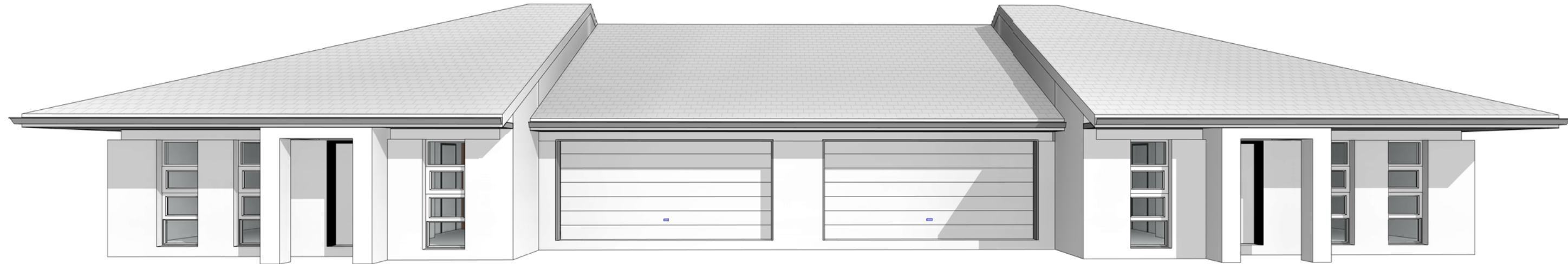
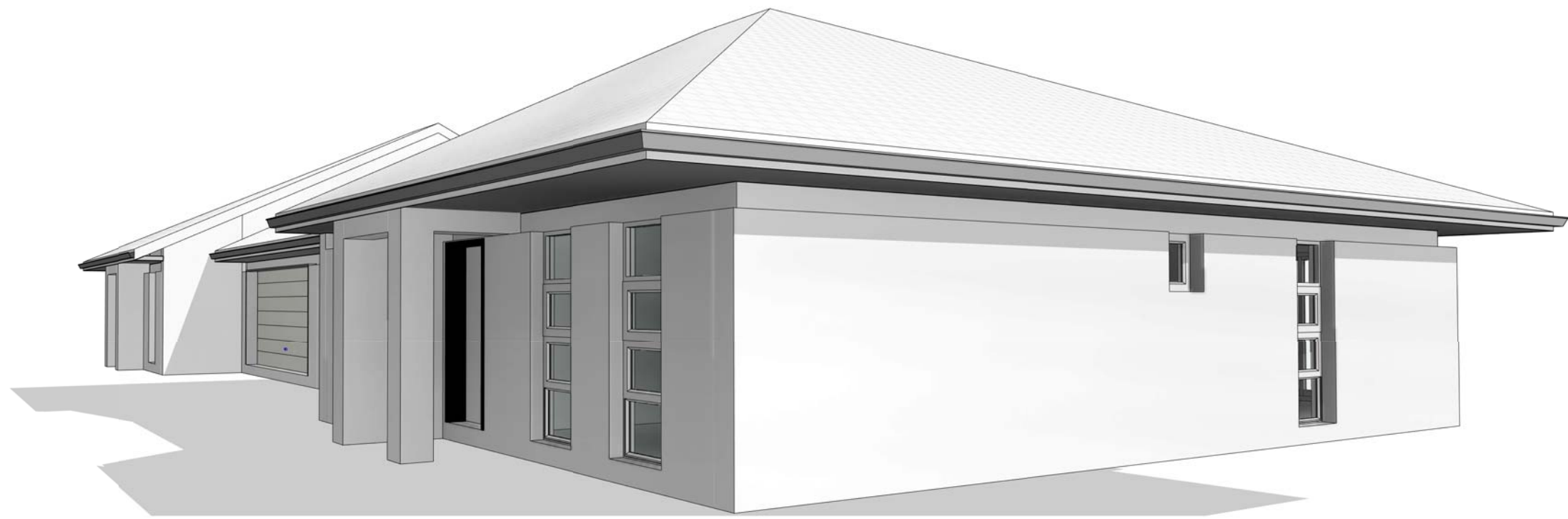


