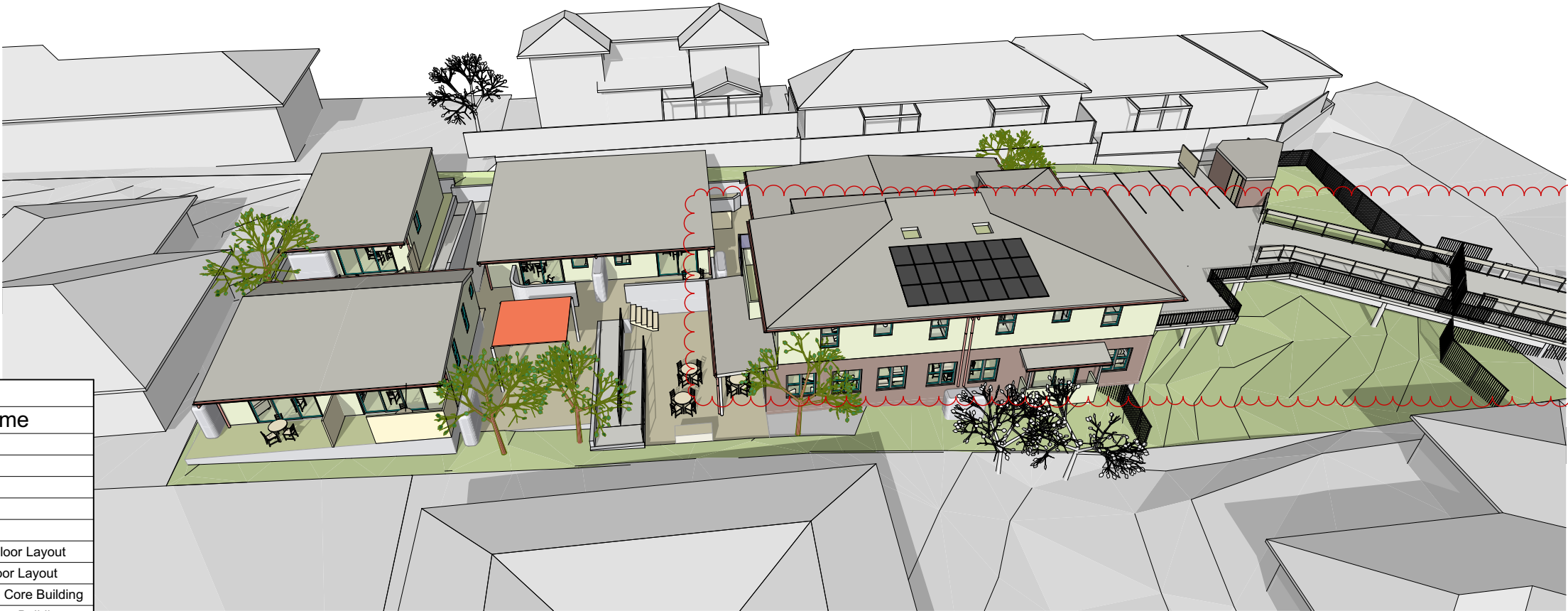


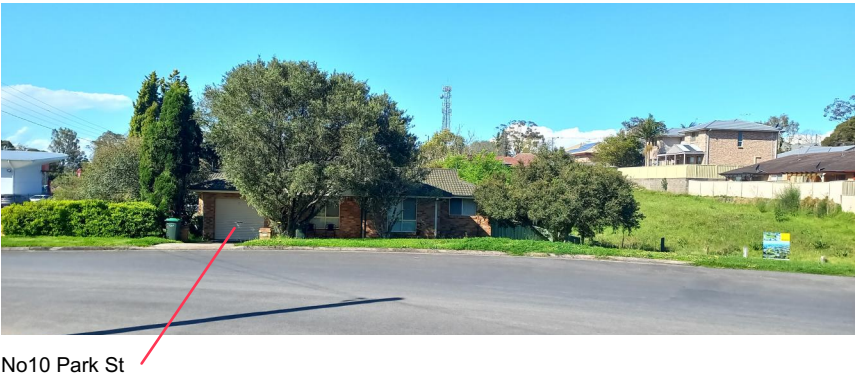
Proposed Group