KINLEA - MILPERRA

STAGE 1 - SITE 1.1

LOTS: 1101-1114

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S1-1.1-DA003	THERMAL PERFORMANCE & SUSTAINABILITY SPECIFICATIONS - LOTS 1113-1114	B
S1-1.1-DA050	LOCATION & SITE ANALYSIS PLAN	B
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S1-1.1-DA140	HYDRAULIC CONCEPT PLAN - LOTS 1101-1104	B
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S1-1.1-DA220	FIRST FLOOR PLANS - LOTS 1101-1104	B
S1-1.1-DA221	FIRST FLOOR PLANS - LOTS 1105-1108	B
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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	C
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S1-1.1-DA302	ELEVATIONS AND SECTIONS - LOT 1103	C
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S1-1.1-DA320	COLOURED STREETSCAPES	C
S1-1.1-DA321	COLOURED PERSPECTIVES	C
S1-1.1-DA322	EXTERNAL FINISHES	C
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S1-1.1-DA401	SHADOW DIAGRAM - 21 JUNE - 9AM/12PM/3PM - LOTS 1101-1108	B
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S1-1.1-DA410	SUN EYE VIEWS - 21 JUNE 8AM/9AM	B
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S1-1.1-DA422	GFA AREA PLANS - FIRST FLOOR	B
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NSW GOVERNMENT
Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 1 of 51

date	rev	amendment
12.03.26	C	RE ISSUE TO SSDA FOR APPROVAL: EXTERNAL COLOUR & FINISHES REVISED; CORNER HOMES ADJACENT PUBLIC PATH UPDATED WITH WINDOW ADDED
31.10.25	B	ISSUE TO SSDA FOR APPROVAL
19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT

MIRVAC DESIGN
architecture
urban design
interior design
landscape design

Level 28 330 George St
Sydney NSW 2000
T 02 9080 8000

Mirvac Design Pty Ltd.
ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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:
COVER SHEET

job no: MB-10418
drawing no: S1-1.1-DA000
scale @ A1 :
date: 12.03.26 rev: C

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0mm 100mm 200mm 300mm

0mm
100mm
200mm
300mm

Department of Planning, Housing and Infrastucture

NSW GOVERNMENT

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 2 of 51

LOT - 1101 (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)
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.
No 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
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_c1.3 and R_a1.3)
R4.0 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

1300mm ceiling fan to living, family, sitting and bedrooms.

BASIX Inclusions
Site details
- Lot number: 1101
- Measure roof area: 142.5m²
- 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 - 1102 (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)
R2.7 insulation to internal garage walls shared with habitable rooms.No insulation to walls between conditioned and unconditioned zones.
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.
No 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
Note: U 6.7 and SHGC 0.57 are proxy for entry door glazing.
Window frame colour
Dark (SA > 0.7)

Roof and Ceilings
Concrete tile with anticon blanket (R_c1.3 and R_a1.3)
R5.0 ceiling insulation and plasterboard lining, where metal roof above
Garage ceiling with R6.0 insulation and plasterboard lining, where conditioned area above.
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

BASIX Inclusions
Site details
- Lot number: 1102
- Measure roof area: 189.8m²
- 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

LOT - 1103 (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)
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
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 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_c1.3 and R_a1.3)
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

1300mm ceiling fan to living, family, sitting and bedrooms.

BASIX Inclusions
Site details
- Lot number: 1103
- Measure roof area: 142.9m²
- 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 - 1104 (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
R6.0 insulation throughout suspended floor

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_c1.3 and R_a1.3)
R6.0 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

1300mm ceiling fan to living, family and sitting and bedrooms

BASIX Inclusions
Site details
- Lot number: 1104
- Measure roof area: 142.1m²
- 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 - 1105 (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.
No 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_c1.3 and R_a1.3)
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

1300mm ceiling fan to living, family and sitting and bedrooms

BASIX Inclusions
Site details
- Lot number: 1105
- Measure roof area: 142.9m²
- 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 - 1106 (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
R6.0 to suspended open floor.

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
Concrete tile with anticon blanket (R_c1.3 and R_a1.3)
R6.0 ceiling insulation and plasterboard lining, where concrete tile roof above
Garage ceiling with R6.0 insulation and plasterboard lining to where conditioned area above and between conditioned and unconditioned areas
No insulation to garage ceiling where roof above.
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

1300mm ceiling fan to living, family and sitting

BASIX Inclusions
Site details
- Lot number: 1106
- Measure roof area: 188.7m²
- 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

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

MIRVAC DESIGN
architecture
interior design
landscape design
graphic design

Level 28 330 George St
Sydney NSW 2000
T 02 9080 8000

Mirvac Design Pty Ltd.
ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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:
THERMAL PERFORMANCE & SUSTAINABILITY SPECIFICATIONS - LOTS 1101-1106

job no: MB-10418
drawing no: S1-1.1-DA001
scale @ A1 :
date: 31.10.25 rev: B

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Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 3 of 51

LOT - 1107 (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
R6.0 insulation throughout suspended floor.

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 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_t1.3 and R_a1.3)
R6.0 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

1300mm ceiling fan to living, family, dining, sitting and bedrooms

BASIX Inclusions
Site details
- Lot number: 1107
- Measure roof area: 143.7m²
- 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

LOT - 1108 (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.
No 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
Concrete tile with anticon blanket (R_t1.3 and R_a1.3)
R5.0 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
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

1300mm ceiling fan to living, family and sitting.

BASIX Inclusions
Site details
- Lot number: 1108
- Measure roof area: 189.8m²
- 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

LOT - 1109 (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
R6.0 insulation to open suspended floor

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.
R2.0 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_t1.3 and R_a1.3)
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

1300mm ceiling fan to living, family and sitting and bedrooms.

BASIX Inclusions
Site details
- Lot number: 1109
- Measure roof area: 142.9m²
- 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 - 1110 (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
R6.0 insulation throughout suspended floor

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 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_t1.3 and R_a1.3)
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

1300mm ceiling fan to living, family, dining, sitting and bedrooms

BASIX Inclusions
Site details
- Lot number: 1110
- Measure roof area: 142.5m²
- 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 - 1111 (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
Concrete tile with anticon blanket (R_t1.3 and R_a1.3)
R4.0 ceiling insulation and plasterboard lining, where concrete tile 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
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

1300mm ceiling fan to living, family, sitting and bedrooms.

BASIX Inclusions
Site details
- Lot number: 1111
- Measure roof area: 188.8m²
- 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

LOT - 1112 (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)
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.
No 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
Concrete tile with anticon blanket (R_t1.3 and R_a1.3)
R4.0 ceiling insulation and plasterboard lining, where concrete tile 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
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

BASIX Inclusions
Site details
- Lot number: 1112
- 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

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

MIRVAC DESIGN
architecture
urban design
interior design
graphic design

Level 18 200 George St
Sydney NSW 2000
T 02 9080 8000

Mirvac Design Pty Ltd.
ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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:
THERMAL PERFORMANCE & SUSTAINABILITY SPECIFICATIONS - LOTS 1107-1112

job no: MB-10418
drawing no: S1-1.1-DA002
scale @ A1 :
date: 31.10.25 rev: B

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0mm 100mm 200mm 300mm

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_a1.3 and R_b1.3)
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: 111.6m²
- 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_a1.3 and R_b1.3)
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

NSW GOVERNMENT
Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 4 of 51

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

MIRVAC DESIGN
architecture urban design interior design graphic design

Level 28 200 George St Sydney NSW 2000 T 02 9080 8000

Mirvac Design Pty Ltd. ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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:
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

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Department of Planning, Housing and Infrastucture

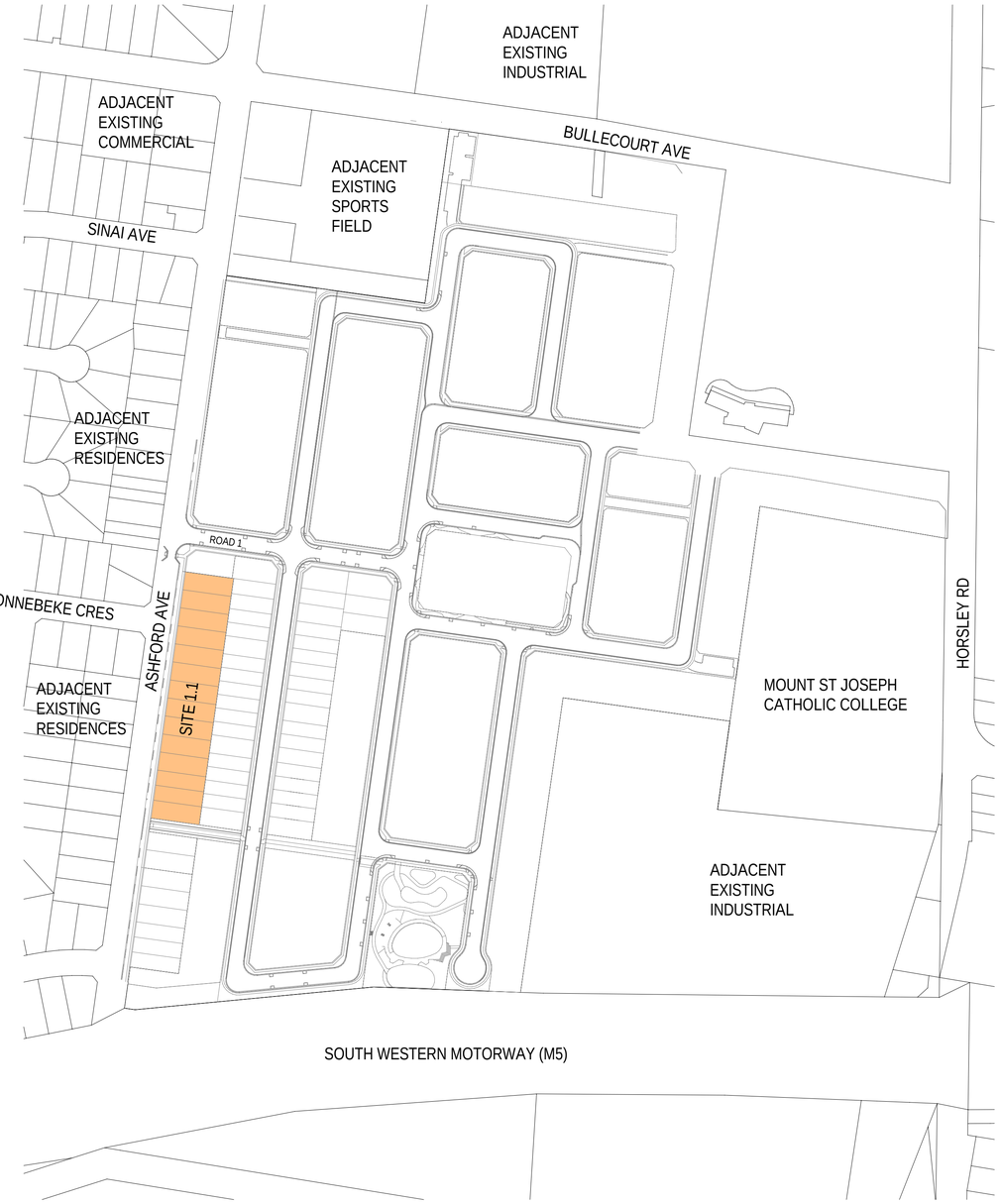
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

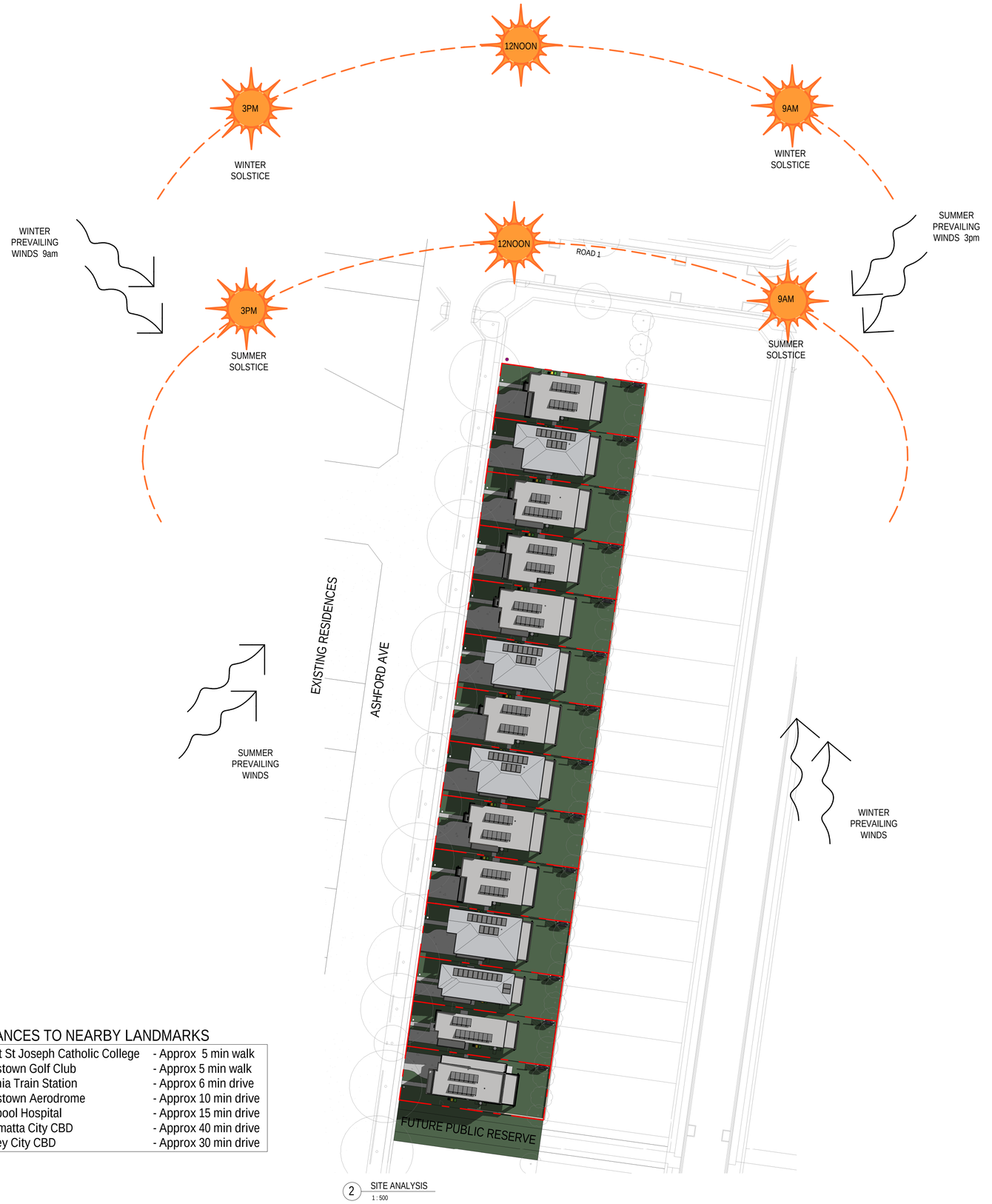
Approved on: 6 August 2026

Signed: MG

Sheet No: 5 of 51



1 LOCATION PLAN
1 : 2000



2 SITE ANALYSIS
1 : 500

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

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

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Mirvac Design Pty Ltd.
ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hird Michael Wiener
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:
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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Department of Planning, Housing and Infrastucture

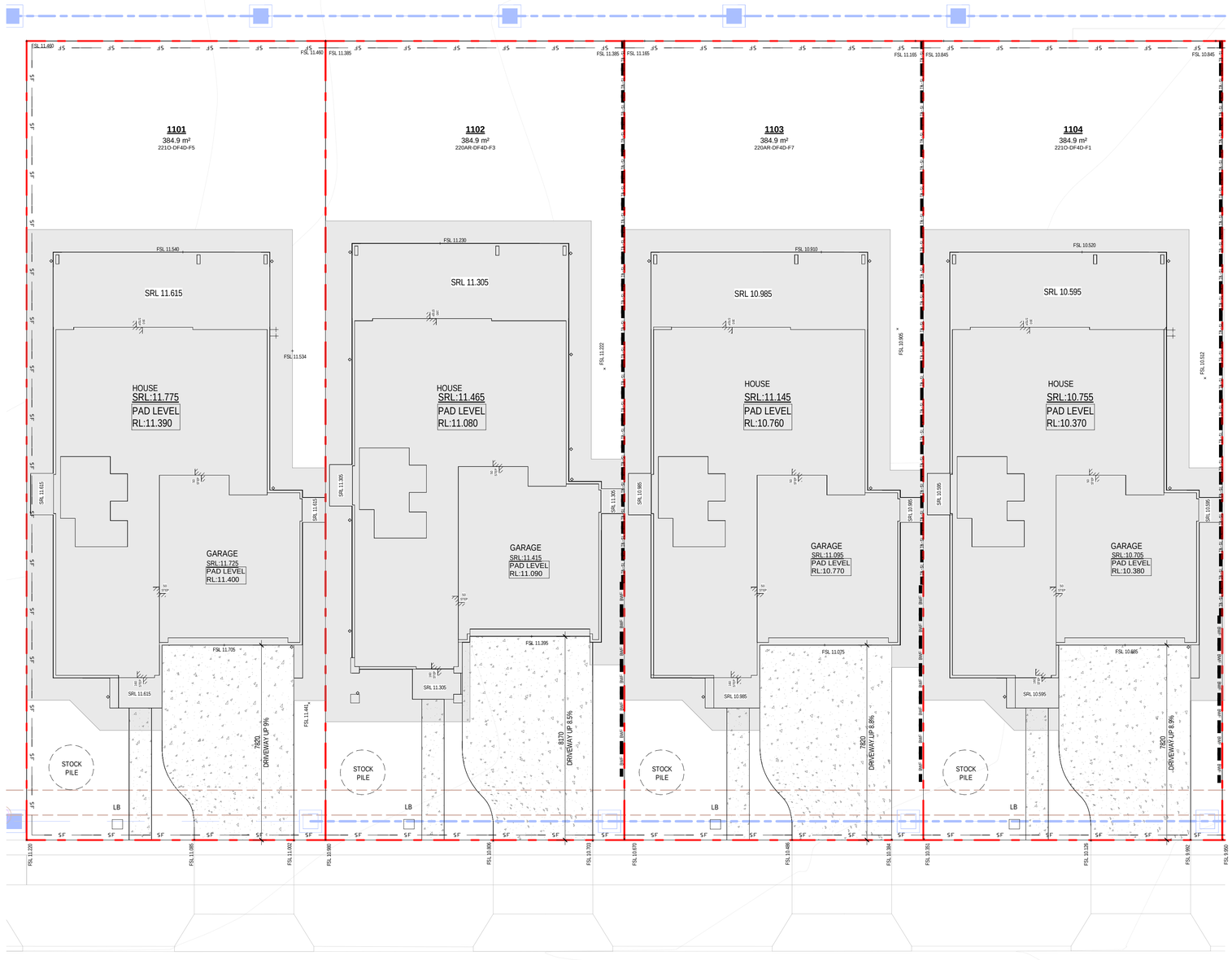
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 6 of 51



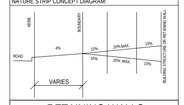
ASHFORD AVENUE

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
HWU	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 FALL
→	PIPELINE CONNECTION TO RWT
→	PIPELINE STORMWATER OVERFLOW
→	POTABLE WATER
	STORMWATER DRAINAGE PIT
	GRATED DRAIN

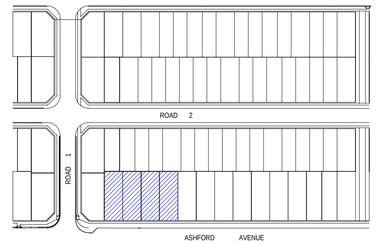
NATURE STRIP CONCEPT DIAGRAM



RETAINING WALLS

	BLOCK WORK RETAINING WALL
	BLOCK WORK FEATURE RETAINING WALL
	DROP EDGE BEAM
	I-BEAM CONCRETE SLEEPER WALL
	LOG SLEEPER RETAINING WALL
	WET WALL

SITE CONTINUES - REFER TO SHEET S1-1.1-DA101



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client: mirvac

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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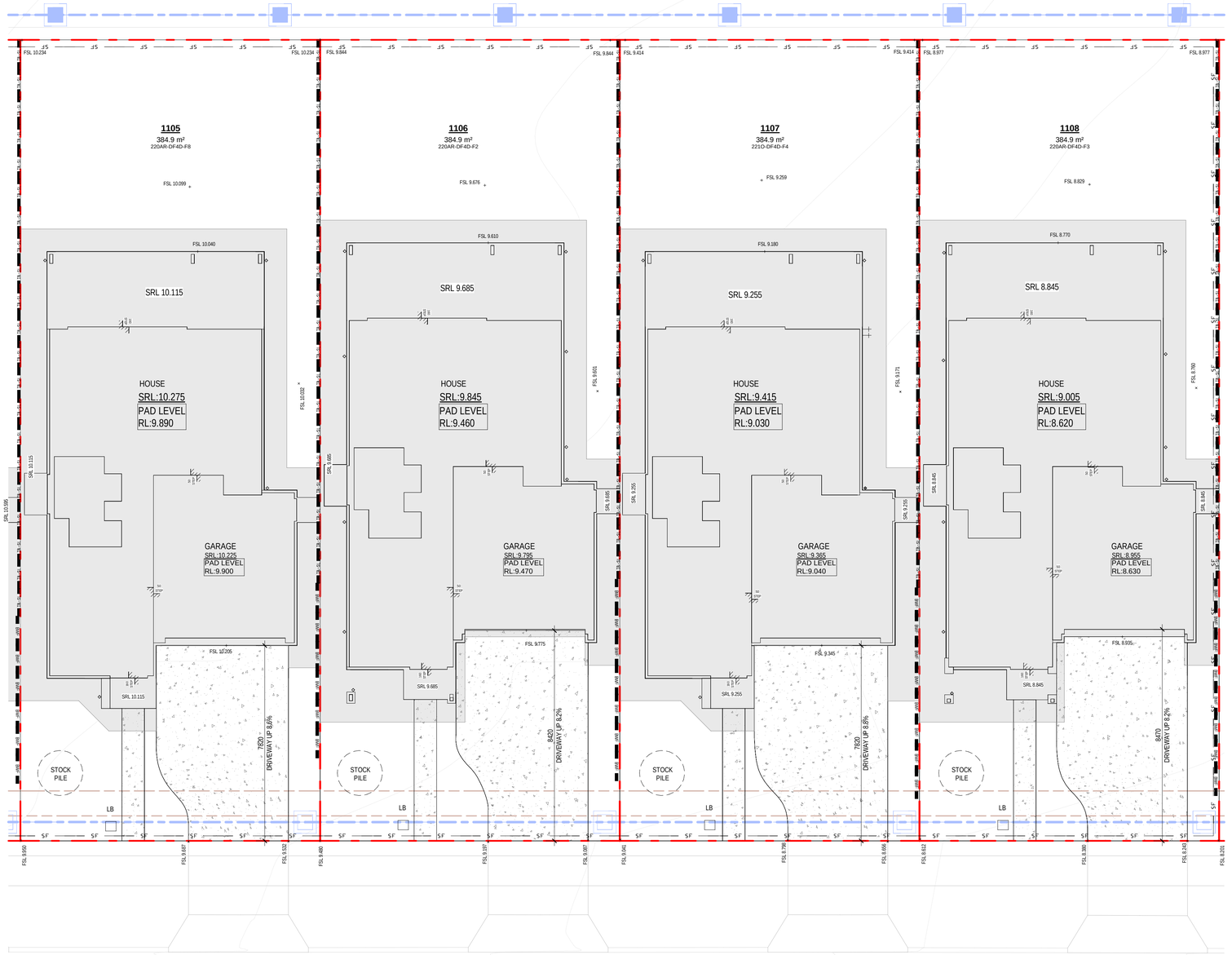
SITE CONTINUES - REFER TO SHEET S1-1.1-DA100

SITE CONTINUES - REFER TO SHEET S1-1.1-DA102



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

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
HWU	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
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RWT	RAINWATER TANK
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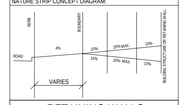
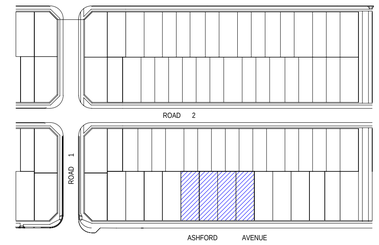
	DIRECTION OF FALL
	PIPELINE CONNECTION TO RWT
	PIPELINE STORMWATER OVERFLOW
	POTABLE WATER
	STORMWATER DRAINAGE PIT
	GRATED DRAIN

NATURE STRIP CONCEPT DIAGRAM



RETAINING WALLS

	BLOCK WORK RETAINING WALL
	BLOCK WORK FEATURE RETAINING WALL
	DROP EDGE BEAM
	I-BEAM CONCRETE SLEEPER WALL
	LOG SLEEPER RETAINING WALL
	WET WALL



Department of Planning, Housing and Infrastucture

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Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 7 of 51

date	rev	amendment
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urban design
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Level 28 200 George St
Sydney NSW 2000
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Mirvac Design Pty Ltd
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https://www.mirvacdesign.com/nominated-architects

client: mirvac

project:
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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

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0mm 100mm 200mm 300mm

Department of Planning, Housing and Infrastucture

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Approved Application No: SSD-97092958

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Sheet No: 8 of 51

SITE CONTINUES - REFER TO SHEET S1-1.1-DA101

SITEWORK	
A/C	AIR CONDITIONER CONDENSER
BOW	BOTTOM OF WALL LEVEL
EGL	EXISTING GROUND LEVEL
FSL	FINISHED SURFACE LEVEL
GM	GAS METER
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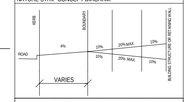
	STORMWATER DRAINAGE PIT
	GRATED DRAIN

NATURE STRIP CONCEPT DIAGRAM



RETAINING WALLS
BLOCK WORK RETAINING WALL
BLOCK WORK FEATURE RETAINING WALL
DROP EDGE BEAM
I-BEAM CONCRETE SLEEPER WALL
LOG SLEEPER RETAINING WALL
WET WALL

1109
384.9 m²
220AR-DF4D-F8

1110
384.9 m²
221O-DF4D-F5

1111
384.9 m²
220AR-DF4D-F2

1112
320.7 m²
217G-SF4O-F1

1113
320.7 m²
217G-SF40-F11

1114
384.9 m²
219H-DF4A-F6

FSL 8.600 FSL 8.049 FSL 7.727 FSL 7.480 FSL 7.277 FSL 7.052

FSL 8.419 FSL 7.287 FSL 7.078 FSL 6.788

FSL 8.350 FSL 7.920 FSL 7.480 FSL 7.230 FSL 7.030 FSL 6.729 FSL 7.033

SRL 8.425 SRL 7.995 SRL 7.555 SRL 7.305 SRL 7.105 SRL 6.863

HOUSE
SRL:8.585
PAD LEVEL
RL:8.200

HOUSE
SRL:8.155
PAD LEVEL
RL:7.770

HOUSE
SRL:7.715
PAD LEVEL
RL:7.330

HOUSE
SRL:7.465
PAD LEVEL
RL:7.080

HOUSE
SRL:7.265
PAD LEVEL
RL:6.880

HOUSE
SRL:7.035
PAD LEVEL
RL:6.650

FSL 7.416

GARAGE
SRL:8.535
PAD LEVEL
RL:8.210

GARAGE
SRL:8.105
PAD LEVEL
RL:7.780

GARAGE
SRL:7.665
PAD LEVEL
RL:7.340

GARAGE
SRL:7.415
PAD LEVEL
RL:7.090

GARAGE
SRL:7.215
PAD LEVEL
RL:6.890

GARAGE
SRL:6.949
PAD LEVEL
RL:6.624

FSL 8.515 FSL 8.085 FSL 7.645 FSL 7.395 FSL 7.195 FSL 6.929 FSL 6.748

7830 DRIVEWAY UP 8.8% | 7830 DRIVEWAY UP 8.8% | 8172 DRIVEWAY UP 8.5% | 6500 DRIVEWAY UP 10.7% | 6500 DRIVEWAY UP 10.7% | 7775 DRIVEWAY UP 7.2%

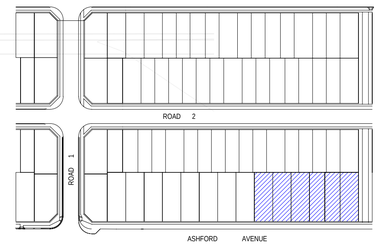
STOCK PILE | STOCK PILE | STOCK PILE | STOCK PILE | STOCK PILE | STOCK PILE

LB

FSL 8.200 FSL 7.964 FSL 7.826 FSL 7.780 FSL 7.540 FSL 7.295 ESL 7.350 FSL 7.097 FSL 6.948 FSL 6.900 FSL 6.796 FSL 6.696 FSL 6.650 FSL 6.631 FSL 6.631 FSL 6.429 FSL 6.443 FSL 6.347 FSL 6.240

ASHFORD AVENUE

FUTURE PUBLIC RESERVE



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

date	rev	amendment
31.10.25	B	ISSUE TO SSDA FOR APPROVAL
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MIRVAC DESIGN
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Level 28 200 George St
Sydney NSW 2000
T 02 9080 8080
Mirvac Design Pty Ltd.
ABN 78 003 359 153
Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew Lo David Hirst Michael Wiener
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:
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

