

Proposed Group Home & Community Facility at 10A Park St East Maitland 2323

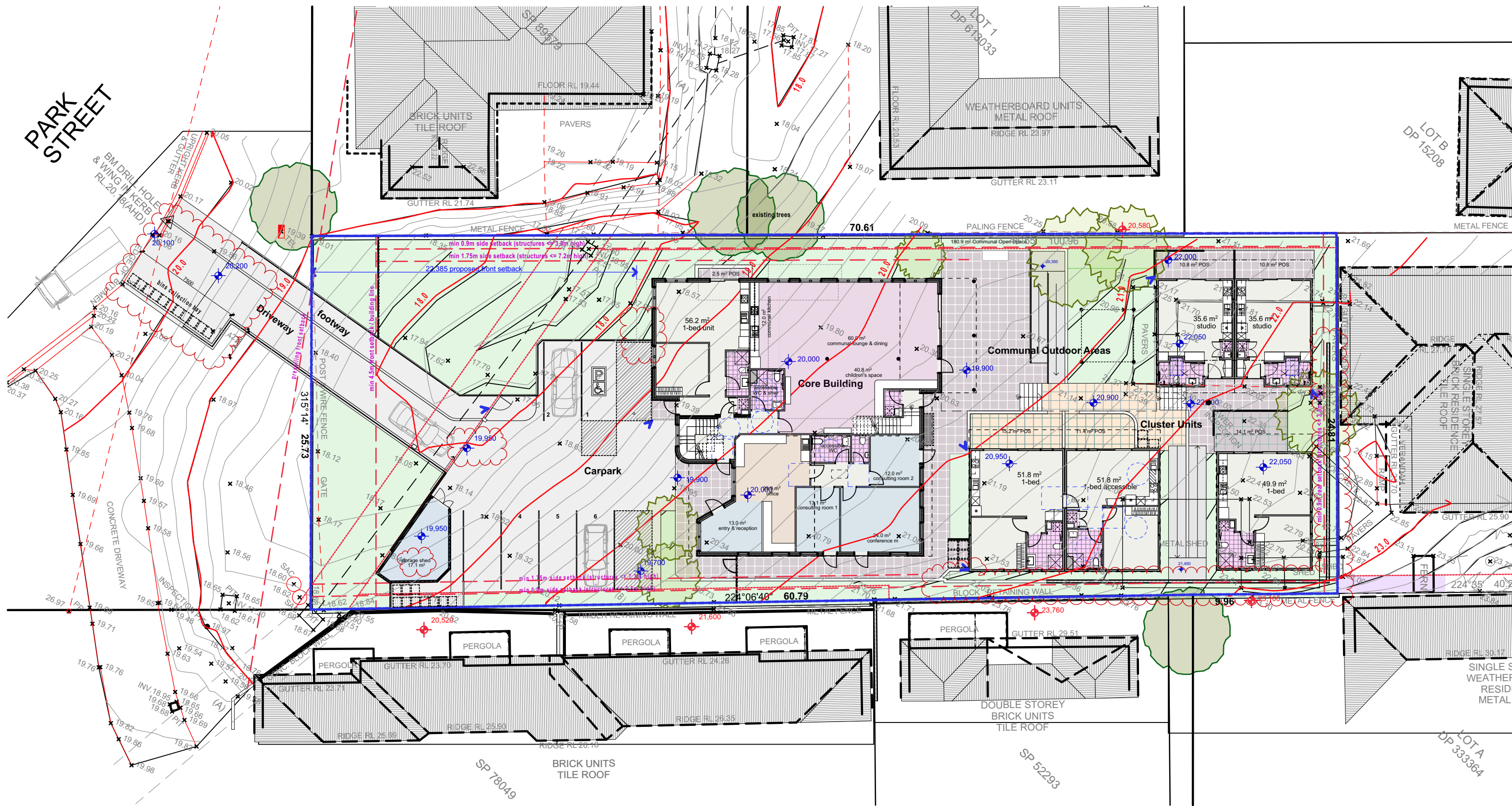


birdseye view of proposed development
(perimeter fences not shown for clarity)

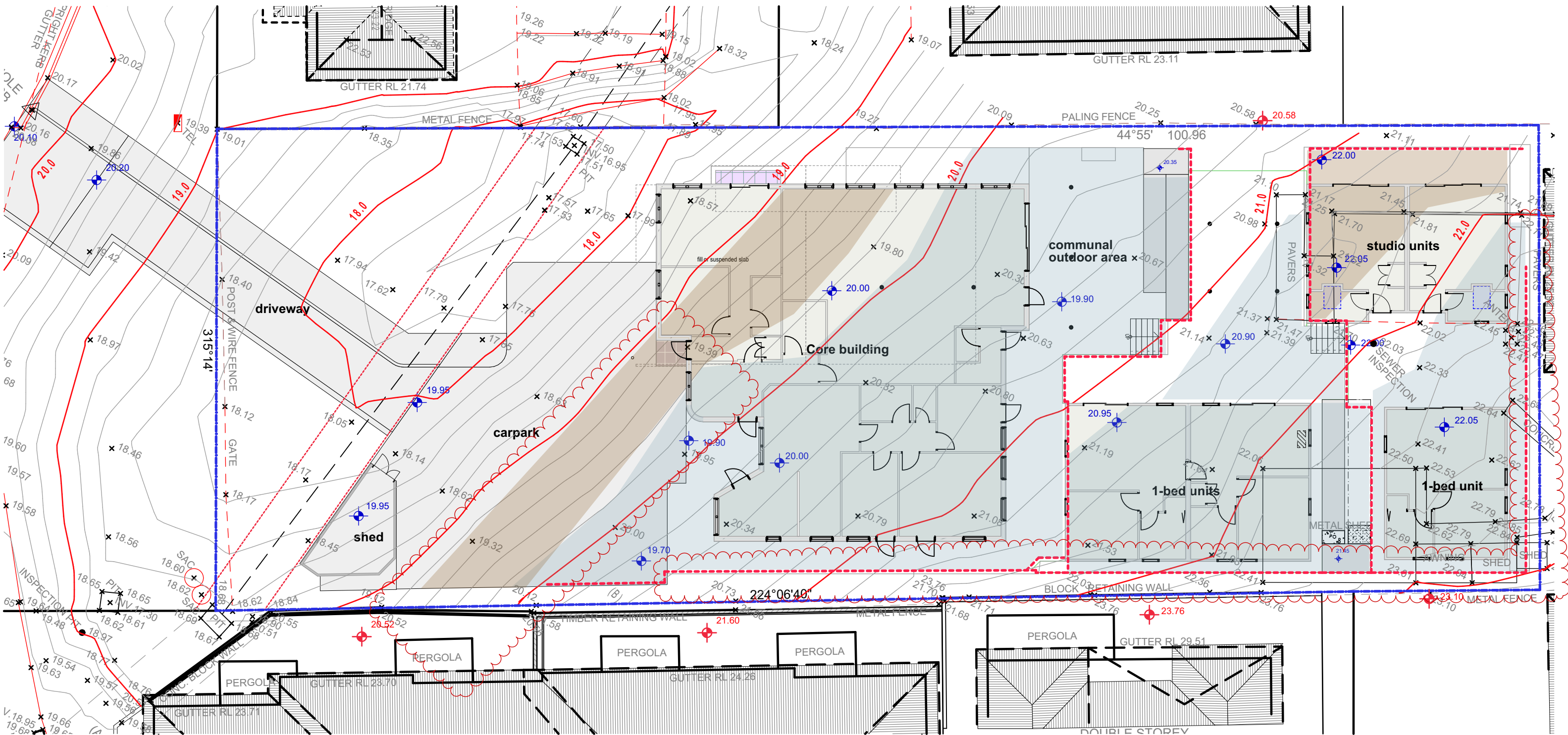
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Internal Areas		
Zone Number	Zone Name	Area (sqm)
B1A	core admin	109.17
B1B	core communal	127.07
B1C	1-bed 1	56.36
B1D	2-bed 1	71.26
B1E	2-bed 2	71.25
B2A	1-bed acc	51.79
B2B	1-bed 2	51.71
B3	1-bed 3	49.90
B4A	studio 1	35.61
B4B	studio 2	35.61
B5	shed	20.44

