

0mm | 0mm

100mm

200mm

300mm

100mm

200mm

300mm




Proposed indicative artist impression of housing streetscape. All landsacpe features are indicative only. Refer to landscape consultants documentation package for landscape design & plant species selection.


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# RIVERLANDS SITE 3C

|     |  |
|-----|--|
| 000 | COVER SHEET                                |
| 001 | LOCALITY & SITE ANALYSIS PLAN              |
| 100 | SUBDIVISION PLAN                           |
| 101 | SITING PLAN                                |
| 110 | EROSION & SEDIMENT CONTROL PLAN            |
| 120 | HYDRAULIC CONCEPT PLAN                     |
| 210 | GROUND FLOOR PLAN                          |
| 220 | FIRST FLOOR PLAN                           |
| 250 | ROOF / FIRE RATED EAVES PLAN               |
| 260 | STREETSCAPE                                |
| 270 | SECTIONS                                   |
| 290 | NOTIFICATION PLANS                         |
| 400 | SHADOW PLAN 21 JUNE - 9AM/12NOON/3PM       |
| 401 | FSR AREA PLAN                              |
| 410 | PRIVATE OPEN SPACE AND PERMEABLE AREA PLAN |
| 720 | BASIX REQUIREMENTS                         |
| 800 | TYPICAL DETAILS                            |



1 LOCALITY PLAN  
Scale 1: 5000

|            |     |                                   |
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| 16.11.2023 | F   | ISSUE FOR CONSULTANT              |
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| 03.01.2023 | C   | ISSUE FOR INFO                    |
| 30.10.2023 | B   | ISSUE FOR INFO                    |
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Level 18, 108 George St  
Sydney NSW 2000  
Tel: 02 9439 1313  
www.mirvacdesign.com.au

  
mirvac  
Mirvac Design Nominees (Sustainable Architects)  
A/asia Yvonne Michael-Winter David Hogg Paramorey Stelander Andrew La Nicola Theodorou  
<http://www.mirvacdesign.com.au/clients/asia-yvonne-michael-winter>

project:  
**RIVERLANDS - MILPERRA**  
56 Prescott Parade, Milperra NSW 2214  
stage: 01  
site: 3C

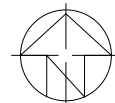
title:  
COVER SHEET

job no: MB-10245  
drawing no: 000

date: 05.12.2023

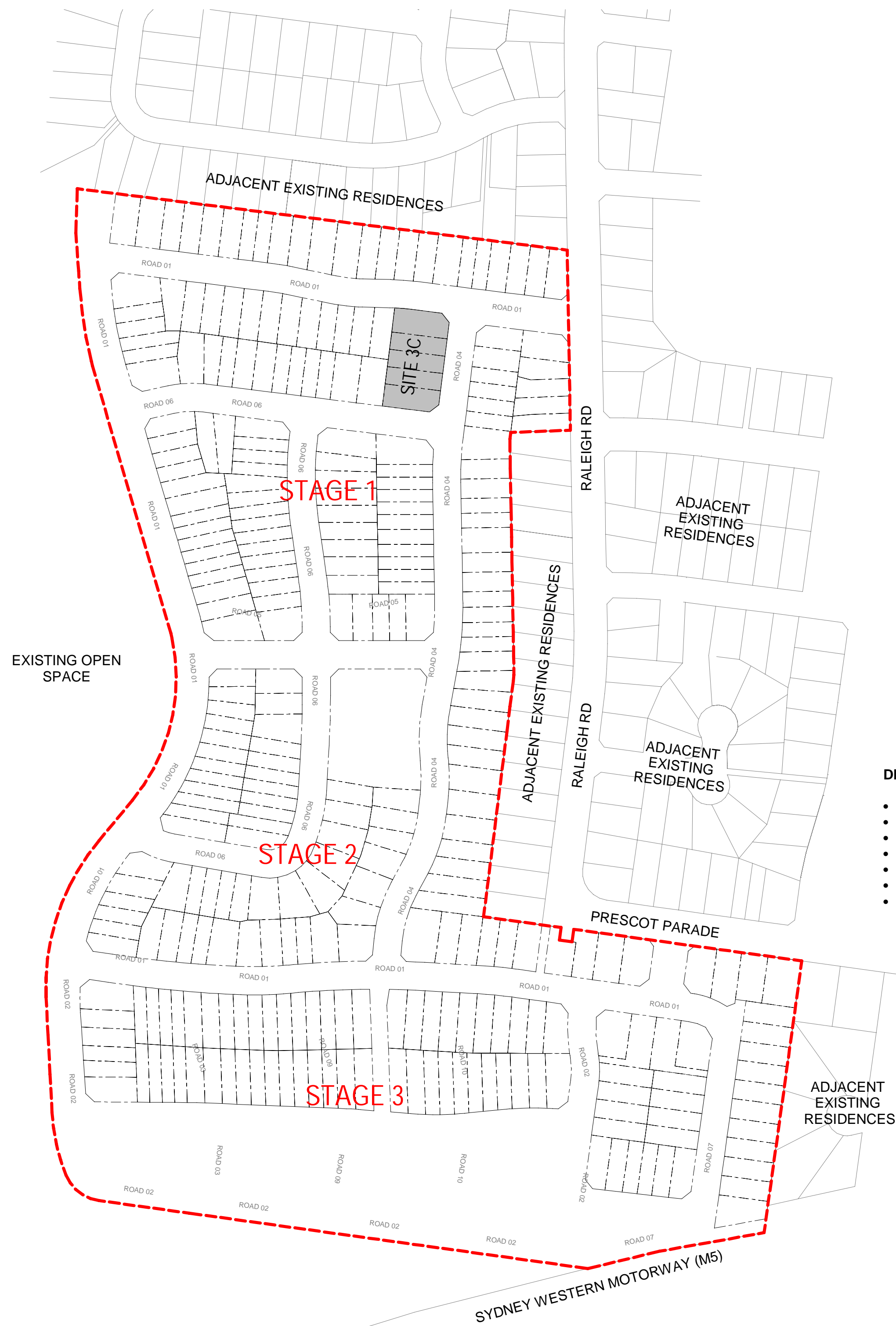
scale @ A1: 1 : 5000

rev: G



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#### DISTANCES TO NEARBY LANDMARKS

- Milperra Public School
  - East Hills Technology Highschool
  - Liverpool Westfields
  - Sydney City CBD
  - Parramatta City CBD
  - East Hills Train Station
  - Brighton Lakes Golf Club
- Approx 10 min walk
  - Approx 9 min drive
  - Approx 20 min drive
  - Approx 30 mins drive
  - Approx 30 min drive
  - Approx 7 min drive
  - Approx 10 min drive

WINTER  
PREVAILING  
WINDS 9am

WINTER  
SOLSTICE

12NOON

WINTER  
SOLSTICE

SUMMER  
PREVAILING  
WINDS 3pm

SUMMER  
SOLSTICE

12NOON

SUMMER  
SOLSTICE

SUMMER  
PREVAILING  
WINDS

WINTER  
PREVAILING  
WINDS



3 SITE ANALYSIS  
Scale 1: 500

2



|            |      |                                   |   |
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| 13.10.2023 | A    | ISSUE FOR INFO                    |   |
|            | date | rev                               | amendment   |

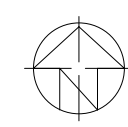


project:  
**RIVERLANDS - MILPERRA**  
56 Prescott Parade, Milperra NSW 2214  
stage: 01  
site: 3C

title:  
**LOCALITY & SITE ANALYSIS PLAN**

job no: MB-10245  
drawing no: 001

date: 05.12.2023  
scale @ A1: As indicated  
rev: G



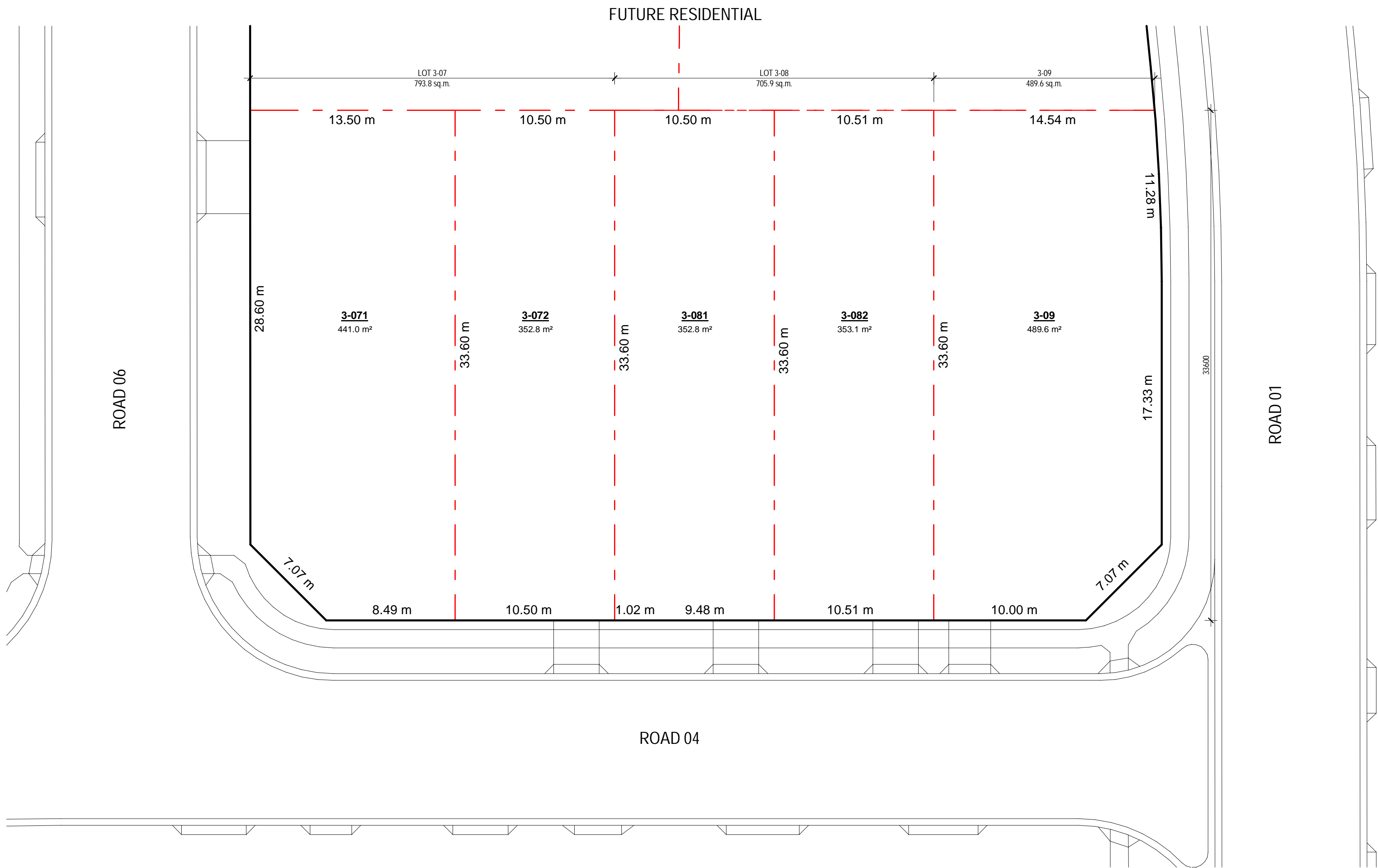
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0mm 100mm 200mm 300mm

100mm

200mm

300mm



NOTE: VEHICLE CROSSINGS SHOWN ARE INDICATIVE ONLY. PLEASE REFER TO CIVIL ENGINEERING DRAWINGS FOR DETAILED LOCATIONS AND DIMENSIONS

REFER TO CIVIL ENGINEERING SET  
ADDITIONAL INFORMATION ON  
BOUNDARIES AND LOT LAYOUT

1 DA/TP\_SUBDIVISION PLAN  
Scale 1 : 200

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| date       | rev | amendment                         |   |

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Alicia Verma, Michael Winer, David Hogg, Paramany Selendhi, Andrew La, Nicolas Theodorou  
<http://www.mirvacdesign.com/nominees/sustainable-architects>

client:  
**mirvac**

project:  
**RIVERLANDS - MILPERRA**  
56 Prescott Parade, Milperra NSW 2214  
stage: 01  
site: 3C

title:  
SUBDIVISION PLAN

job no: MB-10245  
drawing no: 100

date: 05.12.2023

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rev. G

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|       |                      |                       |         |
|-------|----------------------|-----------------------|---------|
| 3-09  | 189.8 m <sup>2</sup> | 489.6 m <sup>2</sup>  | 38.76%  |
| 3-071 | 184.7 m <sup>2</sup> | 441.0 m <sup>2</sup>  | 41.88%  |
| 3-072 | 173.6 m <sup>2</sup> | 352.8 m <sup>2</sup>  | 49.20%  |
| 3-081 | 173.6 m <sup>2</sup> | 352.8 m <sup>2</sup>  | 49.20%  |
| 3-082 | 174.2 m <sup>2</sup> | 353.1 m <sup>2</sup>  | 49.33%  |
| Total | 895.8 m <sup>2</sup> | 1989.3 m <sup>2</sup> | 45.67 % |



1 DA\_3  
Scale 1 : 200

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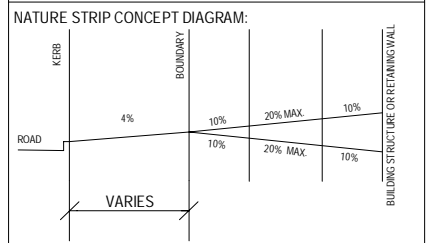
[illegible]

**NOTE:**  
PROPOSED HOUSE SRL'S CALCULATED ON AUSTRALIAN  
STANDARDS DRIVEWAY GRADES, FROM THE PROPOSED ROAD  
RL'S (MIN 2%) TO THE EXISTING GROUND LEVELS AT REAR  
WHERE TREES TO BE RETAINED  
BENCHING PLAN IS BASED ON DESIGN LEVELS ONLY, AND  
SUBJECT TO REVIEW OF 'WORKS AS EXECUTED' DRAWINGS  
ONCE THEY ARE RECEIVED

**NOTE:**

- ◐ EASEMENT TO DRAIN WATER 1.5m WIDE
- ◑ EASEMENT TO DRAIN WATER: EASEMENT FOR SERVICES AND RIGHT OF ACCESS
- (X) EASEMENT FOR MAINTENANCE & OVERHANG 1.0m WIDE
- DOWNPIPES CONNECTED TO COUNCIL STORMWATER SYSTEM

IN RESPECT TO PROPOSED RETAINING WALLS CONFINE THE EXTENT OF CUT OR FILL 500mm BEYOND TOE OF WALL ON HIGH SIDE AND BATTER AT A GRADE OF 10% TO PAD





0mm

100mm

200mm

300mm

100mm

200mm

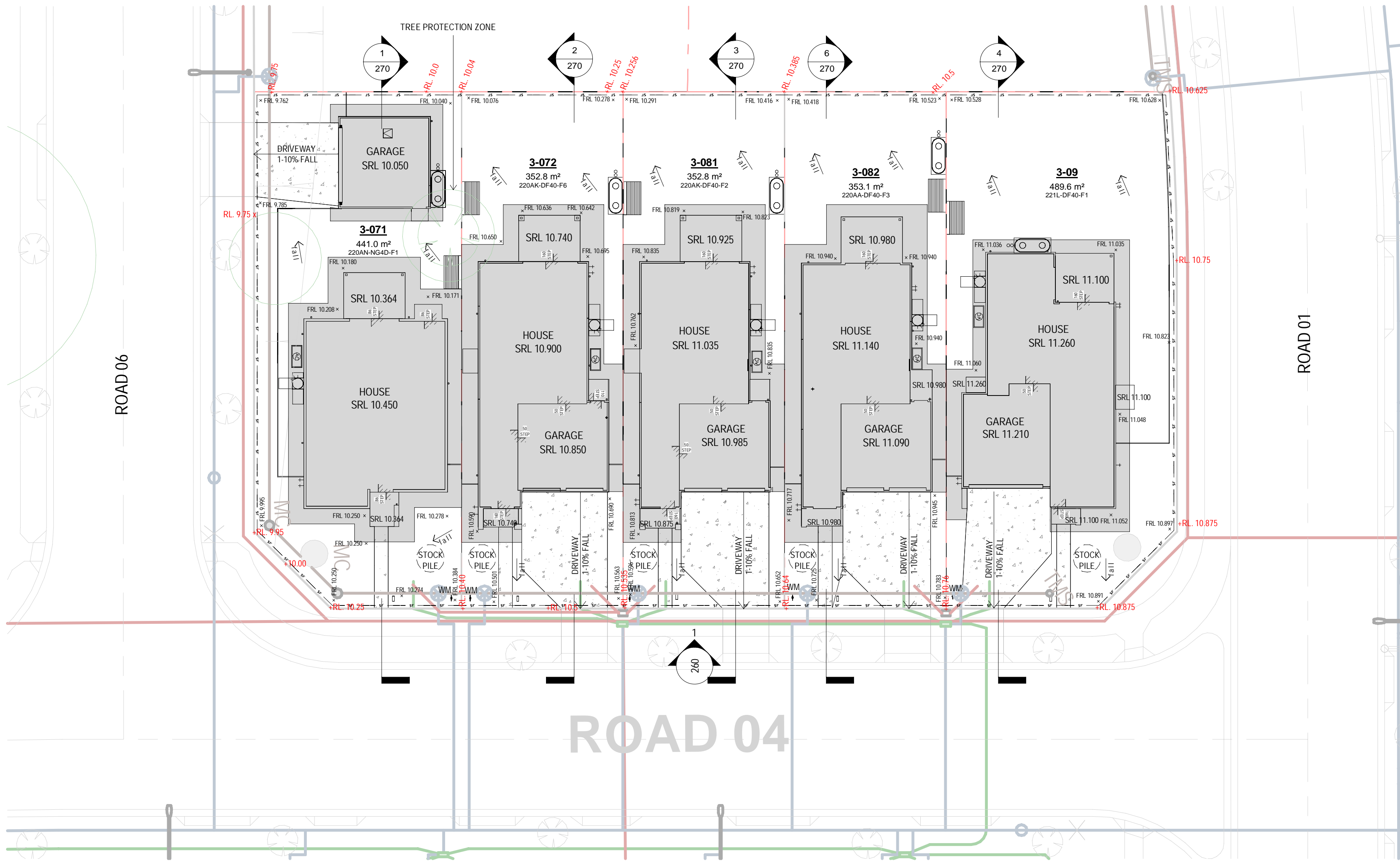
300mm

#### NOTE:

PROPOSED HOUSE SRL'S CALCULATED ON AUSTRALIAN STANDARDS DRIVEWAY GRADES, FROM THE PROPOSED ROAD RL'S (MIN 2%) TO THE EXISTING GROUND LEVELS AT REAR WHERE TREES TO BE RETAINED. BENCHING PLAN IS BASED ON DESIGN LEVELS ONLY, AND SUBJECT TO REVIEW OF "WORKS AS EXECUTED" DRAWINGS ONCE THEY ARE RECEIVED.

