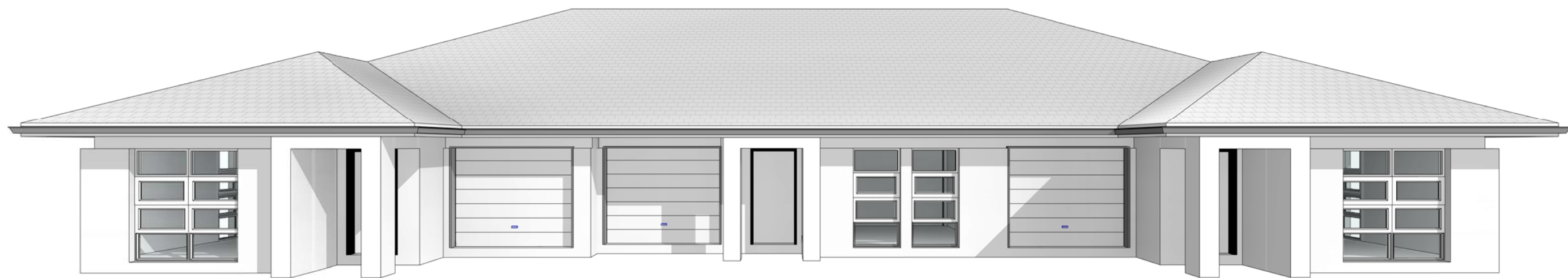
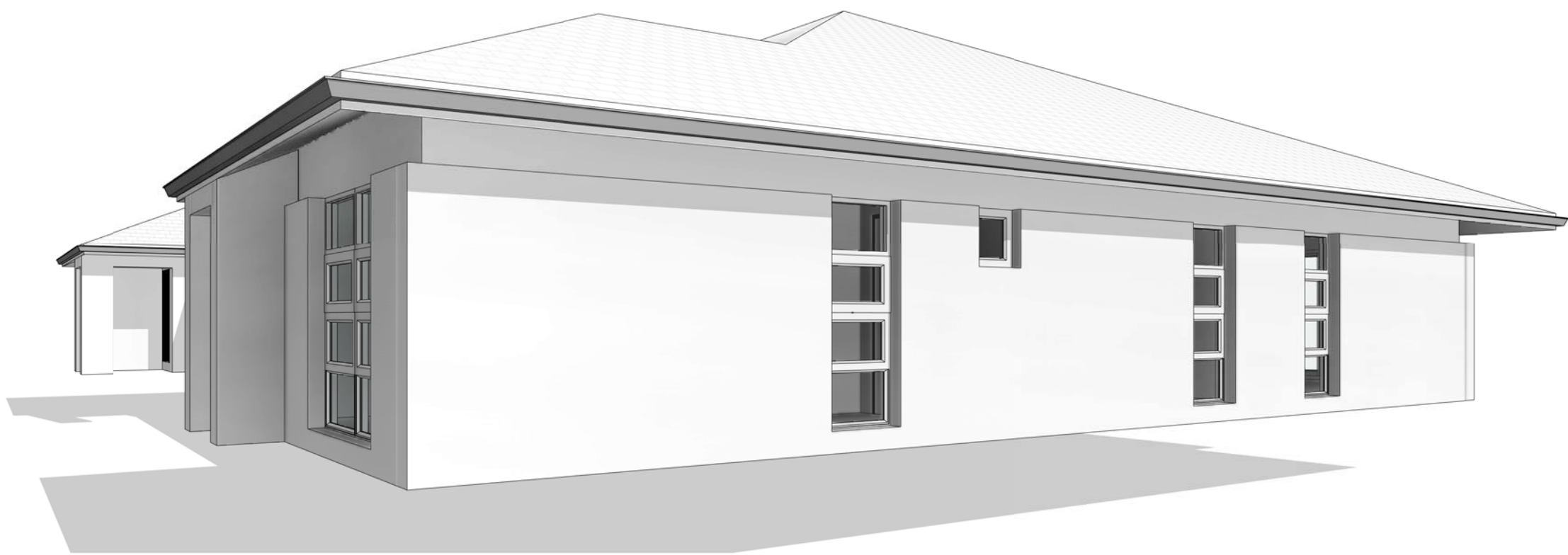


