

DESIGN PHILOSOPHY

The Independent Living Units

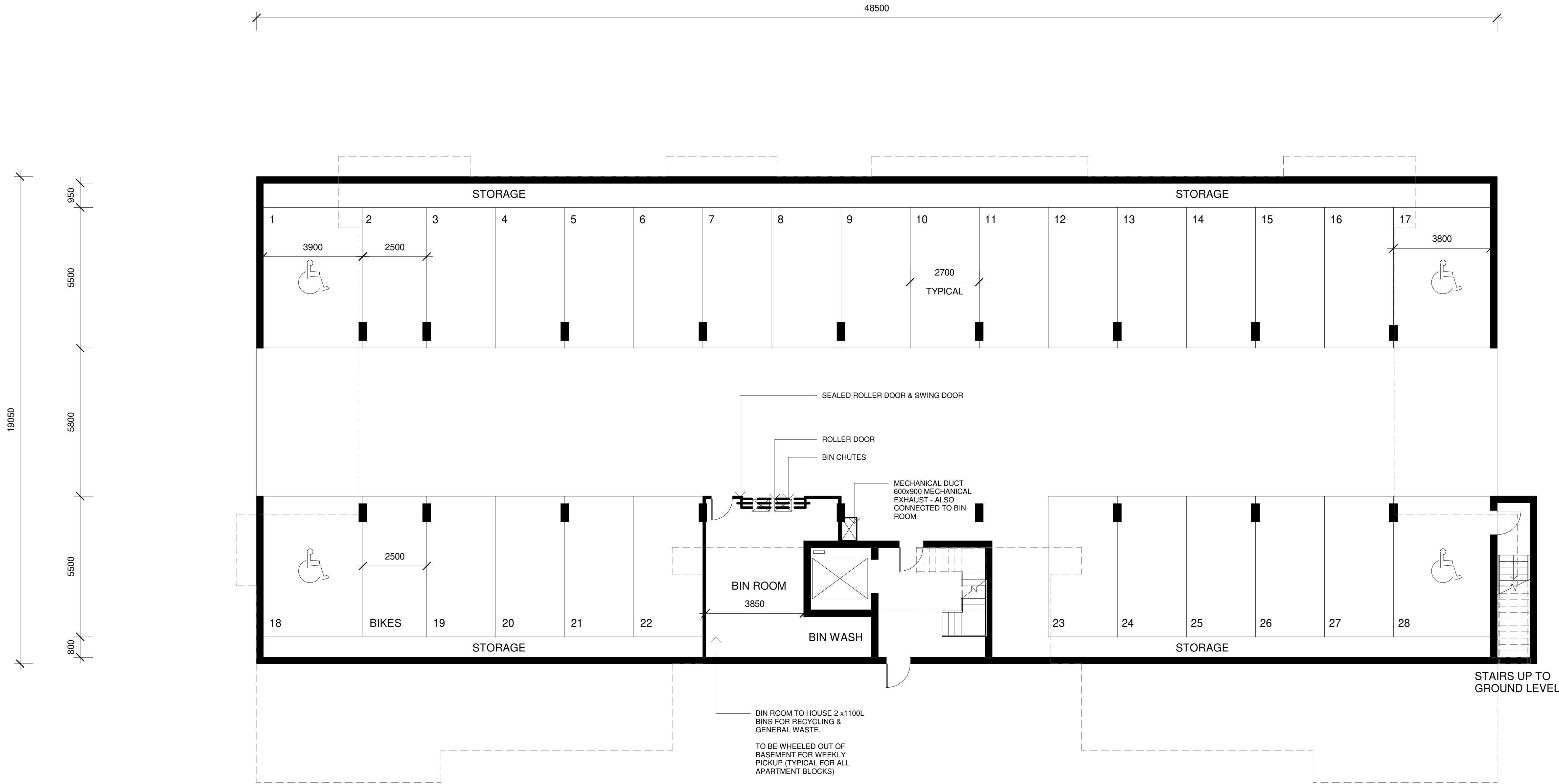
The ILU's have generally been located as per the master plan. The units are a result of intensive market research and provide for duplex and apartment living with an abundant range of accessible living choices within the both types.

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 Apartments have underground parking to create an on ground garden setting conducive to disabled access and conductivity throughout the individual blocks and beyond to all areas up the Clubhouse etc.. The upper penthouse level is recessed from the floors below within cliplok walls folded down from the flat cliplok roof . This has the effect of lessening the visual bulk by an illusion of being contained within a mansard roof.

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.