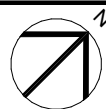
PARK STREET

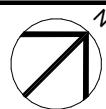
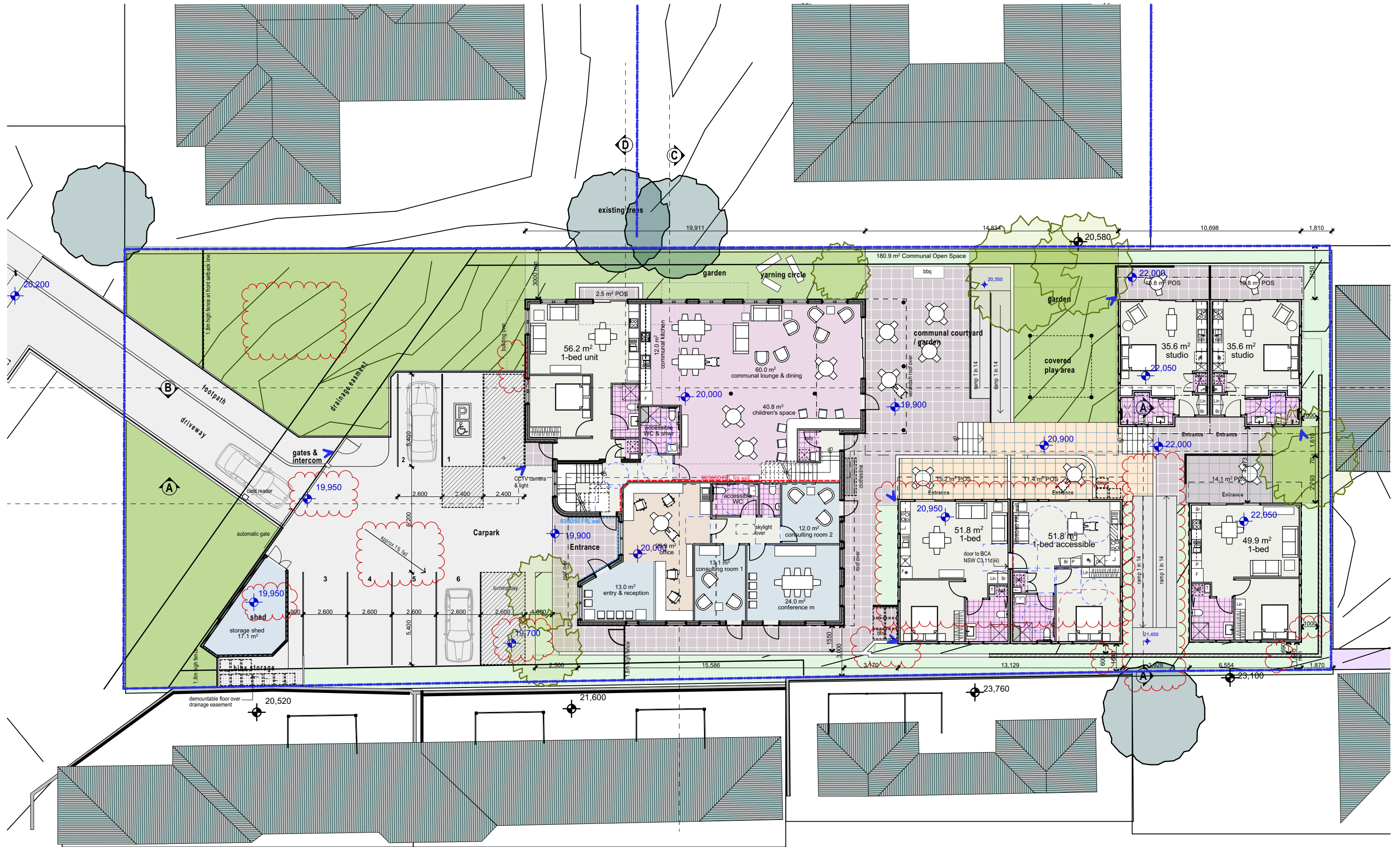


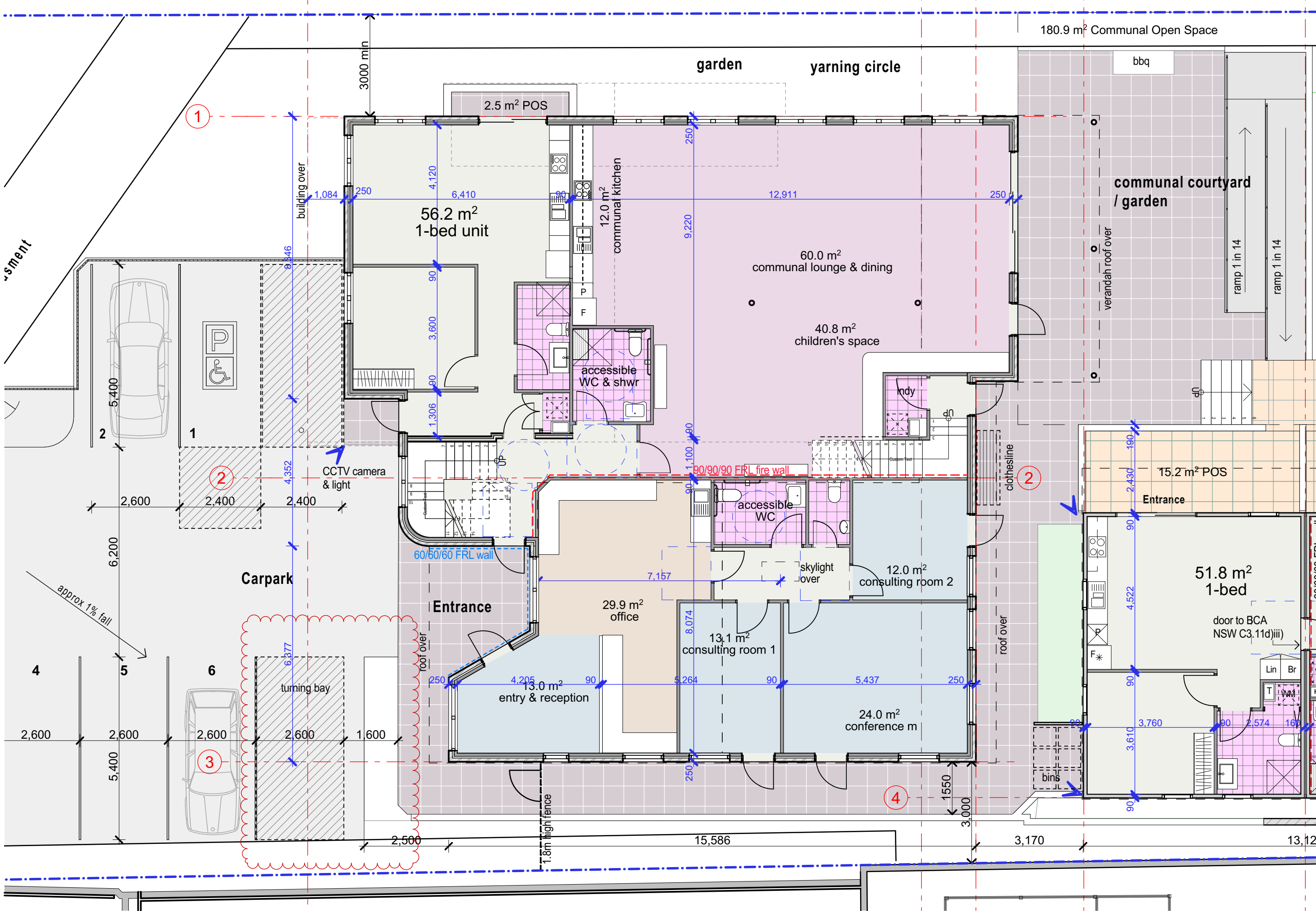
issue	date	amendment description	by	drawn: J Burns
B	14/02/24	updated DA set, recent amendments clouded		
A	8/05/23	DA issue		

