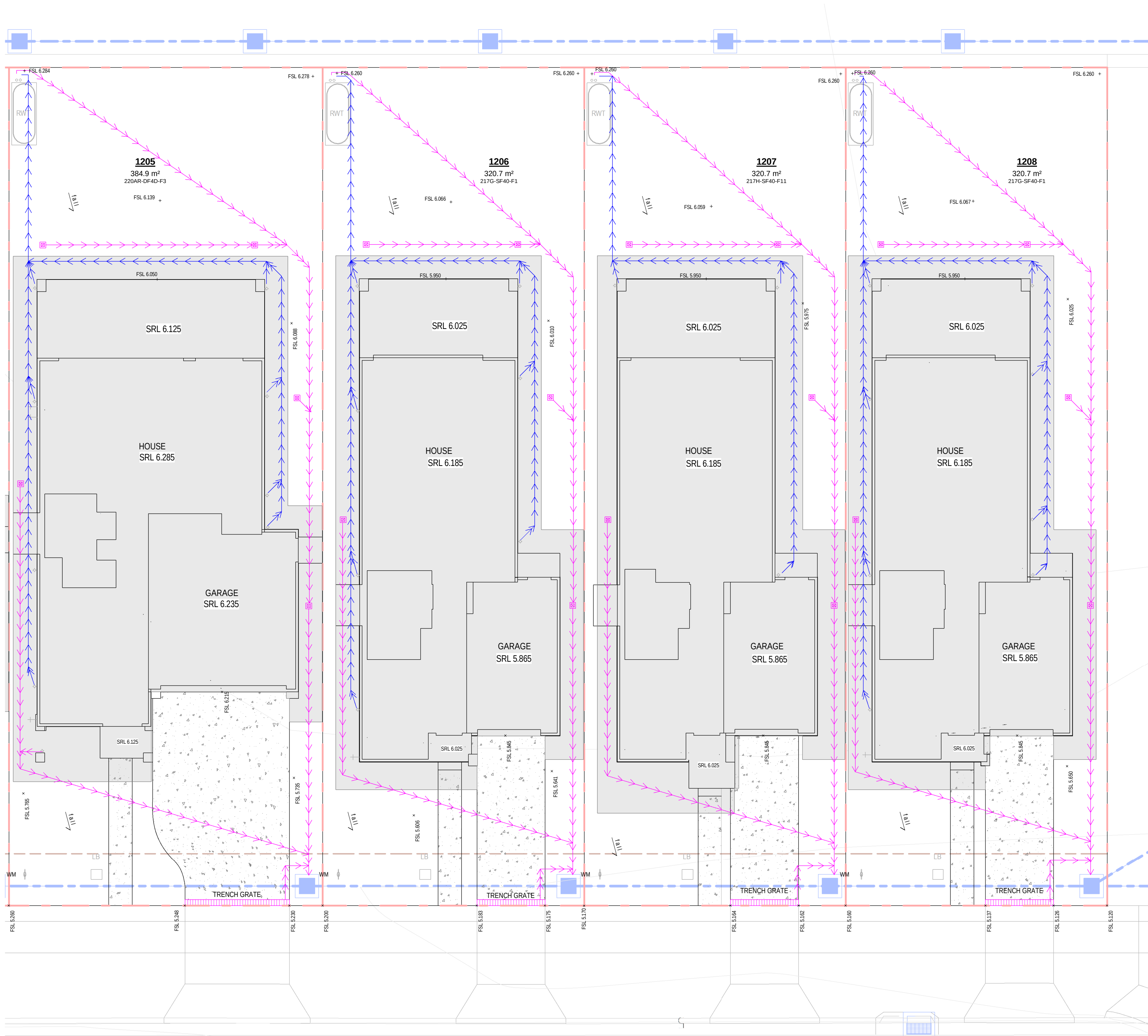
300mm

100mm

200mm

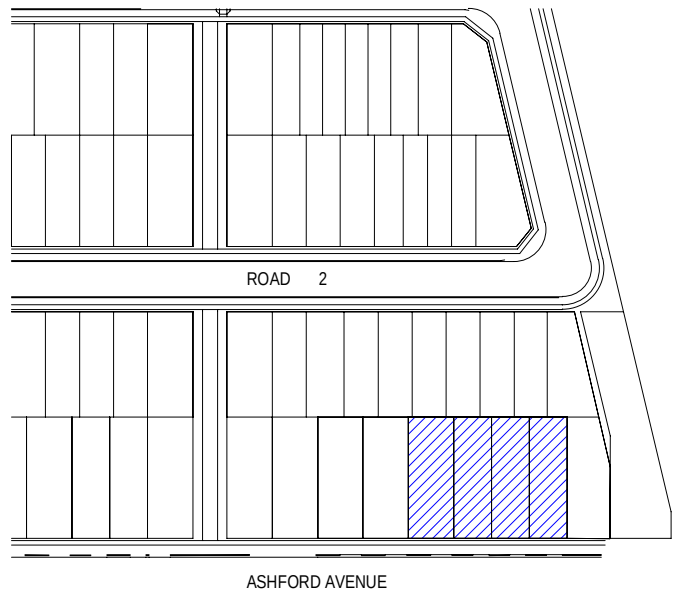
300mm

SITE CONTINUES - REFER TO SHEET S1-1.2-DA140



ASHFORD AVENUE

1 HYDRAULIC CONCEPT PLAN - LOT 1205-1208



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
LB	LETTER BOX
MB	ELECTRICAL METERBOX
NBN	NATIONAL BROADBAND NETWORK
PDD	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	
MET 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.	



WINDOW SCHEDULE - 1201

Window No.	Type	Height	Width	Description	Count
W-08	SXD2448	2400	4780		1
W-14	SA1307	1370	730		1
W-19	SF1007	1030	730		1
W-23_OBS	SA1007_OBS	1030	730	OBSURE	1
W-28	SA1207	1200	730		2
W-29	SA1218_R	1200	1810		3
W-30	SXD2127	2100	2712		1
W-31	SA1306	1370	610		1
W-32	SA2024T_R	2035	2410	2035H x 2410W SA2008T WITHIN	1
W-35	SA206T	2035	610		1
W-37	SA1018_L_SPECIAL	1030	1810	1030H x 1810W SA1007 WITHIN	1
W-38	SA1206	1200	610		1
W-38_OBS	SA1206_OBS	1200	610	OBSURE	1

WINDOW SCHEDULE - 1202

Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_L_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L_SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-05	SXD2116_L	2100	1570		1
W-07	SA2007T	2035	730		5
W-08	SXD2448	2400	4780		1
W-14	SA1307	1370	730		3
W-23_OBS	SA1007_OBS	1030	730	OBSURE	1
W-24_OBS	SA1014_R_OBS	1030	1450	OBSURE	1
W-25L	SA1322_L	1370	2170		1
W-25R	SA1322_R	1370	2170		1
W-26	SF1308	1370	850		1
W-33	SA1319_R_SPECIAL	1370	1960	1370H x 1960W SA1308 WITHIN	1
W-34	SA1324_L_SPECIAL	1370	2410	1370H x 2410W SA1308 WITHIN	1
W-36	SA0622	600	2170		1

WINDOW SCHEDULE - 1203

Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_L_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L_SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-05	SXD2116_L	2100	1570		1
W-07	SA2007T	2035	730		5
W-08	SXD2448	2400	4780		1
W-09	SXD2132	2100	3162		1
W-10	SA1326_SPECIAL	1370	2650	1370H x 2650W SA1207 WITHIN	1
W-14	SA1307	1370	730		2
W-23_OBS	SA1007_OBS	1030	730	OBSURE	1
W-24_OBS	SA1014_R_OBS	1030	1450	OBSURE	1
W-25L	SA1322_L	1370	2170		1
W-26	SF1308	1370	850		2
W-27	SA1222	1200	2170		2

WINDOW SCHEDULE - 1204

Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_L_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L_SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-05	SXD2116_L	2100	1570		1
W-07	SA2007T	2035	730		5
W-08	SXD2448	2400	4780		1
W-10	SA1326_SPECIAL	1370	2650	1370H x 2650W SA1207 WITHIN	1
W-11	SA1236_SPECIAL	1200	3600	1200H x 3600W SA1208 WITHIN	1
W-14	SA1307	1370	730		2
W-23_OBS	SA1007_OBS	1030	730	OBSURE	1
W-24_OBS	SA1014_R_OBS	1030	1450	OBSURE	1
W-25L	SA1322_L	1370	2170		1
W-26	SF1308	1370	850		1
W-27	SA1222	1200	2170		2

DOOR SCHEDULE 1201

Door No.	Height	Leaf Width	O/A Frame Width
D-05R	2100	820	900
D-06L_8G	2400	920	1900
D-08	2400	820	900

DOOR SCHEDULE 1202

Door No.	Height	Leaf Width	O/A Frame Width
D-03L_6G	2400	920	1500
D-05R	2100	820	900

DOOR SCHEDULE - 1203

Door No.	Height	Leaf Width	O/A Frame Width
D-01L_8G	2400	920	1500
D-05R	2100	820	900

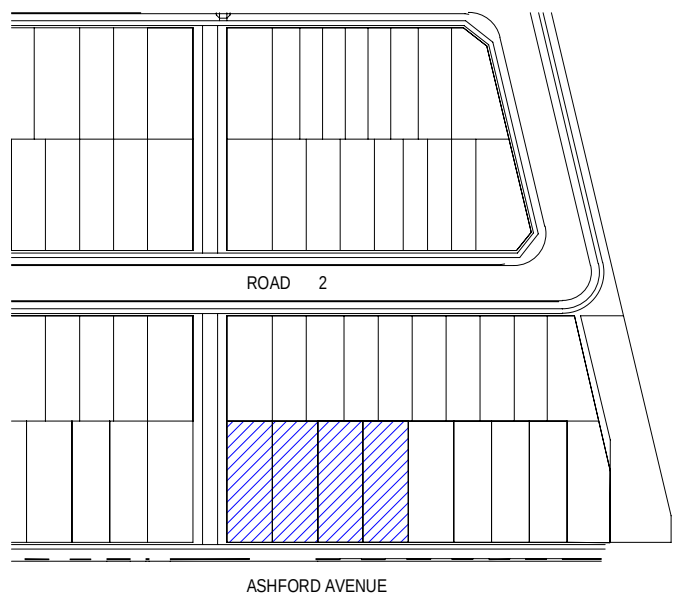
DOOR SCHEDULE - 1204

Door No.	Height	Leaf Width	O/A Frame Width
D-02L_6G	2400	920	1500
D-05R	2100	820	900



1 GROUND FLOOR PLAN - LOT 1201 - 1204

ASHFORD AVENUE



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 GRADING LEVEL
EXH	EXHAUST TO BANKS 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
HWU	INSTANTANEOUS HOT WATER UNIT
INS	INSULATION
INW	INVERTER
L	LINEN
LB	LETTER BOX
LOW	LOW HEIGHT WALL - HEIGHT AS NOTED
LWD	LIVE OF WALL OVER
MB	ELECTRICAL METERBOX
MH	MANHOLE ACCESS PANEL
MR	METAL ROOF - PITCHES AS NOTED
MW	MICROWAVE SPACE
NBN	NATIONAL BROADBAND NETWORK
NCP	NON COMBUSTIBLE DOWNPIPE (NSW ONLY)
OPW	OVERFLOW FLOOR WASTE
P	PAINT
PCD	PREMIERES CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RH	RANGEHOOD
RL	REINFORCED LEVEL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
S	STORAGE
SD	STEPODOWN
SA	SHOCK 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
UBO	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
XXP	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 WALLS WITH REINFORCEMENT TO ENABLE INSTALLATION OF FUTURE GRABRAILS BY OCCUPANTS	
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	
OBSCURE WINDOWS	
W-XX_OBS	WINDOWS TAGGED WITH SUFFIX OBS INDICATES OBSCURE GLAZING

SITE CONTINUES - REFER TO SHEET S1-1.2-DA211

WINDOW SCHEDULE - 1205					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_L SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-05	SKD2116_L	2100	1570		1
W-07	SA2007T	2035	730		5
W-09	SKD2448	2400	4780		1
W-10	SKD2132	2100	3162		1
W-14	SA1307	1370	730	1370H x 2650W SA1207 WITHIN	1
W-23_OBS	SA1007_OBS	1030	730	OBSOLETE	2
W-24_OBS	SA1014_R_OBS	1030	1450	OBSOLETE	1
W-25L	SA1322_L	1370	2170		1
W-26	SF1308	1370	850		1
W-27	SA1222	1200	2170		2

DOOR SCHEDULE - 1205				
Door No.	Height	Leaf Width	O/A Frame Width	
D-01L_8G	2400	920	1500	
D-05R	2100	820	900	

WINDOW SCHEDULE - 1206					
Window No.	Type	Height	Width	Description	Count
W-02L	SA2018T_L SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SKD2442	2400	4180		1
W-04	SA2008T	2035	850		4
W-05	SKD2116_L	2100	1570		1
W-06_OBS	SA1006_OBS	1030	610	OBSOLETE	1
W-12	SA1318_L	1370	1810		1
W-13	SA1308	1370	850		2
W-14	SA1307	1370	730		1
W-18	SF2007	2035	730		1
W-19	SF1007	1030	730		1
W-20_OBS	SA1208_OBS	1370	850	OBSOLETE	1
W-21	SA1318_R	1370	1810		3

DOOR SCHEDULE - 1206				
Door No.	Height	Leaf Width	O/A Frame Width	
D-03_6G	2400	920	1000	
D-05L	2100	820	900	

WINDOW SCHEDULE - 1207					
Window No.	Type	Height	Width	Description	Count
W-02R	SA2018T_R SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SKD2442	2400	4180		1
W-04	SA2008T	2035	850		4
W-05	SKD2116_L	2100	1570		1
W-06_OBS	SA1006_OBS	1030	610	OBSOLETE	1
W-14	SA1307	1370	730		1
W-15	SA1320_R SPECIAL	1370	2080	1370H x 2080W SA1308 WITHIN	1
W-16	AF2006	2035	610		1
W-17	SF0613 SPECIAL	600	1340	600H x 1340W	1
W-18	SF2007	2035	730		1
W-19	SF1007	1030	730		1
W-20_OBS	SA1208_OBS	1370	850	OBSOLETE	1
W-21	SA1318_R	1370	1810		3
W-22	SA0607	600	730		1

DOOR SCHEDULE - 1207				
Door No.	Height	Leaf Width	O/A Frame Width	
D-04_8G	2400	920	1000	
D-05L	2100	820	900	

WINDOW SCHEDULE - 1208					
Window No.	Type	Height	Width	Description	Count
W-02L	SA2018T_L SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SKD2442	2400	4180		1
W-04	SA2008T	2035	850		4
W-05	SKD2116_L	2100	1570		1
W-06_OBS	SA1006_OBS	1030	610	OBSOLETE	1
W-12	SA1318_L	1370	1810		1
W-13	SA1308	1370	850		2
W-14	SA1307	1370	730		1
W-18	SF2007	2035	730		1
W-19	SF1007	1030	730		1
W-20_OBS	SA1208_OBS	1370	850	OBSOLETE	1
W-21	SA1318_R	1370	1810		3

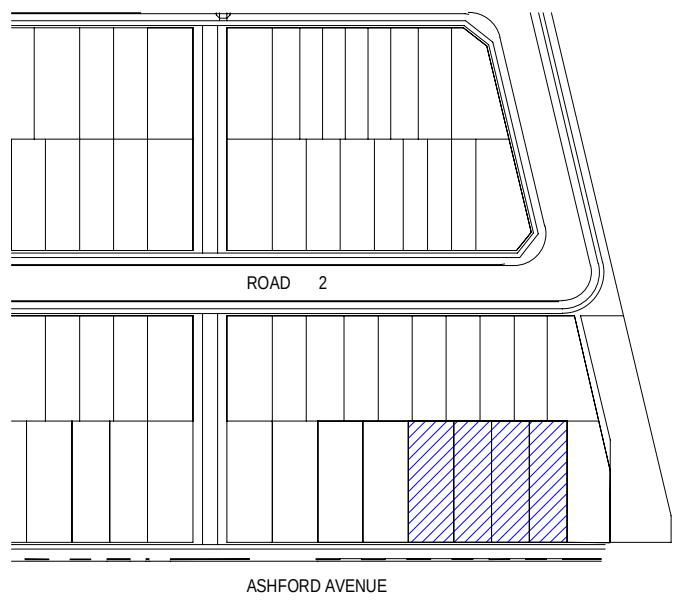
DOOR SCHEDULE - 1208				
Door No.	Height	Leaf Width	O/A Frame Width	
D-03_6G	2400	920	1000	
D-05L	2100	820	900	

SITE CONTINUES - REFER TO SHEET S1-1.2-DA210



ASHFORD AVENUE

1 GROUND FLOOR PLAN - LOT 1205 - 1208



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
C	CUPBOARD
CW	CAVITY SLIDER DOOR
CT	COOKTOP
D	DOOR
DP	DOWNPipe
DPS	DOWNPipe & SPREADER
DS	DETER SPACE
DW	DISHWASHER SPACE
EOL	EXISTING GROUND LEVEL
EXH	EXHAUST TO BAWES OR SOFFIT
EXHR	EXHAUST TO ROOF
EXHW	EXHAUST TO WALL
FR	REFRIGERATOR SPACE
FRL	FINISHED RELATIVE LEVEL
FSC	FIRE STANDING COOLER
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
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	PAINT
PCD	PROMENADE CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RH	RANGEHOOD
RL	REAR LEVEL
RWH	RAINWATER HEAD
PWT	RAINWATER TANK
S	STORAGE
SD	STEPDOWN
SA	SMOKE ALARM
SCR	SCREEN
SK	SINK
SL	SUNLIGHT 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 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
WXP	ENGAGED PERS SPACINGS VARIES CENTRES TO ENO'S DESIGN

LIVABLE HOUSING	
THESE DESIGNS MEET COUNCIL'S CONTROLS AS OUTLINES IN SECTION 1.1.1 LIVABLE HOUSING OF THE RESIDENTIAL ACCOMMODATION TOP ONLY	
INDICATES WALL WITH REINFORCEMENT TO	
ENABLE INSTALLATION OF FUTURE	
GRABBARS	
GREEN DIMENSIONS INDICATE MINIMUM	
CLEARANCES	
WET AREA WALLS:	
WALLS AROUND THE TOILET, SHOWER AND BATH TO BE REINFORCED TO SUPPORT SAFE INSTALLATION OF FUTURE GRABBARS BY OCCUPANTS	
OBSOLETE WINDOWS	
W.XX_OBS	WINDOWS TAGGED WITH SUPPLY OBS INDICATES OBSOLETE GLAZING

WINDOW SCHEDULE - 1201

Window No.	Type	Height	Width	Description	Count
W-08	SXD2448	2400	4780		1
W-14	SA1307	1370	730		1
W-19	SA1007	1030	730		1
W-23_OBS	SA1007_OBS	1030	730	OBSURE	1
W-28	SA1207	1200	730		2
W-29	SA1218_R	1200	1810		3
W-30	SXD2127	2100	2712		1
W-31	SA1306	1370	610		1
W-32	SA2024T_R	2035	2410	2035H x 2410W SA2008T WITHIN	1
W-35	SPECIAL				
W-36	SA2006T	2035	610		1
W-37	SA1018_L_SPECIAL	1030	1810	1030H x 1810W SA1007 WITHIN	1
W-38	SA1206	1200	610		1
W-38_OBS	SA1206_OBS	1200	610	OBSURE	1

DOOR SCHEDULE 1201

Door No.	Height	Leaf Width	O/A Frame Width
D-05R	2100	820	900
D-06L_8G	2400	920	1500
D-08	2400	820	900

WINDOW SCHEDULE - 1202

Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_L_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L_SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-05	SXD2116_L	2100	1570		1
W-07	SA2007T	2035	730		5
W-08	SXD2448	2400	4780		1
W-14	SA1307	1370	730		3
W-23_OBS	SA1007_OBS	1030	730	OBSURE	1
W-24_OBS	SA1014_R_OBS	1030	1450	OBSURE	1
W-25L	SA1322_L	1370	2170		1
W-25R	SA1322_R	1370	2170		1
W-26	SF1308	1370	850		1
W-33	SA1319_R_SPECIAL	1370	1960	1370H x 1960W SA1308 WITHIN	1
W-34	SA1324_L_SPECIAL	1370	2410	1370H x 2410W SA1308 WITHIN	1
W-36	SA0622	600	2170		1

DOOR SCHEDULE 1202

Door No.	Height	Leaf Width	O/A Frame Width
D-03L_6G	2400	920	1500
D-05R	2100	820	900