DEVELOPMENT STATISTICS	
SITE AREA:	14.88 ha
APARTMENTS - 133 UNITS:	
GROUND & LEVEL 1 = 675 sq.m x 2 =	1350 sq.m
LEVEL 2 =	470 sq.m (Represents 70% of footprint below)
TOTAL = 1820 sq.m Each x 7 Blocks	
MIX = 42 x 3br,2bth Units ; 56 x 2br,2bth Units ; 14 x 2br,2bth & 21 x 1br,1bth Units (133 total)	
TOTAL: 133 Units with 231 Bathrooms	12,740 sq.m



1 BASEMENT  
1 : 100

NOTE: ALL UNITS MEET COMPLIANCE GUIDELINES OF BOTH THE APARTMENT DESIGN GUIDE AND ACCESSIBILITY CONTROLS

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)

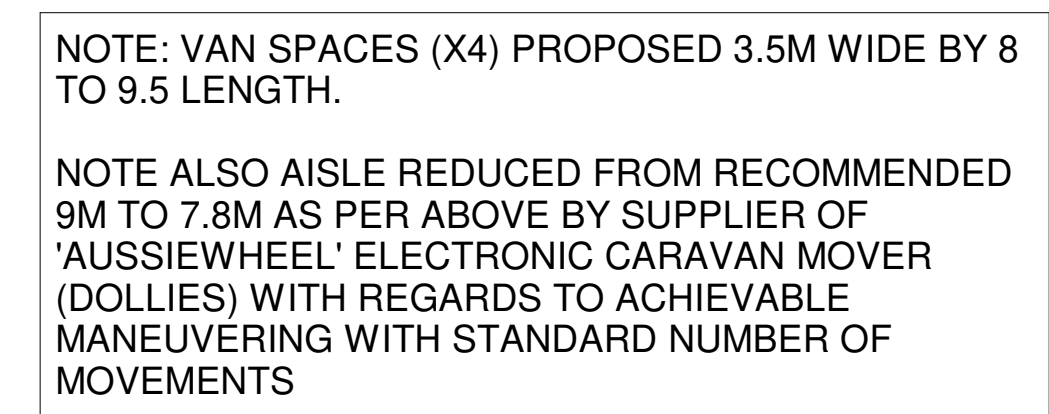
Project:  
SENIORS LIVING DEVELOPMENT  
LOT 1, DP 780801  
WINDWARD WAY, MILTON NSW 2538

Drawing:  
APARTMENTS – TYPICAL  
BASEMENT PLAN

Scale: As indicated@A1 Job No: 1516 Drawing No:  
Date: 09.05.2017  
Drawn: SJ

DA37

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## Amendments

Scale: 1:100 @A1 Job No: 1516 Drawing No:  
Date: 10.09.2019  
Drawn: SJ

**DA38**

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NOTE: ALL UNITS MEET COMPLIANCE GUIDELINES OF BOTH THE APARTMENT DESIGN GUIDE AND ACCESSIBILITY CONTROLS



1 GROUND  
1 : 100

FLOOR AREA: 670 SQM

NOTE: ALL UNITS MEET COMPLIANCE GUIDELINES OF BOTH THE APARTMENT DESIGN GUIDE AND ACCESSIBILITY CONTROLS

LEGEND

1 BEDROOM UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

NATHERS Thermal Performance Specification				
External Walls				
Insulation	Colour		Comments	
R1.5	Light - SA < 0.475		Throughout	
SA - Solar Absorptance				
Internal Walls				
Insulation		Comments		
None		Internally in units		
None		Party walls		
Floors				
Insulation		Comments		
R1.0		Suspended slab over basement		
None		Unit below		
Ceilings				
Insulation		Comments		
None		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				
Insulation	Colour		Comments	
R1.3 (GFI faced blanket)	Med - SA 0.475 - 0.7		Throughout	
SA - Solar Absorptance				
Glazing				
Value	SHGC		Comments	
6.7	0.57		Averaging windows	
6.7	0.7		Sliding and fixed glazing throughout except as below	
5.6	0.41		Glazing in units 15, 19, 34, 38, 53, 57, 72, 76, 91, 95, 110, 114, 129 & 133	
Skylights				
Value	SHGC		Comments	
na	na		na	

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.

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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:  
**APARTMENTS – TYPICAL GROUND FLOOR PLAN**

Scale: 1:100 @A1 Job No: 1516 Drawing No:  
Date: 09.05.2017  
Drawn: SJ  
**DA39**  
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LEGEND

1 BEDROOM UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

NATHERS Thermal Performance Specification				
External Walls				
Insulation		Colour		Comments
R1.5		Light - SA < 0.475		Throughout
SA - Solar Absorptance				
Internal Walls				
Insulation				Comments
None				Internally in units
None				Party walls
Floors				
Insulation				Comments
R1.0				Suspended slab over basement
None				Unit below
Ceilings				
Insulation				Comments
None				Throughout
has been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, ensuite and laundry.				
Roof				
Insulation		Colour		Comments
R1.3 Goff road blanket		Med - SA 0.475 - 0.7		Throughout
SA - Solar Absorptance				
Glazing				
U-Value		SHGC		Comments
6.7		0.57		Awing windows
6.7		0.7		Sliding and fixed glazing throughout except as below
5.6		0.41		Glazing in units 15, 19, 34, 38, 53, 57, 72, 76, 91, 95, 110, 114, 129 & 133
Skylights				
U-Value		SHGC		Comments
		na		na
PRG 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.				