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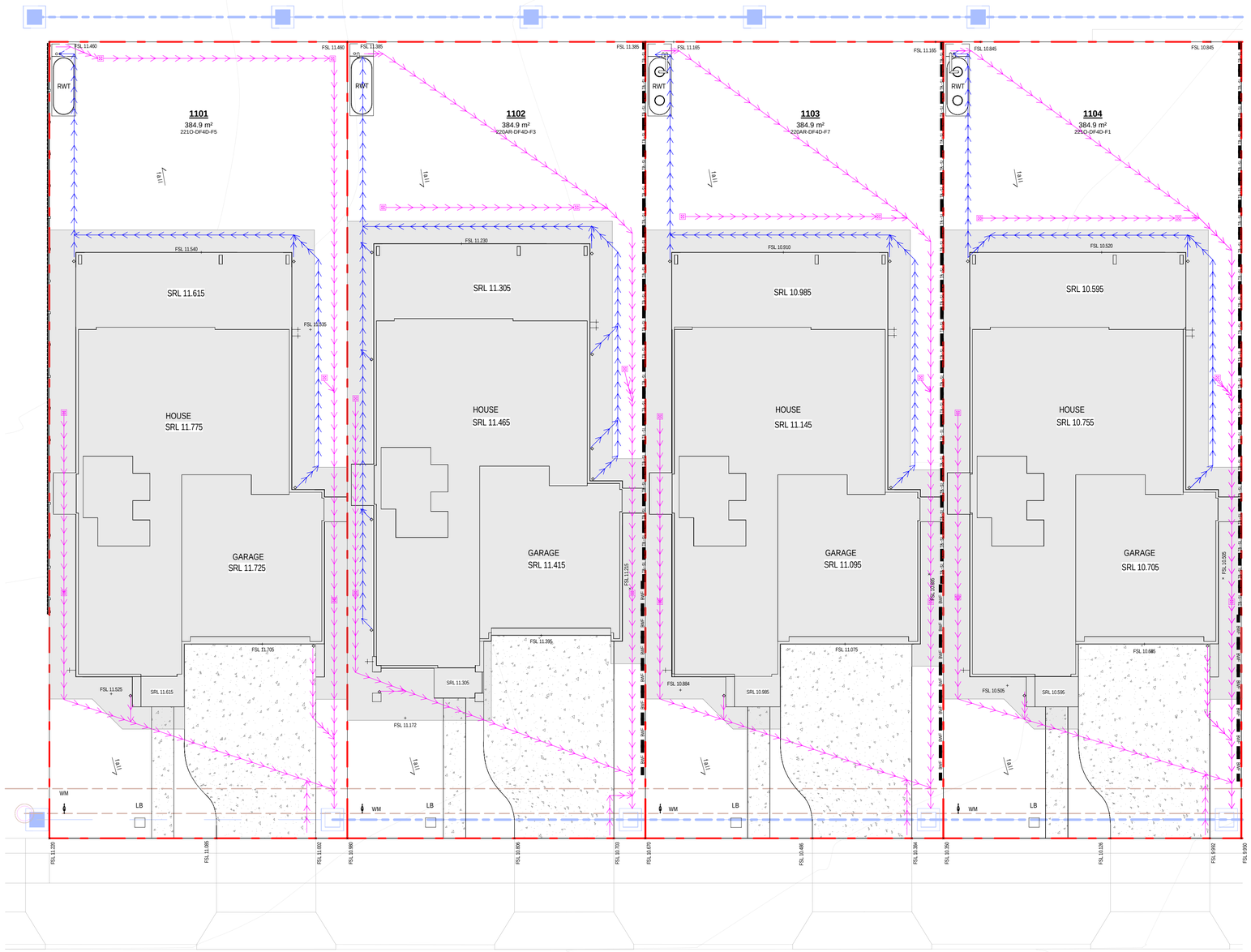

SITE CONTINUES - REFER TO SHEET S1-1.1-DA141

1 HYDRAULIC CONCEPT 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
HWU	HOT WATER UNIT
KO	KERB OUTLET
LB	LETTER BOX
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NBN	NATIONAL BROADBAND NETWORK
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RWT	RAINWATER TANK
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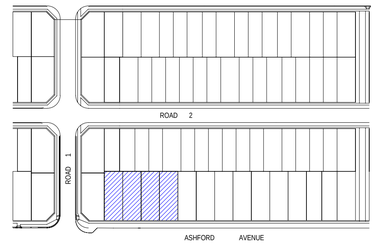
WCL	WALL MOUNTED CLOTHES LINE
WM	WATER METER
	DIRECTION OF FALL
	PIPELINE CONNECTION TO RWT
	PIPELINE STORMWATER OVERFLOW
	POTABLE WATER
	STORMWATER DRAINAGE PIT
	GRATED DRAIN

RETAINING WALLS

	BLOCK WORK RETAINING WALL
	BLOCK WORK FEATURE RETAINING WALL
	DROP EDGE BEAM
	I-BEAM 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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Approved Application No: SSD-97092958

Approved on: 6 August 2026

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Sheet No: 9 of 51

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client: mirvac

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

title:
HYDRAULIC CONCEPT PLAN - LOTS 1101-1104

job no: MB-10418
drawing no: S1-1.1-DA140
scale @ A1 : 1 : 100
date: 31.10.25 rev: B

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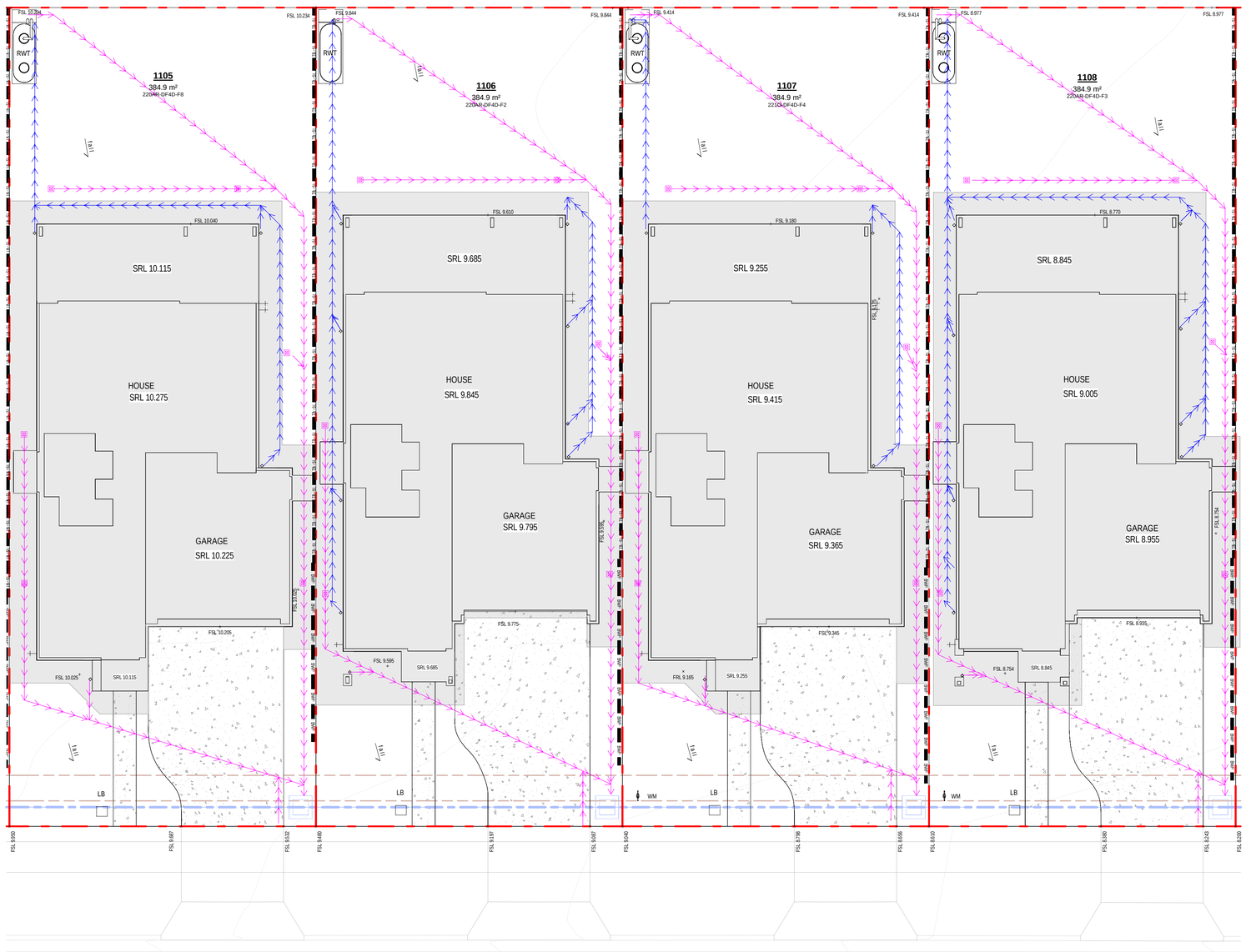
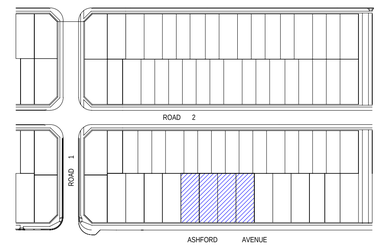
Sheet No: 10 of 51

SITE CONTINUES - REFER TO SHEET S1-1.1-DA140



SITE CONTINUES - REFER TO SHEET S1-1.1-DA142

1 HYDRAULIC CONCEPT PLAN - LOTS 1105-1108



SITEWORK

A/C	AIR CONDITIONER CONDENSER
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→→→	PIPELINE STORMWATER OVERFLOW
→→→	POTABLE WATER
⊠	STORMWATER DRAINAGE PIT
▭	GRATED DRAIN

RETAINING WALLS

	BLOCK WORK RETAINING WALL
	BLOCK WORK FEATURE RETAINING WALL
	DROP EDGE BEAM
	I-BEAM CONCRETE SLEEPER WALL
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client: mirvac

project: KINLEA - MILPERRA
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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

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Approved on: 6 August 2026

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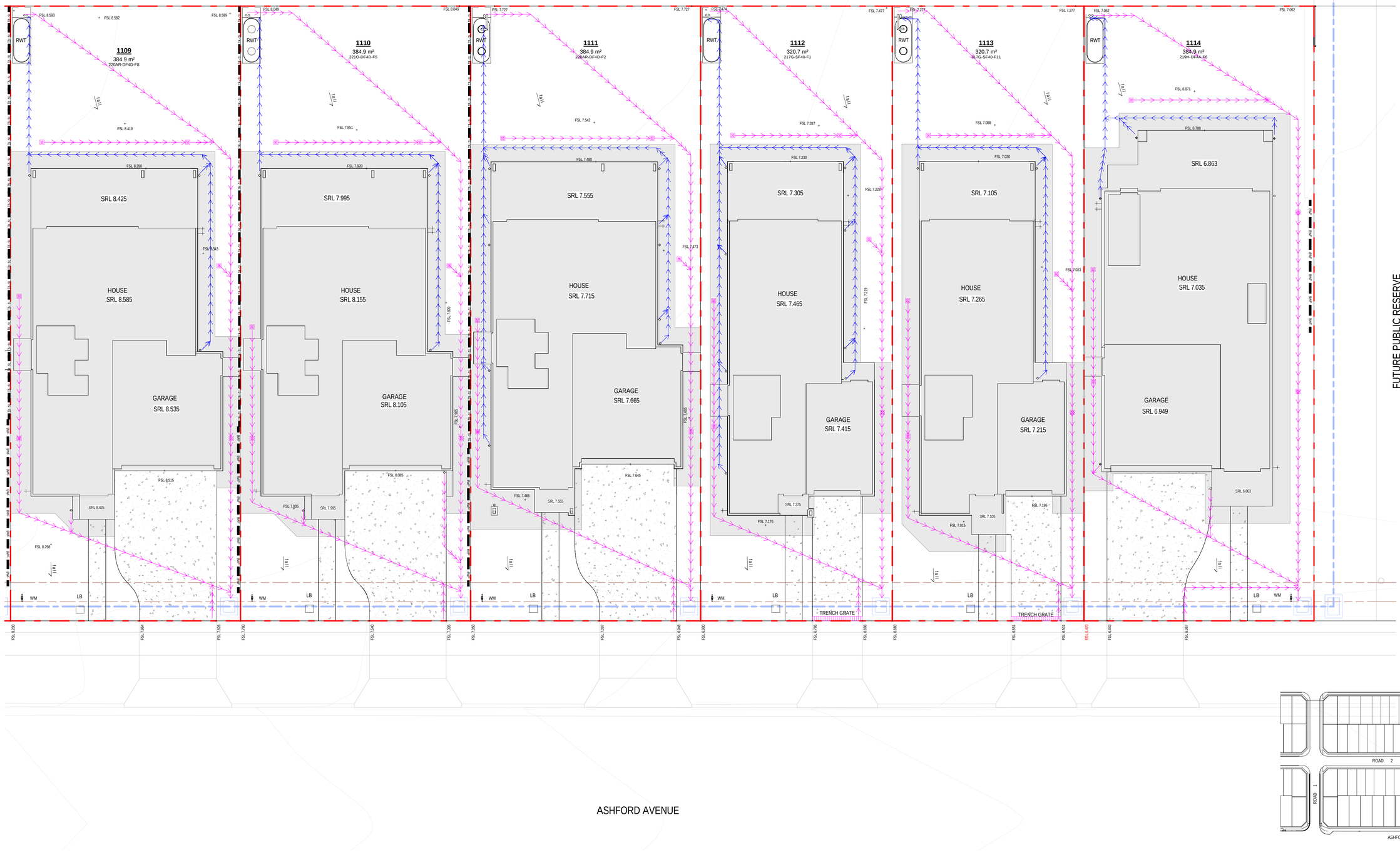
Sheet No: 11 of 51

SITE CONTINUES - REFER TO SHEET S1-1.1-DA141



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GM	GAS METER
HC	HOSE COCK
HCR	HOSE COCK RECYCLE
HWU	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 FALL
	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
- I-BEAM 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.

1 HYDRAULIC CONCEPT PLAN - LOTS 1109-1114

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

MIRVAC DESIGN
architecture
urban design
interior design
graphic design

Level 28 200 George St
Sydney NSW 2000
T 02 9080 8000

Mirvac Design Pty Ltd.
ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hird Michael Wiener
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:
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

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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	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 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	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 1102

Door No.	Height	Leaf Width	O/A Frame Width
D-02L_8G	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	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 1103

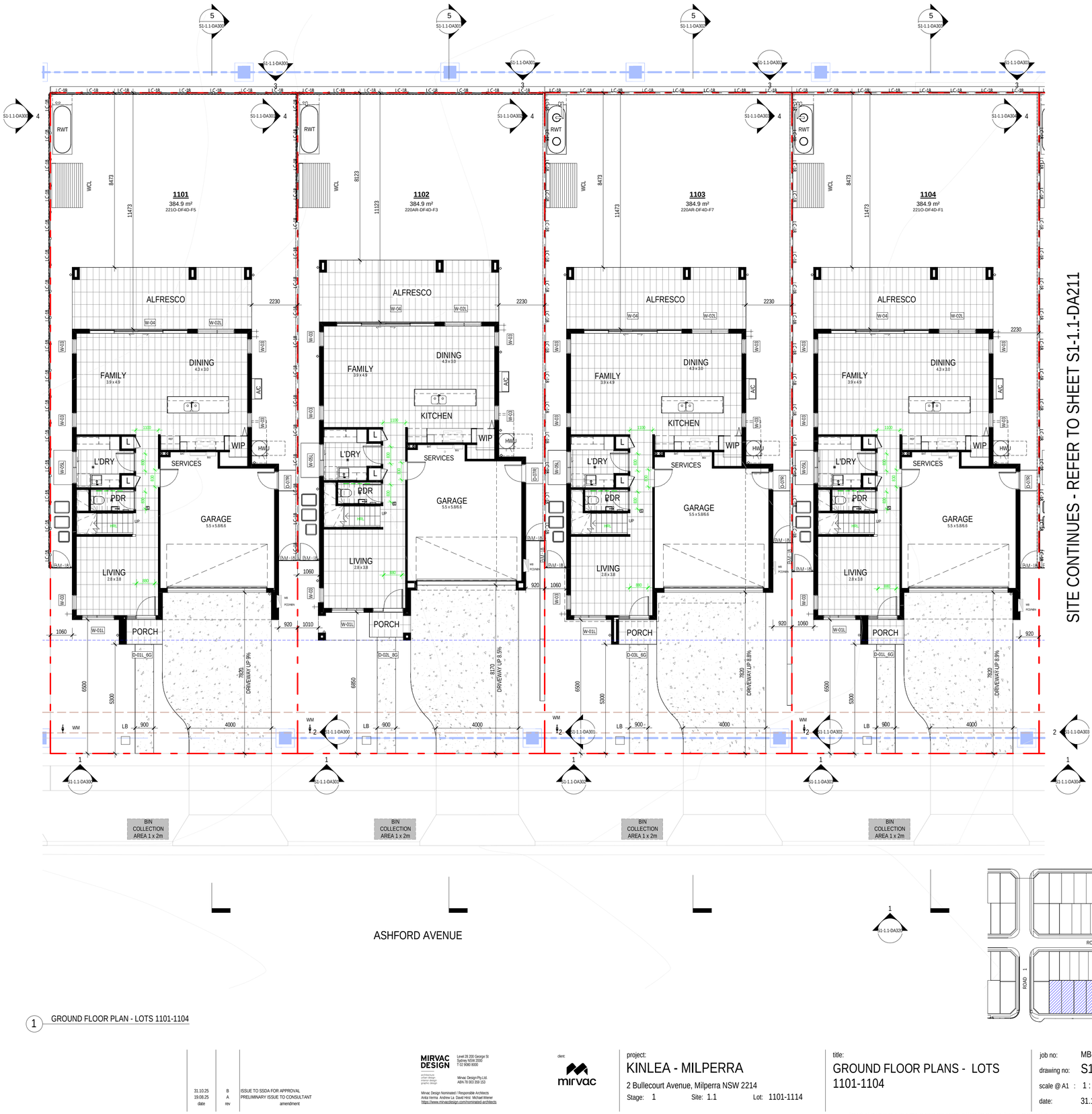
Door No.	Height	Leaf Width	O/A Frame Width
D-03L_6G	2400	920	1500
D-07R	2100	820	900

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	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 1104

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



1 GROUND FLOOR PLAN - LOTS 1101-1104

FLOOR PLAN

720	DOOR LEAF SIZE - AS SHOWN @ 2340mm HIGH UNO
720L	DOOR LEAF SIZE - DOOR WITH LIFT-OFF HINGES
A/C	AIRCON CONDENSER
ACD	AIRCON DUCT
ACE	AIRCON EVAPORATOR
APG	ALUMINIUM 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
EGL	EXISTING GROUND LEVEL
EXHE	EXHAUST TO EAVES 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
HRL	HANDRAIL - 1000mm HIGH MIN.
HWU	HOT WATER UNIT
IHWU	INSTANTANEOUS HOT WATER UNIT
INS	INSULATION
INV	INVERTER
L	LINEN
LB	LETTER BOX
LHW	LOW HEIGHT WALL - HEIGHT AS NOTED
LWO	LINE OF WALL OVER
MB	ELECTRICAL METERBOX
MH	MANHOLE/ ACCESS PANEL
MR	METAL ROOF - PITCH AS NOTED
MW	MICROWAVE SPACE
NBN	NATIONAL BROADBAND NETWORK
NCDP	NON COMBUSTIBLE DOWNPIPE (NSW ONLY)
OFW	OVERFLOW FLOOR WASTE
P	PANTRY
PCD	PREMISES CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RH	RANGEHOOD
RL	REDUCED LEVEL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
S	STORAGE
SD	STEPDOWN
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 OVEN
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
XXXP	ENGAGED PIERS SPACINGS VARIES. CENTRES TO ENG'S DESIGN

LIVABLE HOUSING
THESE DESIGNS MEET COUNCIL'S CONTROLS AS OUTLINES IN SECTION 11.1 LIVABLE HOUSING OF THE RESIDENTIAL ACCOMMODATION DCP 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.

OBSCURE WINDOWS

W-XX_OBS	WINDOWS TAGGED WITH SUFFIX OBS INDICATES OBSCURE GLAZING

Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 12 of 51

date	rev	amendment
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19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT

MIRVAC DESIGN
architecture urban design interior design graphic design
Level 39 200 George St Sydney NSW 2000 T 02 9080 8000
Mirvac Design Pty Ltd ABN 78 003 359 153
Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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: GROUND FLOOR PLANS - LOTS 1101-1104

job no: MB-10418
drawing no: S1-1.1-DA210
scale @ A1 : 1 : 100
date: 31.10.25 rev: B

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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 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 1105

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

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	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		1
W-31R	SA1322_R	1370	2170		2
W-32	SF1308	1370	850		1

DOOR SCHEDULE 1106

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

WINDOW SCHEDULE - 1107

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		1
W-13	SA1236 SPECIAL	1200	3600	1200H x 3600W SA1208 WITHIN	1
W-21	SA1824T	1800	2410		1
W-22	SA1807T	1800	730		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		1
W-31R	SA1322_R	1370	2170		1
W-32	SF1308	1370	850		1

DOOR SCHEDULE 1107

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

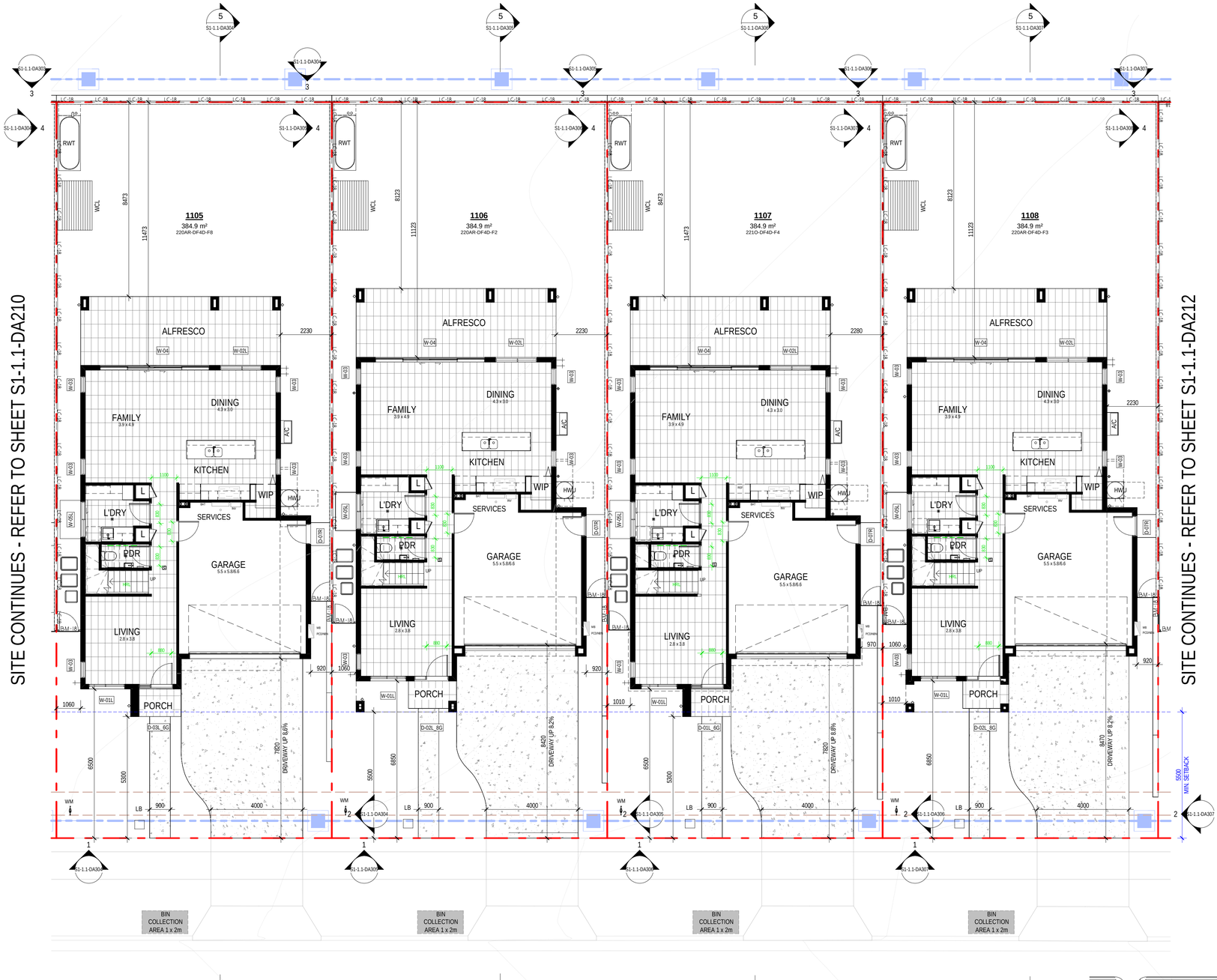
WINDOW SCHEDULE - 1108

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

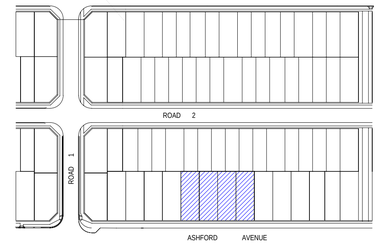
DOOR SCHEDULE 1108

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-DA210



SITE CONTINUES - REFER TO SHEET S1-1.1-DA212



1 GROUND FLOOR PLAN - LOTS 1105-1108

FLOOR PLAN

720	DOOR LEAF SIZE - AS SHOWN @ 2340mm HIGH UNO
720L	DOOR LEAF SIZE - DOOR WITH LIFT-OFF HINGES
A/C	AIRCON CONDENSER
ACD	AIRCON DUCT
ACE	AIRCON EVAPORATOR
APG	ALUMINIUM 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
EGL	EXISTING GROUND LEVEL
EXHE	EXHAUST TO EAVES 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
HRL	HANDRAIL - 1000mm HIGH MIN.
HWU	HOT WATER UNIT
IHWU	INSTANTANEOUS HOT WATER UNIT
INS	INSULATION
INV	INVERTER
L	LINEN
LB	LETTER BOX
LHW	LOW HEIGHT WALL - HEIGHT AS NOTED
LWO	LINE OF WALL OVER
MB	ELECTRICAL METERBOX
MH	MANHOLE/ ACCESS PANEL
MR	METAL ROOF - PITCH AS NOTED
MW	MICROWAVE SPACE
NBN	NATIONAL BROADBAND NETWORK
NCDP	NON COMBUSTIBLE DOWNPIPE (NSW ONLY)
OFW	OVERFLOW FLOOR WASTE
P	PANTRY
PCD	PREMISES CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RH	RANGEHOOD
RL	REDUCED LEVEL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
S	STORAGE
SD	STEPDOWN
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 OVEN
V2	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
XXXP	ENGAGED PIERS SPACINGS VARIES. CENTRES TO ENG'S DESIGN

LIVABLE HOUSING
THESE DESIGNS MEET COUNCIL'S CONTROLS AS OUTLINES IN SECTION 11.1 LIVABLE HOUSING OF THE RESIDENTIAL ACCOMMODATION DCP 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.