WINDOW SCHEDULE - 1203

Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_L_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L_SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-05	SXD2116_L	2100	1570		1
W-07	SA2007T	2035	730		5
W-08	SXD2448	2400	4780		1
W-09	SXD2132	2100	3162		1
W-10	SA1326_SPECIAL	1370	2650	1370H x 2650W SA1207 WITHIN	1
W-14	SA1307	1370	730		2
W-23_OBS	SA1007_OBS	1030	730	OBSURE	1
W-24_OBS	SA1014_R_OBS	1030	1450	OBSURE	1
W-25L	SA1322_L	1370	2170		1
W-26	SF1308	1370	850		1
W-27	SA1222	1200	2170		2

DOOR SCHEDULE - 1203

Door No.	Height	Leaf Width	O/A Frame Width
D-01L_8G	2400	920	1500
D-05R	2100	820	900

WINDOW SCHEDULE - 1204

Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_L_SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L_SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-05	SXD2116_L	2100	1570		1
W-07	SA2007T	2035	730		5
W-08	SXD2448	2400	4780		1
W-10	SA1326_SPECIAL	1370	2650	1370H x 2650W SA1207 WITHIN	1
W-11	SA1236_SPECIAL	1200	3600	1200H x 3600W SA1208 WITHIN	1
W-14	SA1307	1370	730		2
W-23_OBS	SA1007_OBS	1030	730	OBSURE	1
W-24_OBS	SA1014_R_OBS	1030	1450	OBSURE	1
W-25L	SA1322_L	1370	2170		1
W-26	SF1308	1370	850		1
W-27	SA1222	1200	2170		2

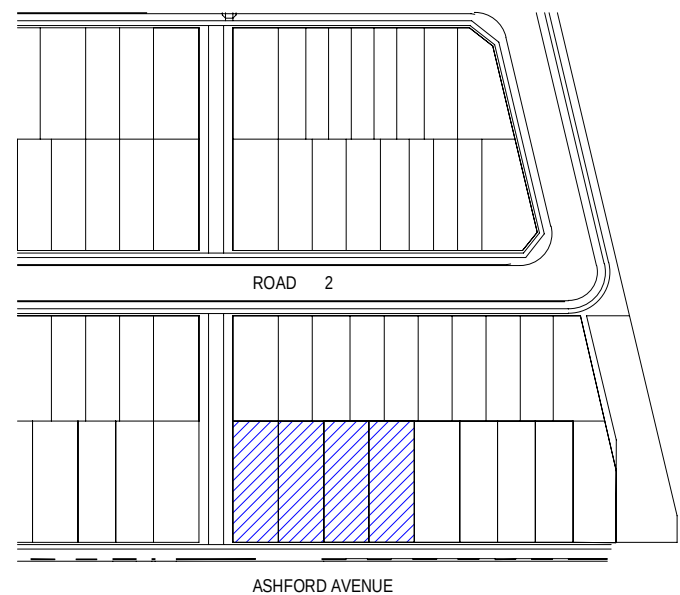
DOOR SCHEDULE - 1204

Door No.	Height	Leaf Width	O/A Frame Width
D-02L_6G	2400	920	1500
D-05R	2100	820	900



1 FIRST FLOOR PLAN - LOT 1201 - 1204

ASHFORD AVENUE



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
BR	STRUCTURAL BEAM IN WALL OVER
C	CUPBOARD
CSD	CAVITY SLIDER DOOR
CT	COOKTOP
D	DOOR
DP	DOWNSPIPE
DPS	DOWNSPIPE & SPREADER
DS	DETER SPACE
DW	DISHWASHER SPACE
EOL	EXISTING GRADING LEVEL
EDME	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
HSL	HANDRAIL - 1000mm HIGH MIN.
HWU	HOT WATER UNIT
IMU	INSTANTANEOUS HOT WATER UNIT
INS	INSULATION
INV	INVERTER
L	LINEN
LB	LETTER BOX
LHW	LOW HEIGHT WALL - HEIGHT AS NOTED
LWD	LIVE 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 DOWNSPIPE (NSW ONLY)
OPW	OVERFLOW FLOOR WASTE
P	PAINT
PCD	PROMENADE CONNECTION DEVICE
PWM	OVERFLOW FLOOR WASTE
PT	PAINT
RL	REINFORCED LEVEL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
S	STORAGE
SD	STEPDOWN
SA	SMOKE ALARM
SCR	SCREEN
SK	SINK
SL	SUNLIGHT 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
UBO	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 ENDS 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	
OBSURE WINDOWS	
W-XX_OBS	WINDOWS TAGGED WITH SUFFIX OBS INDICATES OBSURE GLAZING

SITE CONTINUES - REFER TO SHEET S1-1.2-DA221

WINDOW SCHEDULE - 1205					
Window No.	Type	Height	Width	Description	Count
W-01L	SA2016T_L SPECIAL	2035	1570	2035H x 1570W SA2007T WITHIN	1
W-02L	SA2018T_L SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-05	SKD2116_L	2100	1570		1
W-07	SA2007T	2035	730		5
W-08	SKD2448	2400	4780		1
W-09	SKD2132	2100	3162		1
W-10	SA1326 SPECIAL	1370	2650	1370H x 2650W SA1207 WITHIN	1
W-14	SA1307	1370	730		2
W-23_OBS	SA1007_OBS	1030	730	OBSOURE	1
W-24_OBS	SA1014_R_OBS	1030	1450	OBSOURE	1
W-25L	SA1322_L	1370	2170		1
W-26	SF1308	1370	850		1
W-27	SAA1222	1200	2170		2

DOOR SCHEDULE - 1205				
Door No.	Height	Leaf Width	O/A Frame Width	
D-01L_8G	2400	920	1500	
D-05R	2100	820	900	

WINDOW SCHEDULE - 1206					
Window No.	Type	Height	Width	Description	Count
W-02L	SA2018T_L SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SKD2442	2400	4180		1
W-04	SA2008T	2035	850		4
W-05	SKD2116_L	2100	1570		1
W-06_OBS	SA1006_OBS	1030	610	OBSOURE	1
W-12	SA1318_L	1370	1810		1
W-13	SA1308	1370	850		2
W-14	SA1307	1370	730		1
W-18	SF2007	2035	730		1
W-19	SF1007	1030	730		1
W-20_OBS	SA1208_OBS	1370	850	OBSOURE	1
W-21	SA1318_R	1370	1810		3

DOOR SCHEDULE - 1206				
Door No.	Height	Leaf Width	O/A Frame Width	
D-03_6G	2400	920	1000	
D-05L	2100	820	900	

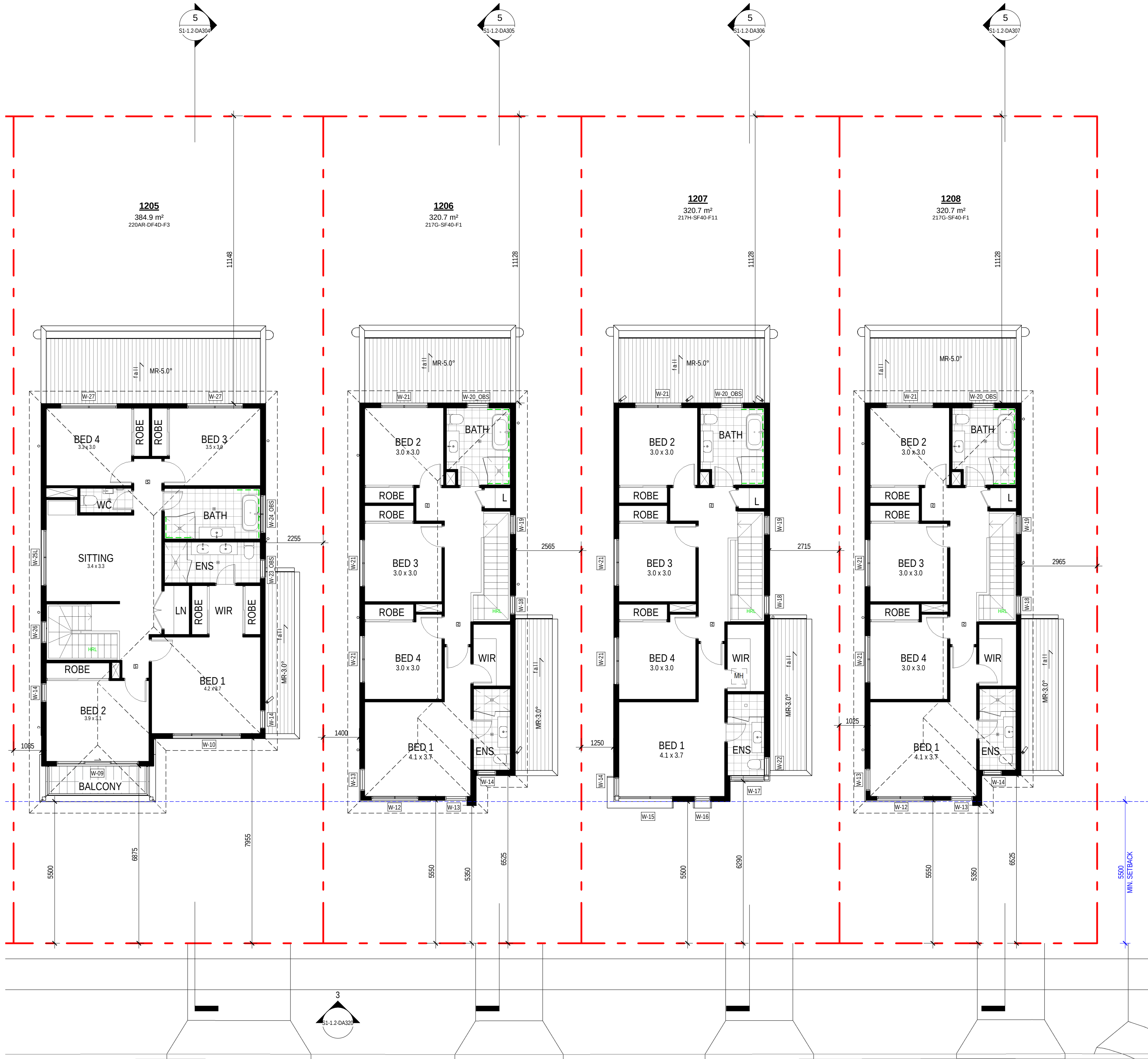
WINDOW SCHEDULE - 1207					
Window No.	Type	Height	Width	Description	Count
W-02R	SA2018T_R SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SKD2442	2400	4180		1
W-04	SA2008T	2035	850		4
W-05	SKD2116_L	2100	1570		1
W-06_OBS	SA1006_OBS	1030	610	OBSOURE	1
W-14	SA1307	1370	730		1
W-15	SA1320_R SPECIAL	1370	2080	1370H x 2080W SA1308 WITHIN	1
W-16	AF2006	2035	610		1
W-17	SF0613 SPECIAL	600	1340	600H x 1340W	1
W-18	SF2007	2035	730		1
W-19	SF1007	1030	730		1
W-20_OBS	SA1208_OBS	1370	850	OBSOURE	1
W-21	SA1318_R	1370	1810		3
W-22	SA0607	600	730		1

DOOR SCHEDULE - 1207				
Door No.	Height	Leaf Width	O/A Frame Width	
D-04_8G	2400	920	1000	
D-05L	2100	820	900	

WINDOW SCHEDULE - 1208					
Window No.	Type	Height	Width	Description	Count
W-02L	SA2018T_L SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-03	SKD2442	2400	4180		1
W-04	SA2008T	2035	850		4
W-05	SKD2116_L	2100	1570		1
W-06_OBS	SA1006_OBS	1030	610	OBSOURE	1
W-12	SA1318_L	1370	1810		1
W-13	SA1308	1370	850		2
W-14	SA1307	1370	730		1
W-18	SF2007	2035	730		1
W-19	SF1007	1030	730		1
W-20_OBS	SA1208_OBS	1370	850	OBSOURE	1
W-21	SA1318_R	1370	1810		3

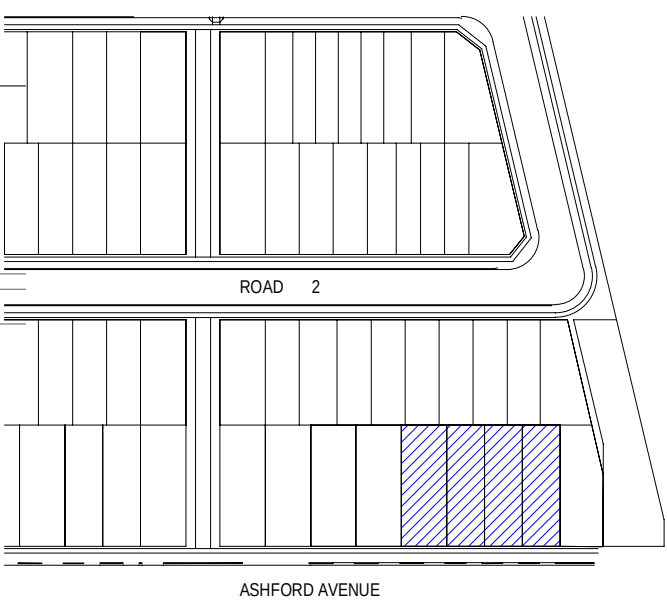
DOOR SCHEDULE - 1208				
Door No.	Height	Leaf Width	O/A Frame Width	
D-03_6G	2400	920	1000	
D-05L	2100	820	900	

SITE CONTINUES - REFER TO SHEET S1-1.2-DA220



1 FIRST FLOOR PLAN - LOT 1205 - 1208

ASHFORD AVENUE



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
APG	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
BS	BS
C	CUPBOARD
CSD	CAVITY SLIDER DOOR
CT	COOKTOP
D	DOOR
DP	DOWNSPIPE
DPS	DOWNSPIPE & SPREADER
DS	DETER SPACE
DW	DISHWASHER SPACE
EOL	EXISTING GROUND LEVEL
EDME	EXHAUST TO EAVES OR SOFFIT
EXHR	EXHAUST TO ROOF
EXHW	EXHAUST TO WALL
F	REFRIGERATOR SPACE
FRL	FINISHED RELATIVE LEVEL
FSC	FREE STANDING COOKER
PW	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.
HMU	HOT WATER UNIT
HMU	INSTANTANEOUS HOT WATER UNIT
INS	INSULATION
IN	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 - PITCH AS NOTED
MW	MICROWAVE SPACE
NBN	NATIONAL BROADBAND NETWORK
NCOP	NON COMBUSTIBLE DOWNPIPE (NSW ONLY)
OPW	OVERFLOW FLOOR WASTE
PCD	PROMENADE CONNECTION DEVICE
P	PANTRY
PWM	POTABLE RECYCLED WATER METER
RH	RANGEROOD
RL	REAR LEVEL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
S	STORAGE
SD	STEPODOWN
SA	SMOKE 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
UBO	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
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 CODE OF PRACTICE	
INDICATES WALL WITH REINFORCEMENT TO	
ENABLE INSTALLATION OF FUTURE GRABRAILS	
GREEN DIMENSIONS INDICATE MINIMUM CLEARANCES	
OBSOURE WINDOWS	
W-XX_OBS	WINDOWS TAGGED WITH SUFIX OBS INDICATES OBSOURE GLAZING

0mm

100mm

200mm

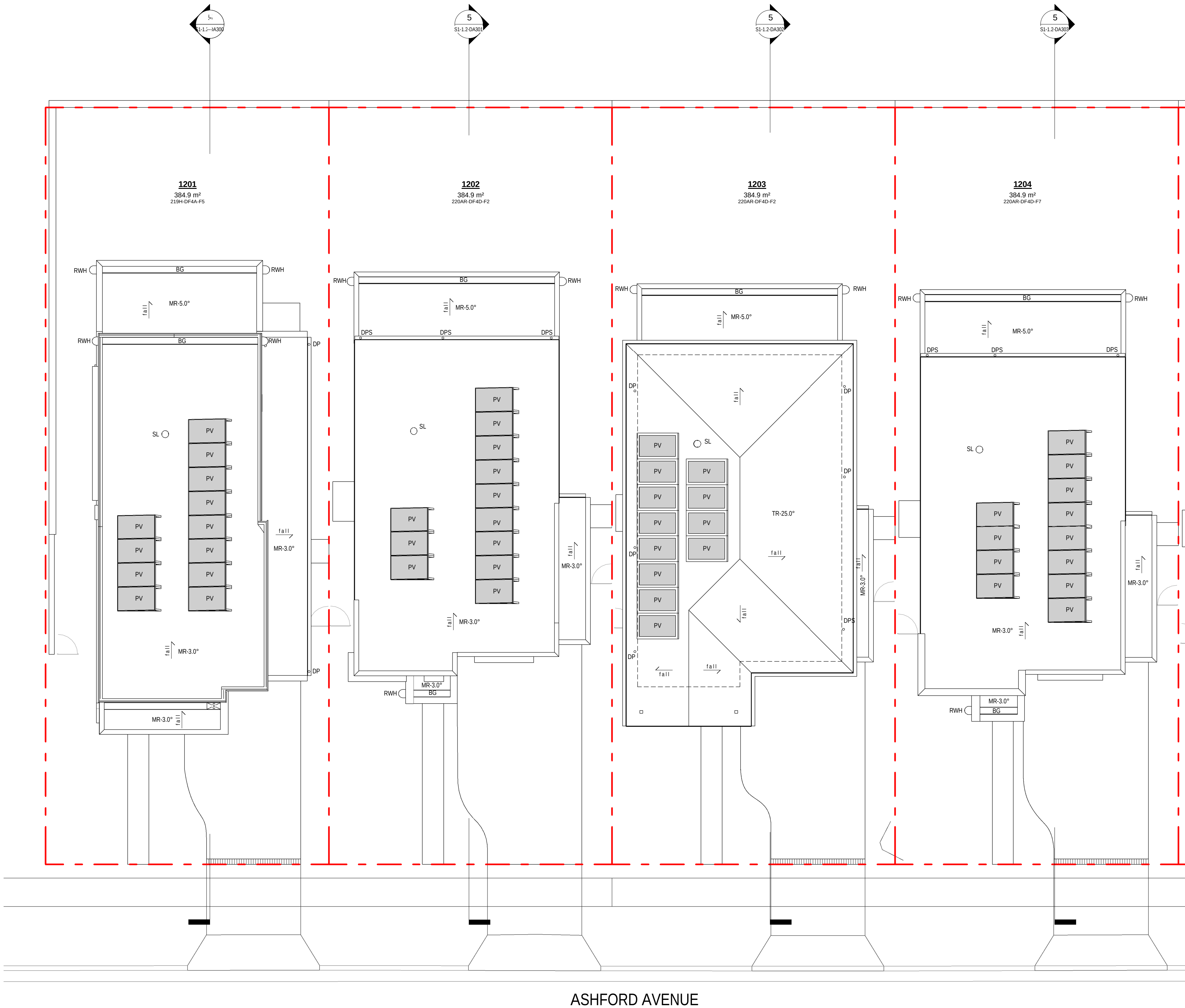
300mm

100mm

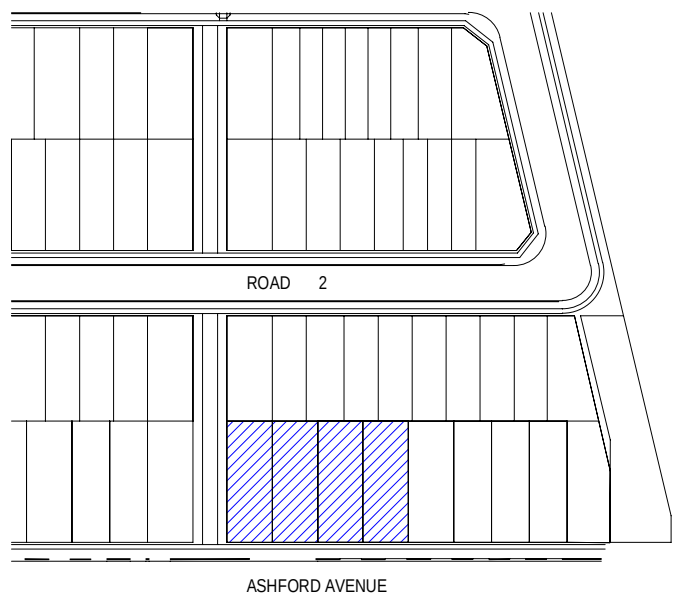
200mm

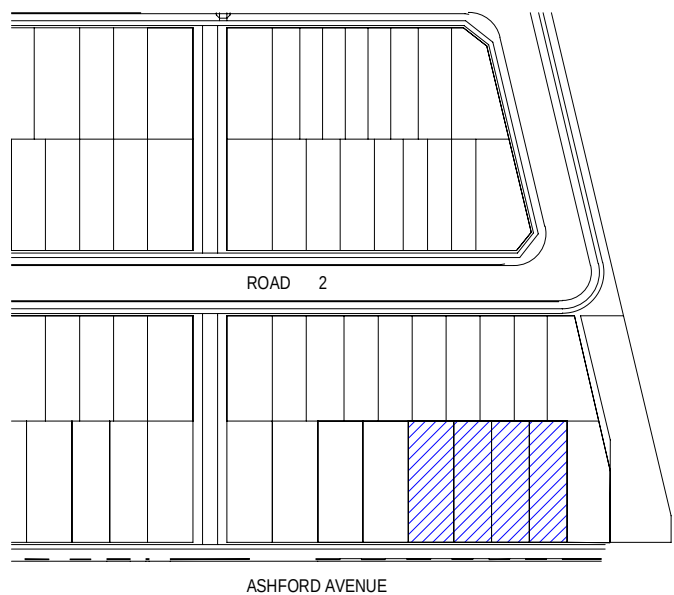
300mm

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	
TPS	TIMBER PERGOLA TO DETAIL	
TR	TILED ROOF- PITCH AS NOTED	
	RAISED SUFFIT	
	FIRE RATED SAVERS OFFIT	
ROOF COLOUR		
SOLAR REFLECTIVE INDEX (SRI)		
ROOF PITCH	COLOUR	SRI
< 15°	SHALE GREY	66