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

Drawing:  
**APARTMENTS – TYPICAL LEVEL 1 FLOOR PLAN**

Scale: 1:100 @A1 Job No: 1516 Drawing No:  
Date: 09.05.2017  
Drawn: SJ

**DA40**

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**LEGEND**

1 BEDROOM UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

NATHERS Thermal Performance Specification				
External Walls				
Wall Type	Insulation	Colour	Comments	
AFS	R1.5	Light - SA < 0.475	Throughout	
SA - Solar Absorptance				
Internal Walls				
Wall Type	Insulation	Comments		
Hebel	None	Internally in units		
AFS	None	Party walls		
Floors				
Floor Type	Insulation	Comments		
Concrete	R1.0	Suspended slab over basement		
Concrete	None	Unit below		
Ceilings				
Ceiling Type	Insulation	Comments		
Plasterboard	None	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	
Metal	R1.3 Foil faced blanket	Med - SA 0.475 - 0.7	Throughout	
SA - Solar Absorptance				
Glazing				
Glazing & Frame Type	U-Value	SHGC	Comments	
Single Clear Aluminium	6.7	0.57	Awning windows	
Single Clear Aluminium	6.7	0.7	Sliding and fixed glazing throughout except as below	
Single Low E Clear Aluminium	5.6	0.41	Glazing in units 15, 19, 34, 38, 53, 57, 72, 76, 91, 95, 110, 114, 129 & 133	
Skylights				
Skylight Type	U-Value	SHGC	Comments	
	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.				

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

Drawing:  
APARTMENTS – TYPICAL LEVEL 2  
FLOOR PLAN

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

Date: 09.05.2017

Drawn: SJ

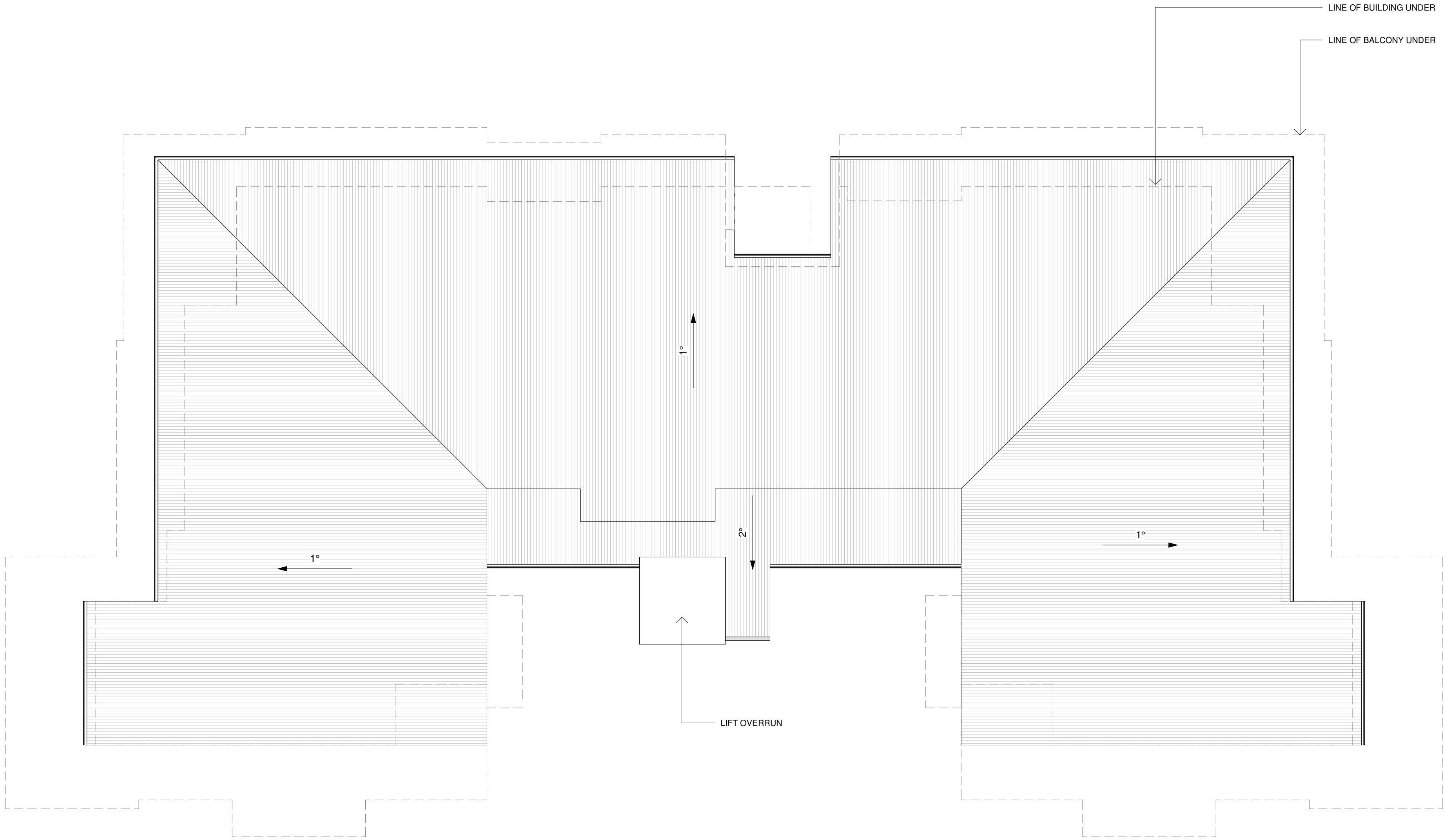
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1 LEVEL 2  
1 : 100

