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



(perimeter fences not shown for clarity)

10	Tibori Lari Oldotor Offito			
11	Proposed Roof PLan		Internal Areas	
12	Site Elevations	Zone Number	Zone Name	Area (sqm)
13	Elevations 2	B1A	core admin	109.17
10	Licvations 2	B1B	core communal	127.07
14	Elevations 3	B1C	1-bed 1	56.36
15	Elevations 4	B1D	2-bed 1	71.26
		— IB1E	2-bed 2	71.25
16	Elevations 5	B2A	1-bed acc	51.79
17	site sections	B2B	1-bed 2	51.71
18	3D views 1	В3	1-bed 3	49.90
-:-		B4A	studio 1	35.61
19	3D views 2	B4B	studio 2	35.61
20	site calculations	B5	shed	20.44
21	northern boundary sections		-	



range NSW 2800

22 structures over flood zone



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

Cover Sheet

NTS dwg scale @ A3 B 14/02/24 updated DA set, recent amendments clouded 14/02/2024 A 8/05/23 DA issue







No10 Park St



Driveway entrance to townhouses at No12 Park St



Front boundary (fenceline) and drainage easement behind



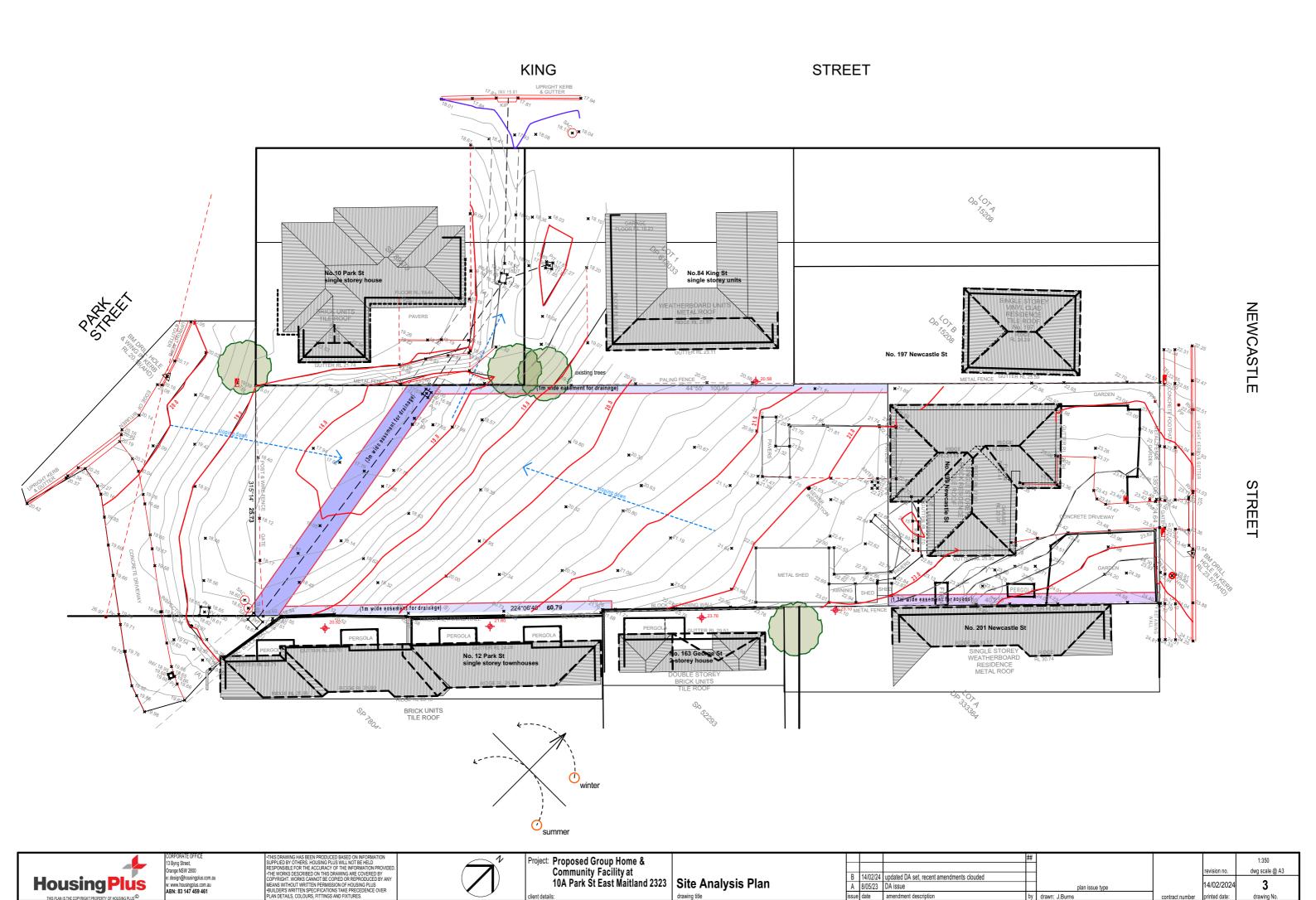
View looking west from rear of site (No84 King St, centre)