OBSCURE WINDOWS

W-XX_OBS	WINDOWS TAGGED WITH SUFFIX OBS INDICATES OBSCURE GLAZING

Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 13 of 51

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MIRVAC DESIGN
architecture
urban design
interior design
graphic design
Level 28 200 George St
Sydney NSW 2000
T 02 9080 8000
Mirvac Design Pty Ltd.
ABN 78 003 359 153
Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hird Michael Wiener
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:
GROUND FLOOR PLANS - LOTS 1105-1108

job no: MB-10418
drawing no: S1-1.1-DA211
scale @ A1 : 1 : 100
date: 31.10.25 rev: B

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0mm 100mm 200mm 300mm

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 SA1208 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

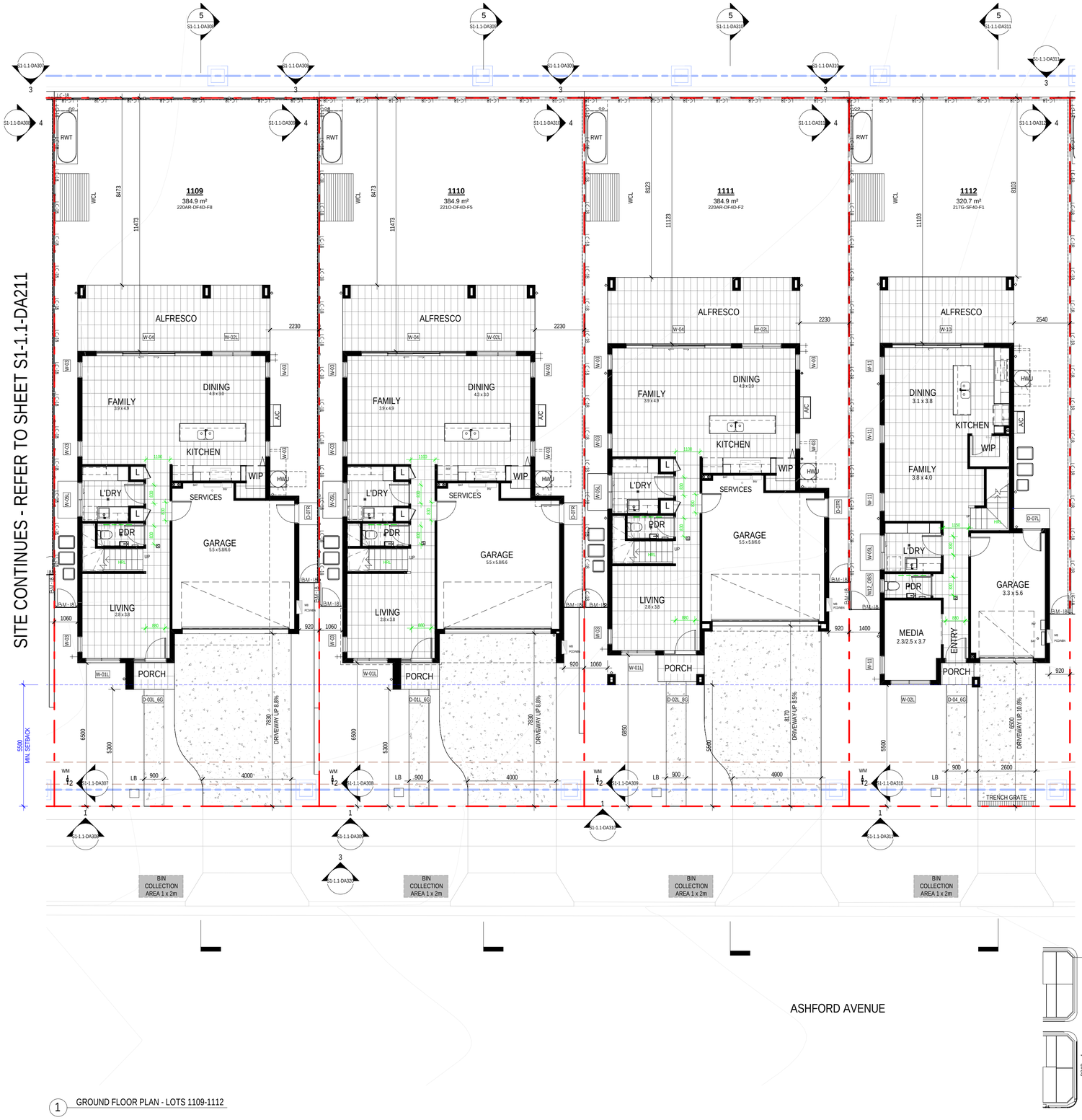
Window No.	Type	Height	Width	Description	Count
W-02L	SA2018T_L SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-05L	SXD2116_L	2100	1570		1
W-06	SA1307	1370	730		1
W-10	SXD2442	2400	4180		1
W-11	SA2008T	2035	850		4
W-12_OBS	SA1006 OBS	1030	610	OBSCURE	1
W-23L	SA1318_L	1370	1810		1
W-23R	SA1318_R	1370	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

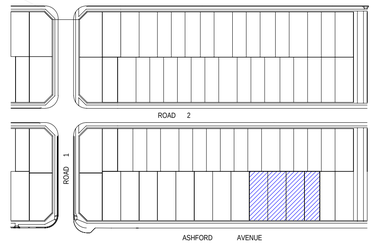
Door No.	Height	Leaf Width	O/A Frame Width
D-04_6G	2400	920	1000
D-07L	2100	820	900

SITE CONTINUES - REFER TO SHEET S1-1.1-DA211

SITE CONTINUES - REFER TO SHEET S1-1.1-DA213



ASHFORD AVENUE



1 GROUND FLOOR PLAN - LOTS 1109-1112

FLOOR PLAN

720	DOOR LEAF SIZE - AS SHOWN @ 2340mm HIGH UNO
720L	DOOR LEAF SIZE - DOOR WITH LIFT-OFF HINGES
A/C	AIRCON CONDENSER
ACD	AIRCON DUCT
ACE	AIRCON EVAPORATOR
APG	ALUMINIUM 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
EGL	EXISTING GROUND LEVEL
EXHE	EXHAUST TO EAVES 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
HRL	HANDRAIL - 1000mm HIGH MIN.
HWU	HOT WATER UNIT
IHWU	INSTANTANEOUS HOT WATER UNIT
INS	INSULATION
INV	INVERTER
L	LINEN
LB	LETTER BOX
LHW	LOW HEIGHT WALL - HEIGHT AS NOTED
LWO	LINE OF WALL OVER
MB	ELECTRICAL METERBOX
MH	MANHOLE/ ACCESS PANEL
MR	METAL ROOF - PITCH AS NOTED
MW	MICROWAVE SPACE
NBN	NATIONAL BROADBAND NETWORK
NCDP	NON COMBUSTIBLE DOWNPIPE (NSW ONLY)
OFW	OVERFLOW FLOOR WASTE
P	PANTRY
PCD	PREMISES CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RH	RANGEHOOD
RL	REDUCED LEVEL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
S	STORAGE
SD	STEPDOWN
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 OVEN
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
XXXP	ENGAGED PIERS SPACINGS VARIES. CENTRES TO ENG'S DESIGN

LIVABLE HOUSING
THESE DESIGNS MEET COUNCIL'S CONTROLS AS OUTLINES IN SECTION 11 LIVABLE HOUSING OF THE RESIDENTIAL ACCOMMODATION DCP 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

OBSCURE WINDOWS

W-XX_OBS	WINDOWS TAGGED WITH SUFFIX OBS INDICATES OBSCURE GLAZING

Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 14 of 51

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

MIRVAC DESIGN
architecture urban design interior design graphic design
Level 28 200 George St Sydney NSW 2000 T 02 9080 8000
Mirvac Design Pty Ltd. ABN 78 003 359 153
Mirvac Design Nominated / Responsible Architects Anita Verma Andrew La David Hirst Michael Wiener 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: GROUND FLOOR PLANS - LOTS 1109-1112

job no: MB-10418
drawing no: S1-1.1-DA212
scale @ A1 : 1 : 100
date: 31.10.25 rev: B

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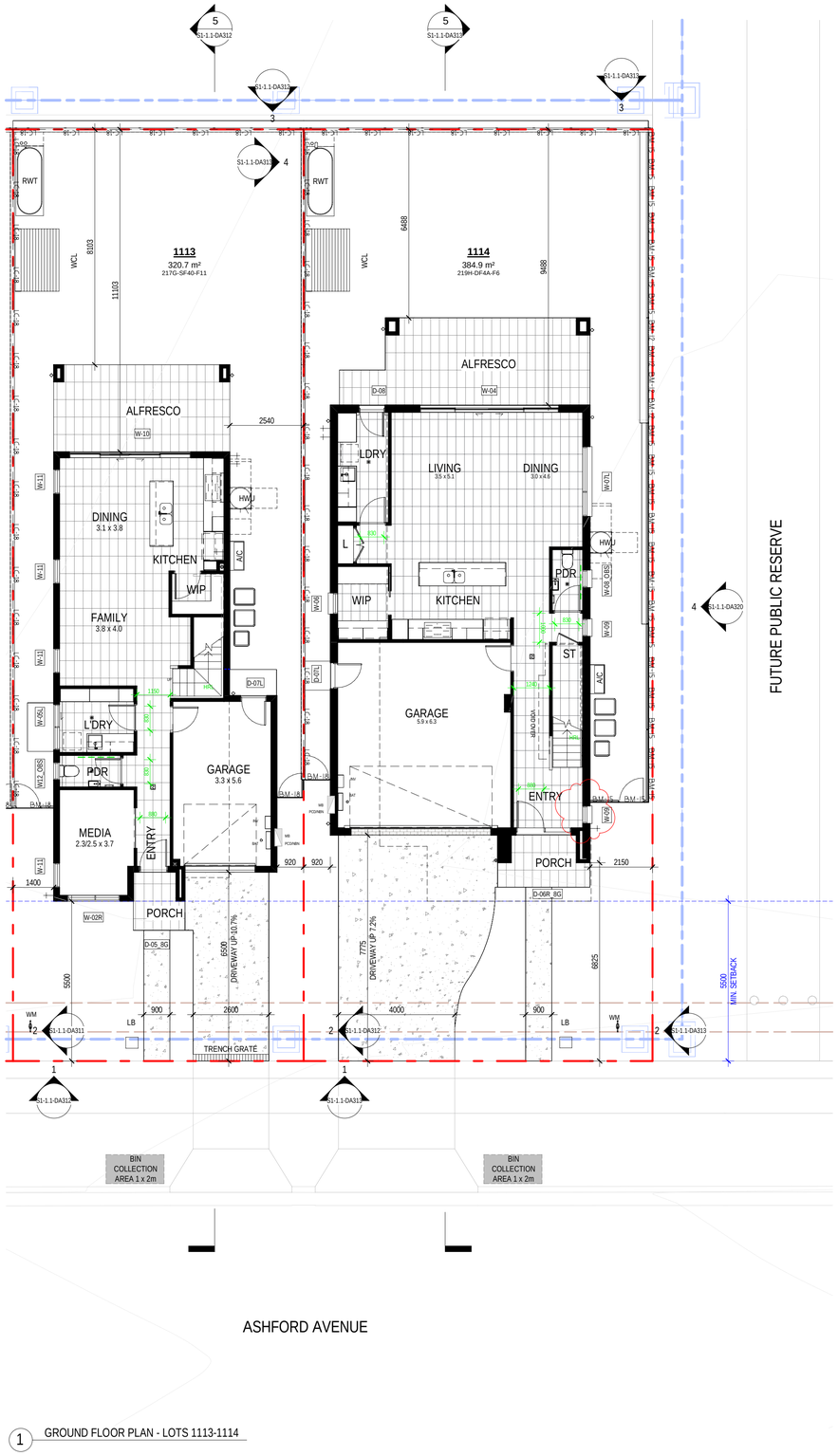
WINDOW SCHEDULE - 1113					
Window No.	Type	Height	Width	Description	Count
W-02R	SA2018T_R SPECIAL	2035	1810	2035H x 1810W SA2008T WITHIN	1
W-05L	SXD2116_L	2100	1570		1
W-06	SA1307	1370	730		1
W-10	SXD2442	2400	4180		1
W-11	SA2008T	2035	850		4
W-12_OBS	SA1006 OBS	1030	610	OBSCURE	1
W-23R	SA1318_R	1370	1810		3
W-25R	SA1320_R SPECIAL	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	OBSCURE	1

DOOR SCHEDULE 1113			
Door No.	Height	Leaf Width	O/A Frame Width
D-05_8G	2400	920	1000
D-07L	2100	820	900

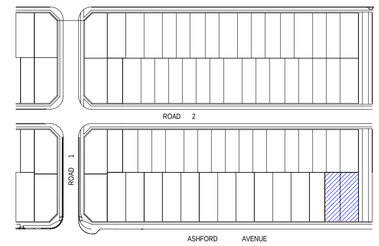
WINDOW SCHEDULE - 1114					
Window No.	Type	Height	Width	Description	Count
W-04	SXD2448	2400	4780		1
W-06	SA1307	1370	730		1
W-07L	SA2024T_L SPECIAL	2035	2410	2035H x 2410W SA2008T WITHIN	1
W-08	SA1206	1200	610		1
W-08_OBS	SA1206 OBS	1200	610	OBSCURE	1
W-09	SA2006T	2035	610		2
W-14	SXD2127	2100	2712		1
W-28	SA1306	1370	610		1
W-29_OBS	SA1007 OBS	1030	730	OBSCURE	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_8G	2400	920	1900
D-07L	2100	820	900
D-08	2400	820	900

SITE CONTINUES - REFER TO SHEET S1-1.1-DA212



1 GROUND FLOOR PLAN - LOTS 1113-1114



NSW GOVERNMENT

Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 15 of 51

FLOOR PLAN	
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720L	DOOR LEAF SIZE - DOOR WITH LIFT-OFF HINGES
A/C	AIRCON CONDENSER
ACD	AIRCON DUCT
ACE	AIRCON EVAPORATOR
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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
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CSD	CAVITY SLIDER DOOR
CT	COOKTOP
D	DOOR
DP	DOWNPIPE
DPS	DOWNPIPE & SPREADER
DS	DRYER SPACE
DW	DISHWASHER SPACE
EGL	EXISTING GROUND LEVEL
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EXHW	EXHAUST TO WALL
F	REFRIGERATOR SPACE
FRL	FINISHED RELATIVE LEVEL
FSC	FREE STANDING COOKER
FW	FLOOR WASTE
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GM	GAS METER
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HCR	HOSE COCK RECYCLE
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HH	HEAD OF OPENING - HEIGHT AS NOTED
HRL	HANDRAIL - 1000mm HIGH MIN.
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LHW	LOW HEIGHT WALL - HEIGHT AS NOTED
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NCDP	NON COMBUSTIBLE DOWNPIPE (NSW ONLY)
OFW	OVERFLOW FLOOR WASTE
P	PANTRY
PCD	PREMISES CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RH	RANGEHOOD
RL	REDUCED LEVEL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
S	STORAGE
SD	STEPDOWN
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 OVEN
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
XXXP	ENGAGED PIERS SPACINGS VARIES. CENTRES TO ENG'S DESIGN

LIVABLE HOUSING
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——— 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

date	rev	amendment
12.03.26	C	RE ISSUE TO SSDA FOR APPROVAL: EXTERNAL COLOUR & FINISHES REVISED, CORNER HOMES ADJACENT PUBLIC PATH UPDATED WITH WINDOW ADDED
31.10.25	B	ISSUE TO SSDA FOR APPROVAL
19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT

MIRVAC DESIGN
architecture
urban design
interior design
graphic design
Level 28 200 George St
Sydney NSW 2000
T 02 9080 8000
Mirvac Design Pty Ltd
ABN 78 003 359 153
Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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:
GROUND FLOOR PLANS - LOTS 1113-1114

job no: MB-10418
drawing no: S1-1.1-DA213
scale @ A1 : 1 : 100
date: 12.03.26 rev: C

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0mm 100mm 200mm 300mm

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	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 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	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 1102

Door No.	Height	Leaf Width	O/A Frame Width
D-02L_8G	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	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 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	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

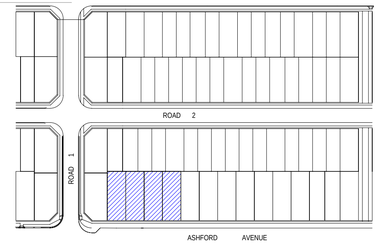
DOOR SCHEDULE 1104

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

ASHFORD AVENUE

1 FIRST FLOOR PLAN - LOTS 1101-1104

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
APG	ALUMINIUM 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
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CT	COOKTOP
D	DOOR
DP	DOWNPIPE
DPS	DOWNPIPE & SPREADER
DS	DRYER SPACE
DW	DISHWASHER SPACE
EGL	EXISTING GROUND LEVEL
EXHE	EXHAUST TO EAVES OR SOFFIT
EXHR	EXHAUST TO ROOF
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F	REFRIGERATOR SPACE
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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
IHWU	INSTANTANEOUS HOT WATER UNIT
INS	INSULATION
INV	INVERTER
L	LINEN
LB	LETTER BOX
LHW	LOW HEIGHT WALL - HEIGHT AS NOTED
LWO	LINE OF WALL OVER
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MR	METAL ROOF - PITCH AS NOTED
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SA	SMOKE ALARM
SCR	SCREEN
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SL	SKYLIGHT OVER
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SP	STRUCTURAL POST TO ENGINEER'S DETAIL
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SS	SERVICE STACK
ST	STORAGE
TOW	TOP OF WALL LEVEL
TP	TIMBER POST - SIZE AS NOTED
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UBO	UNDER BENCH OVEN
VJ	VERTICAL JOINT
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WCL	WALL MOUNTED CLOTHES LINE
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WMS	WASHING MACHINE SPACE
WM	WATER METER
WO	WALL OVEN
WTC	RAINWATER TANK CONTROL
XXXP	ENGAGED PIERS SPACINGS VARIES. CENTRES TO ENG'S DESIGN

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

- INDICATES WALL WITH REINFORCEMENT TO ENABLE INSTALLATION OF FUTURE GRABRAILS
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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

Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 16 of 51

date	rev	amendment
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19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT

MIRVAC DESIGN
architecture urban design interior design graphic design
Level 28 200 George St Sydney NSW 2000 T 02 9080 8000
Mirvac Design Pty Ltd ABN 78 003 359 153
Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hinz Michael Wiener
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: FIRST FLOOR PLANS - LOTS 1101-1104

job no: MB-10418
drawing no: S1-1.1-DA220
scale @ A1 : 1 : 100
date: 31.10.25 rev: B

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0mm 100mm 200mm 300mm

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 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 1105

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

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	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		1
W-31R	SA1322_R	1370	2170		2
W-32	SF1308	1370	850		1

DOOR SCHEDULE 1106

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

WINDOW SCHEDULE - 1107

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		1
W-13	SA1236 SPECIAL	1200	3600	1200H x 3600W SA1208 WITHIN	1
W-21	SA1824T	1800	2410		1
W-22	SA1807T	1800	730		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		1
W-31R	SA1322_R	1370	2170		2
W-32	SF1308	1370	850		1

DOOR SCHEDULE 1107

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

WINDOW SCHEDULE - 1108

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 1108

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

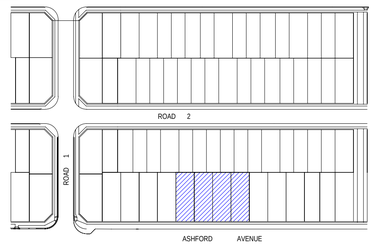
SITE CONTINUES - REFER TO SHEET S1-1.1-DA220

SITE CONTINUES - REFER TO SHEET S1-1.1-DA222

ASHFORD AVENUE

1 FIRST FLOOR PLAN - LOTS 1105-1108

2 S1-1.1-DA320



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	ALUMINIUM 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
EGL	EXISTING GROUND LEVEL
EXHE	EXHAUST TO EAVES 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
HRL	HANDRAIL - 1000mm HIGH MIN.
HWU	HOT WATER UNIT
IHWU	INSTANTANEOUS HOT WATER UNIT
INS	INSULATION
INV	INVERTER
L	LINEN
LB	LETTER BOX
LHW	LOW HEIGHT WALL - HEIGHT AS NOTED
LWO	LINE OF WALL OVER
MB	ELECTRICAL METERBOX
MH	MANHOLE/ ACCESS PANEL
MR	METAL ROOF - PITCH AS NOTED
MW	MICROWAVE SPACE
NBN	NATIONAL BROADBAND NETWORK
NCDP	NON COMBUSTIBLE DOWNPIPE (NSW ONLY)
OFW	OVERFLOW FLOOR WASTE
P	PANTRY
PCD	PREMISES CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RH	RANGEHOOD
RL	REDUCED LEVEL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
S	STORAGE
SD	STEPDOWN
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 OVEN
V2	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
XXXP	ENGAGED PIERS SPACINGS VARIES. CENTRES TO ENG'S DESIGN

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W-XX_OBS	WINDOWS TAGGED WITH SUFFIX OBS INDICATES OBSCURE GLAZING

Department of Planning, Housing and Infrastucture

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Anita Verma Andrew La David Hirst Michael Wiener
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: FIRST FLOOR PLANS - LOTS 1105-1108

job no: MB-10418
drawing no: S1-1.1-DA221
scale @ A1 : 1 : 100
date: 31.10.25 rev: B

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12/03/2026 12:54:37 PM Autodesk Docs://Milperra WSU/WSU-AR-S1-Site 1.1-R24.rvt

0mm 100mm 200mm 300mm

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 SA1208 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		1
W-11	SA2008T	2035	850		4
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
APG	ALUMINIUM 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
EGL	EXISTING GROUND LEVEL
EXHE	EXHAUST TO EAVES 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
HRL	HANDRAIL - 1000mm HIGH MIN.
HWU	HOT WATER UNIT
IHWU	INSTANTANEOUS HOT WATER UNIT
INS	INSULATION
INV	INVERTER
L	LINEN
LB	LETTER BOX
LHW	LOW HEIGHT WALL - HEIGHT AS NOTED
LWO	LINE OF WALL OVER
MB	ELECTRICAL METERBOX
MH	MANHOLE/ ACCESS PANEL
MR	METAL ROOF - PITCH AS NOTED
MW	MICROWAVE SPACE
NBN	NATIONAL BROADBAND NETWORK
NCDP	NON COMBUSTIBLE DOWNPIPE (NSW ONLY)
OFW	OVERFLOW FLOOR WASTE
P	PANTRY
PCD	PREMISES CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RH	RANGEHOOD
RL	REDUCED LEVEL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
S	STORAGE
SD	STEPDOWN
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 OVEN
V2	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
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OBSCURE WINDOWS

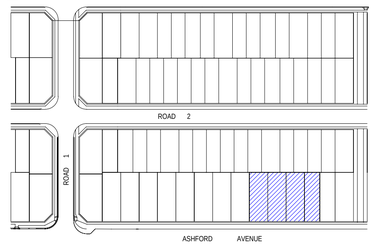
W-XX_OBS	WINDOWS TAGGED WITH SUFFIX OBS INDICATES OBSCURE GLAZING

SITE CONTINUES - REFER TO SHEET S1-1.1-DA221

SITE CONTINUES - REFER TO SHEET S1-1.1-DA223

ASHFORD AVENUE

1 FIRST FLOOR PLAN - LOTS 1109-1112



Department of Planning, Housing and Infrastucture

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client: mirvac

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

title: FIRST FLOOR PLANS - LOTS 1109-1112

job no: MB-10418
drawing no: S1-1.1-DA222
scale @ A1 : 1 : 100
date: 31.10.25 rev: B

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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	OBSCURE	1
W-23R	SA1318_R	1370	1810		3
W-25R	SA1320_R SPECIAL	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	OBSCURE	1

DOOR SCHEDULE 1113

Door No.	Height	Leaf Width	O/A Frame Width
D-05_8G	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	OBSCURE	1
W-09	SA2006T	2035	610		2
W-14	SXD2127	2100	2712		1
W-28	SA1306	1370	610		1
W-29_OBS	SA1007 OBS	1030	730	OBSCURE	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_8G	2400	920	1900
D-07L	2100	820	900
D-08	2400	820	900

SITE CONTINUES - REFER TO SHEET S1-1.1-DA222

ASHFORD AVENUE

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
A/C	AIRCON CONDENSER
ACD	AIRCON DUCT
ACE	AIRCON EVAPORATOR
APG	ALUMINIUM 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
EGL	EXISTING GROUND LEVEL
EXHE	EXHAUST TO EAVES 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
HRL	HANDRAIL - 1000mm HIGH MIN.
HWU	HOT WATER UNIT
IHWU	INSTANTANEOUS HOT WATER UNIT
INS	INSULATION
INV	INVERTER
L	LINEN
LB	LETTER BOX
LHW	LOW HEIGHT WALL - HEIGHT AS NOTED
LWO	LINE OF WALL OVER
MB	ELECTRICAL METERBOX
MH	MANHOLE/ ACCESS PANEL
MR	METAL ROOF - PITCH AS NOTED
MW	MICROWAVE SPACE
NBN	NATIONAL BROADBAND NETWORK
NCDP	NON COMBUSTIBLE DOWNPIPE (NSW ONLY)
OFW	OVERFLOW FLOOR WASTE
P	PANTRY
PCD	PREMISES CONNECTION DEVICE
PWM	NON POTABLE RECYCLED WATER METER
RH	RANGEHOOD
RL	REDUCED LEVEL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
S	STORAGE
SD	STEPDOWN
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 OVEN
V2	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
XXXP	ENGAGED PIERS SPACINGS VARIES. CENTRES TO ENG'S DESIGN

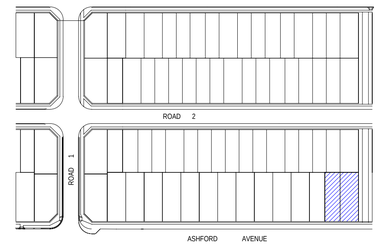
LIVABLE HOUSING
THESE DESIGNS MEET COUNCIL'S CONTROLS AS OUTLINES IN SECTION 11.1 LIVABLE HOUSING OF THE RESIDENTIAL ACCOMMODATION DCP ONLY

- — — — 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

OBSCURE WINDOWS

W-XX_OBS	WINDOWS TAGGED WITH SUFFIX OBS INDICATES OBSCURE GLAZING



Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 19 of 51

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

MIRVAC DESIGN
architecture urban design interior design graphic design
Level 28 200 George St Sydney NSW 2000
T 02 9080 8000
Mirvac Design Pty Ltd. ABN 78 003 359 153
Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hird Michael Wiener
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:
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

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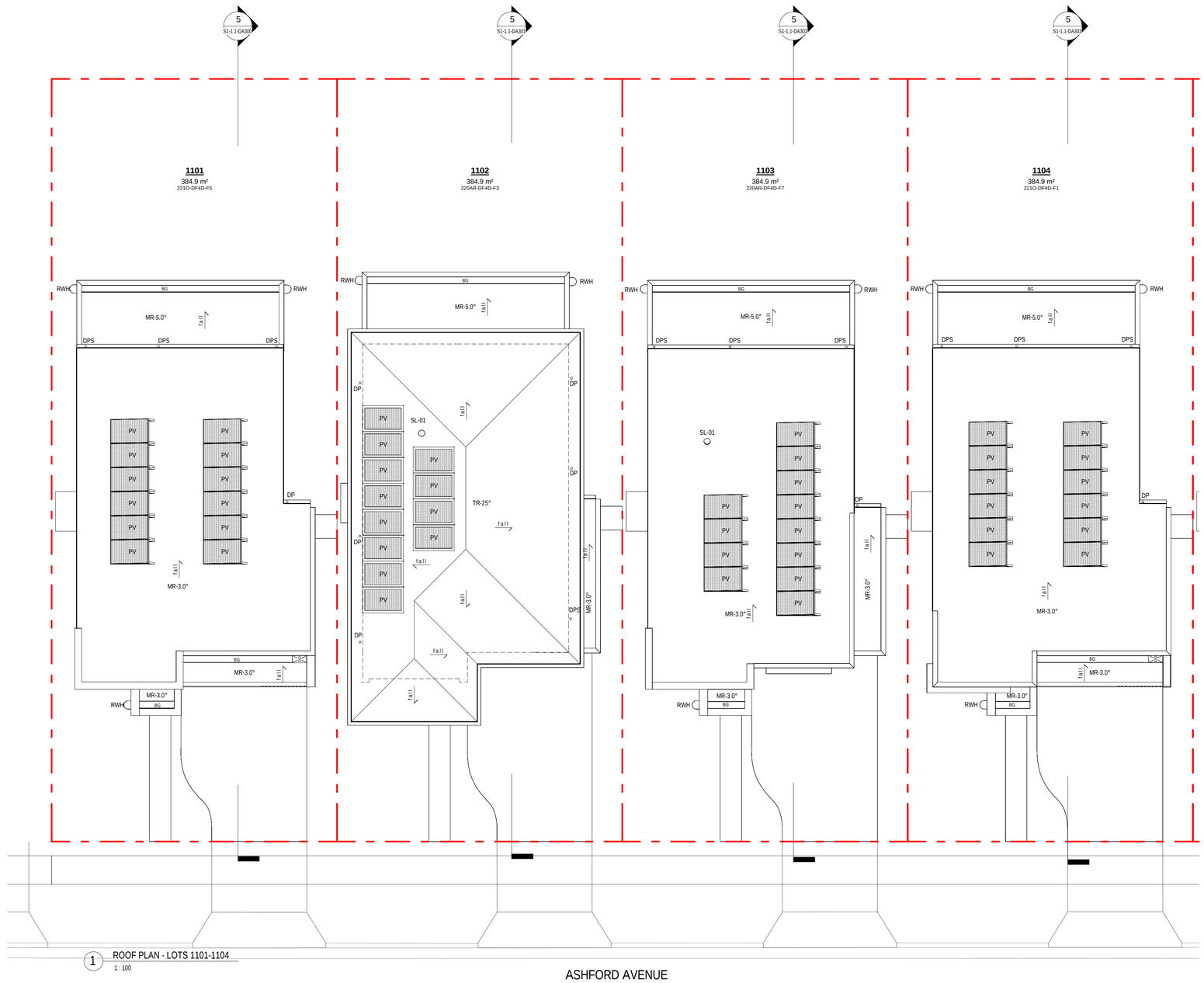
0mm 100mm 200mm 300mm

ROOF PLAN	
APG	ALUMINIUM 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
SHWP	SOLAR HOT WATER PANEL
SL	SKY LIGHT
TPG	TIMBER PERGOLA TO DETAIL
TR	TILED ROOF - PITCH AS NOTED
	RAKED SOFFIT
	FIRE RATED EAVE/SOFFIT

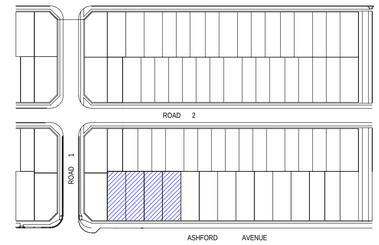
ROOF COLOUR
SOLAR REFLECTIVE INDEX (SRI)