#### SITework LEGEND

| SERVICES   |  |
|--|--|
| IRWU   | INSTANTANEOUS GAS HOT WATER UNIT   |
| G  | GAS METER UNDER  |
| GM   | GAS METER  |
| MBORU  | METER BOX /OPTICAL NETWORK UNIT  |
| CB   | CABLE TV BOX   |
| HC   | GARDEN TAP   |
| BWS  | BWS  |
| RTWTO  | RAIN WATER TANK  |
| HYD  | HYDRANT  |
| WM   | WATER METER  |
| SV   | STOP VALVE   |
| AC   | A/C CONDENSER UNIT   |
| CIVIL SERVICES   |  |
| LV   | LV PILLAR (URD TYPE)   |
| ST   | SUBSTATION   |
| SL   | STREET LIGHT   |
| TR   | TELSTRA PIT  |
| CTV  | CATV PIT   |
| GPT  | GROSS POLLUTANT TRAP   |
| GUL  | GULLY PIT  |
| SWP  | STORMWATER PIT   |
| PSM  | PROPOSED SEWER MANHOLE   |
| PS   | PROPOSED SEWER   |
| PSW  | PROPOSED WATER   |
| PG   | PROPOSED GAS   |
| PC   | PROPOSED CUMPS   |
| PE   | PROPOSED ELECTRICAL DUCT ROUTE   |
| PSF  | PROPOSED STORMWATER PIPE   |
| PEC  | PROPOSED ELECTRICAL SERVICE CABLE  |
| RETAINING WALLS/ FENCES  |  |
| LB   | LETTER BOX   |
| RP   | RETAINING WALL LOW HEIGHT BRICK  |
| RPB  | RETAINING WALL BRICK PANEL FENCE   |
| RT   | FENCE 1800 HIGH TIMBER BATTENS ON BOTH SIDES OF TIMBER POSTS (STAGGERED)                   |
| FSW  | FEATURE STONE WALL   |
| AB-18  | 1800 HIGH VERTICAL METAL BATTENS   |
| BT-18  | 1800 HIGH VERTICAL BATTENS   |
| LC-18  | 1800 HIGH TIMBER LAPPED & CAPPED FENCE   |
| LC-15  | 1500 HIGH TIMBER LAPPED & CAPPED FENCE   |
| AB-11  | 1100 HIGH ANGLE BLADE FENCE  |
| PF-18  | 1800 HIGH VERTICAL PICKET FENCE  |
| PF-15  | 1500 HIGH VERTICAL PICKET FENCE  |
| BRW  | 220 WIDE BRICK RETAINING WALL 900mm Max. Height (Rendered & Painted)                       |
| LOG-SL   | LOG SLEEPER RETAINING WALL   |
| BCB  | BRICK BLOCK RETAINING WALL   |
| DB   | DROP EDGE BEAM   |
| WET  | WET WALL   |
| BCF  | BRICK BLOCK FEATURE RETAINING WALL   |
| SEF  | SEDIMENT FENCE   |
| SP   | STOCK PILE   |
| SR   | STRUCTURAL RELATIVE LEVEL  |
| EL   | EXISTING GROUND LEVEL  |
| FR   | FINISHED RELATIVE LEVEL  |
| FR   | LEVEL AT TOP OF RETAINING WALL   |
| FR   | LEVEL AT BOTTOM OF RETAINING WALL  |
| FR   | BULK EARTHWORKS LEVEL  |
| FR   | FINISHED LANDSCAPE, DRIVEWAY, SLAB AND KERB LEVELS UP TO 150mm ABOVE BULK EARTHWORKS LEVEL |
| SP   | SETOUT POINT   |
| B  | BATTER (MAX 10%)   |
| WCL  | WALL MOUNTED CLOTHES LINE  |
| NOTE:  |  |
| EASEMENT TO DRAIN WATER 1.5m WIDE  |  |
| EASEMENT TO DRAIN WATER EASEMENT FOR SERVICES AND RIGHT OF ACCESS  |  |
| EASEMENT FOR MAINTENANCE & OVERHANG 1.0m WIDE  |  |
| DOWNPIPES CONNECTED TO COUNCIL STORMWATER SYSTEM   |  |
| IN RESPECT TO PROPOSED RETAINING WALLS CONTINUE THE EXTENT OF CUT OR FILL 50mm BEYOND TOE OF WALL ON HIGH SIDE AND BATTER AT A GRADE OF 10% TO PAD LEVEL |  |
| NATURE STRIP CONCEPT DIAGRAM   |  |
|  |  |



NOTE : VEHICLE CROSSING SHOWN ARE INDICATIVE ONLY. PLEASE REFER TO CIVIL ENGINEERING DRAWINGS FOR DETAILED LOCATION AND DIMENSIONS

## EROSION/SEDIMENT CONTROL & BENCHING PLAN

1 Scale 1:200

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| date       | rev | amendment                         |

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Sydney NSW 2000  
Tel: 02 9460 8800  
Mirvac Design Pty Ltd  
ABN 16 001 199 133  
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project:  
**RIVERLANDS - MILPERRA**  
56 Prescott Parade, Milperra NSW 2214  
stage: 01  
site: 3C

title:  
**EROSION & SEDIMENT CONTROL PLAN**

job no: MB-10245  
drawing no: 110

date: 05.12.2023

scale @ A1: 1:200

rev: G



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0mm 100mm 200mm 300mm

100mm

200mm

300mm

HYDRAULIC LEGEND

PVC PIPELINE CONNECTION TO RWT

PVC PIPELINE STORMWATER OVERFLOW

AG DRAIN

SUMP GRATE

SILT TRAP

KO

KERB OUTLET

CONNECTION POINT

DIRECTION OF THE FALL

PIT

GULLY PIT

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 HYDRAULICS CONCEPT

NOTE : VEHICLE CROSSING SHOWN ARE INDICATIVE ONLY. PLEASE REFER TO CIVIL ENGINEERING DRAWINGS FOR DETAILED LOCATION AND DIMENSIONS

Scale 1 : 200

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| 09.11.2023 | D    | DRAFT ISSUE FOR FINAL REVIEW      |
| 03.01.2023 | C    | ISSUE FOR INFO                    |
| 30.10.2023 | B    | ISSUE FOR INFO                    |
| 13.10.2023 | A    | ISSUE FOR INFO                    |
|            | date | rev                               |
|            |      | amendment                         |

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project:  
**RIVERLANDS - MILPERRA**  
56 Prescott Parade, Milperra NSW 2214  
stage: 01  
site: 3C

title:  
**HYDRAULIC CONCEPT PLAN**

job no: MB-10245  
drawing no: 120

date: 05.12.2023

scale @ A1: 1 : 200

rev: G

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0mm 100mm 200mm 300mm

| SCHEDULE - WINDOWS 3-071 |      |                 |        |       |                              |
|--------------------------|------|-----------------|--------|-------|------------------------------|
| MVC_Lot Number           | Mark | Type            | Height | Width | Description                  |
| 3-071                    | 01   | SA2022T SPECIAL | 2035   | 2170  | 2035H x 2170W SA2008T WITHIN |
| 3-071                    | 02   | SA2018T SPECIAL | 2035   | 1810  | 2035H x 1810W SA2007T WITHIN |
| 3-071                    | 03   | SA2007T         | 2035   | 730   |                              |
| 3-071                    | 04   | SA1007          | 1030   | 730   |                              |
| 3-071                    | 05   | SXD2416         | 2400   | 1570  |                              |
| 3-071                    | 06   | SSD2432         | 2400   | 3219  |                              |
| 3-071                    | 07   | SA2007T         | 2035   | 730   |                              |
| 3-071                    | 08   | SA2007T         | 2035   | 730   |                              |
| 3-071                    | 09   | SA2007T         | 2035   | 730   |                              |
| 3-071                    | 10   | SA2007T         | 2035   | 730   |                              |
| 3-071                    | 11   | SA2007T         | 2035   | 730   |                              |
| 3-071                    | 12   | SA2007T         | 2035   | 730   |                              |
| 3-071                    | 13   | SXD2127         | 2100   | 2712  |                              |
| 3-071                    | 14   | SA1318 SPECIAL  | 1370   | 1810  | 1370H x 1810W SA1307 WITHIN  |
| 3-071                    | 15   | SA1307          | 1370   | 730   |                              |
| 3-071                    | 16   | SF1308          | 1370   | 850   | FIXED WINDOW                 |
| 3-071                    | 17   | SA1014          | 1030   | 1450  |                              |
| 3-071                    | 18   | SA1014          | 1030   | 1450  |                              |
| 3-071                    | 19   | SA1307          | 1370   | 730   |                              |
| 3-071                    | 20   | SA1318 SPECIAL  | 1370   | 1810  | 1370H x 1810W SA1307 WITHIN  |
| 3-071                    | 21   | SA1318 SPECIAL  | 1370   | 1810  | 1370H x 1810W SA1307 WITHIN  |
| 3-071                    | 22   | SA1307          | 1370   | 730   |                              |
| 3-071                    | 23   | SA1007          | 1030   | 730   |                              |

| SCHEDULE - DOORS 3-71 |     |        |            |                 |
|-----------------------|-----|--------|------------|-----------------|
| MVC_Lot Number        | No. | Height | Leaf Width | O/A Frame Width |
| 3-071                 | 01  | 2400   | 920        | 1500            |
| 3-071                 | 02  | 2140   | 820        | 900             |

| SCHEDULE - WINDOWS 3-072 |      |                  |        |       |                    |
|--------------------------|------|------------------|--------|-------|--------------------|
| MVC_Lot Number           | Mark | Type             | Height | Width | Description        |
| 3-072                    | 01   | SA2007T 3        | 2035   | 730   |                    |
| 3-072                    | 02   | SA2007T 3        | 2035   | 730   |                    |
| 3-072                    | 03   | SS2018T          | 2035   | 1810  |                    |
| 3-072                    | 04   | SSD2436          | 2400   | 3579  |                    |
| 3-072                    | 05   | SA2007T          | 2035   | 730   |                    |
| 3-072                    | 06   | SXD2116          | 2100   | 1570  |                    |
| 3-072                    | 07   | SA2007T 3        | 2035   | 730   |                    |
| 3-072                    | 08   | SA1007           | 1030   | 730   | OBSOLETE           |
| 3-072                    | 09   | SF1007           | 1030   | 730   | FIXED              |
| 3-072                    | 10   | SA1007           | 1030   | 730   |                    |
| 3-072                    | 11   | SXD2122          | 2100   | 2170  |                    |
| 3-072                    | 12   | SF1304 'Special' | 1370   | 470   | 1370H x 470W FIXED |
| 3-072                    | 13   | SA1307           | 1370   | 730   | OBSOLETE           |
| 3-072                    | 14   | SA0618           | 600    | 1810  |                    |
| 3-072                    | 15   | SS1014           | 1030   | 1450  | OBSOLETE           |
| 3-072                    | 16   | SS1318           | 1370   | 1810  |                    |
| 3-072                    | 17   | SS1318           | 1370   | 1810  |                    |
| 3-072                    | 18   | SA1006           | 1030   | 610   | OBSOLETE           |
| 3-072                    | 19   | SS0627           | 600    | 2650  |                    |
| 3-072                    | 20   | SF1007           | 1030   | 730   | FIXED              |

| SCHEDULE - DOORS 3-72 |     |        |            |                 |
|-----------------------|-----|--------|------------|-----------------|
| MVC_Lot Number        | No. | Height | Leaf Width | O/A Frame Width |
| 3-072                 | 01  | 2400   | 920        | 1500            |
| 3-072                 | 02  | 2140   | 820        | 900             |

| SCHEDULE - WINDOWS 3-081 |      |                  |        |       |                    |
|--------------------------|------|------------------|--------|-------|--------------------|
| MVC_Lot Number           | Mark | Type             | Height | Width | Description        |
| 3-081                    | 01   | SA2007T 4        | 2035   | 730   |                    |
| 3-081                    | 02   | SA2008T          | 2035   | 730   |                    |
| 3-081                    | 03   | SS2018T          | 2035   | 1810  |                    |
| 3-081                    | 04   | SSD2436          | 2400   | 3579  |                    |
| 3-081                    | 05   | SA2007T          | 2035   | 730   |                    |
| 3-081                    | 06   | SXD2116          | 2100   | 1570  |                    |
| 3-081                    | 07   | SA2007T 4        | 2035   | 730   |                    |
| 3-081                    | 08   | SA1007           | 1030   | 730   | OBSOLETE           |
| 3-081                    | 09   | SF1007           | 1030   | 730   | FIXED              |
| 3-081                    | 10   | SA1007           | 1030   | 730   |                    |
| 3-081                    | 11   | SXD2122          | 2100   | 2170  |                    |
| 3-081                    | 12   | SF1304 'Special' | 1370   | 470   | 1370H x 470W FIXED |
| 3-081                    | 13   | SA1307           | 1370   | 730   | OBSOLETE           |
| 3-081                    | 14   | SA0618           | 600    | 1810  |                    |
| 3-081                    | 15   | SA1014           | 1030   | 1450  | OBSOLETE           |
| 3-081                    | 16   | SA1318           | 1370   | 1810  |                    |
| 3-081                    | 17   | SA1318           | 1370   | 1810  |                    |
| 3-081                    | 18   | SA1006           | 1030   | 610   | OBSOLETE           |
| 3-081                    | 19   | SA0626           | 600    | 2650  |                    |
| 3-081                    | 20   | SF1007           | 1030   | 730   | FIXED              |

| SCHEDULE - DOORS 3-81 |     |        |            |                 |
|-----------------------|-----|--------|------------|-----------------|
| MVC_Lot Number        | No. | Height | Leaf Width | O/A Frame Width |
| 3-081                 | 01  | 2400   | 920        | 1500            |
| 3-081                 | 02  | 2140   | 820        | 900             |

| SCHEDULE - WINDOWS 3-082 |      |                  |        |       |             |
|--------------------------|------|------------------|--------|-------|-------------|
| MVC_Lot Number           | Mark | Type             | Height | Width | Description |
| 3-082                    | 01   | SXD2116          | 2100   | 1570  |             |
| 3-082                    | 02   | SA2008T          | 2035   | 850   |             |
| 3-082                    | 03   | SA2008T          | 2035   | 850   |             |
| 3-082                    | 04   | SSD2436          | 2400   | 3580  |             |
| 3-082                    | 05   | SA2008T          | 2035   | 850   |             |
| 3-082                    | 06   | SA2018T          | 2035   | 1810  |             |
| 3-082                    | 07   | SXD2421          | 2400   | 2110  |             |
| 3-082                    | 08   | SA2007T 5        | 2035   | 730   |             |
| 3-082                    | 09   | SXD2127          | 2100   | 2740  |             |
| 3-082                    | 10   | SF1304 'Special' | 1370   | 490   | FIXED       |
| 3-082                    | 11   | SA1307           | 1370   | 730   | OBSOLETE    |
| 3-082                    | 12   | SA1014           | 1030   | 1450  | OBSOLETE    |
| 3-082                    | 13   | SA1318           | 1370   | 1810  |             |
| 3-082                    | 14   | SA1318           | 1370   | 1810  |             |
| 3-082                    | 15   | SA1318           | 1370   | 1810  |             |
| 3-082                    | 16   | SA1022           | 1030   | 2170  |             |
| 3-082                    | 17   | SA1307           | 1370   | 730   | OBSOLETE    |

| SCHEDULE - DOORS 3-82 |     |        |            |                 |
|-----------------------|-----|--------|------------|-----------------|
| MVC_Lot Number        | No. | Height | Leaf Width | O/A Frame Width |
| 3-082                 | 01  | 2400   | 920        | 1500            |
| 3-082                 | 02  | 2140   | 820        | 900             |

| SCHEDULE - WINDOWS 3-09 |      |                    |        |       |                                    |
|-------------------------|------|--------------------|--------|-------|------------------------------------|
| MVC_Lot Number          | Mark | Type               | Height | Width | Description                        |
| 3-09                    | 01   | SAF 2020 'Special' | 2035   | 2080  | 2035H X 2080W SA2007T WITHIN       |
| 3-09                    | 02   | SF2010 'Special'   | 2035   | 1020  | 2035H x 1020W FIXED                |
| 3-09                    | 03   | SA2007T            | 2035   | 730   |                                    |
| 3-09                    | 04   | SXD2416            | 2400   | 1570  |                                    |
| 3-09                    | 05   | SA2022T            | 2035   | 2170  |                                    |
| 3-09                    | 06   | SSD2432            | 2400   | 3219  |                                    |
| 3-09                    | 07   | SXD2421            | 2400   | 2110  |                                    |
| 3-09                    | 08   | SA2007T            | 2035   | 730   |                                    |
| 3-09                    | 09   | SA2007T            | 2035   | 730   |                                    |
| 3-09                    | 10   | SA2007T            | 2035   | 730   |                                    |
| 3-09                    | 11   | SA2007T            | 2035   | 730   |                                    |
| 3-09                    | 12   | SA2007T            | 2035   | 730   |                                    |
| 3-09                    | 13   | SXD2127            | 2100   | 2712  |                                    |
| 3-09                    | 14   | SF1211 'Special'   | 1200   | 1120  | 1200H x 1120W FIXED                |
| 3-09                    | 15   | SAF1229 'Special'  | 1200   | 2940  | 1200H X 2940W. 1070W AWNING WITHIN |
| 3-09                    | 16   | SA1807T            | 1800   | 730   |                                    |
| 3-09                    | 17   | SF0618             | 600    | 1810  | FIXED                              |
| 3-09                    | 18   | SF2008             | 2035   | 850   | FIXED                              |
| 3-09                    | 19   | SAF1322 SPECIAL    | 1370   | 2170  | 1370H X 2170W SA1307 WITHIN        |
| 3-09                    | 20   | SAF1322 SPECIAL    | 1370   | 2170  | 1370H X 2170W SA1307 WITHIN        |
| 3-09                    | 21   | SA1307 3           | 1370   | 730   |                                    |
| 3-09                    | 22   | SS1318             | 1370   | 1810  |                                    |
| 3-09                    | 23   | SS1014             | 1030   | 1450  | OBSOLETE                           |
| 3-09                    | 24   | SA1006 3           | 1030   | 610   | OBSOLETE                           |

| SCHEDULE - DOORS 3-09 |     |        |            |                 |
|-----------------------|-----|--------|------------|-----------------|
| MVC_Lot Number        | No. | Height | Leaf Width | O/A Frame Width |
| 3-09                  | 1   | 2400   | 920        | 1500            |
| 3-09                  | 2   | 2140   | 820        | 900             |

| FLOOR PLAN LEGEND  |  |
|--|--|
| Z20  | DOOR SIZE LABEL - REFER PLAN FOR SIZES       |
| Z20L   | DOOR SIZE LABEL - DOOR WITH LIFT OFF HINGES  |
| Z30P   | 20mm ENGAGED BRICK PIERS @ 1500 CENTRES MAX. |
| BAL  | BALUSTRADE                                   |
| BH   | BULKHEAD OVER                                |
| BB   | STRUCTURAL BEAM TO ENGINEER'S DETAIL         |
| CB   | CUT BRICK SIZE                               |
| CSD  | Cavity Slab Door                             |
| DP   | DOWN PIPE                                    |
| DPS  | DOWN PIPE & SPREADER                         |
| FJ   | ASSIGNED FLOOR JOIST DIRECTION               |
| FSW  | FACE BRICK WORK                              |
| FSW  | FEATURE STONE WALL                           |
| HO   | HEAD OF OPENING - HEIGHT AS NOTED            |
| HLR  | HANDRAIL - 100mm HIGH MIN.                   |
| LWO  | LINE OF WALL OVER                            |
| LWC  | LIGHTWEIGHT CLADDING BOARDS                  |
| MM   | CEILING MANHOLE                              |
| MR   | METAL ROOF - PITCH AS NOTED                  |
| PS   | PERGOLA TOTAL                                |
| PMP  | PAINTED MASONRY PRODUCT                      |
| RPMP   | RECEISSION PAINTED MASONRY PRODUCT           |
| SK   | SKYLIGHT                                     |
| SN   | SHOWER NICHE                                 |
| [S]  | SMOKE ALARM                                  |
| SD   | STEPODOWN                                    |
| SP   | STRUCTURAL POST TO ENGINEER'S DETAIL         |
| TP   | TIMBER POST - SIZE AS NOTED                  |
| TR   | TILED ROOF - PITCH AS NOTED                  |
| VJ   | VERTICAL JOINT                               |
| → HCR  | HOSE COCK RECYCLE                            |
| → HCR  | HOSE COCK                                    |
| NOTES  |  |
| MANHOLE POSITIONS TO BE DETERMINED BY SITE MANAGER   |  |
| ALL DOWNPIPES NEAR BUILDING CORNERS ARE TO BE INSTALLED @ 300mm TO THE DOWNPIPE CENTRE WHERE POSSIBLE - UNLESS NOTED OTHERWISE |  |
| ANY DOWNPIPE WITHIN 450mm FROM A BOUNDARY MUST BE OF A NON-COMBUSTIBLE MATERIAL  |  |

| SERVICES ABBREVIATIONS   |                                  |
|--|----------------------------------|
| AC   | AIRCON CONDENSER                 |
| ACD  | AIRCON DUCT                      |
| ACE  | AIRCON EVAPORATOR                |
| GM   | GAS METER                        |
| HWU  | INSTANTANEOUS GAS HOT WATER UNIT |
| MR   | ELECTRICAL METER BOX             |
| WTC  | WATER TANK CONTROL BOX           |
| C  | CLOAK CUPBOARD                   |
| L  | LINEN                            |
| ST   | SERVICE STACK                    |
| WM   | WATER METER                      |
| CT   | COOKTOP                          |
| OW   | DISH WASHER                      |
| DS   | DRYER SPACE                      |
| FSC  | FREE STANDING COOKER             |
| MW   | MICROWAVE SPACE                  |
| P  | PANTRY                           |
| R  | REFRIGERATOR SPACE               |
| RH   | RANGEHOOD                        |
| UBO  | UNDER BENCH OVEN                 |
| WO   | WALL OVEN                        |
| WMS  | WASHING MACHINE SPACE            |
| PCD  | PREMISES CONNECTION DEVICE       |
| NBN  | NATIONAL BROADBAND NETWORK       |
| FARMER NOTE:   |                                  |
| ALL FLOOR JOISTS TO BE KEPT CLEAR OF AC DROPPER DUCTING. TROSS DESIGN TO ALLOW FOR INSTALLATION OF AC UNIT |                                  |

| BALUSTRADE NOTES:   |  |
|---|--|
| INTERNAL STAIRS:  |  |
| BALUSTRADE HANDRAIL TO BE CONTINUOUS ON FLIGHT IN ACCORDANCE WITH BCA REQUIREMENT.                              |  |
| EXTERNAL BALUSTRADES:   |  |
| ALL HANDRAILS & BALUSTRADES TO BE INSTALLED AT HEIGHTS IN ACCORDANCE WITH NCC AND RELEVANT AUSTRALIAN STANDARDS |  |

| WINDOW NOTE:  |  |
|---|--|
| WINDOW FRAMES, GLAZING & ASSOCIATED MATERIAL SHOULD BE TO MANUFACTURERS SPECIFICATIONS. MANUFACTURER TO CERTIFY DESIGN COMPLIANCE WITH NCC & APPLICABLE AUSTRALIAN STANDARDS. REFER TO EXTERNAL FINISHES SCHEDULE FOR COLOUR SELECTION. OPENING RESTRICTORS FITTED. THESE RESTRICTORS SHALL LIMIT THE OPENING TO 125MM MAX. |  |
| ALL DOORS AND WINDOWS TO COMPLY WITH AS 3959 - 2018 - CONSTRUCTION STANDARDS FOR BUILDINGS IN BUSHFIRE PRONE AREAS.   |  |

