

# WSU - MILPERRA

2 Bullecourt Avenue,  
Milperra, NSW 2214

## Stage 1 Site 1 - (16 Lots)

Job No. MB-10197

### EXTERNAL FINISHES SCHEDULE

## Issue 2

### Contents

Issue Register.....	2
Finishes Matrix .....	3
General External Finishes .....	4
External Finishes - Palette 1.....	8

**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 Architect  
Anita Verma Michael Wiener David Hirst Paromvong Sinbandhit Andrew La  
<https://www.mirvacdesign.com/nominated-architects>

client:



## Issue Register

Issue	For	Date	Distribution	Amendment	By
01	DA	09.04.2024	TZ, SL, TH	Initial issue	AT
02	DA	09.09.2024	AT, TH, JA	Clarified site number and cladding codes. Revised letterbox.	AT







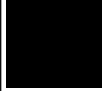
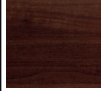


## Finishes Matrix

Site	Lot Number	House Type	BASIX Roof Classification	BASIX Main Body Classification	External Palette	Cladding Features	Entry door type	Garage Door Colour	Façade Features	prev. issue	this issue
1	1001	221O-DF4D-F5 WS-29b	M Shale Grey	D	1	VB / TL	Infinity INF 6G Stained finish	Colorbond Monument	Parapet Roof / Balcony / Feature Blades / Metal Balustrade / Alfresco		
	1002	220AR-DF4D-F3 WS-28b	D Basalt	M	1	TL	Infinity INF 8G Stained finish	Decowood Chestnut	Hip Roof / Balcony / Glass balustrade / Alfresco		
	1003	220AR-DF4D-F7 WS-28b	M Shale Grey	M	1	VB / TL	Infinity INF 6G Stained finish	Colorbond Shale Grey	Window shroud / Parapet Roof / Alfresco		
	1004	221O-DF4D-F1 WS-29b	M Shale Grey	D/L	1	TL	Infinity INF 6G Stained finish	Colorbond Monument	Parapet Roof / Balcony / Feature Blades / Metal Balustrade / Alfresco		
	1005	220AR-DF4D-F8 WS-28b	M Shale Grey	M/L	1	TL	Infinity INF 6G Stained finish	Decowood Chestnut	Window shroud / Parapet Roof / Alfresco		
	1006	220AR-DF4D-F2 WS-28b	D Basalt	M/L	1	-	Infinity INF 8G Stained finish	Colorbond Basalt	Hip Roof / Feature Screen / Balcony / Alfresco		
	1007	221O-DF4D-F4 WS-29b	M Shale Grey	M	1	VB / TL	Infinity INF 6G Stained finish	Colorbond Shale Grey	Parapet Roof / Alfresco		
	1008	220AR-DF4D-F3 WS-28b	D Basalt	M	1	TL	Infinity INF 8G Stained finish	Decowood Chestnut	Hip Roof / Balcony / Glass balustrade / Alfresco		
	1009	220AR-DF4D-F8 WS-28b	M Shale Grey	M/L	1	TL	Infinity INF 6G Stained finish	Colorbond Shale Grey	Window shroud / Parapet Roof / Alfresco		
	1010	221O-DF4D-F5 WS-29b	M Shale Grey	D	1	VB / TL	Infinity INF 6G Stained finish	Colorbond Monument	Parapet Roof / Balcony / Feature Blades / Metal Balustrade / Alfresco		
	1011	220AR-DF4D-F2 WS-28b	D Basalt	M/L	1	-	Infinity INF 8G Stained finish	Colorbond Basalt	Hip Roof / Feature Screen / Balcony / Alfresco		
	1012	217G-SF40-F1 WS-24	D Basalt	M/L	1	VB	Infinity INF 6G Stained finish	Colorbond Basalt	Hip Roof / Alfresco		02
	1013	217G-SF40-F11 WS-24	M Shale Grey	M/L	1	-	Infinity INF 8G Stained finish	Colorbond Monument	Window shroud / Parapet Roof / Alfresco		
	1014	219H-DF4A-F6 WS-30	M Shale Grey	D	1	FBW / LWS-B / VB	Infinity INF 8G Stained finish	Decowood Chestnut	Parapet Roof / Balcony / Feature Blades / Metal Balustrade / Alfresco		02
	1015	219H-DF4A-F5 WS-30	M Shale Grey	D	1	FBW / LWS-B / VB	Infinity INF 8G Stained finish	Decowood Chestnut	Parapet Roof / Balcony / Feature Blades / Metal Balustrade / Alfresco		02
	1016	220AR-DF4D-F8 WS-28b	M Shale Grey	M/L	1	TL	Infinity INF 6G Stained finish	Colorbond Monument	Window shroud / Parapet Roof / Alfresco		







