

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;

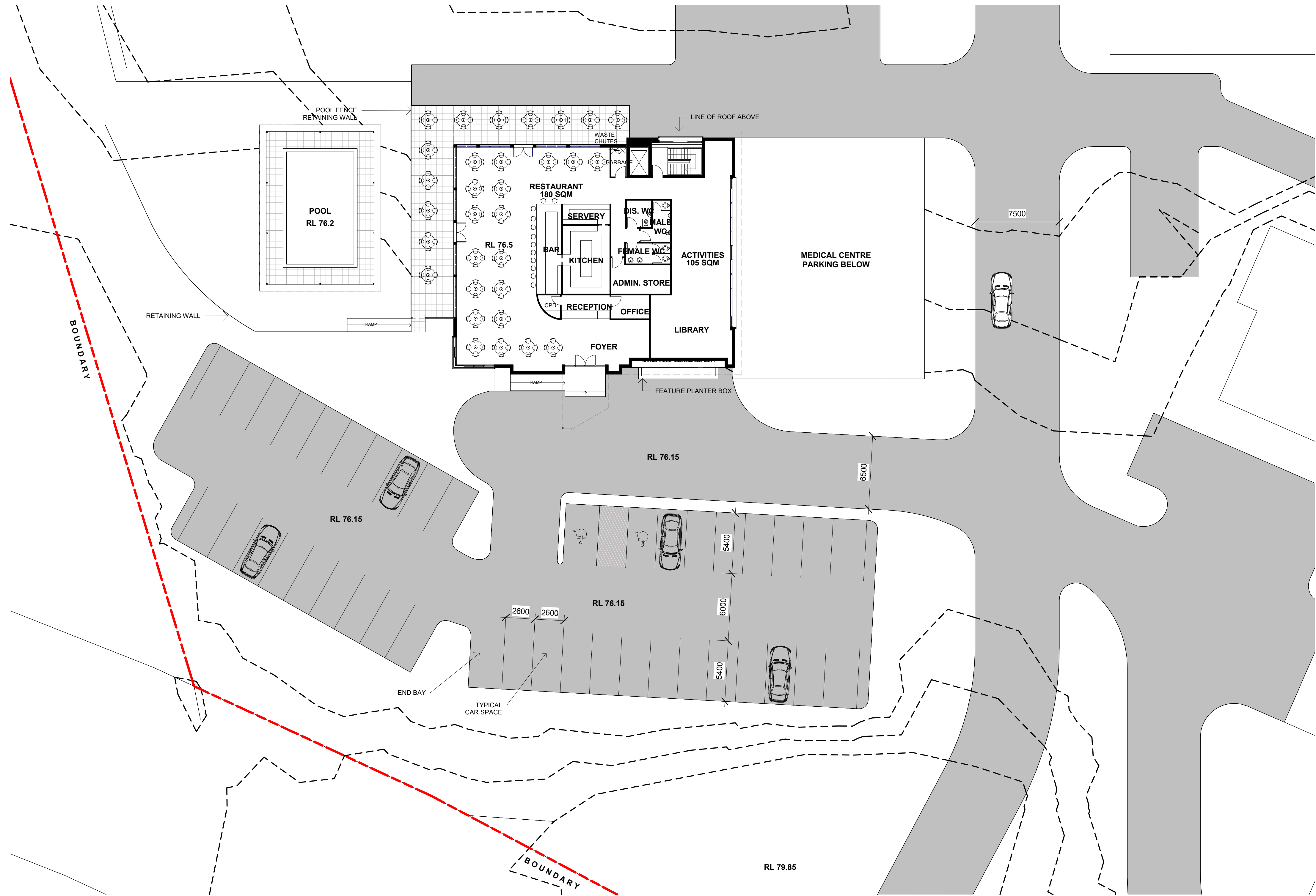
- To maintain a low and sparse development to protect the visible ridge line as identified in the Master Plan Application - Visual Impact Assessment. This has been achieved by providing double the prescribed setbacks from Windward Way in combination with the Clubhouse and car park RL being set down as 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 with others for the betterment of both the inhabitants of the Independent Living Units and adjacent Residential Care Facility.
- The Clubhouse will provide many attractions for the interaction and congregation of the 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.
- 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 the 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



C	18.08.2020	ADDITIONAL INFORMATION
B	10.09.2019	ADDITIONAL INFORMATION
A	09.05.2017	DEVELOPMENT APPLICATION SET
NO.	DATE:	DETAILS:

Amendments:

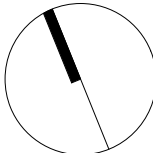
Stephen Jones Associates

p. 02 9977 2240
m. 0418 866 784
e. sj@stephenjonesassociates.com
w. www.stephenjonesassociates.com