#### Site 3C - GFA schedule for FSR calc.

| Lot No. | Name         | Area*    |
|---------|--------------|----------|
| 3-09    | Ground Floor | 86.8 m²  |
| 3-09    | First Floor  | 103.0 m² |
|         |              | 189.8 m² |

|       |              |          |
|-------|--------------|----------|
| 3-071 | Ground Floor | 99.4 m²  |
| 3-071 | First Floor  | 85.3 m²  |
|       |              | 184.7 m² |

|       |              |          |
|-------|--------------|----------|
| 3-072 | Ground Floor | 76.3 m²  |
| 3-072 | First Floor  | 97.3 m²  |
|       |              | 173.6 m² |

|       |              |          |
|-------|--------------|----------|
| 3-081 | Ground Floor | 76.3 m²  |
| 3-081 | First Floor  | 97.3 m²  |
|       |              | 173.6 m² |

|       |              |          |
|-------|--------------|----------|
| 3-082 | Ground Floor | 75.6 m²  |
| 3-082 | First Floor  | 98.6 m²  |
|       |              | 174.2 m² |

Grand total 895.8 m²

#### TOTAL GROSS BUILDING AREAS

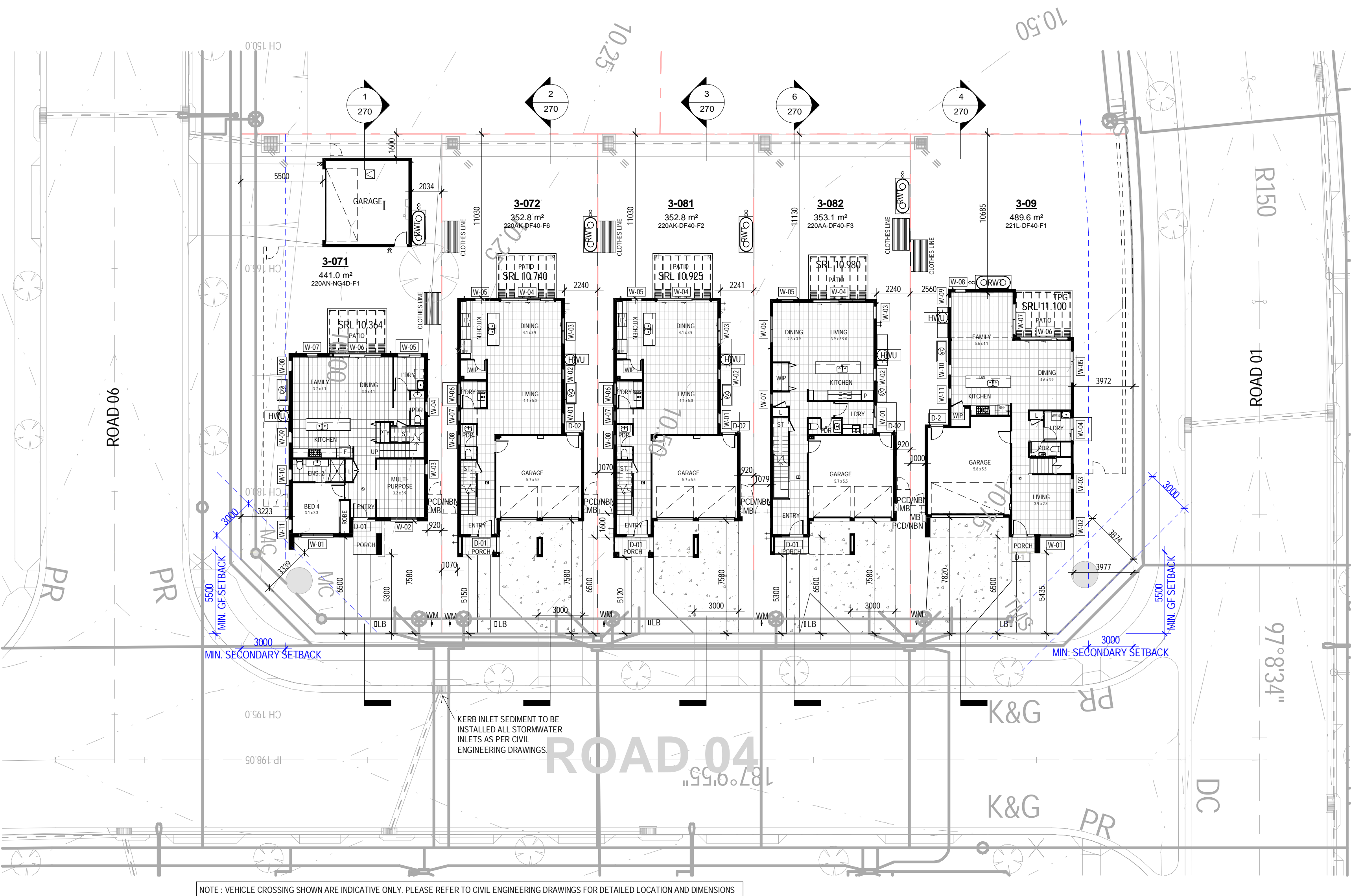
| Lot No. | Name         | Area     |
|---------|--------------|----------|
| 3-09    | First Floor  | 117.3 m² |
| 3-09    | Ground Floor | 95.7 m²  |
| 3-09    | Garage       | 37.5 m²  |
| 3-09    | Patio        | 12.0 m²  |
| 3-09    | Balcony      | 7.5 m²   |
| 3-09    | Porch        | 1.9 m²   |
|         |              | 271.8 m² |

|       |              |          |
|-------|--------------|----------|
| 3-071 | Ground Floor | 110.0 m² |
| 3-071 | First Floor  | 98.7 m²  |
| 3-071 | Garage       | 35.9 m²  |
| 3-071 | Patio        | 12.0 m²  |
| 3-071 | Balcony      | 9.5 m²   |
| 3-071 | Porch        | 4.3 m²   |
|       |              | 270.4 m² |

|       |              |          |
|-------|--------------|----------|
| 3-072 | First Floor  | 113.5 m² |
| 3-072 | Ground Floor | 84.5 m²  |
| 3-072 | Garage       | 34.2 m²  |
| 3-072 | Patio        | 12.0 m²  |
| 3-072 | Balcony      | 4.5 m²   |
| 3-072 | Porch        | 3.3 m²   |
| 3-072 | First Floor  | 0.5 m²   |
|       |              | 252.6 m² |

|       |              |          |
|-------|--------------|----------|
| 3-081 | First Floor  | 112.8 m² |
| 3-081 | Ground Floor | 84.3 m²  |
| 3-081 | Garage       | 34.3 m²  |
| 3-081 | Patio        | 12.0 m²  |
| 3-081 | Balcony      | 4.3 m²   |
| 3-081 | Porch        | 3.4 m²   |
|       |              | 251.1 m² |

|       |              |          |
|-------|--------------|----------|
| 3-082 | First Floor  | 111.2 m² |
| 3-082 | Ground Floor | 83.6 m²  |
| 3-082 | Garage       | 34.3 m²  |
| 3-082 | Patio        | 12.0 m²  |
| 3-082 | Balcony      | 6.9 m²   |
| 3-082 | Porch        | 2.9 m²   |
|       |              | 250.9 m² |



#### GROUND FLOOR

Scale 1:200



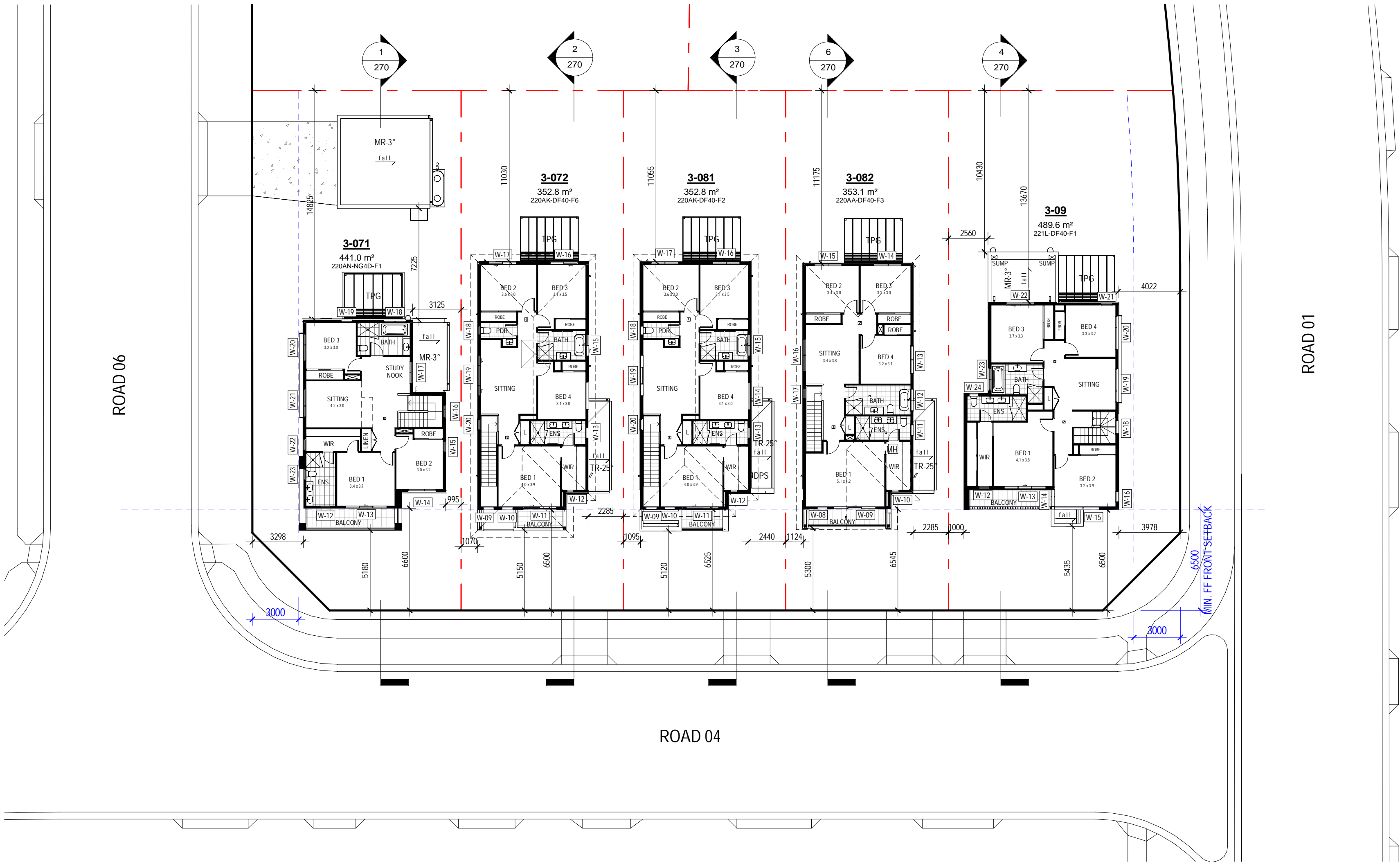


0mm 100mm 200mm 300mm

100mm

200mm


300mm



1 FIRST FLOOR  
Scale 1 : 200

| FLOOR PLAN LEGEND |   |
|-------------------|---|
| 720               | DOOR SIZE LABEL - REFER PLAN FOR SIZES        |
| 720L              | DOOR SIZE LABEL - DOOR WITH LIFT OFF HINGES   |
| 350P              | 350mm ENGAGED BRICK PIERS @ 1500 CENTRES MAX. |
| BAL               | BALUSTRADE                                    |
| BH                | BULKHEAD OVER                                 |
| BO                | STRUCTURAL BEAM TO ENGINEER'S DETAIL          |
| CB                | CUT BRICK SIZE                                |
| CSD               | Cavity Sluice Door                            |
| DP                | DOWN PIPE                                     |
| DPS               | DOWN PIPE & SPREADER                          |
| FJ                | ASSIGNED FLOOR JOIST DIRECTION                |
| FBW               | FACE BRICK WORK                               |
| FSW               | FEATURE STONE WALL                            |
| HH                | HEAD OF OPENING - HEIGHT AS NOTED             |
| HL                | HANDRAIL - 1000mm HIGH MIN.                   |
| LWO               | LINE OF WALL OVER                             |
| LWC               | LIGHTWEIGHT CLADDING BOARDS                   |
| ML                | CEILING MANHOLE                               |
| MR                | METAL ROOF - PITCH AS NOTED                   |
| PG                | PERGOLA TO DETAIL                             |
| PMP               | PAINTED MASONRY PRODUCT                       |
| RPMP              | RECESSED PAINTED MASONRY PRODUCT              |
| SL                | SKYLIGHT                                      |
| SN                | SHOWER NICHE                                  |
| SA                | SMOKE ALARM                                   |
| SD                | STEPODOWN                                     |
| SP                | STRUCTURAL POST TO ENGINEER'S DETAIL          |
| TP                | TIMBER POST - SIZE AS NOTED                   |
| TR                | TILED ROOF - PITCH AS NOTED                   |
| VJ                | VERTICAL JOINT                                |
| HC                | HOSE COCK RECYCLE                             |
| HC                | HOSE COCK                                     |

| NOTES   |   |
|---|---|
| MANICURE  |   |
| • ALL DOWNPIPES NEAR BUILDING CORNERS ARE TO BE INSTALLED @ 300mm TO THE DOWNPIPE CENTRE WHERE POSSIBLE - UNLESS NOTED OTHERWISE  |   |
| • ANY DOWNPIPE WITHIN 450mm FROM A BOUNDARY MUST BE OF A NON-COMBUSTIBLE MATERIAL   |   |
| SERVICES ABBREVIATIONS  |   |
| MECH  | A/C - AIRCON CONDENSER                  |
|   | ACD - AIRCON DUCT                       |
|   | A/E - AIRCON EVAPORATOR                 |
|   | GM - GAS METER                          |
| ELEC  | INHU - INSTANTANEOUS GAS HOT WATER UNIT |
|   | MR - ELECTRICAL METER BOX               |
|   | WTC - WATER TANK CONTROL BOX            |
|   | C - CLOAK CUPBOARD                      |
| MSC   | L - LINEN                               |
|   | ST - SERVICE STACK                      |
|   | WM - WATER METER                        |
| KITCHEN (WET AREAS)   | CT - COOKTOP                            |
|   | DW - DISH WASHER                        |
|   | DS - DRYER SPACE                        |
|   | FSC - FREE STANDING COOKER              |
|   | P - PANTRY                              |
|   | R - REFRIGERATOR SPACE                  |
|   | RH - RANGEHOOD                          |
|   | UBO - UNDER BENCH OVEN                  |
|   | WO - WALL OVEN                          |
|   | WMS - WASHING MACHINE SPACE             |
|   | PCD - PREMISES CONNECTION DEVICE        |
|   | MNR - NATIONAL BROADBAND NETWORK        |
| FRAMER NOTE:  |   |
| ALL FLOOR JOISTS TO BE KEPT CLEAR OF AC DROPPER DUCTING. TRUSS DESIGN TO ALLOW FOR INSTALLATION OF AC UNIT  |   |
| BALUSTRADE NOTES:   |   |
| INTERNAL STAIRS:  |   |
| BALUSTRADE HANDRAIL TO BE CONTINUOUS ON FLIGHT IN ACCORDANCE WITH BCA REQUIREMENT.  |   |
| EXTERNAL BALUSTRADES:   |   |
| ALL HANDRAILS & BALUSTRADES TO BE INSTALLED AT HEIGHTS IN ACCORDANCE WITH NCC AND RELEVANT AUSTRALIAN STANDARDS   |   |
| WINDOW NOTE:  |   |
| WINDOW FRAMES, GLAZING & ASSOCIATED MATERIAL SHOULD BE TO MANUFACTURERS SPECIFICATIONS. MANUFACTURER TO CERTIFY DESIGN COMPLIANCE WITH NCC & APPLICABLE AUSTRALIAN STANDARDS. REFER TO EXTERNAL FINISHES SCHEDULE FOR COLOUR SELECTION. OPENING RESTRICTORS FITTED. THESE RESTRICTORS SHALL LIMIT THE OPENING TO 125MM MAX. |   |
| ALL DOORS AND WINDOWS TO COMPLY WITH AS 3959 - 2018 - CONSTRUCTION STANDARDS FOR BUILDINGS IN BUSHFIRE PRONE AREAS.   |   |


**Certificate No. #HR-CDPCBM-01**

Scan QR code or follow website link for rating details.