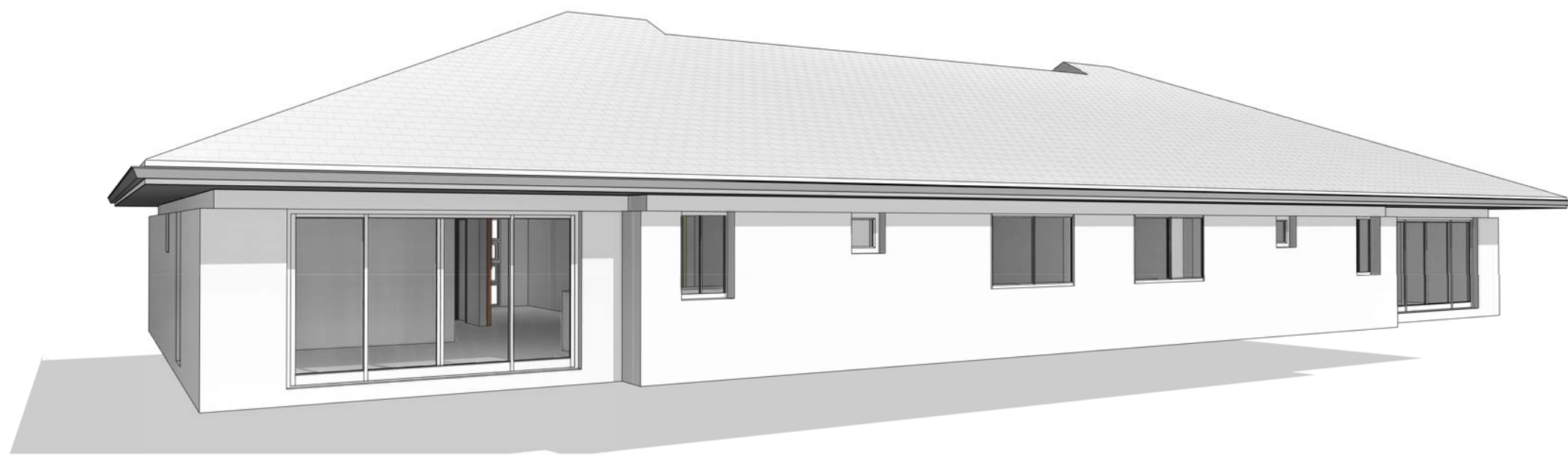
1 SECTION AA  
1:100



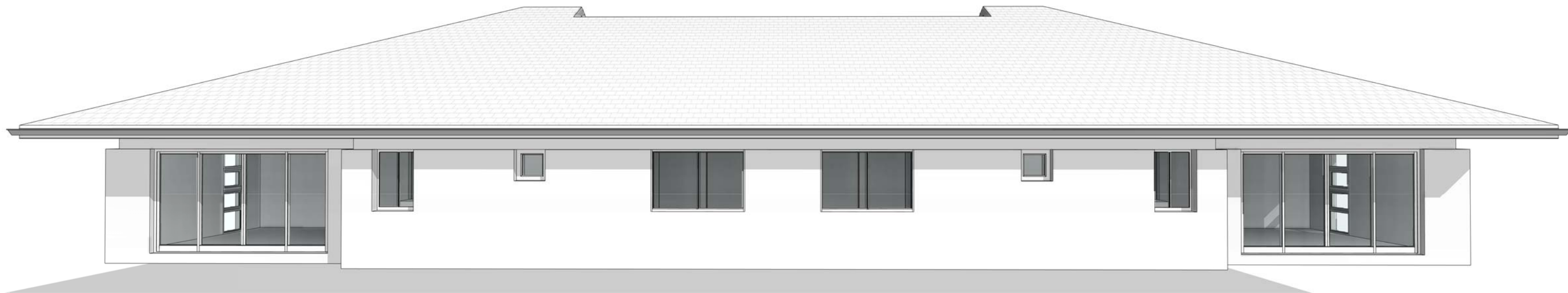
2 3D View 4



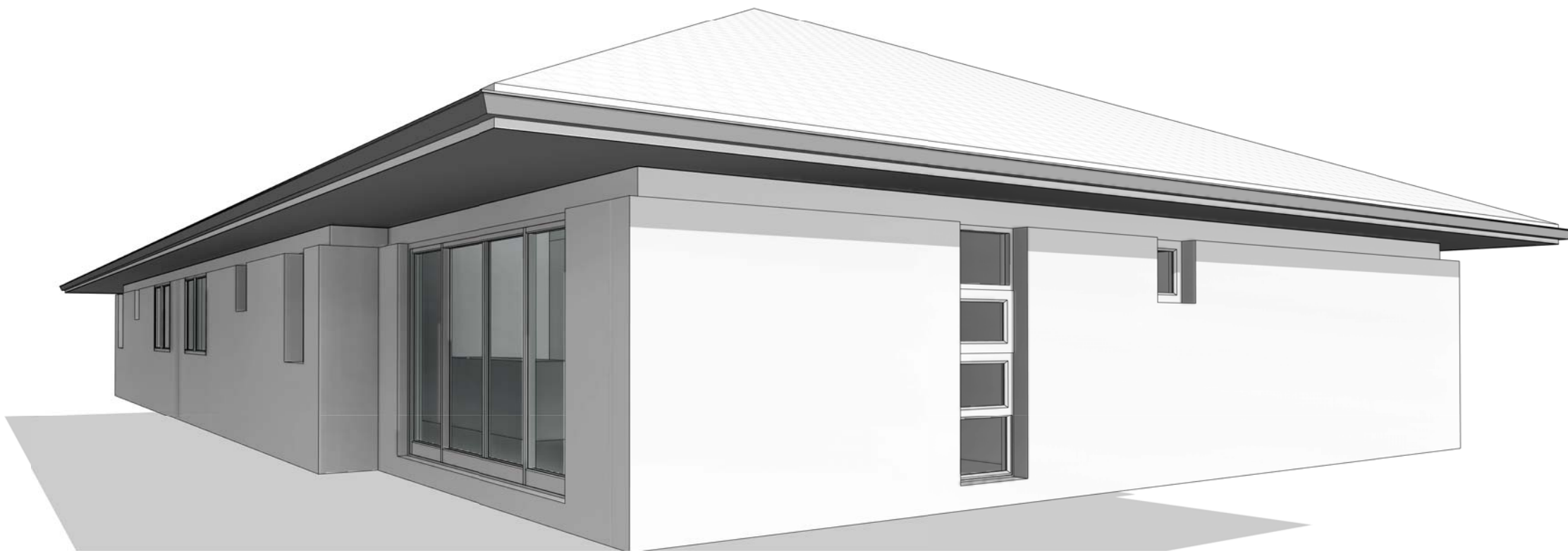
3 3D View 5



4 3D View 6



5 3D View 7



6 3D View 8

## 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.

Nuthers Thermal Performance Specification				
External Walls				
Wall Type	Insulation	Colour	Comments	
Hobell Panel	R1.5	Light	SA < 0.475	Throughout
SA - Solar Absorbance				
Internal Walls				
Wall Type	Insulation	Comments		
Steel Frame	None	Internally		
Hobell 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.				

A	16.02.2017	DEVELOPMENT APPLICATION SET
NO.	DATE:	DETAILS:

Amendments:

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## DUPLEX CC – SECTION & PERSPECTIVES

Scale: 1:100 @A1 Job No: 1516 Drawing No:

Date: 16.02.2017  
Drawn: SJ

DA30

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