**BASIX Classification:** L = Light M = Medium D = Dark

**LEGEND Feature Cladding:** VB = Vertical Batten Timberlook TL = Tile Feature  
LWS-B = Lightweight Cladding + Battens FBW = Face brick

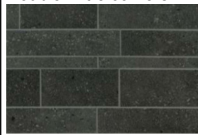




## General External Finishes

Package	Item	Substrate	Description / Model	Supplier	Finish / Colour	Comments	Drawing Code	prev. issue	this issue
Doors	Entry Door	Timber Exterior Grade	Finish: Merbau with clear finish	Corinthian Doors	Infinity INF 6G Translucent Glass 	Refer Internal Schedule for hardware. <b>Refer Finishes Matrix for location and finish.</b>			
		Timber Exterior Grade	Finish: Merbau with clear finish	Corinthian Doors	Infinity INF 8G Translucent Glass 	Refer Internal Schedule for hardware. <b>Refer Finishes Matrix for location and finish.</b>			
	Entry Door Frame & Side Light	Aluminium & Glass	Sidelight: Glazed. Aluminium Frame Finish: Powdercoat Black Matt	SEM / Window Contractor	Glass: Clear	Refer drawings for location and Paint finishes.			
	Other External Doors	MDF / Solid Core Infill	Finish: Pre-primed <b>Refer to Paint Finishes</b>	Corinthian Doors	Style: Flush				
	Other External Door Frames	Aluminium	Aluminium Frame Finish: Powdercoat Black Matt	SEM / Window Contractor					
Aluminium Framed Doors & Windows	Sliding Doors	Aluminium Framed Glass	Powdercoat Black Matt	SEM / Window Contractor		Refer Internal Schedule for hardware			
	Hinged Doors	Aluminium Framed Glass	Powdercoat Black matt alum frame / fully glazed	SEM / Window Contractor					
	Windows – General	Aluminium Framed Glass	Powdercoat Black Matt	SEM / Window Contractor		Refer to Window & Door Schedule.			
	Windows – Awning	Aluminium Framed Glass	Powdercoat Black Matt	SEM / Window Contractor	Doric -Matt Black Single Chainwinder				
	Extra wide Windows – Awning	Aluminium Framed Glass	Powdercoat Black Matt	SEM / Window Contractor	With Doric – Matt Black, DN400 Twin Chainwinder	<b>For extra wide windows</b>			
Flyscreens	Windows		Colour to match window frames.	SEM / Window Contractor	Fibreglass mesh (Metal mesh where required for BAL)	<b>To all openable windows</b> (excludes sliding & hinged doors)			
Window Shrouds	Windows	Aluminium	Powdercoat Black Matt to match window frames	Metal Fabricator		Refer Drawings for location and details			
Feature Screen (Horizontal)	Battens / Screens	Aluminium	Powdercoat Decowood Chestnut	Metal Fabricator		Refer drawings for details			
Feature Blades (Vertical)	Battens / Screens	Aluminium	Powdercoat Powdercoat Black Matt	Metal Fabricator		Refer drawings for details			
Aluminium Balustrades	Balustrades / Handrails	Aluminium	Powdercoated C/B Night Sky matt	Metal Fabricator		Refer drawings for details			