Assessor name  
Stefanie Simpson

Accreditation No.  
HERA 10035

Property Address  
3-071, 56 Prescott Parade,  
Miperra, NSW, 2214



<http://www.hero-software.com.au/pdf/HR-CDPCBM-01>

**Certificate No. #HR-B8TF07-01**

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Assessor name  
Stefanie Simpson

Accreditation No.  
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Miperra, NSW, 2214



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Stefanie Simpson

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3-081, 56 Prescott Parade,  
Miperra, NSW, 2214



<http://www.hero-software.com.au/pdf/HR-ICHKTY-01>

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Assessor name  
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Property Address  
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| 09.11.2023 | D   | DRAFT ISSUE FOR FINAL REVIEW      |
| 03.01.2023 | C   | ISSUE FOR INFO                    |
| 30.10.2023 | B   | ISSUE FOR INFO                    |
| 13.10.2023 | A   | ISSUE FOR INFO                    |
| date       | rev | amendment                         |

**MIRVAC DESIGN**

Level 18, 108 George St  
Sydney NSW 2000  
Tel: 02 9461 8800

Mirvac Design Pty Ltd  
ABN 78 001 09 103

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ABN 78 001 09 103  
Mirvac Design Pty Ltd  
ABN 78 001 09 103  
Mirvac Design Pty Ltd  
ABN 78 001 09 103



project:  
**RIVERLANDS - MILPERRA**  
56 Prescott Parade, Milperra NSW 2214  
stage: 01  
site: 3C

title:  
**FIRST FLOOR PLAN**

job no: MB-10245  
drawing no: 220

date: 05.12.2023

scale @ A1: 1 : 200

rev: G



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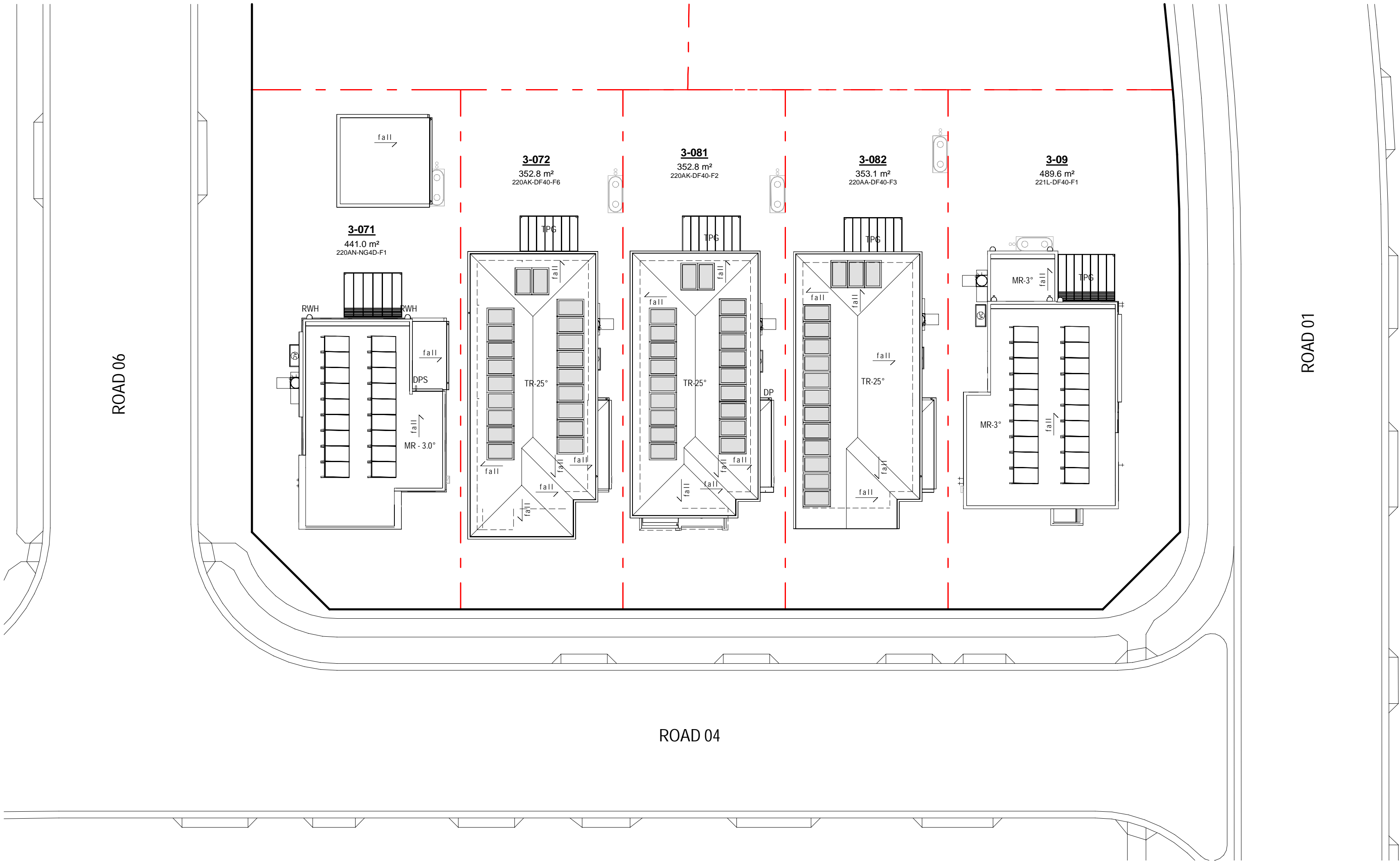
0mm | 100mm | 200mm | 300mm

100mm

200mm

300mm

| LEGEND - ROOF PLAN   |                             |
|--|-----------------------------|
|  | RAISED SOFFIT               |
|  | FIRE RATED EAVE             |
| ABBREVIATIONS  |                             |
| DP   | DOWN PIPE                   |
| DPS  | DOWN PIPE & SPREADER        |
| DP-100   | DOWN PIPE 100mm DIAMETER    |
| MR   | METAL ROOF - PITCH AS NOTED |
| TR   | TILED ROOF - PITCH AS NOTED |
| PG   | PERGOLA                     |
| SHWP   | SOLAR HOT WATER PANEL       |
| RWH  | RAIN WATER HEAD             |
| SL   | SKY LIGHT                   |
| SP   | SOLAR PANELS                |
| EXHR   | ROOF VENTILATION SYSTEM     |
| #  | PURCHASER OPTION            |
| ★ ALL DOWNPIPES NEAR BUILDING CORNERS ARE TO BE INSTALLED @ 300mm TO THE DOWNPIPE CENTRE WHERE POSSIBLE - UNLESS NOTED OTHERWISE |                             |
| ★ ANY DOWNPIPE WITHIN 450mm FROM A BOUNDARY MUST BE OF A NON-COMBUSTIBLE MATERIAL  |                             |



1 ROOF PLAN  
Scale 1 : 200

**Certificate No. #HR-CDPCBM-01**  
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Assessor name  
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Accreditation No.  
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Property Address  
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Assessor name  
HERA 10035

Accreditation No.  
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Property Address  
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Milperra, NSW, 2214

<http://www.hera-software.com.au/pdf/HR-67XO2F-01>

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|------------|------|-----------------------------------|--|
| 05.12.2023 | G    | ISSUE FOR DEVELOPMENT APPLICATION | Level 3A, 108 George St<br>Sydney NSW 2000<br>(02) 4661 8800 |
| 16.11.2023 | F    | ISSUE FOR CONSULTANT              |  |
| 10.11.2023 | E    | ISSUE FOR CONSULTANT              |  |
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| 30.10.2023 | B    | ISSUE FOR INFO                    |  |
| 13.10.2023 | A    | ISSUE FOR INFO                    |  |
|            | date | rev                               | amendment  |

**MIRVAC DESIGN**  
Level 3A, 108 George St  
Sydney NSW 2000  
(02) 4661 8800

Assessor name  
HERA 10035

Accreditation No.  
HERA 10035

Property Address  
3-09, 56 Prescott Parade,  
Milperra, NSW, 2214

<http://www.hera-software.com.au/pdf/HR-67XO2F-01>

**MIRVAC**

project:  
**RIVERLANDS - MILPERRA**  
56 Prescott Parade, Milperra NSW 2214

stage: 01  
site: 3C

title:  
**ROOF / FIRE RATED EAVES PLAN**

job no: MB-10245  
drawing no: 250

date: 05.12.2023  
scale @ A1: 1 : 200

rev: G

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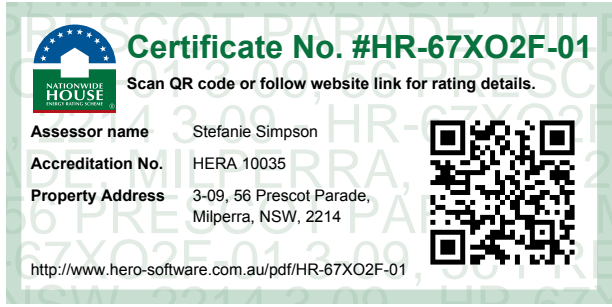
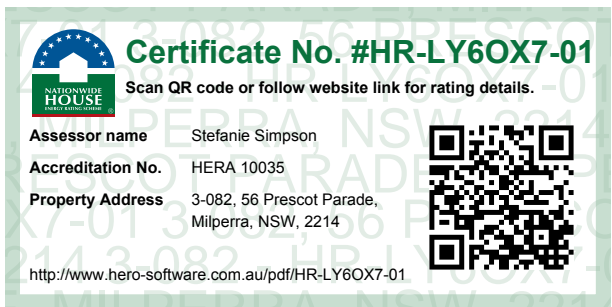
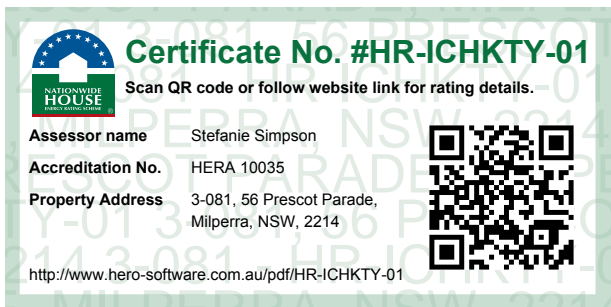
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Scale 1:100



1 DA/TP\_STREETSCAPE  
Scale 1:100



3 DA/TP\_STREETSCAPE SIDE B  
Scale 1:100



|            |     |                                   |
|------------|-----|-----------------------------------|
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| date       | rev |                                   |

amendment



Mirvac Design Nominees / Responsible Architects:  
Adria Verrini, Michael Weller, David Hogg, Paramany Selendhi, Andrew La, Nicolas Theakston  
http://www.mirvacdesign.com/nominees-and-architects



project:  
**RIVERLANDS - MILPERRA**  
56 Prescot Parade, Milperra NSW 2214  
stage: 01  
site: 3C

title:  
**STREETSCAPE**

job no: MB-10245  
drawing no: 260

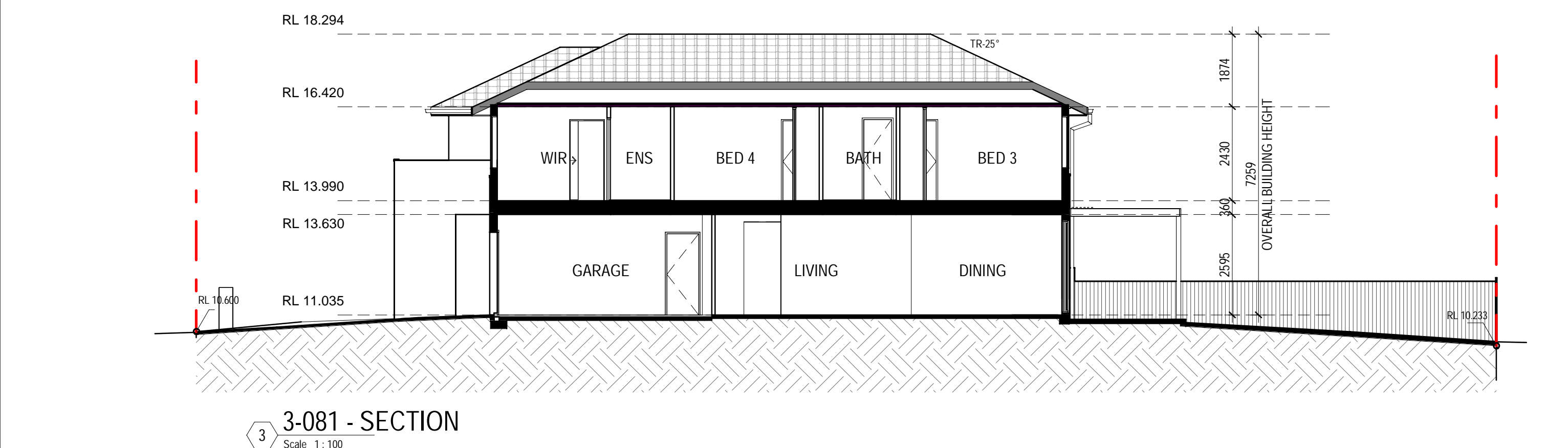
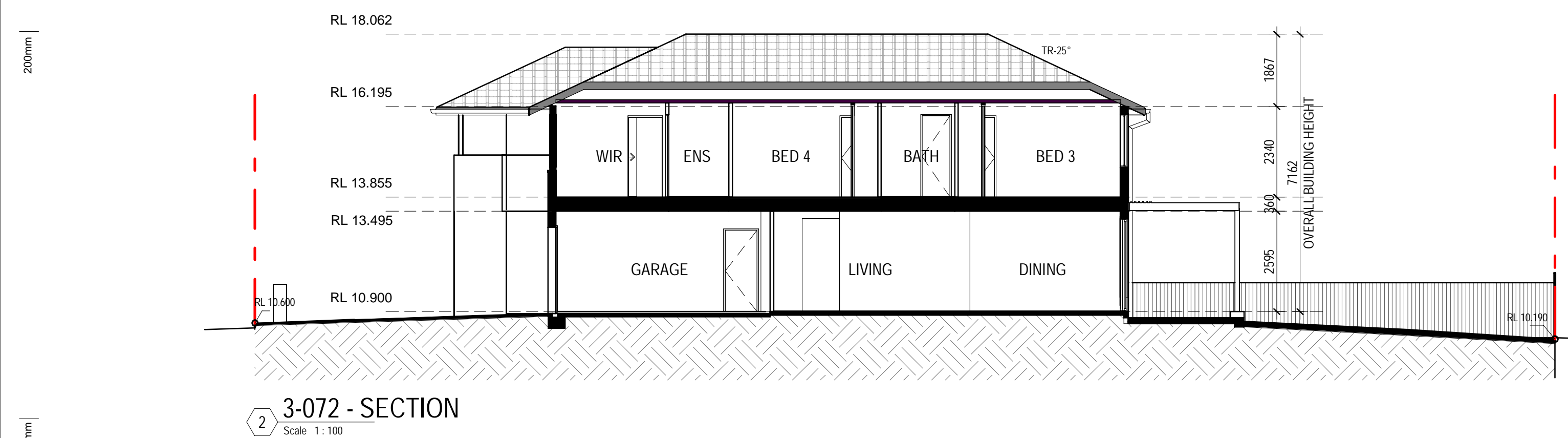
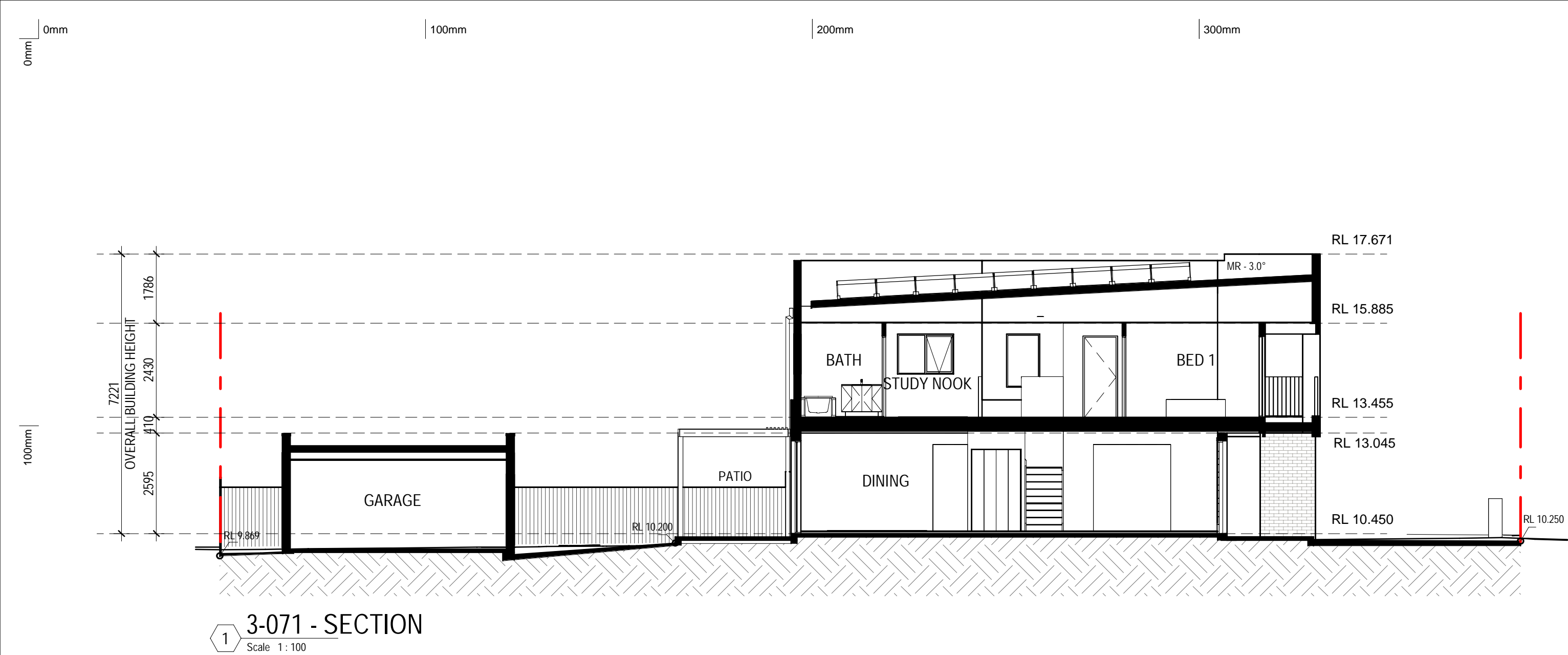
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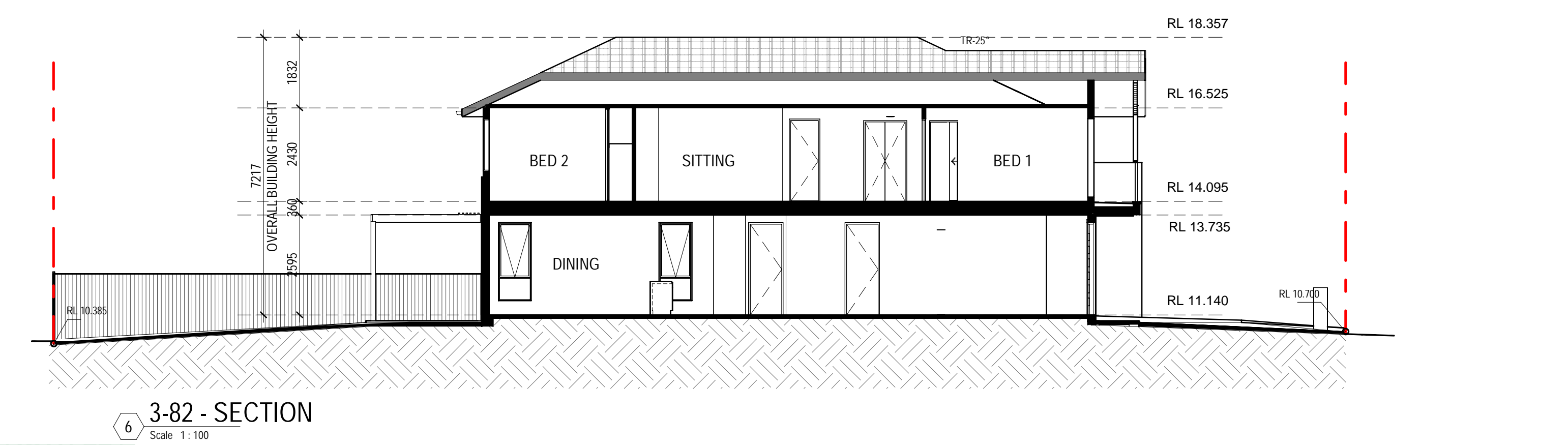
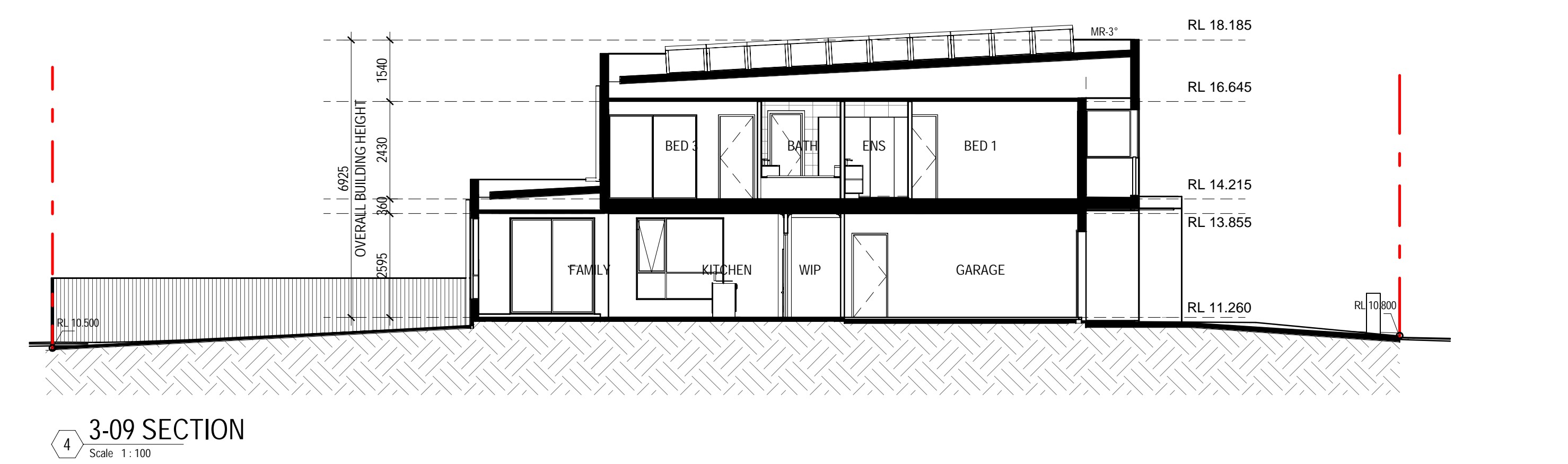
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| ELEVATION / SECTION LEGEND   |   |
|--|---|
| EXTERNAL FINISHES<br>EXTENT OF FINISHES INDICATED ONLY.<br>REFER TO FINISHES SCHEDULE  |   |
| WALL TYPE & FINISH   |   |
| FBW  | FACE BRICKWORK                                  |
| RBW  | RENDERED BRICK WORK                             |
| RHP  | RENDERED HERBEL PANEL                           |
| RBB-90   | RENDERED RECESSED BRICK                         |
| LWS  | RENDERED LIGHTWEIGHT SHEET CLADDING             |
| LWC1   | COVER BATTERY CLADDING                          |
| LWC2   | LIGHTWEIGHT CLADDING - VERTICAL RIB TIMBER LOOK |
| LWC3   | LIGHTWEIGHT CLADDING - VERTICAL SEAM            |
| LWC4   | ZINC FEATURE CLADDING                           |
| LWCS   | TILE FEATURE CLADDING                           |
| DS   | DRESSED STONE                                   |
| ABBREVIATIONS  |   |
| BAL  | BALUSTRADE - 100mm HIGH MIN.                    |
| DEB  | DROP EDGE BEAM TO ENGINEER'S DETAIL             |
| DP   | DOWN PIPE                                       |
| DPS  | DOWN PIPE & SPREADER                            |
| DP-100   | DOWN PIPE 100 DIAMETER                          |
| EXHW   | EXHAUST VENT TO WALL                            |
| EXHE   | EXHAUST VENT TO EAVE                            |
| EXHR   | EXHAUST VENT TO ROOF                            |
| FGL  | FINISHED GROUND LINE                            |
| GM   | GAS METER                                       |
| GD   | GARAGE DOOR                                     |
| BAL  | BALUSTRADE                                      |
| IBWU   | INSTANTANEOUS GAS HOT WATER UNIT                |
| MB   | METER BOX                                       |
| MR   | METAL ROOF - PITCH AS NOTED                     |
| NGL  | NATURAL GROUND LINE                             |
| OIA FASCIA   | OVERALL EAVE DIMENSION INCLUDING FASCIA         |
| TP   | TIMBER POST - SIZE AS NOTED                     |
| TP-120   | TIMBER POST - 120x120mm                         |
| TR   | TILED ROOF - PITCH AS NOTED                     |
| PS   | PERSOLA TO DETAIL                               |
| VJ   | VERTICAL JOINT                                  |
| WCL  | WALL MOUNTED CLOTHES LINE                       |
| PCD  | PREMIER'S CONNECTION DEVICE                     |
| NBN  | NATIONAL BROADBAND NETWORK                      |
| BALUSTRADE NOTES:  |   |
| INTERNAL STAIRS<br>BALUSTRADE HANDRAIL TO BE CONTINUOUS ON FLIGHT IN ACCORDANCE WITH BCA REQUIREMENT.  |   |
| EXTERNAL BALUSTRADES<br>ALL HANDRAILS & BALUSTRADES TO BE INSTALLED AT HEIGHTS IN ACCORDANCE WITH NCC AND RELEVANT AUSTRALIAN STANDARDS  |   |
| WINDOW NOTE:<br>WINDOW FRAMES, GLAZING & ASSOCIATED MATERIAL SHOULD BE TO MANUFACTURERS SPECIFICATIONS. MANUFACTURER TO CERTIFY DESIGN COMPLIANCE WITH NCC & APPLICABLE AUSTRALIAN STANDARDS. REFER TO EXTERNAL FINISHES SCHEDULE FOR COLOUR SELECTION. OPENING RESTRICTORS FITTED. THESE RESTRICTORS SHALL LIMIT THE OPENING TO 1250MM MAX. |   |
| ALL DOORS AND WINDOWS TO COMPLY WITH AS 3959 - 2018 - CONSTRUCTION STANDARDS FOR BUILDINGS IN BUSHFIRE PRONE AREAS.  |   |