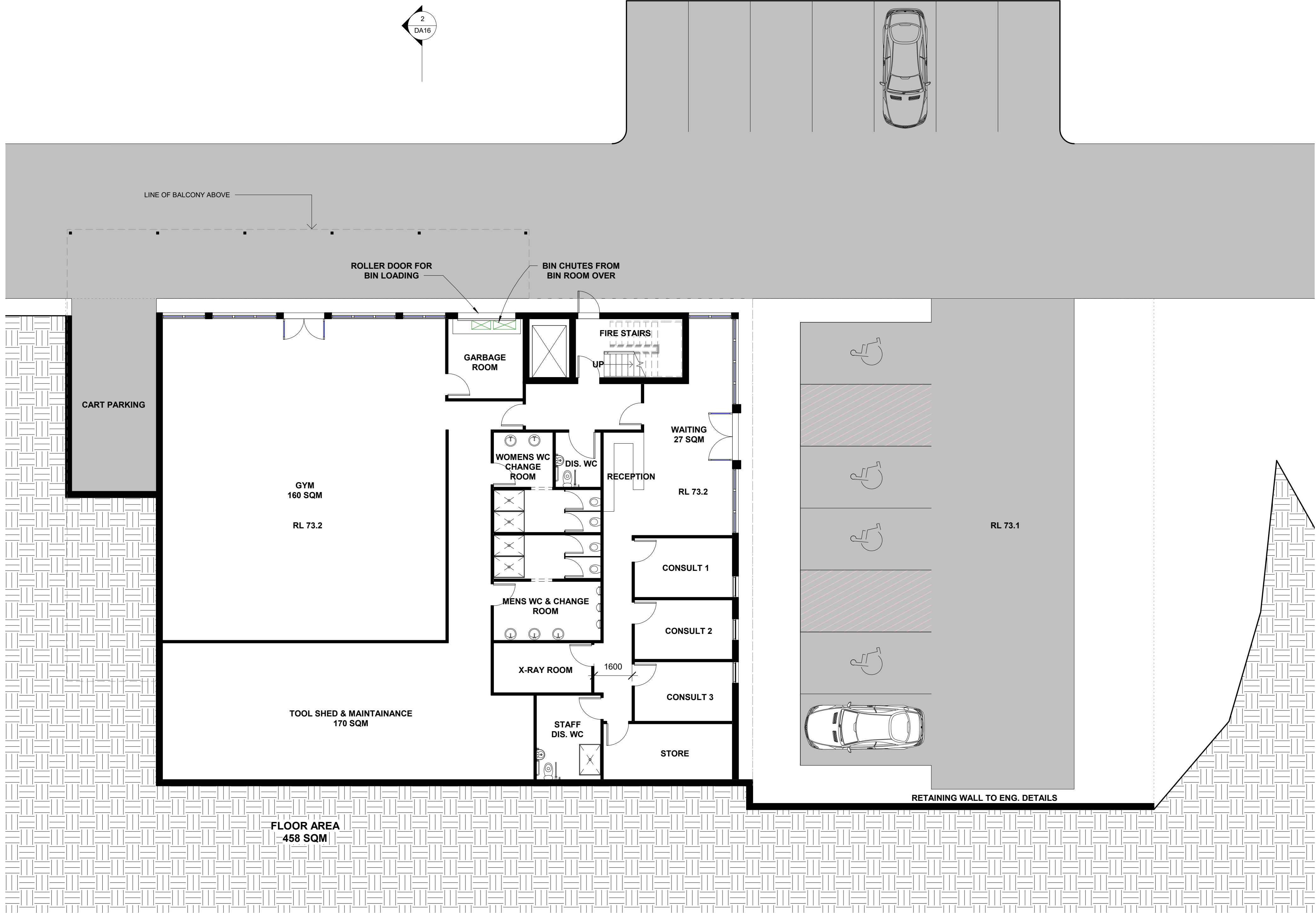
Registered Architect Gary Finn No. 5774 (NSW)

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: 18.08.2020
Drawn: SJ
DA11
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1 LOWER GROUND FL PLAN
1 : 100