FLOOR AREA: 470 SQM

DA41



NATHERS Thermal Performance Specification			
External Walls			
Wall Type	Insulation	Colour	Comments
AFS	R1.5	Light - SA < 0.475	Throughout
SA - Solar Absorptance			
Internal Walls			
Wall Type	Insulation	Comments	
Hebel	None	Internally in units	
AFS	None	Party walls	
Floors			
Floor Type	Insulation	Comments	
Concrete	R1.0	Suspended slab over basement	
Concrete	None	Unit below	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard	None	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
Metal	R1.3 (2) faced	Med - SA 0.475 - 0.7	Throughout
	blanket		
SA - Solar Absorptance			
Glazing			
Glazing & Frame Type	U-Value	SHGC	Comments
Single Clear Aluminium	6.7	0.57	Avening windows
Single Clear Aluminium	6.7	0.7	Sliding and fixed glazing throughout except as below
Single Low E Clear Aluminium	5.6	0.41	Glazing in units 15, 19, 34, 38, 53, 57, 72, 76, 91, 95, 110, 114, 129 & 133
Skylights			
Skylight Type	U-Value	SHGC	Comments
	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.			

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

Drawing:  
APARTMENTS – TYPICAL ROOF  
PLAN

Scale: 1:100 @A1 Job No: 1516 Drawing No:  
Date: 09.05.2017  
Drawn: SJ

DA42

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1 ROOF  
1 : 100

NOTE: ALL UNITS MEET  
COMPLIANCE GUIDELINES OF BOTH  
THE APARTMENT DESIGN GUIDE  
AND ACCESSIBILITY CONTROLS

CONSTRUCTION NOTES

BASEMENT INCL. SUPPORT COLUMNS AND APARTMENTS FLOORS TO BE CONCRETE WITH AFS OR SIMILAR STRUCTURAL WALLS TO ABOVE GROUND

NON STRUCTURAL WALLS TO HEBEL ROOF TO BE STEEL FRAMED WITH PDR. COATED CLIPLOCK ROOFING INCL. UPPER FLOOR EXTERNAL WALL CLADDING

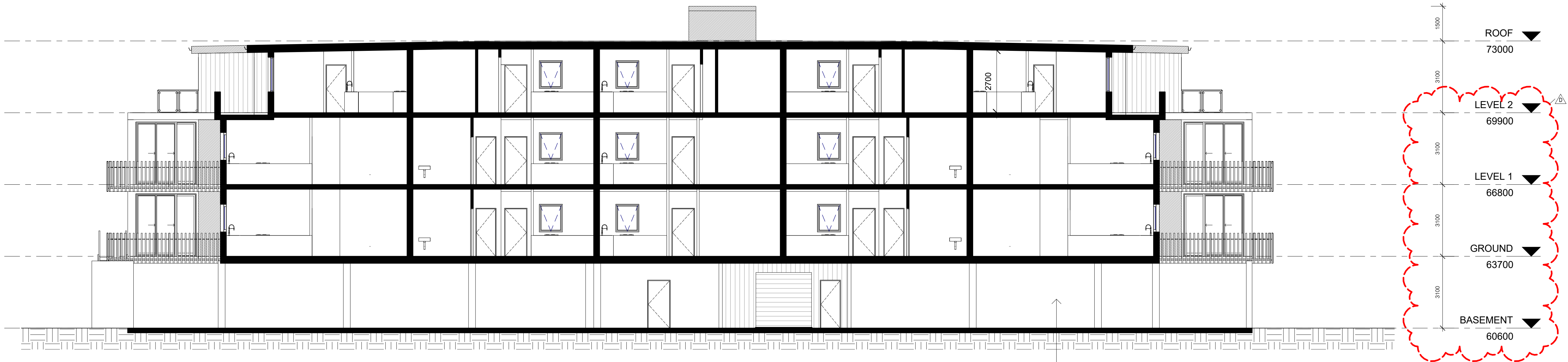
REFER TO BASIX/NATHERS FOR ENERGY AND SUSTAINABILITY COMMITMENTS INCLUDING 3000 LTR WATER STORAGE ADJACENT LIFT SHAFT

POOL TO BE STANDARD CONCRETE CONSTRUCTION TO ENG DETAILS WITH METAL PERIMETER STRUCTURE OVER ON 100 SQ COLUMNS TO HOUSE ADJUSTABLE VERGOLA. PULL DOWN PLASTIC ZIP UP SIDES WILL FACILITATE ALL WEATHER CONDITIONS



A SECTION AA  
1 : 100

NOTE: THESE DRAWINGS ARE OF TYPICAL APARTMENT BLOCK. NATURAL GROUND LINE, PROPOSED GROUND LINE AND HEIGHT LINES WILL VARY FOR EACH. PLEASE REFER TO DA08 & DA50



B SECTION BB  
1 : 100

NOTE: ALL UNITS MEET COMPLIANCE GUIDELINES OF BOTH THE APARTMENT DESIGN GUIDE AND ACCESSIBILITY CONTROLS

NO.	DATE	DETAILS
D	18.08.2020	ADDITIONAL INFORMATION
C	27.06.2020	ADDITIONAL INFORMATION
B	08.06.2017	ADDITIONAL INFORMATION
A	09.06.2017	DEVELOPMENT APPLICATION SET

Amendments:

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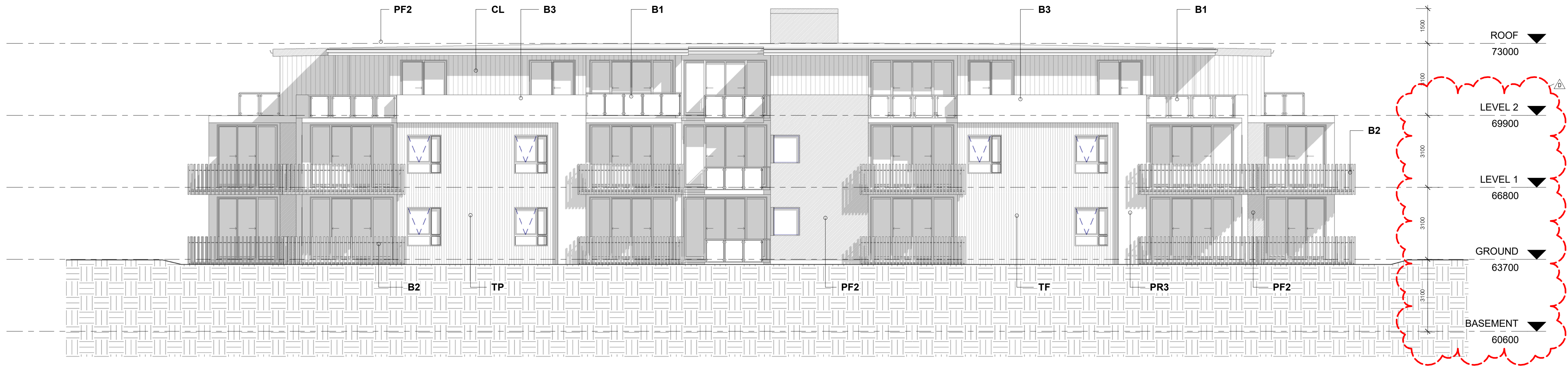
Registered Architect Gary Finn No. 5774 (NSW)

Project:  
SENIORS LIVING DEVELOPMENT  
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WINDWARD WAY, MILTON NSW 2538

Drawing:  
APARTMENTS – SECTIONS

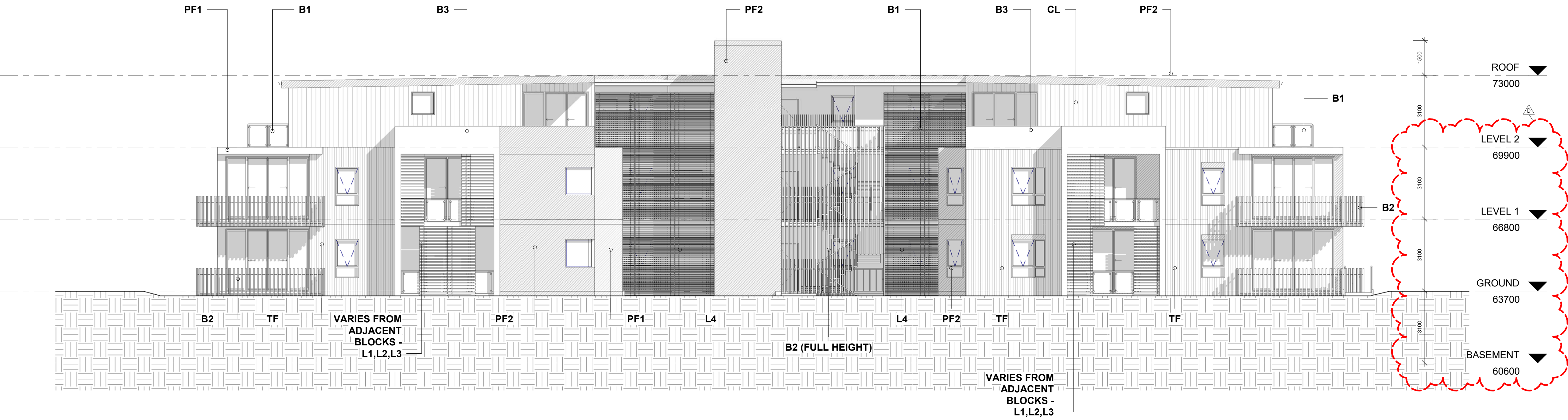
Scale: 1:100 @A1 Job No: 1516 Drawing No:  
Date: 18.08.2020  
Drawn: SJ  
DA43  
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1 NORTH ELEVATION  
1:100

NOTE: THESE DRAWINGS ARE OF  
TYPICAL APARTMENT BLOCK.  
NATURAL GROUND LINE,  
PROPOSED GROUND LINE AND  
HEIGHT LINES WILL VARY FOR  
EACH. PLEASE REFER TO DA08 &  
DA50



2 SOUTH ELEVATION  
1:100

#### SCHEDULE OF FINISHES

**AF** - ALUMINIUM FRAMED SLIDING WINDOWS -  
WOODLAND GREY  
**AFA** - ALUMINIUM FRAMED AWNING WINDOWS -  
WOODLAND GREY  
**AFSD** - ALUMINIUM SLIDING DOOR -  
WOODLAND GREY