ROOF PITCH	COLOUR	SRI
< 15°	SHALE GREY	66



1 ROOF PLAN - LOTS 1101-1104
1 : 100

SITE CONTINUES - REFER TO SHEET S1-1.1-DA231



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Approved on: 6 August 2026

Signed: MG

Sheet No: 20 of 51

date	rev	amendment
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MIRVAC DESIGN
architecture
urban design
interior design
graphic design

Level 28 200 George St
Sydney NSW 2000
T 02 9080 8600

Mirvac Design Pty Ltd.
ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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:
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

12/03/2026 12:54:56 PM Autodesk Docs://Milperra WSU/WSU-AR-S1-Site 1.1-R24.rvt

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Approved on: 6 August 2026

Signed: MG

Sheet No: 21 of 51

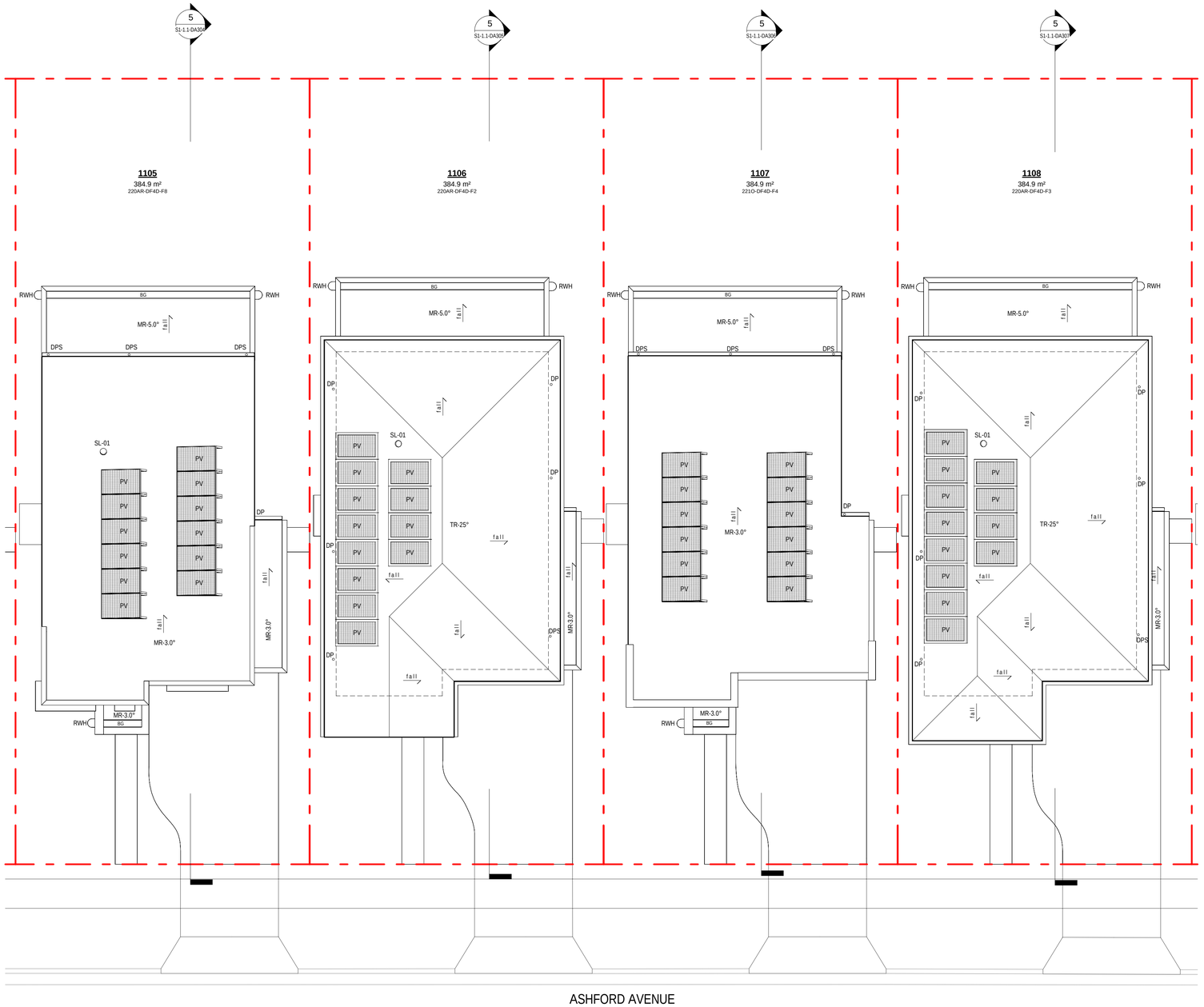
ROOF PLAN	
APG	ALUMINIUM PERGOLA TO DETAIL
BG	BOX GUTTER
DP	DOWNPIPE
DPS	DOWNPIPE & SPREADER
DP-100	DOWNPIPE 100mm DIA
EXHR	EXHAUST TO ROOF
MR	METAL ROOF
OF	OVERFLOW
PV	PHOTOVOLTAIC SOLAR PANEL
RWH	RAINWATER HEAD
SHWP	SOLAR HOT WATER PANEL
SL	SKY LIGHT
TPG	TIMBER PERGOLA TO DETAIL
TR	TILED ROOF - PITCH AS NOTED
	RAKED SOFFIT
	FIRE RATED EAVE/SOFFIT

ROOF COLOUR
SOLAR REFLECTIVE INDEX (SRI)

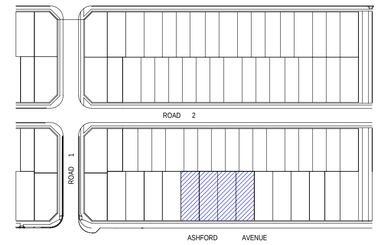
ROOF PITCH	COLOUR	SRI
< 15°	SHALE GREY	66

SITE CONTINUES - REFER TO SHEET S1-1.1-DA230

SITE CONTINUES - REFER TO SHEET S1-1.1-DA232



1 ROOF PLAN - LOTS 1105-1108



date	rev	amendment
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architecture · urban design · interior design · graphic design
Level 28 200 George St
Sydney NSW 2000
T 02 9080 8000
Mirvac Design Pty Ltd
ABN 78 003 359 153
Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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:
ROOF PLANS - LOTS 1105-1108

job no: MB-10418
drawing no: S1-1.1-DA231
scale @ A1 : 1 : 100
date: 31.10.25 rev: B

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0mm 100mm 200mm 300mm

SITE CONTINUES - REFER TO SHEET S1-1.1-DA231

ROOF PLAN	
APG	ALUMINIUM 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
SHWP	SOLAR HOT WATER PANEL
SL	SKY LIGHT
TPG	TIMBER PERGOLA TO DETAIL
TR	TILED ROOF - PITCH AS NOTED
	RAKED SOFFIT
	FIRE RATED EAVE/SOFFIT

ROOF COLOUR
SOLAR REFLECTIVE INDEX (SRI)

ROOF PITCH	COLOUR	SRI
< 15°	SHALE GREY	66

5 S1-1.1-DA308 | 5 S1-1.1-DA309 | 5 S1-1.1-DA310 | 5 S1-1.1-DA311 | 5 S1-1.1-DA312 | 5 S1-1.1-DA313

1109
384.9 m²
220AR-DF4D-F8

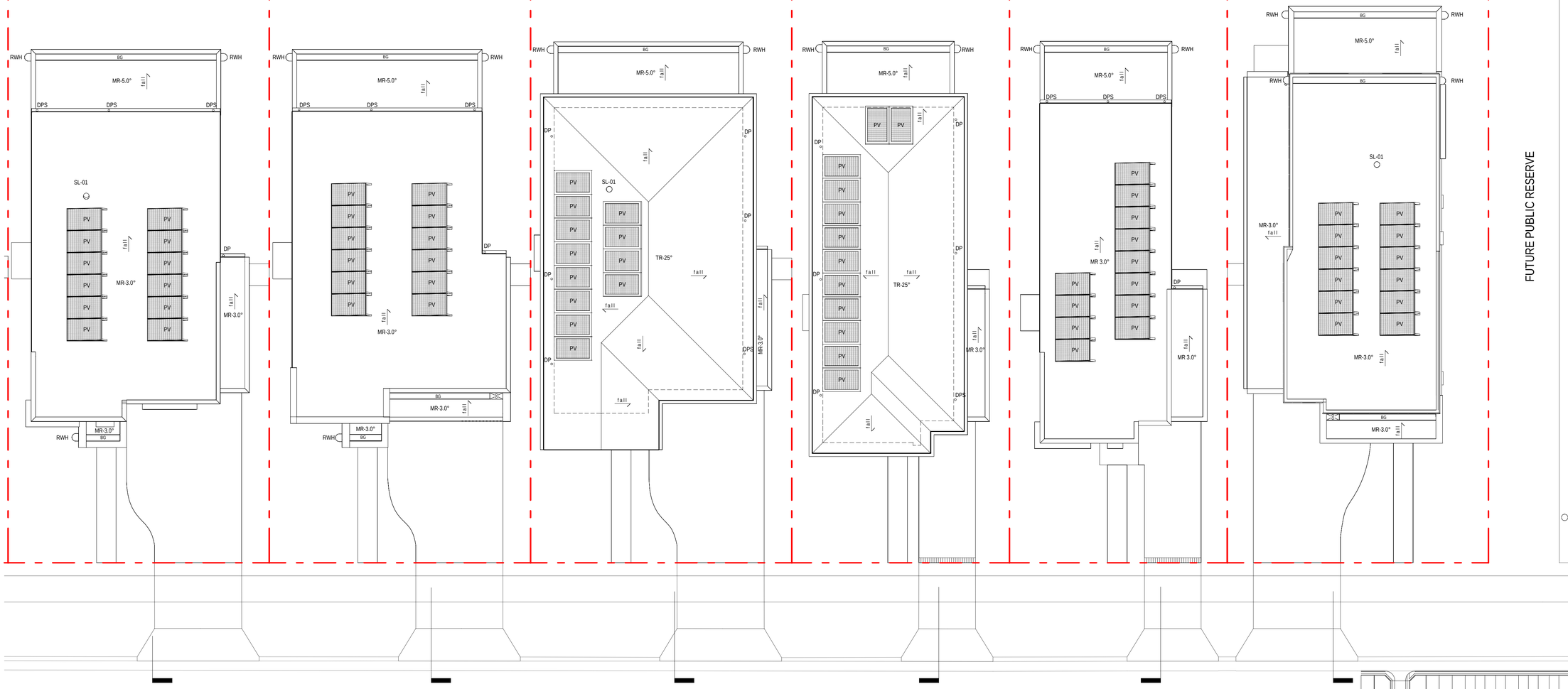
1110
384.9 m²
221O-DF4D-F5

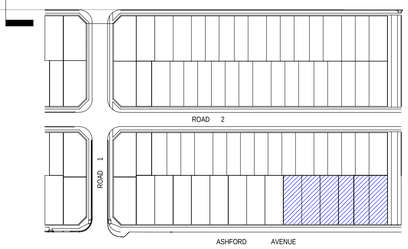
1111
384.9 m²
220AR-DF4D-F2

1112
320.7 m²
217G-SF40-F1

1113
320.7 m²
217G-SF40-F11

1114
384.9 m²
219H-DF4A-F6





1 ROOF PLAN - LOTS 1109-1114

Department of Planning, Housing and Infrastucture

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Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 22 of 51

date	rev	amendment
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19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT

MIRVAC DESIGN
architecture urban design interior design graphic design
Level 28 200 George St Sydney NSW 2000 T 02 9080 8000
Mirvac Design Pty Ltd. ABN 78 003 359 153
Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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: 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

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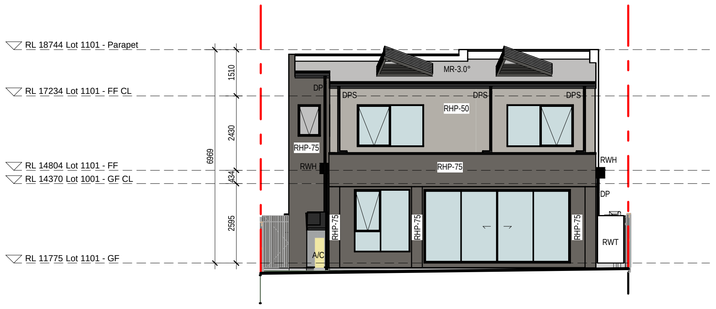
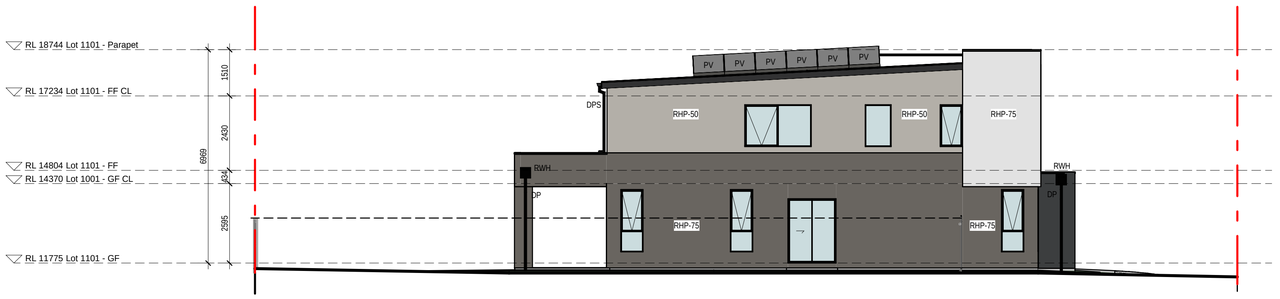
1 1101 - WEST ELEVATION
1 : 100

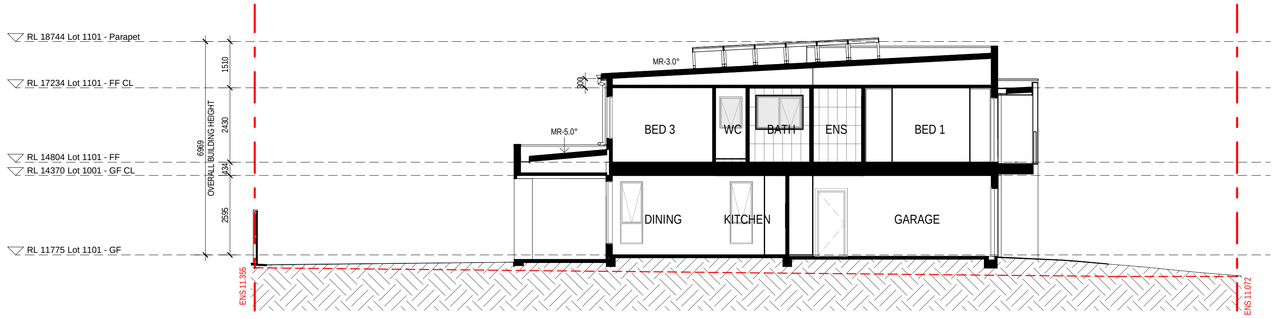
2 1101 - SOUTH ELEVATION
1 : 100



3 1101 - EAST ELEVATION
1 : 100



4 1101 - NORTH ELEVATION
1 : 100



5 1101 - SECTION 1

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Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 23 of 51

EXTERNAL FINISHES WALL TYPE
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE.

FBW	FACE 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 - V	LIGHT WEIGHT CLADDING - VERTIAL
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
MC	COLORBOND METAL CLADDING
VBS	VERTICAL BLADE SCREEN
HBS	HORIZONTAL BATTEN SCREEN
ED	ENTRY DOOR
GD	GARAGE DOOR

OBSCURE WINDOWS

GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

PROPOSED INTERLOT FENCE 1800mm HEIGHT

EXISTING NATURAL SURFACE LINE

EXISTING NATURAL SURFACE SPOT LEVEL

ENS xxxxx

NOTES:

THE RLS (REDUCED LEVELS) SHOWN ON THIS DRAWING ARE SUBJECT TO A TOLERANCE OF ±300MM FROM THE FINAL CONSTRUCTED RLS.

date	rev	amendment
12.03.26	C	RE ISSUE TO SSDA FOR APPROVAL: EXTERNAL COLOUR & FINISHES REVISED, CORNER HOMES ADJACENT PUBLIC PATH UPDATED WITH WINDOW ADDED
31.10.25	B	ISSUE TO SSDA FOR APPROVAL
19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT

MIRVAC DESIGN
architecture
urban design
interior design
graphic design

Level 28 200 George St
Sydney NSW 2000
T 02 9080 8000

Mirvac Design Pty Ltd.
ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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: 12.03.26 rev: C

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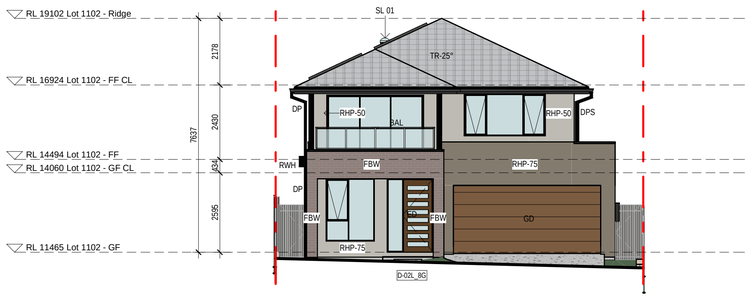

1 1102 - WEST ELEVATION
1 : 100

2 1102 - SOUTH ELEVATION

3 1102 - EAST ELEVATION

4 1102 - NORTH ELEVATION

5 1102 - SECTION 01

EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE.	
FBW	FACE 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 - V	LIGHT WEIGHT CLADDING - VERTIAL
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
MC	COLORBOND METAL CLADDING
VBS	VERTICAL BLADE SCREEN
HBS	HORIZONTAL BATTEN SCREEN
ED	ENTRY DOOR
GD	GARAGE DOOR

OBSCURE WINDOWS

GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

PROPOSED INTERLOT FENCE 1800mm HEIGHT

EXISTING NATURAL SURFACE LINE

EXISTING NATURAL SURFACE SPOT LEVEL

ENS xxxxx

NOTES:

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Department of Planning, Housing and Infrastucture

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Approved on: 6 August 2026

Signed: MG

Sheet No: 24 of 51

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31.10.25	B	ISSUE TO SSDA FOR APPROVAL
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interior design
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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 1102

job no: MB-10418
drawing no: S1-1.1-DA301
scale @ A1 : 1 : 100
date: 12.03.26 rev: C

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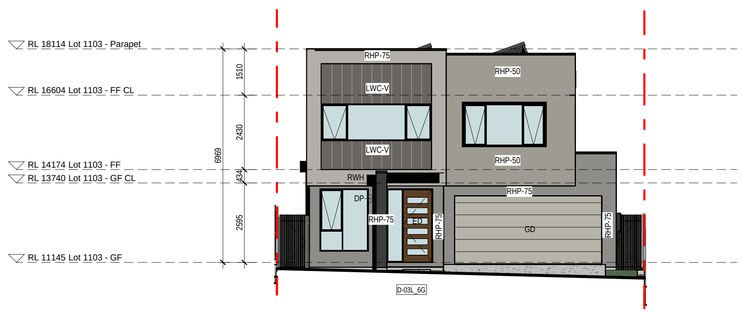
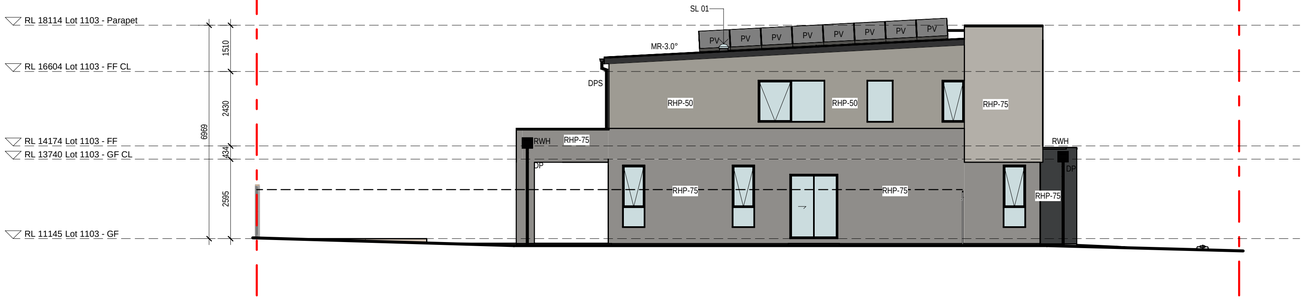


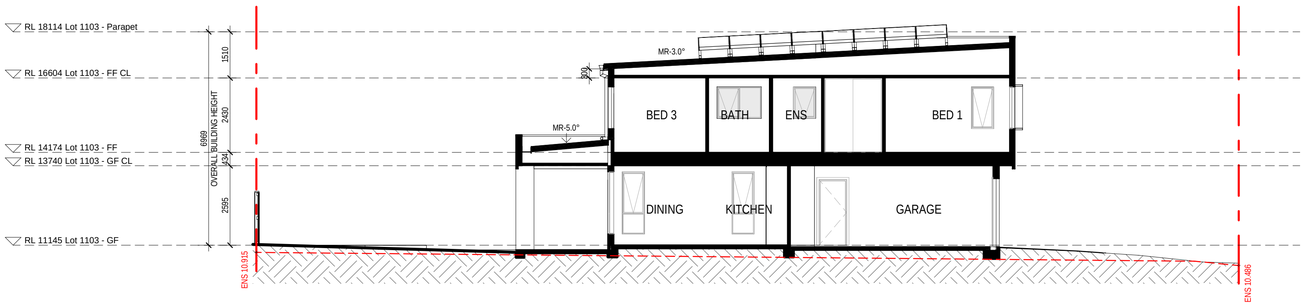
1 1103 - WEST ELEVATION
1 : 100

2 1103 - SOUTH ELEVATION
1 : 100

3 1103 - EAST ELEVATION
1 : 100



4 1103 - NORTH ELEVATION
1 : 100



5 1103 - SECTION 01

EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE.	
FBW	FACE 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 - V	LIGHT WEIGHT CLADDING - VERTIAL
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
MC	COLORBOND METAL CLADDING
VBS	VERTICAL BLADE SCREEN
HBS	HORIZONTAL BATTEN SCREEN
ED	ENTRY DOOR
GD	GARAGE DOOR

OBSCURE WINDOWS

GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

PROPOSED INTERLOT FENCE 1800mm HEIGHT

EXISTING NATURAL SURFACE LINE

EXISTING NATURAL SURFACE SPOT LEVEL

ENS xxxxx

NOTES:

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Department of Planning, Housing and Infrastucture

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Approved on: 6 August 2026

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Sheet No: 25 of 51

date	rev	amendment
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ABN 78 003 359 153

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Anita Verma Andrew La David Hirst Michael Wiener
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 1103

job no: MB-10418
drawing no: S1-1.1-DA302
scale @ A1 : 1 : 100
date: 12.03.26 rev: C

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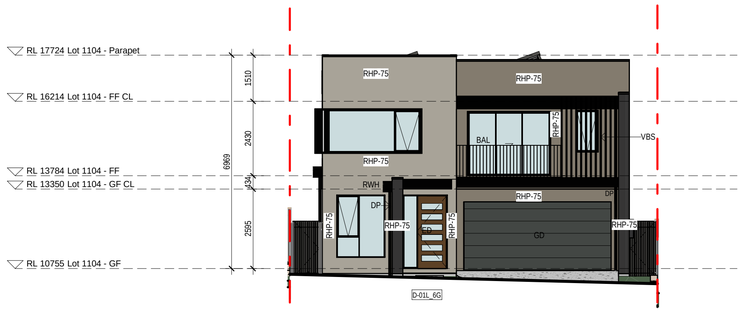
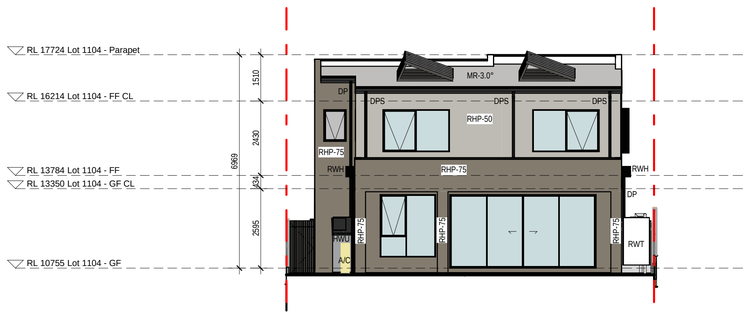
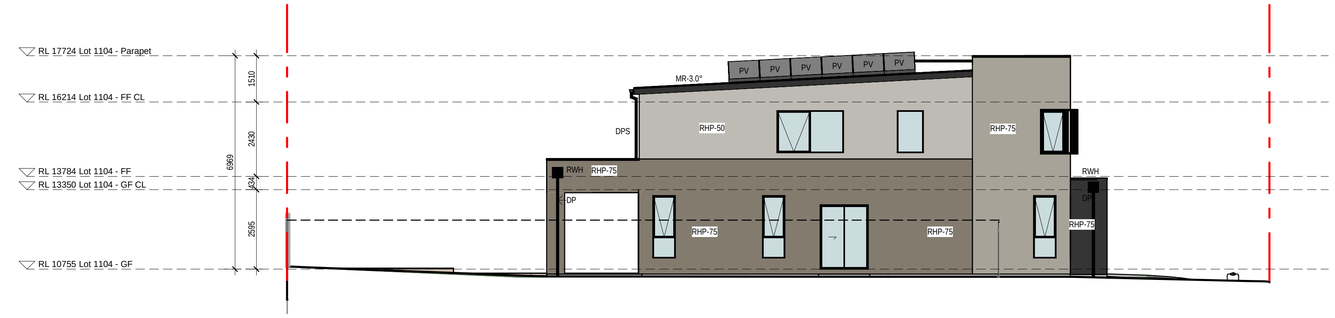


1 1104 - WEST ELEVATION
1 : 100

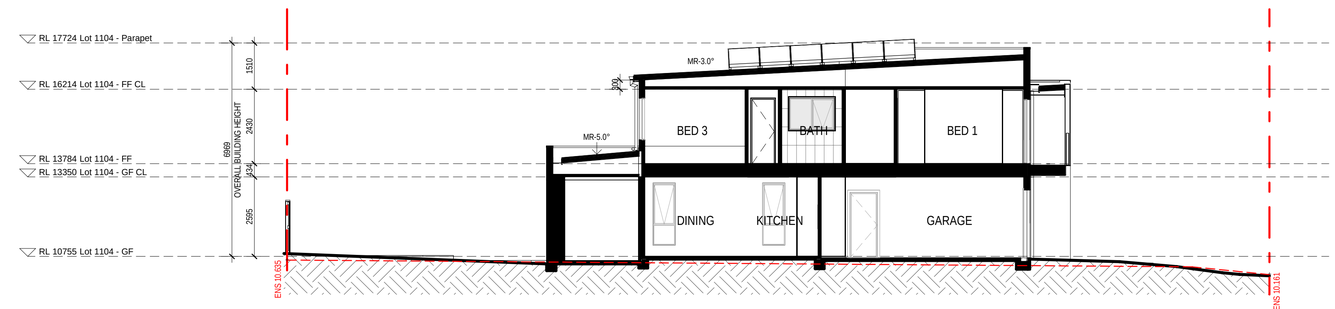
2 1104 - SOUTH ELEVATION
1 : 100



3 1104 - EAST ELEVATION
1 : 100



4 1104 - NORTH ELEVATION
1 : 100



5 1104 - SECTION 01

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Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 26 of 51

EXTERNAL FINISHES WALL TYPE

EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE.