B	10.09.2019	ADDITIONAL INFORMATION
A	09.06.2017	DEVELOPMENT APPLICATION SET
NO.	DATE	DETAILS

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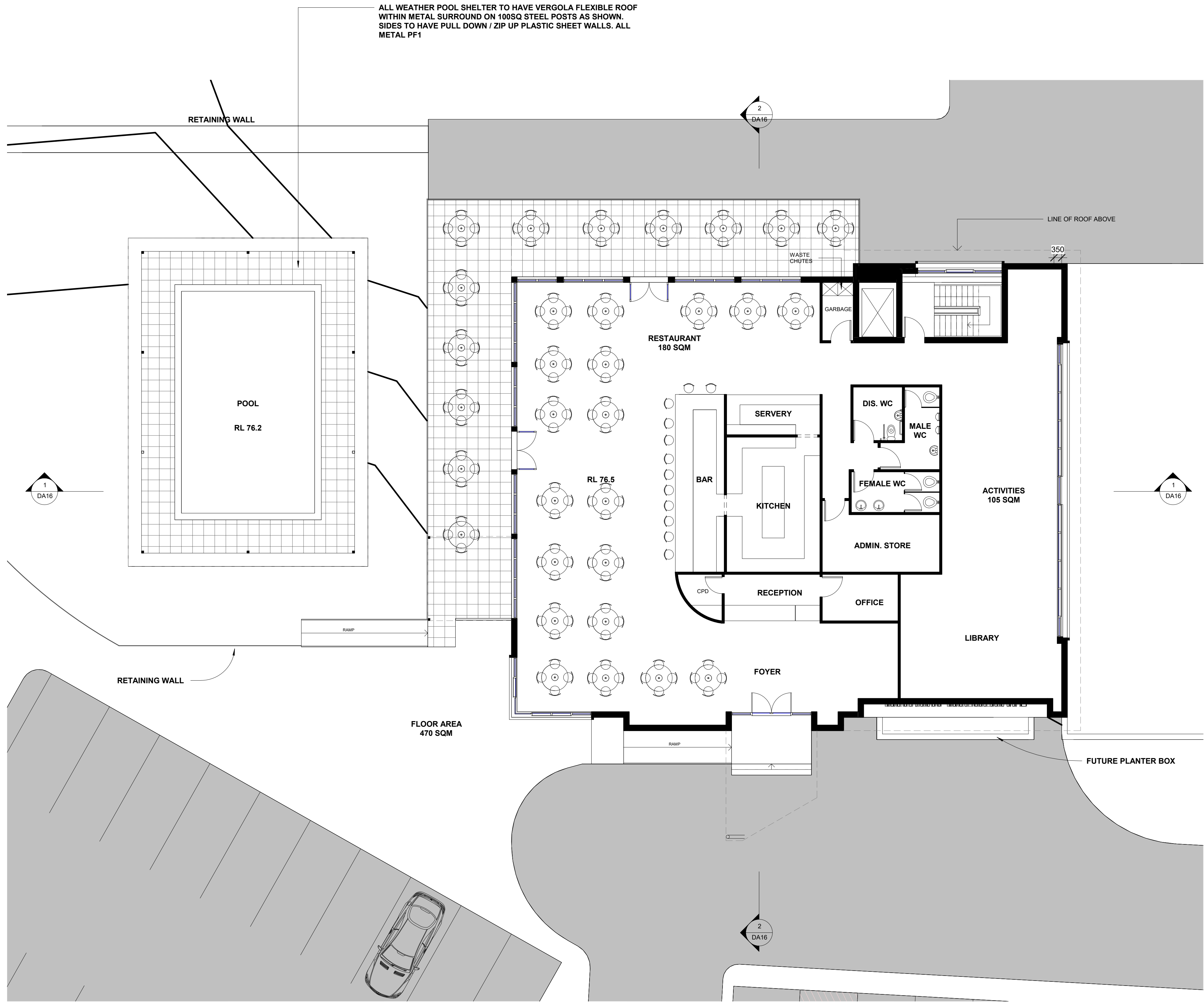
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Drawing:
MEDICAL CENTRE PLAN