1 ROOF PLAN - LOT1201-1204



DA231 

0mm

100mm

200mm

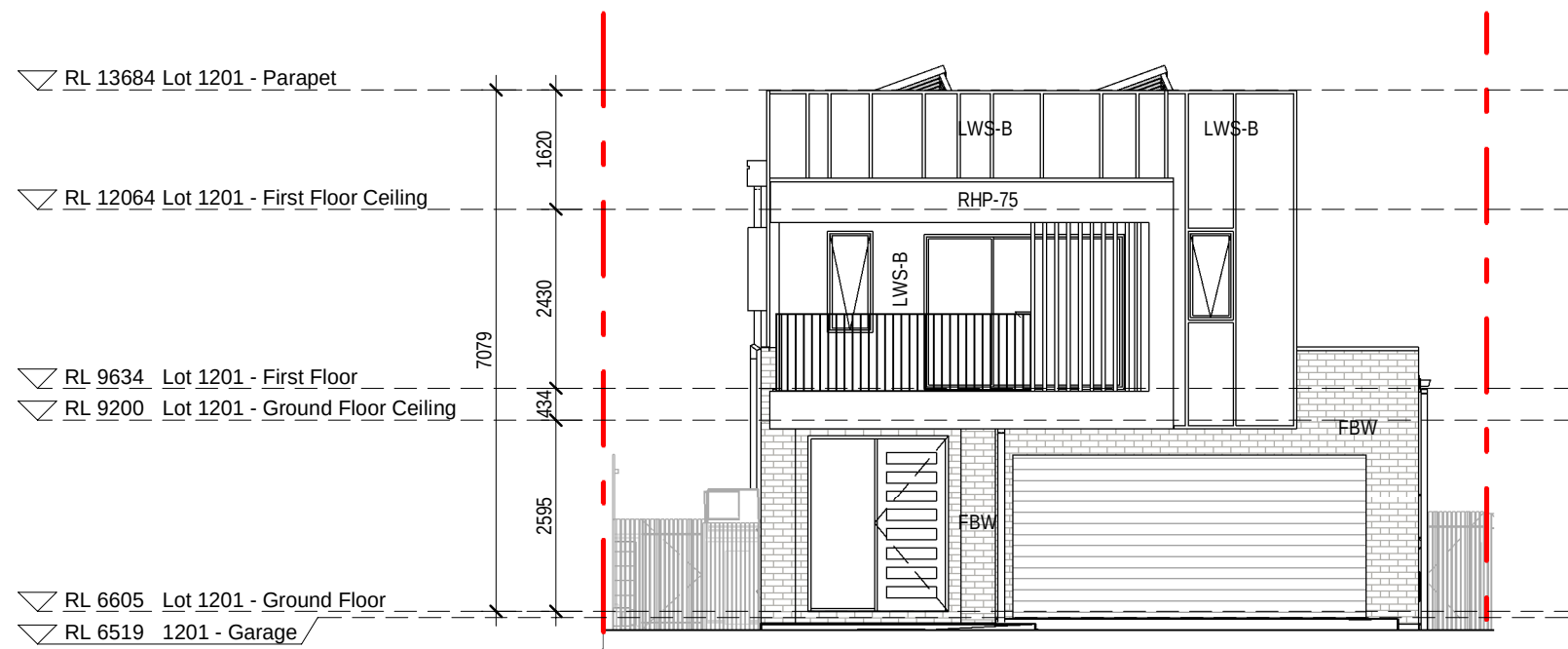
300mm

100mm

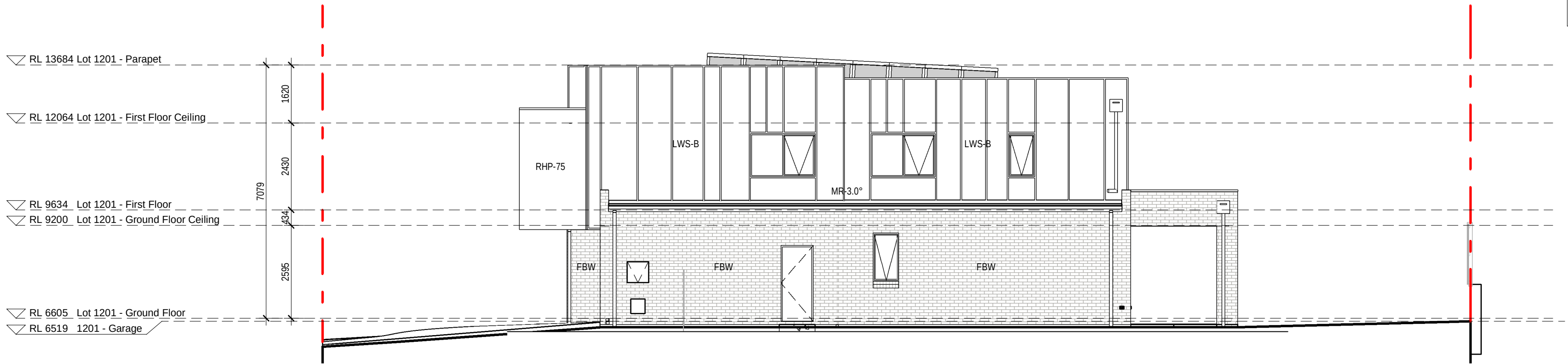
200mm

300mm

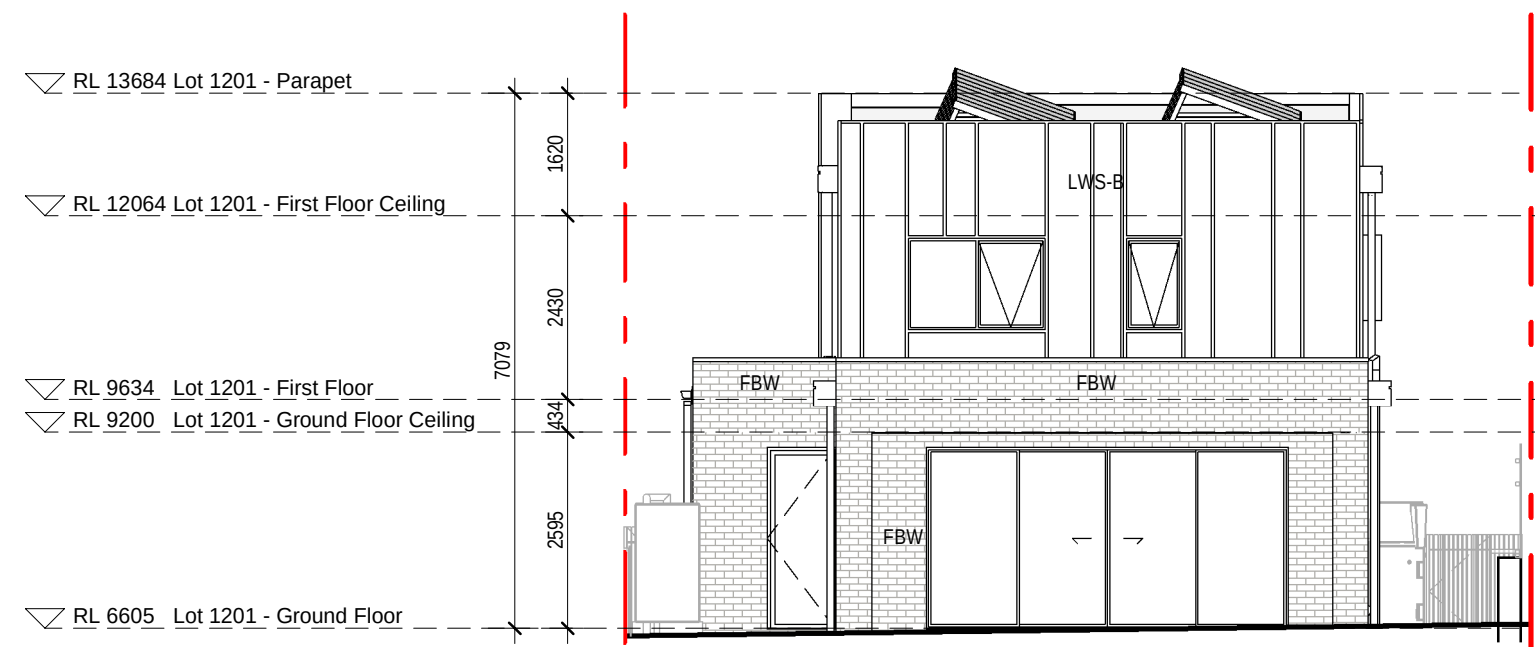
EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE	
FBW	FACE BRICKWORK
RBW	RENDERED BRICKWORK
RHP - 75	RENDERED HEBEL PANEL 75
RHP - 50	RENDERED HEBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC - H	LIGHT WEIGHT CLADDING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



1 1201 - WEST ELEVATION



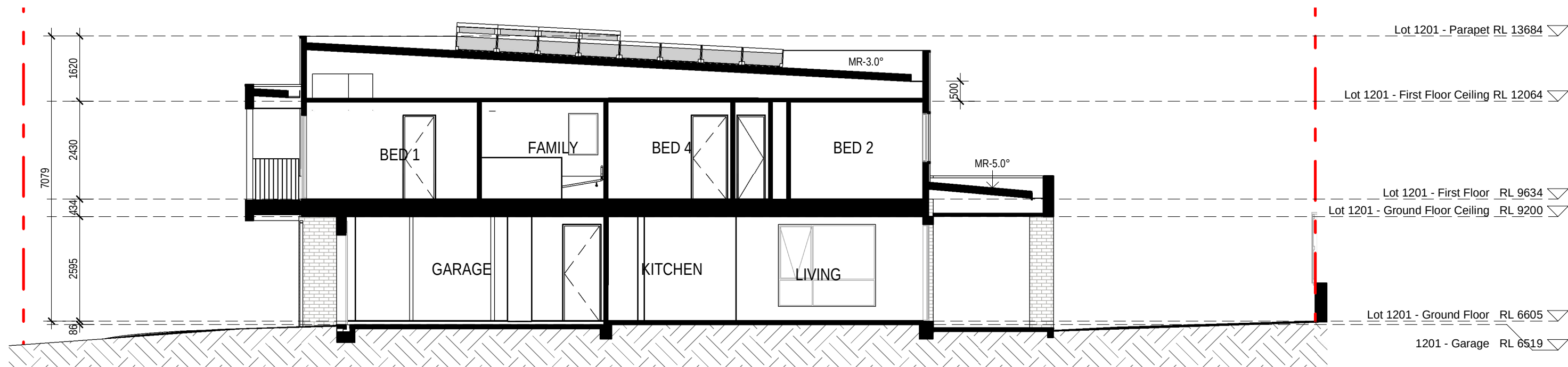
2 1201 - SOUTH ELEVATION



3 1201 - EAST ELEVATION



4 1201 - NORTH ELEVATION



5 1201 - SECTION 01

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

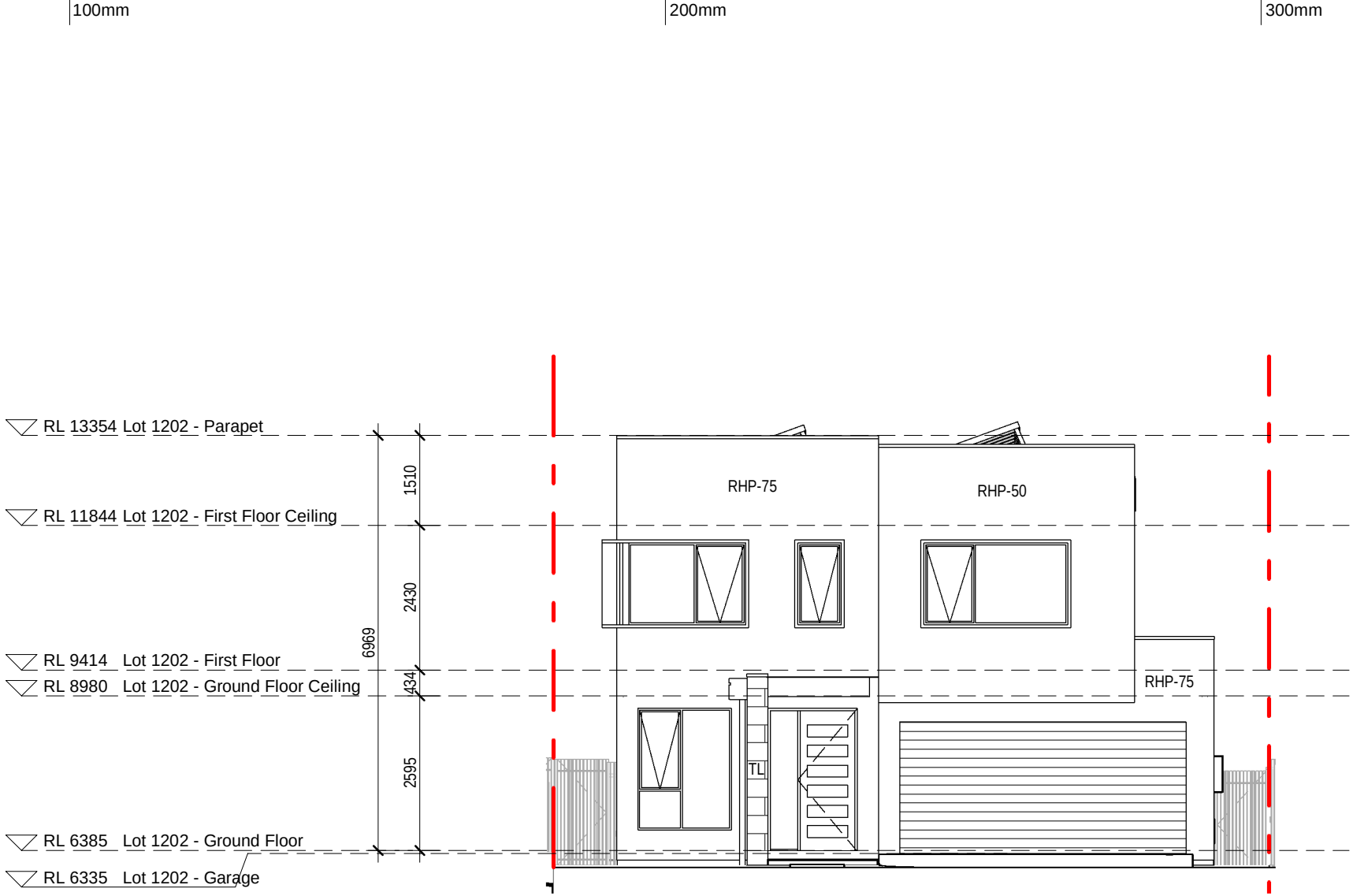
MIRVAC DESIGN
architects
interior design
landscape design
project management
Mirvac Design Pty Ltd
ABN 70 007 959 931
Level 20 200 George St
Sydney NSW 2000
Tel: 02 9550 6000
Mircac Design Nominates / Responsible Architects
Anda Verma, Andrew La, David Hest, Michael Wilson
http://www.mirvacdesign.com/nominates-architects

dent
mirvac

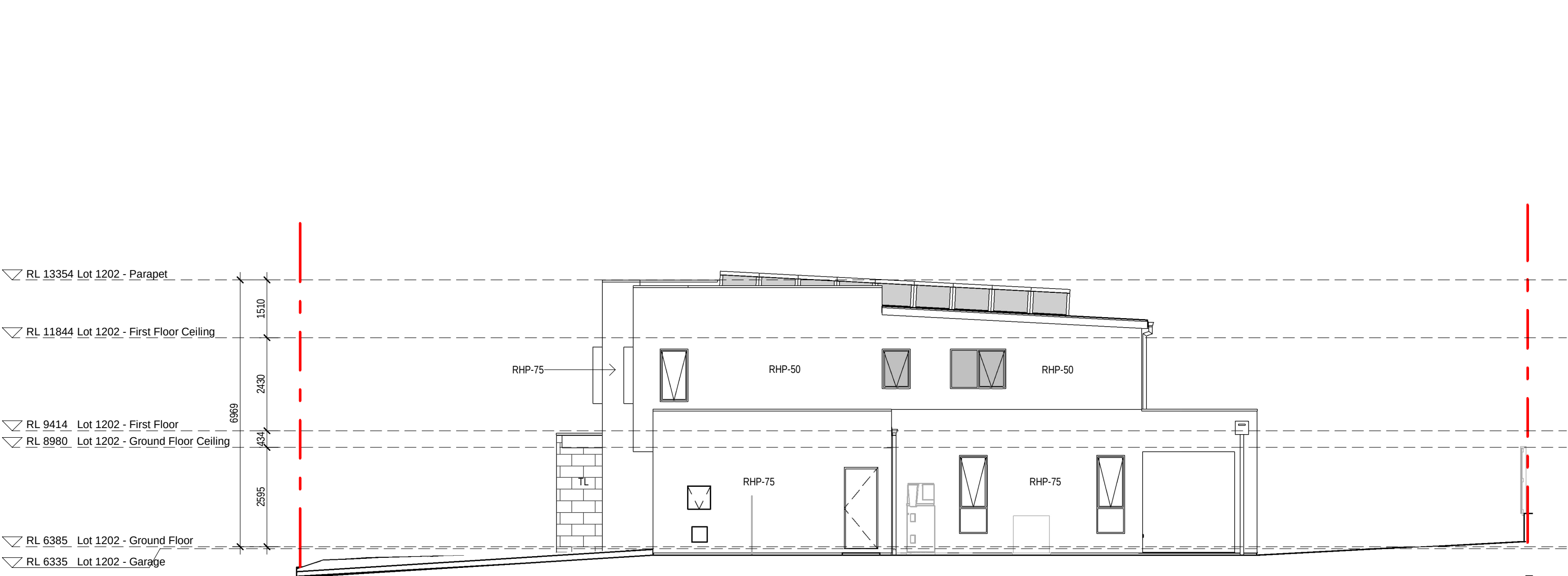
project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.2 Lot: 1201-1208

title:
ELEVATIONS AND SECTIONS - LOT 1201

job no: MB-10418
drawing no: S1-1.2-DA300
scale @ A1 : 1 : 100
date: 31.10.25 rev: B