**CL** - CLIPLOCK 700HS METAL ROOF -  
WOODLAND GREY  
**TF** - NATURAL TIMBER FINISH -WEATHERTEX

**PF1** - PAINT FINISH RENDERED MASONRY  
BROADWALL, AC SHEETING - LIGHT GREY  
**PF2** - PAINT FINISH FASCIA BOARD AND  
GUTTER AND 150 DIA HALF ROUND GUTTER -  
WOODLAND GREY  
**PR3** - PAINT FINISH BALUSTRADE AND  
SURROUND - WHITE

(PF 1,2 & PR 3 TO INC. CONTRAST TO  
ADJACENT BLOCKS)

**B1** - POST AND RAIL / GLASS PANEL  
BALUSTRADE - LIGHT GREY  
**B2** - VERTICAL METAL 50MM SQ. RODS ON  
FRAME PROUD OF SOFFIT - LIGHT GREY  
**B3** - MASONRY - PAINT FINISH RENDERED -  
WHITE

**L1** - POWDERCOATED METAL LOUVRES - DIRTY  
YELLOW  
**L2** - POWDERCOATED METAL LOUVRES - LIGHT  
GREY  
**L3** - POWDERCOATED METAL LOUVRES -  
TIMBER BROWN  
**L4** - POWDERCOATED METAL LOUVRES - LIGHT  
GREY

NOTE - LOUVRE COLOR TYPES (X4) TO BE  
APPLIED CONSECUTIVELY TO APARTMENT  
BLOCKS

#### CONSTRUCTION NOTES

BASEMENT INCL. SUPPORT COLUMNS AND  
APARTMENTS FLOORS TO BE CONCRETE WITH  
AFS OR SIMILAR STRUCTURAL WALLS TO  
ABOVE GROUND

NON STRUCTURAL WALLS TO HEBEL  
ROOF TO BE STEEL FRAMED WITH PDR.  
COATED CLIPLOCK ROOFING INCL. UPPER  
FLOOR EXTERAL WALL CLADDING

REFER TO BASIX/NATHERS FOR ENERGY AND  
SUSTAINABILITY COMMITMENTS INCLUDING  
3000 LTR WATER STORAGE ADJACENT LIFT  
SHAFT

POOL TO BE STANDARD CONCRETE  
CONSTRUCTION TO ENG DETAILS WITH METAL  
PERIMETER STRUCTURE OVER ON 100 SQ  
COLUMNS TO HOUSE ADJAUSTABLE VERGOLA.  
PULL DOWN PLASTIC ZIP UP SIDES WILL  
FACILITATE ALL WEATHER CONDITIONS

NO.	DATE.	DETAILS.
D	18.08.2020	ADDITIONAL INFORMATION
C	27.06.2020	ADDITIONAL INFORMATION
B	08.06.2017	ADDITIONAL INFORMATION
A	09.06.2017	DEVELOPMENT APPLICATION SET
NO.	DATE.	DETAILS.

Amendments:

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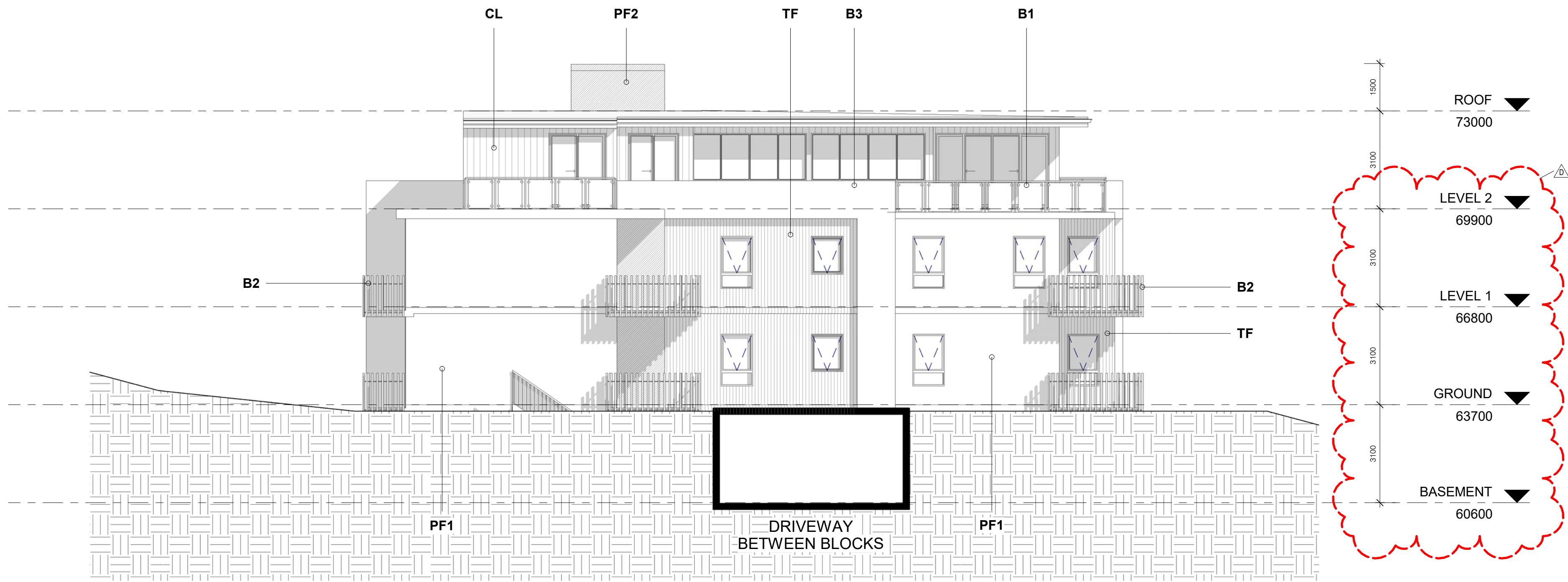
Registered Architect Gary Finn No. 5774 (NSW)