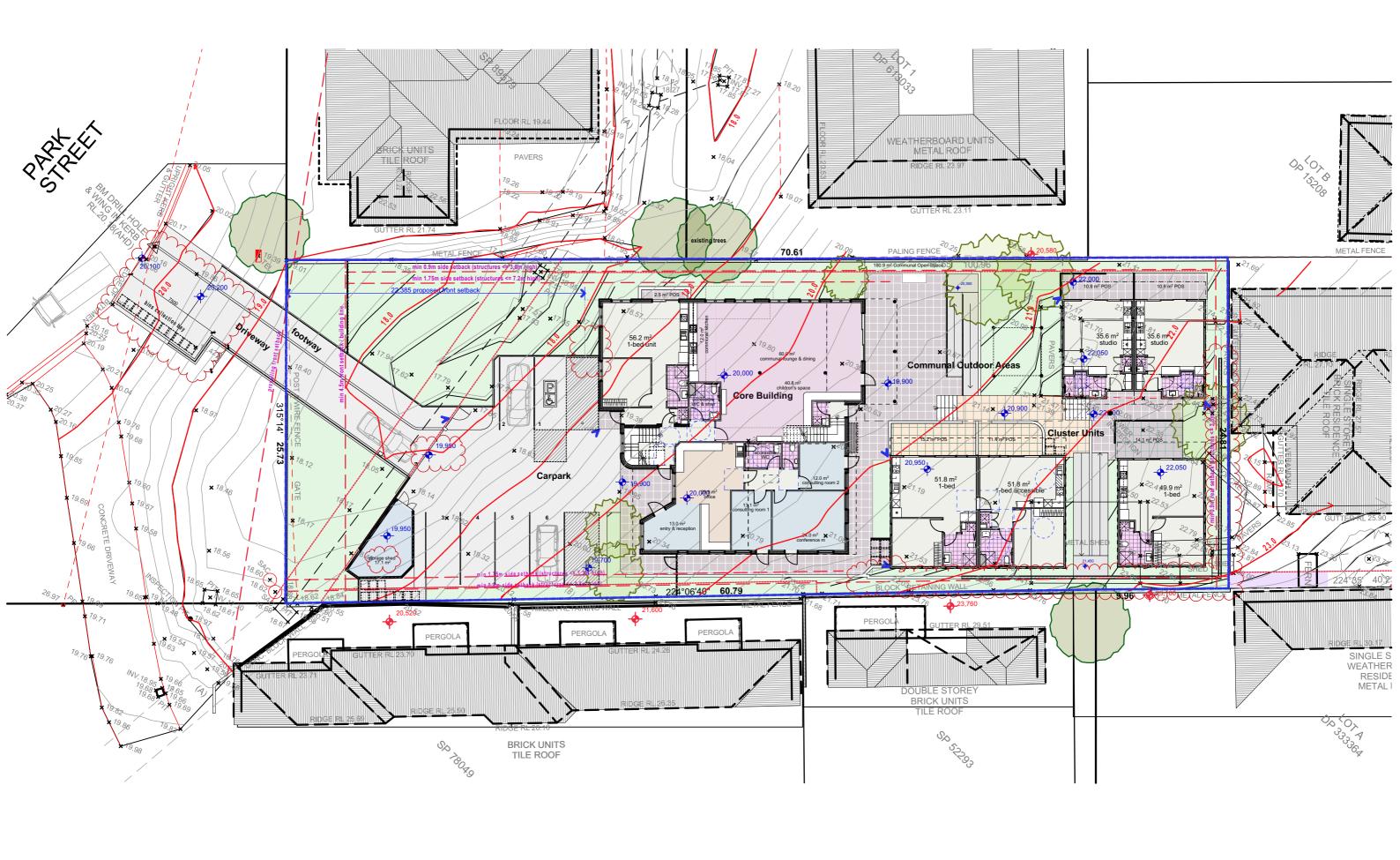


Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 Site Context Plan

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dwg scale @ A3 2 14/02/2024





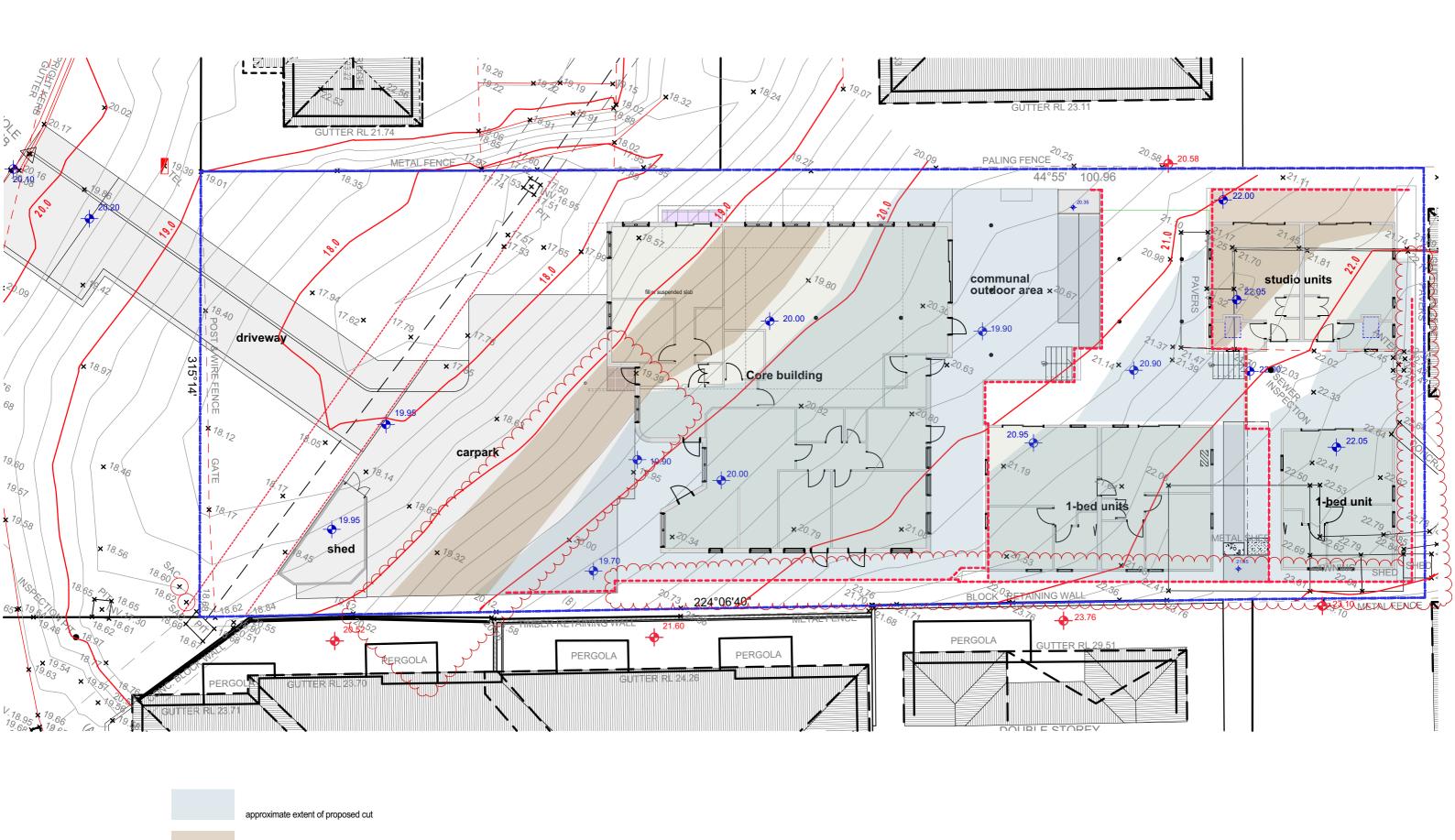




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1:250 dwg scale @ A3





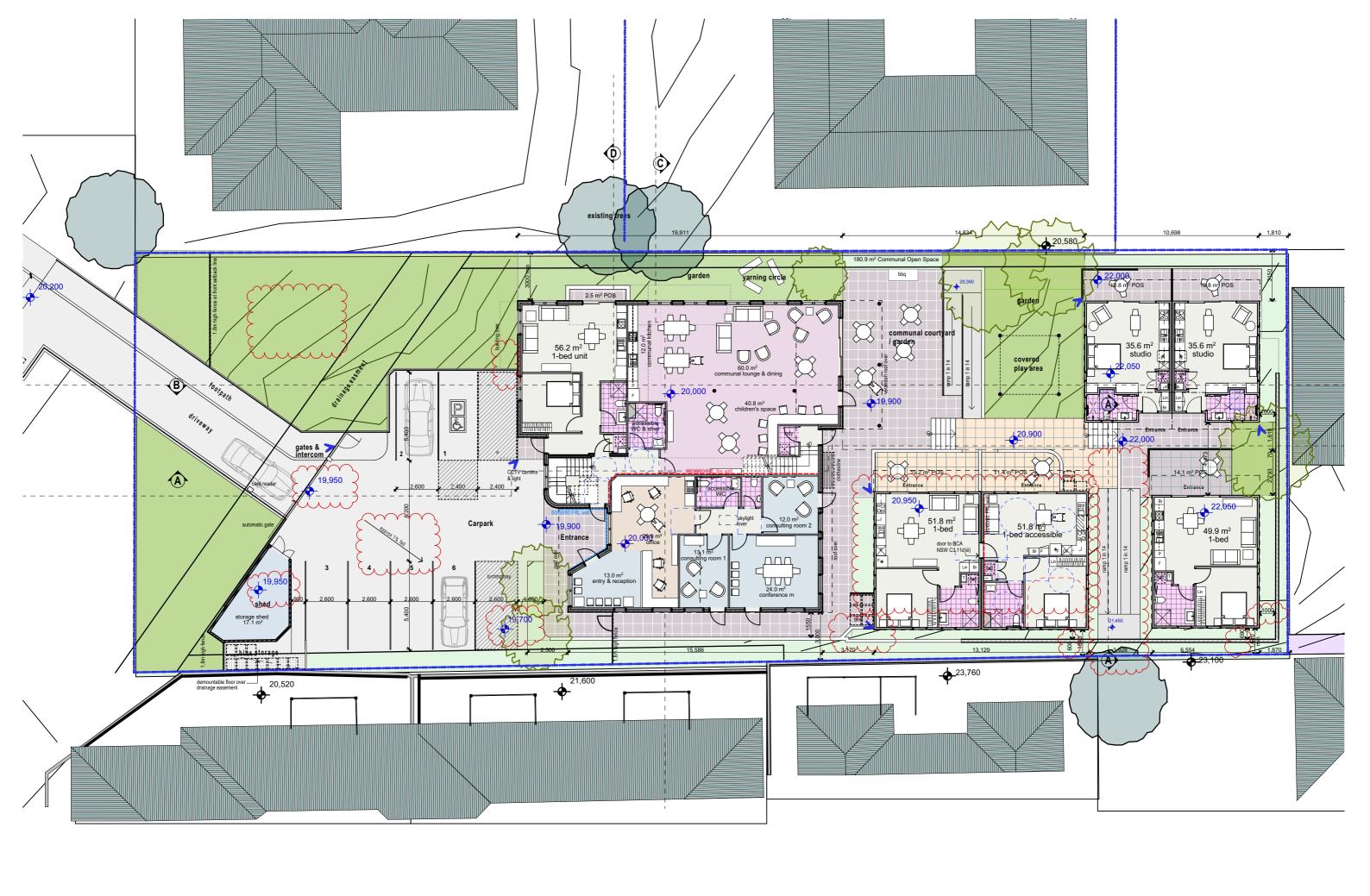
approximate extent of proposed fill location of proposed retaining walls



Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 earthworks plan

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dwg scale @ A3







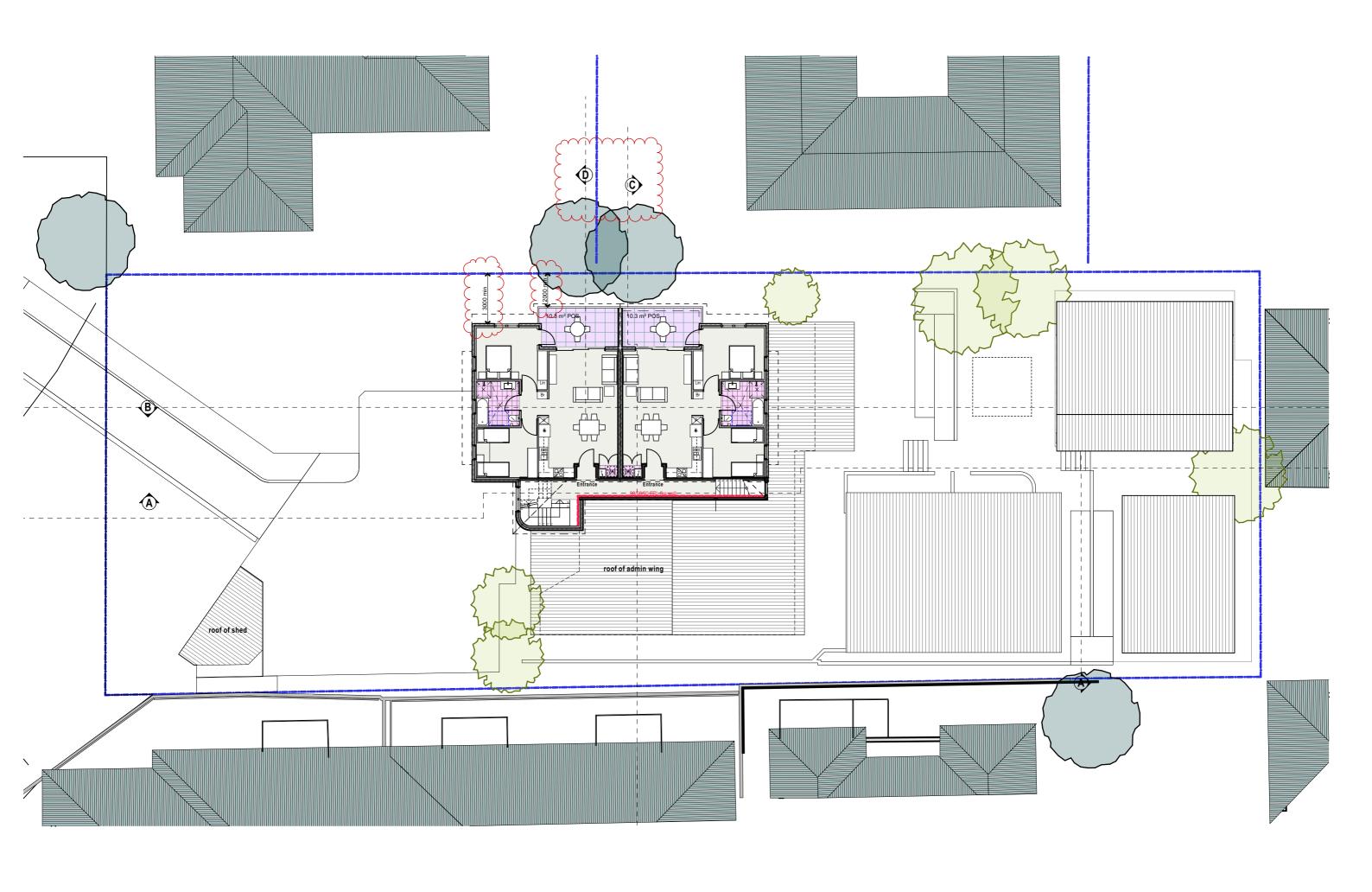
Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 Proposed Ground Floor Layout

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issue	date	amendment description	by	drawn: J.Burns	contract nu