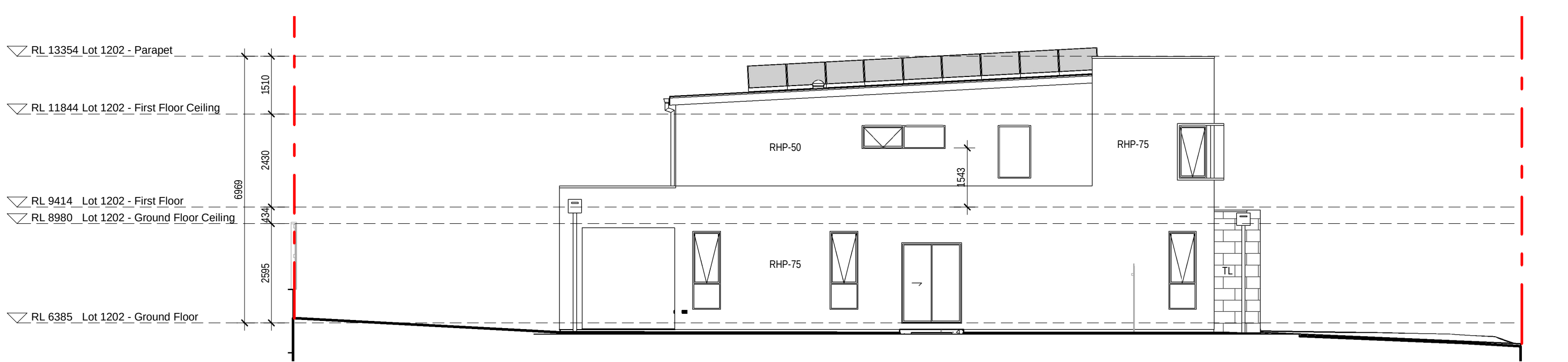
1202 - WEST ELEVATION



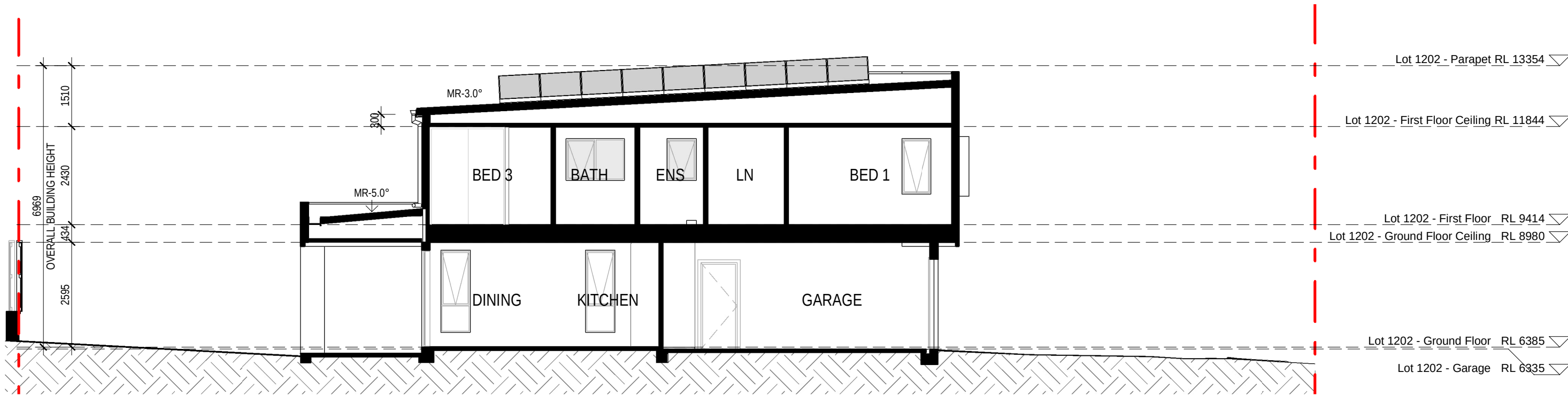
1202 - SOUTH ELEVATION



1202 - EAST ELEVATION



1202 - NORTH ELEVATION



1202 - 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
MC	COLOURBOND METAL CLADDING
OBSCURE WINDOWS	
	GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

0mm

100mm

200mm

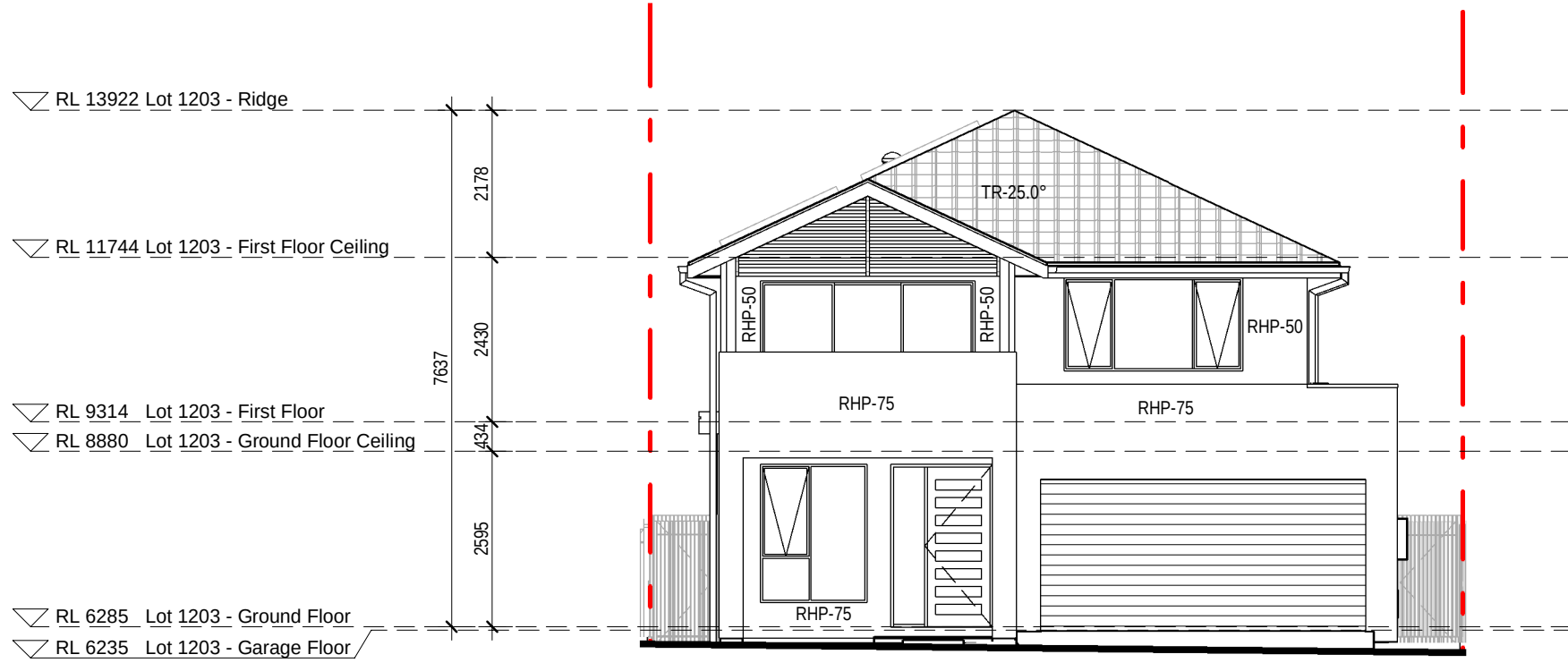
300mm

100mm

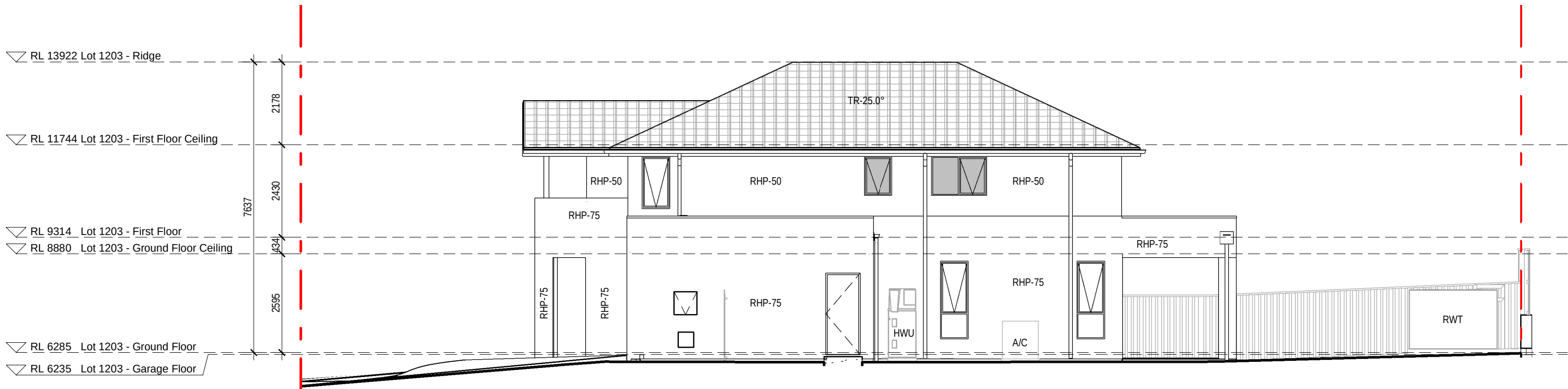
200mm

300mm

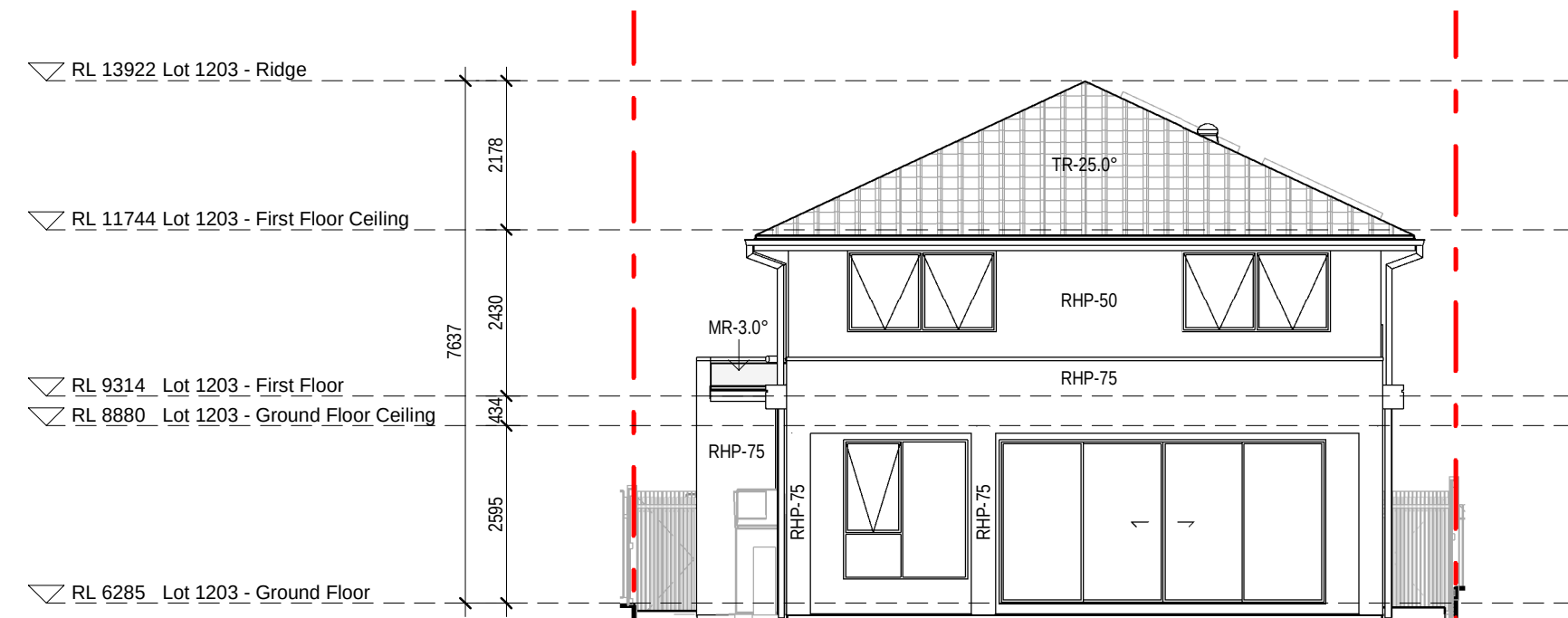
EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE	
FBW	FACE BRICKWORK
RBW	RENDERED BRICKWORK
RHP - 75	RENDERED HEBEL PANEL 75
RHP - 50	RENDERED HEBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC - H	LIGHT WEIGHT CLADDING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



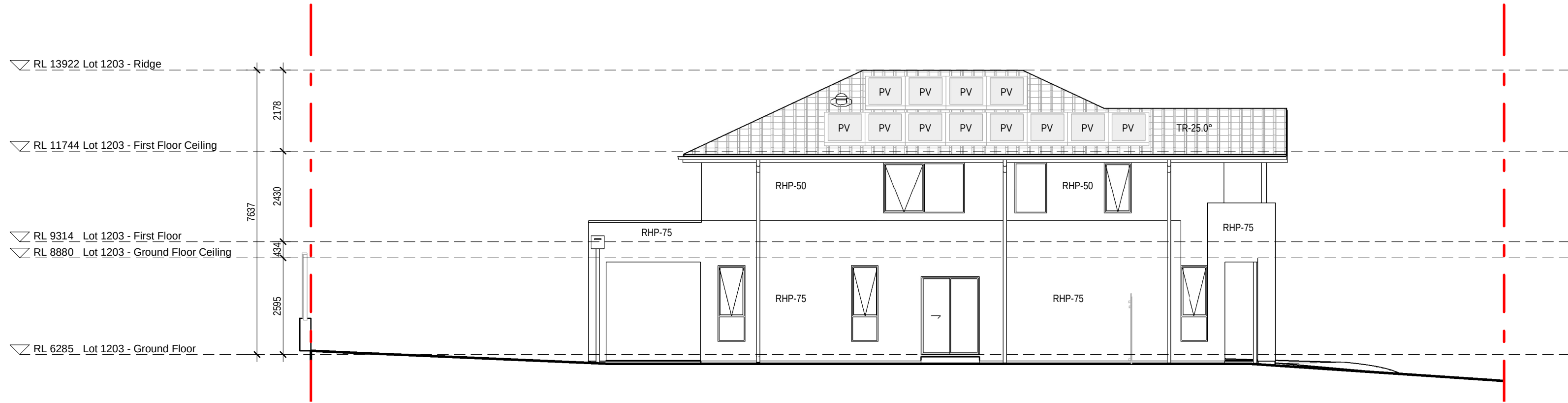
1 1203 - WEST ELEVATION
1:100



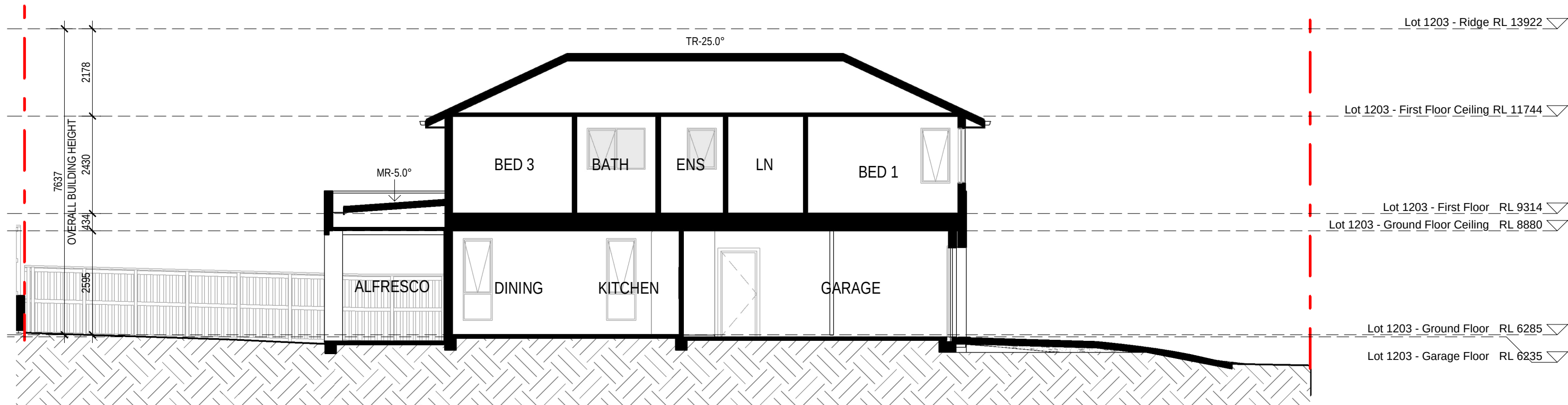
2 1203 - SOUTH ELEVATION
1:100



3 1203 - EAST ELEVATION
1:100



4 1203 - NORTH ELEVATION
1:100



5 1203 - SECTION 01

31.10.25
19.08.25
date

B
A
rev

ISSUE TO SSDA FOR APPROVAL
PRELIMINARY ISSUE FOR CONSULTANT
amendment

MIRVAC DESIGN
architects
interior design
landscape design
project management
Mirvac Design Pty Ltd
ABN 70 003 959 931
Mirvac Design Nominees / Responsible Architects
Andra Verma Andra La Chaud-Her Michael Milner
http://www.mirvacdesign.com/mirvacdesign/

dent
mirvac

project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.2 Lot: 1201-1208

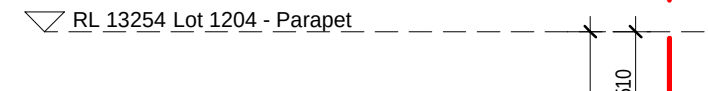
title:
ELEVATIONS AND SECTIONS - LOT 1203

job no: MB-10418
drawing no: S1-1.2-DA302
scale @ A1 : 1:100
date: 31.10.25 rev: B

0mm 100mm 200mm 300mm



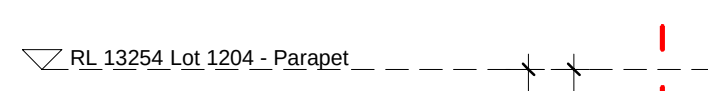
200mm



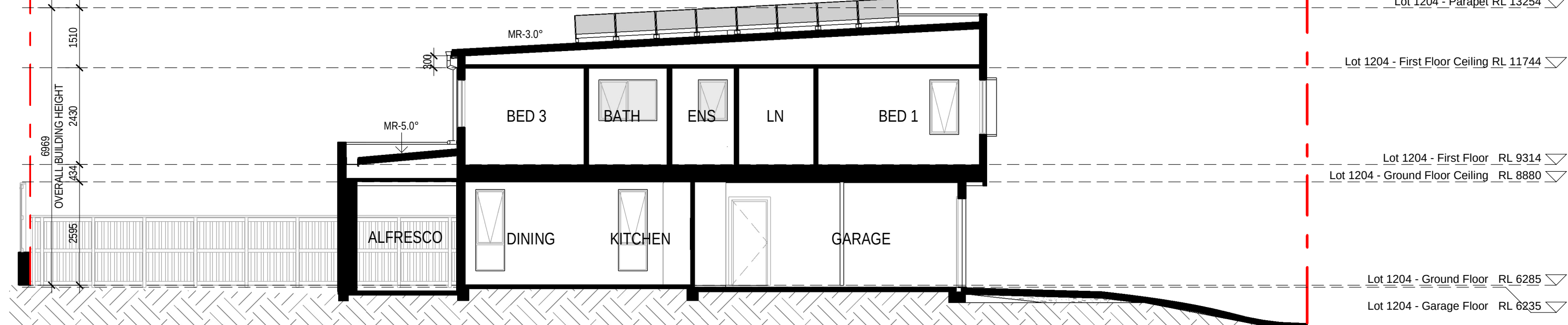
2 1:100



3 1 : 100



4 1 : 100



5

31.10.25	B
19.08.25	A
date	rev

MIRVAC DESIGN
Level 28/200 George St
Sydney NSW 2000
T 02 9000 8000

architecture
urban design
interior design
graphic design

Mirvac Design Pty Ltd
ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Vienna, Andrew La, David Hirst, Michael Wines
<https://www.mirvacdesign.com/nominated-arch>



project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.2 Lot: 1201-1208

title:
ELEVATIONS AND SECTIONS - LOT
1204

job no: MB-10418
drawing no: S1-1.2-DA303
scale @ A1 : 1 : 100
date: 31.10.25 rev: B