Scale: 1:100 @A1 Job No: 1516 Drawing No:
Date: 10.09.2019
Drawn: SJ
DA12
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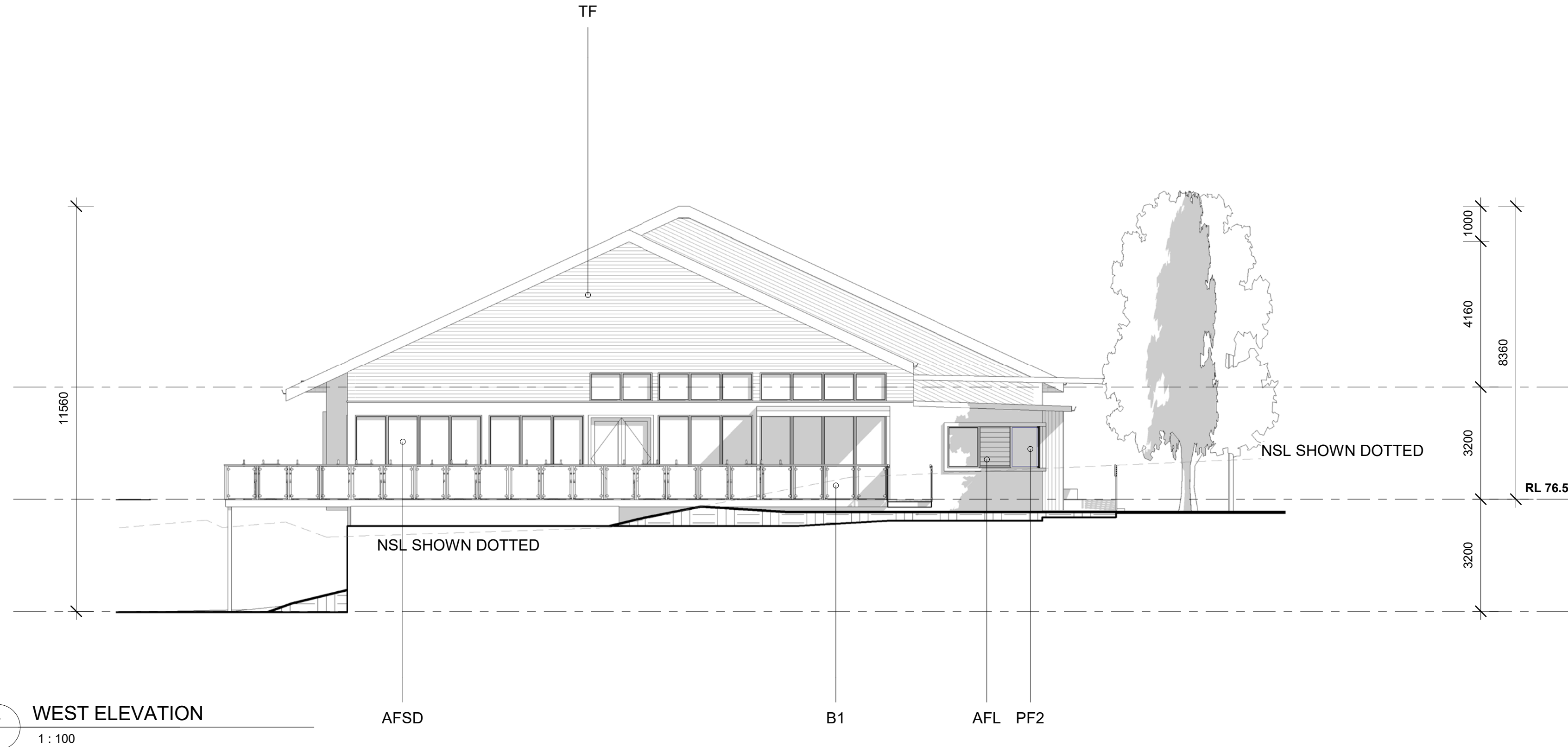
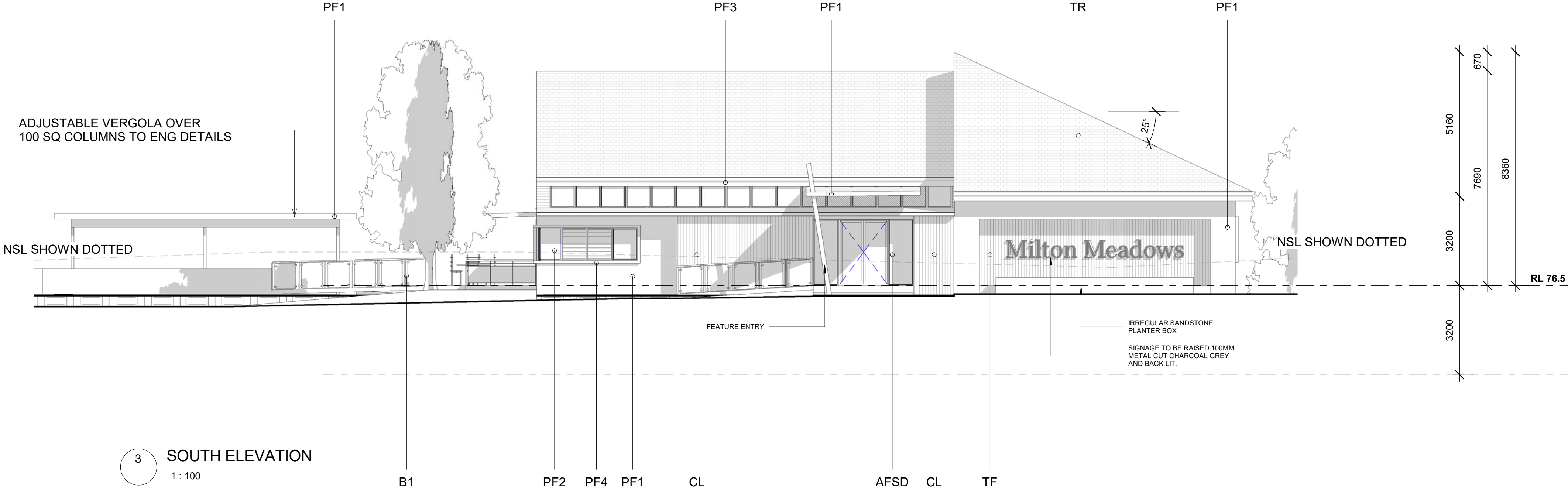
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Drawing:
CLUBHOUSE PLAN

Scale: 1:100 @A1 Job No: 1516 Drawing No:
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DA13

1 GROUND FLOOR PLAN
1 : 100



- FINISHES**
- AF** - ALUMINIUM FRAMED SLIDING WINDOWS - WOODLAND GREY
AFA - ALUMINIUM FRAMED AWINING WINDOWS - WOODLAND GREY
AFL - ALUMINIUM FRAMED LOUVRES - WOODLAND GREY
AFSD - ALUMINIUM FRAMED SLIDING DOORS - WOODLAND GREY
- TR** - CONCRETE TILED ROOF - BORAL LINEA CHARCOAL GREY OXIDE
CL - KLIPLOCK 700 HS WALL - WOODLAND GREY
TF - NATURAL TIMBER FINISH - WEATHERTEX
- PF1** - PAINT FINISH BROADWALL, DP'S AND AC SHEETING - LIGHT GREY
PF2 - PAINT FINISH AC SHEETING AND PORCHE COCHRE SUPPORT POLE - ORANGE
PF3 - PAINT FINISH FASCIA BOARD AND GUTTER - CHARCOAL GREY
PF 4 - PAINT FINISH TO SURROUND - WHITE
- B1** - POST AND RAIL/GLASS PANEL BALUSTRADE - LIGHT GREY