FBW	FACE 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 - V	LIGHT WEIGHT CLADDING - VERTIAL
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
MC	COLORBOND METAL CLADDING
VBS	VERTICAL BLADE SCREEN
HBS	HORIZONTAL BATTEN SCREEN
ED	ENTRY DOOR
GD	GARAGE DOOR

OBSCURE WINDOWS

GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

PROPOSED INTERLOT FENCE 1800mm HEIGHT

EXISTING NATURAL SURFACE LINE

EXISTING NATURAL SURFACE SPOT LEVEL

ENS xxxxx

NOTES:

THE RLS (REDUCED LEVELS) SHOWN ON THIS DRAWING ARE SUBJECT TO A TOLERANCE OF ±300MM FROM THE FINAL CONSTRUCTED RLS.

date	rev	amendment
12.03.26	C	RE ISSUE TO SSDA FOR APPROVAL: EXTERNAL COLOUR & FINISHES REVISED; CORNER HOMES ADJACENT PUBLIC PATH UPDATED WITH WINDOW ADDED
31.10.25	B	ISSUE TO SSDA FOR APPROVAL
19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT

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ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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 1104

job no: MB-10418
drawing no: S1-1.1-DA303
scale @ A1 : 1 : 100
date: 12.03.26 rev: C

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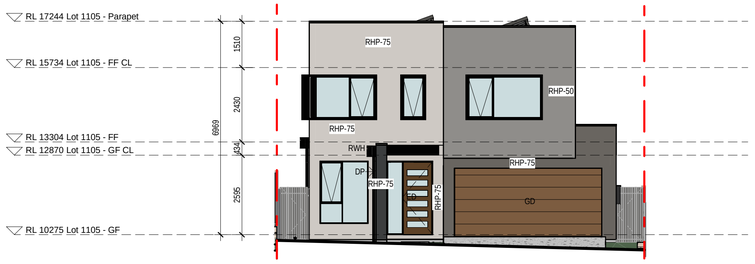
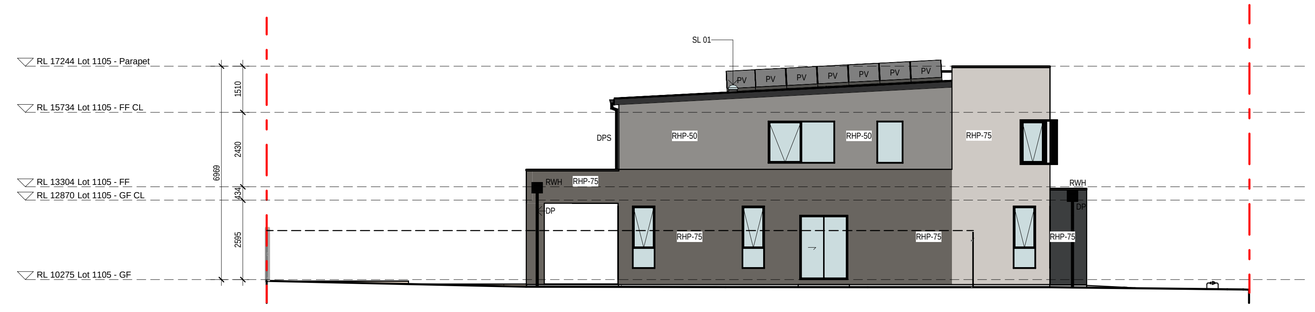


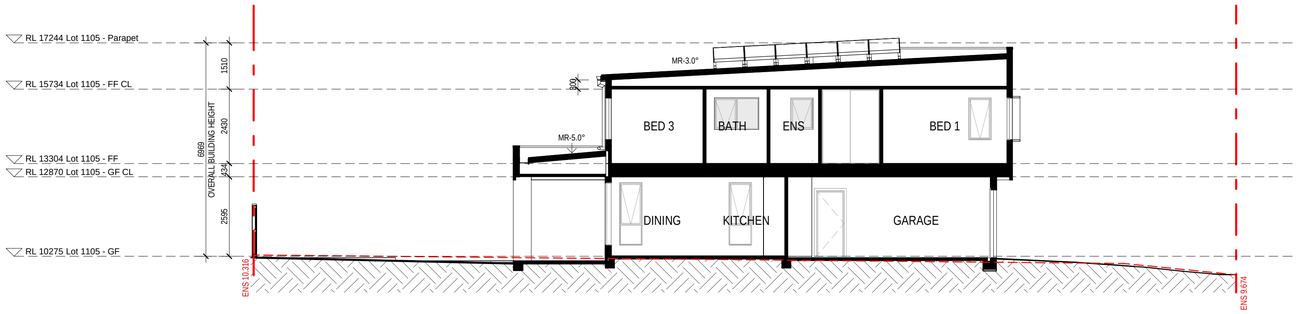
1 1105 - WEST ELEVATION
1 : 100

2 1105 - SOUTH ELEVATION
1 : 100

3 1105 - EAST ELEVATION
1 : 100



4 1105 - NORTH ELEVATION
1 : 100



5 1105 - SECTION 01

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Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 27 of 51

EXTERNAL FINISHES WALL TYPE

EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE.

FBW	FACE 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 - V	LIGHT WEIGHT CLADDING - VERTIAL
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
MC	COLORBOND METAL CLADDING
VBS	VERTICAL BLADE SCREEN
HBS	HORIZONTAL BATTEN SCREEN
ED	ENTRY DOOR
GD	GARAGE DOOR

OBSCURE WINDOWS

GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

PROPOSED INTERLOT FENCE 1800mm HEIGHT

EXISTING NATURAL SURFACE LINE

EXISTING NATURAL SURFACE SPOT LEVEL

ENS xxxxx

NOTES:

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date	rev	amendment
12.03.26	C	RE ISSUE TO SSDA FOR APPROVAL: EXTERNAL COLOUR & FINISHES REVISED; CORNER HOMES ADJACENT PUBLIC PATH UPDATED WITH WINDOW ADDED
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ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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 1105

job no: MB-10418
drawing no: S1-1.1-DA304
scale @ A1 : 1 : 100
date: 12.03.26 rev: C

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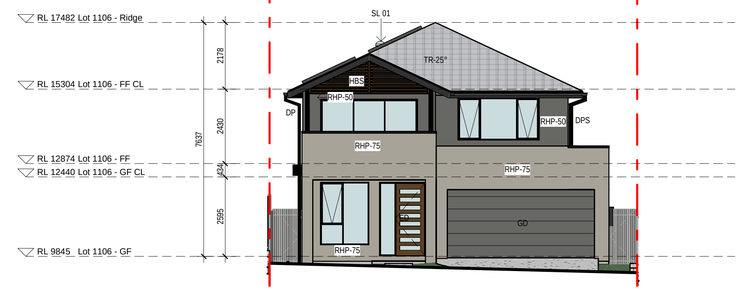
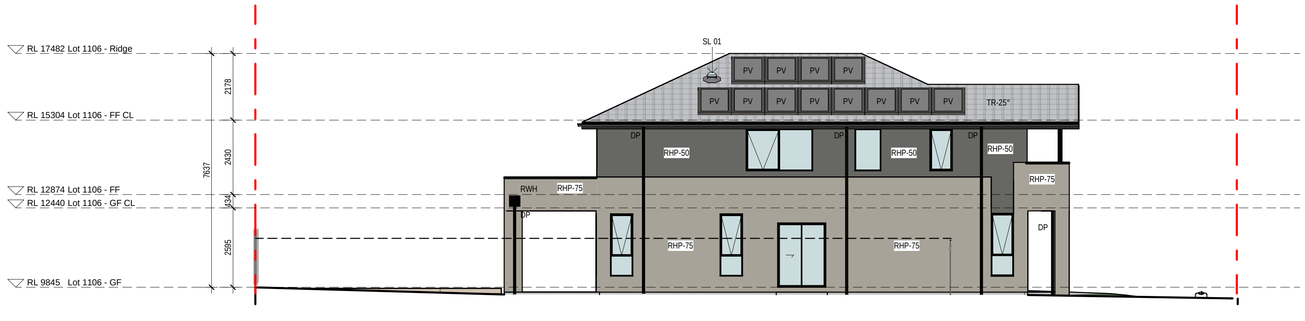


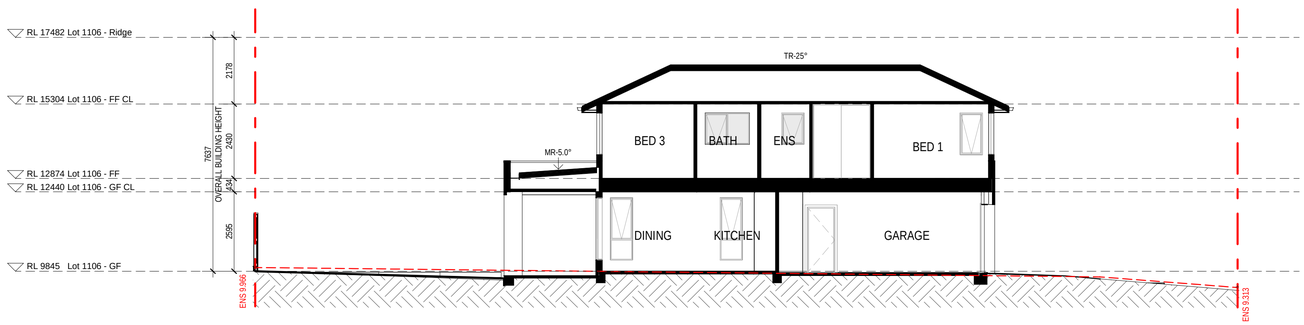
1 1106 - WEST ELEVATION
1 : 100

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
RHP - 75	RENDERED HEBEL PANEL 75
RHP - 50	RENDERED HEBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC - V	LIGHT WEIGHT CLADDING - VERTIAL
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
MC	COLORBOND METAL CLADDING
VBS	VERTICAL BLADE SCREEN
HBS	HORIZONTAL BATTEN SCREEN
ED	ENTRY DOOR
GD	GARAGE DOOR

OBSCURE WINDOWS

GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

PROPOSED INTERLOT FENCE 1800mm HEIGHT

EXISTING NATURAL SURFACE LINE

EXISTING NATURAL SURFACE SPOT LEVEL

ENS xxxxx

NOTES:

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Department of Planning, Housing and Infrastucture

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Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 28 of 51

date	rev	amendment
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19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT

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ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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 1106

job no: MB-10418
drawing no: S1-1.1-DA305
scale @ A1 : 1 : 100
date: 12.03.26 rev: C

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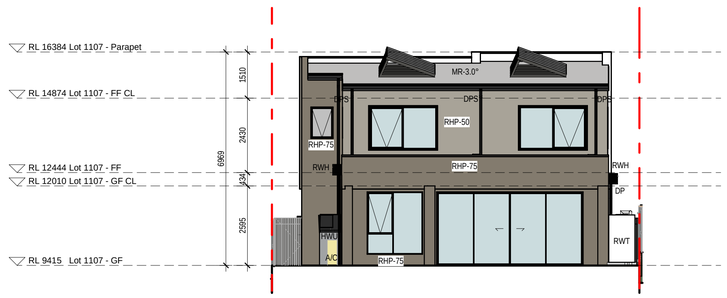
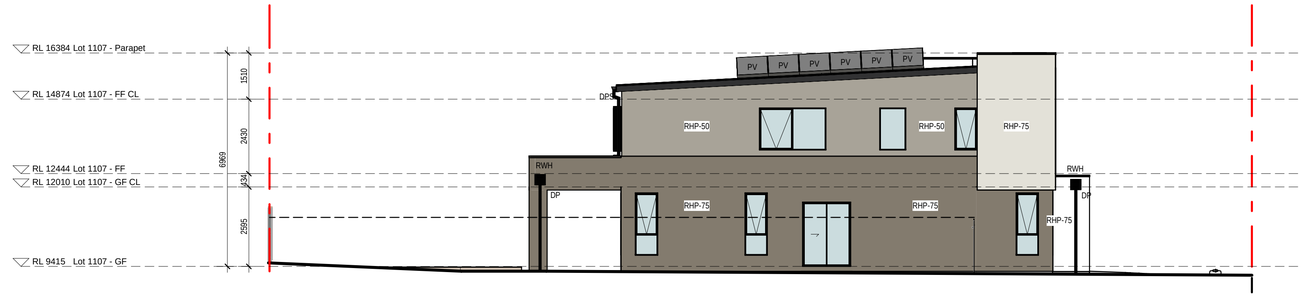
1 1107 - WEST ELEVATION
1 : 100

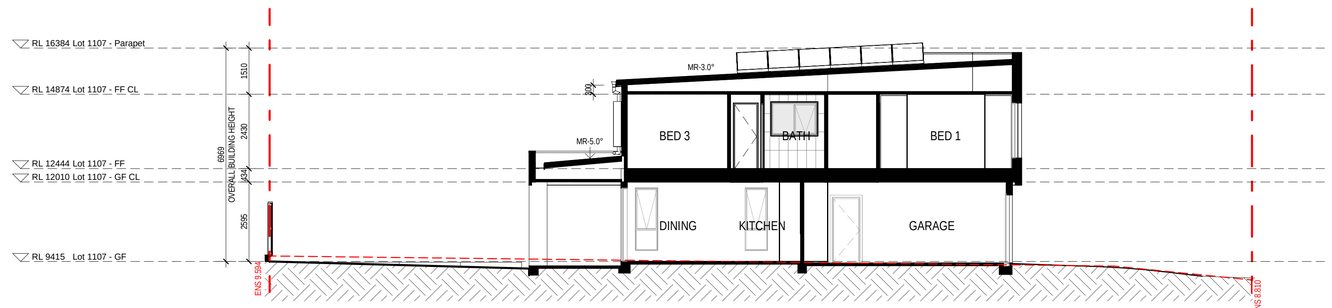
2 1107 - SOUTH ELEVATION
1 : 100



3 1107 - EAST ELEVATION
1 : 100



4 1107 - NORTH ELEVATION
1 : 100



5 1107 -SECTION 01

EXTERNAL FINISHES WALL TYPE

EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE.

FBW	FACE 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 - V	LIGHT WEIGHT CLADDING - VERTIAL
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
MC	COLORBOND METAL CLADDING
VBS	VERTICAL BLADE SCREEN
HBS	HORIZONTAL BATTEN SCREEN
ED	ENTRY DOOR
GD	GARAGE DOOR

OBSCURE WINDOWS

GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

PROPOSED INTERLOT FENCE 1800mm HEIGHT

EXISTING NATURAL SURFACE LINE

EXISTING NATURAL SURFACE SPOT LEVEL

ENS xxxxx

NOTES:

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Department of Planning, Housing and Infrastucture

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Approved Application No: SSD-97092958

Approved on: 6 August 2026

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Sheet No: 29 of 51

date	rev	amendment
12.03.26	C	RE ISSUE TO SSDA FOR APPROVAL: EXTERNAL COLOUR & FINISHES REVISED; CORNER HOMES ADJACENT PUBLIC PATH UPDATED WITH WINDOW ADDED
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Anita Verma Andrew La David Hirst Michael Wiener
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 1107

job no: MB-10418
drawing no: S1-1.1-DA306
scale @ A1 : 1 : 100
date: 12.03.26 rev: C

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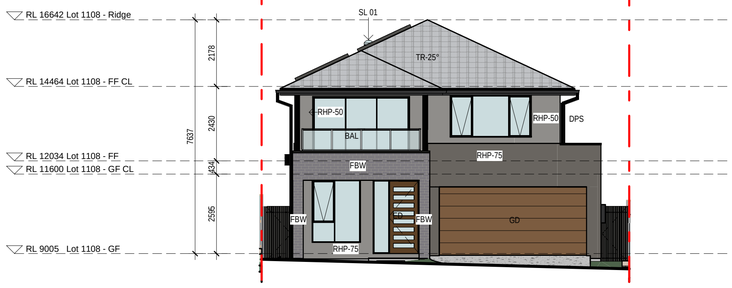
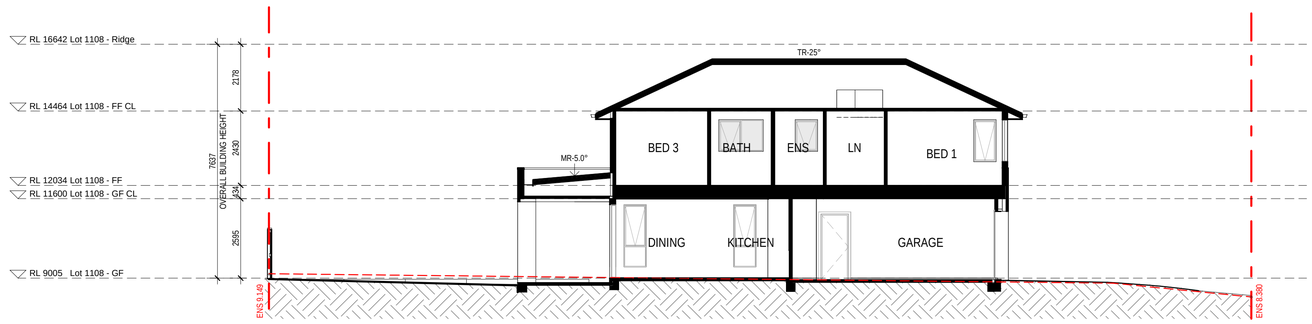


1 1108 - WEST ELEVATION
1 : 100

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
RHP - 75	RENDERED HEBEL PANEL 75
RHP - 50	RENDERED HEBEL PANEL 50
VB	LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK
TL	TILE FEATURE CLADDING
LWC - V	LIGHT WEIGHT CLADDING - VERTIAL
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
MC	COLORBOND METAL CLADDING
VBS	VERTICAL BLADE SCREEN
HBS	HORIZONTAL BATTEN SCREEN
ED	ENTRY DOOR
GD	GARAGE DOOR

OBSCURE WINDOWS

GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

PROPOSED INTERLOT FENCE 1800mm HEIGHT

EXISTING NATURAL SURFACE LINE

EXISTING NATURAL SURFACE SPOT LEVEL

ENS xxxxx

NOTES:

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Department of Planning, Housing and Infrastucture

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Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 30 of 51

date	rev	amendment
12.03.26	C	RE ISSUE TO SSDA FOR APPROVAL: EXTERNAL COLOUR & FINISHES REVISED, CORNER HOMES ADJACENT PUBLIC PATH UPDATED WITH WINDOW ADDED
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ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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 1108

job no: MB-10418
drawing no: S1-1.1-DA307
scale @ A1 : 1 : 100
date: 12.03.26 rev: C

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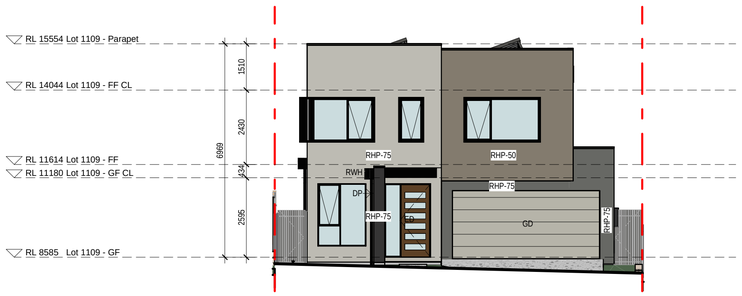
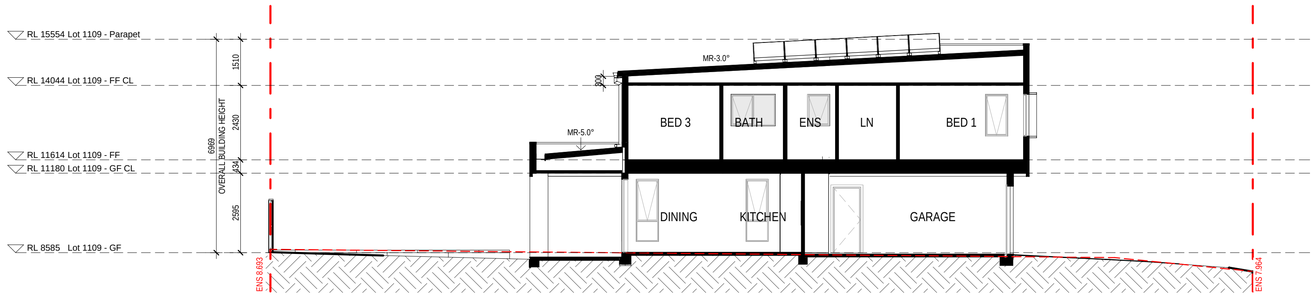


1 1109 - WEST ELEVATION
1 : 100

2 1109 - SOUTH ELEVATION
1 : 100

3 1109 - EAST ELEVATION
1 : 100

4 1109 - NORTH ELEVATION
1 : 100



5 1109 - SECTION 01

EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE.	
FBW	FACE 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 - V	LIGHT WEIGHT CLADDING - VERTIAL
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
MC	COLORBOND METAL CLADDING
VBS	VERTICAL BLADE SCREEN
HBS	HORIZONTAL BATTEN SCREEN
ED	ENTRY DOOR
GD	GARAGE DOOR

OBSCURE WINDOWS

GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

PROPOSED INTERLOT FENCE 1800mm HEIGHT

EXISTING NATURAL SURFACE LINE

EXISTING NATURAL SURFACE SPOT LEVEL

ENS xxxxx

NOTES:

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Department of Planning, Housing and Infrastucture

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Signed: MG

Sheet No: 31 of 51

date	rev	amendment
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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 1109

job no: MB-10418
drawing no: S1-1.1-DA308
scale @ A1 : 1 : 100
date: 12.03.26 rev: C

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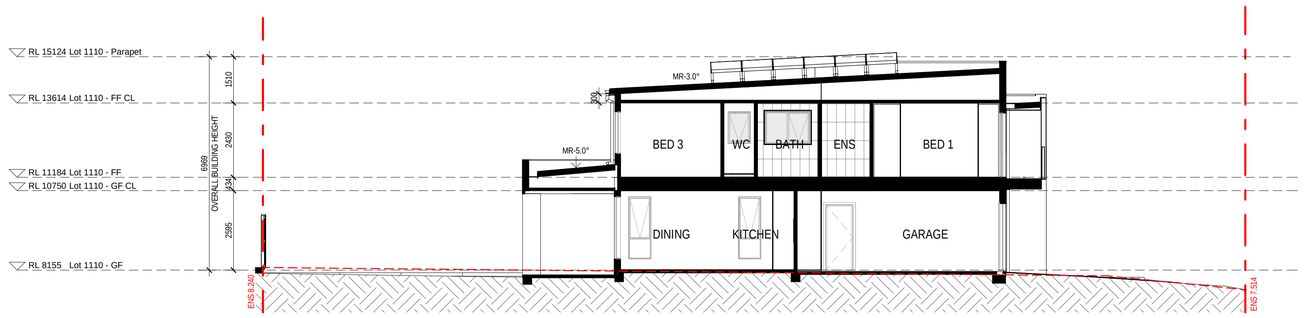
1 1110 - WEST ELEVATION
1 : 100

2 1110 - SOUTH ELEVATION
1 : 100

3 1110 - EAST ELEVATION
1 : 100

4 1110 - NORTH ELEVATION
1 : 100



5 1110 - SECTION 01

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Signed: MG

Sheet No: 32 of 51

EXTERNAL FINISHES WALL TYPE	
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE.	
FBW	FACE 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 - V	LIGHT WEIGHT CLADDING - VERTIAL
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
MC	COLORBOND METAL CLADDING
VBS	VERTICAL BLADE SCREEN
HBS	HORIZONTAL BATTEN SCREEN
ED	ENTRY DOOR
GD	GARAGE DOOR

OBSCURE WINDOWS

GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

PROPOSED INTERLOT FENCE 1800mm HEIGHT

EXISTING NATURAL SURFACE LINE

EXISTING NATURAL SURFACE SPOT LEVEL

ENS xxxxx

NOTES:

THE RLS (REDUCED LEVELS) SHOWN ON THIS DRAWING ARE SUBJECT TO A TOLERANCE OF ±300MM FROM THE FINAL CONSTRUCTED RLS.

date	rev	amendment
12.03.26	C	RE ISSUE TO SSDA FOR APPROVAL: EXTERNAL COLOUR & FINISHES REVISED; CORNER HOMES ADJACENT PUBLIC PATH UPDATED WITH WINDOW ADDED
31.10.25	B	ISSUE TO SSDA FOR APPROVAL
19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT

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ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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 1110

job no: MB-10418
drawing no: S1-1.1-DA309
scale @ A1 : 1 : 100
date: 12.03.26 rev: C

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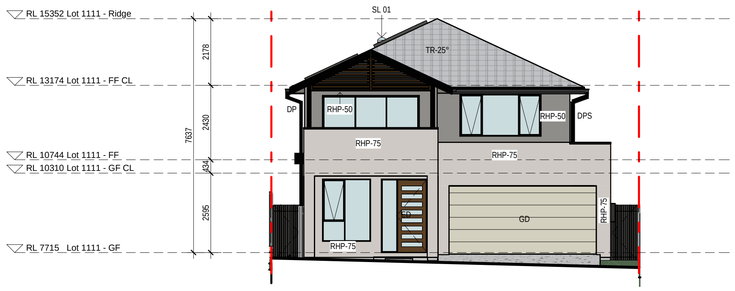
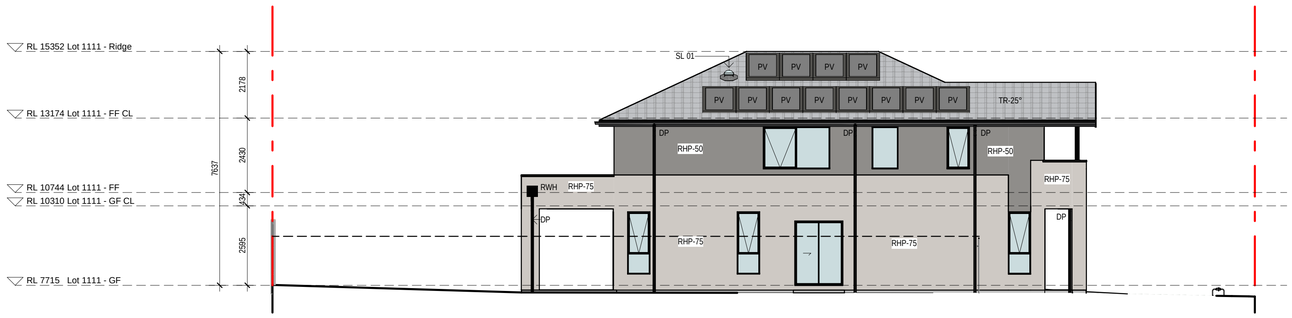


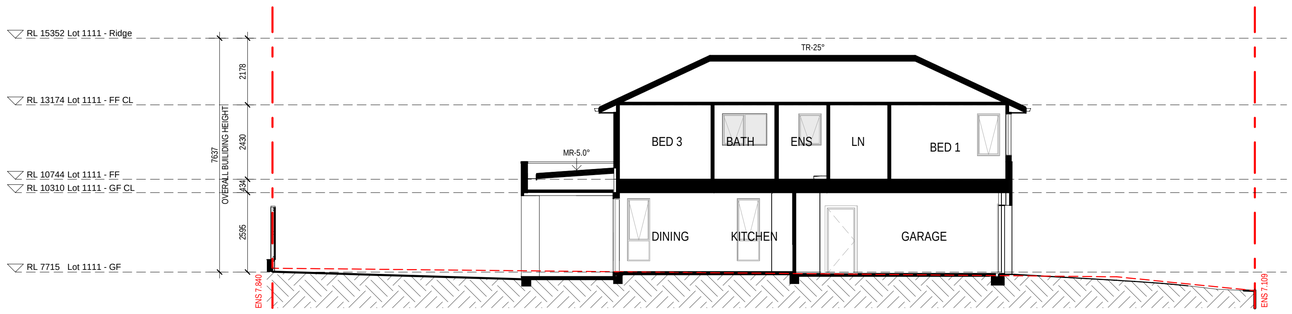
1 1111 - WEST ELEVATION
1 : 100

2 1111 - SOUTH ELEVATION
1 : 100

3 1111 - EAST ELEVATION
1 : 100



4 1111 - NORTH ELEVATION



5 1111 - SECTION 01

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Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 33 of 51

EXTERNAL FINISHES WALL TYPE
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE.

FBW	FACE 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 - V	LIGHT WEIGHT CLADDING - VERTIAL
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
MC	COLORBOND METAL CLADDING
VBS	VERTICAL BLADE SCREEN
HBS	HORIZONTAL BATTEN SCREEN
ED	ENTRY DOOR
GD	GARAGE DOOR

OBSCURE WINDOWS

GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

PROPOSED INTERLOT FENCE 1800mm HEIGHT

EXISTING NATURAL SURFACE LINE

EXISTING NATURAL SURFACE SPOT LEVEL

ENS xxxxx

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Sydney NSW 2000
T 02 9080 8000

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ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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 1111

job no: MB-10418
drawing no: S1-1.1-DA310
scale @ A1 : 1 : 100
date: 12.03.26 rev: C

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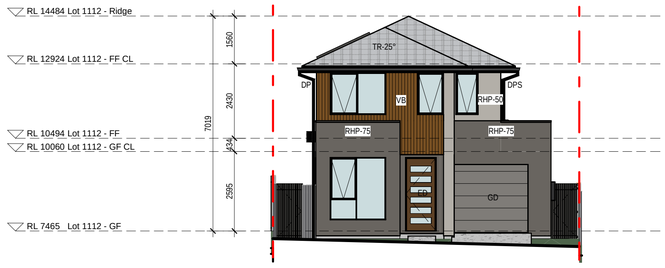
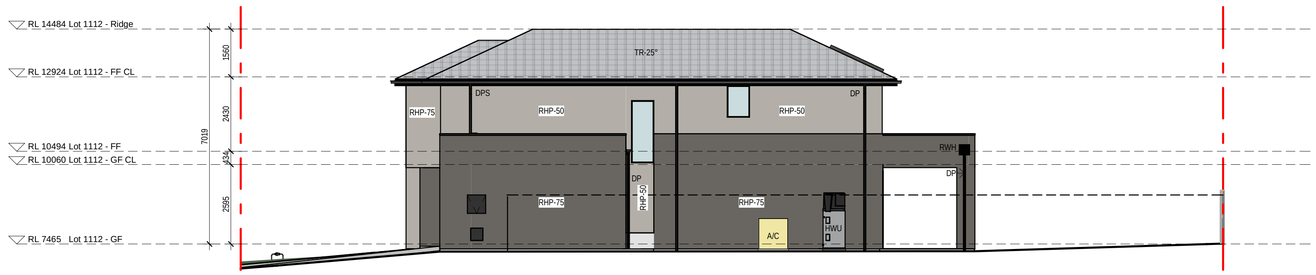
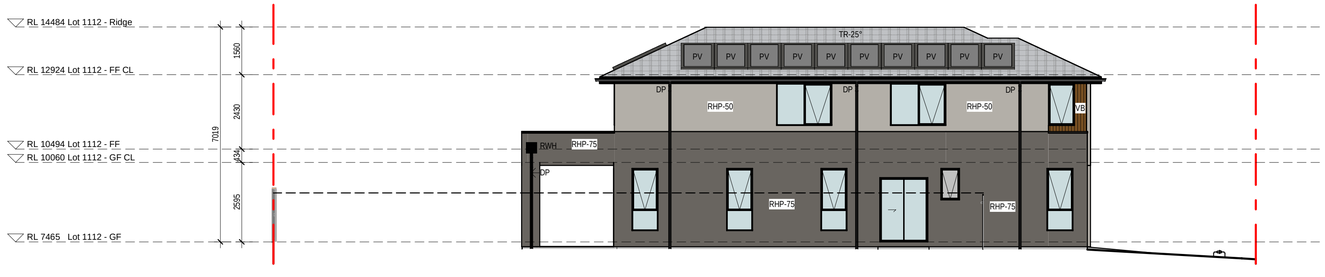


1 1112 - WEST ELEVATION
1 : 100

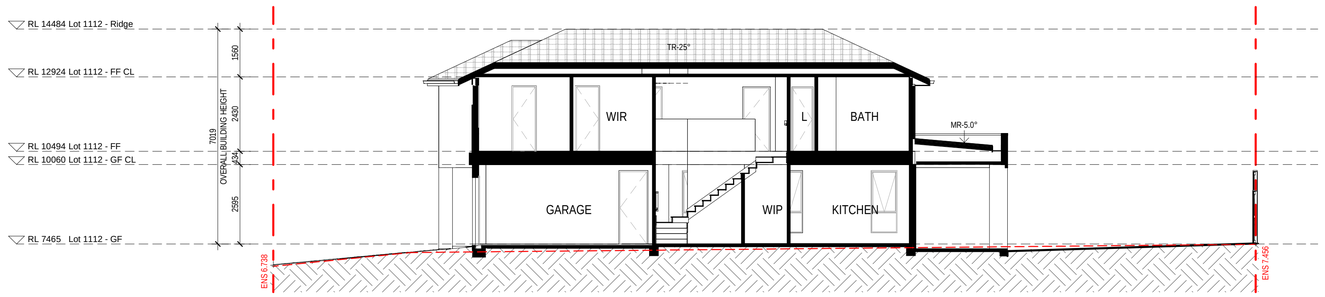


2 1112 - SOUT ELEVATION

3 1112 - EAST ELEVATION
1 : 100



4 1112 - NORTH ELEVATION
1 : 100



5 1112 - SECTION 01

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Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 34 of 51

EXTERNAL FINISHES WALL TYPE

EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE.

