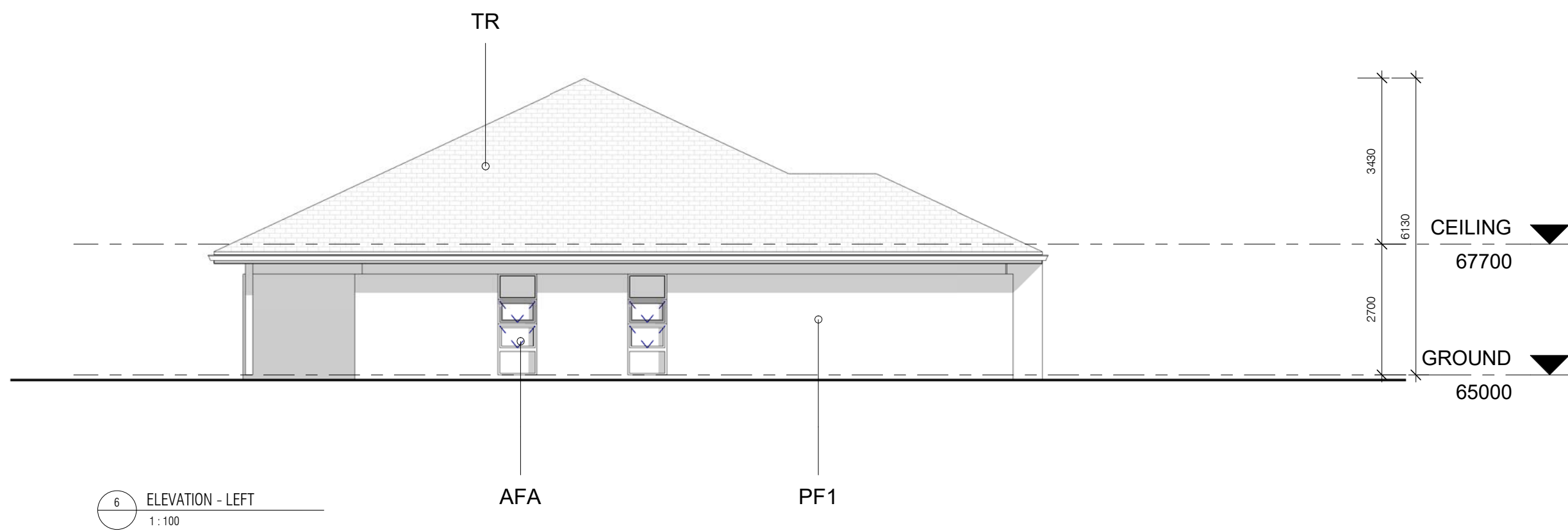
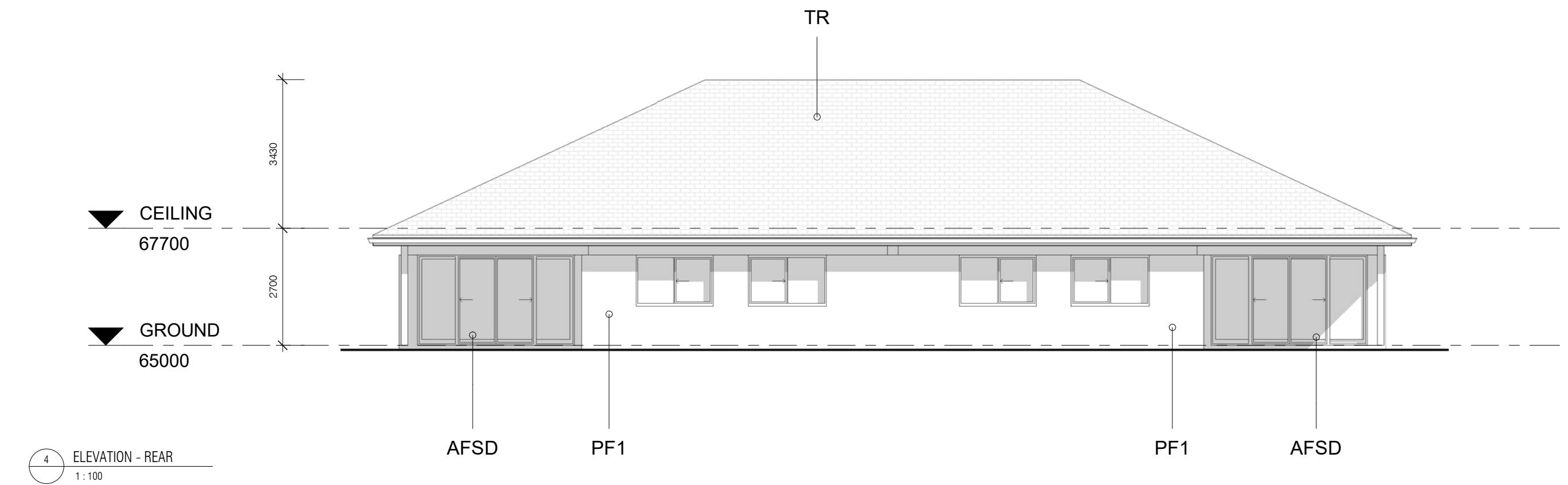