0mm

100mm

200mm

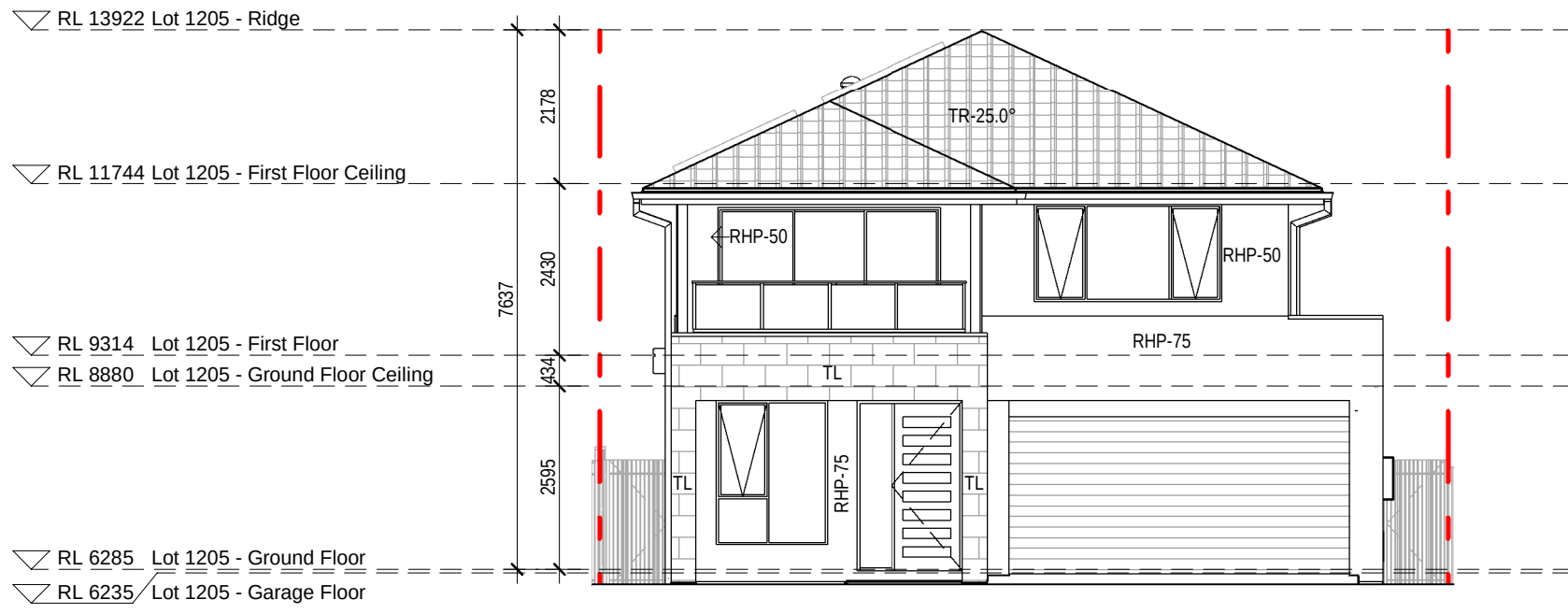
300mm

100mm

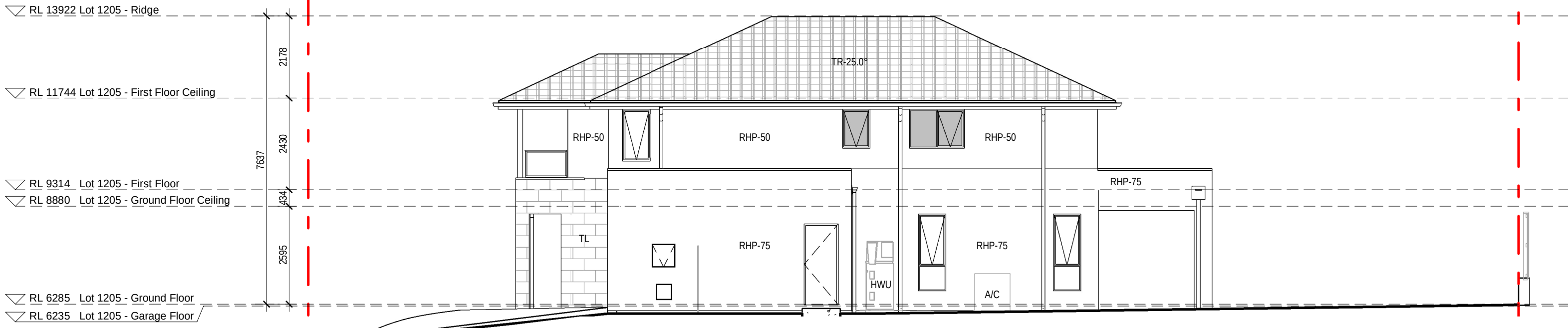
200mm

300mm

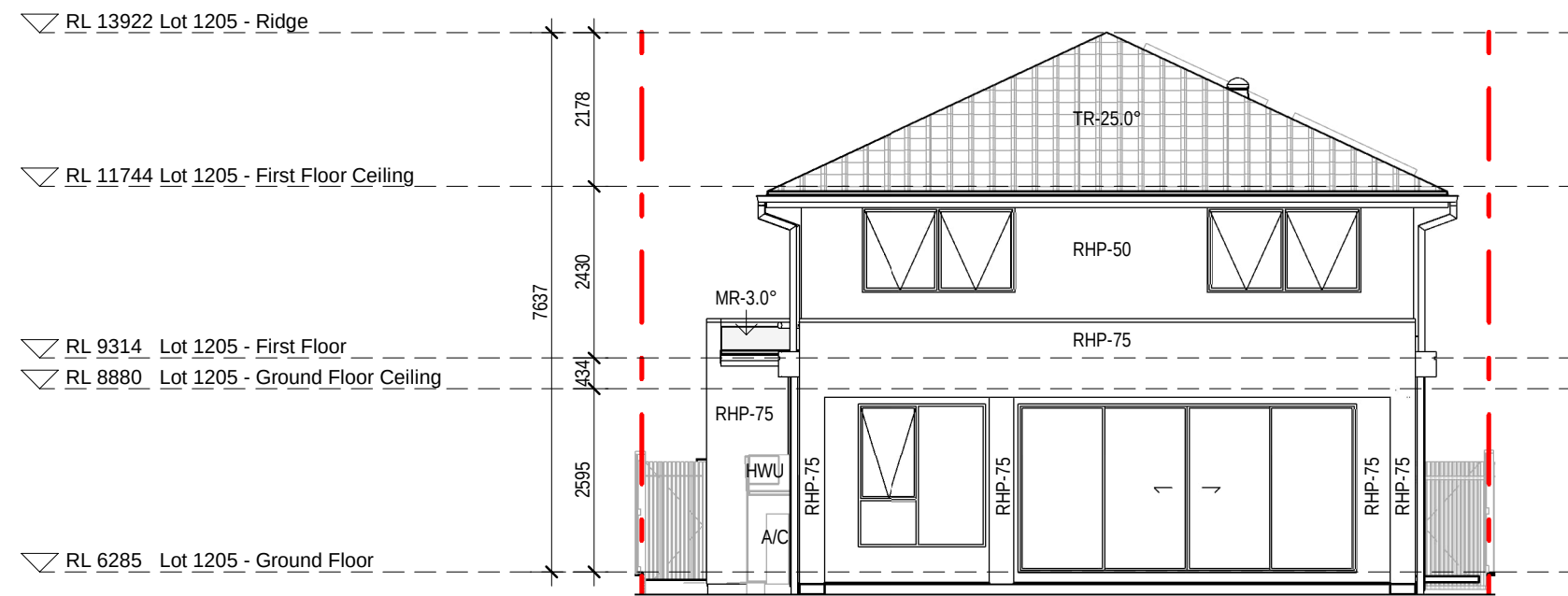
EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE	
FBW	FACE BRICKWORK
RBW	RENDERED BRICKWORK
RHP - 75	RENDERED REBEL PANEL 75
RHP - 50	RENDERED REBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC - H	LIGHT WEIGHT CLADDING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



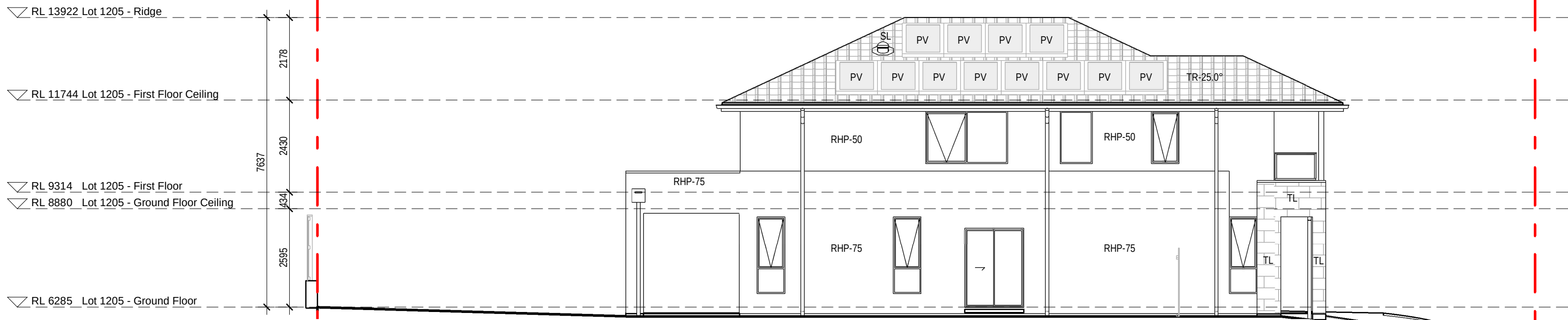
1 1205 - WEST ELEVATION
1:100



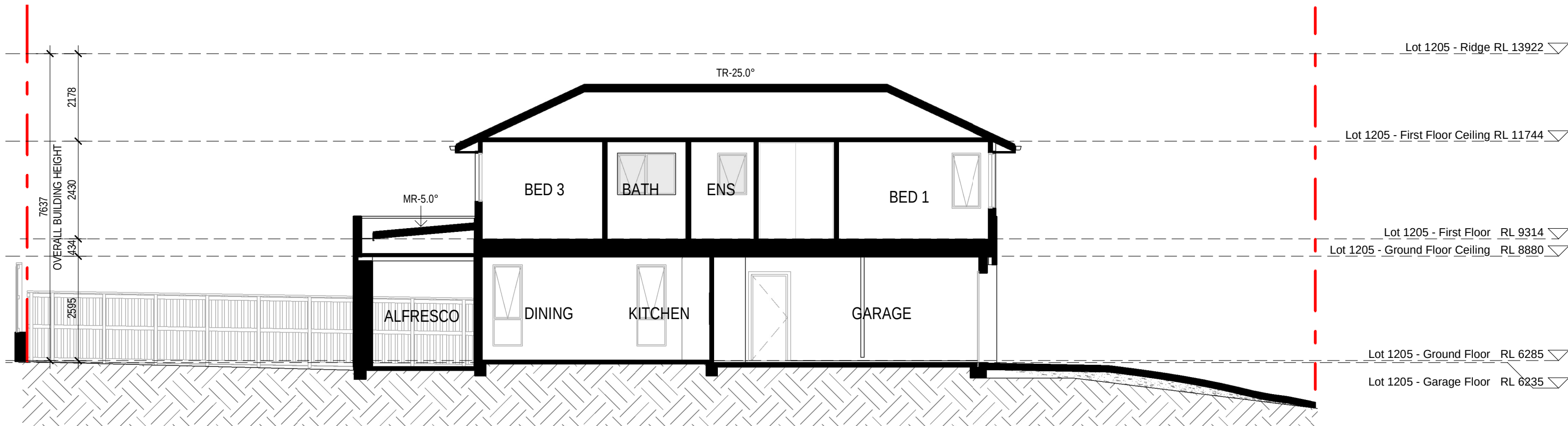
2 1205 - SOUTH ELEVATION
1:100



3 1205 - EAST ELEVATION
1:100



4 1205 - NORTH ELEVATION
1:100



5 1205 - SECTION

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

MIRVAC DESIGN
architects
interior design
landscape design
project management

Mirvac Design Pty Ltd
ABN 70 009 959 931
Level 20 200 George St
Sydney NSW 2000
Tel: 002 959 931

Mirvac Design Nominated / Responsible Architects
Anda Verma, Andrew La, David Hest, Michael Wilson
http://www.mirvacdesign.com/mirvacdesign-architects



project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.2 Lot: 1201-1208

title:
ELEVATIONS AND SECTIONS - LOT 1205

job no: MB-10418
drawing no: S1-1.2-DA304
scale @ A1 : 1:100
date: 31.10.25 rev: B

0mm

100mm

200mm

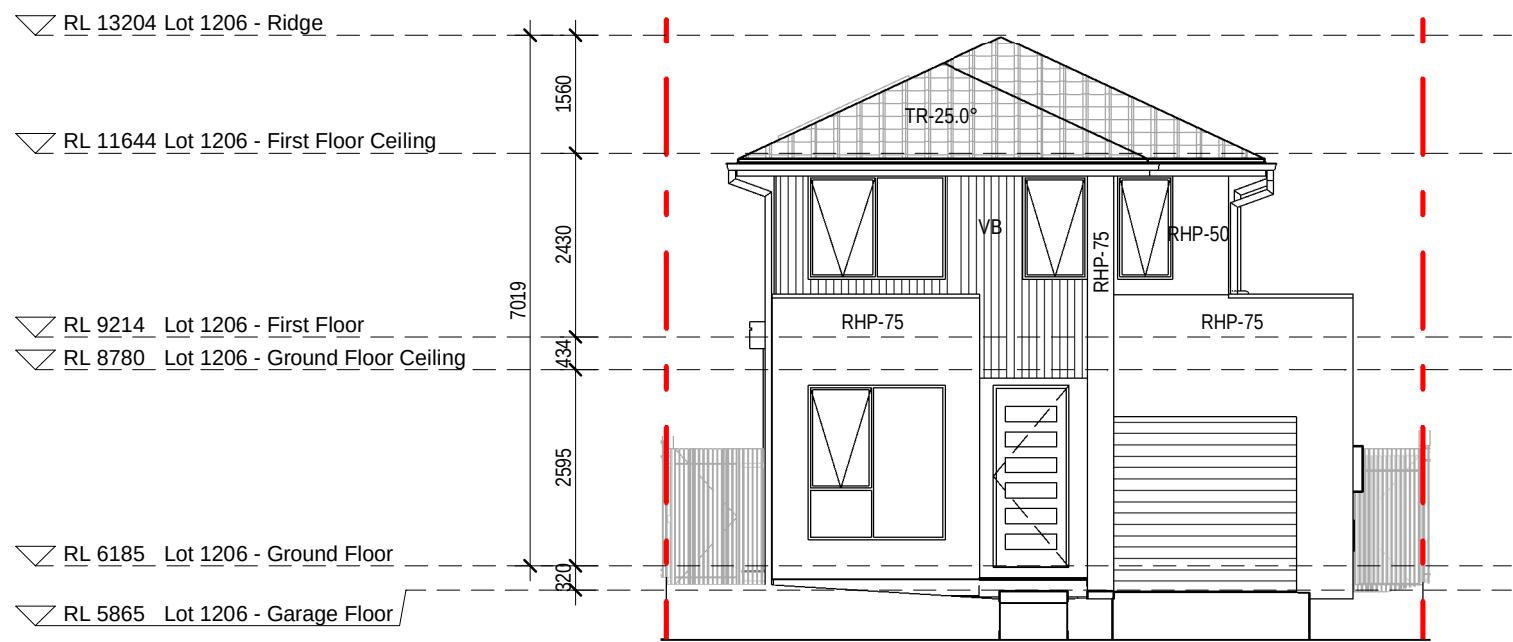
300mm

EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE	
FBW	FACE BRICKWORK
RBW	RENDERED BRICKWORK
RHP - 75	RENDERED 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
MC	COLOURBOND METAL CLADDING

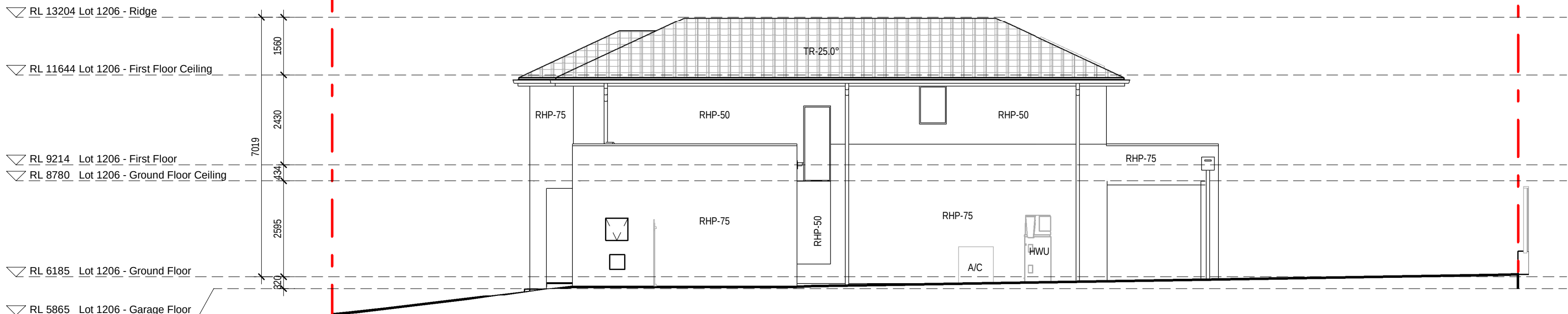
100mm

200mm

300mm

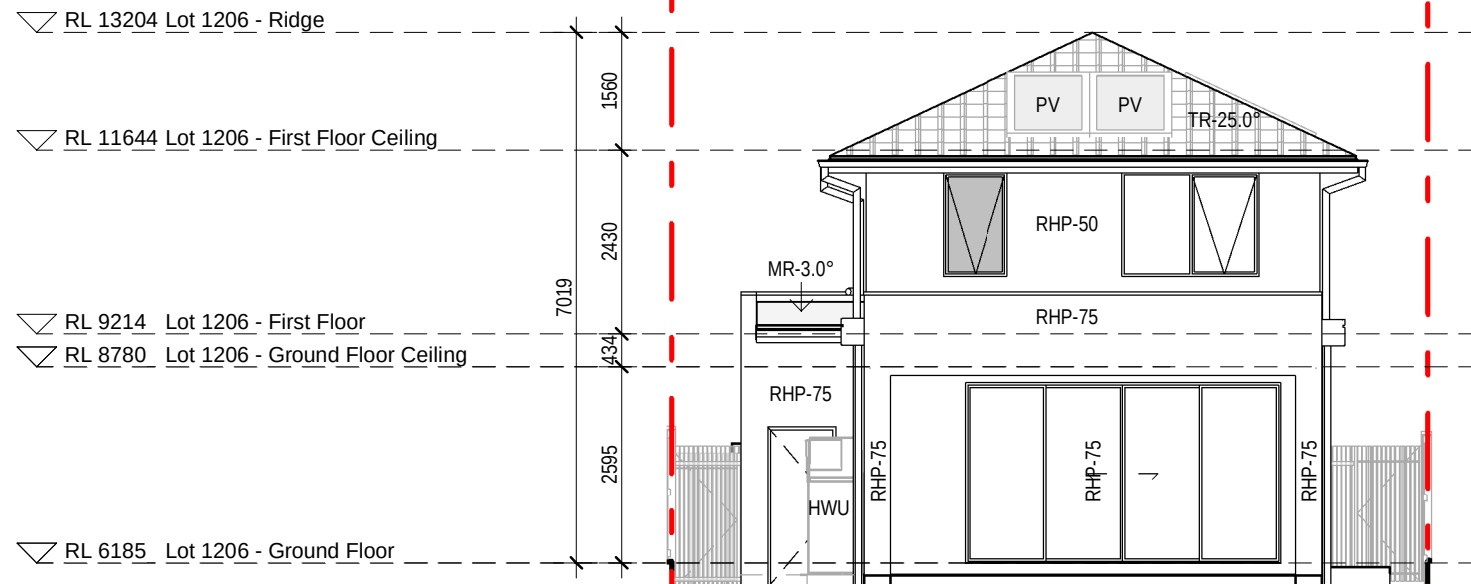


1 1206 - WEST ELEVATION



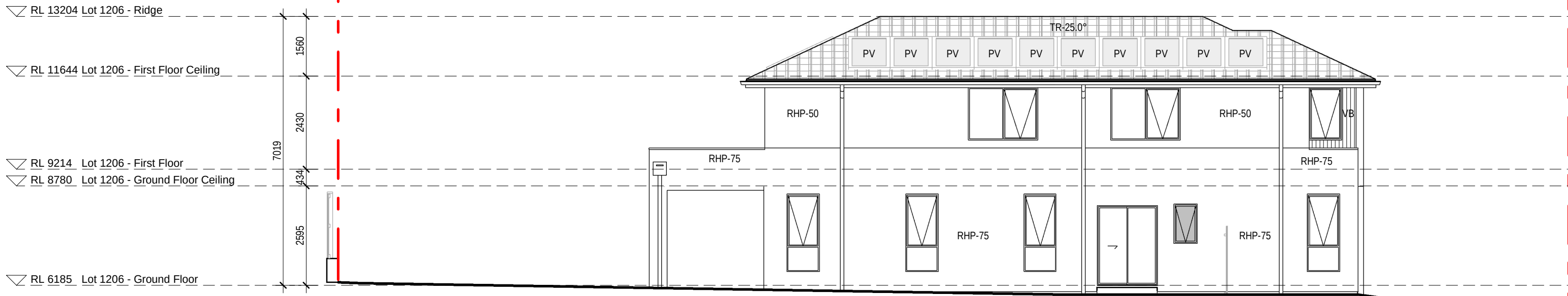
2 1206 - SOUTH ELEVATION

1 : 100



3 1206 - EAST ELEVATION

1 : 100



4 1206 - NORTH ELEVATION

1 : 100



5 1206 - SECTION 01

31.10.25
19.08.25
086
date

B
A
rev

ISSUE TO SSDA FOR APPROVAL
PRELIMINARY ISSUE FOR CONSULTANT
amendment

MIRVAC
DESIGN

Level 20 200 George St
Sydney NSW 2000
Tel: 002 9559 5351
Mirvac Design Pty Ltd
ABN 70 002 959 531
Mirvac Design Nominees / Responsible Architects
Andra Verro Andrea La Chaud-Herz Michael Milner
http://www.mirvacdesign.com/mirvacdesign-architects

dent
mirvac

project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.2 Lot: 1201-1208

title:
ELEVATIONS AND SECTIONS - LOT
1206

job no: MB-10418
drawing no: S1-1.2-DA305
scale @ A1 : 1 : 100
date: 31.10.25 rev: B