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

Drawing:  
**APARTMENTS – ELEVATIONS 1**

Scale: 1:100 @A1 Job No: 1516 Drawing No:  
Date: 18.08.2020  
Drawn: SJ  
**DA44**  
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AF - ALUMINIUM FRAMED SLIDING WINDOWS - WOODLAND GREY  
AFA - ALUMINIUM FRAMED AWNING WINDOWS - WOODLAND GREY  
AFSD - ALUMINIUM SLIDING DOOR - WOODLAND GREY

CL - CLIPLOCK 700HS METAL ROOF - WOODLAND GREY  
TF - NATURAL TIMBER FINISH -WEATHERTEX

PF1 - PAINT FINISH RENDERED MASONRY BROADWALL, AC SHEETING - LIGHT GREY  
PF2 - PAINT FINISH FASCIA BOARD AND GUTTER AND 150 DIA HALF ROUND GUTTER - WOODLAND GREY  
PR3 - PAINT FINISH BALUSTRADE AND SURROUND - WHITE

(PF 1,2 & PR 3 TO INC. CONTRAST TO ADJACENT BLOCKS)

B1 - POST AND RAIL / GLASS PANEL BALUSTRADE - LIGHT GREY  
B2 - VERTICAL METAL 50MM SQ. RODS ON FRAME PROUD OF SOFFIT - LIGHT GREY  
B3 - MASONRY - PAINT FINISH RENDERED - WHITE

L1 - POWDERCOATED METAL LOUVRES - DIRTY YELLOW  
L2 - POWDERCOATED METAL LOUVRES - LIGHT GREY  
L3 - POWDERCOATED METAL LOUVRES - TIMBER BROWN  
L3 - POWDERCOATED METAL LOUVRES - LIGHT GREY

NOTE - LOUVRE COLOR TYPES (X4) TO BE APPLIED CONSECUTIVELY TO APARTMENT BLOCKS

#### CONSTRUCTION NOTES

BASEMENT INCL. SUPPORT COLUMNS AND APARTMENTS FLOORS TO BE CONCRETE WITH AFS OR SIMILAR STRUCTURAL WALLS TO ABOVE GROUND

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REFER TO BASIX/NATHERS FOR ENERGY AND SUSTAINABILITY COMMITMENTS INCLUDING 3000 LTR WATER STORAGE ADJACENT LIFT SHAFT

POOL TO BE STANDARD CONCRETE CONSTRUCTION TO ENG DETAILS WITH METAL PERIMETER STRUCTURE OVER ON 100 SQ COLUMNS TO HOUSE ADJUAUSTABLE VERGOLA. PULL DOWN PLASTIC ZIP UP SIDES WILL FACILITATE ALL WEATHER CONDITIONS

NO.	DATE.	DETAILS.
D	18.08.2020	ADDITIONAL INFORMATION
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A	09.06.2017	DEVELOPMENT APPLICATION SET

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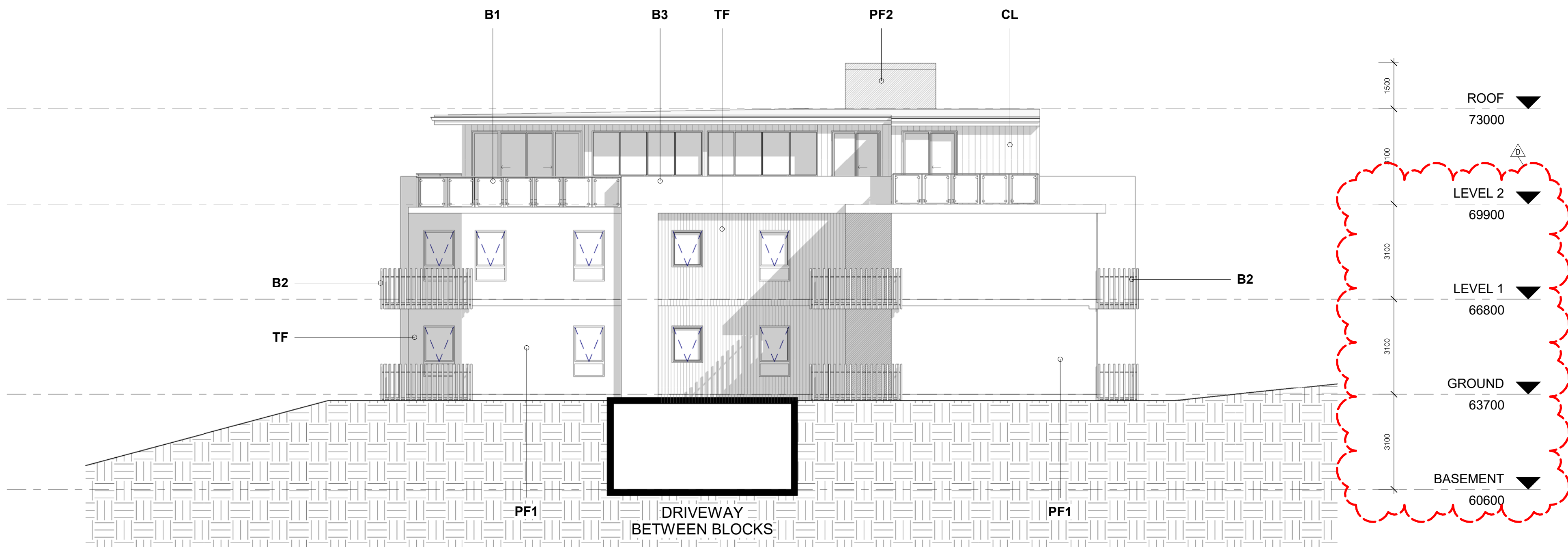
Project:  
**SENIORS LIVING DEVELOPMENT**  
**LOT 1, DP 780801**  
**WINDWARD WAY, MILTON NSW 2538**

