

DESIGN PHILOSOPHY

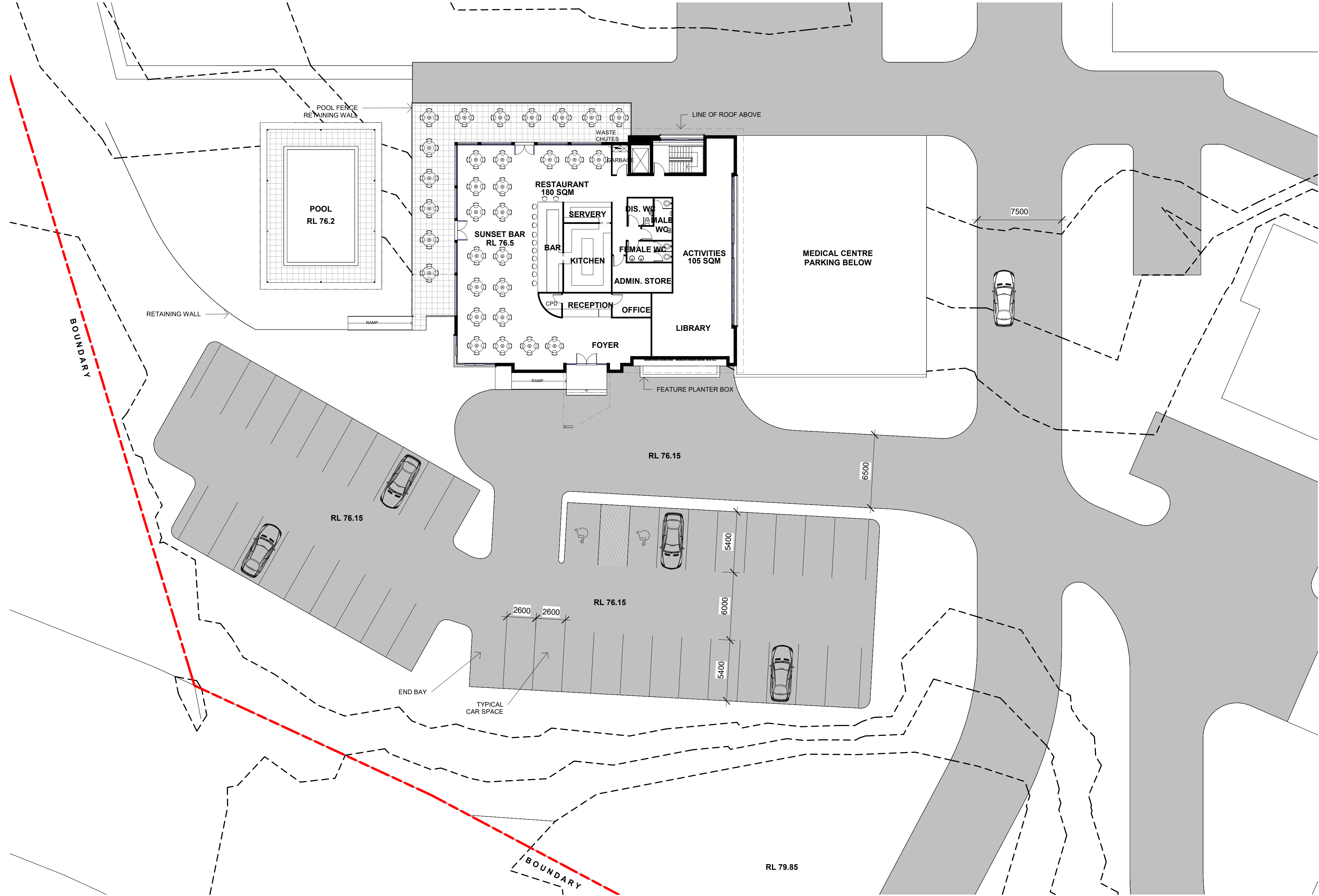
The Clubhouse & Medical Centre

The Clubhouse is proposed as the node of the Village located at the top of the site to achieve distant sea views and breeze relief in the hot summer months with north facing winter sun traps protected from the southerly winter winds. The location of the Clubhouse was further identified to this particular location for a number of benefits and reasons;

- To maintain a low and sparse development to protect the visible ridge line as identified in the Master Plan Application - Visual Impact Assessment. This has been achieved by providing double the prescribed setbacks from Windward Way in combination with the Clubhouse and car park RL being set down as low as practicably possible. This has a twofold purpose of providing a tangible connectivity and therefore function for the ILU's on the downhill and level access to the adjacent RFC.
- The Clubhouse and facilities will act as an introduction point to interact directly with the public and for the betterment of both the inhabitants of the Independent Living Units, adjacent Residential Care Facility and their associated friends and family members.
- The Clubhouse will provide many attractions for the interaction and congregation of both public and villagers and is designed to contain activity and any resultant noise generated away from the residential areas which is further benefited by its physical separation.

These attractions are proposed as a hierarchical flow as noted on plan and are as follows;

- Well landscaped and lit level car park to access a generous foyer & reception.
- To the immediate left is a large coffee shop/bar area with immediate access to an all weather / all season outdoor pool and recreation area within a landscaped setting.
- Blending in and adjacent the Bar is a restaurant dining area with kitchen servery.
- A separable activities room is located adjacent the restaurant is proposed as a flexible space to allow and cater for a wide range of indoor activities.
- Centrally located within the reception, bar, restaurant and activities spaces is kitchen, male and female toilets, storage, administration and lift access down to Medical Centre & Gym.



DEVELOPMENT STATISTICS		
SITE AREA:	14.88 ha	
CLUBHOUSE:		
LOWER GROUND FLOOR:	458 sq.m	
GROUND FLOOR:	470 sq.m (Less Lift/Stair)	
TOTAL:		894 sq.m
RESIDENTIAL CARE FACILITY - 89 x SINGLE ROOM BEDS:		
GROUND FLOOR:	4345 sq.m (Less Lift/Stair)	
TOTAL:		4330 sq.m

CAR SPACES STATISTICS	
	TOTAL
CLUBHOUSE:	
38 CAR SPACES + 2 DISABLED	40
MEDICAL CENTRE:	
10 CAR SPACES + 2 DISABLED	12

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

Amendments:

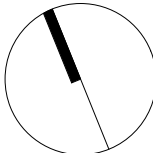
Stephen Jones Associates

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:
CLUBHOUSE SITE PLAN



Scale: As indicated @ A1 Job No: 1516 Drawing No:
Date: 10.09.2019
Drawn: SJ
DA11
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