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6

14/02/2024

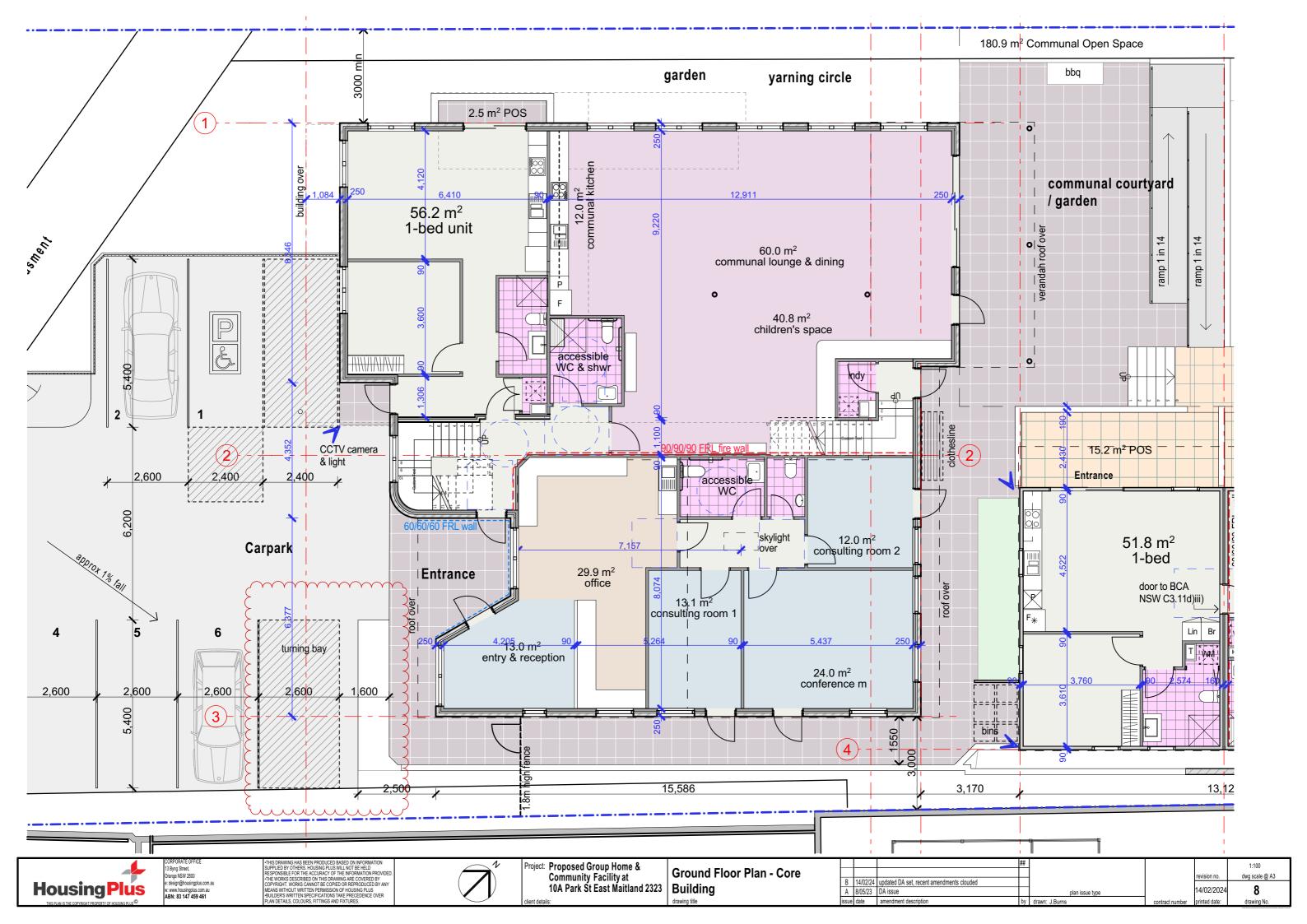


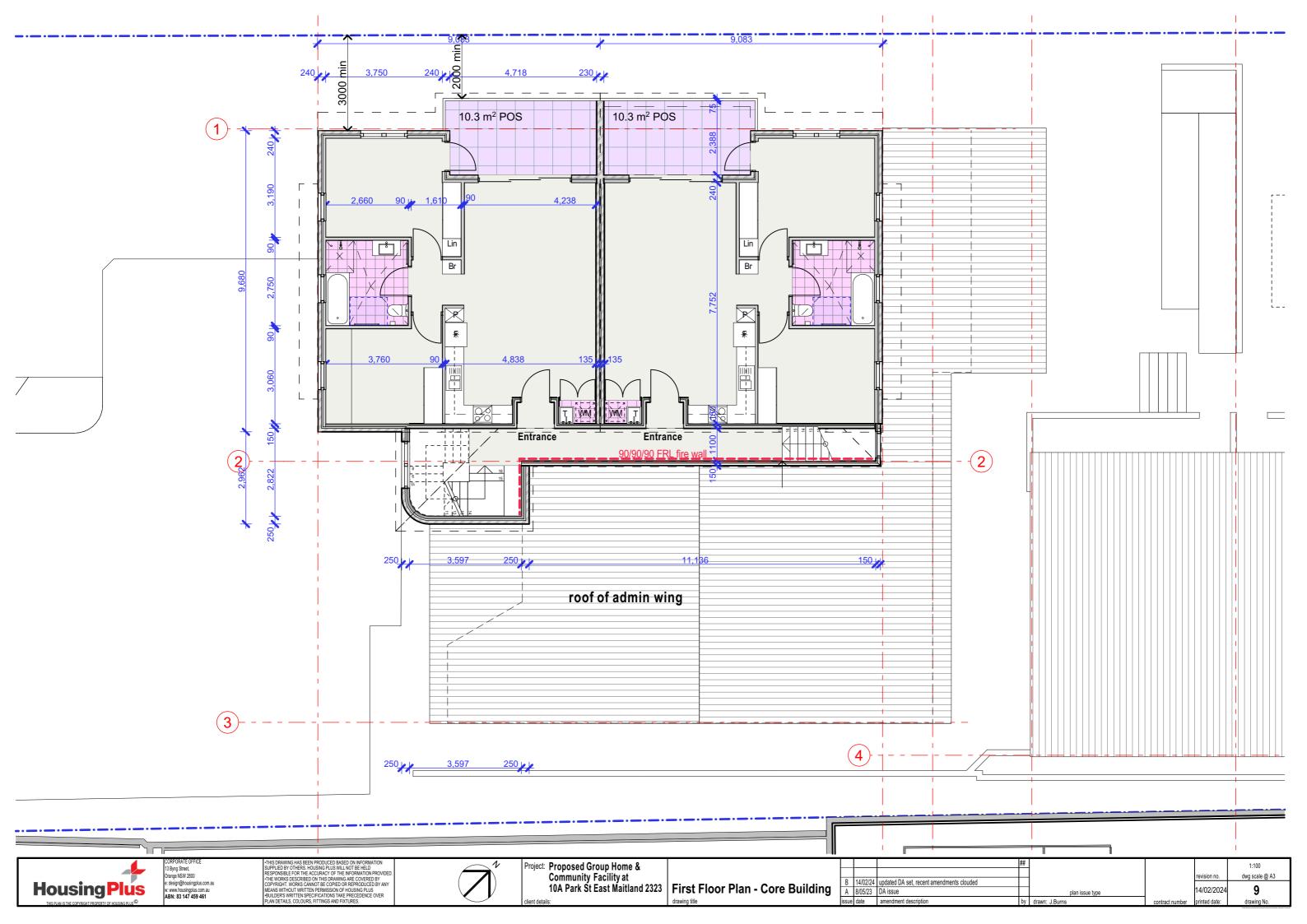