CONSTRUCTION NOTES

GROUND & LOWER GROUND FLOORS TO BE CONCRETE WITH "AFS" WALLS OR SIMILAR TO GROUND FLOOR ONLY. UPPER FLOOR TO BE STEEL FRAME CONSTRUCTION WITH HEBEL EXTERNAL PANELS WITH GYPROCK LINED HEBEL INTERNAL WALLS. STEELFRAMED ROOF TO WITH BORAL "LINEA" OXIDE THRU CONCRETE TILE AND GYPROCK LINED CEILING. REFER TO ENGINEERS DETAIL FOR STRUCTURAL AND ENERGY & SUSTAINABILITY PERFORMANCE CRITERIA.

CONSTRUCTION NOTES - POOL

POOL TO BE STANDARD CONCRETE CONSTRUCTION TO ENG DETAILS WITH PERIMETER STRUCTURE OVER 100 SQ. COLUMNS TO HOUSE ADJUSTABLE PERGOLA

. PULL DOWN ZIP UP SIDES WILL FACILITATE ALL WEATHER CONDITIONS.

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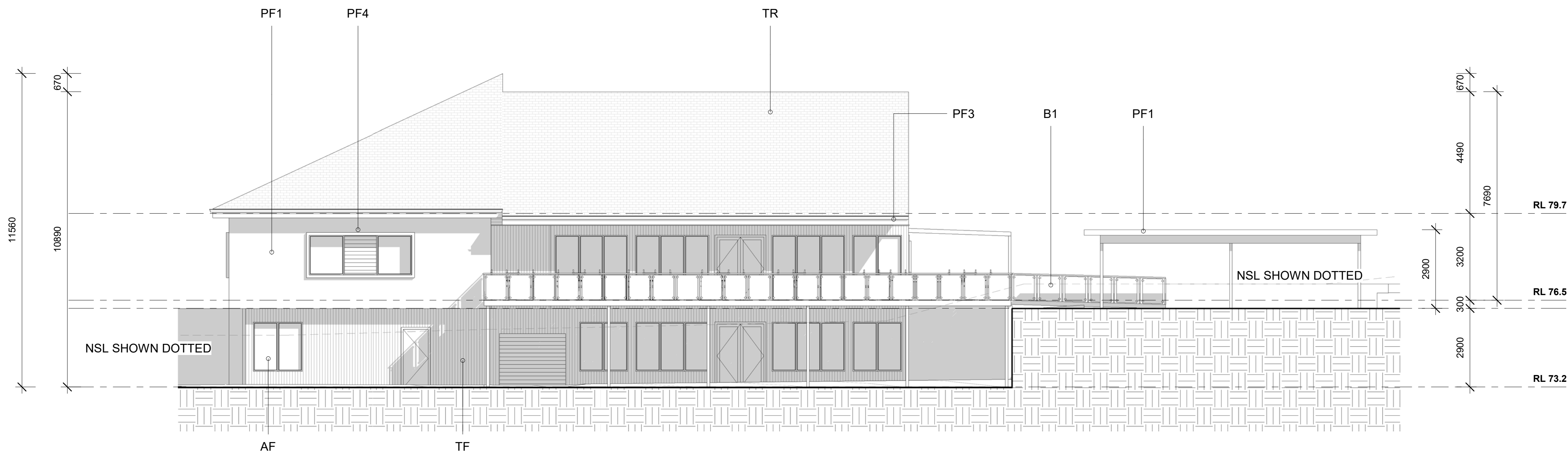
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e. sj@stephenjonesassociates.com
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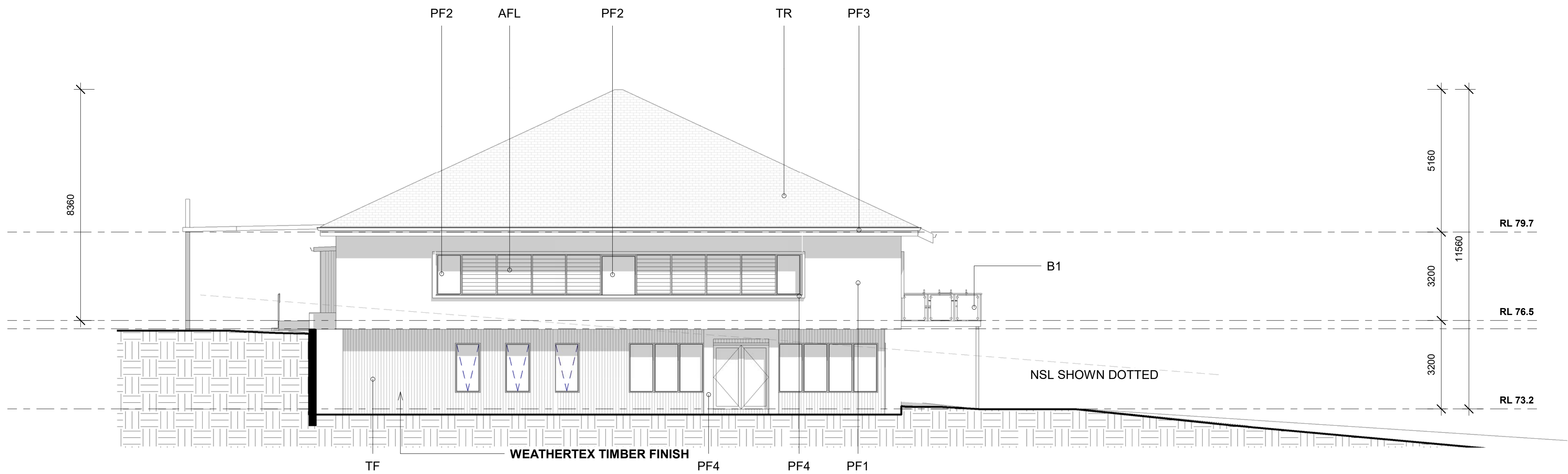
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Drawing:
CLUBHOUSE ELEVATIONS 1