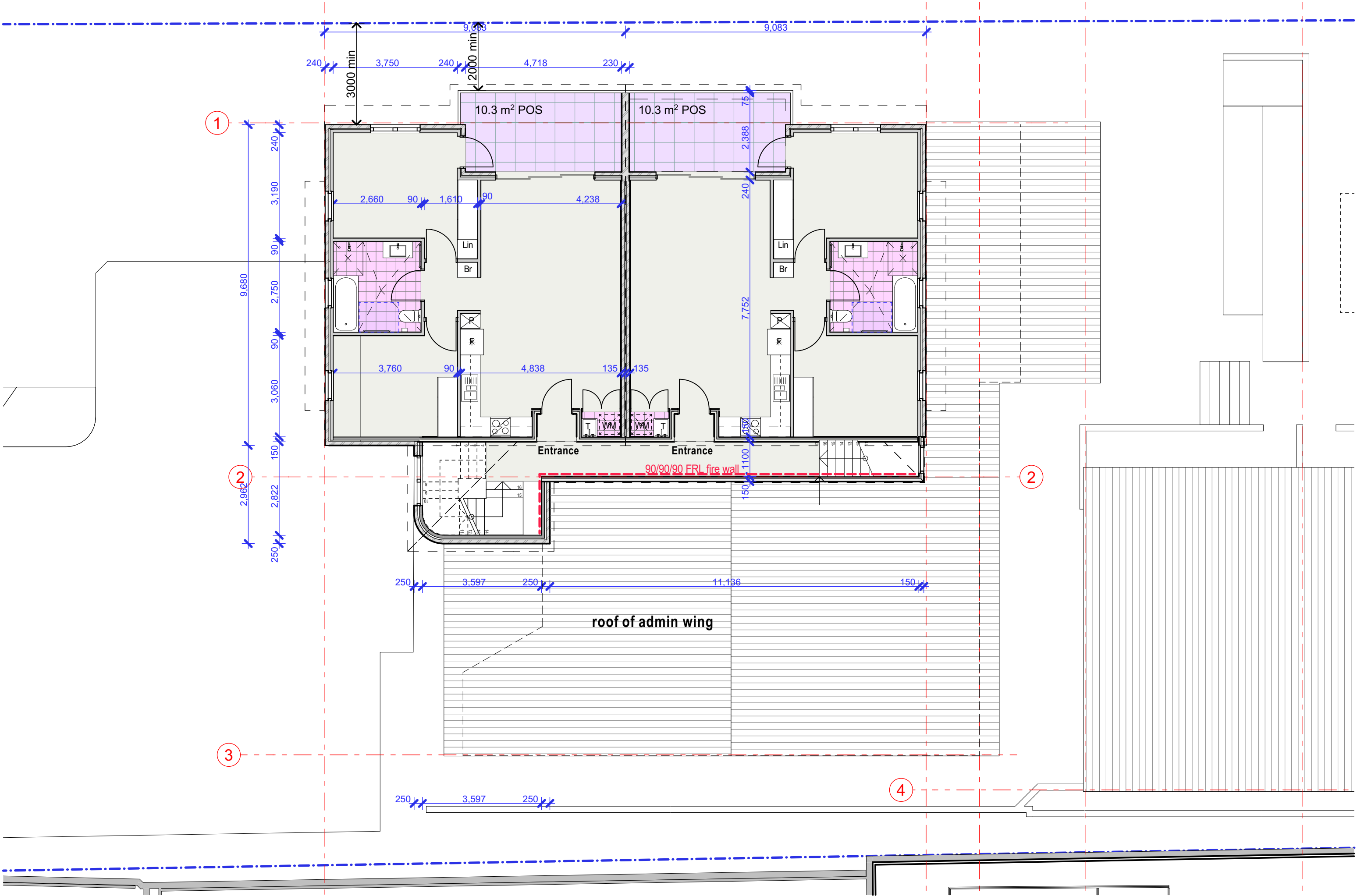


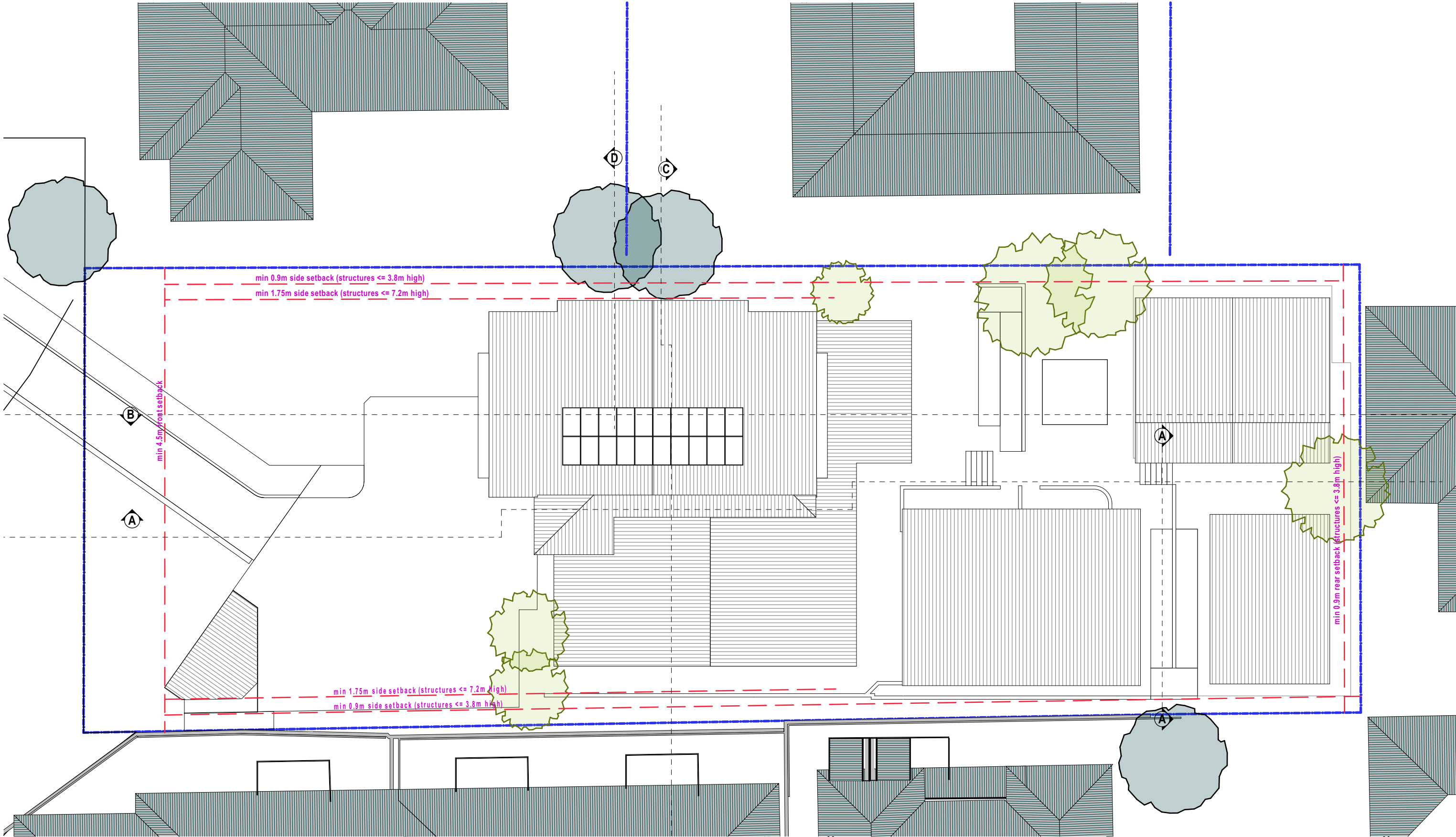
-  approximate extent of proposed cut
-  approximate extent of proposed fill
-  location of proposed retaining walls







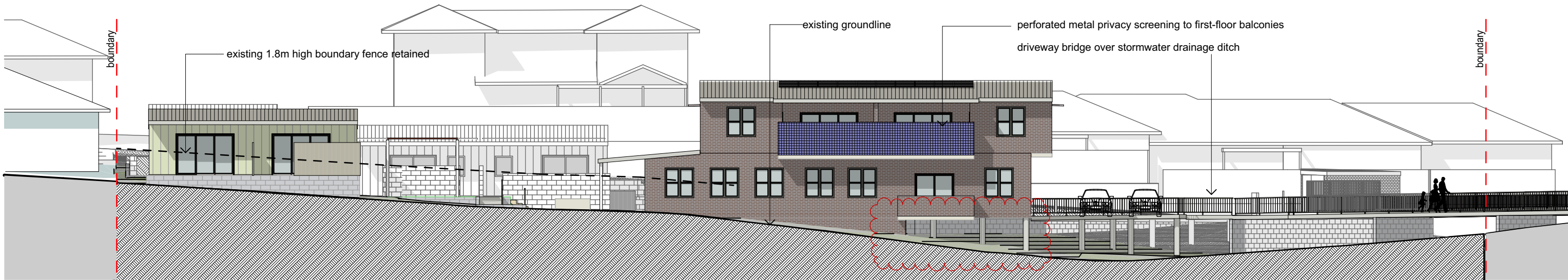




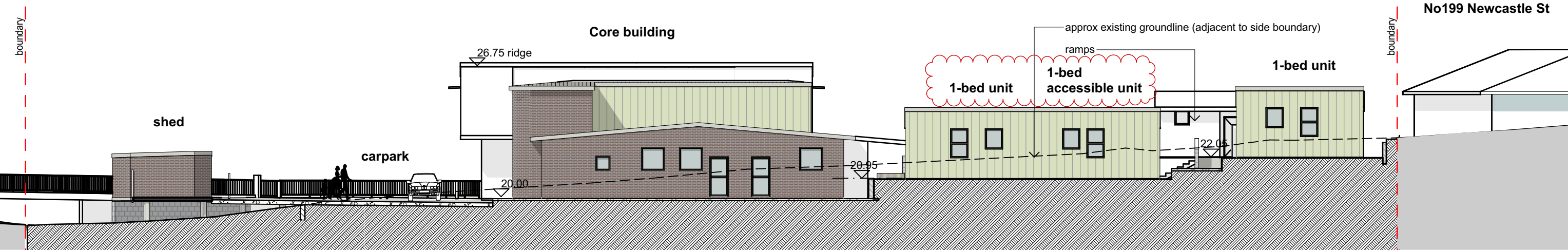
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plan issue type	contract number