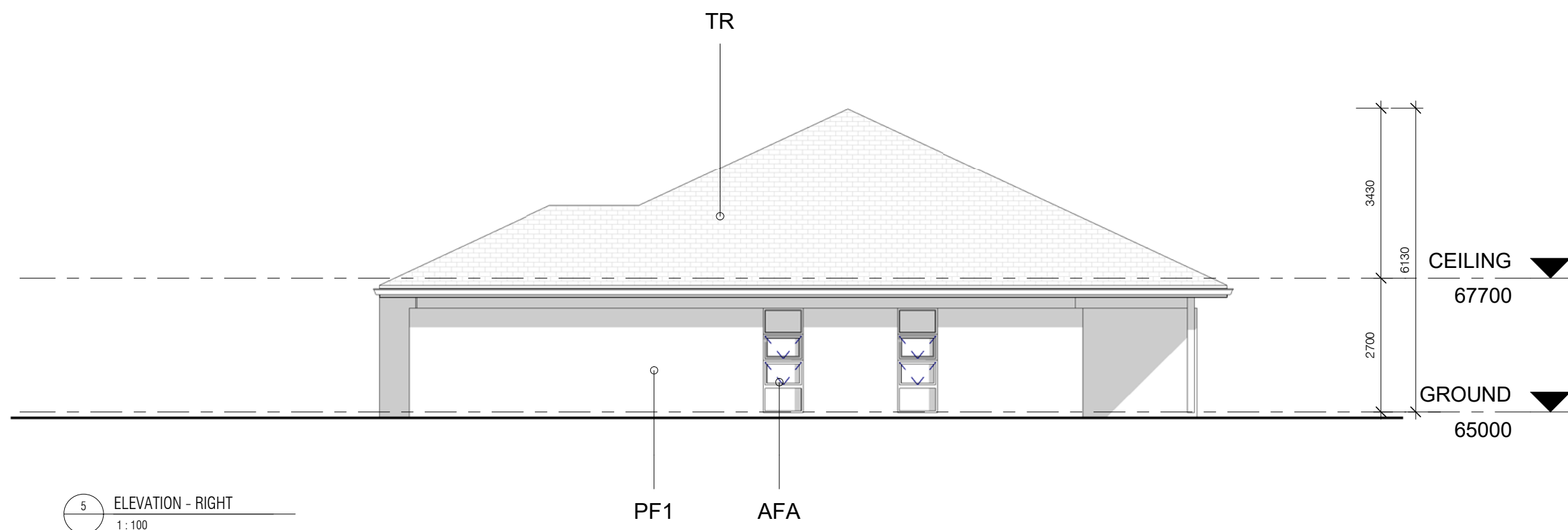