Scale: 1:100 @A1 Job No: 1516 Drawing No:
Date: 09.05.2017
Drawn: SJ
DA14
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1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100

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Drawing:
CLUBHOUSE ELEVATIONS 2

Scale: 1:100 @A1 Job No: 1516 Drawing No:
Date: 09.05.2017
Drawn: SJ
DA15
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FINISHES

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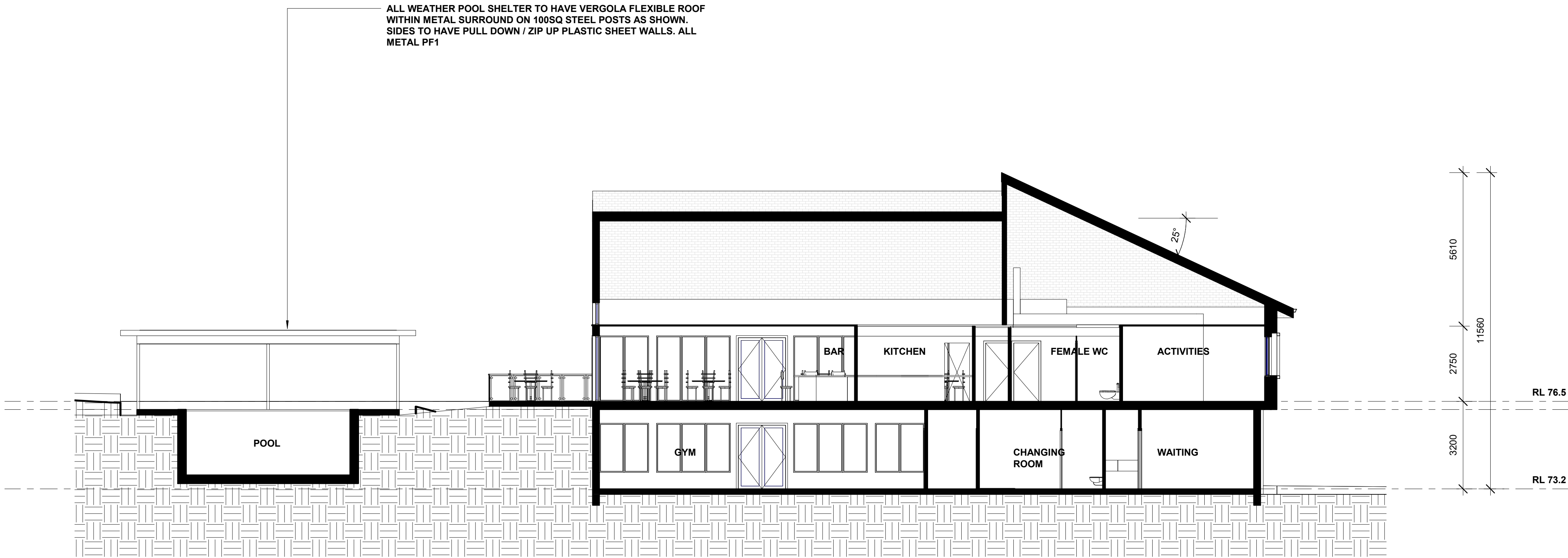
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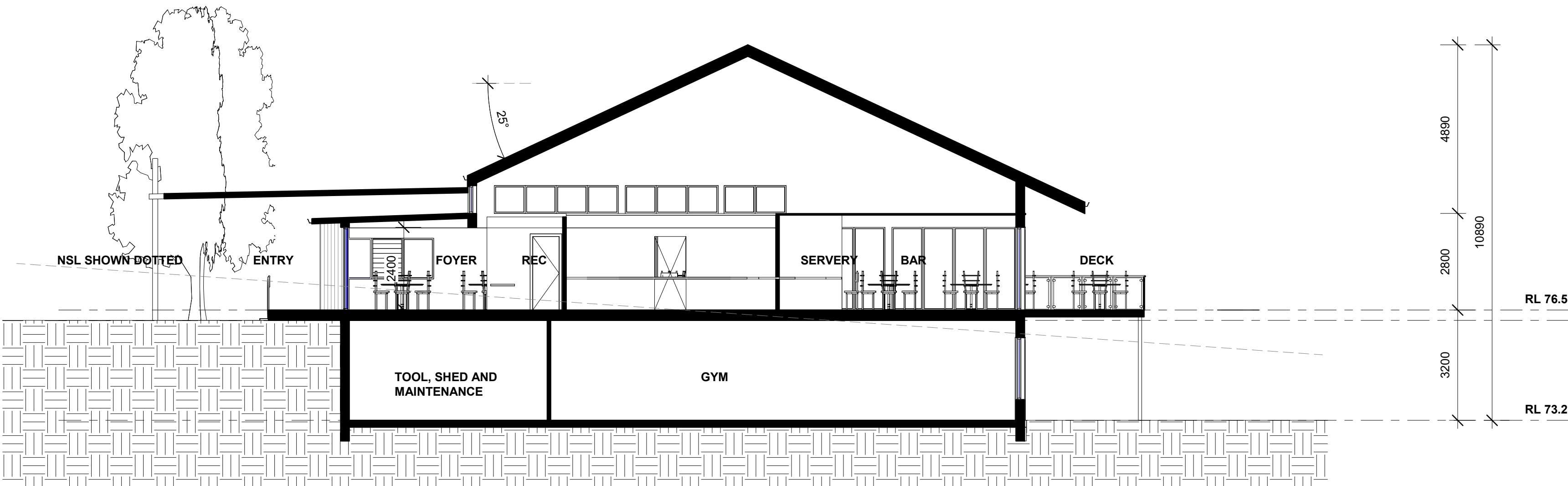
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Drawing:
CLUBHOUSE SECTIONS