FBW	FACE 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 - V	LIGHT WEIGHT CLADDING - VERTIAL
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
MC	COLORBOND METAL CLADDING
VBS	VERTICAL BLADE SCREEN
HBS	HORIZONTAL BATTEN SCREEN
ED	ENTRY DOOR
GD	GARAGE DOOR

OBSCURE WINDOWS

GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

PROPOSED INTERLOT FENCE 1800mm HEIGHT

EXISTING NATURAL SURFACE LINE

EXISTING NATURAL SURFACE SPOT LEVEL

ENS xxxxx

NOTES:

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ABN 78 003 359 153

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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 1112

job no: MB-10418
drawing no: S1-1.1-DA311
scale @ A1 : 1 : 100
date: 12.03.26 rev: C

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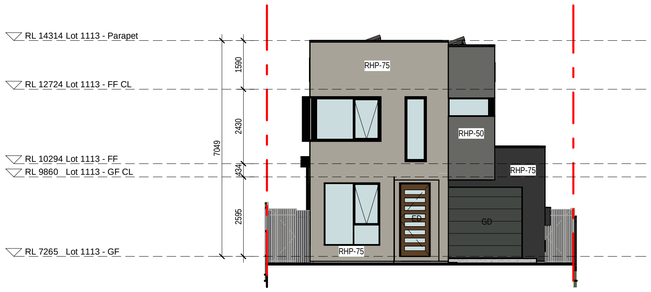
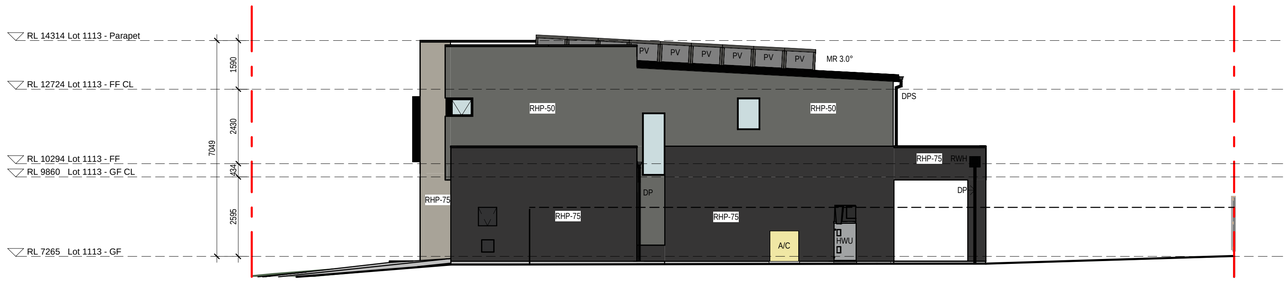


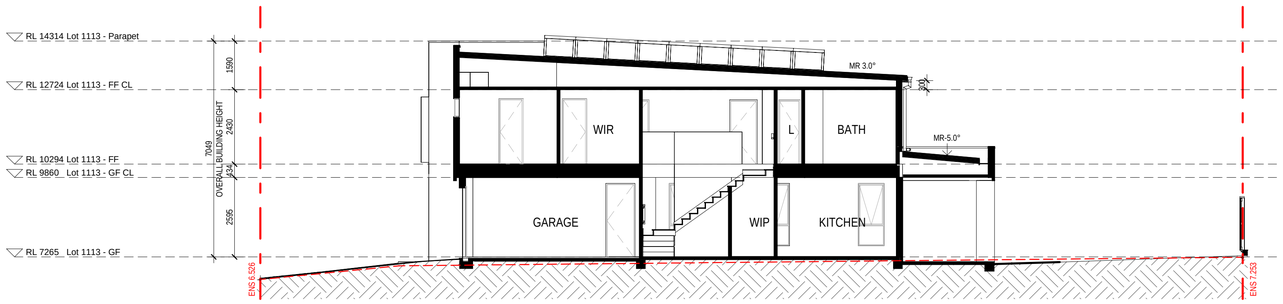
1 1113 - WEST ELEVATION
1 : 100



2 1113 - SOUTH ELEVATION
1 : 100

3 1113 - EAST ELEVATION
1 : 100

4 1113 - NORTH ELEVATION
1 : 100



5 1113 -SECTION 01

Department of Planning, Housing and Infrastucture

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Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 35 of 51

EXTERNAL FINISHES WALL TYPE
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE.

FBW	FACE 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 - V	LIGHT WEIGHT CLADDING - VERTIAL
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
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MC	COLORBOND METAL CLADDING
VBS	VERTICAL BLADE SCREEN
HBS	HORIZONTAL BATTEN SCREEN
ED	ENTRY DOOR
GD	GARAGE DOOR

OBSCURE WINDOWS

GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

PROPOSED INTERLOT FENCE 1800mm HEIGHT

EXISTING NATURAL SURFACE LINE

EXISTING NATURAL SURFACE SPOT LEVEL

ENS xxxxx

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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 1113

job no: MB-10418
drawing no: S1-1.1-DA312
scale @ A1 : 1 : 100
date: 12.03.26 rev: C

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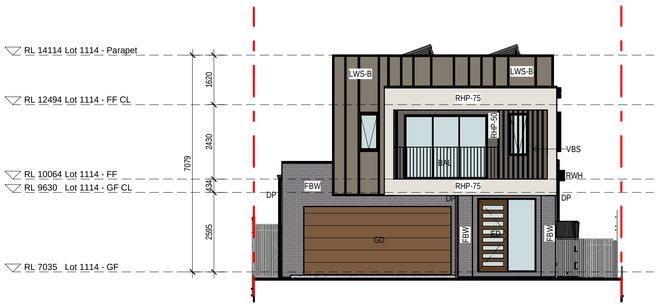
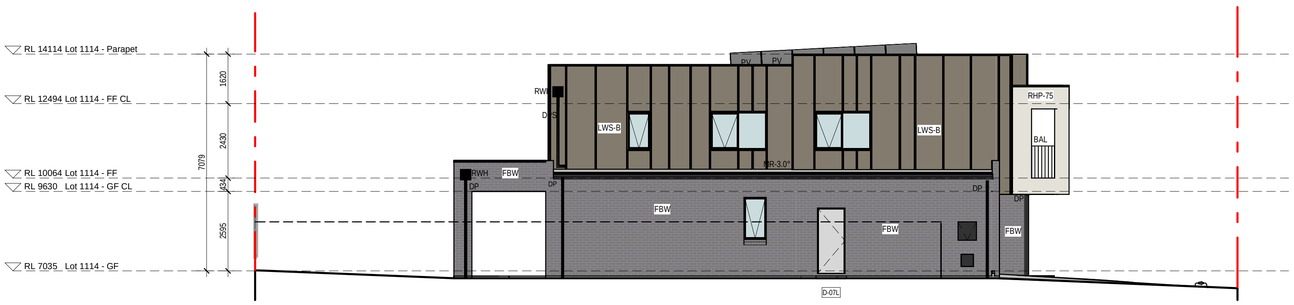


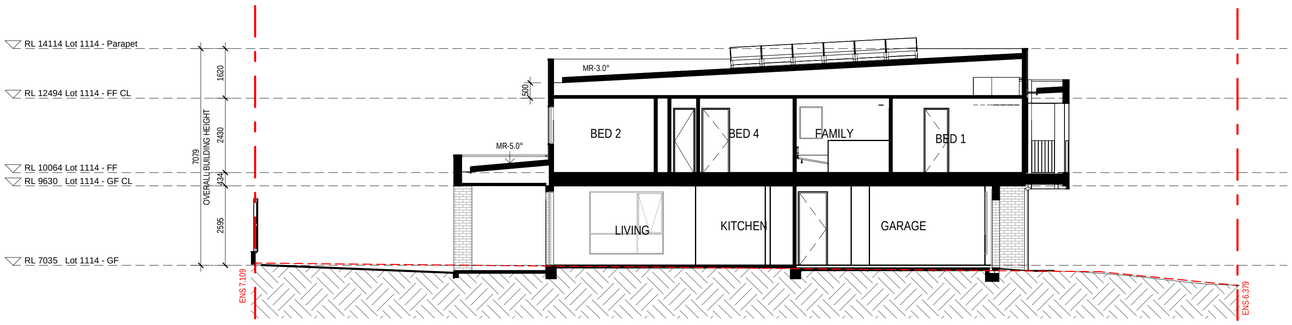
1 1114 - WEST ELEVATION
1 : 100

2 1114 - SOUTH ELEVATION
1 : 100

3 1114 - EAST ELEVATION
1 : 100



4 1114 - NORTH ELEVATION
1 : 100



5 1114 -SECTION 01

Department of Planning, Housing and Infrastucture

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Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 36 of 51

EXTERNAL FINISHES WALL TYPE
EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE.

FBW	FACE 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 - V	LIGHT WEIGHT CLADDING - VERTIAL
LWC - H	LIGHT WEIGHT CLADDING - HORIZONTAL
LWS	RENDERED LIGHTWEIGHT SHEET CLADDING
LWS - B	PAINTED LIGHTWEIGHT SHEET CLADDING WITH FEATURE BATTENS
MC	COLORBOND METAL CLADDING
VBS	VERTICAL BLADE SCREEN
HBS	HORIZONTAL BATTEN SCREEN
ED	ENTRY DOOR
GD	GARAGE DOOR

OBSCURE WINDOWS

GREY SHADING TO WINDOWS INDICATES OBSCURE GLAZING

PROPOSED INTERLOT FENCE 1800mm HEIGHT

EXISTING NATURAL SURFACE LINE

EXISTING NATURAL SURFACE SPOT LEVEL

ENS xxxxx

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ABN 78 003 359 153

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Anita Verma Andrew La David Hirst Michael Wiener
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 1114

job no: MB-10418
drawing no: S1-1.1-DA313
scale @ A1 : 1 : 100
date: 12.03.26 rev: C

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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)

Department of Planning, Housing and Infrastucture

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client:
mirvac

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

title:
COLOURED STREETSCAPES

job no: MB-10418
drawing no: S1-1.1-DA320
scale @ A1 : 1 : 100
date: 12.03.26 rev: C

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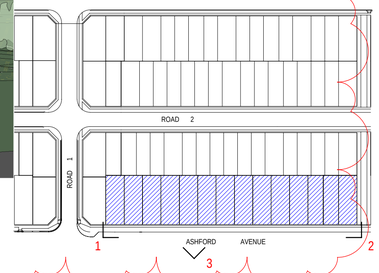
1 LOT 1101-1114
Scale

2 LOT 1101-1114
Scale

3 LOT 1104-1114
Scale



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Level 39 200 George St
Sydney NSW 2000
T 02 9080 8080

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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:
COLOURED PERSPECTIVES

job no: MB-10418
drawing no: S1-1.1-DA321
scale @ A1 :
date: 12.03.26 rev: C

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EXTERNAL FINISHES

WALL

BRICK VENEER
FBW : FACE BRICK WALL

MASONRY FACE BRICK
BLUE GREY

MASONRY FACE BRICK
BROWN GREY

WALL

AUTOCLAVED AERATED CONCRETE, RENDERED
RHP-75 : 75mm HEBEL PANEL, RENDERED FINISH
RHP-50 : 50mm HEBEL PANEL, RENDERED FINISH

LIGHTWEIGHT CLADDING
LWC-H : HORIZONTAL WEATHERBOARDS
LWC-V : VERTICAL BOARDS
LWS-B : SHEET CLADDING WITH EXPOSED BATTENS

LIGHT BEIGE | GREY | LIGHT GREY | DARK BEIGE | CHARCOAL | BEIGE | BROWN

LIGHT BEIGE | DARK BEIGE | LIGHT GREY | GREY | DARK CHARCOAL | BEIGE | LIGHT BROWN

WALL

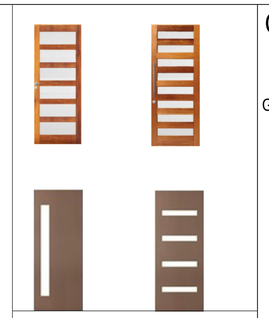
FEATURE CLADDING
TL : WALL TILES
VB : VERTICAL TIMBER LOOK BATTENS
MC : VERTICAL METAL RIBBED CLADDING

MC: LIGHT GREY / DARK GREY

VB: TIMBERLOOK DARK BROWN

ENTRY DOOR

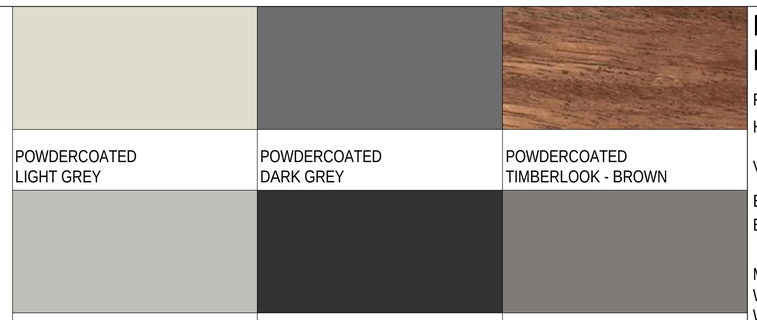
ED : ENTRY DOOR



TIMBER MID-BROWN

GARAGE DOOR

GD : GARAGE DOOR



POWDERCOATED LIGHT GREY | POWDERCOATED DARK GREY | POWDERCOATED TIMBERLOOK - BROWN

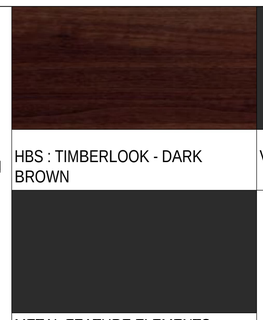
POWDERCOATED GREY | POWDERCOATED DARK CHARCOAL | POWDERCOATED DARK BEIGE

FEATURE ELEMENTS

FEATURE SCREEN
HBS : HORIZONTAL BATTEN SCREEN
VBS : VERTICAL BATTEN SCREEN

BALUSTRADES
BAL : METAL BALUSTRADES

METAL FEATURE ELEMENTS
WINDOW & DOOR FRAMES
WINDOW SHROUDS
BALUSTRADE & ENTRY CANAPE FEATURE DETAIL



HBS : TIMBERLOOK - DARK BROWN | VBS : BLACK

METAL FEATURE ELEMENTS : BLACK

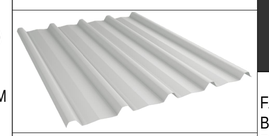
ROOFING

CONCRETE ROOF TILE
TR : CONCRETE ROOF TILE SRI 27.82. SA 0.74 (DARK)

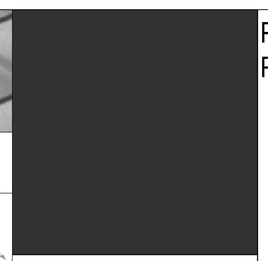
METAL SHEET ROOFING
MR : COLORBOND METAL RIB ROOFING. SRI 66. SA 0.44 (LIGHT)

RAINWATER GOODS & ROOF TRIM
FASICA, GUTTER, BARGEBOARD, RAINWATER HEAD, DOWNPIPES

TR : GREY



MR : LIGHT GREY

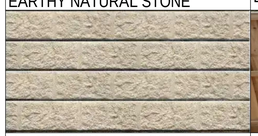


FASICA / GUTTER / BARGEBOARD/ BARGEBOARD CAPPING / RAINWATER HEAD - DARK CHARCOAL

FENCING & RETAINING WALL

RETAINING BLOCK WALL
SPLIT FACE
EARTHY NATURAL STONE

DAR VERTICAL BATTENS
DARK CHARCOAL GREY



RETAINING SLEEPER WALLS
SANDSTONE
LIGHT BEIGE

TREATED PINE TIMBER - LIGHT YELLOW

Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 39 of 51

date	rev	amendment
12.03.26	C	RE ISSUE TO SSDA FOR APPROVAL. EXTERNAL COLOUR & FINISHES REVISED, CORNER HOMES ADJACENT PUBLIC PATH UPDATED WITH WINDOW ADDED
31.10.25	B	ISSUE TO SSDA FOR APPROVAL
19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT

MIRVAC DESIGN
architecture urban design interior design graphic design
Level 28 200 George St Sydney NSW 2000 T 02 9080 8000
Mirvac Design Pty Ltd. ABN 78 003 359 153
Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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: EXTERNAL FINISHES

job no: MB-10418
drawing no: S1-1.1-DA322
scale @ A1 : NTS
date: 12.03.26 rev: C

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0mm 100mm 200mm 300mm

0mm 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

300mm

NSW GOVERNMENT

Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 40 of 51

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

MIRVAC DESIGN
architecture
urban design
interior design
graphic design

Level 28 200 George St
Sydney NSW 2000
T 02 9080 8000

Mirvac Design Pty Ltd.
ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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:
SHADOW ANALYSIS

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

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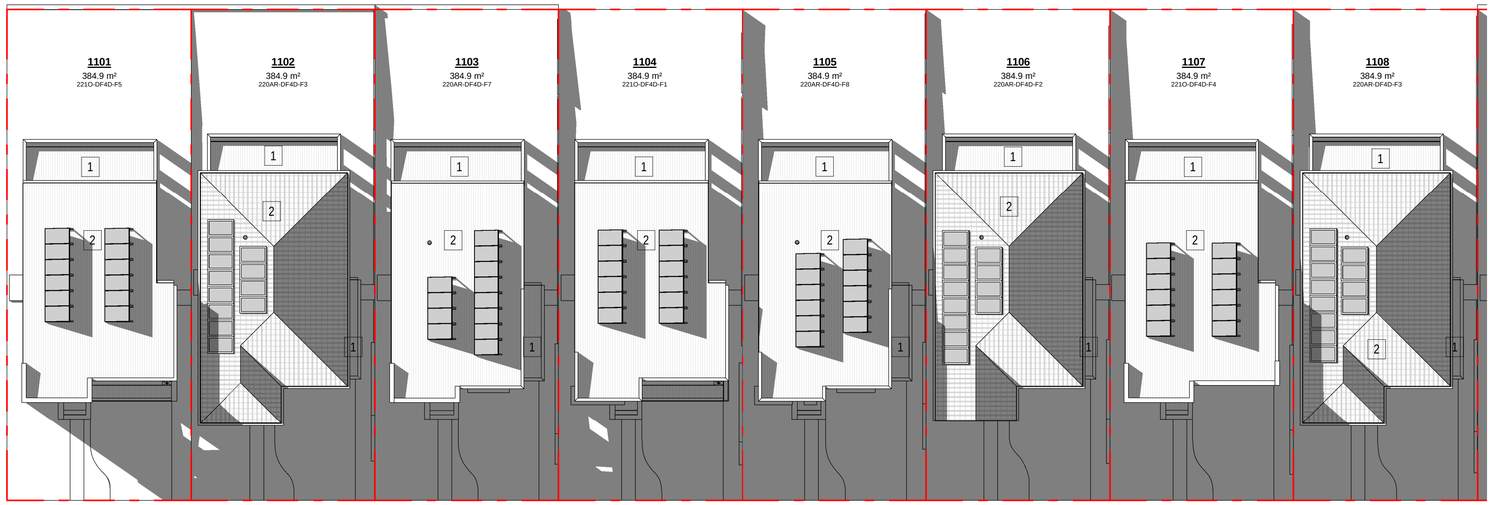
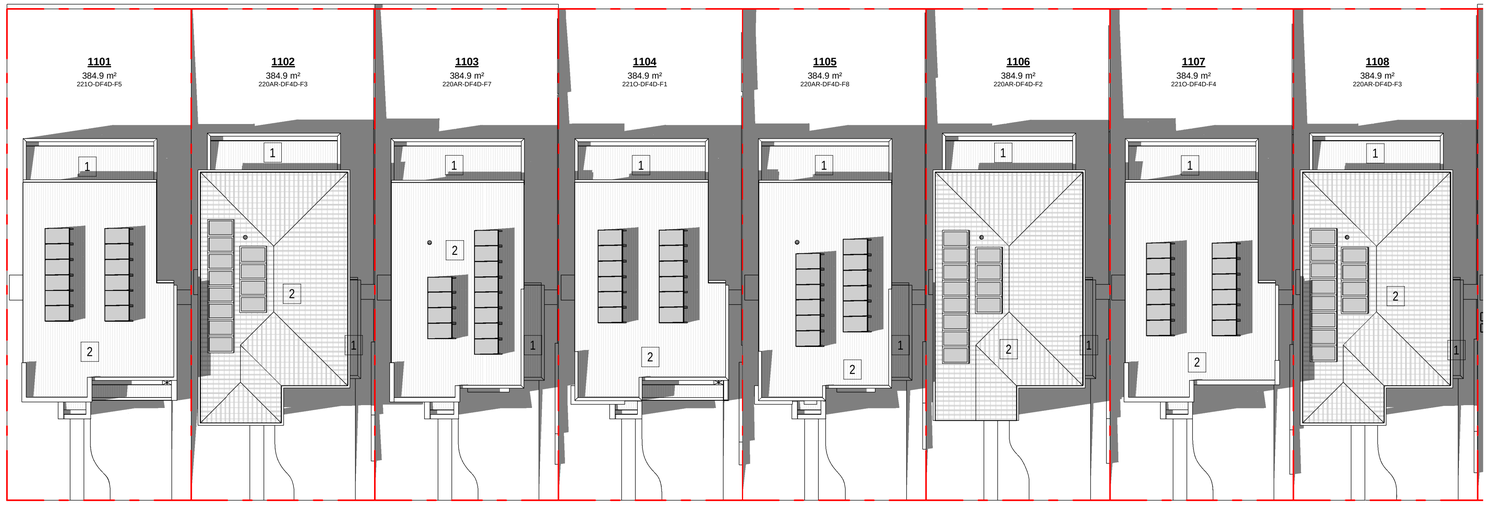


SITE CONTINUES - REFER TO SHEET DA402

1 SHADOW PLAN 21 JUNE - 9AM (LOTS 1001-1008)
1 : 200

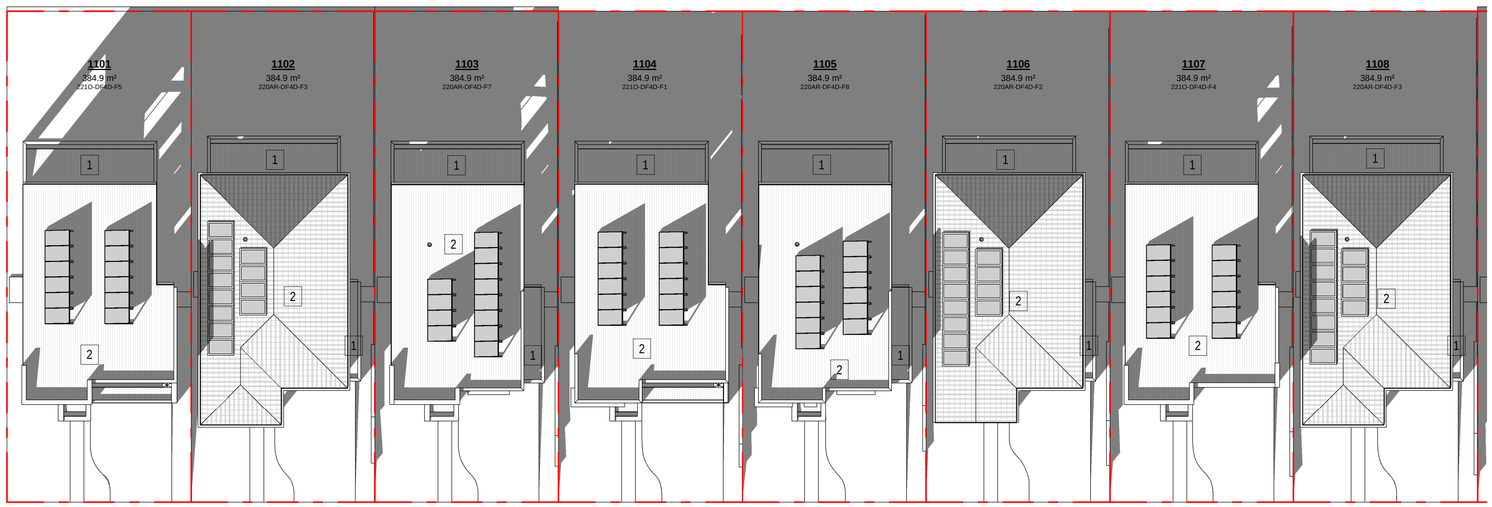
ASHFORD AVENUE



SITE CONTINUES - REFER TO SHEET DA402

2 SHADOW PLAN 21 JUNE - 12PM (LOTS 1001-1008)
1 : 200

ASHFORD AVENUE



SITE CONTINUES - REFER TO SHEET DA402

3 SHADOW PLAN 21 JUNE - 3PM (LOTS 1001-1008)
1 : 200

ASHFORD AVENUE

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

Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 41 of 51

date	rev	amendment
31.10.25	B	ISSUE TO SSDA FOR APPROVAL
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MIRVAC DESIGN
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urban design
urban strategy
graphic design

Level 28 200 George St
Sydney NSW 2000
T 02 9080 8000

Mirvac Design Pty Ltd.
ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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:
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