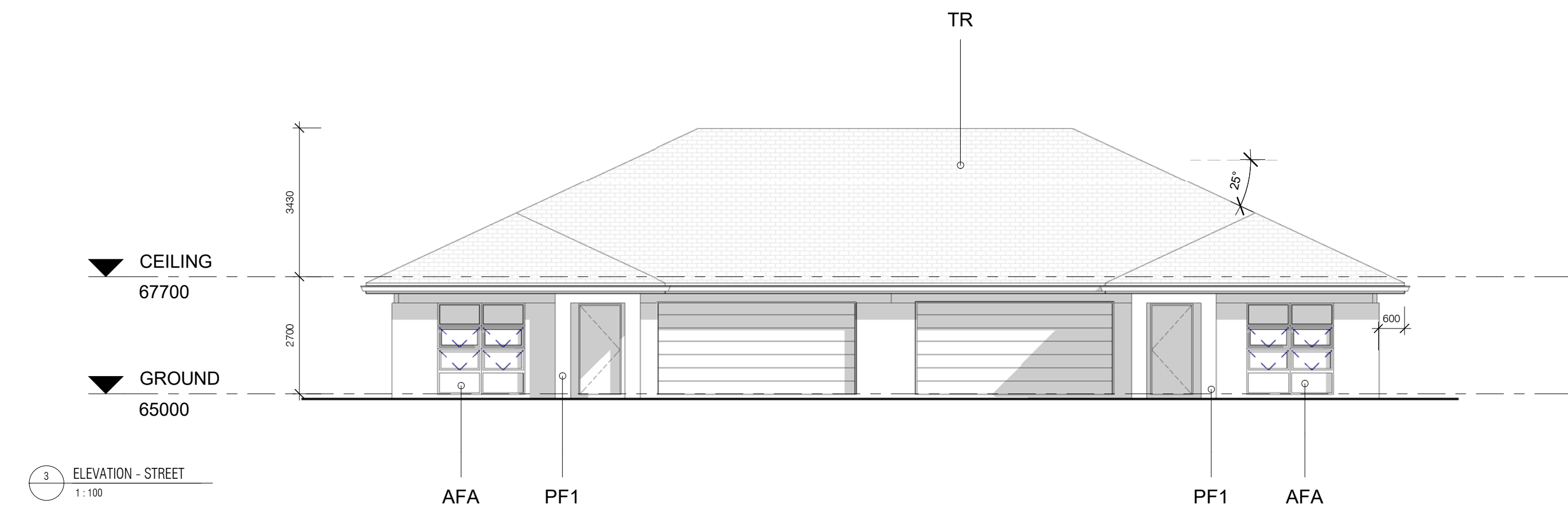
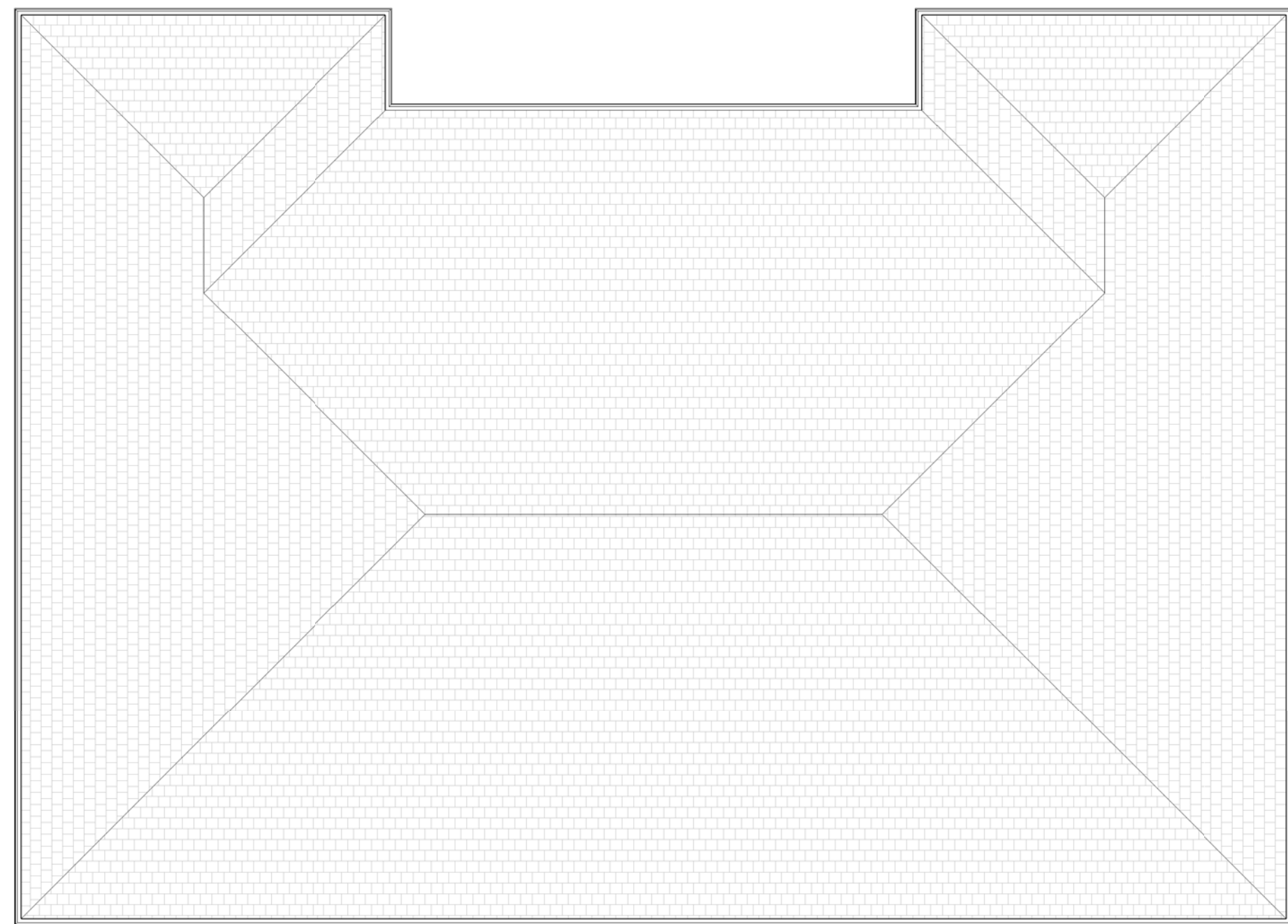


