

DESIGN PHILOSOPHY

The Independent Living Units

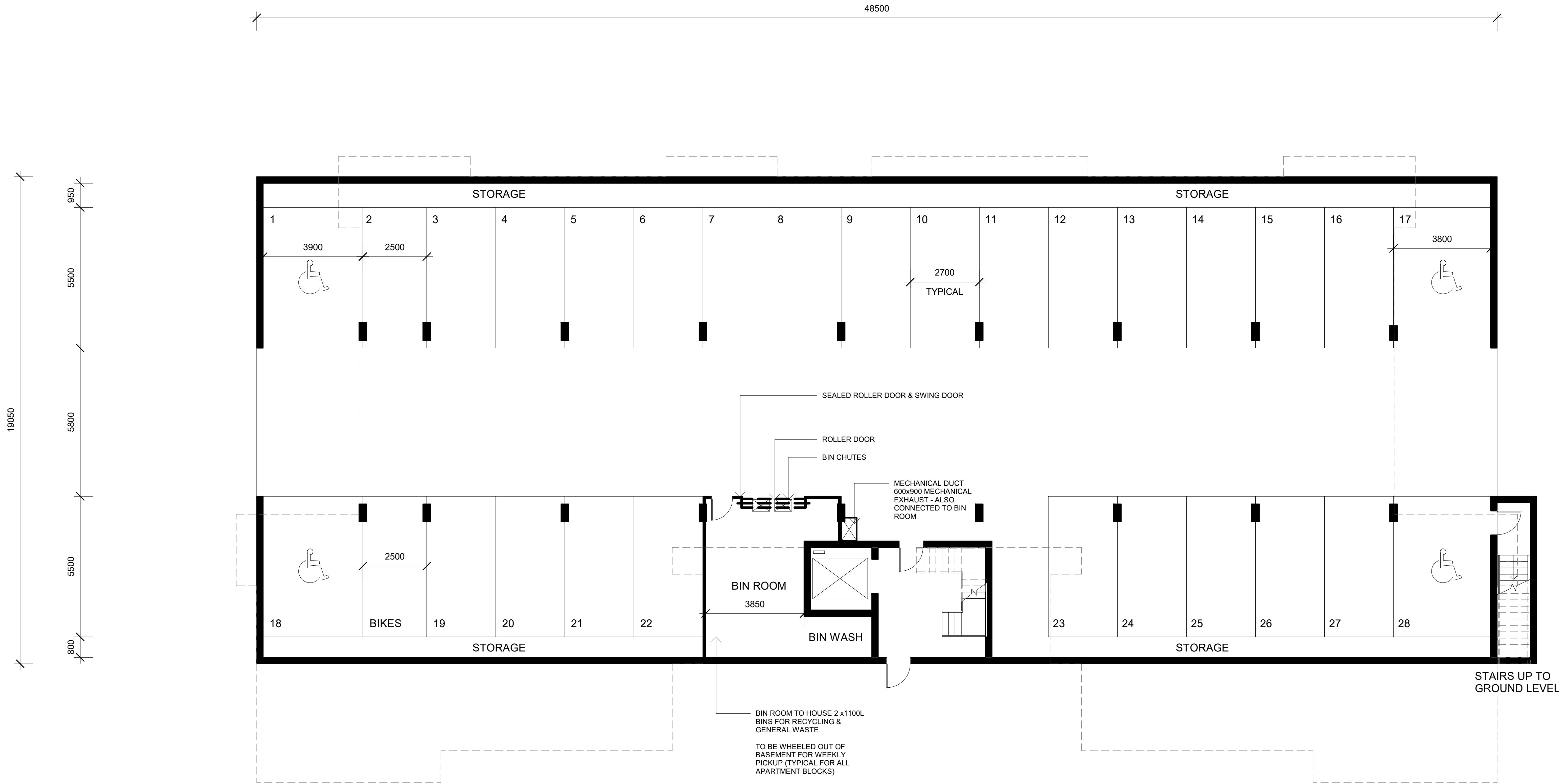
The ILU's have generally been located as per the master plan. The units are a result of intensive market research and provide for duplex and apartment living with an abundant range of accessible living choices within the both types.

The ILU housing has been carefully located so as to consider visual impact with the walk up apartments contained within the area of low visibility and duplexes to mid level visibility.

The Apartments have underground parking to create an on ground garden setting conducive to disabled access and conductivity throughout the individual blocks and beyond to all areas up the Clubhouse etc.. The upper penthouse level is recessed from the floors below within cliplok walls folded down from the flat cliplok roof . This has the effect of lessening the visual bulk by an illusion of being contained within a mansard roof.

Variations in colour palette and materials for both Duplexes and Apartments assist in individualizing each block from its neighbour. Note that particular attention has been given to the Apartments overall southern elevation to individualise them when viewed from the downhill. This has been achieved by differing colour feature walls, contrasting broadwalls and variations in colour to privacy louvers. Note that varied extensive planting is proposed to the individual blocks to add and assist in the intent outlined above.

DEVELOPMENT STATISTICS	
SITE AREA:	14.88 ha
APARTMENTS - 133 UNITS:	
GROUND & LEVEL 1 =	675 sq.m x 2 = 1350 sq.m
LEVEL 2 =	470 sq.m (Represents 70% of footprint below)
TOTAL = 1820 sq.m Each x 7 Blocks	
MIX = 42 x 3br,2bth Units ; 56 x 2br,2bth Units ; 14 x 2br,2bth & 21 x 1br,1bth Units (133 total)	
TOTAL:	133 Units with 231 Bathrooms 12,740 sq.m



1 BASEMENT
1 : 100

A	09.05.2017	DEVELOPMENT APPLICATION SET
NO.	DATE:	DETAILS:

Amendments:

Stephen Jones Associates

p. 02 9977 2240
m. 0418 866 784
e. sj@stephenjonesassociates.com
w. www.stephenjonesassociates.com

Registered Architect Gary Finn No. 5774 (NSW)

Project:
SENIORS LIVING DEVELOPMENT
LOT 1, DP 780801
WINDWARD WAY, MILTON NSW 2538

Drawing:
APARTMENTS – TYPICAL
BASEMENT PLAN

Scale: As indicated @A1 Job No: 1516 Drawing No:
Date: 09.05.2017
Drawn: SJ
DA37
This drawing is copyright and must not be retained, copied or used without consent of designer.