**Certificate No. #HR-CDPCBM-01**

Scan QR code or follow website link for rating details.

Assessor name Stefanie Simpson

Accreditation No. HERA 10035

Property Address 3-071, 56 Prescott Parade, Milperra, NSW, 2214

<http://www.hero-software.com.au/pdf/HR-CDPCBM-01>

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Accreditation No. HERA 10035

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Property Address 3-081, 56 Prescott Parade, Milperra, NSW, 2214

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Assessor name Stefanie Simpson

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| 30.10.2023 | B    | ISSUE FOR INFO                    |
| 13.10.2023 | A    | ISSUE FOR INFO                    |
|            | date | rev                               |

amendment

**MIRVAC DESIGN**

Level 24, 208 George St  
Sydney NSW 2000  
Tel: 02 9466 8869

Mirvac Design Pty Ltd  
ABN 76 001 09 103

Mirvac Design Nominees (Responsible Architects)  
Asha Verma, Michael Wilmer, David Hogg, Paramany Selendral, Andrew La, Nicolas Theodorou  
<http://www.mirvacdesign.com/registered-architects>

client:

**mirvac**

project:  
**RIVERLANDS - MILPERRA**  
56 Prescott Parade, Milperra NSW 2214

stage: 01  
site: 3C

title:  
**SECTIONS**

job no: MB-10245  
drawing no: 270

date: 05.12.2023  
scale @ A1: 1: 100  
rev: G

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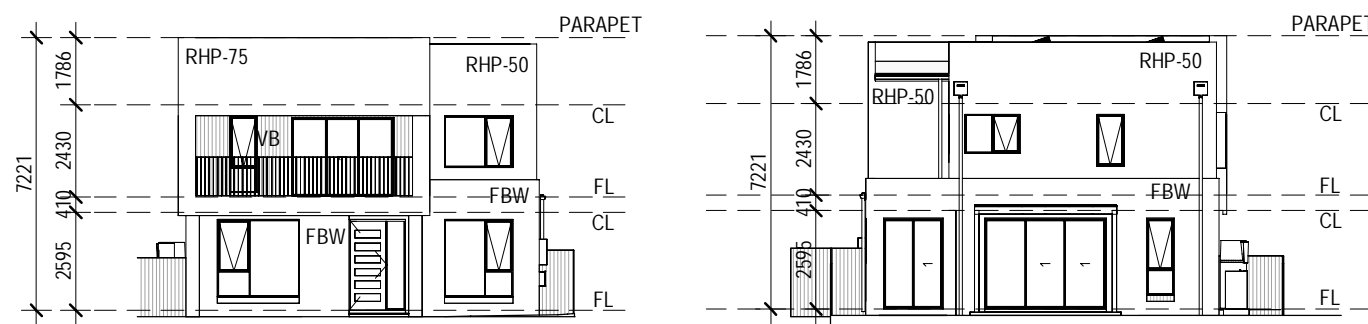


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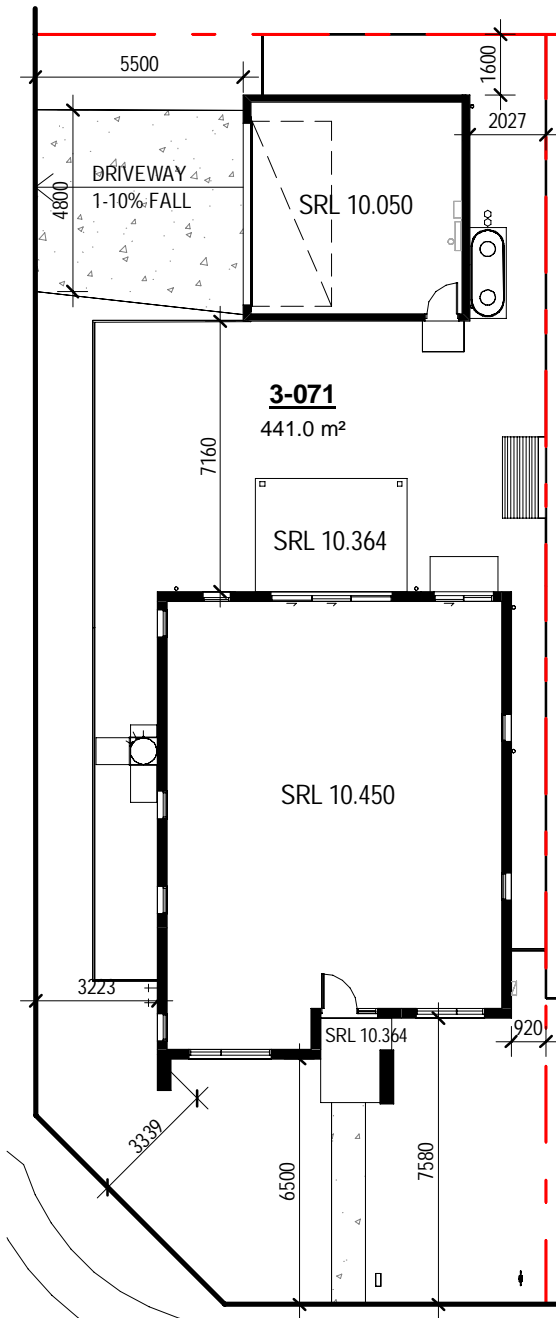
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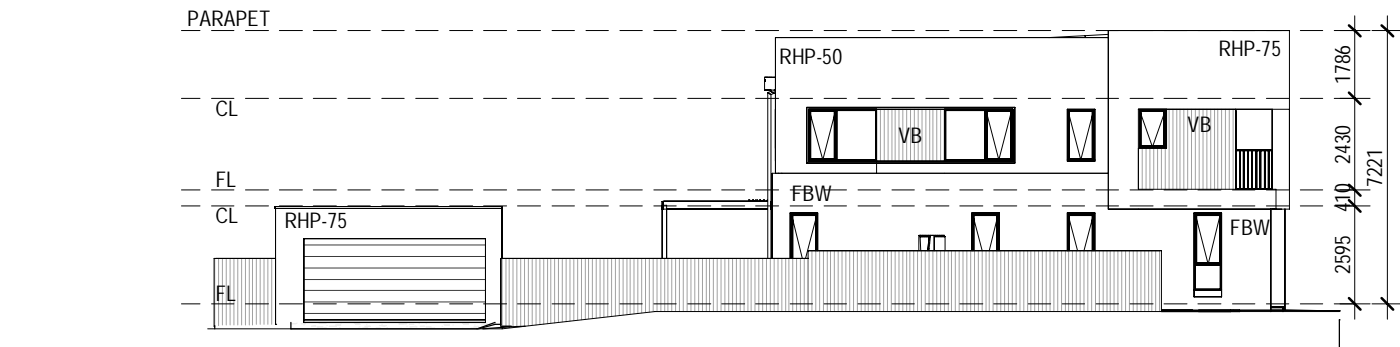


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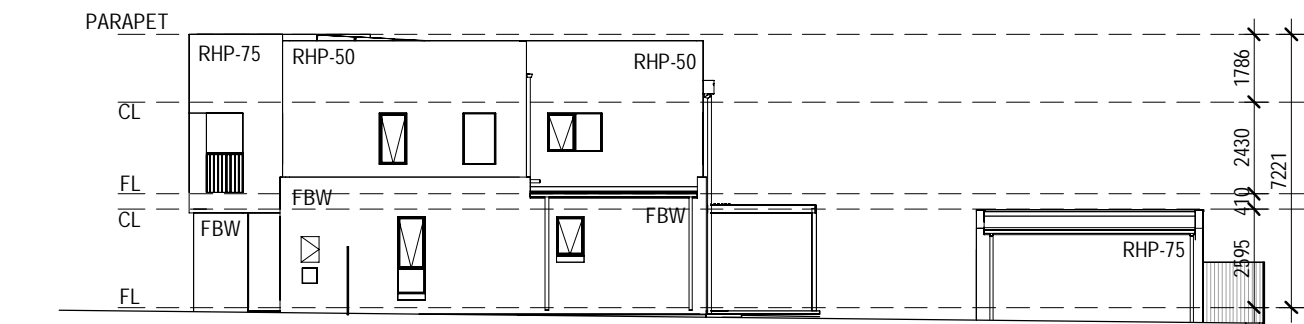
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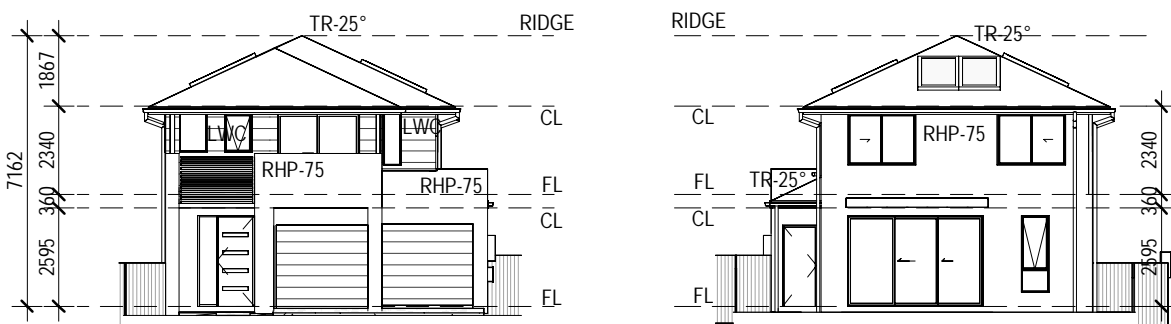
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3 3-071 SIDE A  
Scale 1: 200

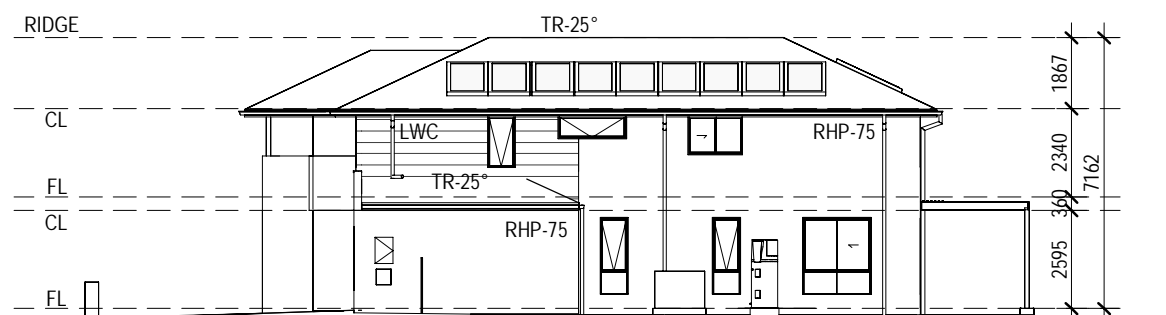


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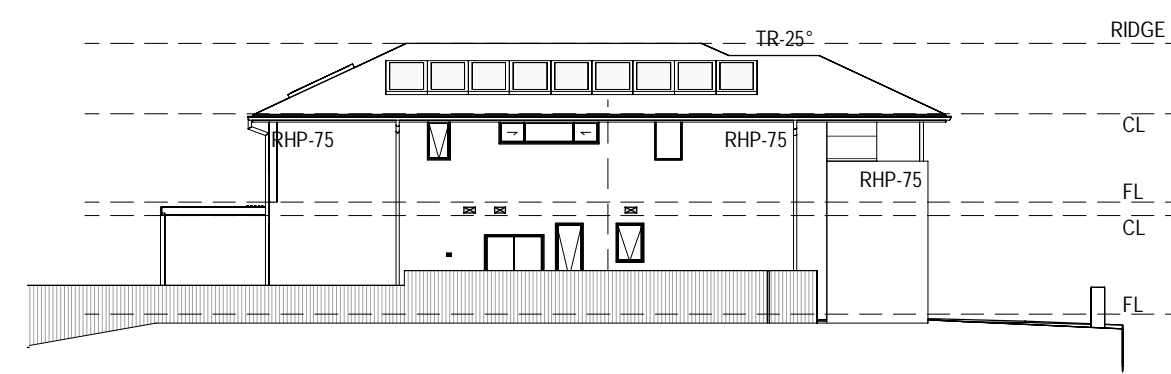


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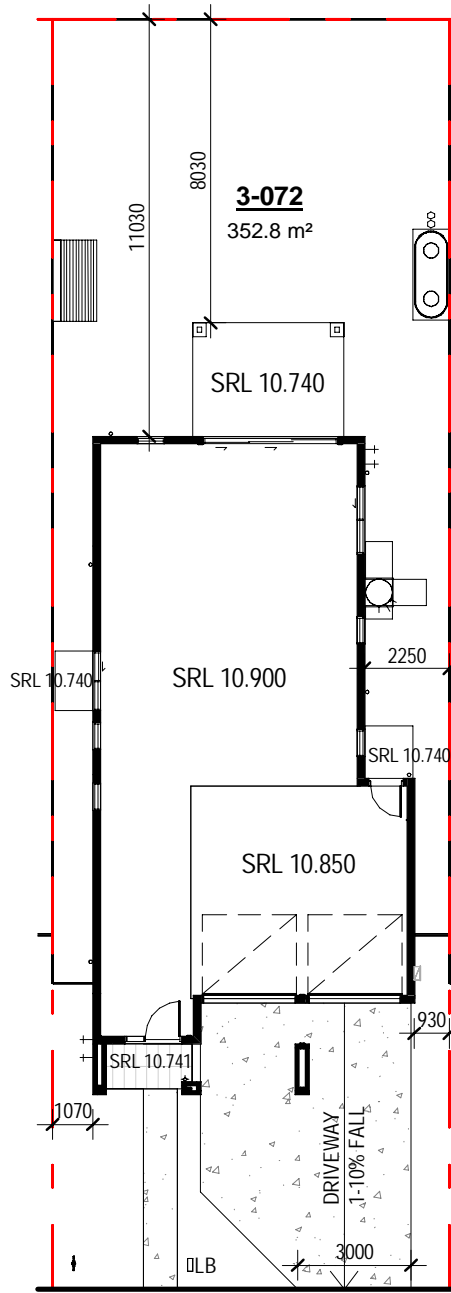
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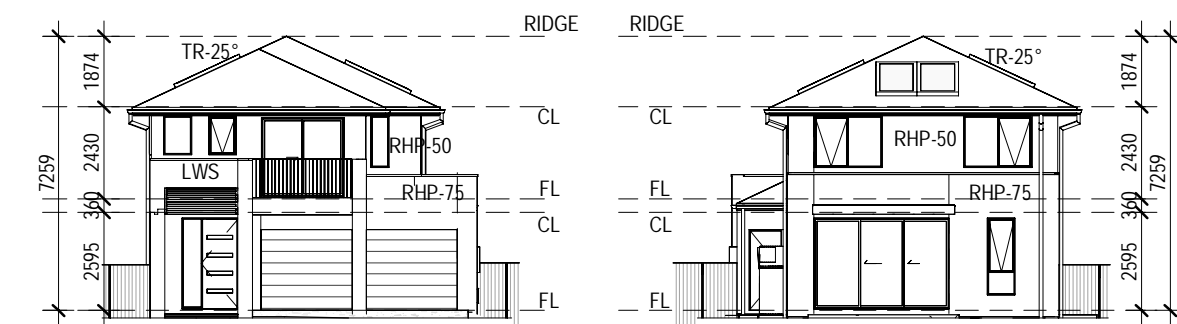
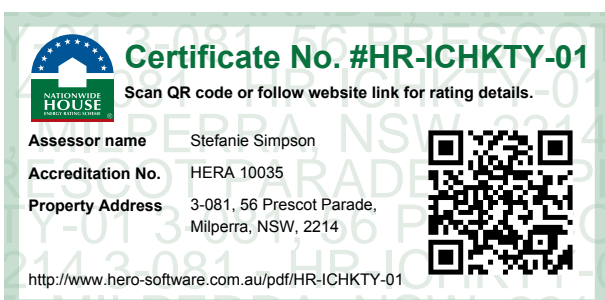
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8 3-072 SIDE B  
Scale 1: 200