## General External Finishes

Package	Item	Substrate	Description / Model	Supplier	Finish / Colour	Comments	Drawing Code	prev. issue	this issue
Garage Door	Garage Door With remote control opener	Colorbond Steel	Steel Line Flatline profile Finish: Savannah smooth Powdercoated Marantec Belt Drive motor with 3 handsets	Garage Door Contractor	Refer to Finishes Matrix for colour.	Monument 	MO		
						Basalt 	BA		
						Shale Grey 	SG		
						Decowood Chestnut 	CN		
Skylights	Wet Area Skylight		Tubular skylight Day lighting system	Solatube	160DS with square interior ceiling diffuser				
Soffits	Entry Porch Soffit Lining & first floor overhang soffit Lining		6mm Flush Finish Villaboard	James Hardie	Finish: Paint Dulux Vivid White Weathershield Matt	Refer External Finishes drawings for location.			
	Eave Soffit Lining		4.5mm Hardiflex with H PVC joiners	James Hardie	Finish: Paint Dulux Vivid White Weathershield Matt				
Masonry	Rendered Hebel Panel	Hebel Panel	75mm Hebel Panel / Render finish Unitex Cembond substrate Sealer. 100mm Uni-Mesh IM to all panel to panel joints, embedded in basecoat Unitex Fast-R render	CSR / Unitex	Finish: Unitex Acrylic Render Uni-Dry Cote HiLite Render. Unitex Trowel Decor 500. Unitext Cembond sealer coat Protective Membrane Uni-PTC colour to match with Minimum 2 top-coats.	Refer External Finishes drawings for location and wall type. Refer manufacturers recommended installation guide	RHP-75		
			50mm Hebel Panel / Render finish Unitex Cembond substrate Sealer. 100mm Uni-Mesh IM to all panel to panel joints, embedded in basecoat Unitex Fast-R render	CSR / Unitex	Finish: Unitex Acrylic Render Uni-Dry Cote HiLite Render. Unitex Trowel Decor 500. Unitext Cembond sealer coat Protective Membrane Uni-PTC colour to match with Minimum 2 top-coats.	Refer External Finishes drawings for location and wall type. Refer manufacturers recommended installation guide	RHP-50		
	Rendered Brickwork	Clay brick	Commons Mortar: Natural Mortar Joint: Flush Polymer render & Metal angles to all external corners.	PGH / Unitex	Commons Finish: Unitex Acrylic Render Uni-Dry Cote HiLite Render. Unitex Trowel Decor 500. Unitext Cembond sealer coat Protective Membrane Uni-PTC colour to match with Minimum 2 top-coats.	Refer External Finishes drawings for location Refer manufacturers recommended installation guide.	RBW		
	Face Brick (FBW)	Clay brick	Face brick Mortar: Natural (Light Grey) Mortar Joint: Tooled (Round-Ironed)	Austral	Wilderness Silver Birch 	Refer External Finishes drawings for location	FBW - SI		
				Austral	Wilderness Blue Gum 	Refer External Finishes drawings for location	FBW - BG		