2 ROOF PLAN - DUPLEX AA  
1:100



#### SCHEDULE OF FINISHES

**AF** – ALUMINIUM FRAMED SLIDING  
WINDOWS - WOODLAND GREY

**AFA** – ALUMINIUM FRAMED AWNING  
WINDOW – WOODLAND GREY

**AFSD** – ALUMINIUM SLIDING DOOR

**TR** – CONCRETE TILED ROOF – BORAL LINEA  
CHARCOAL GREY OXIDE

**TF** – NATURAL TIMBER FINISH –  
WEATHERTEX

**PF 1** – PAINT FINISH BROADWALL, GARAGE  
DOOR & AC SHEETING LIGHT GREY

**PF 2** – PAINT FINISH FASCIA BOARD &  
GUTTER – CHARCOAL GREY

**PR 3** – PAINT FINISH BALUSTRADE &  
SURROUND – WHITE

(NOTE: PAINT TYPES TO BE OF THE ABOVE 3  
CONTRASTING PAINT TYPES AS PER  
FINISHES SHEET)

#### CONSTRUCTION NOTES

ALL FLOORS TO BE CONCRETE TO ENG.  
DETAIL WITH WALLS TO BE STEEL FRAMED  
WITH GYPROCK CLADDING.

EXTERNAL WALLS TO BE CLAD WITH HEBEL  
150mm PANELS TO WINDOW HEAD HEIGHT  
WITH VILLA BOARD EXTERNAL LINING OVER  
WITH METAL FLASHING TO SUIT.

ROOF STRUCTURE TO BE STEEL FRAMED  
WITH GYPROCK CEILING AND BORAL CONC.  
TILES. REFER TO BASIX & NATHERS FOR  
ENERGY AND SUSTAINABILITY COMMITMENTS.  
INCLUDING 2250Ltre. WATER STORAGE

UNDER SIDE EAVES OPPOSITE NEIGHBOUR.  
1.5 Kw SOLAR PANELS SIZED TO SUIT.

DEVELOPMENT STATISTICS	
SITE AREA:	14.88 ha
DUPLEXES - 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
DUPLEXES	
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:

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Registered Architect Gary Finn No. 5774 (NSW)

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

Drawing:  
**DUPLEX AA - PLANS &  
ELEVATIONS**

Scale: As indicated @A1 Job No: 1.01 Drawing No:  
Date: 10.09.2019  
Drawn: SJ  
**DA25**  
This drawing is copyright and must not be retained, copied or used without consent of designer.