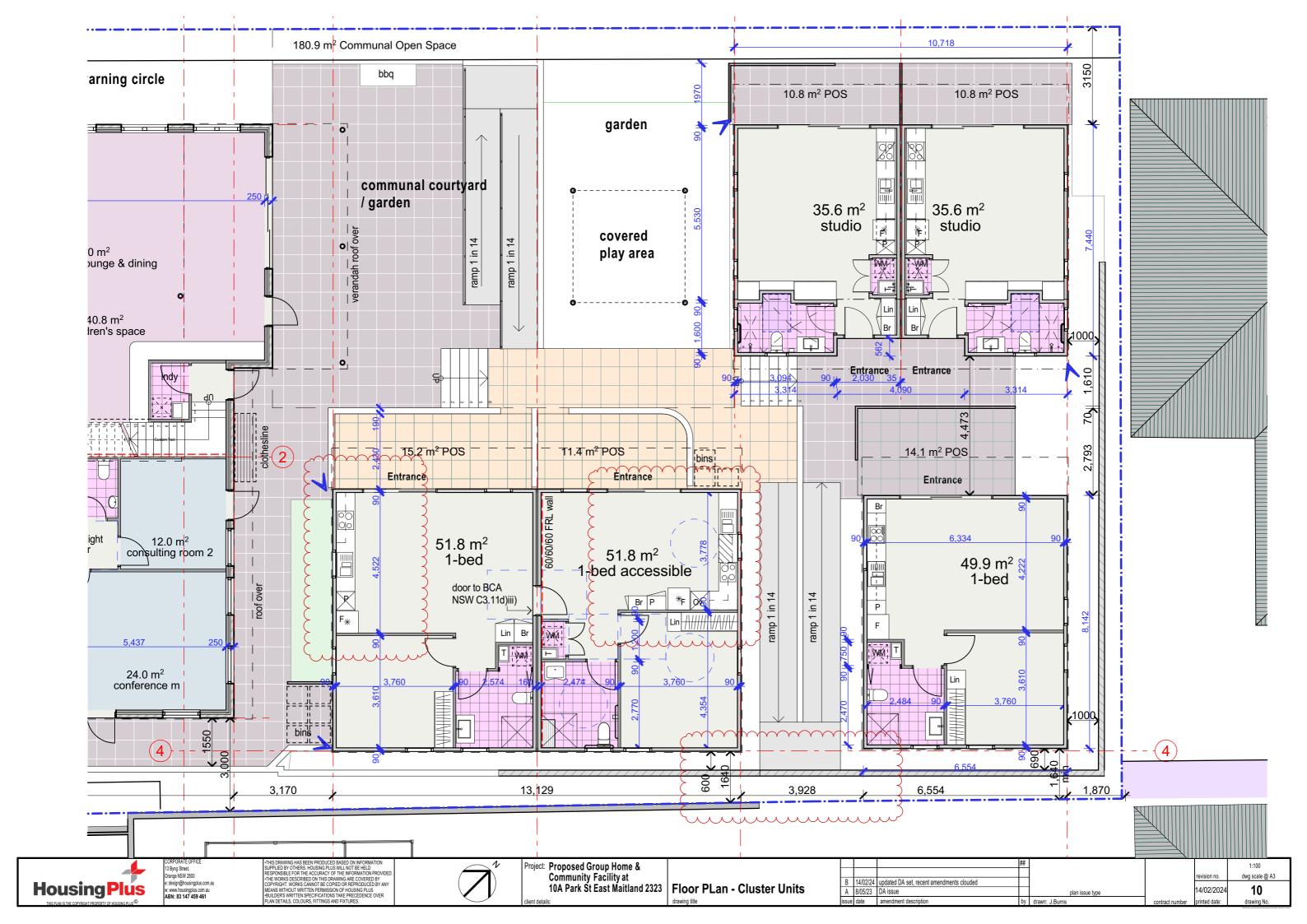


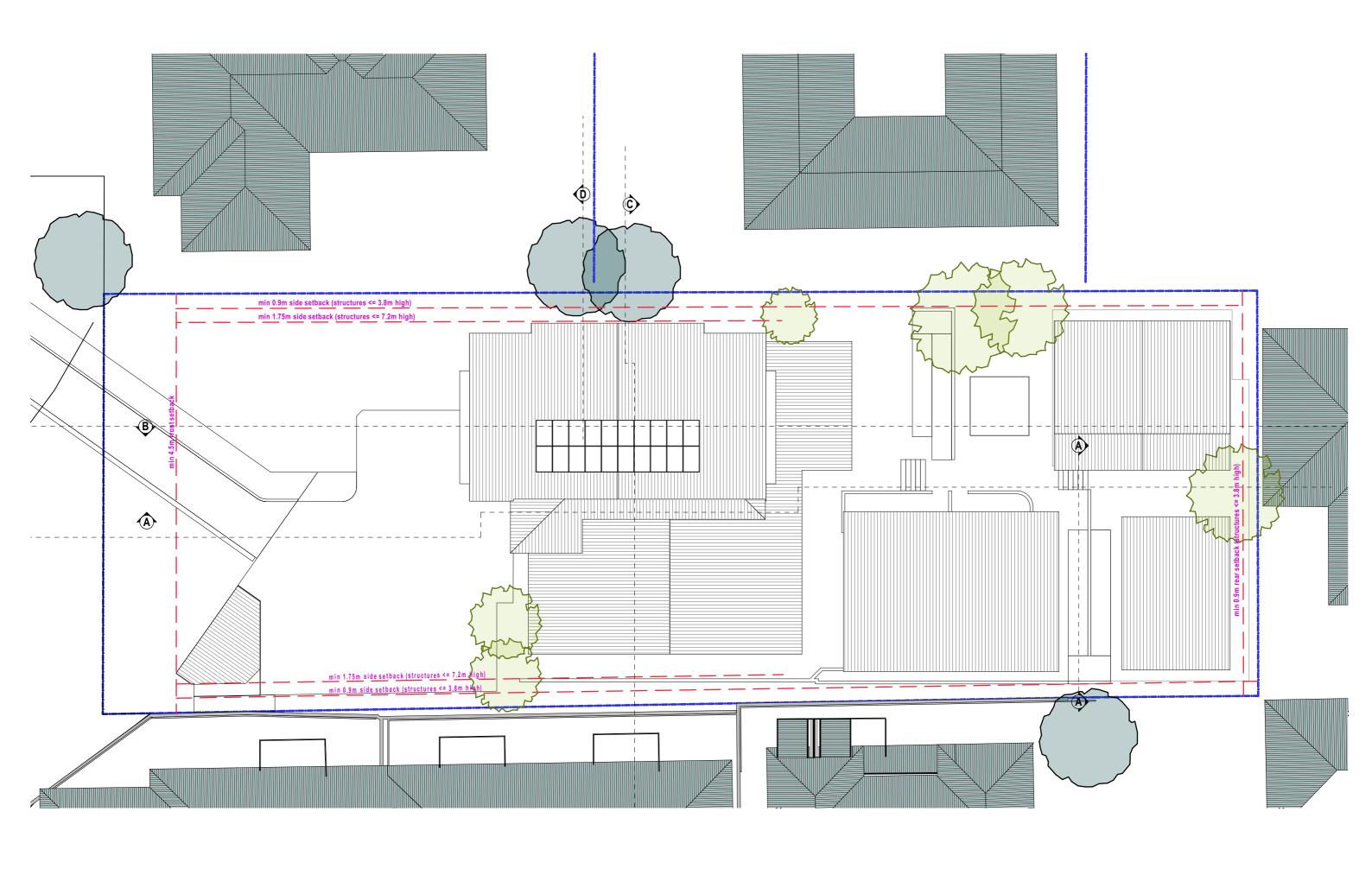
Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 Proposed Upper Floor Layout