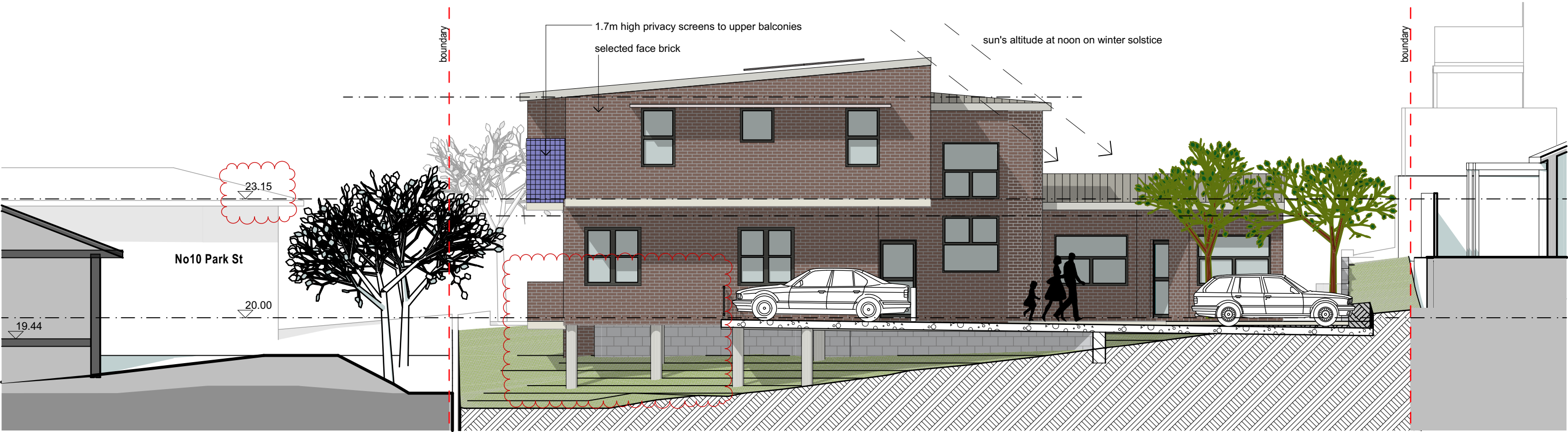
revision no.	14/02/2024
11	



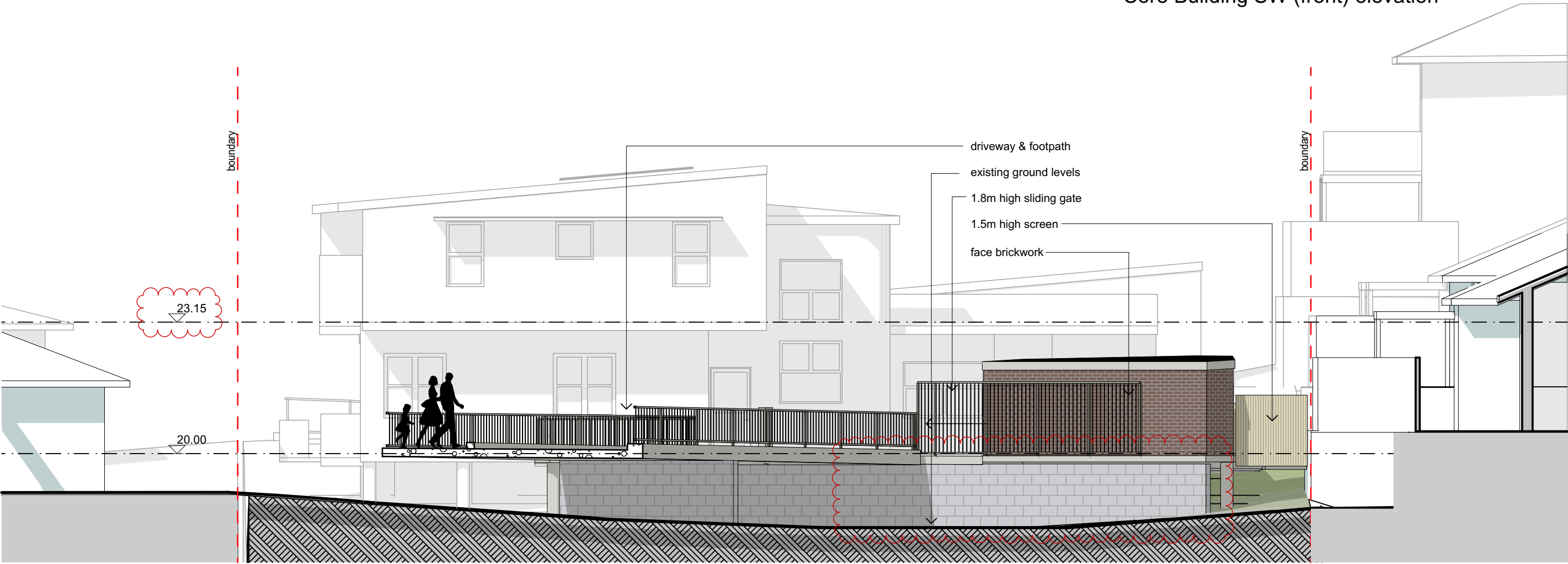
North-west Elevation



South-east Elevation