0mm

100mm

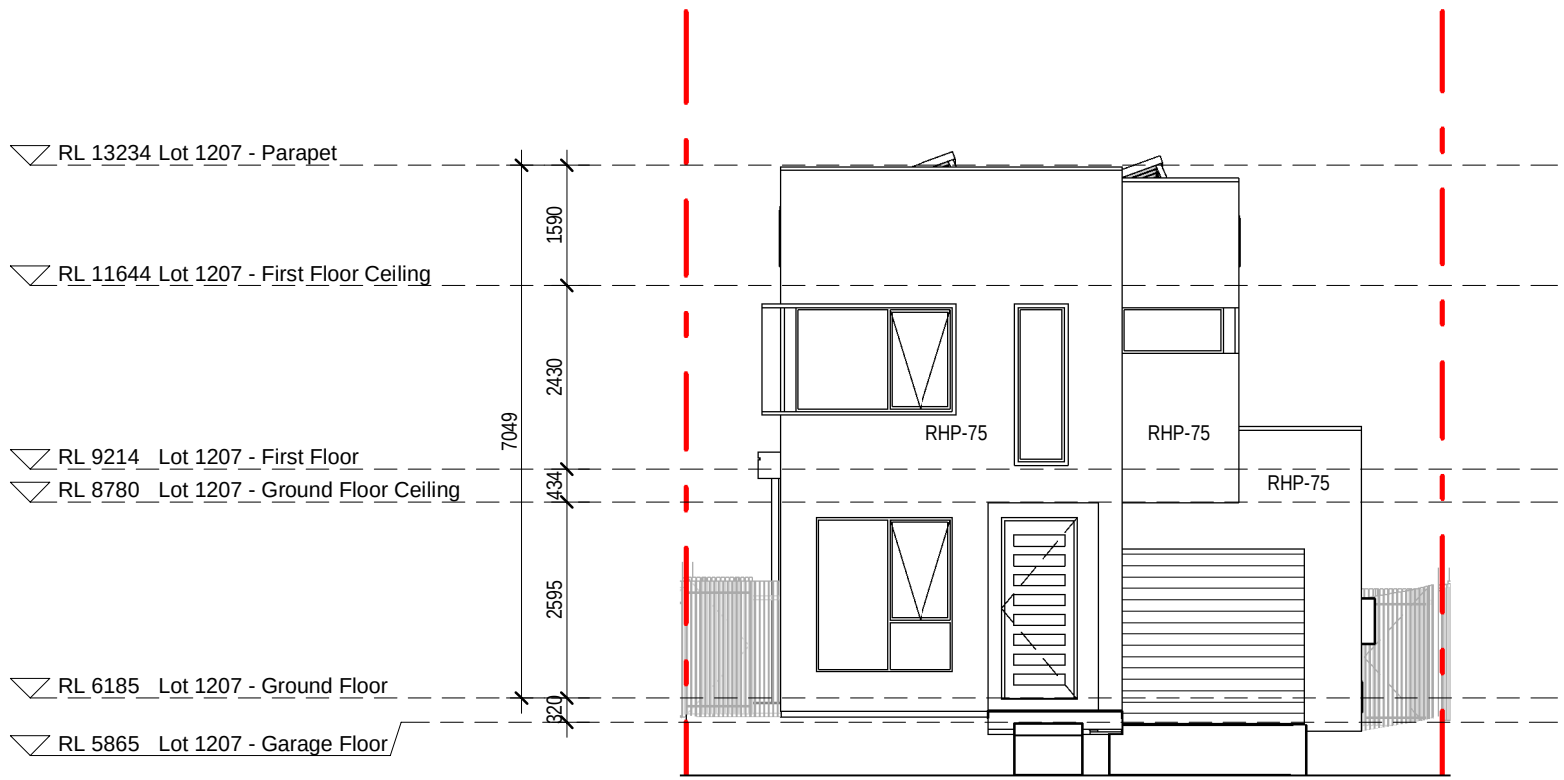
200mm

300mm

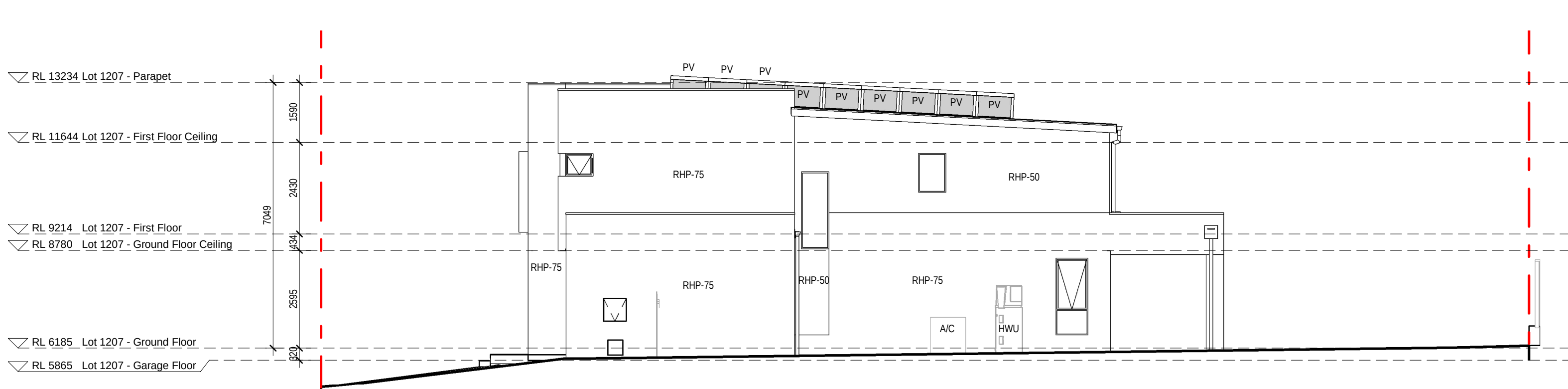
100mm

200mm

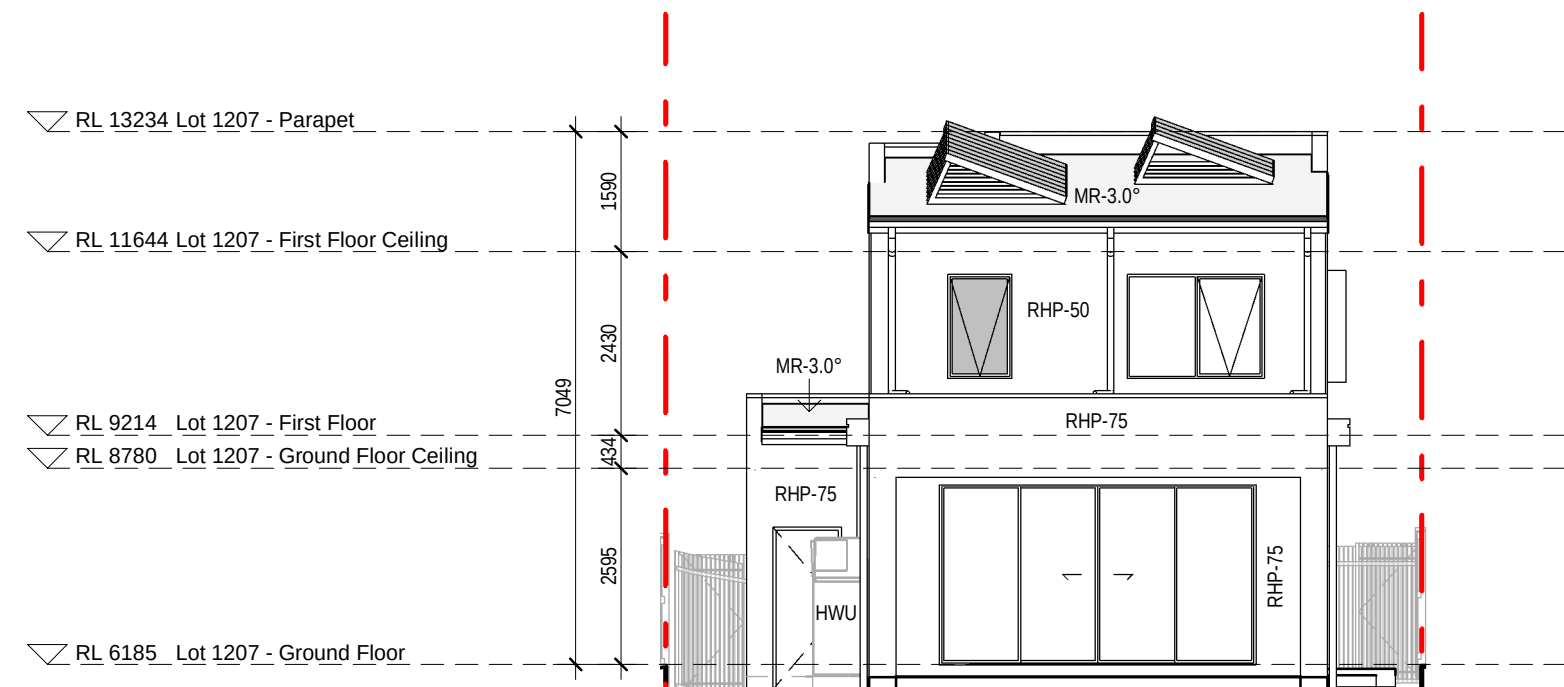
300mm



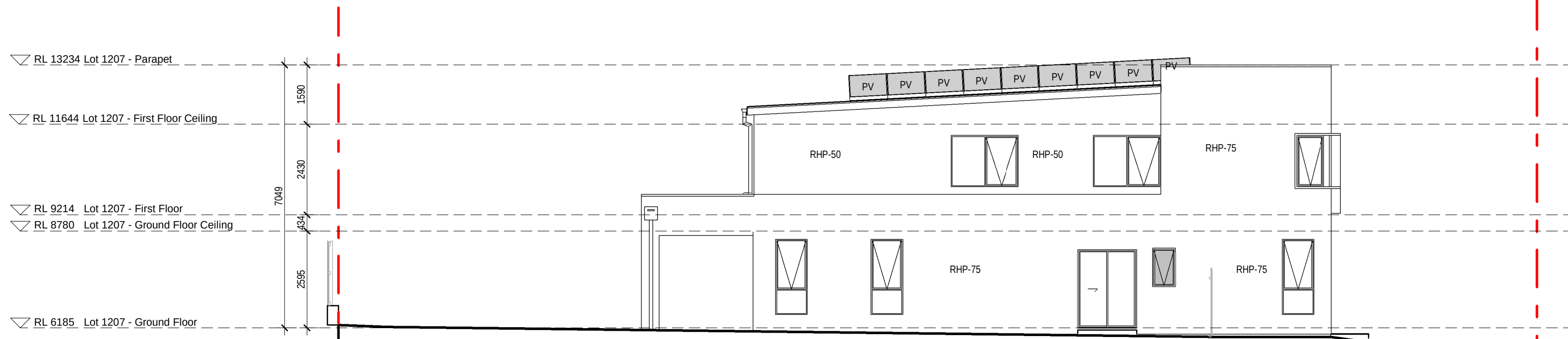
1 1207 - WEST ELEVATION
1:100



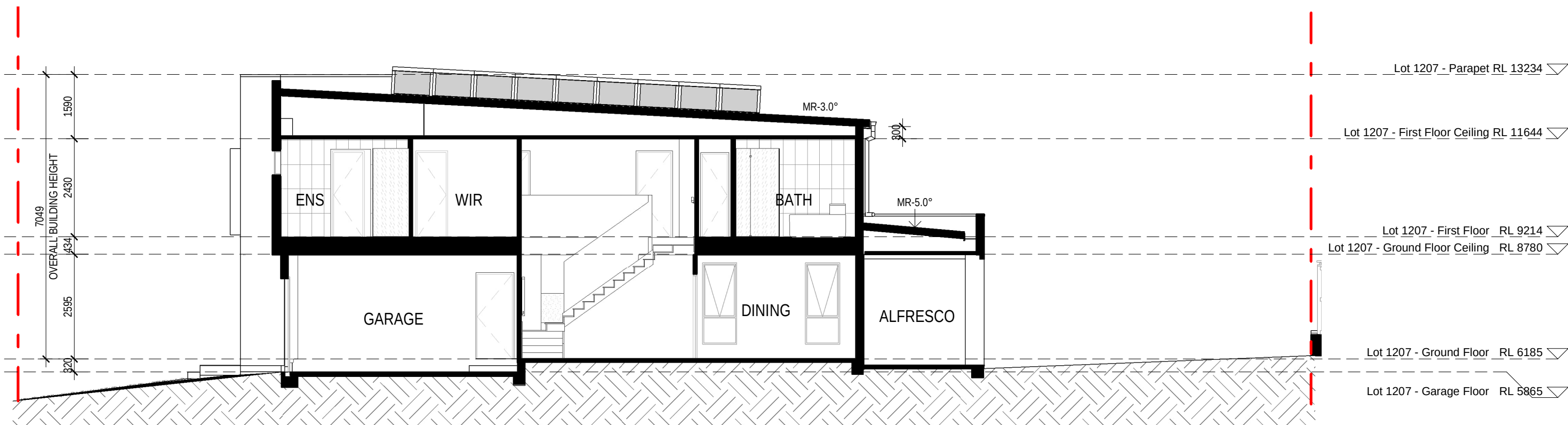
2 1207 - SOUTH ELEVATION
1:100



3 1207 - EAST ELEVATION
1:100



4 1207 - NORTH ELEVATION
1:100



5 1207 - 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
MC	COLOURBOND METAL CLADDING
OBSCURE WINDOWS	
	GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

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

MIRVAC DESIGN
architects
interior design
landscape design
project management

Mirvac Design Pty Ltd
ABN 70 007 959 931

Mirvac Design Nominees / Responsible Architects
Andra Verrea Andra La Cloud Heri Michael Mirvac
<http://www.mirvacdesign.com/mirvacdesign-architects>

dent

mirvac

project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.2 Lot: 1201-1208

title:
ELEVATIONS AND SECTIONS - LOT 1207

job no: MB-10418
drawing no: S1-1.2-DA306
scale @ A1 : 1 : 100
date: 31.10.25 rev: B