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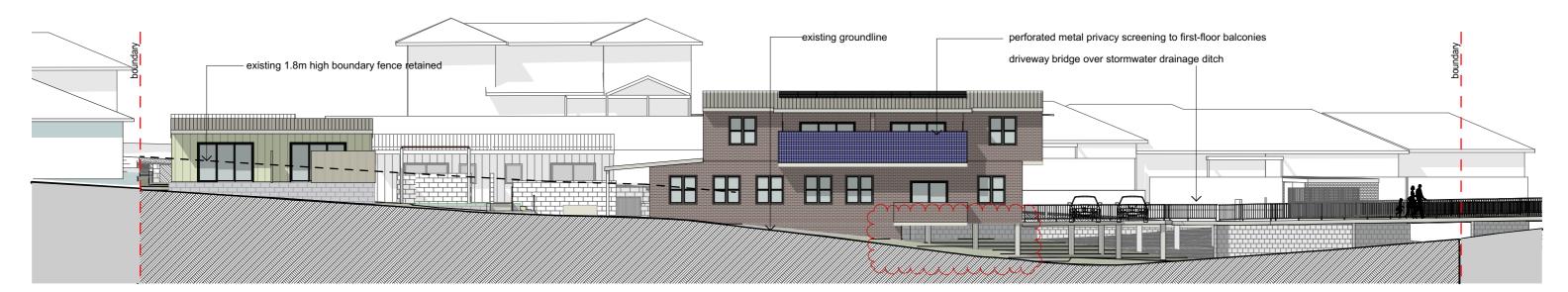
Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 Proposed Roof PLan

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11

14/02/2024



North-west Elevation



South-east Elevation

dwg scale @ A3

12



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Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 Site Elevations

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South-west site SW (front) elevation



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## accessible unit - north-east elevation



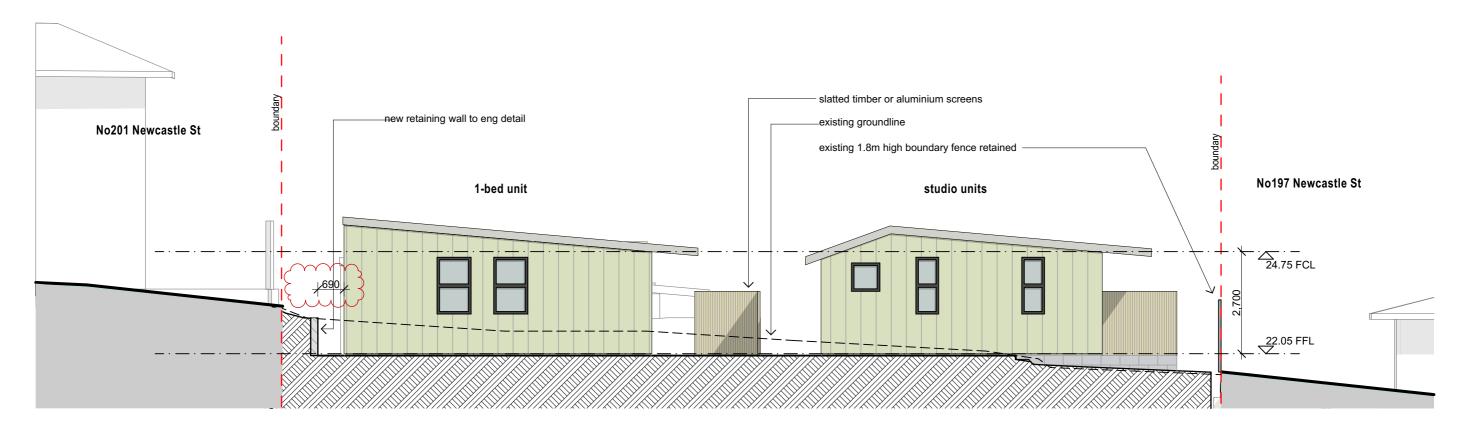
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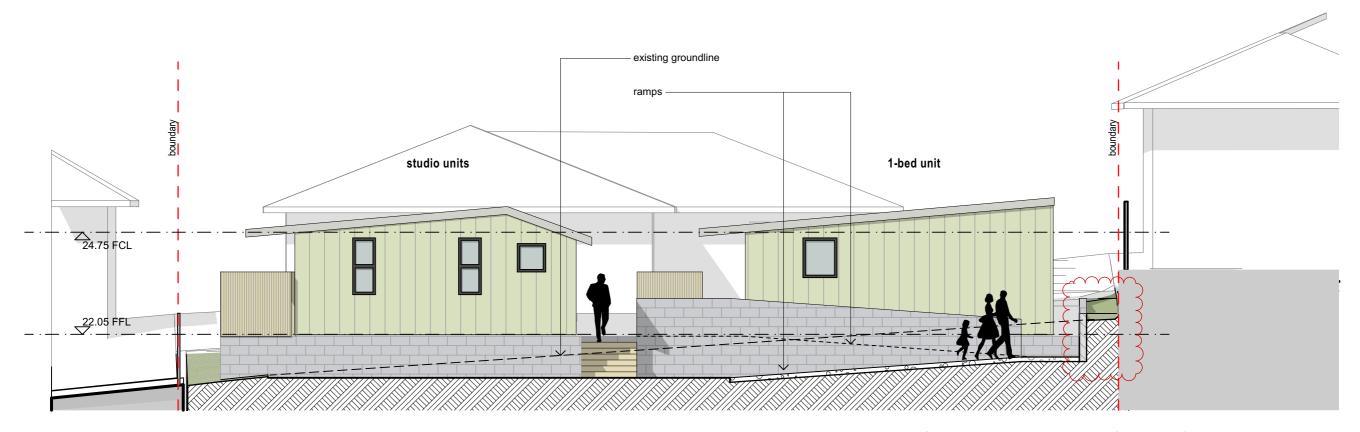
Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 Elevations 3