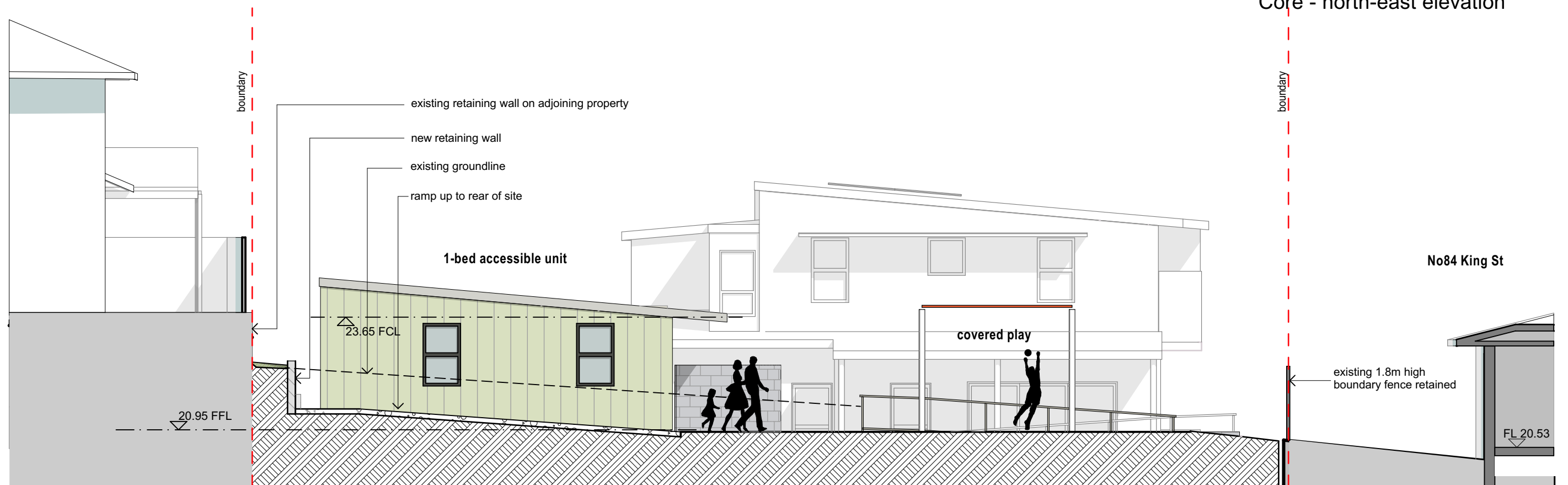
Core Building SW (front) elevation



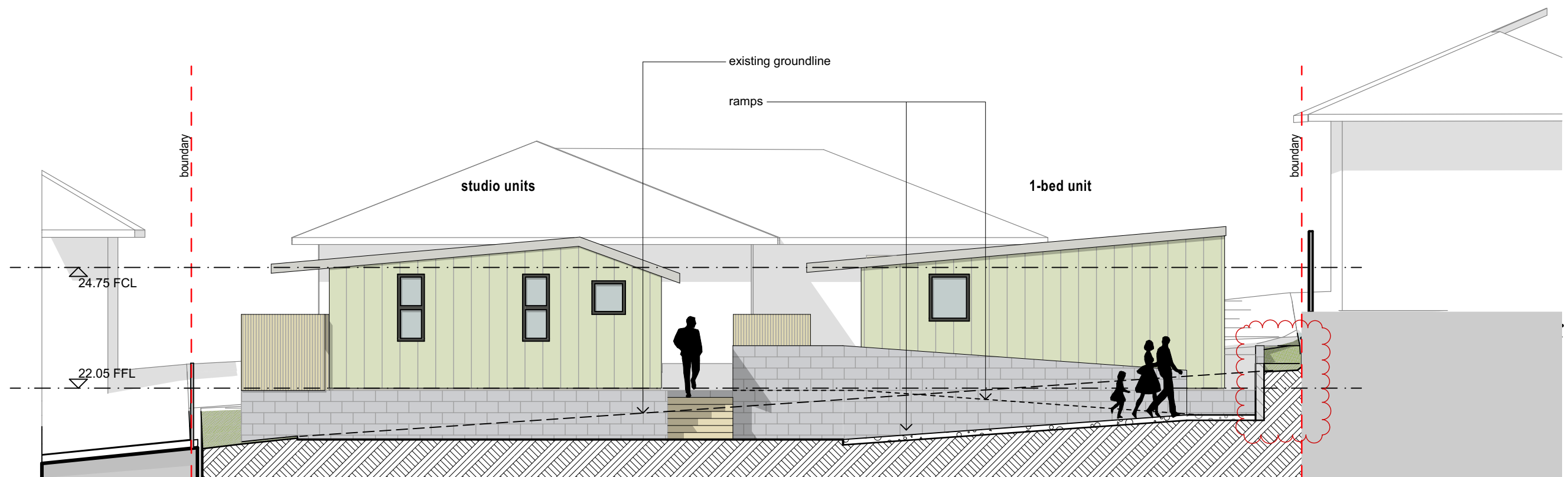
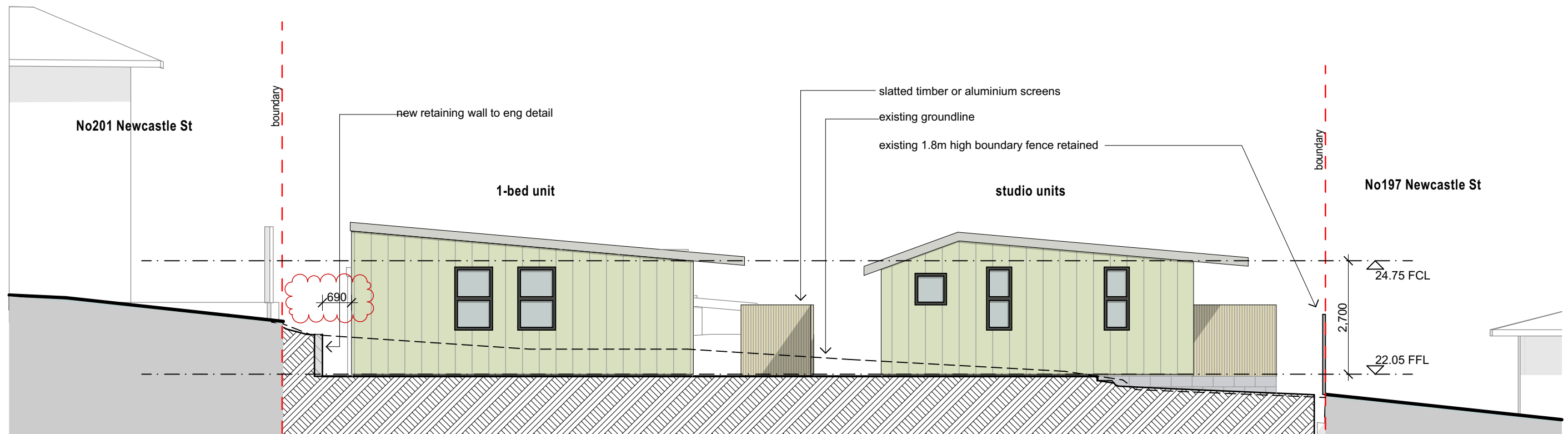
South-west site SW (front) elevation