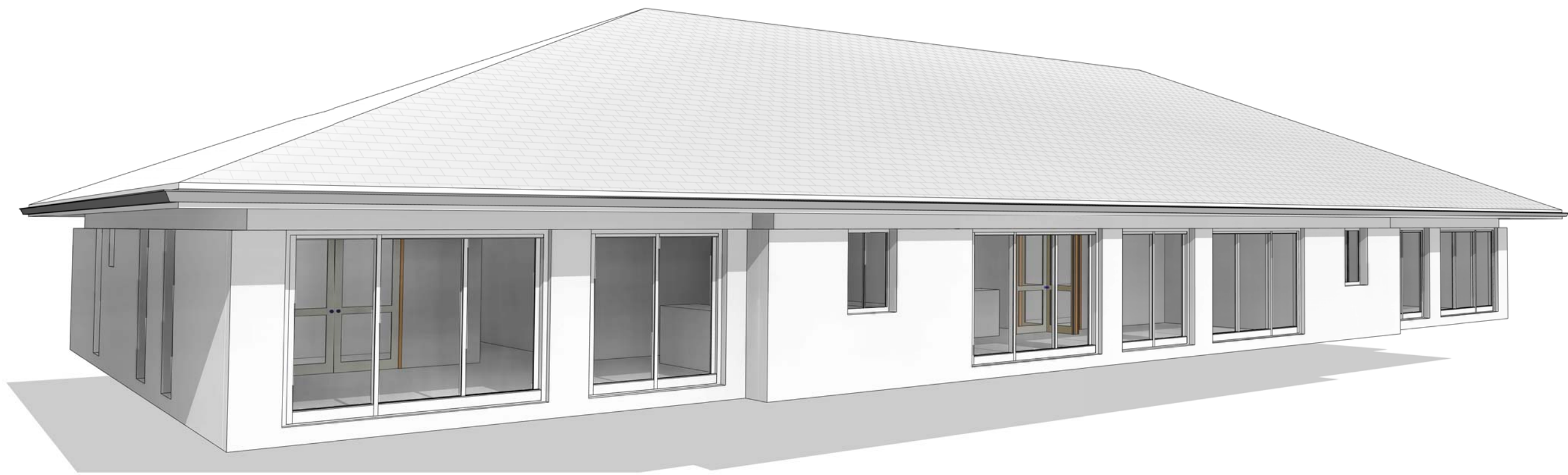
1 SECTION AA  
1:100



2 3D View 4



3 3D View 5



4 3D View 6



5 3D View 7

## 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 Duplexes provide for five different types of housing, each with stand alone individual roof designs that when presented en mass provide relief and stave the potential of visual monotony. The internal design allows for flexible living; in particular living areas that convert to additional bedroom areas so as to cater for aspect to direct sun.

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.

NABERS Thermal Performance Specification			
External Walls			
Wall Type	Insulation	Colour	Comments
Hobol Panel	R1.5	Light SA < 0.475	Throughout
SA - Solar Absorbance			
Internal Walls			
Wall Type	Insulation	Comments	
Steel Frame	None	Internally	
Hobol Panel	None	Party walls	
Floors			
Floor Type	Insulation	Comments	
Concrete	None	Slab on ground	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard	R2.5	Throughout	
Any insulation loss due to downlights has not been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, ensuite and laundry			
Roof			
Roof Type	Insulation	Colour	Comments
Tiles	Foil, Gap above, Reflective Side Down, Anti-glare Up	Dark SA > 0.7	Throughout
SA - Solar Absorbance			
Glazing			
Glazing & Frame Type	U-Value	SHGC	Opening Style
Single Clear Aluminium	6.7	0.57	Awning
Single Clear Aluminium	6.7	0.7	Sliding and fixed
Skylights			
Skylight Type	U-Value	SHGC	Comments
na	na	na	na
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ≤ 10% of the above specified values.			

DEVELOPMENT STATISTICS	
SITE AREA:	14.88 ha
DUPLICES - 127 DWELLINGS:	
TYPE A-A =	
216.6 sq.m + 66 sq.m double garages x 4 Duplexes = 8 x 3br, 2bth. Dwellings =	
866.4 sq.m	
TYPE B-B =	
235 sq.m + 40 sq.m single garage x 15 Duplexes = 30 x 3br, 1bth. Dwellings =	
3,525 sq.m	
TYPE C-C =	
290 sq.m + 66 sq.m double garages x 4 Duplexes = 8 x 2br, 2bth. Dwellings =	
1,160 sq.m	
TYPE D-D =	
255 sq.m + 41 sq.m single garage x 15 Duplexes = 30 x 1br+1, 2bth. Dwellings =	
3,825 sq.m	
TYPE E-E =	
188 sq.m + 44 sq.m single garage x 12 Duplexes = 24 x 2br, 2bth. Dwellings =	
2,256 sq.m	
TYPE D-D-D =	
302 sq.m + 61 sq.m single garage x 2 Triplexes = 6 x 1br+1, 2bth. Dwellings =	
604 sq.m	
TYPE E-E-E	
282 sq.m + 66 sq.m single garage x 7 Triplexes = 21 x 2br, 2bth. Dwellings =	
1,974 sq.m	
MIX = 38 x 3br : 53 x 2br : 36 x 1+1 br = 127 Units with 222 Bathrooms	
TOTAL:	14,210 sq.m

CAR SPACES STATISTICS	
	TOTAL
DUPLICES:	
143 GARAGED + 143 OFF STREET CAR SPACES	294

C	10.09.2019	ADDITIONAL INFORMATION
B	13.04.2018	ADDITIONAL INFORMATION
A	09.05.2017	DEVELOPMENT APPLICATION SET
NO.	DATE:	DETAILS:

Amendments:

## Stephen Jones Associates

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Registered Architect Gary Finn No. 5774 (NSW)

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

## TRIPLEX DDD – SECTION & PERSPECTIVES

Scale: As indicated @A1 Job No: 1516 Drawing No:  
Date: 10.09.2019  
Drawn: SJ  
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