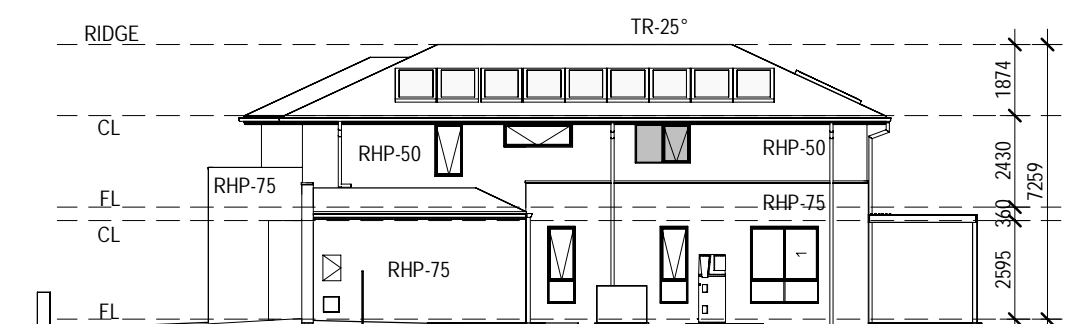


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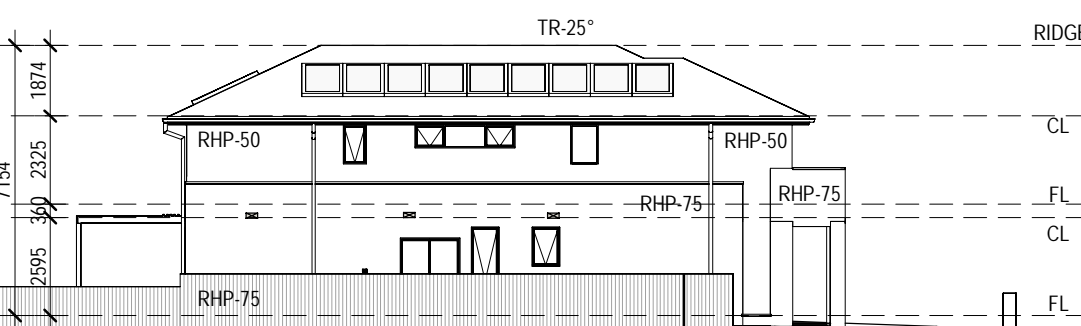


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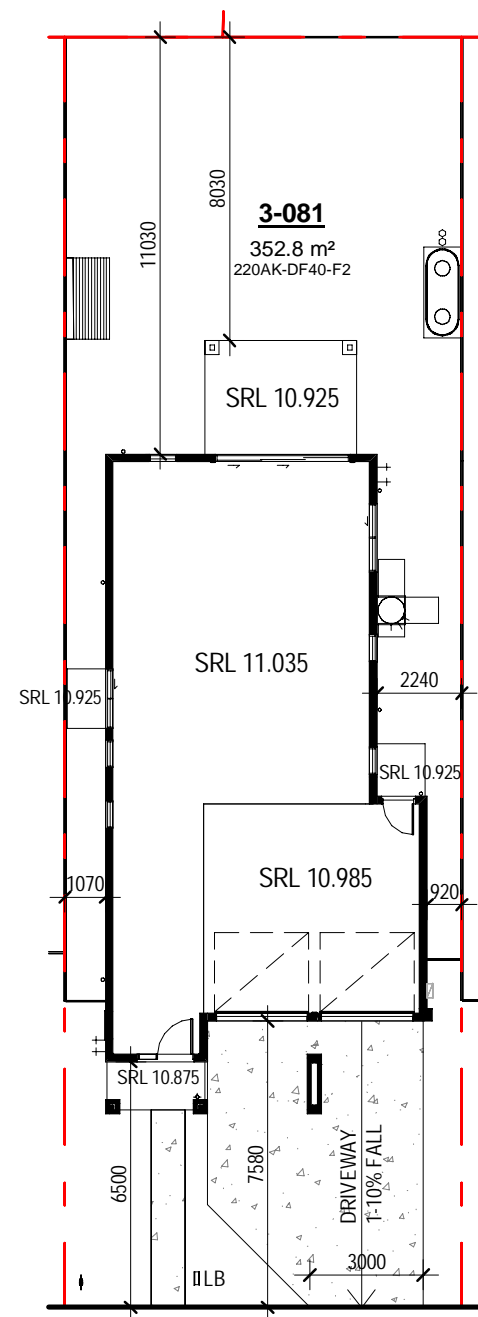
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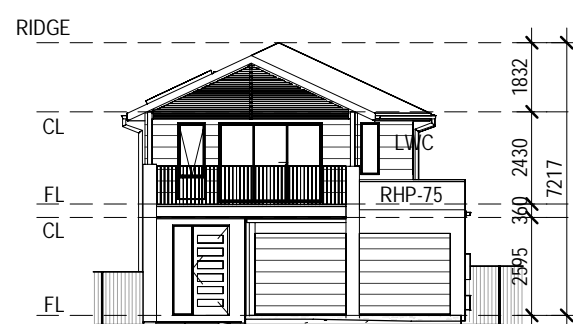
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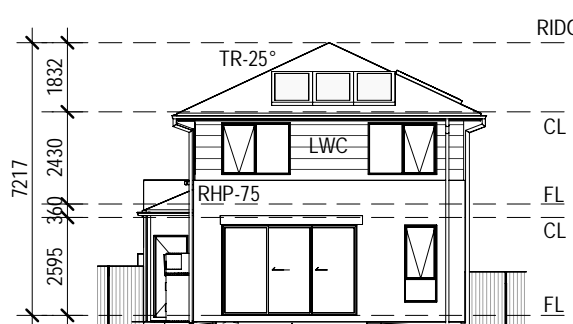
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Scale 1: 200



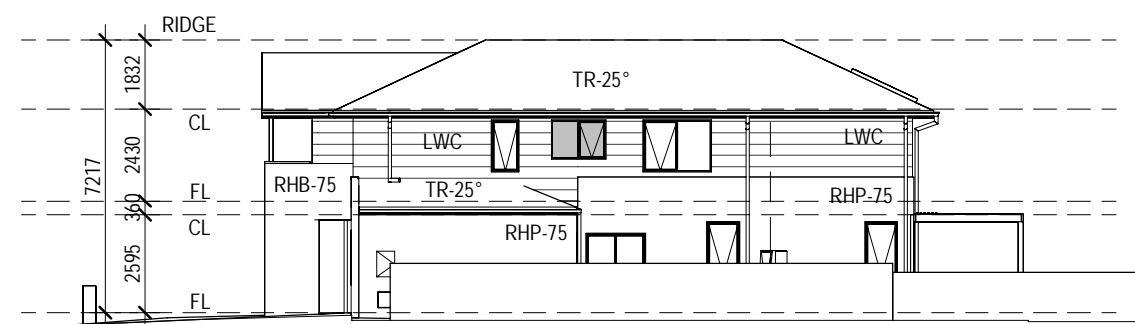
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Scale 1: 200



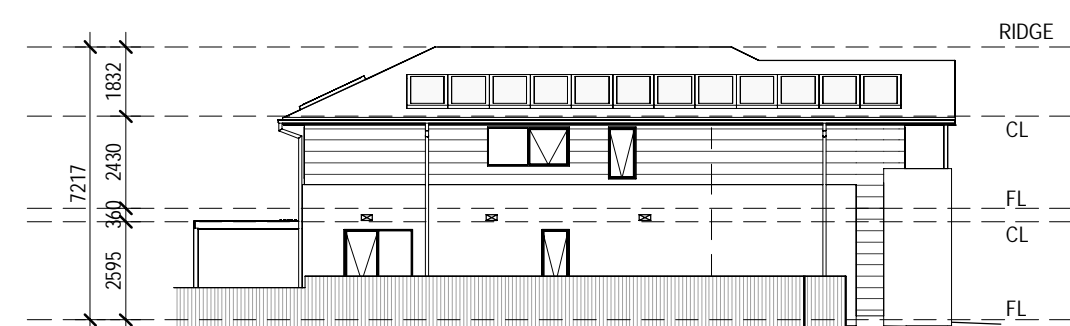
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Scale 1: 200



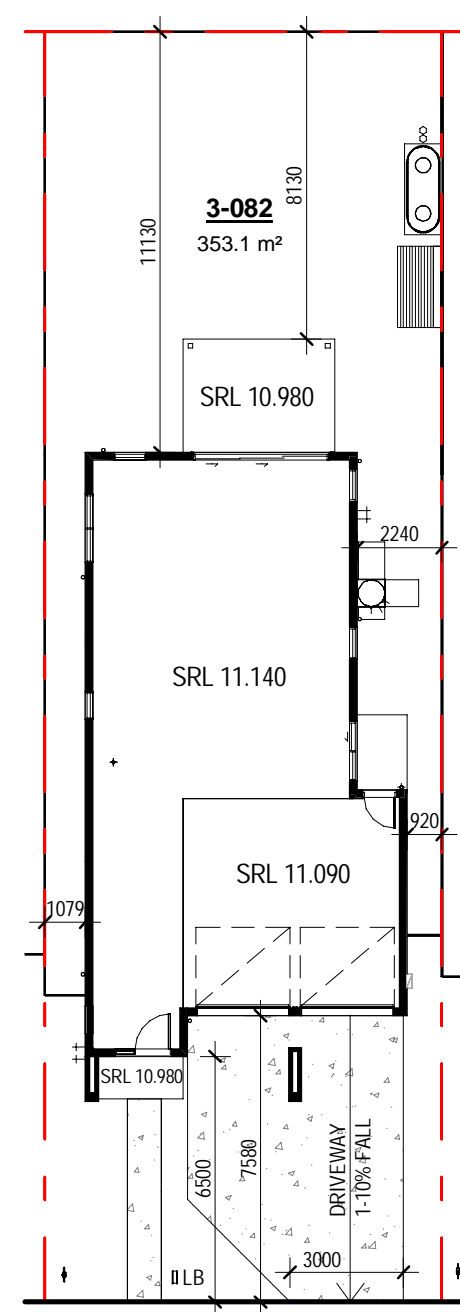
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Scale 1: 200



15 3-082 SIDE A  
Scale 1: 200



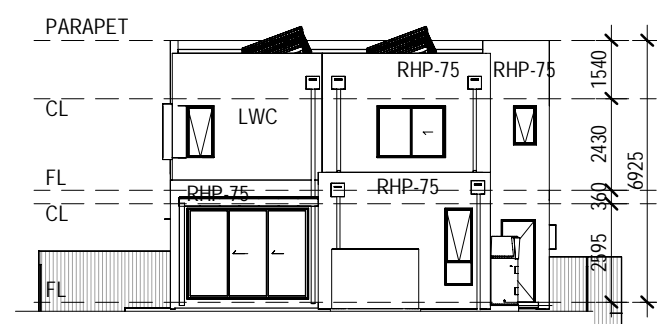
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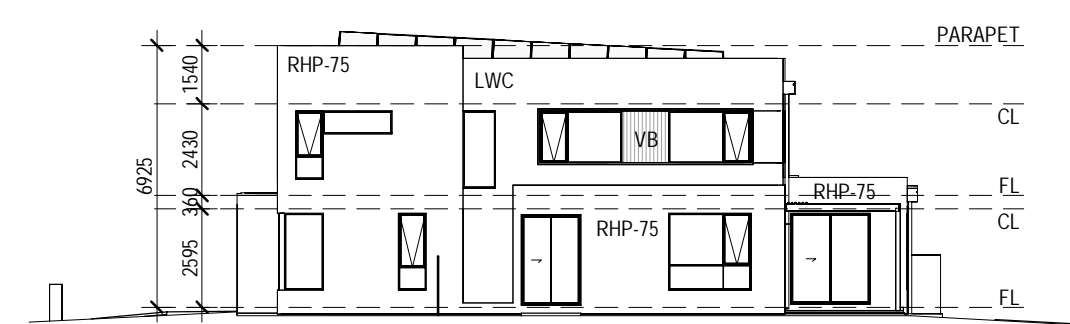
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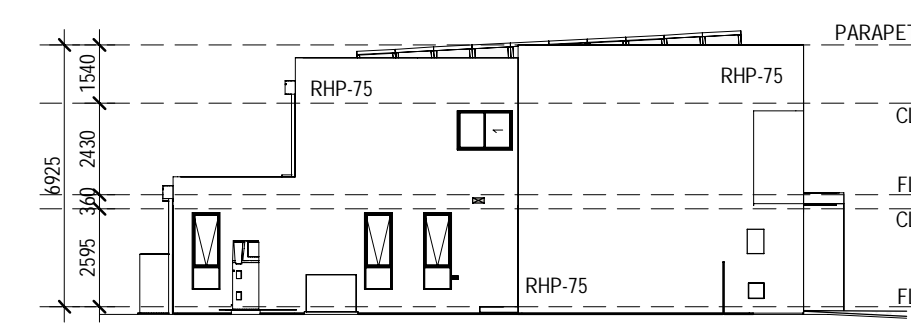
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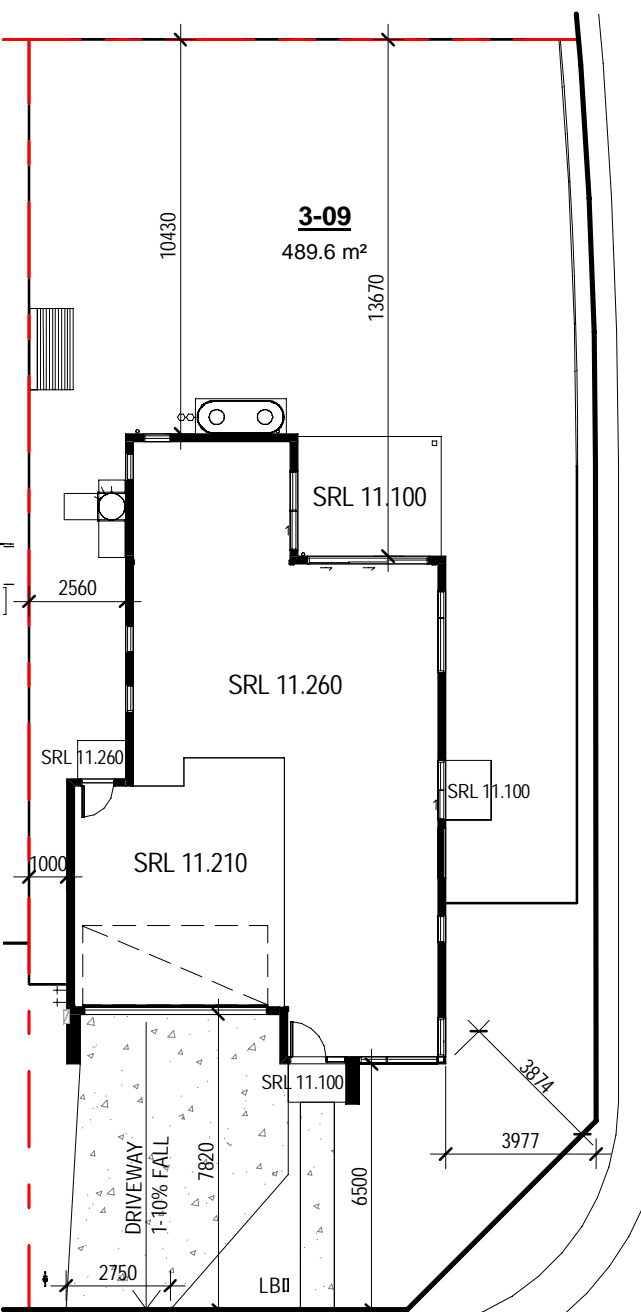
18 3-09 REAR  
Scale 1: 200



19 3-09 SIDE A  
Scale 1: 200



20 3-09 SIDE B  
Scale 1: 200



21 3-09 NOTIFICATION PLAN  
Scale 1: 200

| EXTERNAL FINISHES WALL TYPE                                    |                                     |
|--|-------------------------------------|
| EXTENT OF FINISHES INDICATED ONLY. REFER TO FINISHES SCHEDULE. |                                     |
| FBW  | FACE BRICKWORK                      |
| RBP  | RENDERED BRICKWORK                  |
| RHP-75   | RENDERED HEBEL PANEL 75             |
| RHP-50   | RENDERED HEBEL PANEL 50             |
| VB   | LIGHTWEIGHT CLADDING - VERTICAL RIB |
| TL   | TILE FEATURE CLADDING               |
| LWC-H  | LIGHT WEIGHT CLADDING - HORIZONTAL  |
| LWS  | RENDERED LIGHTWEIGHT SHEET CLADDING |

|            |     |                                   |
|------------|-----|-----------------------------------|
| 05.12.2023 | G   | ISSUE FOR DEVELOPMENT APPLICATION |
| 16.11.2023 | F   | ISSUE FOR CONSULTANT              |
| 10.11.2023 | E   | ISSUE FOR CONSULTANT              |
| 09.11.2023 | D   | DRAFT ISSUE FOR FINAL REVIEW      |
| 03.01.2023 | C   | ISSUE FOR INFO                    |
| 30.10.2023 | B   | ISSUE FOR INFO                    |
| 13.10.2023 | A   | ISSUE FOR INFO                    |
| date       | rev | amendment                         |

|   |   |
|---|---|
| MIRVAC DESIGN                               | Level 18, 108 George St<br>Sydney NSW 2000<br>Tel: 02 9550 8800 |
| Mirvac Design Pty Ltd<br>ABN 94 001 199 153 | Mirvac Design Pty Ltd<br>ABN 94 001 199 153                     |
| Mirvac Design Pty Ltd<br>ABN 94 001 199 153 | Mirvac Design Pty Ltd<br>ABN 94 001 199 153                     |



project:  
**RIVERLANDS - MILPERRA**  
56 Prescott Parade, Milperra NSW 2214  
stage: 01  
site: 3C

title:  
**NOTIFICATION PLANS**

job no: MB-10245  
drawing no: 290

date: 05.12.2023 scale @ A1: 1: 200

rev: G

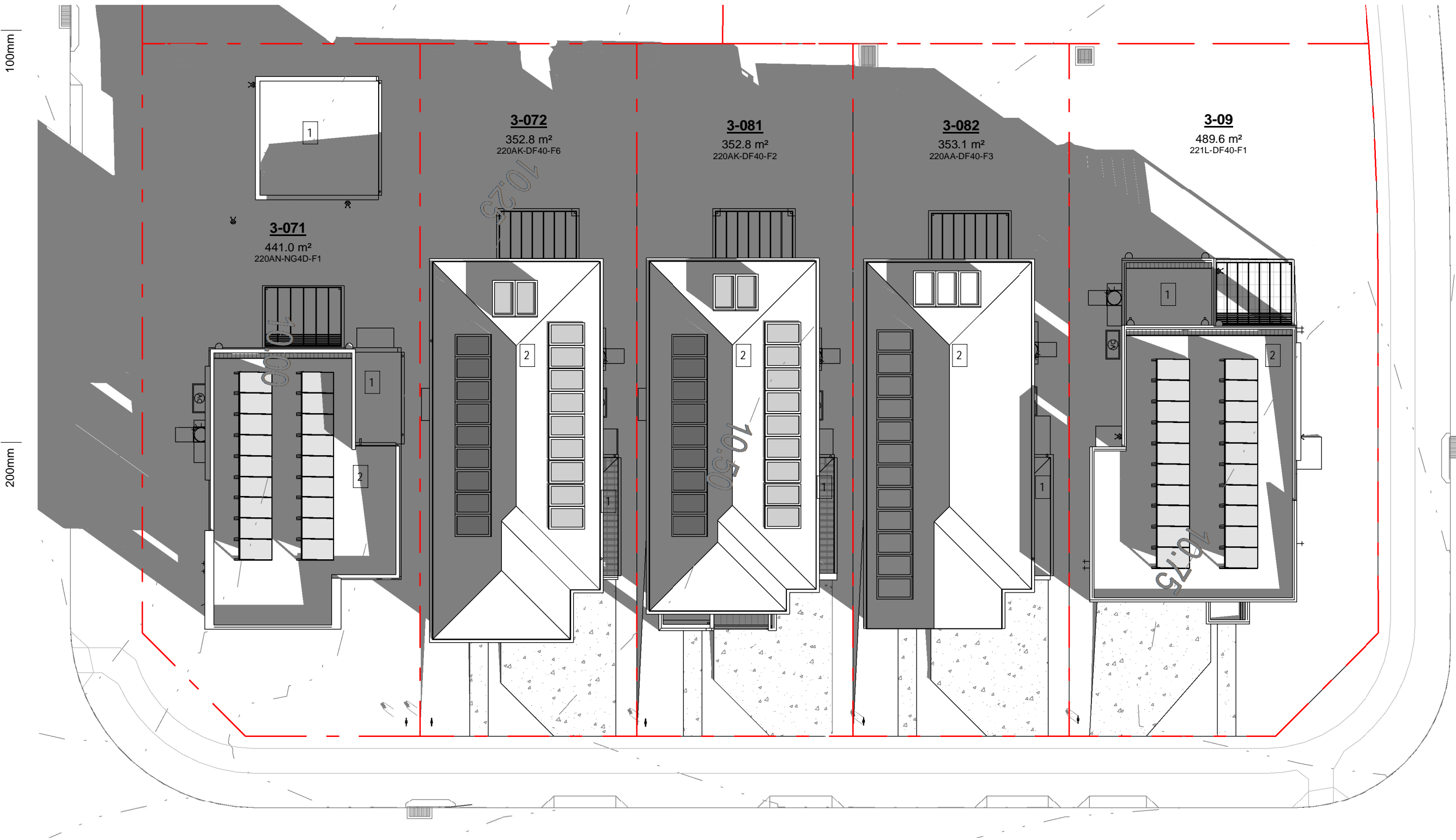
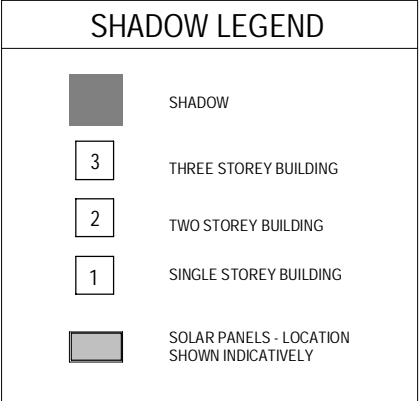