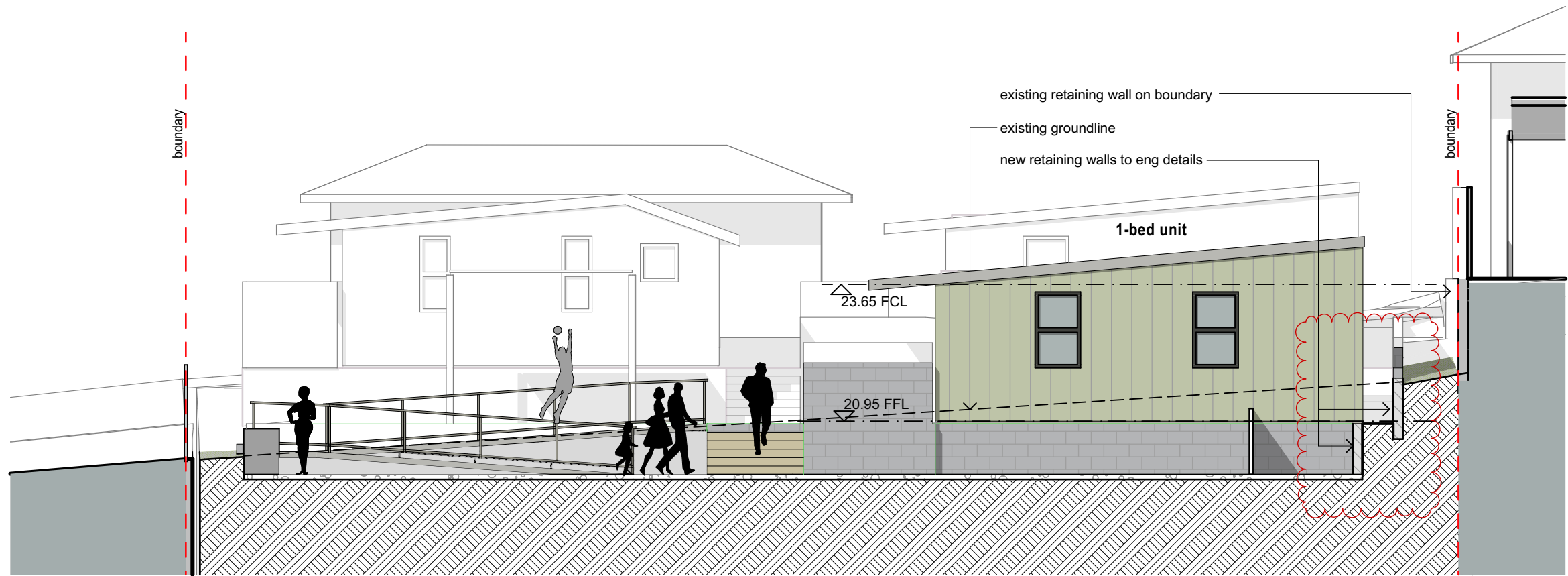


Core - north-east elevation



accessible unit - north-east elevation





accessible unit SW elevation

indicative external finishes



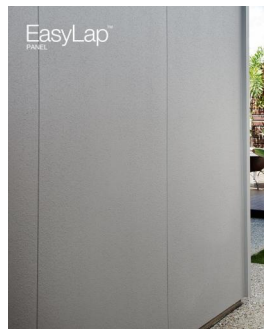
face brick



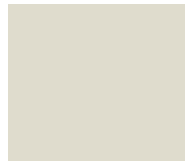
block retaining walls



scyon AXON



Easy Lap panel



colorbond-surfmist



colorbond-dune



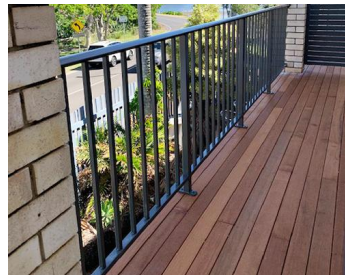
natural white



Colorbond Trimdek_roof



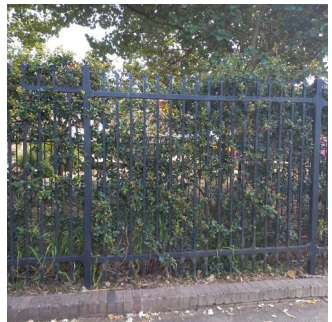
natural anodised aluminium window



aluminium balustrade