0mm

100mm

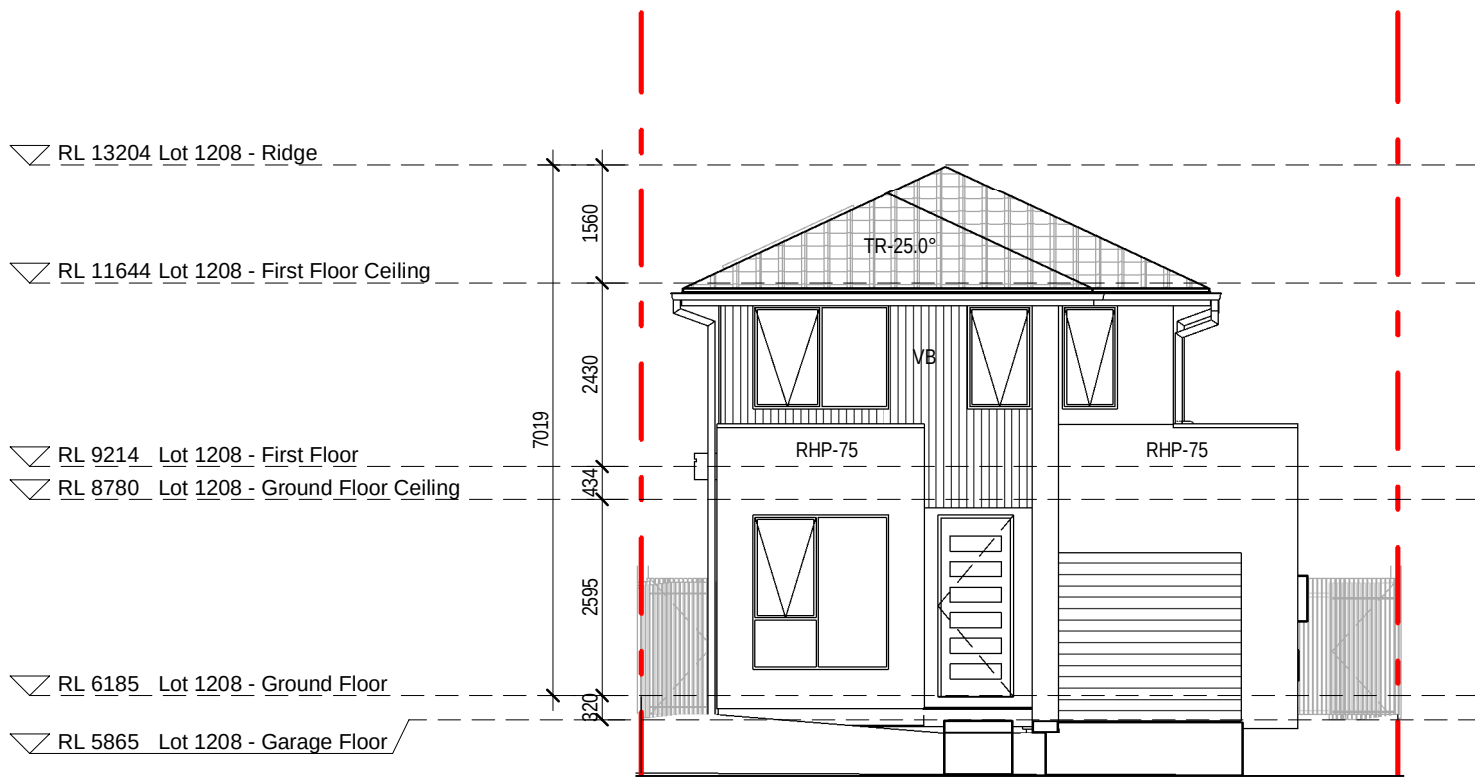
200mm

300mm

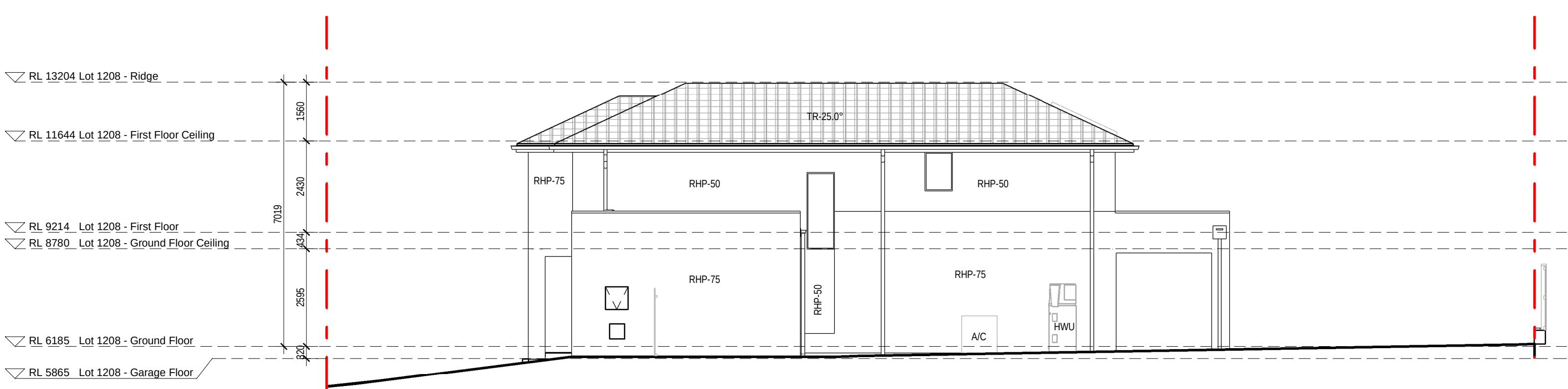
100mm

200mm

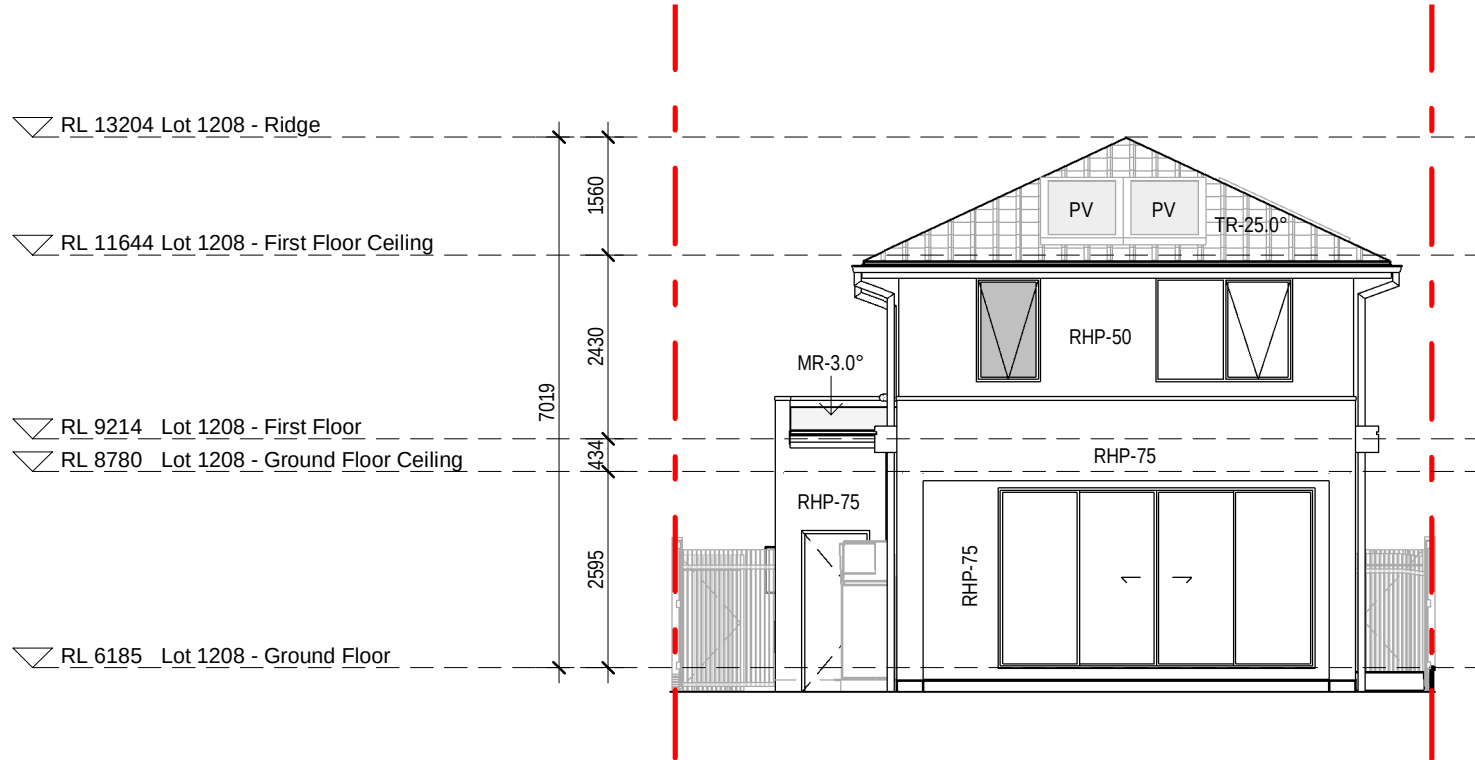
300mm



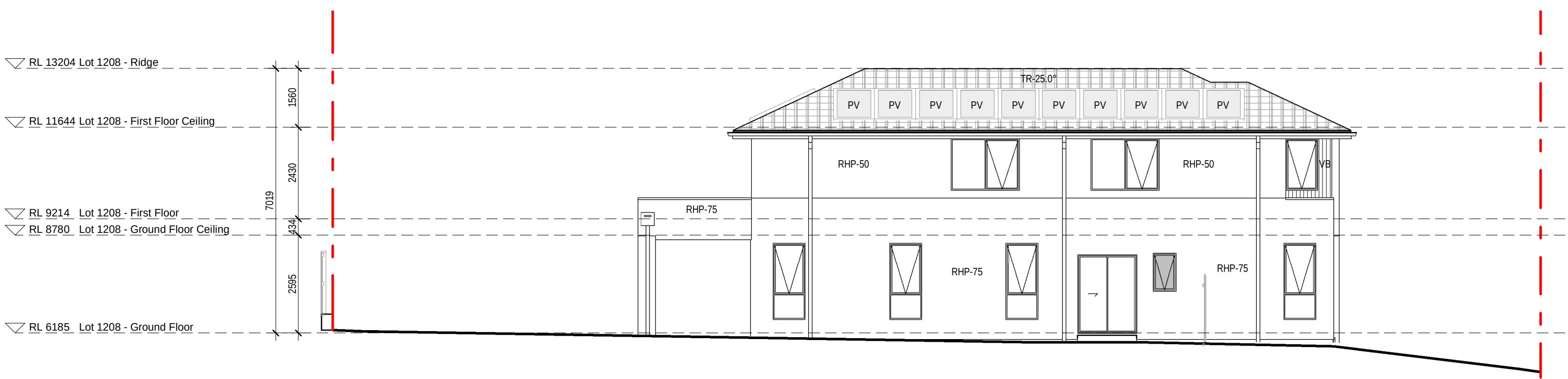
1 1208 - WEST ELEVATION
1 : 100



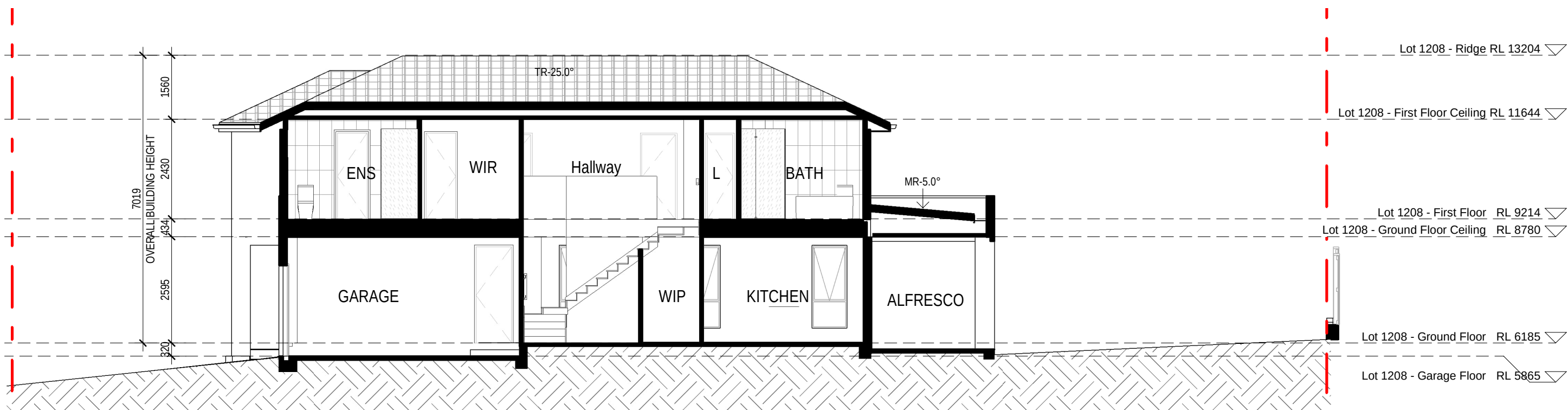
2 1208 - SOUTH ELEVATION
1 : 100



3 1208 - EAST ELEVATION
1 : 100



4 1208 - NORTH ELEVATION
1 : 100



5 1208 - 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
MC	COLOURBOND METAL CLADDING
OBSCURE WINDOWS	
	GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

0mm

100mm

200mm

300mm

100mm

200mm

300mm



1 SIDE ELEVATION - LOT 1201



2 FRONT ELEVATION - LOT 1201 - 1204
1 : 100



3 FRONT ELEVATION - LOT 1205 - 1208

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

MIRVAC DESIGN
architects
urban design
interior design
landscape design

Mirvac Design Pty Ltd
ABN 70 005 959 531

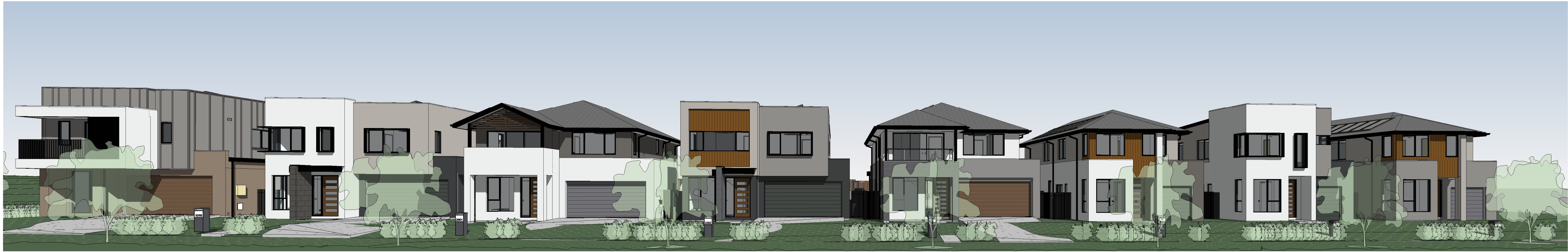
Mirvac Design Nominated / Responsible Architects
Anita Verro Architects La Ciudad Nueva Michael Weiner
<http://www.mirvacdesign.com/mirvacdesign>

client
mirvac

project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.2 Lot: 1201-1208

title:
COLOURED STREETSCAPES

job no: MB-10418
drawing no: S1-1.2-DA320
scale @ A1 : 1 : 100
date: 31.10.25 rev: B



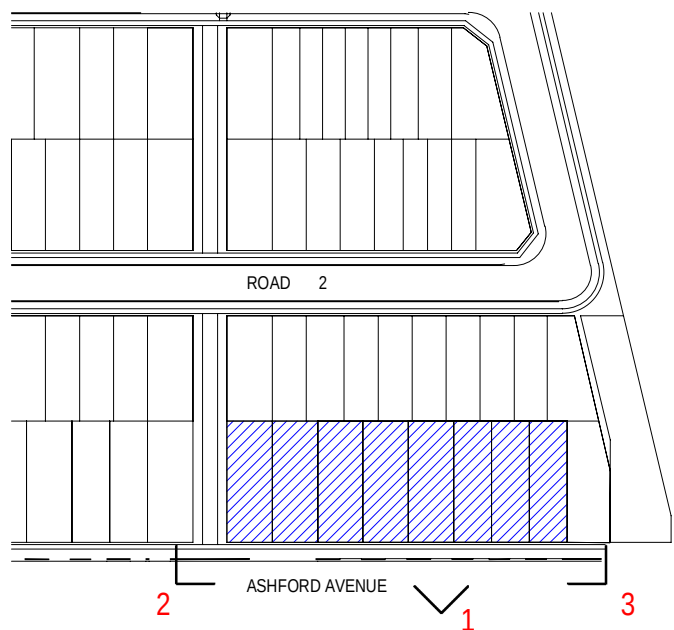
1 LOT 1201-1208



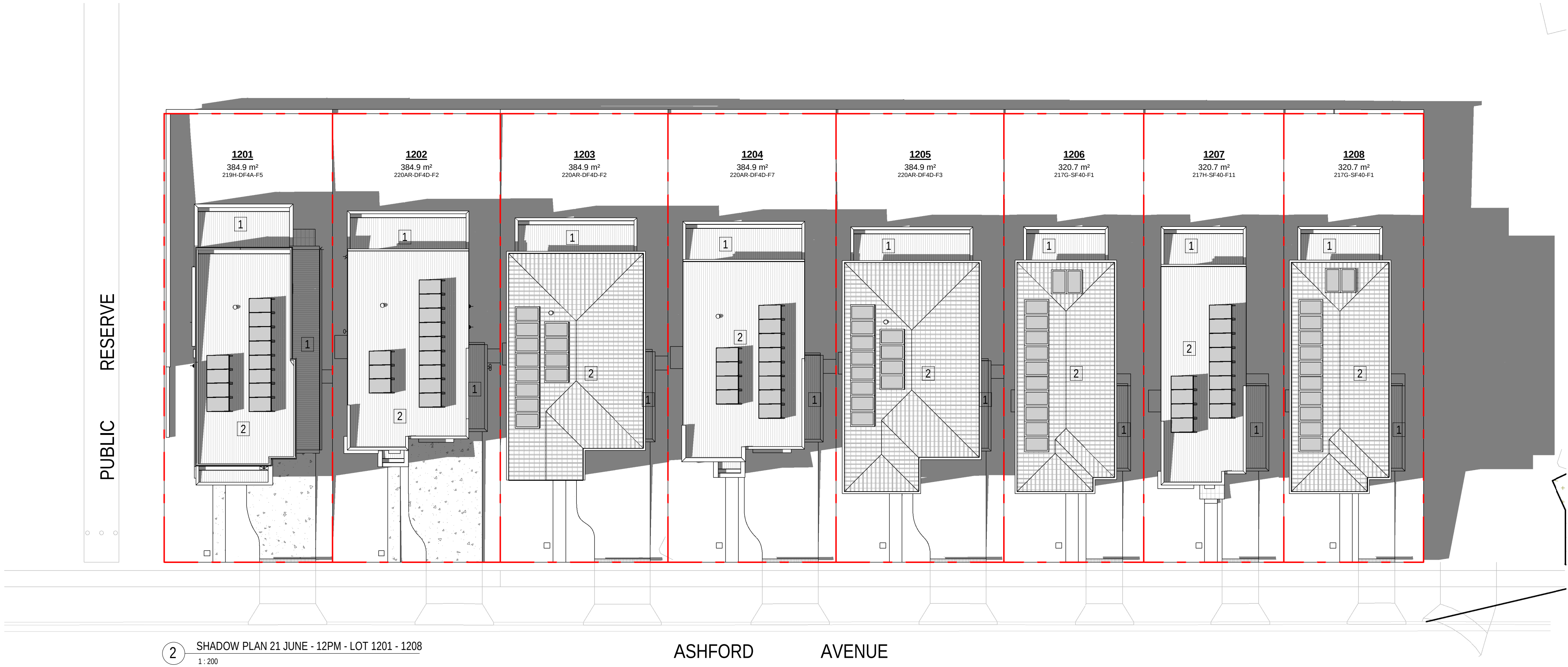
2 LOT 1201-1208



3 LOT 1201-1208



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



2 SHADOW PLAN 21 JUNE - 12PM - LOT 1201 - 1208
1 : 200

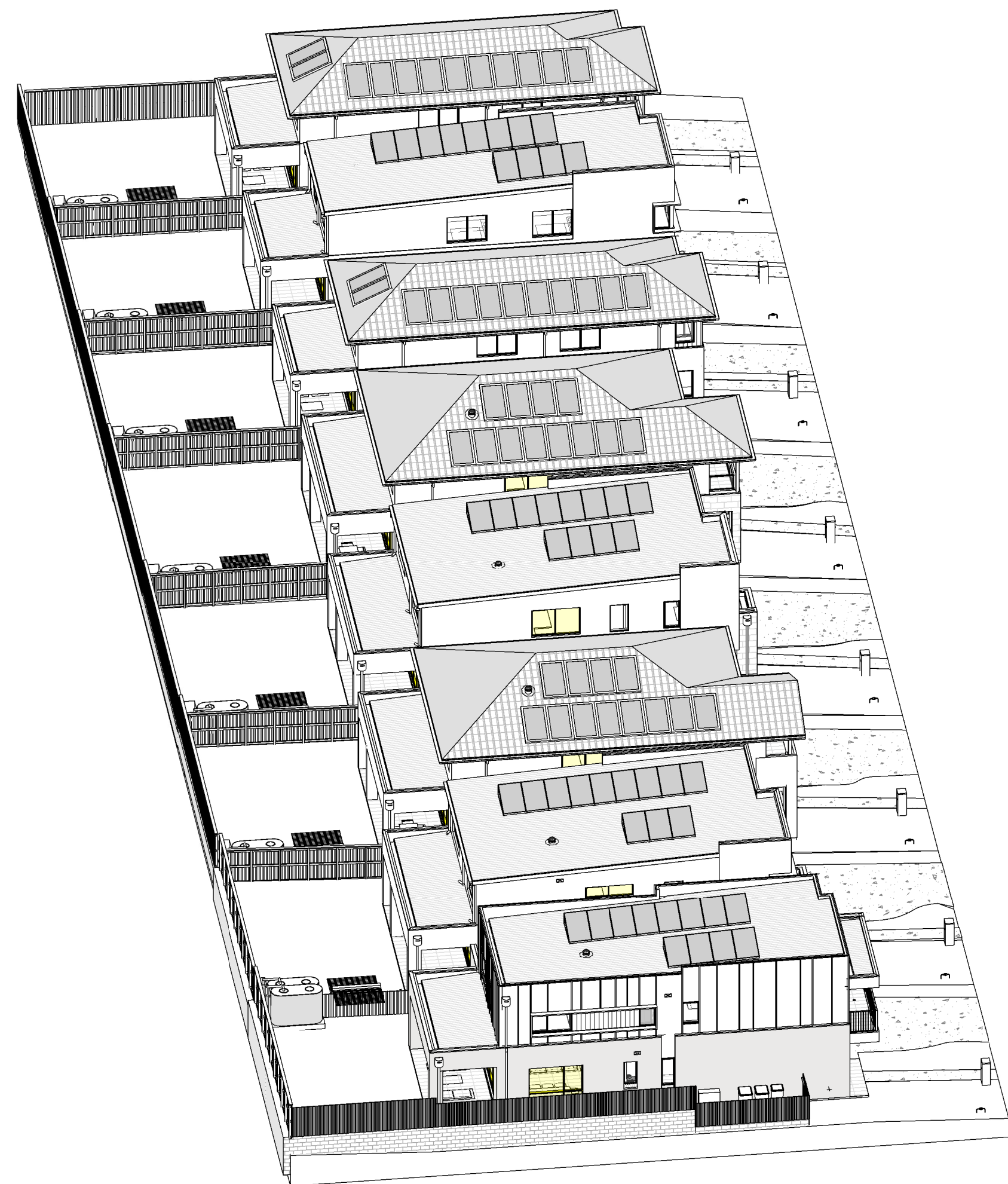
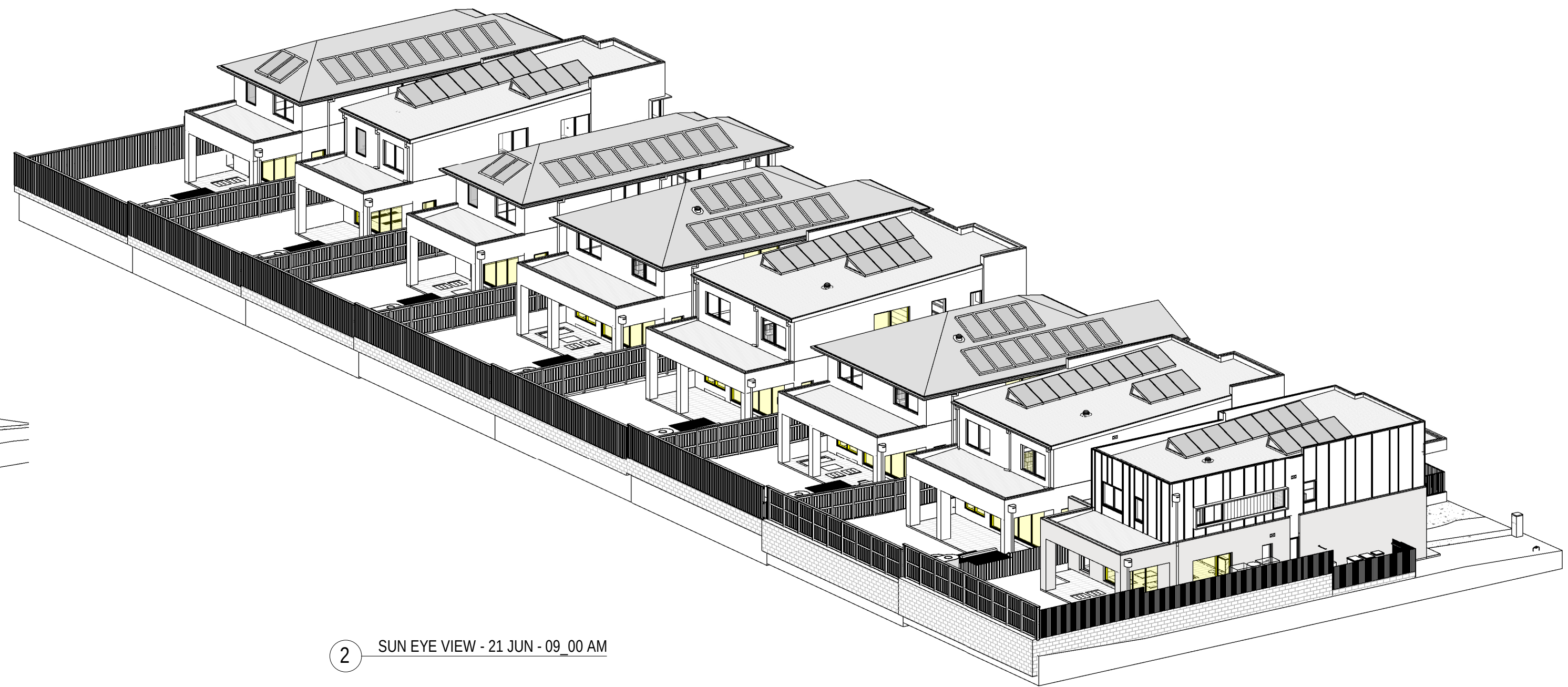
ASHFORD AVENUE