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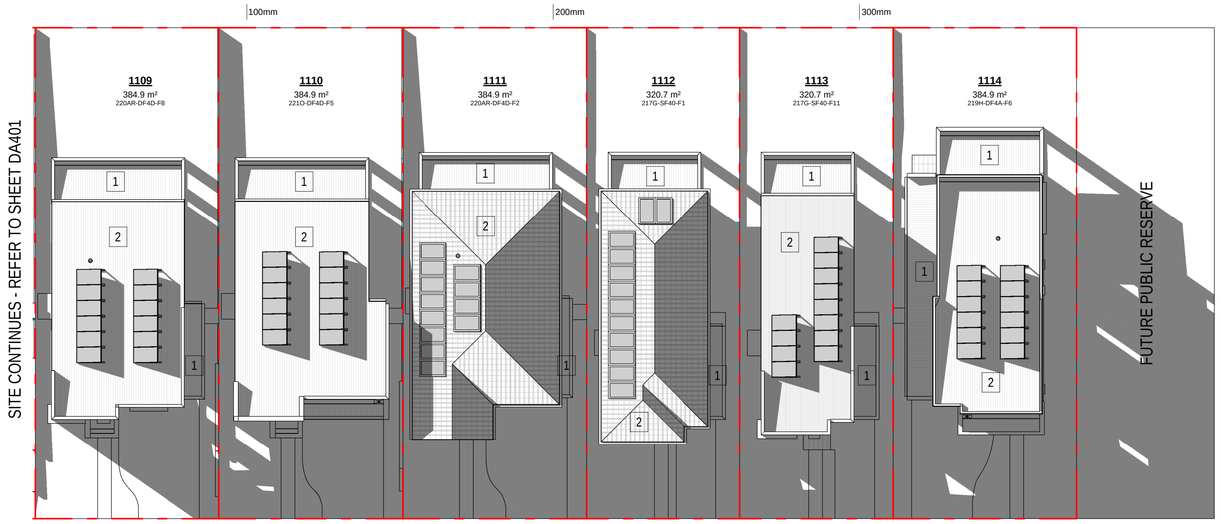
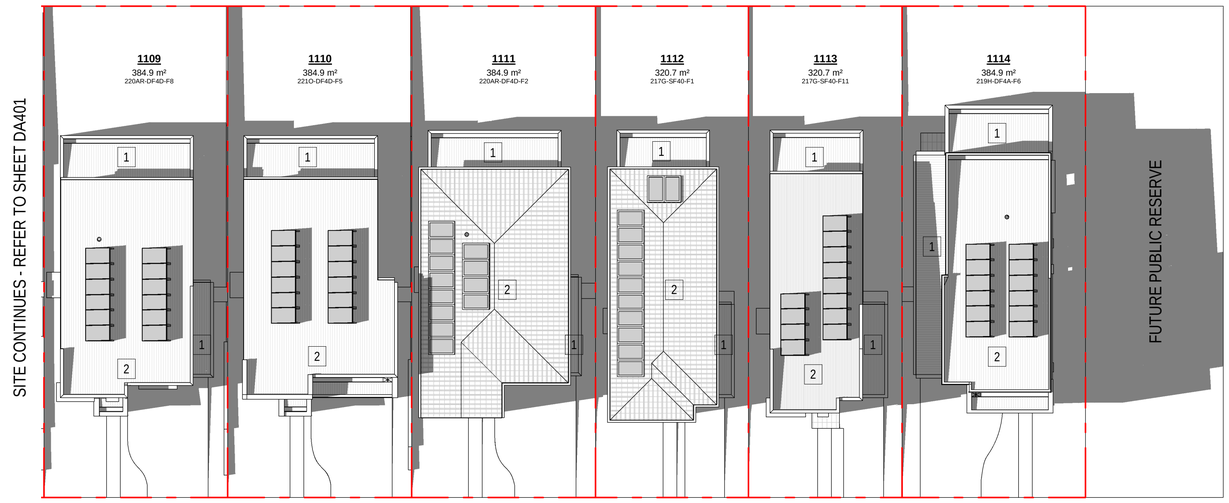
SHADOWS	
1	ONE STOREY BUILDING
2	TWO STOREY BUILDING
3	THREE STOREY BUILDING
PV	PHOTOVOLTAIC SOLAR PANEL
	SHADOW



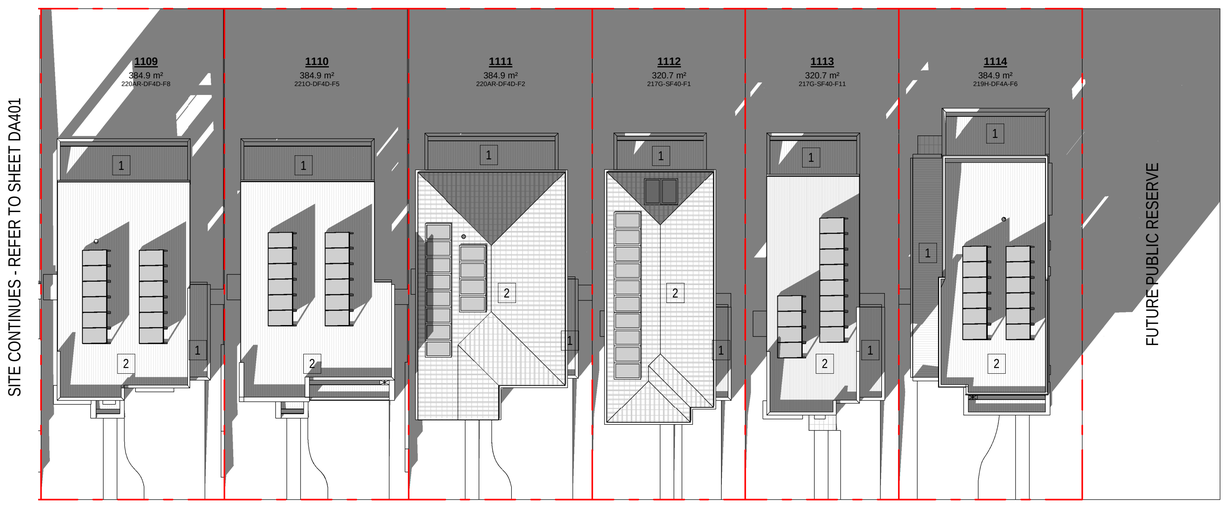
1 SHADOW PLAN 21 JUNE - 9AM (LOTS 1009-1016)
1 : 200

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

date	rev	amendment
31.10.25	B	ISSUE TO SSDA FOR APPROVAL
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Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 42 of 51

MIRVAC DESIGN
Level 28 200 George St
Sydney NSW 2000
T 02 9080 8000
Mirvac Design Pty Ltd.
ABN 78 003 359 153
Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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:
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

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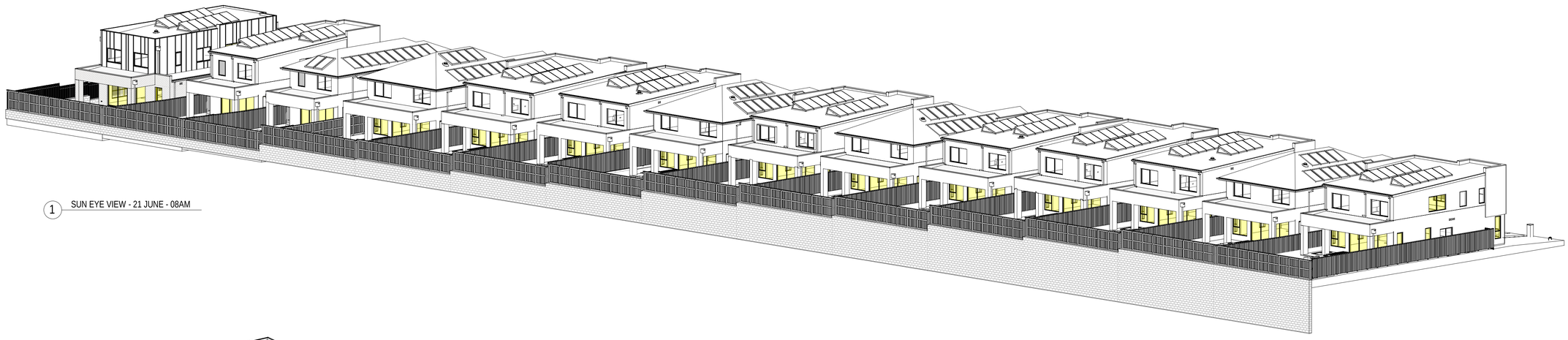
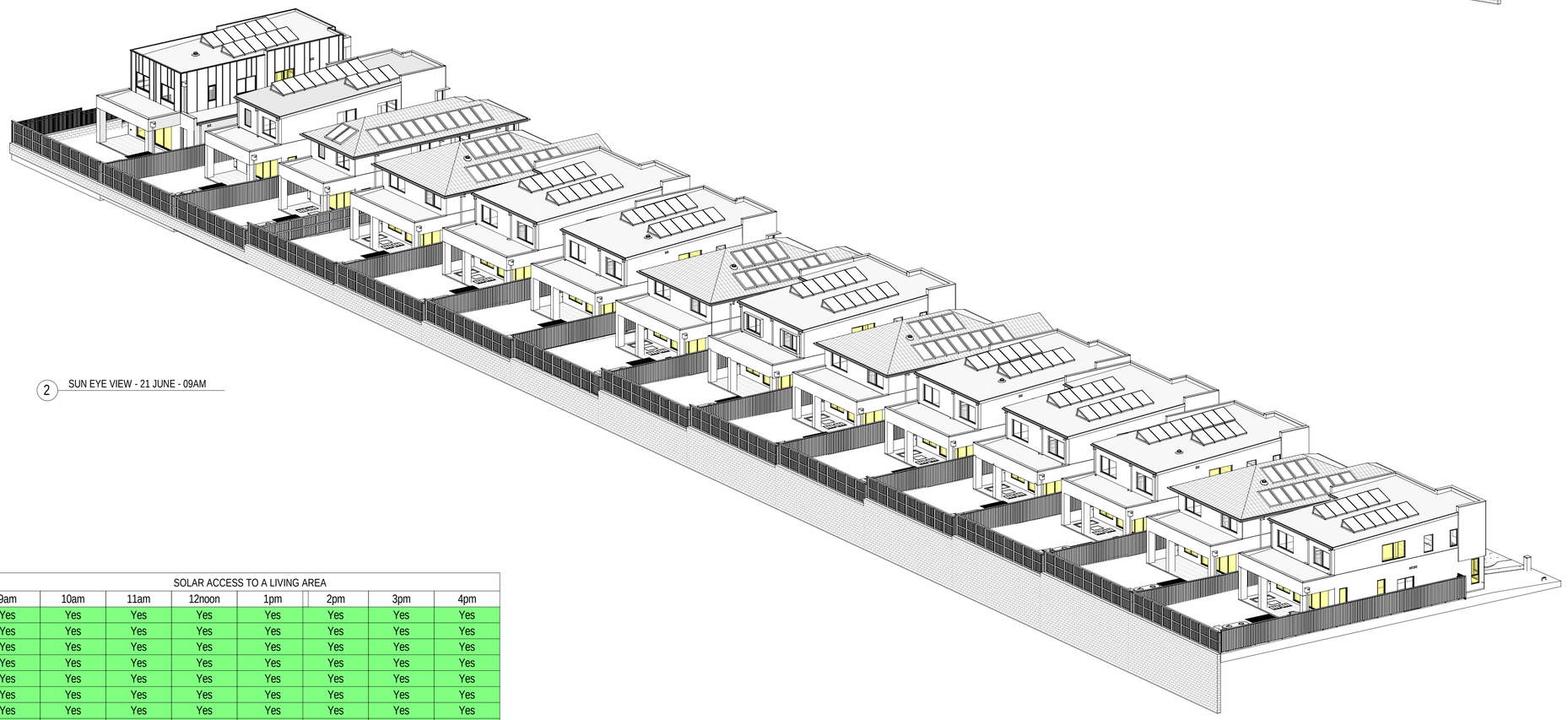
SUN EYE VIEWS NOTE:
GLAZING PROVIDING SUNLIGHT TO LIVING AREAS



1 SUN EYE VIEW - 21 JUNE - 08AM



2 SUN EYE VIEW - 21 JUNE - 09AM

SOLAR ACCESS TO A LIVING AREA									
Lot No	8am	9am	10am	11am	12noon	1pm	2pm	3pm	4pm
1101	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1102	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1103	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1104	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1105	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1106	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1107	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1108	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1109	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1110	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1111	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1112	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
1113	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
1114	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

*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

Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 43 of 51

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

MIRVAC DESIGN
architecture urban design interior design graphic design
Level 28 200 George St Sydney NSW 2000 T 02 9080 8000
Mirvac Design Pty Ltd. ABN 78 003 359 153
Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hird Michael Wiener
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:
SUN EYE VIEWS - 21 JUNE 8AM/9AM

job no: MB-10418
drawing no: S1-1.1-DA410
scale @ A1 :
date: 31.10.25 rev: B

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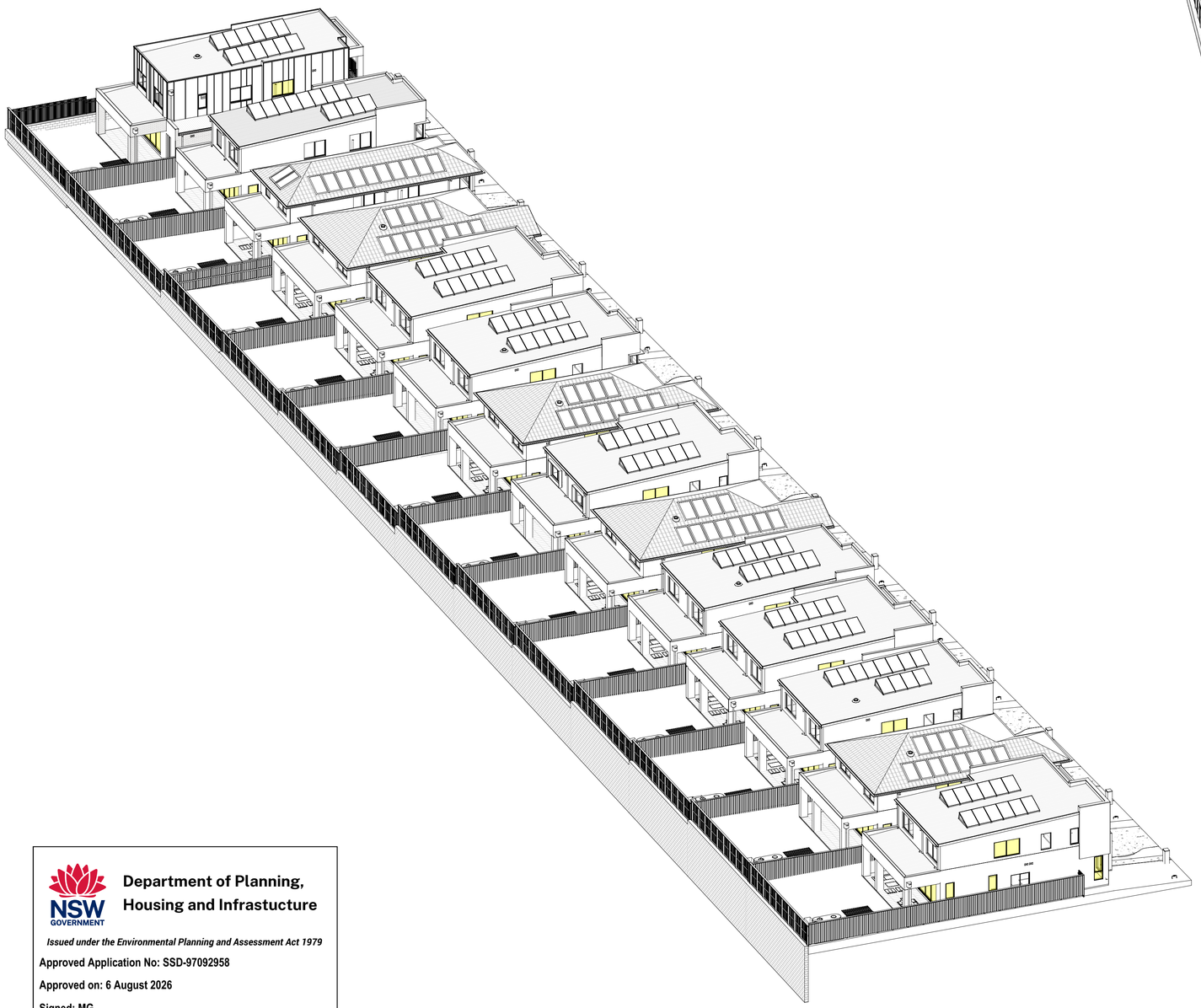
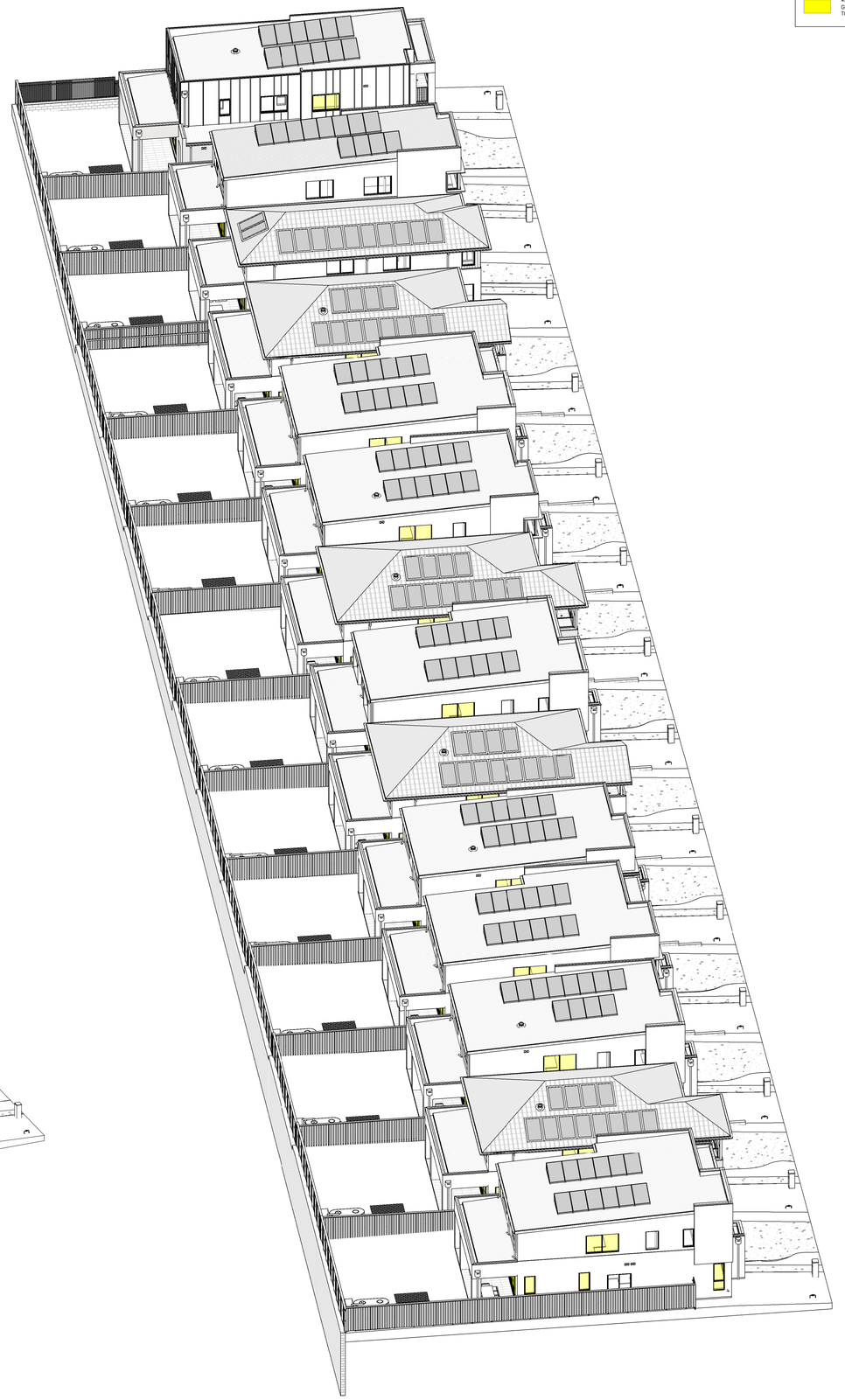
300mm

SUN EYE VIEWS NOTE:
GLAZING PROVIDING SUNLIGHT TO LIVING AREAS



1 SUN EYE VIEW - 21 JUNE - 10AM



2 SUN EYE VIEW - 21 JUNE - 11AM

Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 44 of 51

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

MIRVAC DESIGN
architecture
urban design
interior design
landscape design

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T 02 9080 8000

Mirvac Design Pty Ltd.
ABN 78 003 359 153

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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:
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

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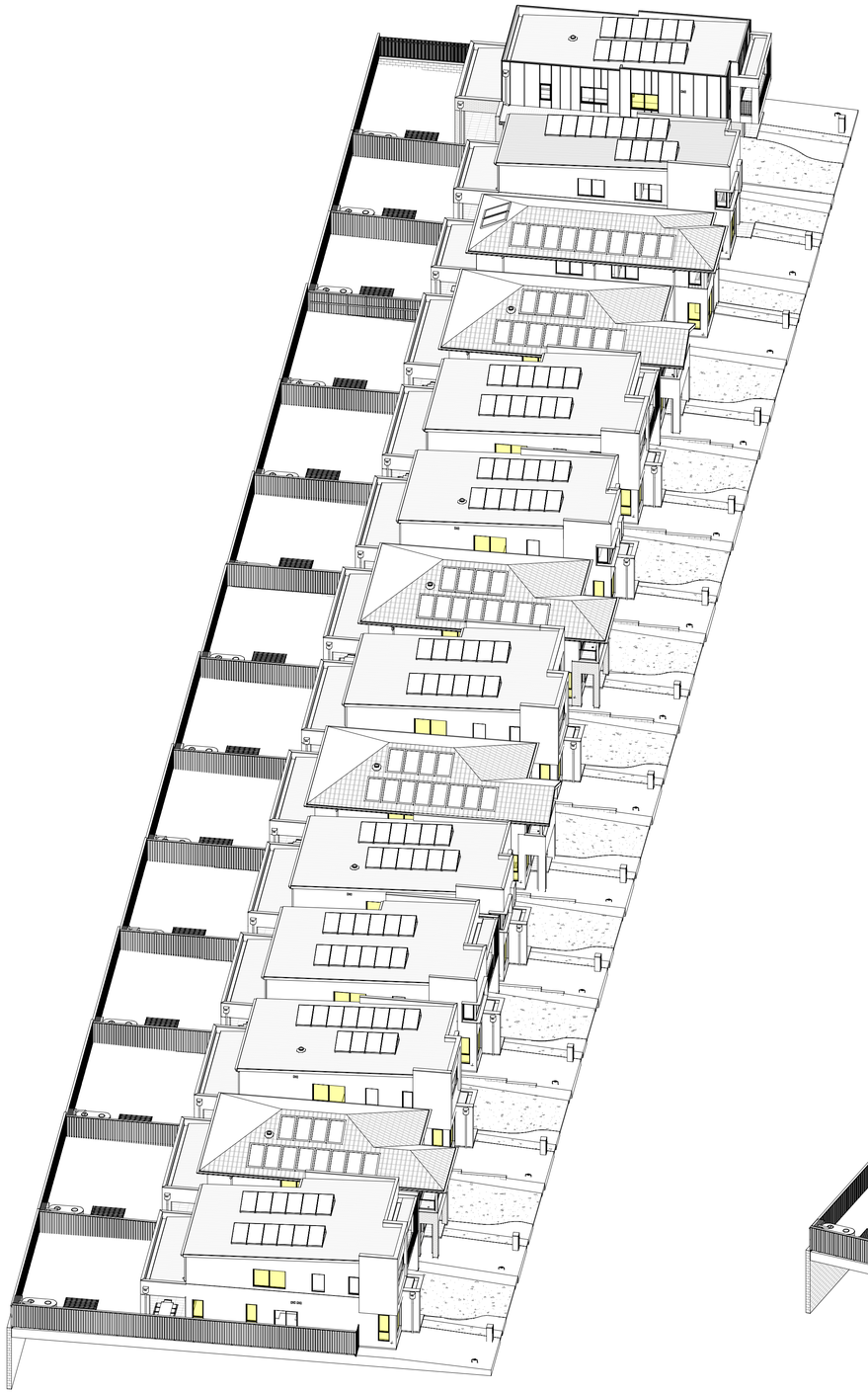
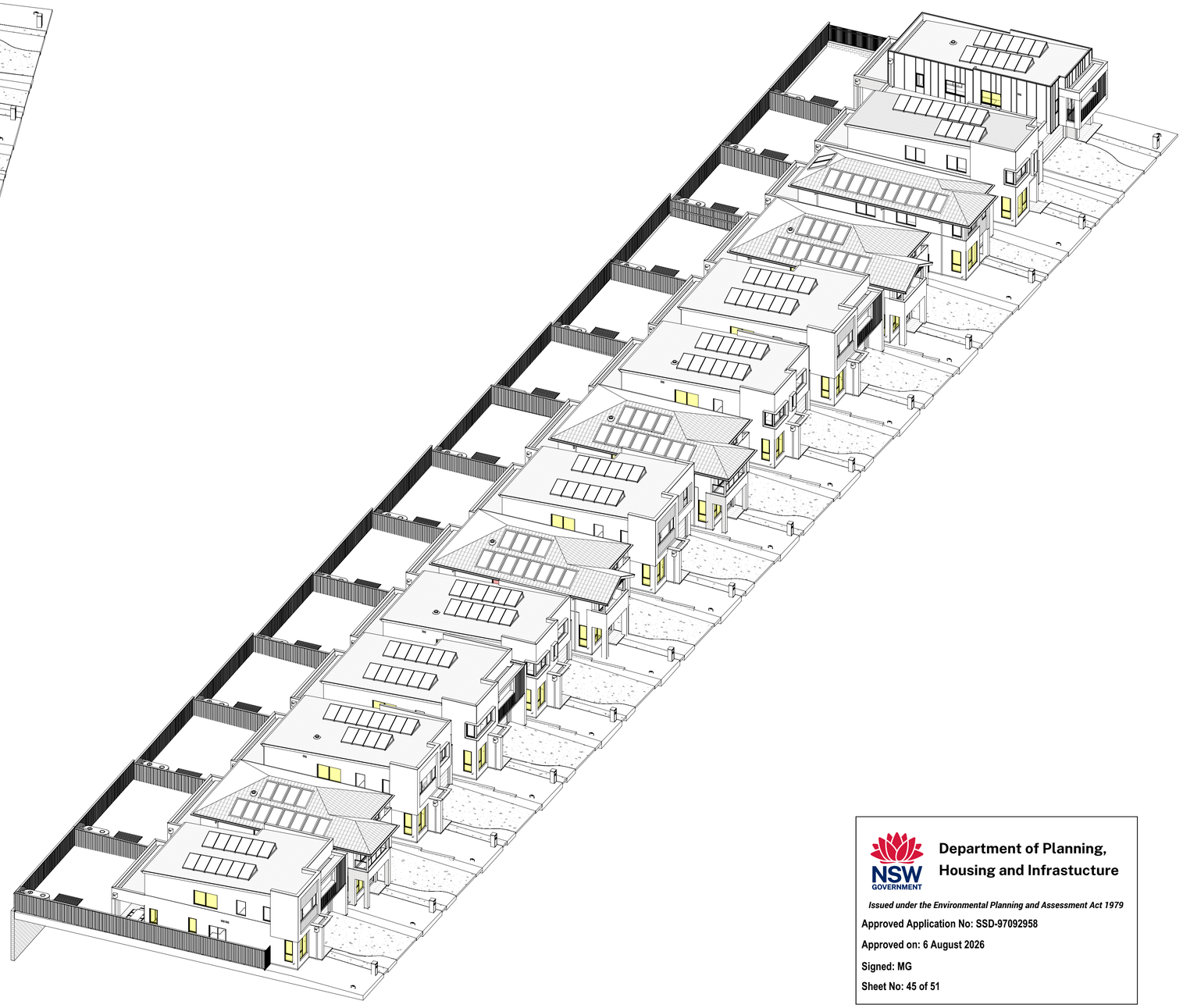


1 SUN EYE VIEW - 21 JUNE - 12PM



2 SUN EYE VIEW - 21 JUNE - 1PM

SUN EYE VIEWS NOTE:
GLAZING PROVIDING SUNLIGHT TO LIVING AREAS

Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 45 of 51

date	rev	amendment
31.10.25	B	ISSUE TO SSDA FOR APPROVAL
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MIRVAC DESIGN
architecture
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interior design
graphic design

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Mirvac Design Pty Ltd
ABN 78 003 359 153