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North-east Elevation



South-west elevation of studio & 1-bed units



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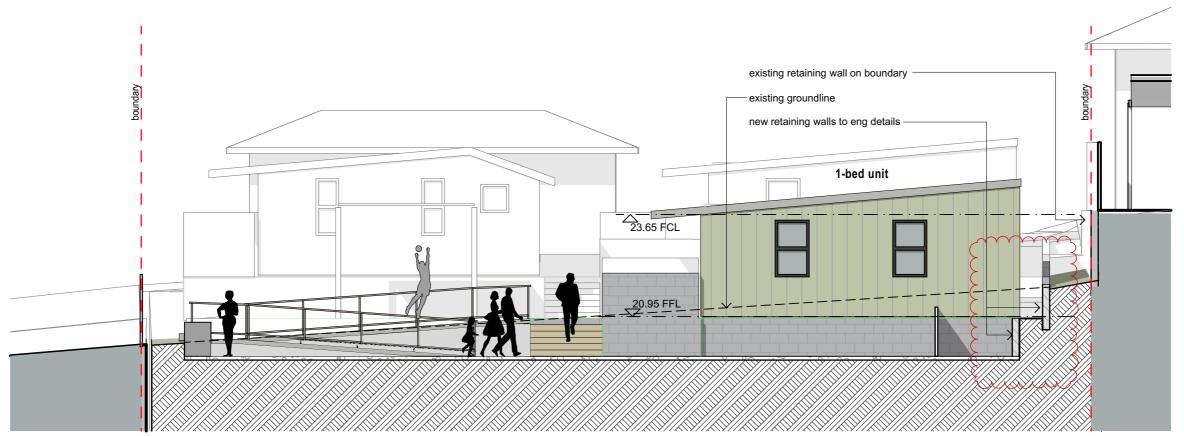
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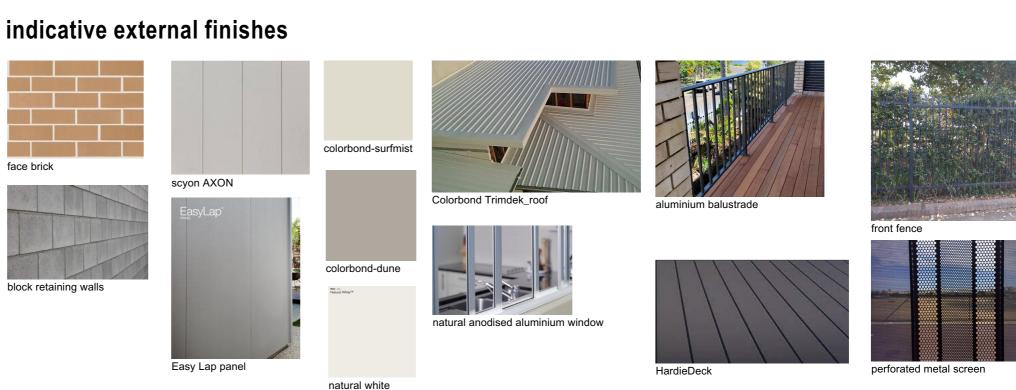


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A 8/05/23 DA issue
issue date amendment description by drawn: Ji



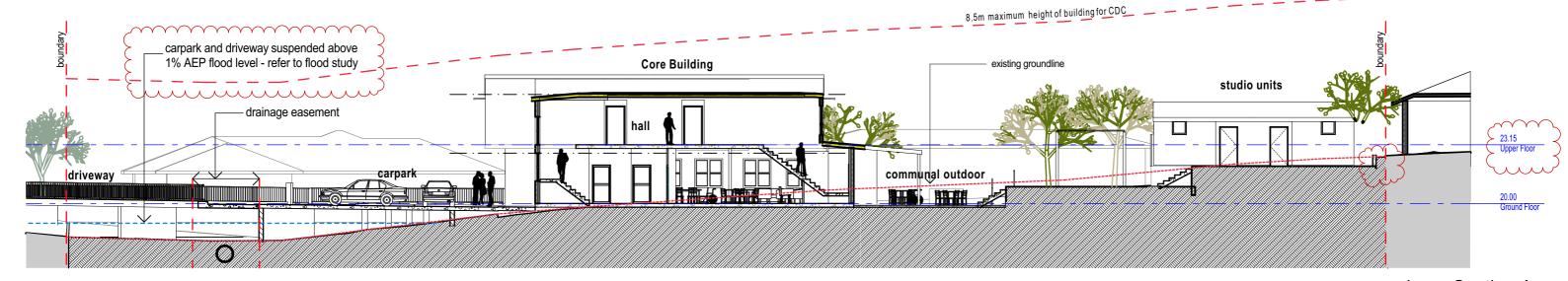
accessible unit SW elevation



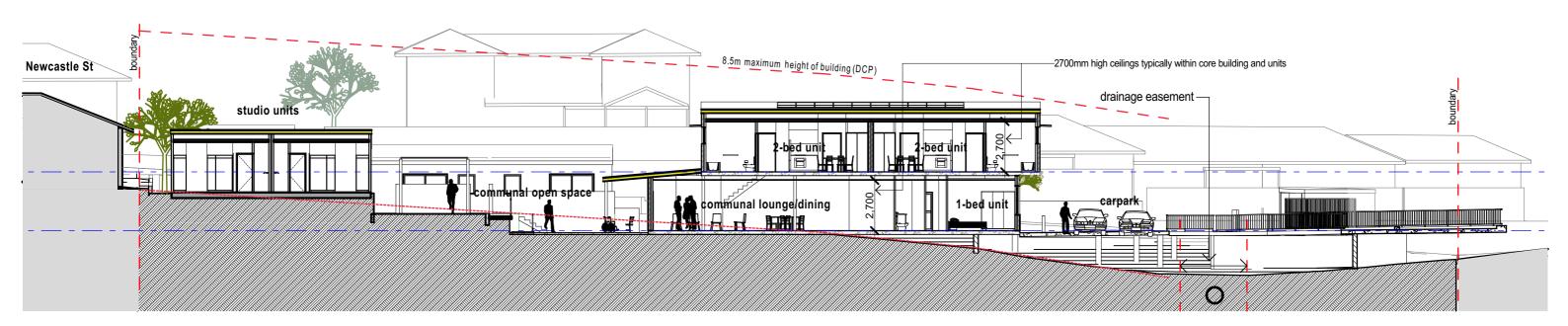
dwg scale @ A3

16

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Long Section A



Long Section B





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



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3D views 1

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view from south-west



existing street view



## street view

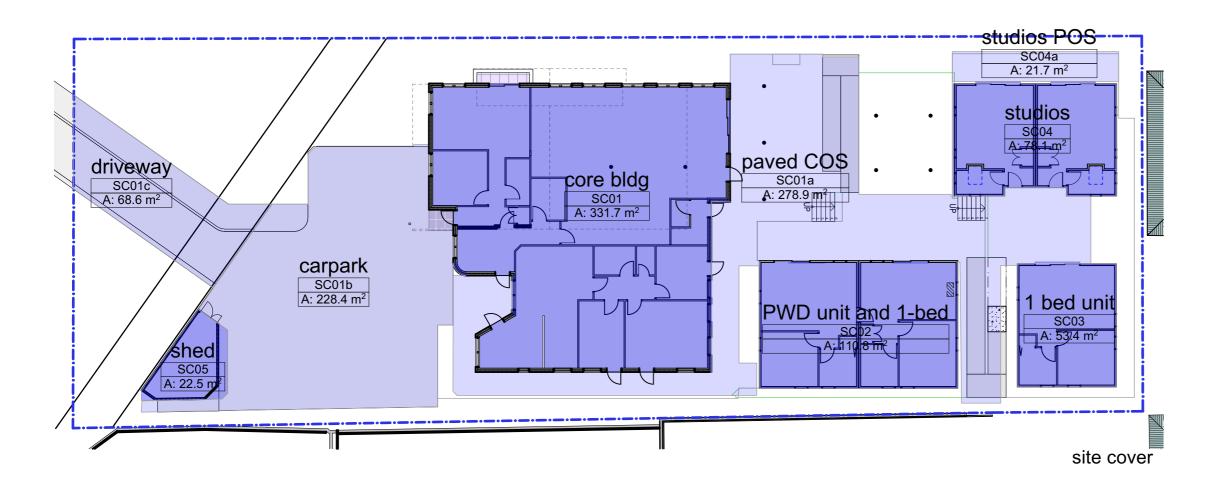


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Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 3D views 2

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02 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 m <sup>2</sup>						

SITE AREA = 1784m<sup>2</sup>

SITE CALCULATIONS for compliance to Maitland DCP Part C:

MAX SITE COVERAGE = 70% x 1784m<sup>2</sup> = 1248.8m2

PROPOSED SITE COVERAGE = 1196m2 = 67% of site area

MIN UNBUILT AREA = 30% x 1784m<sup>2</sup> = 524.4m<sup>2</sup>

PROPOSED UNBUILT AREA = (100 - 67)% = 33% of site area

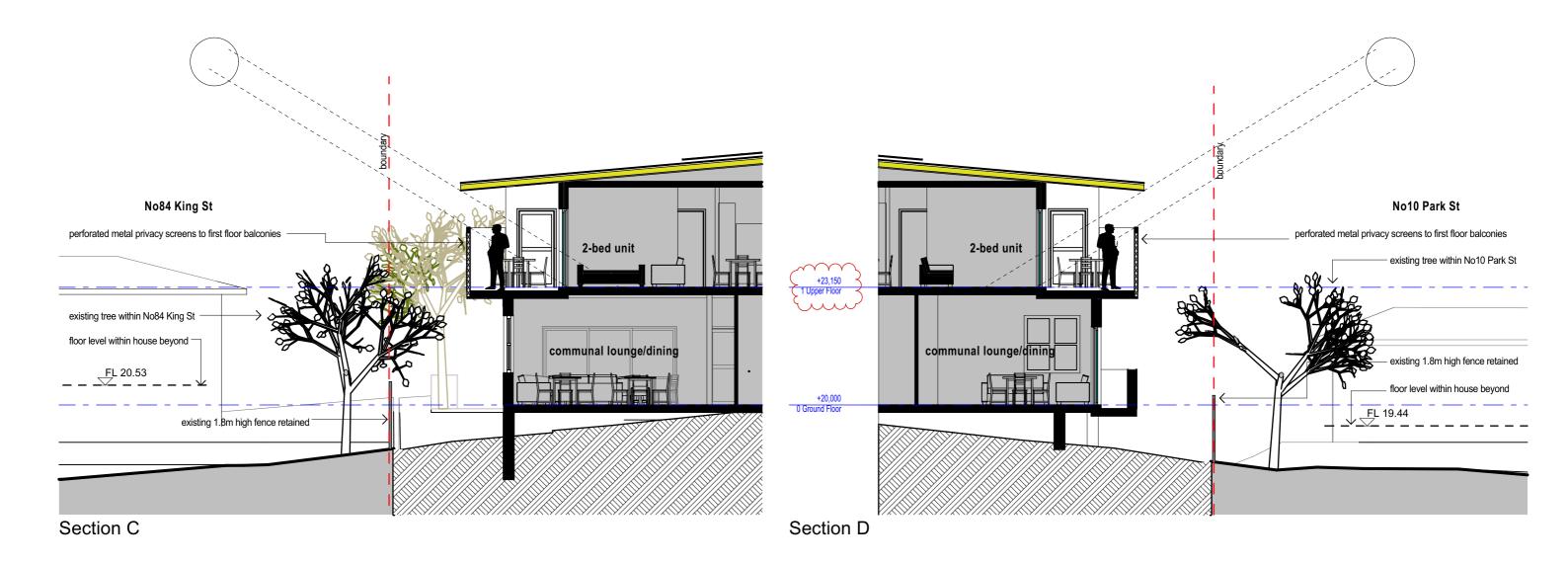
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Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 | site calculations

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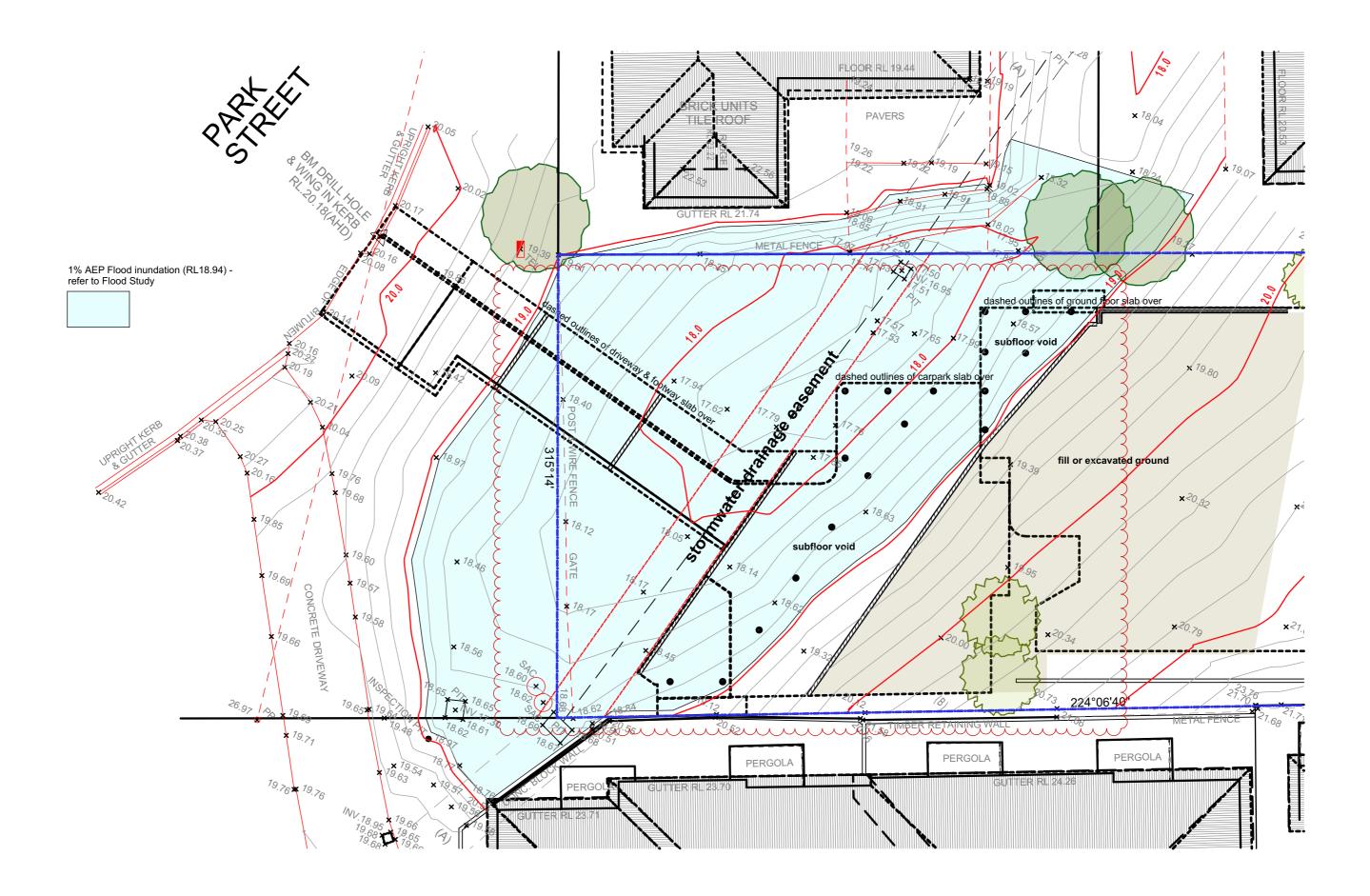




Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 northern boundary sections

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Project: Proposed Group Home & Community Facility at

10A Park St East Maitland 2323 | structures over flood zone

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issue	date	amendment description	by	drawn: J.Burns	contract number	printed date:	

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22 drawing No.