1 SHADOW PLAN 21 JUNE - 3PM - LOT 1201 - 1208
1 : 200

ASHFORD AVENUE





4 SUN EYE VIEW - 21 JUN - 11_00 AM

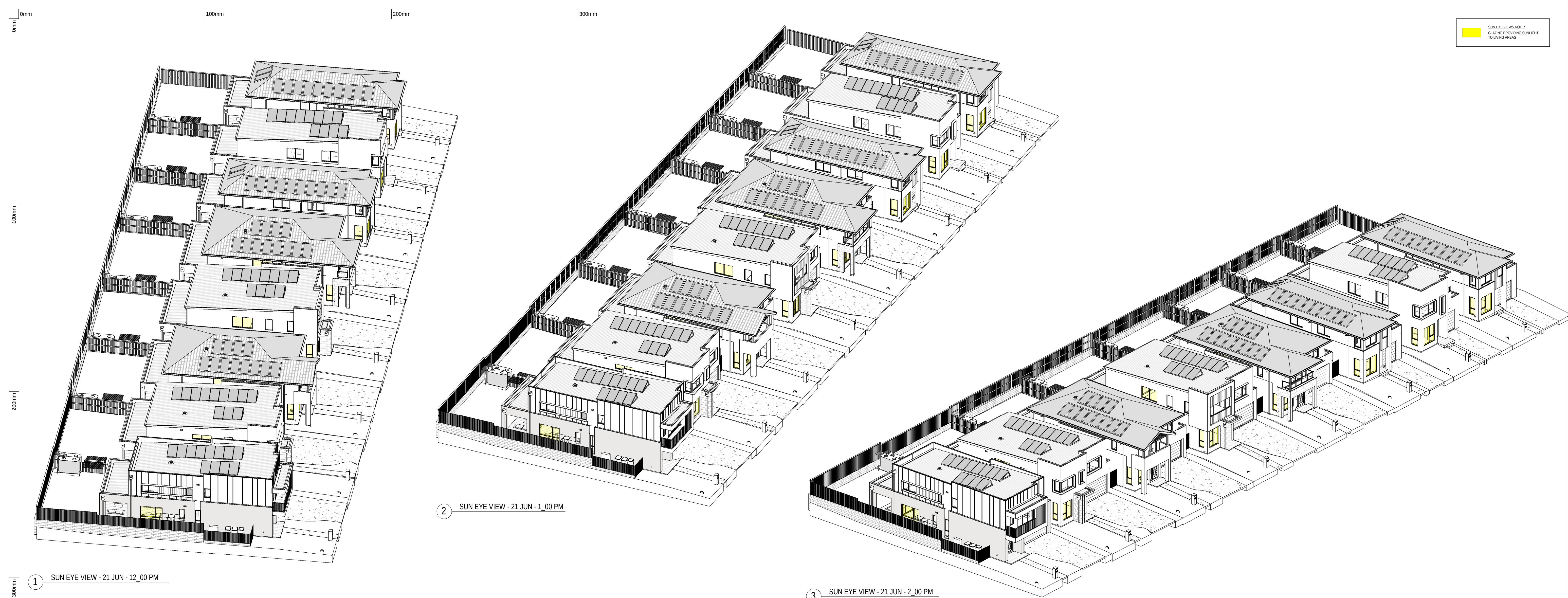
31.10.25	B	ISSUE TO SSDA FOR APPROVAL
19.08.25	A	PRELIMINARY ISSUE FOR CONSULTANT
date	rev	amendment

client:



mirvac

job no: MB-10418
drawing no: S1-1.2-DA410
scale @ A1 :
date: 31.10.25 rev: B





1 LANDSCAPE AREA PLAN

LANDSCAPED AREA SCHEDULE					
Lot Number	Lot Area	Lot Landscaped Area	Landscape Area req (min 25%)	Landscaped Area Provided (% of Site Area)	Complies
1201	384.90 m²	116.10 m²	96.23 m²	30.16%	Yes
1202	384.90 m²	104.06 m²	96.23 m²	27.04%	Yes
1203	384.90 m²	110.06 m²	96.23 m²	28.59%	Yes
1204	384.90 m²	113.06 m²	96.23 m²	29.37%	Yes
1205	384.90 m²	117.86 m²	96.23 m²	30.62%	Yes
1206	320.70 m²	107.78 m²	80.18 m²	33.61%	Yes
1207	320.70 m²	108.90 m²	80.18 m²	33.96%	Yes
1208	320.70 m²	110.78 m²	80.18 m²	34.54%	Yes

FRONT LANDSCAPED AREA SCHEDULE				
Lot Number	Front yard Area	Landscaped Front yard Area	Landscaped Front yard Area (min 45%)	Complies
1201	84.95 m²	47.92 m²	56.40%	Yes
1202	102.02 m²	49.31 m²	48.33%	Yes
1203	87.87 m²	47.06 m²	53.55%	Yes
1204	84.02 m²	44.89 m²	53.42%	Yes
1205	87.77 m²	42.25 m²	48.14%	Yes
1206	59.20 m²	37.20 m²	62.84%	Yes
1207	57.31 m²	36.85 m²	64.30%	Yes
1208	59.20 m²	37.77 m²	63.81%	Yes

0mm

100mm

200mm

300mm

100mm

200mm

300mm

GFA AREA
POS AREA

SITE FSR				
Lot No	Gross floor area	Lot Area	FSR (Max 50%)	FSR Ratio
1201	176.6 m²	384.9 m²	45.9%	0.46:1
1202	184.3 m²	384.9 m²	47.9%	0.48:1
1203	183.0 m²	384.9 m²	47.5%	0.48:1
1204	184.3 m²	384.9 m²	47.9%	0.48:1
1205	183.0 m²	384.9 m²	47.5%	0.48:1
1206	149.0 m²	320.7 m²	46.5%	0.47:1
1207	148.8 m²	320.7 m²	46.4%	0.46:1
1208	149.0 m²	320.7 m²	46.5%	0.47:1

Area Schedule (POS)	
Lot No.	POS
1201	113.9 m²
1202	119.7 m²
1203	125.7 m²
1204	128.7 m²
1205	133.5 m²
1206	111.0 m²
1207	111.0 m²
1208	111.0 m²

Site - GFA schedule for FSR calc.		
Lot No.	Name	Area
1201	Ground Floor	81.4 m²
1201	First Floor	95.2 m²
		176.6 m²

1202	Ground Floor	80.1 m²
1202	First Floor	104.1 m²
		184.3 m²

1203	Ground Floor	80.1 m²
1203	First Floor	102.8 m²
		183.0 m²

1204	Ground Floor	80.1 m²
1204	First Floor	104.1 m²
		184.3 m²

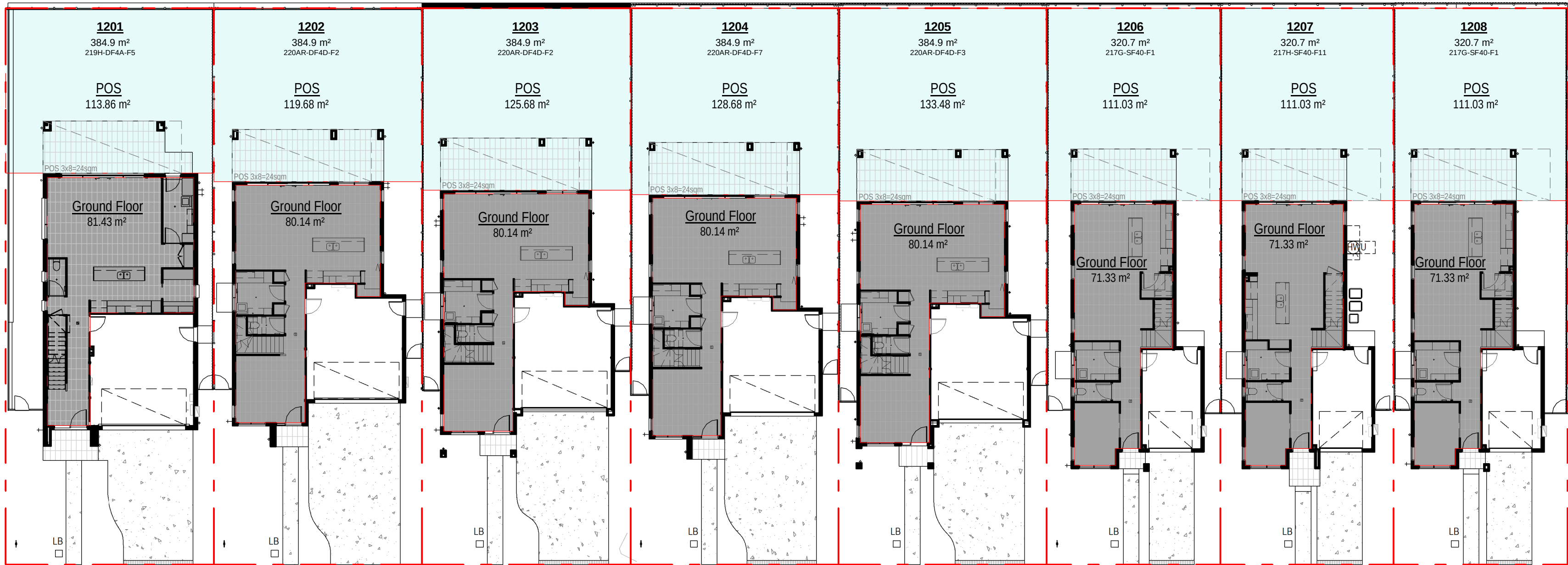
1205	Ground Floor	80.1 m²
1205	First Floor	102.8 m²
		183.0 m²

1206	Ground Floor	71.3 m²
1206	First Floor	77.6 m²
		149.0 m²

1207	Ground Floor	71.3 m²
1207	First Floor	77.5 m²
		148.8 m²

1208	Ground Floor	71.3 m²
1208	First Floor	77.6 m²
		149.0 m²

Grand total 1357.9 m²



1 GFA AREA - GROUND FLOOR PLAN - LOT 1201-1208
1: 200



2 GFA AREA - FIRST FLOOR PLAN - LOT 1201-1208
1: 200



0mm

100mm

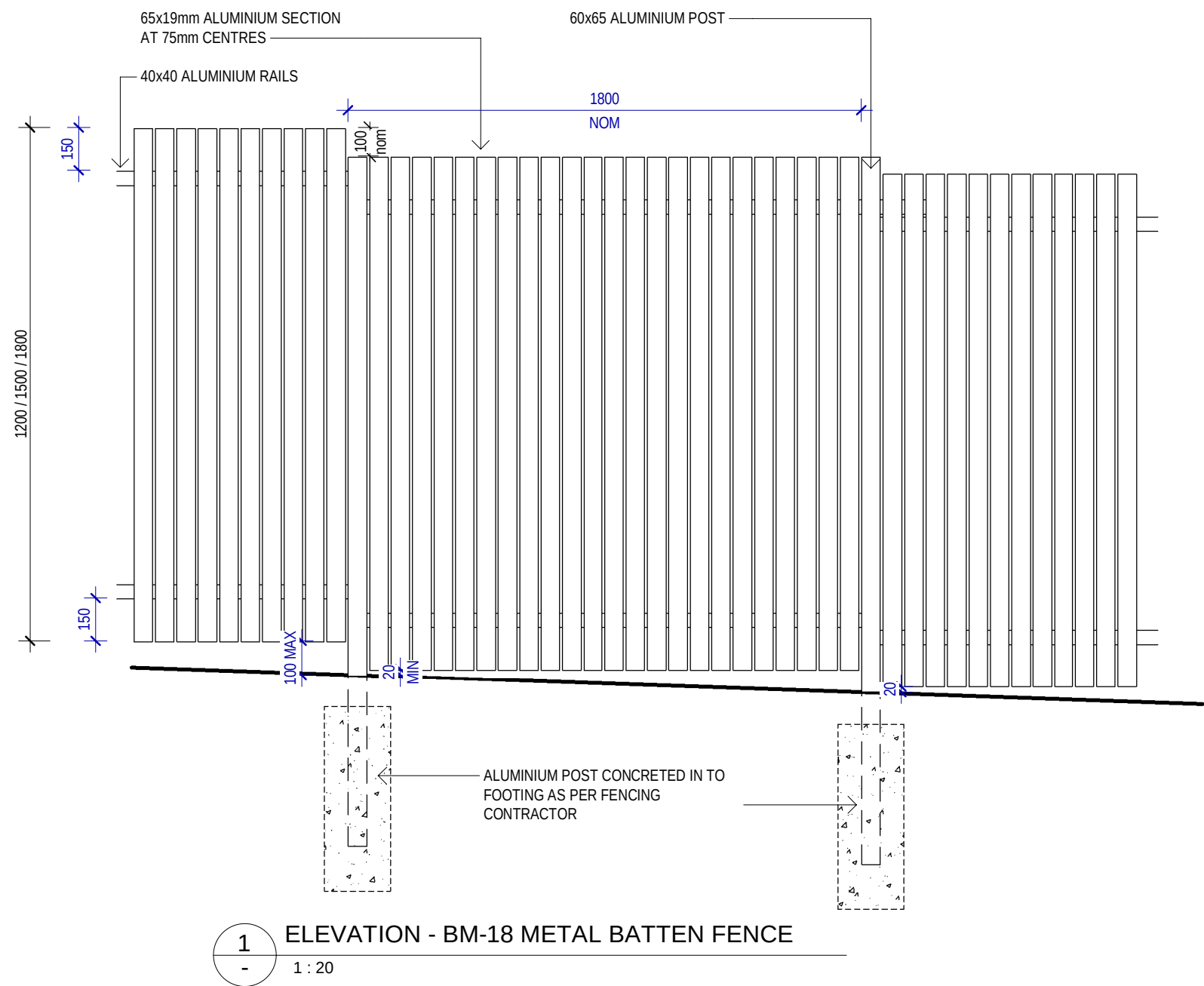
200mm

300mm

100mm

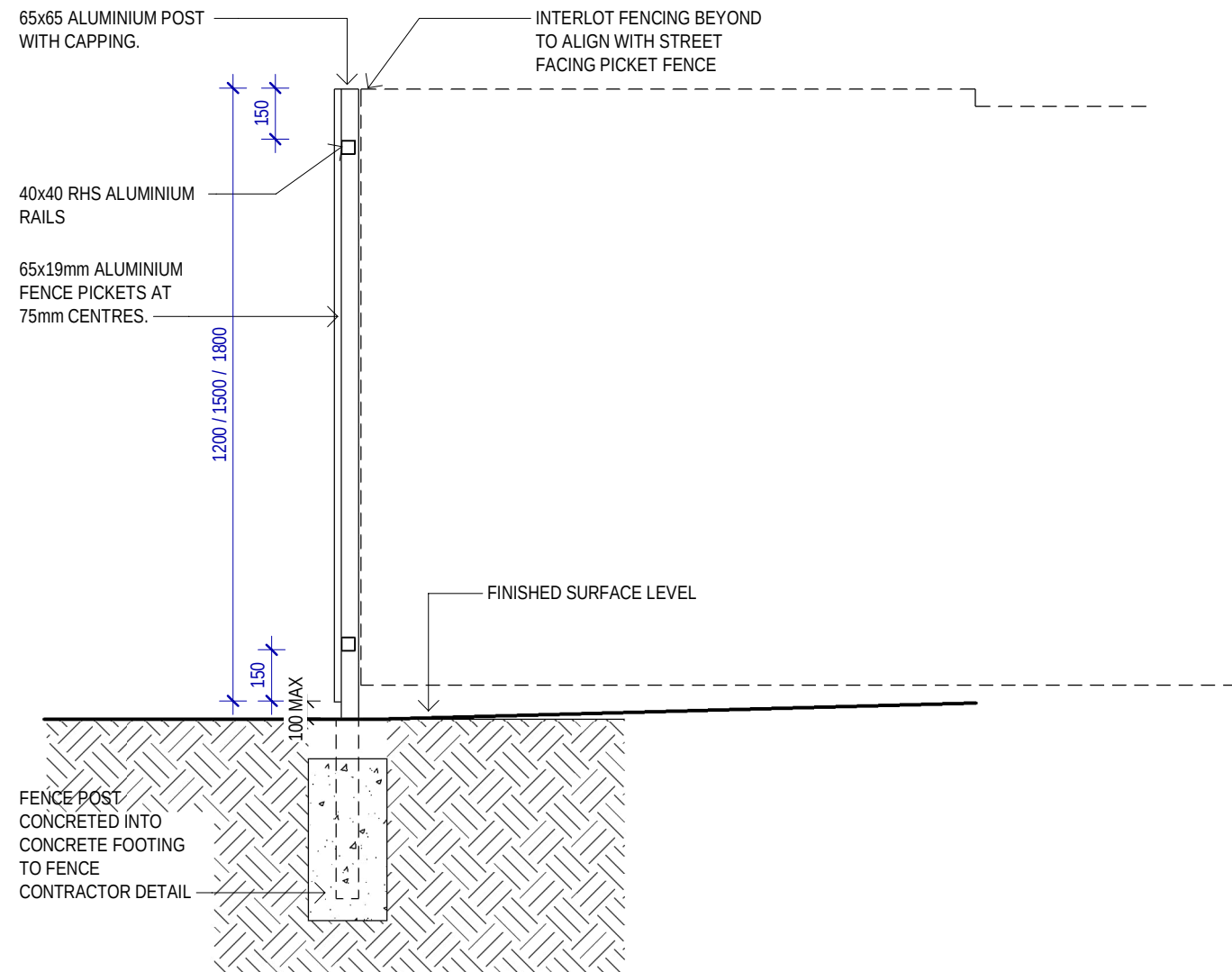
200mm

300mm



1 ELEVATION - BM-18 METAL BATTEN FENCE

1 : 20



2 SECTION



3 LOT 1201 / PUBLIC RESERVE BATTEN FENCE DETAILS

1 : 50

31.10.25	B
19.08.25	A
date	rev

ISSUE TO SSDA FOR APPROVAL
PRELIMINARY ISSUE FOR CONSULTANT
amendment

MIRVAC DESIGN
architects
urban design
interior design
landscape design
project management

Mirvac Design Pty Ltd
ABN 70 007 959 931

Mirvac Design Nominees / Responsible Architects
Andra Verrea Andra La Cloud Heri Michael Milner
<https://www.mirvacdesign.com/mirvacdesign-architects>

client

mirvac

project:
KINLEA - MILPERRA
2 Bullecourt Avenue, Milperra NSW 2214
Stage: 1 Site: 1.2 Lot: 1201-1208

title:
METAL BATTEN FENCE DETAILS

job no: MB-10418
drawing no: S1-1.2-DA800
scale @ A1 : As indicated
date: 31.10.25 rev: B