## General External Finishes

Package	Item	Substrate	Description / Model	Supplier	Finish / Colour	Comments	Drawing Code	prev. issue	this issue
Feature Cladding	Feature Tile Cladding	Fibre Cement	Midnight Bluestone Honed Various Lengths 300/600/900mm 3 set heights 100/150/200mm, 20mm thick Horizontal laid with random staggered lengths and vertical joints. 3mm joints	Skheme	Linear Bluestone wall tile with penetrating sealer Double Mitre corners 	Refer External Finishes drawings for location	TL		
			Grout	Mapei	Colour 113				
	Feature Cladding Vertical Batten Timberlook	Fibre Cement	Castellated Panel Cladding Wallpanel Outdoor BAL 29 rated, 180x35 Code WPO18035 External Corner profile BAL 29 rated Code EC13598 Concealed fixings.	Biowood / GRM Australia	Brushed Finish with Prefinished UV coating Deep Walnut Bioseal Brown 	Panels to be installed vertically. Contact Melvin Fontanilla Phone: 0429 773 363 Refer to External Elevations for location	VB		
	Cover Batten Cladding	Fibre Cement	6mm Hardiflex Sheet with FC Scyon Axent 38x45mm cover battens, Conceal fixings	James Hardie	Dulux Weathersheild Low Sheen Paint 	Refer to External Elevations for location Refer manufacturers recommended installation guide	LWS-B		02
Light Weight Cladding	Light Weight Sheet with Acrylic Render	Fibre Cement	HardiTex System 7.5mm Fibre Cement, Tapped & Flushed Joints with Unitex render. Polymer render & Uni-Mesh (250mm) over butt joints. Levelling and smoothing coats of Unitex polymer render	James Hardie / Unitex	Unitex Polymer Render (trowel application) and applied texture finish Unitex Trowel Decor 500. Unitext Cembond sealer coat Protective Membrane Uni- PTC colour to match with Minimum 2 top-coats.	Refer to External Elevations for location Leave all builder expansion joints open. Refer manufacturers recommended installation guide	LWS		
Façade Feature	Painted – Balcony Edge / Enty Canopy / Posts	Timber / Metal	Weathersheild Low sheen	Dulux	Black 	Unless noted otherwise Refer External Finishes Drawings	BL		
	Metal Powdercoat – Balcony Edge / Enty Canopy / Posts	Metal	Powdercoat Matt Finish	Dulux	Night Sky 	Unless noted otherwise Refer External Finishes Drawings	BL		
Tiling	Tiles – Entry Porch / Rear Alfresco / Balcony / External Door Thresholds	Vitrified Tile		Tile Sub contractor		Refer Internal Finishes Schedule			

## General External Finishes

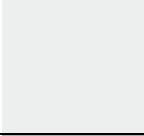

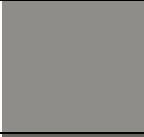
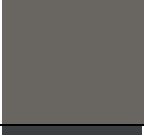

Package	Item	Substrate	Description / Model	Supplier	Finish / Colour	Comments	Drawing Code	prev. issue	this issue
<b>Retaining Walls</b>	Front Masonry Retaining Walls	Concrete Blocks	Tasman Retaining Wall System	Baines Masonry	Colour: Bushrock Split Face	Refer to Landscape Drawings			
<b>Fences</b>	DAR vertical battens Street Frontages, pathways & laneways fencing (Including Gates)	Treated pine	Weathersheild Low sheen	Dulux	Monument 	Refer detail drawings	MO		
	Interlot Fencing (non-street)	Treated Pine	Lapped & capped - Nominal 1800mm high	Fencing Contractor	Unpainted	Refer to site plans for location			
	Tree Guard	Treated Pine	Weathersheild Low sheen	Dulux	Monument				
<b>Letterbox</b> 	Letterbox	Galvanized steel	Powdercoat Matte Balck	Milkcan	Austin 2 Parcel Pillar	1000mm H 220mm W 300mm D			02
	Street Number	Aluminium	Stick On Slim Numbers - Individual cutout stainless steel Numbers	Milkcan	Height: 75mm SKU: 7075SLS Silver Brushed Fixing: Adhesive	Numbers to be fixed horizontally to parcels panel			02
<b>Clothes Line</b>	Clothes Line	Steel	Urban single folding frame 2.4m x 0.9m (12xLines)	City Living	Monument	Leg kit to be used where not located against house wall			
<b>Driveway</b>	Driveway	Concrete	Resurfacing Colour: Gun Metal	Dulux Avista		Refer Plans for location			
<b>Paving</b>	Front Paths	Concrete	Resurfacing Colour: Gun Metal	Dulux Avista		Refer Plans for location			
<b>Rainwater Tank</b>	Water tank	Colorbond Steel	Slimline profile, Evolution MK III submersible pump, first flush diverter, BSW Single Cartridge 15-micron filter system	Kingspan	Monument	Refer Basix report for size. External water tank pipes painted to match water tank colour where applicable.			
<b>TV Antenna</b>	Television antenna, mast, mounts			Hills Antenna	Tru-Band™ Metro Plus (Black Arrow) FB608582	Installed on roof			

