




















DEVELOPMENT STATISTICS	
SITE AREA:	14.88 ha
<u>CLUBHOUSE:</u>	
LOWER GROUND FLOOR:	458 sq.m
GROUND FLOOR:	470 sq.m (Less Lift/Stair)
TOTAL:	894 sq.m
<u>RESIDENTIAL CARE FACILITY - 89 x SINGLE ROOM BEDS:</u>	
GROUND FLOOR:	4345 sq.m (Less Lift/Stair)
TOTAL:	4330 sq.m

DEVELOPMENT STATISTICS		
SITE AREA:	14.88 ha	
<u>DUPLEXES - 127 DWELLINGS:</u>		
TYPE A-A = 216 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 = 30 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 6	Duplexes = 6 x 1br+1, 2bth.	Dwellings = 604 sq m
TYPE E-E-E = 282 sq m + 61 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

DEVELOPMENT STATISTICS		
SITE AREA:	14.88 ha	
<u>APARTMENTS - 133 UNITS:</u>		
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	
GROSS FLOOR AREA (GFA) GRAND TOTAL: 32,174 sq.m		
FLOOR SPACE RATIO:	0.216 : 1	
SITE COVER:	(38.5% of Site Area) 57,286 sq.m	
LANDSCAPED AREA:	(61.5% of Site Area) 91,514 sq.m	

CAR SPACES STATISTICS	
	TOTAL
<u>CLUBHOUSE:</u>	
38 CAR SPACES + 2 DISABLED	4
<u>MEDICAL CENTRE:</u>	
10 CAR SPACES + 2 DISABLED	1
<u>RESIDENTIAL CARE FACILITY:</u>	
14 CAR SPACES + 2 DISABLED + 1 AMBULANCE	1
<u>DUPLEXES</u>	
143 GARAGED + 143 OFF STREET CAR SPACES	23
<u>APARTMENTS:</u>	
208 CAR SPACES + 8 STACKED CARAVAN SPACES	21
<u>LAKESIDE:</u>	
15 CAR SPACES	1

- KEY**
- | | |
|---|---|
|  | CLUBHOUSE / MEDICAL CENTRE |
|  | RESIDENTIAL CARE FACILITY |
|  | APARTMENTS |
|  | DUPLEX - TYPE AA |
|  | DUPLEX - TYPE BB |
|  | DUPLEX - TYPE CC |
|  | DUPLEX - TYPE DD |
|  | DUPLEX - TYPE EE |
|  | TRIPLEX - TYPE DDD |
|  | TRIPLEX - TYPE EEE |
|
 | |
|  | DENOTES GRASSCRETE SECTIONS - 5.5M WIDE TO ALLOW TWO WAY VEHICLE ACCESS |
|  | DENOTES LOCKABLE FIRE ACCESS LINK |
|
 | |
|  | SWITCHBACK DISABLED RAMP / ACCESSIBLE PATH |
| LEGEND | |
|
 | |
|  | LEP E2 / APZ ZONES (REFER TO CUMBERLAND ECOLOGY DOCUMENTATION) |
|
 | |
|  | VIEWS |
|
 | |
|  | NOISE |
|
 | |
|  | WIND / BREEZES |



NOTE: REFER TO LANDSCAPE PLAN FOR ANALYSIS OF EXISTING TREES TO BE REMOVED

G	18.06.2020	ADDITIONAL INFORMATION
F	10.09.2019	ADDITIONAL INFORMATION
E	10.10.2018	ADDITIONAL INFORMATION
D	13.04.2018	ADDITIONAL INFORMATION
C	03.11.2017	ADDITIONAL INFORMATION
B	08.06.2017	ADDITIONAL INFORMATION
A	09.05.07	DEVELOPMENT APPLICATION SET
NO.	DATE.	DETAILS.

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WINDWARD WAY, MILTON NSW 2538

Drawing:
SITE ANALYSIS / LOCATION PLAN

Scale: 1 : 1000 @A1 Job No: 1516 Drawing No:
Date: 18.08.2020
Drawn: SJ

DA05

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