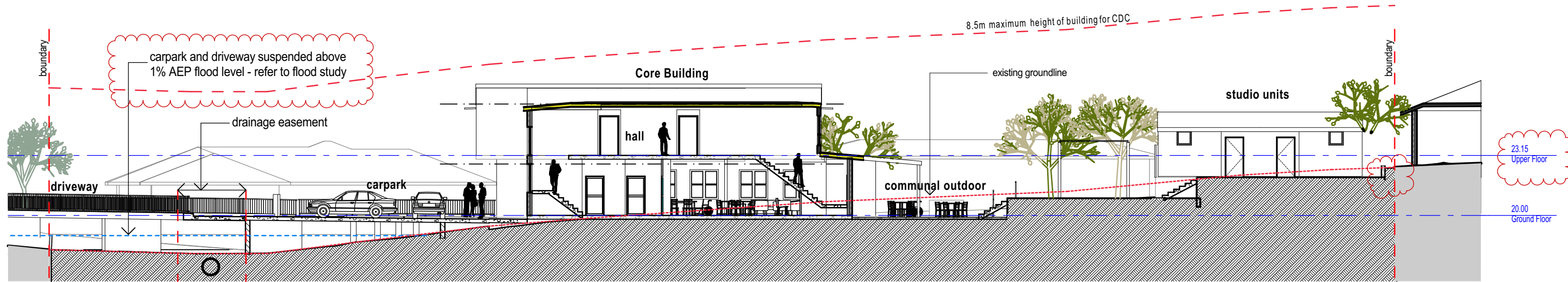
HardieDeck



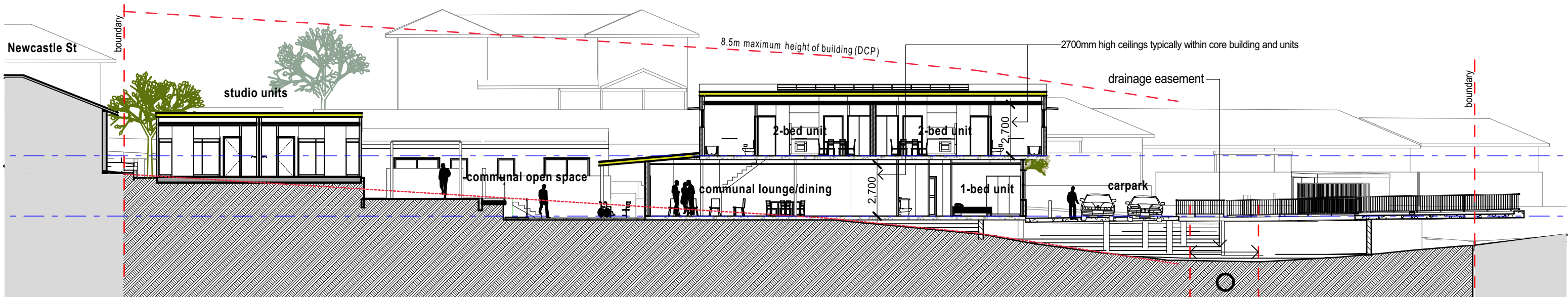
front fence



perforated metal screen



Long Section A



Long Section B



birdseye view from north

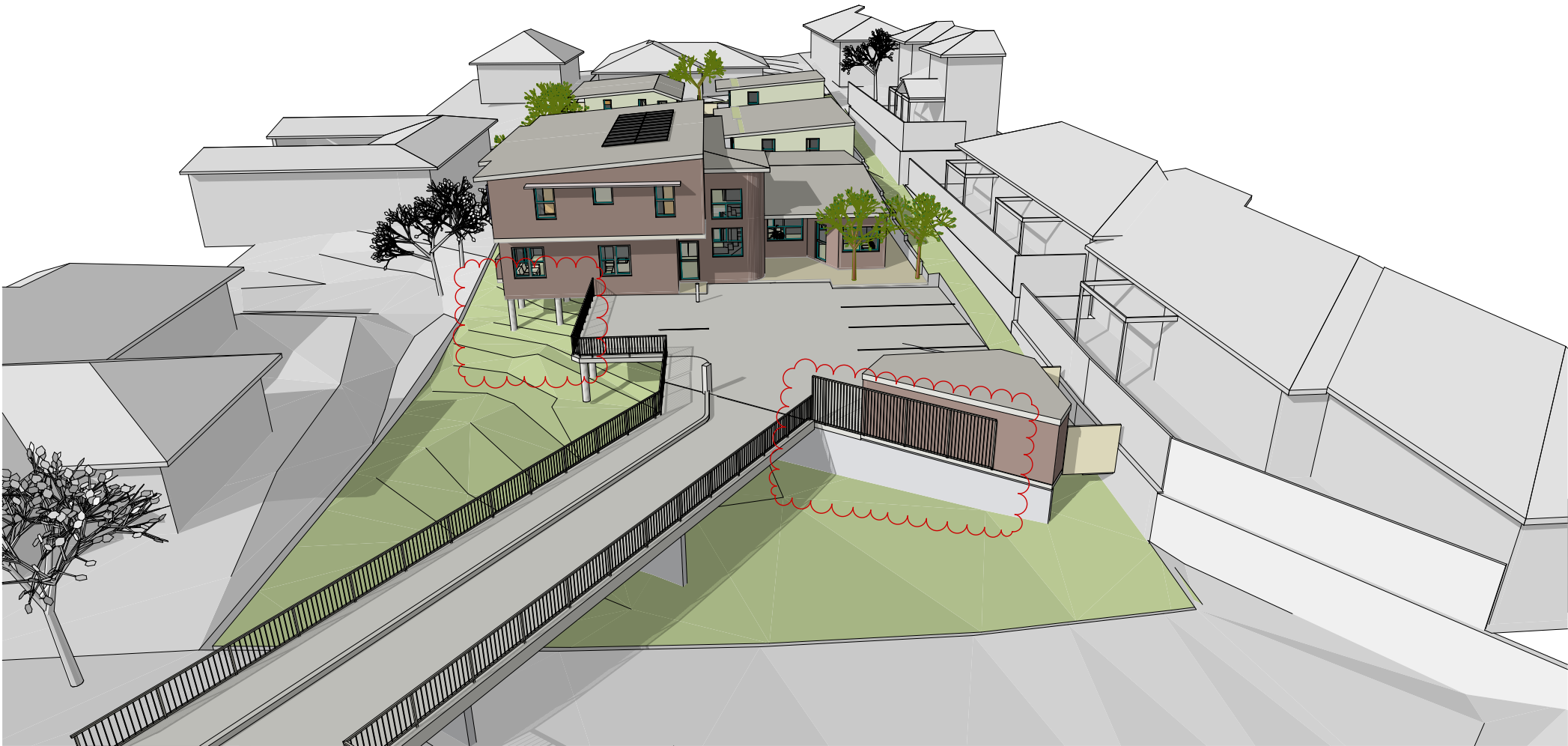


birdseye view from north-east



birdseye view from north-west

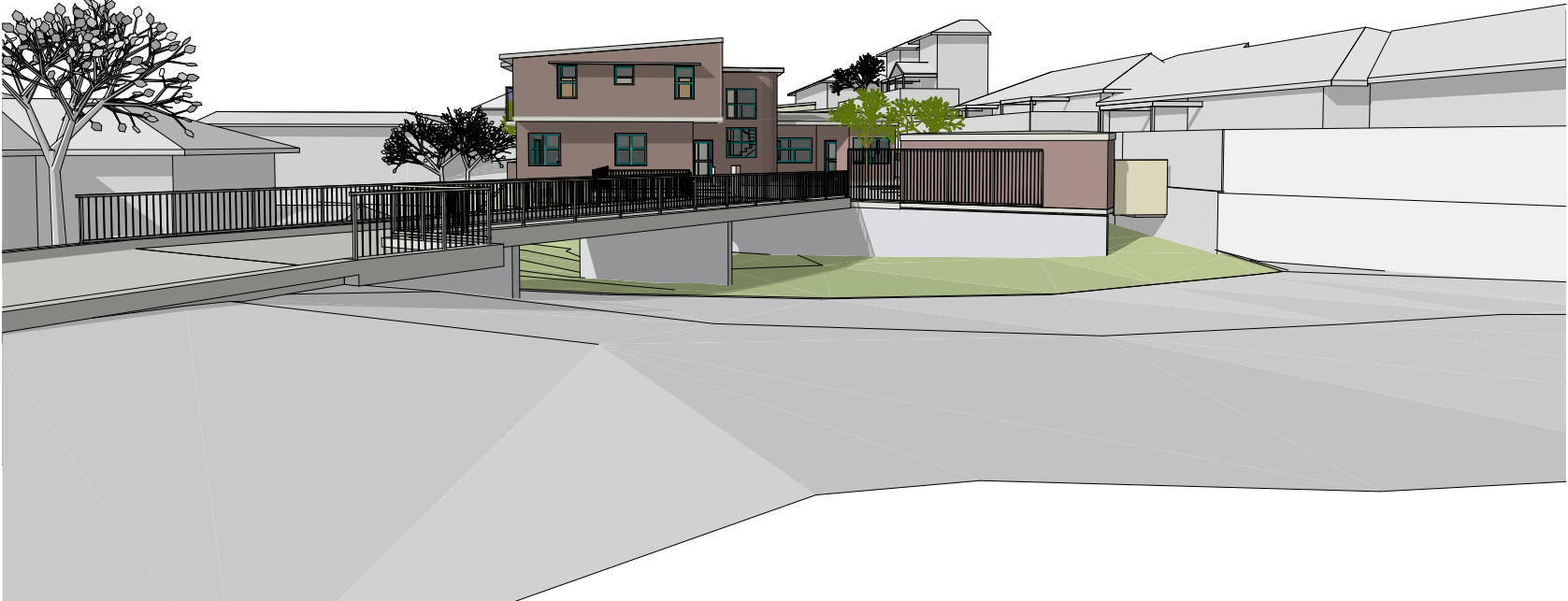
Note: existing or proposed 1.8m high perimeter fences not shown (for clarity) in these views



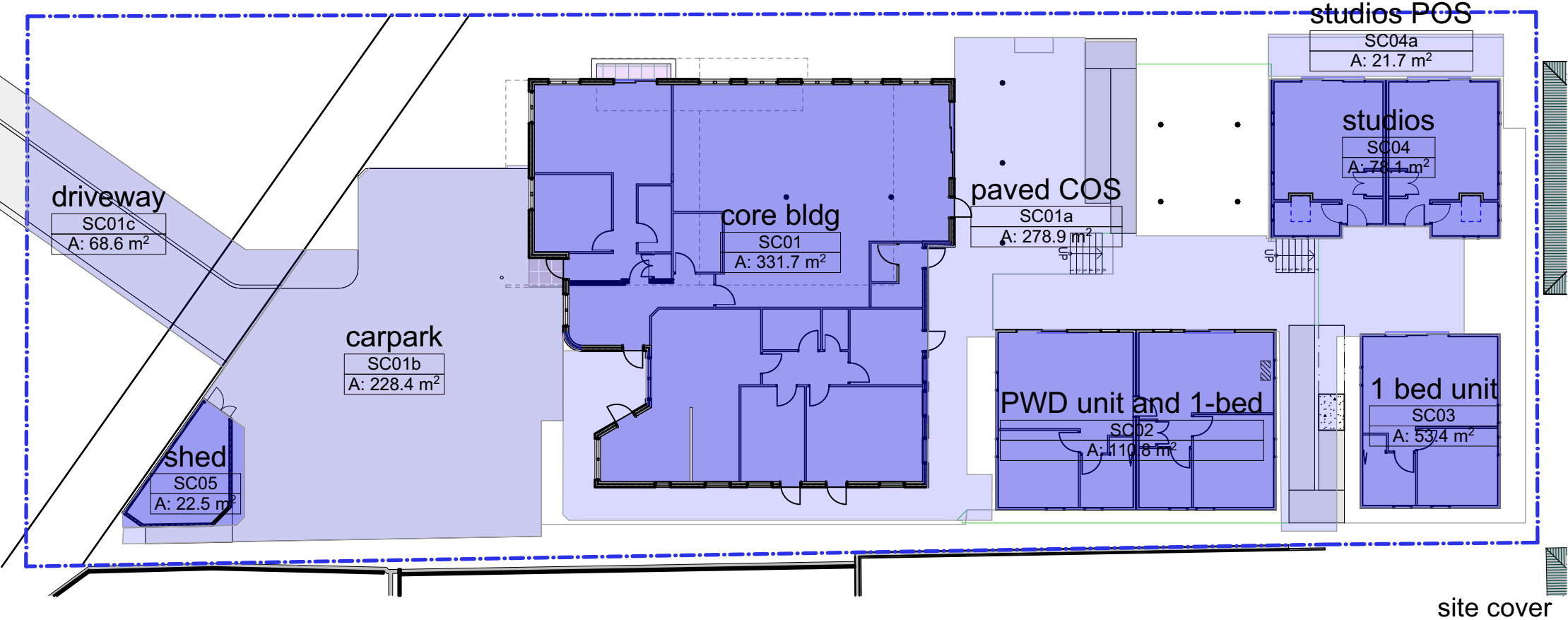
view from south-west



existing street view



street view



O2 site coverage		
Zone Number	Zone Name	Calculated Area
SC01	core bldg	331.71
SC01a	paved COS	278.91
SC01b	carpark	228.44
SC01c	driveway	68.60
SC02	PWD unit and 1-bed	110.83
SC03	1 bed unit	53.64
SC04	studios	78.62
SC04a	studios POS	22.22
SC05	shed	22.54
		1,195.51 m²

SITE AREA = 1784m²

SITE CALCULATIONS for compliance to Maitland DCP Part C:

MAX SITE COVERAGE = 70% x 1784m² = 1248.8m2 PROPOSED SITE COVERAGE = 1196m2 = 67% of site area

MIN UNBUILT AREA = 30% x 1784m² = 524.4m2 PROPOSED UNBUILT AREA = (100 - 67)% = 33% of site area