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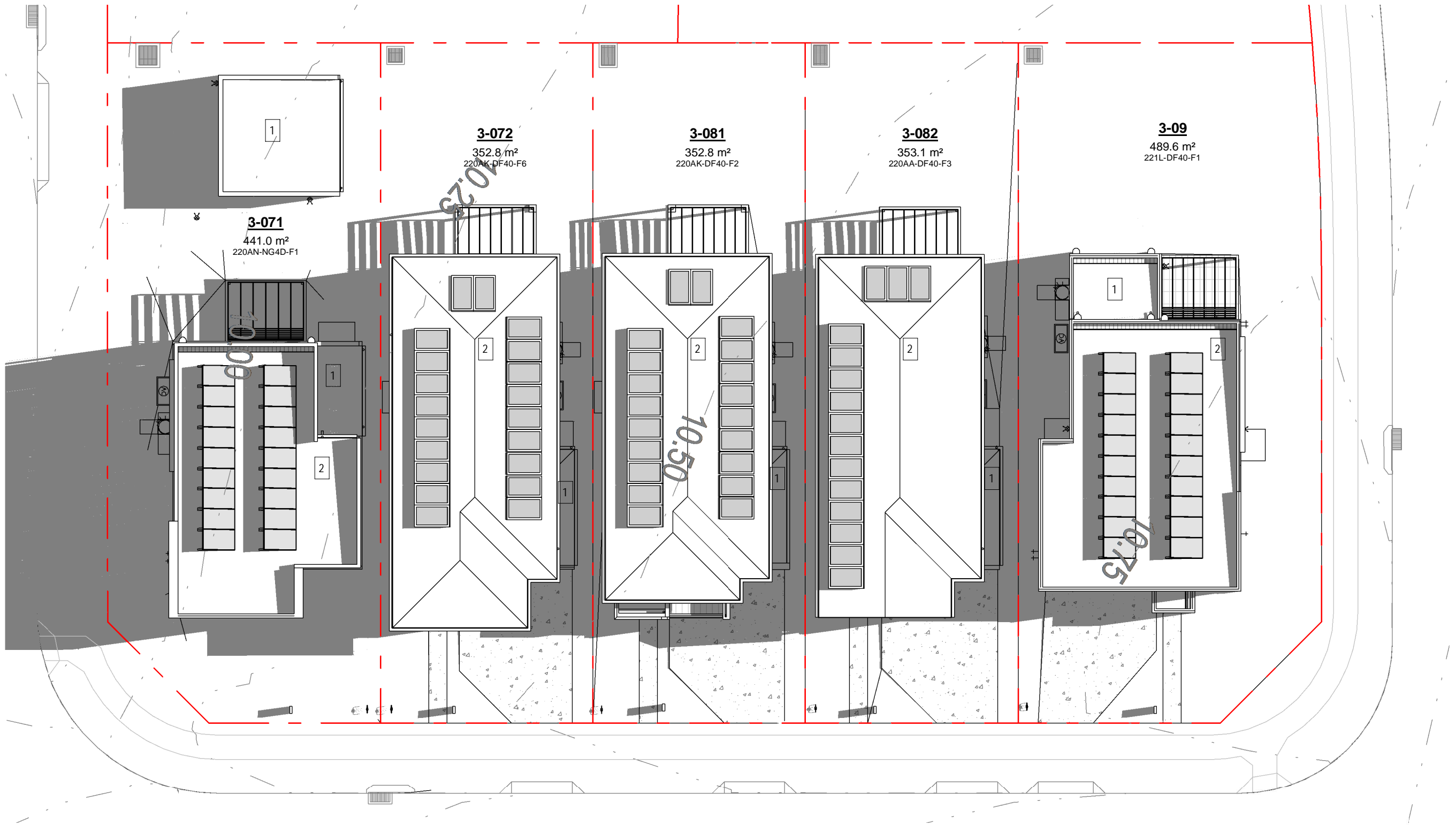


|          |               | SOLAR COVERAGE IN PPOS |           |           |           |           |           |           |           |           |                   |
|----------|---------------|------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------------|
| 0_Lot No | 0_House Type  | 8am                    | 9am       | 10am      | 11am      | 12pm      | 1pm       | 2pm       | 3pm       | 4pm       | Solar Compliance* |
| 3-09     | 221L-DF40-F1  | 116.6 m²               | 162.51 m² | 166.25 m² | 175.74 m² | 180.18 m² | 180.18 m² | 180.18 m² | 180.18 m² | 180.18 m² | Yes               |
| 3-082    | 220AA-DF40-F3 | 11.6 m²                | 0.00 m²   | 9.90 m²   | 38.90 m²  | 63.67 m²  | 96.53 m²  | 96.53 m²  | 38.41 m²  | 31.13 m²  | Yes               |
| 3-081    | 220AK-DF40-F2 | 43.0 m²                | 2.45 m²   | 63.99 m²  | 98.61 m²  | 115.82 m² | 115.82 m² | 115.82 m² | 115.82 m² | 115.82 m² | Yes               |
| 3-072    | 220AK-DF40-F6 | 43.5 m²                | 6.11 m²   | 64.18 m²  | 97.31 m²  | 115.92 m² | 115.92 m² | 115.92 m² | 115.92 m² | 115.92 m² | Yes               |
| 3-071    | 220AN-NG4D-F1 | 55.1 m²                | 26.13 m²  | 82.57 m²  | 107.58 m² | 116.97 m² | 116.97 m² | 116.97 m² | 116.97 m² | 116.97 m² | Yes               |

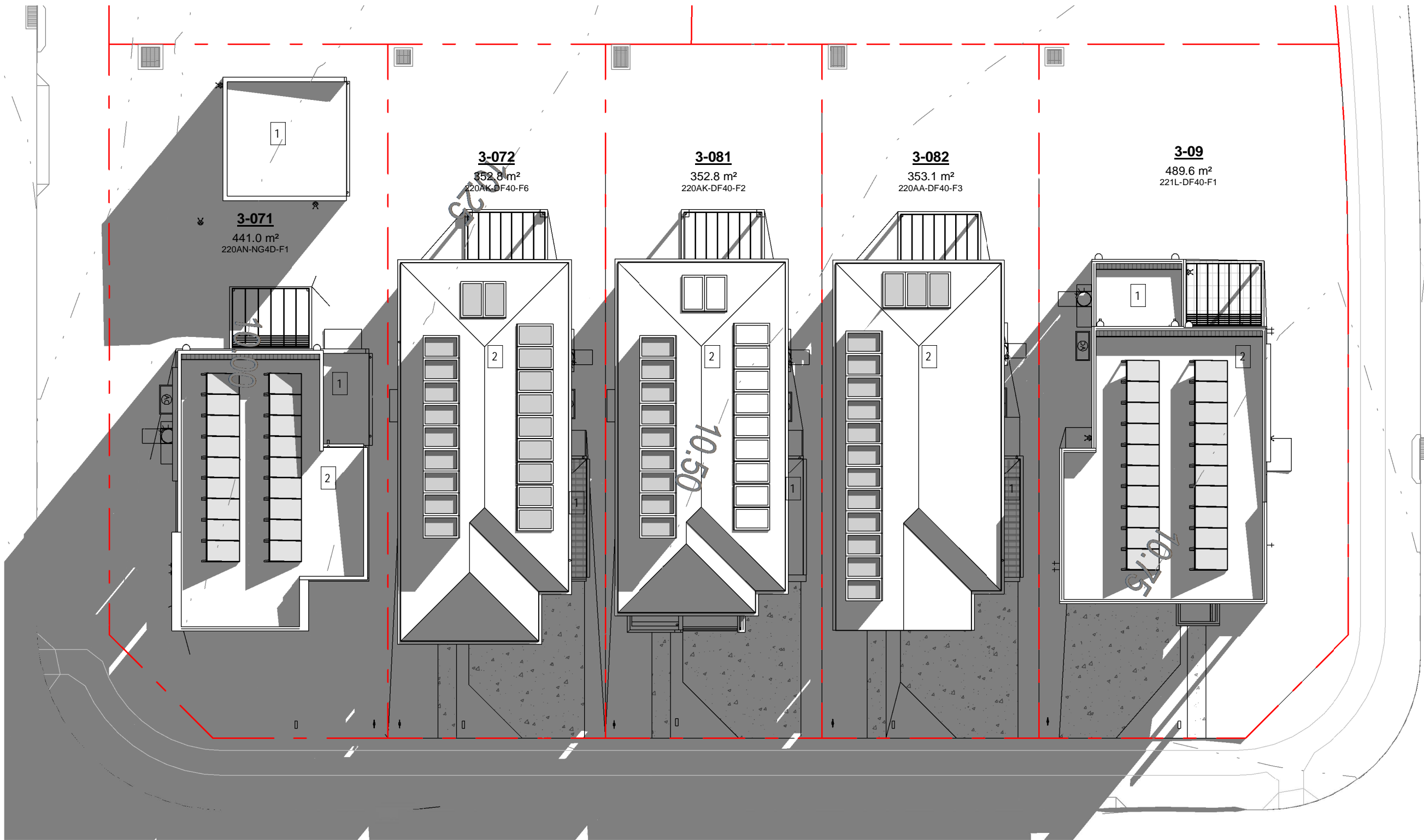
\*NOTE : CALCULATIONS OF SOLAR COVERAGE  
IN ACCORDANCE WITH THE DCP MIN 3 HRS OF  
50% of the POS FROM 8:00AM - 4:00PM



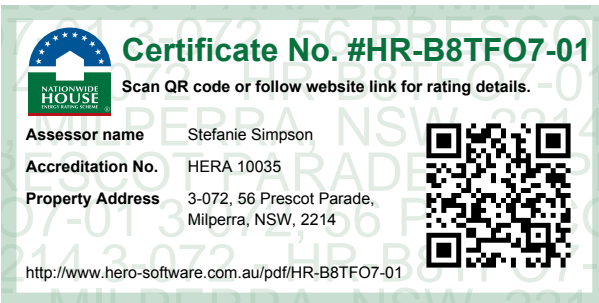
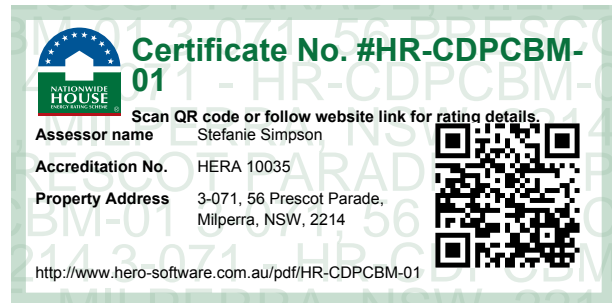
1 9AM - SHADOWS  
Scale 1: 200



2 12PM - SHADOWS  
Scale 1: 200

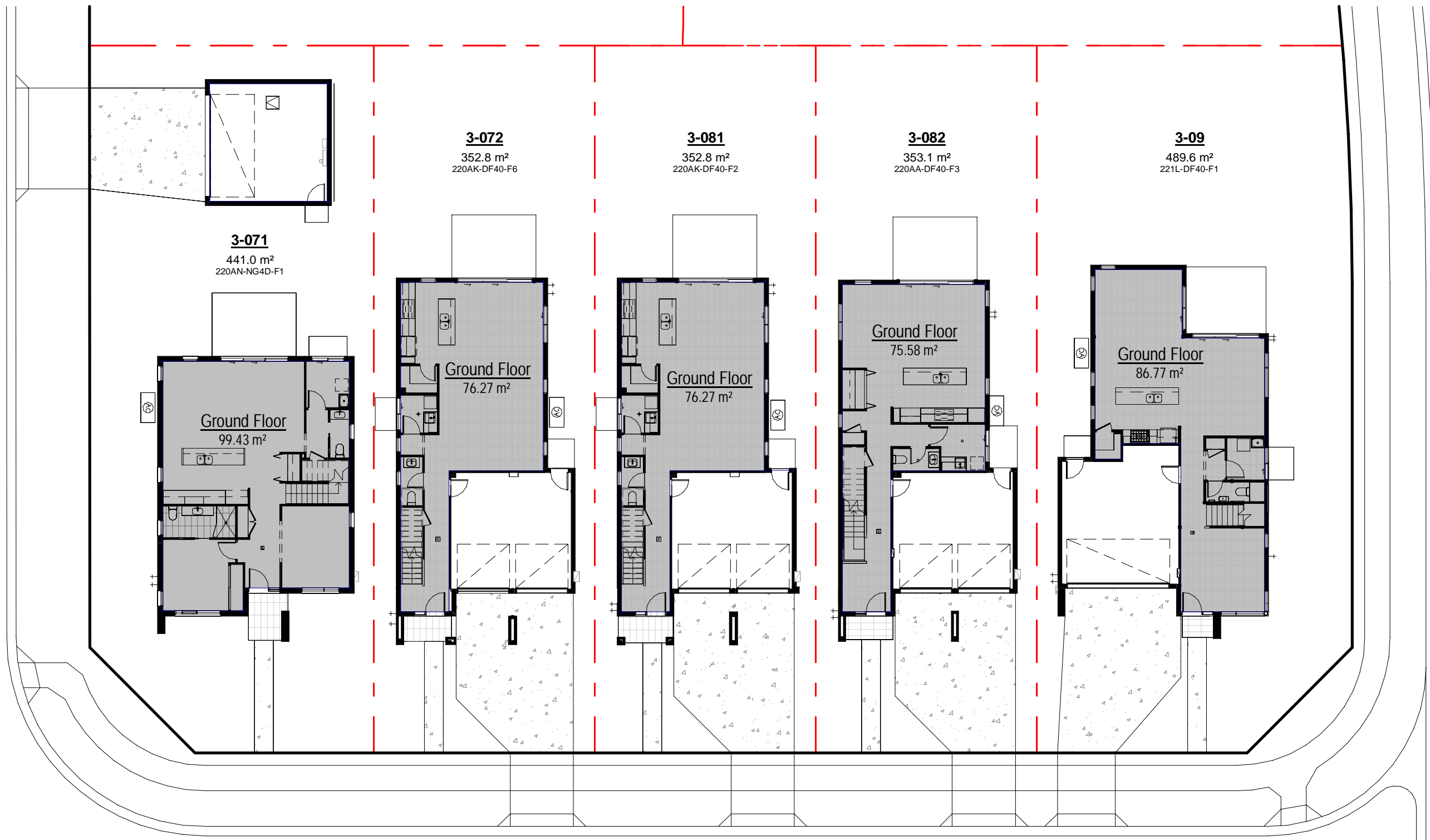


3 3PM - SHADOWS  
Scale 1: 200

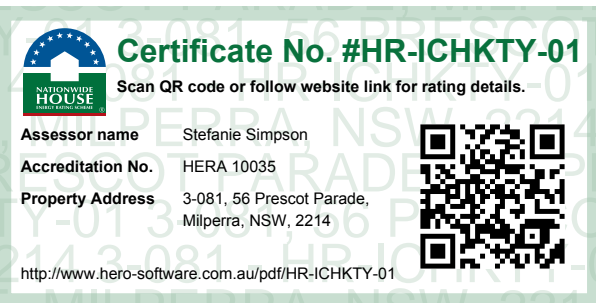
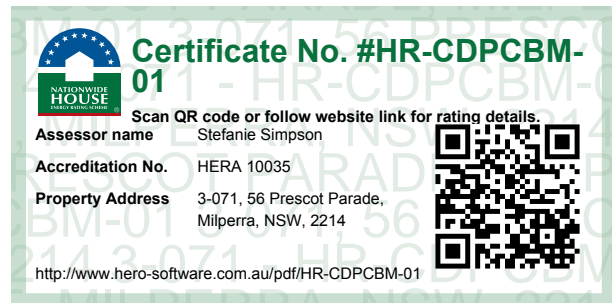


| date       | rev | amendment                         |
|------------|-----|-----------------------------------|
| 05.12.2023 | F   | ISSUE FOR DEVELOPMENT APPLICATION |
| 16.11.2023 | E   | ISSUE FOR CONSULTANT              |
| 10.11.2023 | D   | ISSUE FOR CONSULTANT              |
| 09.11.2023 | C   | DRAFT ISSUE FOR FINAL REVIEW      |
| 01.01.2023 | B   | ISSUE FOR INFO                    |
| 30.10.2023 | A   | ISSUE FOR INFO                    |





1 GROUND FSR PLAN  
Scale 1: 200



2 FIRST FSR PLAN  
Scale 1: 200

| SITE 03C FSR |                  |                 |         |
|--------------|------------------|-----------------|---------|
| 0_Lot No     | Gross floor area | Actual Lot Area | FSR     |
| 3-09         | 189.8 m²         | 489.6 m²        | 38.76%  |
| 3-071        | 184.7 m²         | 441.0 m²        | 41.88%  |
| 3-072        | 173.6 m²         | 352.8 m²        | 49.20%  |
| 3-081        | 173.6 m²         | 352.8 m²        | 49.20%  |
| 3-082        | 174.2 m²         | 353.1 m²        | 49.33%  |
| Total        | 895.8 m²         | 1989.3 m²       | 45.67 % |

Site 03C - GFA schedule for FSR calc.

| Lot No. | Name         | Area*    |
|---------|--------------|----------|
| 3-09    | Ground Floor | 86.8 m²  |
| 3-09    | First Floor  | 103.0 m² |
|         |              | 189.8 m² |

|       |              |          |
|-------|--------------|----------|
| 3-071 | Ground Floor | 99.4 m²  |
| 3-071 | First Floor  | 85.3 m²  |
|       |              | 184.7 m² |

|       |              |          |
|-------|--------------|----------|
| 3-072 | Ground Floor | 76.3 m²  |
| 3-072 | First Floor  | 97.3 m²  |
|       |              | 173.6 m² |

|       |              |          |
|-------|--------------|----------|
| 3-081 | Ground Floor | 76.3 m²  |
| 3-081 | First Floor  | 97.3 m²  |
|       |              | 173.6 m² |

|             |              |          |
|-------------|--------------|----------|
| 3-082       | Ground Floor | 75.6 m²  |
| 3-082       | First Floor  | 98.6 m²  |
|             |              | 174.2 m² |
| Grand total |              | 895.8 m² |