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1 SECTION 1
1 : 100



2 SECTION 2
1 : 100



1 view 1



2 view 2



3 view 3



4 view 4

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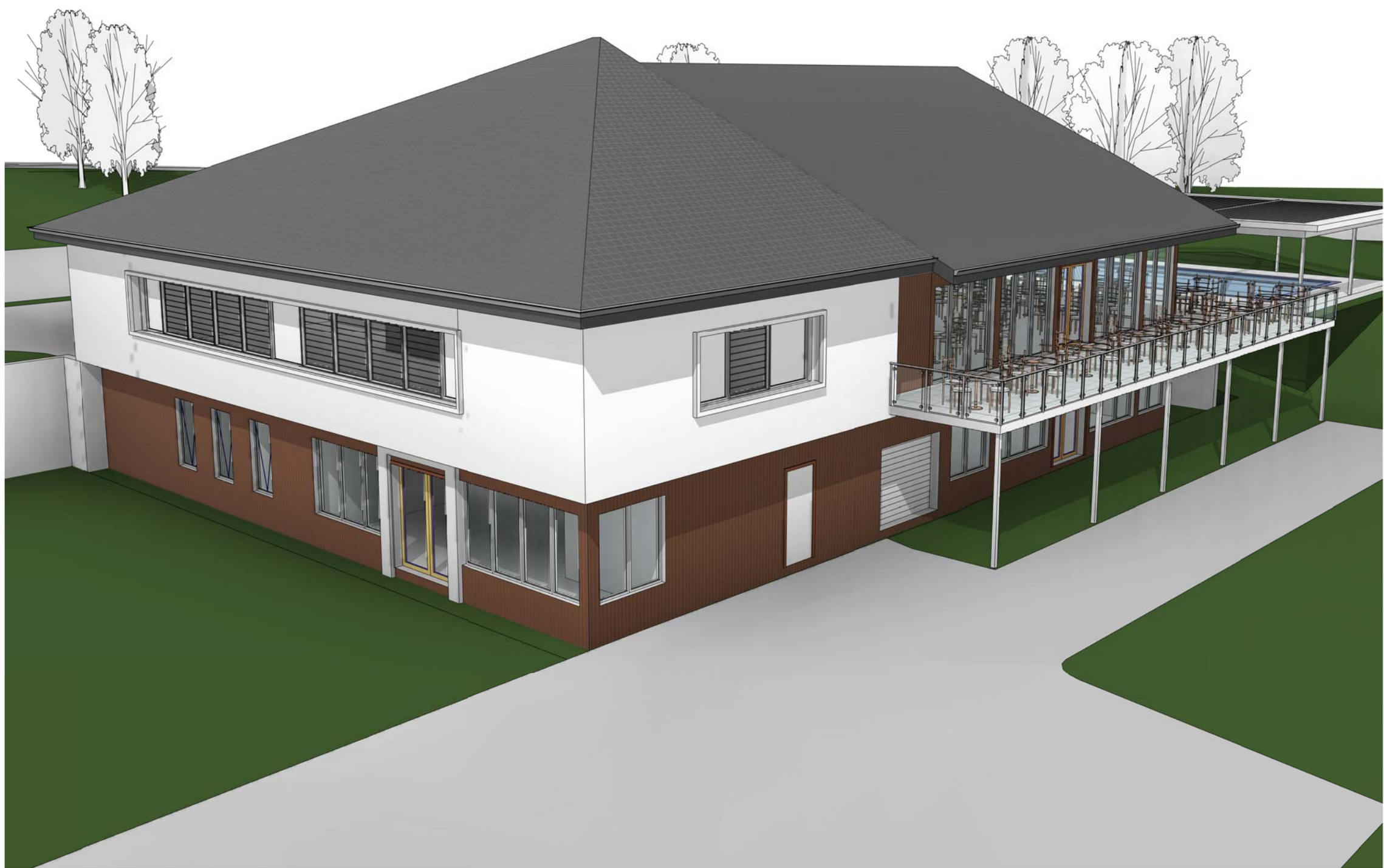
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Drawing:
CLUBHOUSE PERSPECTIVES 1