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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:
SUN EYE VIEWS - 21 JUNE 12PM/1PM

job no: MB-10418
drawing no: S1-1.1-DA412
scale @ A1 :
date: 31.10.25 rev: B

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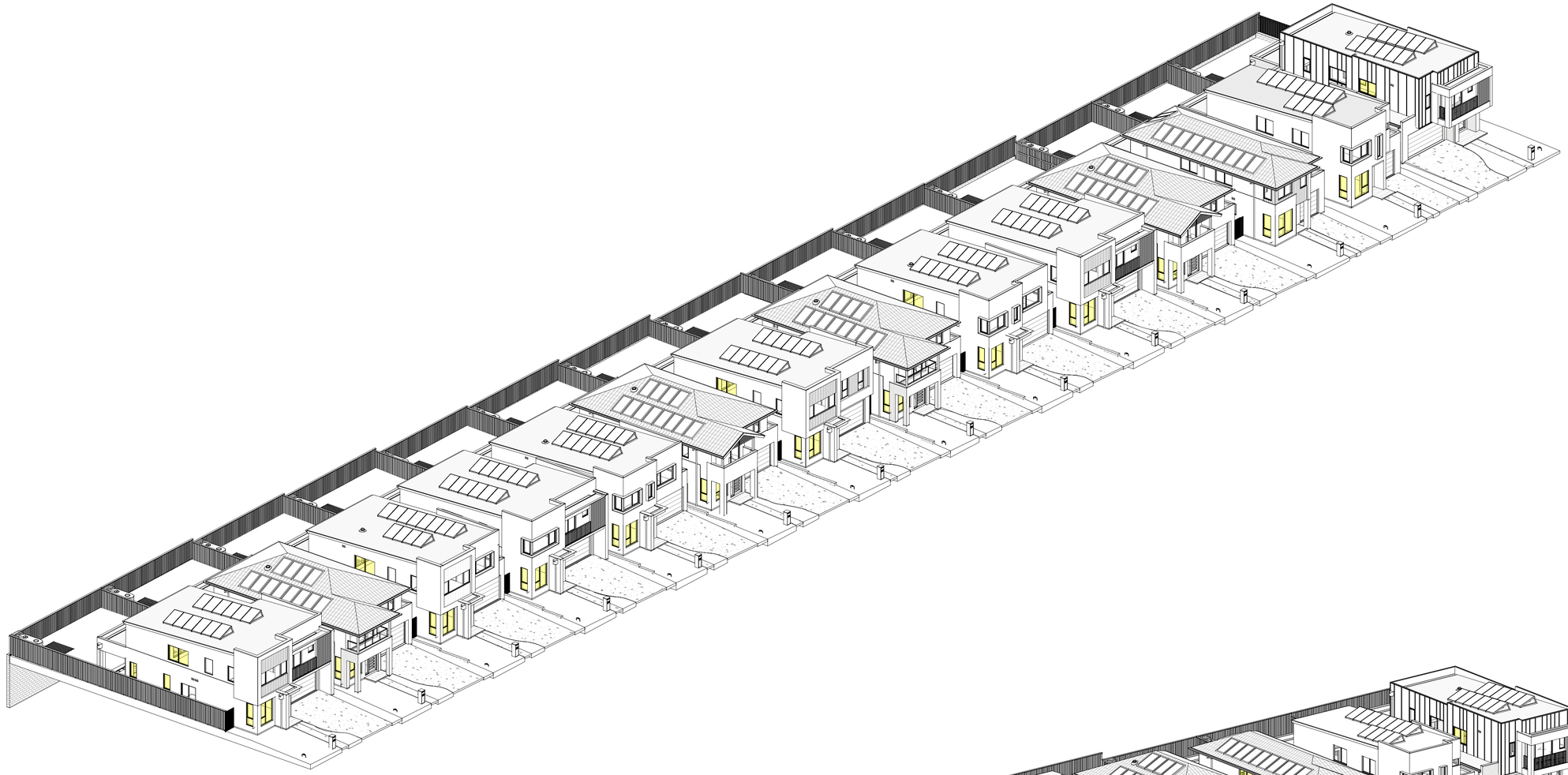
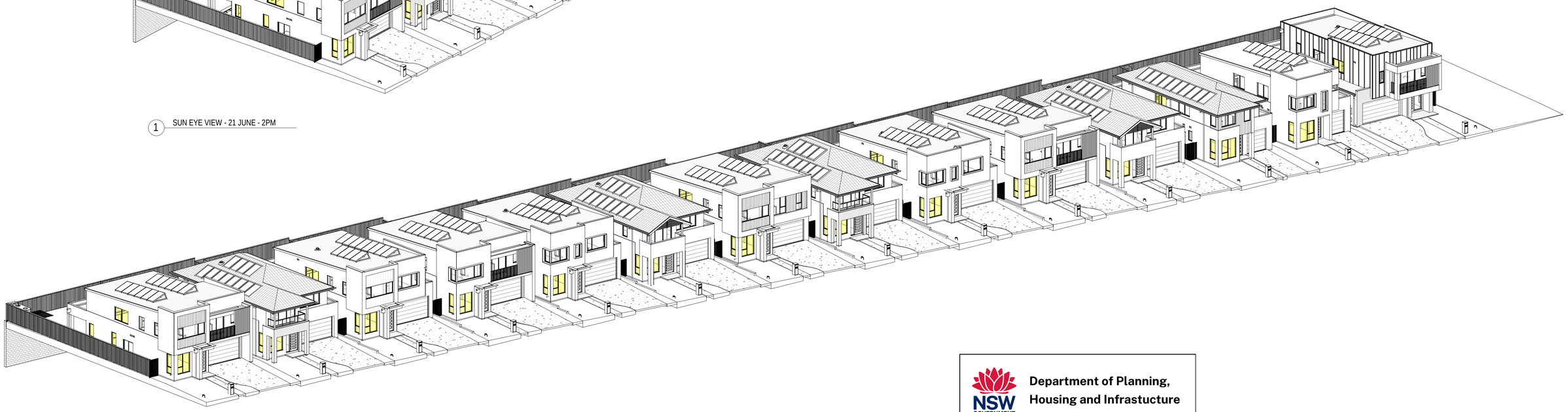
SUN EYE VIEWS NOTE:
GLAZING PROVIDING SUNLIGHT TO LIVING AREAS



1 SUN EYE VIEW - 21 JUNE - 2PM



2 SUN EYE VIEW - 21 JUNE - 3PM

Department of Planning, Housing and Infrastucture

NSW GOVERNMENT

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Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 46 of 51

date	rev	amendment
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19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT

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architecture
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graphic design

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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:
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

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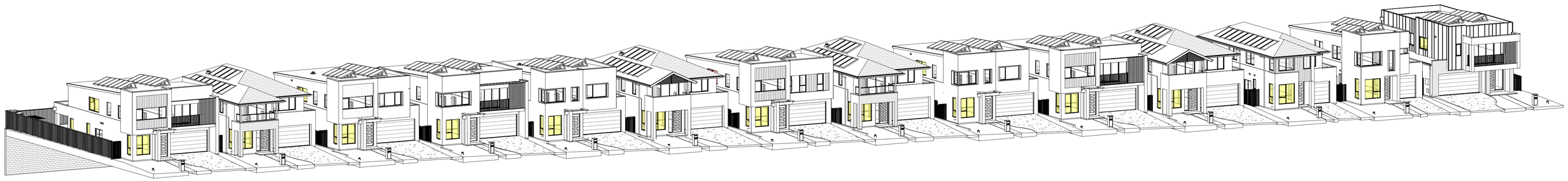
300mm

SUN EYE VIEWS NOTE:
GLAZING PROVIDING SUNLIGHT TO LIVING AREAS



1 SUN EYE VIEW - 21 JUNE - 4PM

Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

Approved on: 6 August 2026

Signed: MG

Sheet No: 47 of 51

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

MIRVAC DESIGN
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urban design
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Level 28 200 George St
Sydney NSW 2000
T 02 9080 8000

Mirvac Design Pty Ltd.
ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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:
SUN EYE VIEWS - 21 JUNE 4PM

job no: MB-10418
drawing no: S1-1.1-DA414
scale @ A1 :
date: 31.10.25 rev: B

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ASHFORD AVENUE

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

ASHFORD AVENUE

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

LANDSCAPE AREA
IMPERMEABLE AREA
PERMEABLE AREA

LANDSCAPED AREA SCHEDULE

Lot Number	Lot Area	Landscaped Lot Area	Landscape Area req (min 25%)	Landscaped Area Provided (% of Site Area)	Complies
1101	384.90 m²	121.99 m²	96.23 m²	31.69%	Yes
1102	384.90 m²	117.78 m²	96.23 m²	30.60%	Yes
1103	384.90 m²	121.98 m²	96.23 m²	31.69%	Yes
1104	384.90 m²	121.98 m²	96.23 m²	31.69%	Yes
1105	384.90 m²	121.97 m²	96.23 m²	31.69%	Yes
1106	384.90 m²	117.78 m²	96.23 m²	30.60%	Yes
1107	384.90 m²	122.30 m²	96.23 m²	31.78%	Yes
1108	384.90 m²	117.78 m²	96.23 m²	30.60%	Yes
1109	384.90 m²	121.99 m²	96.23 m²	31.69%	Yes
1110	384.90 m²	121.98 m²	96.23 m²	31.69%	Yes
1111	384.90 m²	117.78 m²	96.23 m²	30.60%	Yes
1112	320.70 m²	107.71 m²	80.18 m²	33.59%	Yes
1113	320.70 m²	107.70 m²	80.18 m²	33.58%	Yes
1114	384.90 m²	116.05 m²	96.23 m²	30.15%	Yes

FRONT LANDSCAPED AREA SCHEDULE

Lot Number	Front yard Area	Landscaped Front yard Area	Landscaped Front yard (Min 45%)	Complies
1101	82.45 m²	38.95 m²	47.24%	Yes
1102	87.77 m²	42.45 m²	48.37%	Yes
1103	83.99 m²	40.60 m²	48.34%	Yes
1104	82.47 m²	39.21 m²	47.55%	Yes
1105	84.01 m²	40.49 m²	48.20%	Yes
1106	87.87 m²	44.31 m²	50.42%	Yes
1107	84.21 m²	40.80 m²	48.46%	Yes
1108	87.78 m²	42.49 m²	48.40%	Yes
1109	84.01 m²	40.59 m²	48.31%	Yes
1110	82.46 m²	39.00 m²	47.30%	Yes
1111	87.87 m²	42.33 m²	48.17%	Yes
1112	59.18 m²	37.29 m²	63.01%	Yes
1113	57.30 m²	35.80 m²	62.48%	Yes
1114	84.95 m²	46.87 m²	55.17%	Yes

Department of Planning, Housing and Infrastucture

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Sheet No: 48 of 51

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MIRVAC DESIGN
architecture urban design interior design graphic design
Level 28 200 George St Sydney NSW 2000 T 02 9080 9000
Mirvac Design Pty Ltd. ABN 78 003 359 153
Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
https://www.mirvacdesign.com/commitment-architects

client: mirvac

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

title: LANDSCAPE AREA PLANS

job no: MB-10418
drawing no: S1-1.1-DA420
scale @ A1 : 1 : 200
date: 31.10.25 rev: B

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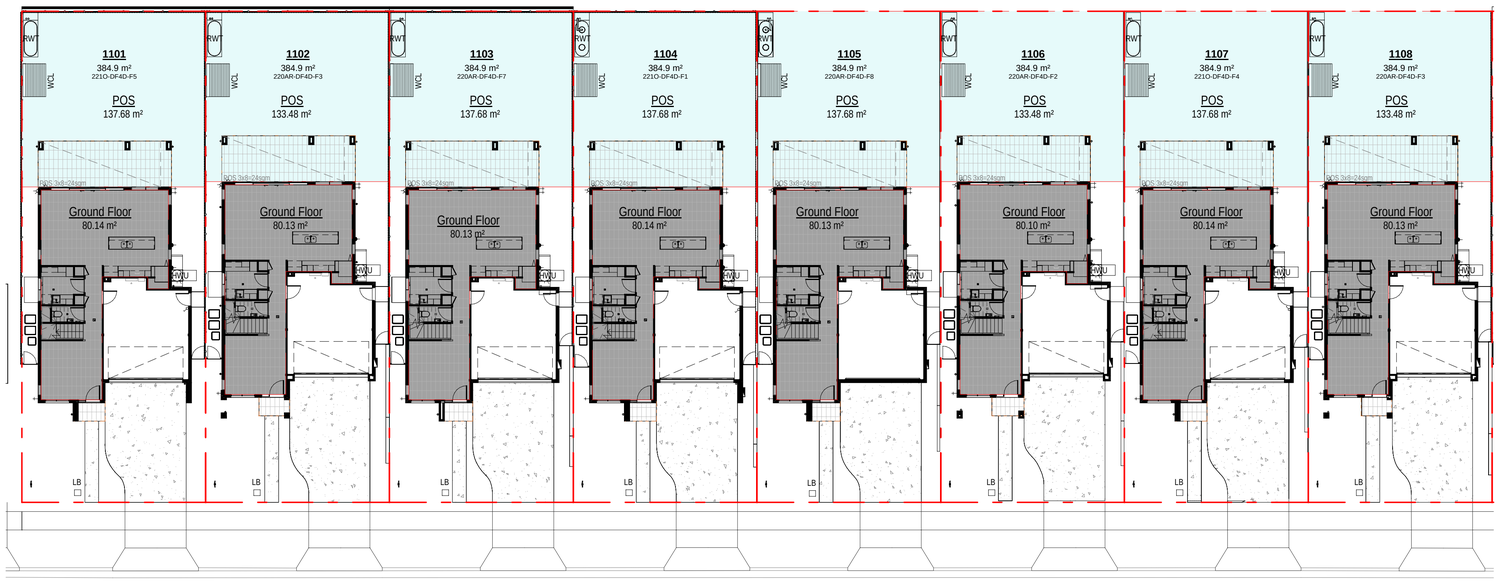
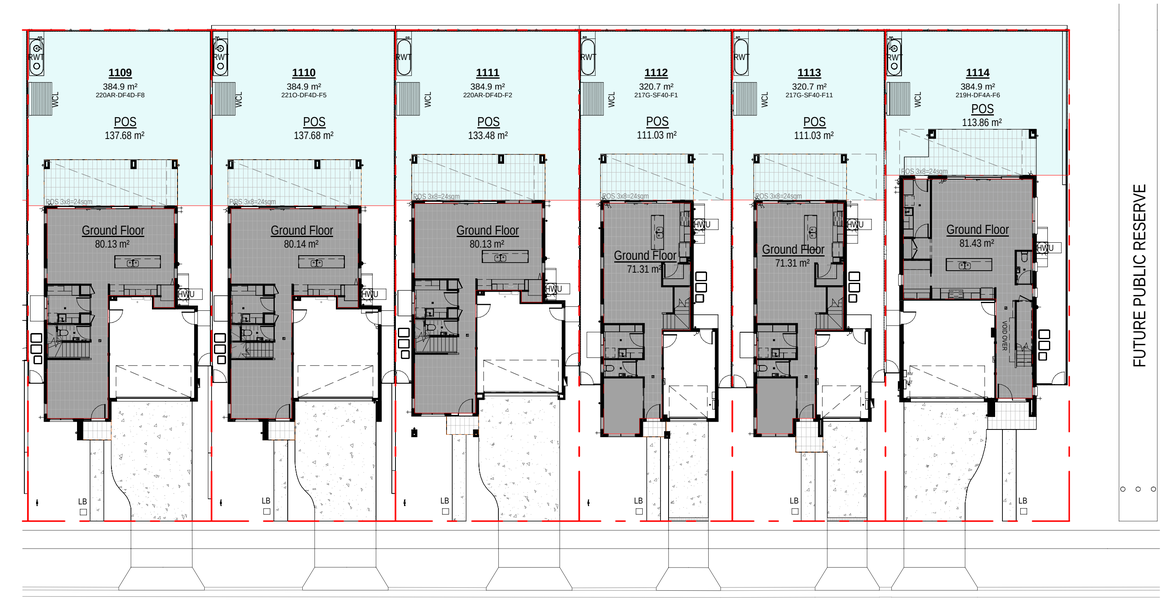


ASHFORD AVENUE

SITE CONTINUES - REFER TO VIEW 2 BELOW

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

GFA AREA
POS AREA

SITE FSR				
Lot No	Gross floor area	Lot_Area	FSR (Max 50%)	FSR Ratio
1101	189.4 m²	384.9 m²	49.2%	0.49:1
1102	183.0 m²	384.9 m²	47.5%	0.48:1
1103	184.4 m²	384.9 m²	47.9%	0.48:1
1104	189.4 m²	384.9 m²	49.2%	0.49:1
1105	184.3 m²	384.9 m²	47.9%	0.48:1
1106	182.9 m²	384.9 m²	47.5%	0.48:1
1107	190.6 m²	384.9 m²	49.5%	0.5:1
1108	183.0 m²	384.9 m²	47.5%	0.48:1
1109	184.3 m²	384.9 m²	47.9%	0.48:1
1110	189.4 m²	384.9 m²	49.2%	0.49:1
1111	183.0 m²	384.9 m²	47.5%	0.48:1
1112	149.0 m²	320.7 m²	46.4%	0.47:1
1113	149.3 m²	320.7 m²	46.5%	0.47:1
1114	176.6 m²	384.9 m²	45.9%	0.46:1

Site - POS AREA	
Lot No.	Area
1101	137.7 m²
1102	133.5 m²
1103	137.7 m²
1104	137.7 m²
1105	137.7 m²
1106	133.5 m²
1107	137.7 m²
1108	133.5 m²
1109	137.7 m²
1110	137.7 m²
1111	133.5 m²
1112	111.0 m²
1113	111.0 m²
1114	113.9 m²

Site - GFA schedule for FSR calc.		
Lot No.	Name	Area*
1101	Ground Floor	80.1 m²
1101	First Floor	109.3 m²
		189.4 m²
1102	Ground Floor	80.1 m²
1102	First Floor	102.8 m²
		183.0 m²
1103	Ground Floor	80.1 m²
1103	First Floor	104.3 m²
		184.4 m²
1104	Ground Floor	80.1 m²
1104	First Floor	109.3 m²
		189.4 m²
1105	Ground Floor	80.1 m²
1105	First Floor	104.1 m²
		184.3 m²
1106	Ground Floor	80.1 m²
1106	First Floor	102.8 m²
		182.9 m²
1107	Ground Floor	80.1 m²
1107	First Floor	110.4 m²
		190.6 m²
1108	Ground Floor	80.1 m²
1108	First Floor	102.8 m²
		183.0 m²
1109	Ground Floor	80.1 m²
1109	First Floor	104.1 m²
		184.3 m²
1110	Ground Floor	80.1 m²
1110	First Floor	109.3 m²
		189.4 m²
1111	Ground Floor	80.1 m²
1111	First Floor	102.8 m²
		183.0 m²
1112	Ground Floor	71.3 m²
1112	First Floor	77.6 m²
		149.0 m²
1113	Ground Floor	71.3 m²
1113	First Floor	78.0 m²
		149.3 m²
1114	Ground Floor	81.4 m²
1114	First Floor	95.2 m²
		176.6 m²
Grand total		2518.5 m²

Department of Planning, Housing and Infrastucture

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-97092958

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Signed: MG

Sheet No: 49 of 51

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

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architecture urban design interior design graphic design
Level 28 200 George St Sydney NSW 2000 T 02 9080 8000
Mirvac Design Pty Ltd. ABN 78 003 359 153
Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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: POS AREA AND GFA AREA PLANS - GROUND FLOOR

job no: MB-10418
drawing no: S1-1.1-DA421
scale @ A1 : 1 : 200
date: 31.10.25 rev: B

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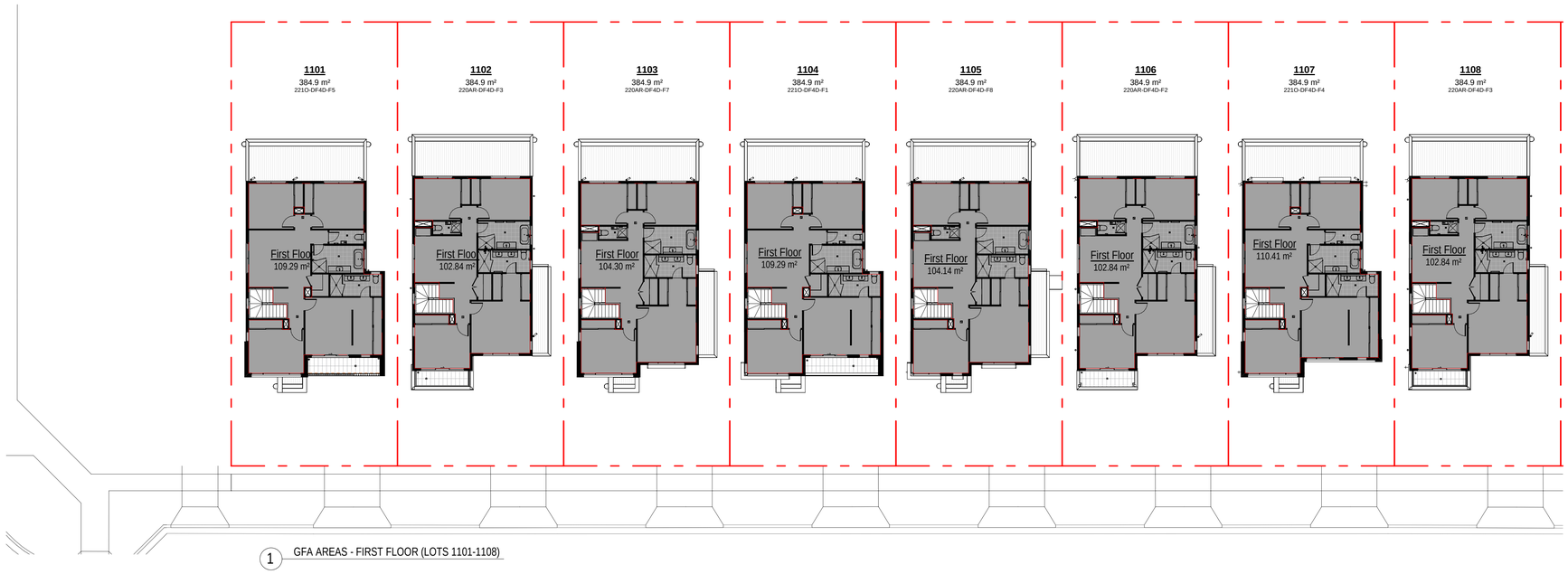
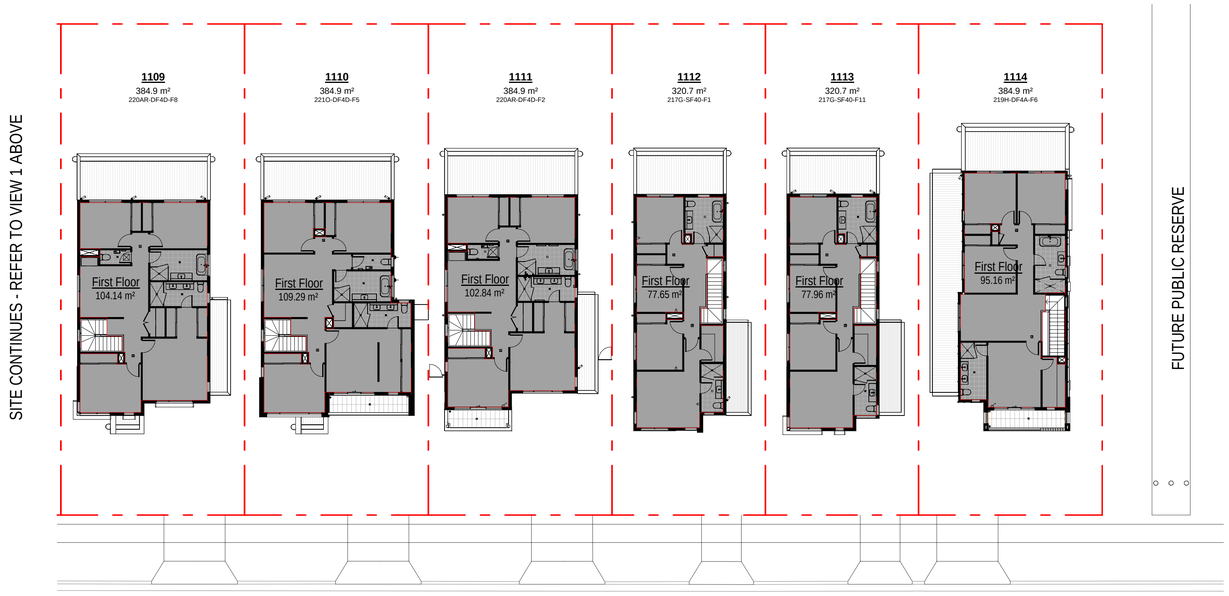


SITE CONTINUES - REFER TO VIEW 2 BELOW

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



SITE CONTINUES - REFER TO VIEW 1 ABOVE

FUTURE PUBLIC RESERVE

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

SITE FSR				
Lot No	Gross floor area	Lot_Area	FSR (Max 50%)	FSR Ratio
1101	189.4 m²	384.9 m²	49.2%	0.49:1
1102	183.0 m²	384.9 m²	47.5%	0.48:1
1103	184.4 m²	384.9 m²	47.9%	0.48:1
1104	189.4 m²	384.9 m²	49.2%	0.49:1
1105	184.3 m²	384.9 m²	47.9%	0.48:1
1106	182.9 m²	384.9 m²	47.5%	0.48:1
1107	190.6 m²	384.9 m²	49.5%	0.5:1
1108	183.0 m²	384.9 m²	47.5%	0.48:1
1109	184.3 m²	384.9 m²	47.9%	0.48:1
1110	189.4 m²	384.9 m²	49.2%	0.49:1
1111	183.0 m²	384.9 m²	47.5%	0.48:1
1112	149.0 m²	320.7 m²	46.4%	0.47:1
1113	149.3 m²	320.7 m²	46.5%	0.47:1
1114	176.6 m²	384.9 m²	45.9%	0.46:1

Site - GFA schedule for FSR calc.		
Lot No.	Name	Area*
1101	Ground Floor	80.1 m²
1101	First Floor	109.3 m²
		189.4 m²
1102	Ground Floor	80.1 m²
1102	First Floor	102.8 m²
		183.0 m²
1103	Ground Floor	80.1 m²
1103	First Floor	104.3 m²
		184.4 m²
1104	Ground Floor	80.1 m²
1104	First Floor	109.3 m²
		189.4 m²
1105	Ground Floor	80.1 m²
1105	First Floor	104.1 m²
		184.3 m²
1106	Ground Floor	80.1 m²
1106	First Floor	102.8 m²
		182.9 m²
1107	Ground Floor	80.1 m²
1107	First Floor	110.4 m²
		190.6 m²
1108	Ground Floor	80.1 m²
1108	First Floor	102.8 m²
		183.0 m²
1109	Ground Floor	80.1 m²
1109	First Floor	104.1 m²
		184.3 m²
1110	Ground Floor	80.1 m²
1110	First Floor	109.3 m²
		189.4 m²
1111	Ground Floor	80.1 m²
1111	First Floor	102.8 m²
		183.0 m²
1112	Ground Floor	71.3 m²
1112	First Floor	77.6 m²
		149.0 m²
1113	Ground Floor	71.3 m²
1113	First Floor	78.0 m²
		149.3 m²
1114	Ground Floor	81.4 m²
1114	First Floor	95.2 m²
		176.6 m²
Grand total		2518.5 m²

Department of Planning, Housing and Infrastucture

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Approved on: 6 August 2026

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Sheet No: 50 of 51

date	rev	amendment
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ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
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https://www.mirvacdesign.com/commitment-architects

client: mirvac

project: KINLEA - MILPERRA

2 Bullecourt Avenue, Milperra NSW 2214

Stage: 1 Site: 1.1 Lot: 1101-1114

title: GFA AREA PLANS - FIRST FLOOR

job no: MB-10418

drawing no: S1-1.1-DA422

scale @ A1 : 1 : 200

date: 31.10.25 rev: B

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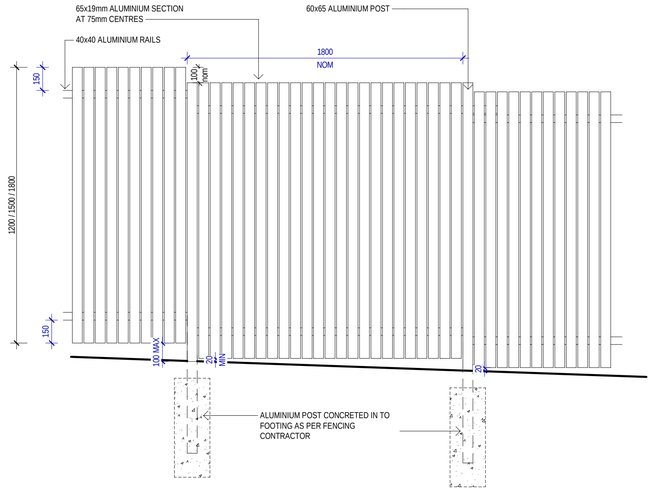
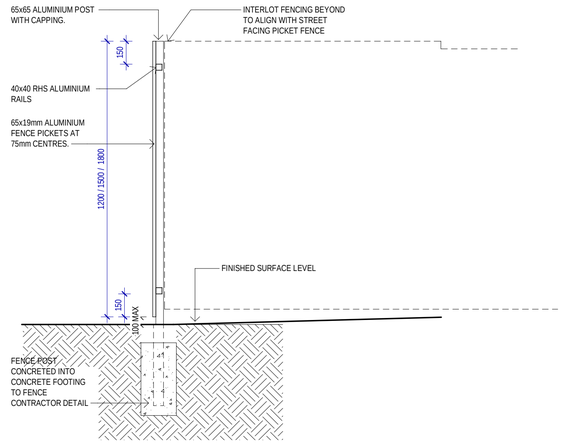


1 - ELEVATION - BM-18 METAL BATTEN FENCE

1 : 20



2 SECTION

NSW GOVERNMENT

Department of Planning, Housing and Infrastucture

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Approved Application No: SSD-97092958

Approved on: 6 August 2026

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Sheet No: 51 of 51

3 LOT 1114 / PUBLIC RESERVE BATTEN FENCE DETAILS

1 : 50

date	rev	amendment
12.03.26	C	RE ISSUE TO SSDA FOR APPROVAL: EXTERNAL COLOUR & FINISHES REVISED; CORNER HOMES ADJACENT PUBLIC PATH UPDATED WITH WINDOW ADDED
31.10.25	B	ISSUE TO SSDA FOR APPROVAL
19.08.25	A	PRELIMINARY ISSUE TO CONSULTANT

MIRVAC DESIGN
architecture urban design interior design graphic design

Level 28 330 George St Sydney NSW 2000
T 02 9080 8000

Mirvac Design Pty Ltd. ABN 78 003 359 153

Mirvac Design Nominated / Responsible Architects
Anita Verma Andrew La David Hirst Michael Wiener
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:
METAL BATTEN FENCE DETAILS

job no: MB-10418
drawing no: S1-1.1-DA800
scale @ A1 : As indicated
date: 12.03.26 rev: C

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