NOTE:  
AREA INCLUDED IN FSR CALCULATIONS IS  
SHOWN AS GREY SHADING  
ON SHEET 420 FSR AREA PLANS

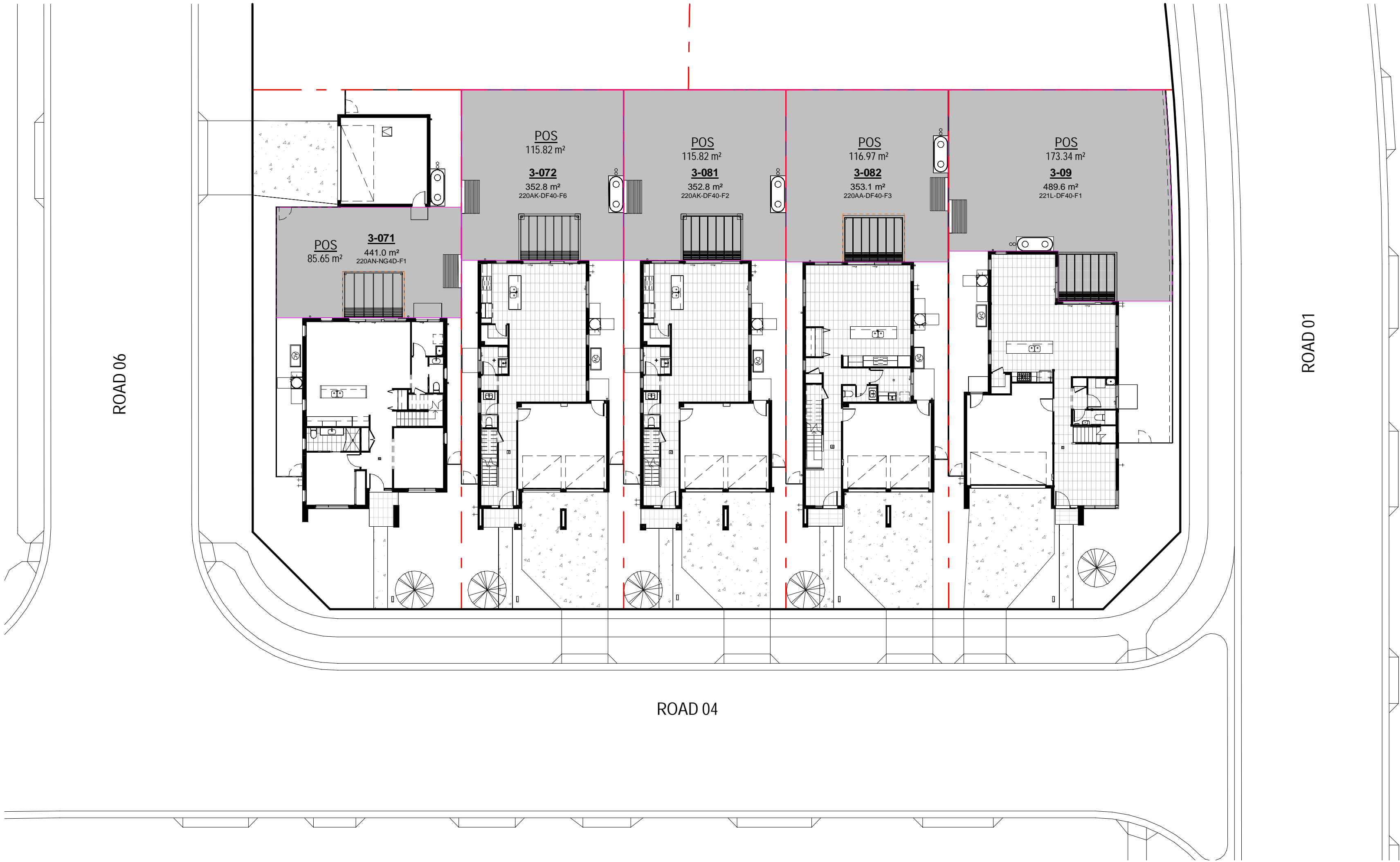
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|------------|-----|-----------------------------------|
| 05.12.2023 | D   | ISSUE FOR DEVELOPMENT APPLICATION |
| 16.11.2023 | C   | ISSUE FOR CONSULTANT              |
| 10.11.2023 | B   | ISSUE FOR CONSULTANT              |
| 09.11.2023 | A   | DRAFT ISSUE FOR FINAL REVIEW      |
| date       | rev | amendment                         |




| SITE 3C- FRONT LANDSCAPED AREA SCHEDULE |                |                           |                                |
|---|----------------|---------------------------|--------------------------------|
| Lot Number                              | Frontyard Area | Landscaped Frontyard Area | Landscaped Frontyard (min 45%) |
| 3-09                                    | 109.57 m²      | 66.29 m²                  | 60.50%                         |
| 3-071                                   | 85.38 m²       | 80.58 m²                  | 94.37%                         |
| 3-072                                   | 74.73 m²       | 31.58 m²                  | 42.26%                         |
| 3-081                                   | 74.75 m²       | 31.03 m²                  | 41.51%                         |
| 3-082                                   | 75.72 m²       | 31.76 m²                  | 41.94%                         |

| SITE 3C - LANDSCAPED AREA SCHEDULE |           |                     |                              |          |
|------------------------------------|-----------|---------------------|------------------------------|----------|
| Lot Number                         | Lot_Area  | Soft Landscape Area | Landscaped Area Provided (%) | Complies |
| 3-09                               | 489.60 m² | 296.06 m²           | 60.47%                       | Yes      |
| 3-071                              | 441.00 m² | 209.75 m²           | 47.56%                       | Yes      |
| 3-072                              | 352.80 m² | 171.62 m²           | 48.65%                       | Yes      |
| 3-081                              | 352.80 m² | 171.24 m²           | 48.54%                       | Yes      |
| 3-082                              | 353.10 m² | 173.22 m²           | 49.06%                       | Yes      |

| Site 3C - POS (min 80m2) |           |
|--------------------------|-----------|
| Lot No.                  | Area      |
| 3-09                     | 173.34 m² |
| 3-071                    | 85.65 m²  |
| 3-072                    | 115.82 m² |
| 3-081                    | 115.82 m² |
| 3-082                    | 116.97 m² |




**Certificate No. #HR-CDPCBM-01**

Scan QR code or follow website link for rating details.

Assessor name  
HERA 10035

Accreditation No.  
HERA 10035

Property Address  
3-071, 56 Prescott Parade,  
Milperra, NSW, 2214



<http://www.hero-software.com.au/pdf/HR-CDPCBM-01>

**Certificate No. #HR-B8TF07-01**

Scan QR code or follow website link for rating details.


Assessor name  
HERA 10035

Accreditation No.  
HERA 10035

Property Address  
3-072, 56 Prescott Parade,  
Milperra, NSW, 2214



<http://www.hero-software.com.au/pdf/HR-B8TF07-01>


**Certificate No. #HR-ICHKTY-01**

Scan QR code or follow website link for rating details.


Assessor name  
HERA 10035

Accreditation No.  
HERA 10035

Property Address  
3-081, 56 Prescott Parade,  
Milperra, NSW, 2214



<http://www.hero-software.com.au/pdf/HR-ICHKTY-01>


**Certificate No. #HR-LY6OX7-01**

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Assessor name  
HERA 10035

Accreditation No.  
HERA 10035

Property Address  
3-082, 56 Prescott Parade,  
Milperra, NSW, 2214



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**Certificate No. #HR-67X02F-01**

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Assessor name  
HERA 10035

Accreditation No.  
HERA 10035

Property Address  
3-09, 56 Prescott Parade,  
Milperra, NSW, 2214



<http://www.hero-software.com.au/pdf/HR-67X02F-01>

|            |     |                                   |  |
|------------|-----|-----------------------------------|--|
| 05.12.2023 | G   | ISSUE FOR DEVELOPMENT APPLICATION | Level 3A, 208 George St<br>Sydney NSW 2000<br>(02) 9466 8800 |
| 16.11.2023 | F   | ISSUE FOR CONSULTANT              |  |
| 10.11.2023 | E   | ISSUE FOR CONSULTANT              |  |
| 09.11.2023 | D   | DRAFT ISSUE FOR FINAL REVIEW      |  |
| 03.01.2023 | C   | ISSUE FOR INFO                    |  |
| 30.10.2023 | C   | ISSUE FOR INFO                    |  |
| 13.10.2023 | A   | ISSUE FOR INFO                    |  |
| date       | rev | amendment                         |  |

**MIRVAC DESIGN**

Level 3A, 208 George St  
Sydney NSW 2000  
(02) 9466 8800

assessor  
HERA 10035

assessor  
HERA 10035

assessor  
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Mirvac Design Pty Ltd  
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480-500, 100-110  
Sydney NSW 2000



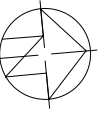
project:  
**RIVERLANDS - MILPERRA**  
56 Prescott Parade, Milperra NSW 2214  
stage: 01  
site: 3C

title:  
**PRIVATE OPEN SPACE AND  
PERMEABLE AREA PLAN**

job no: MB-10245  
drawing no: 410

date: 05.12.2023 scale @ A1: 1 : 200

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rev: G



0mm

100mm

200mm

300mm

100mm

200mm

300mm

LOT - 3-09 (THERMAL PERFORMANCE)

Construction General

Floors

Waffle pod slab 85mm concrete and 300mm waffle pods  
Timber frame between levels, with an R4.0 insulation lined between garage and habitable rooms  
Suspended timber frame, with an R6.0 insulation lined below

External Walls

75mm Hebel panel 35mm air gap sarking, R2.5 insulation (insulation only value) and plasterboard lined  
50mm Hebel panel 35mm air gap sarking, R2.5 insulation (insulation only value) and plasterboard lined  
Brick veneer with an R2.5 insulation (insulation only value)  
Lightweight cladding 20mm air gap sarking, R2.5 insulation (insulation only value) and plasterboard lined.  
**Note:** No insulation is required to external garage walls  
**External Colour:**  
Default light colour modelled.

Walls within dwellings

Plasterboard on studs, no insulation required.  
R2.5 insulation to walls between garage and habitable rooms only.  
R2.5 insulation to walls adjacent to roof space

Glazing Doors/Windows

Window upgrade 2: 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

Window frame colour

Dark (SA > 0.7)

Roof and Ceilings

Tile roof with sarking  
Metal roof with Builder blanket (R1.3 up and R1.3 down)  
R4.0 ceiling insulation and plasterboard lining

External Colour

3-09 Light(SA<0.475)

Celling Penetrations

Sealed and insulated LED downlights as per 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  
1200mm ceiling fans to all bedrooms  
1400mm ceiling fans to all living areas

BASIX – commitments

Site details

- Lot number – 3-09
- Site area refer to Site Plan 100
- Landscaping area refer to Site Plan 100

Water Fixtures

- 4 star showers mid flow (>6.0 but <= 7.5 liters/min) -
- 4 star toilets
- 5 star taps

Harvested roof areas 70%

Rainwater tank

- 2000L connected to garden, toilets, and laundry

Energy

Hot Water System

- Electric heat pump – 21 to 25 STCs

Heating & Cooling

- Three phase AC
- EER 3.0 cooling
- EER 3.5 heating

Ventilation

- Bathroom exhaust – individual fan, ducted to façade or roof
- Kitchen exhaust – Individual fan, ducted to façade or roof
- Laundry exhaust – Individual fan, ducted to façade or roof

Lighting

- LED lighting throughout

Other

- Electric cooktop & electric oven
- Outdoor clothes drying line.
- Fridge Space – not well-ventilated

Alternative energy

- 2.0kW peak system per house

LOT - 3-082 (THERMAL PERFORMANCE)

Construction General

Floors

Waffle pod slab 85mm concrete and 300mm waffle pods  
Timber frame between levels, with an R6.0 insulation lined between garage and habitable rooms  
Suspended timber frame, with an R6.0 insulation lined below

External Walls

75mm Hebel panel 35mm air gap sarking, R2.7 insulation (insulation only value) and plasterboard lined  
50mm Hebel panel 35mm air gap sarking, R2.7 insulation (insulation only value) and plasterboard lined  
Brick veneer with an R2.7 insulation (insulation only value)  
Lightweight cladding 20mm air gap sarking, R2.7 insulation (insulation only value) and plasterboard lined.  
**Note:** No insulation is required to external garage walls  
**External Colour:**  
Default light colour modelled.

Walls within dwellings

Plasterboard on studs, no insulation required.  
R2.7 insulation to walls between conditioned and unconditioned zones.  
R2.7 insulation to walls adjacent to roof space

Glazing Doors/Windows

Window upgrade 2: 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

Window frame colour

Dark (SA > 0.7)

Roof and Ceilings

Tile roof with sarking  
Metal roof with Builder blanket (R1.3 up and R1.3 down)  
R6.0 ceiling insulation and plasterboard lining (R4.0 allowed for perimeter batts)

External Colour

3-082 Dark (SA > 0.7)

Celling Penetrations

Sealed and insulated LED downlights as per 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  
1200mm ceiling fans to all bedrooms  
1400mm ceiling fans to all living areas

BASIX – commitments

Site details

- Lot number – 3-082
- Site area refer to Site Plan 100
- Landscaping area refer to Site Plan 100

Water Fixtures

- 4 star showers mid flow (>6.0 but <= 7.5 liters/min) -
- 4 star toilets
- 5 star taps

Harvested roof areas 70%

Rainwater tank

- 2000L connected to garden, toilets, and laundry

Energy

Hot Water System

- Electric heat pump – 21 to 25 STCs

Heating & Cooling

- Three phase AC
- EER 3.0 cooling
- EER 3.5 heating

Ventilation

- Bathroom exhaust – individual fan, ducted to façade or roof
- Kitchen exhaust – Individual fan, ducted to façade or roof
- Laundry exhaust – Individual fan, ducted to façade or roof

Lighting

- LED lighting throughout

Other

- Electric cooktop & electric oven
- Outdoor clothes drying line.
- Fridge Space – not well-ventilated

Alternative energy

- 2.0kW peak system per house

LOTS - 3-081 (THERMAL PERFORMANCE)

Construction General

Floors

Waffle pod slab 85mm concrete and 300mm waffle pods  
Timber frame between levels, with an R6.0 insulation lined between garage and habitable rooms  
Suspended timber frame, with an R6.0 insulation lined below

External Walls

75mm Hebel panel 35mm air gap sarking, R2.7 insulation (insulation only value) and plasterboard lined  
50mm Hebel panel 35mm air gap sarking, R2.7 insulation (insulation only value) and plasterboard lined  
Brick veneer with an R2.7 insulation (insulation only value)  
Lightweight cladding 20mm air gap sarking, R2.7 insulation (insulation only value) and plasterboard lined.  
**Note:** No insulation is required to external garage walls  
**External Colour:**  
3-081-Medium (SA > 0.475-0.7)

Walls within dwellings

Plasterboard on studs, no insulation required.  
R2.7 insulation to walls between conditioned and unconditioned zones.  
R2.7 insulation to walls adjacent to roof space

Glazing Doors/Windows

Window upgrade 2: 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

Window frame colour

Dark (SA > 0.7)

Roof and Ceilings

Tile roof with sarking  
R6.0 ceiling insulation and plasterboard lining (R4.0 allowed for perimeter batts)

External Colour

Dark (SA > 0.7)

Celling Penetrations

Sealed and insulated LED downlights as per 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  
No ceiling fans required

BASIX – commitments

Site details

- Lot number – 3-081
- Site area refer to Site Plan 100
- Landscaping area refer to Site Plan 100

Water Fixtures

- 4 star showers mid flow (>6.0 but <= 7.5 liters/min) -
- 4 star toilets
- 5 star taps

Harvested roof areas 70%

Rainwater tank

- 2000L connected to garden, toilets, and laundry

Energy

Hot Water System

- Electric heat pump – 21 to 25 STCs

Heating & Cooling

- Three phase AC
- EER 3.0 cooling
- EER 3.5 heating

Ventilation

- Bathroom exhaust – individual fan, ducted to façade or roof
- Kitchen exhaust – Individual fan, ducted to façade or roof
- Laundry exhaust – Individual fan, ducted to façade or roof

Lighting

- LED lighting throughout

Other

- Electric cooktop & electric oven
- Outdoor clothes drying line.
- Fridge Space – not well-ventilated

Alternative energy

- 2.0kW peak system per house

LOTS - 3-072 (THERMAL PERFORMANCE)

Construction General

Floors

Waffle pod slab 85mm concrete and 300mm waffle pods  
Timber frame between levels, with an R6.0 insulation lined between garage and habitable rooms  
Suspended timber frame, with an R6.0 insulation lined below

External Walls

75mm Hebel panel 35mm air gap sarking, R2.7 insulation (insulation only value) and plasterboard lined  
50mm Hebel panel 35mm air gap sarking, R2.7 insulation (insulation only value) and plasterboard lined  
Brick veneer with an R2.7 insulation (insulation only value)  
Lightweight cladding 20mm air gap sarking, R2.7 insulation (insulation only value) and plasterboard lined.  
**Note:** No insulation is required to external garage walls  
**External Colour:**  
3-072-Light (SA > 0.475)

Walls within dwellings

Plasterboard on studs, no insulation required.  
R2.7 insulation to walls between conditioned and unconditioned zones.  
R2.7 insulation to walls adjacent to roof space

Glazing Doors/Windows

Window upgrade 2: 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

Window frame colour

Dark (SA > 0.7)

Roof and Ceilings

Tile roof with sarking  
R6.0 ceiling insulation and plasterboard lining (R4.0 allowed for perimeter batts)

External Colour

Dark (SA > 0.7)

Celling Penetrations

Sealed and insulated LED downlights as per 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  
No ceiling fans required

BASIX – commitments

Site details

- Lot number – 3-072
- Site area refer to Site Plan 100
- Landscaping area refer to Site Plan 100

Water Fixtures

- 4 star showers mid flow (>6.0 but <= 7.5 liters/min) -
- 4 star toilets
- 5 star taps

Harvested roof areas 70%

Rainwater tank

- 2000L connected to garden, toilets, and laundry

Energy

Hot Water System

- Electric heat pump – 21 to 25 STCs

Heating & Cooling

- Three phase AC
- EER 3.0 cooling
- EER 3.5 heating

Ventilation

- Bathroom exhaust – individual fan, ducted to façade or roof
- Kitchen exhaust – Individual fan, ducted to façade or roof
- Laundry exhaust – Individual fan, ducted to façade or roof

Lighting

- LED lighting throughout

Other

- Electric cooktop & electric oven
- Outdoor clothes drying line.
- Fridge Space – not well-ventilated

Alternative energy

- 2.0kW peak system per house

LOTS - 3-071 (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 R6.0 insulation lined below.

External Walls

75mm Hebel panel 35mm air gap sarking, R2.5 insulation (insulation only value) and plasterboard lined  
50mm Hebel panel 35mm air gap sarking, R2.5 insulation (insulation only value) and plasterboard lined  
Brick veneer with an R2.5 insulation (insulation only value)  
Lightweight cladding 20mm air gap sarking, R2.5 insulation (insulation only value) and plasterboard lined.  
**Note:** No insulation is required to external garage walls  
**External Colour:**  
Dark (SA > 0.7)

Walls within dwellings

Plasterboard on studs, no insulation required.  
R2.5 insulation to walls adjacent to roof space

Glazing Doors/Windows

Window upgrade 2: 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

Window frame colour

Dark (SA > 0.7)

Roof and Ceilings

Metal roof builders blanket (R1.3 up and R1.3 down)  
R4.0 ceiling insulation and plasterboard lining

External Colour

Light (SA < 0.475)

Celling Penetrations

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

Floor coverings

As per plans

External Shading

Shading as per stamped drawings

Ventilation

All external doors have weather seals, all exhaust fans and chimneys have dampers, and down lights proposed will have capped fittings  
1x 1200mm ceiling fans to bedrooms only

BASIX – commitments

Site details

- Lot number – 3-071
- Site area refer to Site Plan 100
- Landscaping area refer to Site Plan 100

Water Fixtures

- 4 star showers mid flow (>6.0 but <= 7.5 liters/min) -
- 4 star toilets
- 5 star taps

Harvested roof areas 70%

Rainwater tank

- 2000L connected to garden, toilets, and laundry

Energy

Hot Water System

- Electric heat pump – 21 to 25 STCs

Heating & Cooling

- Three phase AC
- EER 3.0 cooling
- EER 3.5 heating

Ventilation

- Bathroom exhaust – individual fan, ducted to façade or roof
- Kitchen exhaust – Individual fan, ducted to façade or roof
- Laundry exhaust – Individual fan, ducted to façade or roof

Lighting

- LED lighting throughout

Other

- Electric cooktop & electric oven
- Outdoor clothes drying line.
- Fridge Space – not well-ventilated

Alternative energy

- 2.0kW peak system per house