Drawing:  
**APARTMENTS – ELEVATIONS 2**

Scale: 1:100 @A1 Job No: 1516 Drawing No:  
Date: 18.08.2020  
Drawn: SJ  
**DA45**  
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1 EAST ELEVATION  
1:100

NOTE: THESE DRAWINGS ARE OF TYPICAL APARTMENT BLOCK. NATURAL GROUND LINE, PROPOSED GROUND LINE AND HEIGHT LINES WILL VARY FOR EACH. PLEASE REFER TO DA08 & DA50



2 WEST ELEVATION  
1:100





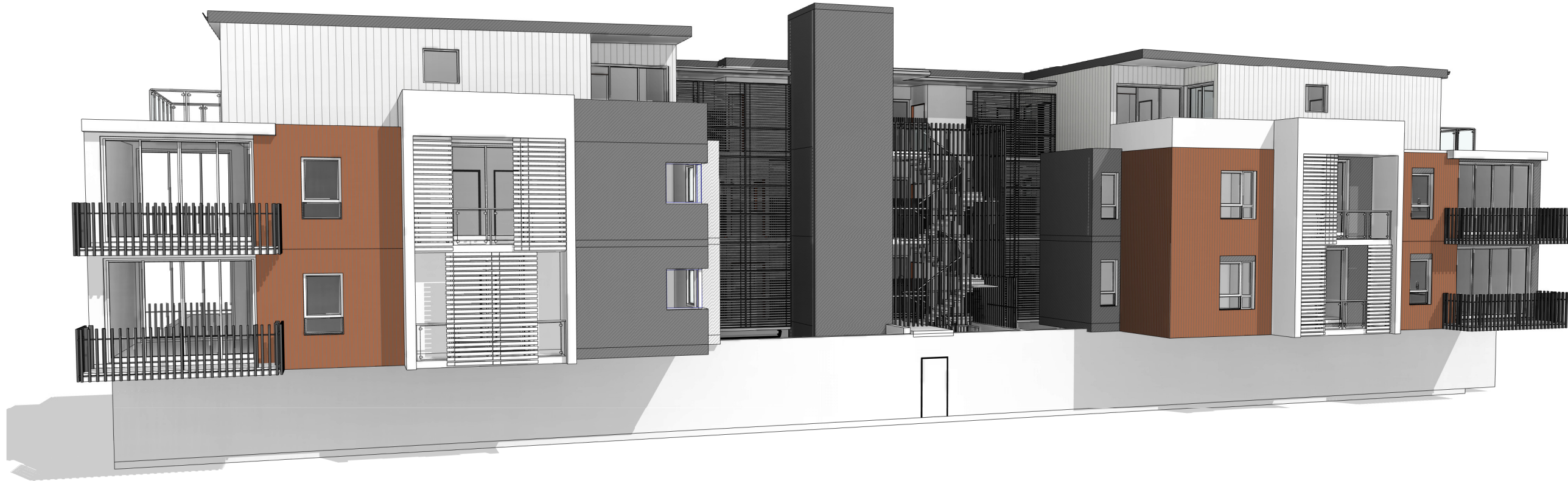
1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

C	18.08.2020	ADDITIONAL INFORMATION
B	27.06.2020	ADDITIONAL INFORMATION
A	09.06.2017	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:  
**APARTMENTS – PERSPECTIVES 1**

Scale: @A1 Job No: 1516 Drawing No:  
Date: 18.08.2020  
Drawn: SJ  
**DA46**  
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1 3D View 5



2 3D View 6



3 3D View 7



4 3D View 8

C	18.08.2020	ADDITIONAL INFORMATION
B	27.06.2020	ADDITIONAL INFORMATION
A	09.06.2017	DEVELOPMENT APPLICATION SET
NO.	DATE:	DETAILS:

Amendments:

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Registered Architect Gary Finn No. 5774 (NSW)

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**LOT 1, DP 780801**  
**WINDWARD WAY, MILTON NSW 2538**

Drawing:  
**APARTMENTS – PERSPECTIVES 2**

Scale: @A1 Job No: 1516 Drawing No:  
Date: 18.08.2020  
Drawn: SJ  
**DA47**  
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