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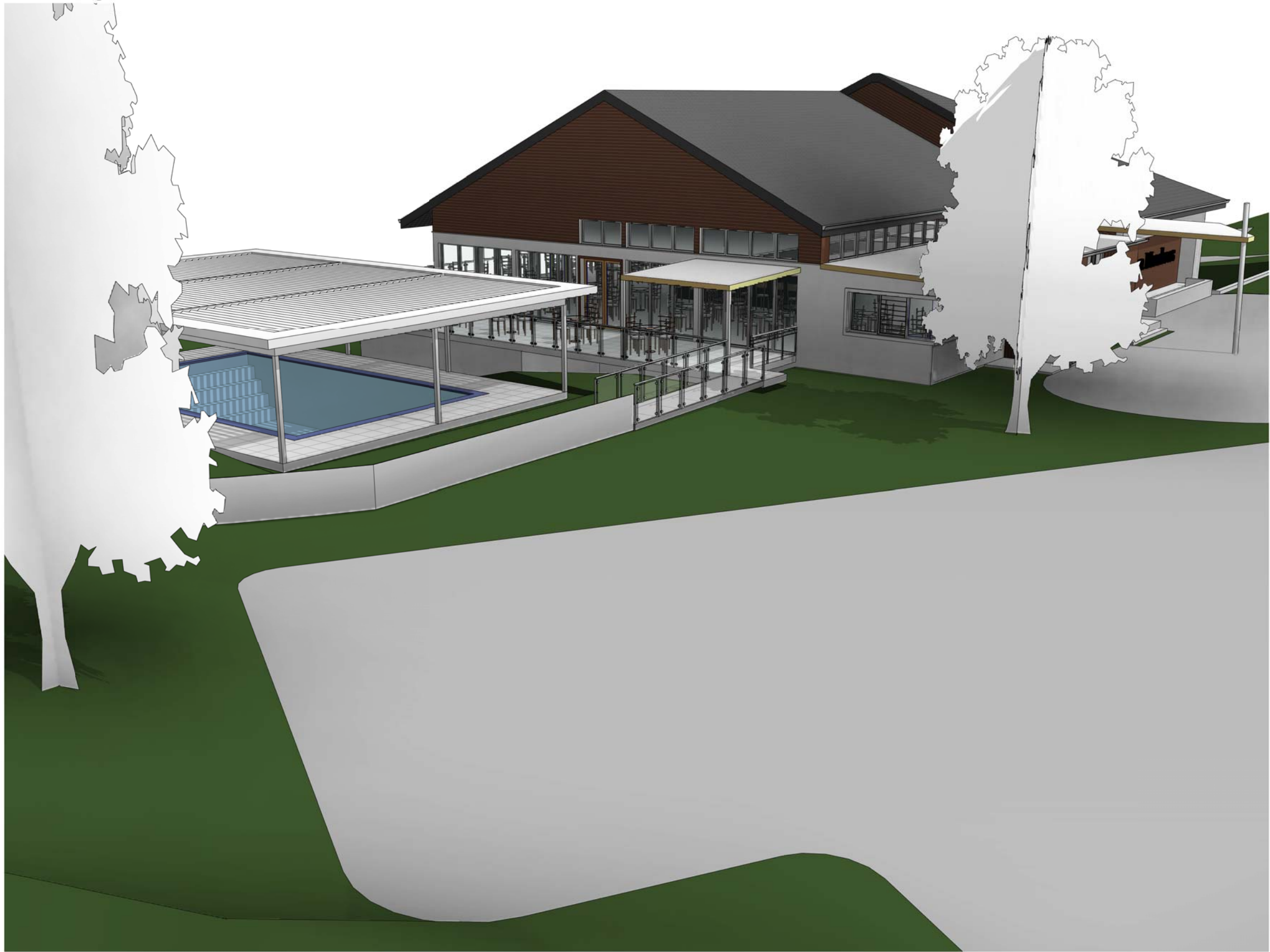
1 view 5



2 view 6



3 view 7



4 view 8

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Drawing:
CLUBHOUSE PERSPECTIVES 2

Scale: @A1 Job No: 1516 Drawing No:

Date: 10.09.2019
Drawn: SJ

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