

DESIGN PHILOSOPHY

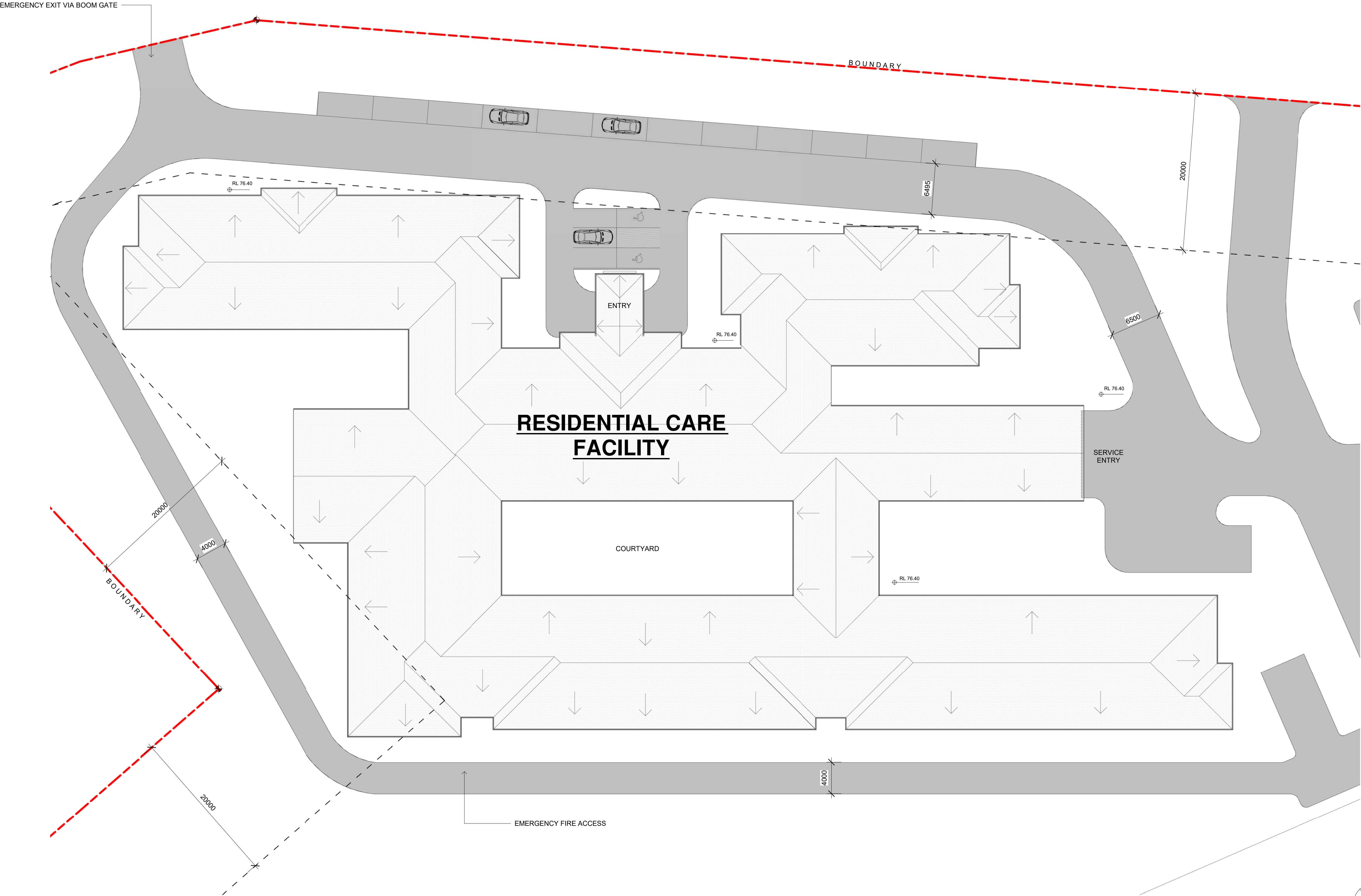
The Aged Care Facility

The RCF has been located similarly to that of the Master Plan. The facility has been modeled off more recent and successfully run operations combining the hospital and nursing home superseding old methodology. Additional to what was proposed in the master plan submission, note again its proposed location adjacent the proposed Medical Centre (& Clubhouse) which will create additional comfort and service to the inhabitants of the RCF.

The facility will cater for around 97 aged people / beds inclusive of all support by living, dining and courtyard areas etc. as noted on the plan. Parking for the facility has been designed for efficiency that separates this potentially noisy activity from the inhabitants that allows for swift practical movements for emergency vehicles and provides parking for designated staff parking independent to that of visitor parking. The facility is logically located on the highest and secluded corner portion of the site and is proposed for tranquility and ambience to be surrounded by a combination of existing natural vegetation and additional proposed native infill planting. Note that a generous 20 metre side boundary setback and planting buffer zone is provided to the facility. A link road and access path is provided to interconnect the RCF to the Clubhouse (with Lift access down to Medical Centre) maintaining a social link for the inhabitants most likely recent living experience with friends and family.

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

CAR SPACES STATISTICS		TOTAL
RESIDENTIAL CARE FACILITY:		
14 CAR SPACES + 2 DISABLED + 1 AMBULANCE		17



B	10.09.2019	ADDITIONAL INFORMATION
A	09.06.2017	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:
RESIDENTIAL CARE FACILITY SITE PLAN

Scale: As indicated @ A1 Job No: 15.16 Drawing No:
Date: 10.09.2019
Drawn: SJ

DA19

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