## External Finishes - Palette 1

Package	Item	Substrate	Description / Model	Supplier	Finish / Colour	Comments	Drawing Code:	prev. issue	this issue
Roof	Metal Hip Roof >15 degree	Colorbond Steel	Lysaght Custom Orb Bradford Anticon blanket	Roof Contractor	Basalt Classic Finish 	SRI 35 SA 0.67 Dark classification	BA		
	Metal Decking <15 degree	Colorbond Steel	Lysaght Trimdek Bradford Anticon blanket	Roof Contractor	Shale Grey Classic Finish 	SRI 66 SA 0.44 Medium classification	SG		
	Barge Board	Colorbond Steel		Roof Contractor	Night Sky		BL		
	Barge Board Capping	Colorbond Steel		Roof Contractor	Night Sky		BL		
	Roof Flashing	Colorbond Steel		Roof Contractor	To match adjacent roof colour				
	Parapet Capping	Colorbond Steel		Roof Contractor	Night Sky				
	Parapet Lining	Colorbond Steel		Roof Contractor	To match adjacent roof colour				
	Box Gutter	Colorbond Steel		Roof Contractor	To match adjacent roof colour	Refer Drawings for location			
	Fascia 	Colorbond Steel	Fielders	Roof Contractor	Night Sky		BL		
	Gutter 	Colorbond Steel	Fielders Hi-Tensile 115mm Quad gutter with slots	Roof Contractor	Night Sky	Pitched Metal Roof greater than 15 degree	BL		
		Colorbond Steel	Fielders Fascia Gutter	Roof Contractor	Night Sky	Metal Flat Roof	BL		
	Downpipes	Colorbond Steel	90 Dia. Round. Offset Bracket fixing	Roof Contractor	Painted to match adjacent wall colour		BL		
	RWH	Colorbond Steel	Ned Kelly Type 1 – 350Wx400H	Roof Contractor	Painted to match adjacent wall colour		BL		
	Roof vents				To match adjacent roof colour				



## External Finishes - Palette 1

Package	Item	Substrate	Description / Model	Supplier	Finish / Colour	Comments	Drawing Code:	prev. issue	this issue
Paint Finishes	Entry Door	Timber / Timber Veneer	Dulux Intergrain Reviva (Primer) Intergrain Ultraclear Exterior Satin (3 coats)	Dulux	Clear satin finish	Refer finishes matrix for door type, location and finish.			
	Entry Door	Timber Pre Primed	Dulux Precision Maximum Strength Adhesion Primer (Primer) Dulux Aquanamel Semi Gloss (2 coats)	Dulux		Refer to Finishes Matrix for door type, location and Paint Colour.			
	Other Timber External Doors	Timber Pre Primed Door	Dulux Precision Maximum Strength Adhesion Primer (Primer) Dulux Aquanamel Semi Gloss (2 coats)	Dulux	Frame to match adjacent painted door leaf colour	Refer to External Finishes Drawings and Paint Colours.			
	Render	Acrylic Render	Dulux Acratex RenderWall AcraBuild Plus (Prep Coat). Dulux Acratex Green Render sealer. Dulux Acratex AcraShield Advance (2 Coats). Sand Finish	Dulux		Refer to External Finishes Drawings and Paint Colours.			
	Meter Box / External wall vents	Zincalume	Dulux 1 Step Prep Dulux Weathersheild Low sheen (2 coats)	Dulux	Painted to match adjacent wall colour				
Paint Colours – Palette 1	Colour 1			Dulux	Lexicon Half Code: 4W	Refer External Finishes Drawings for colour location	LH		
	Colour 2			Dulux	Winter Fog Code: N10	Refer External Finishes Drawings for colour location	WF		
	Colour 3			Dulux	Stepney Code: GR11	Refer External Finishes Drawings for colour location	ST		
	Colour 4			Dulux	Hammer Grey Code: N5	Refer External Finishes Drawings for colour location	HG		
	Colour 5			Dulux	Domino Code: GR10	Refer External Finishes Drawings for colour location	DO		