Home & Community Facility at 10A Park St East Maitland 2323

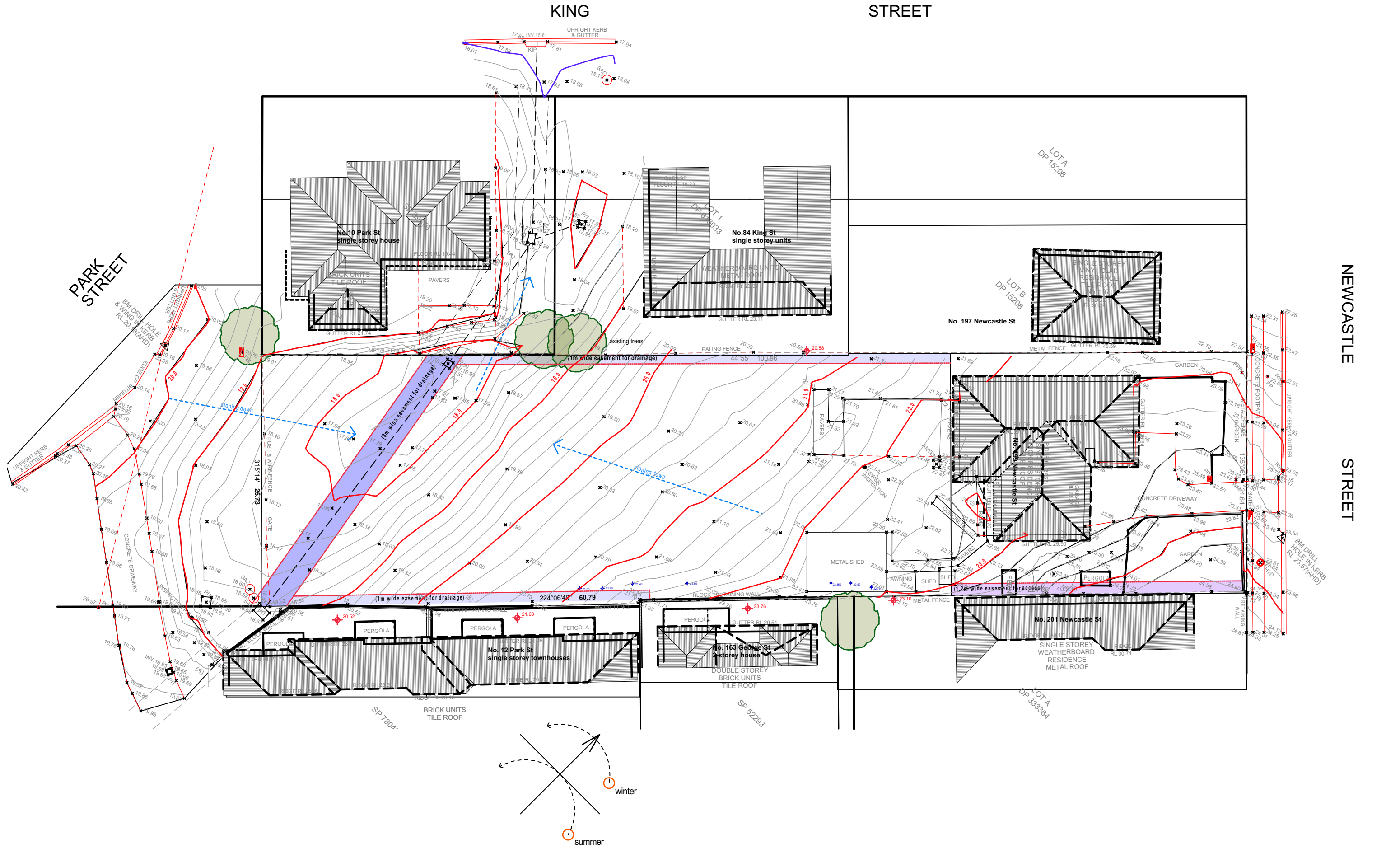


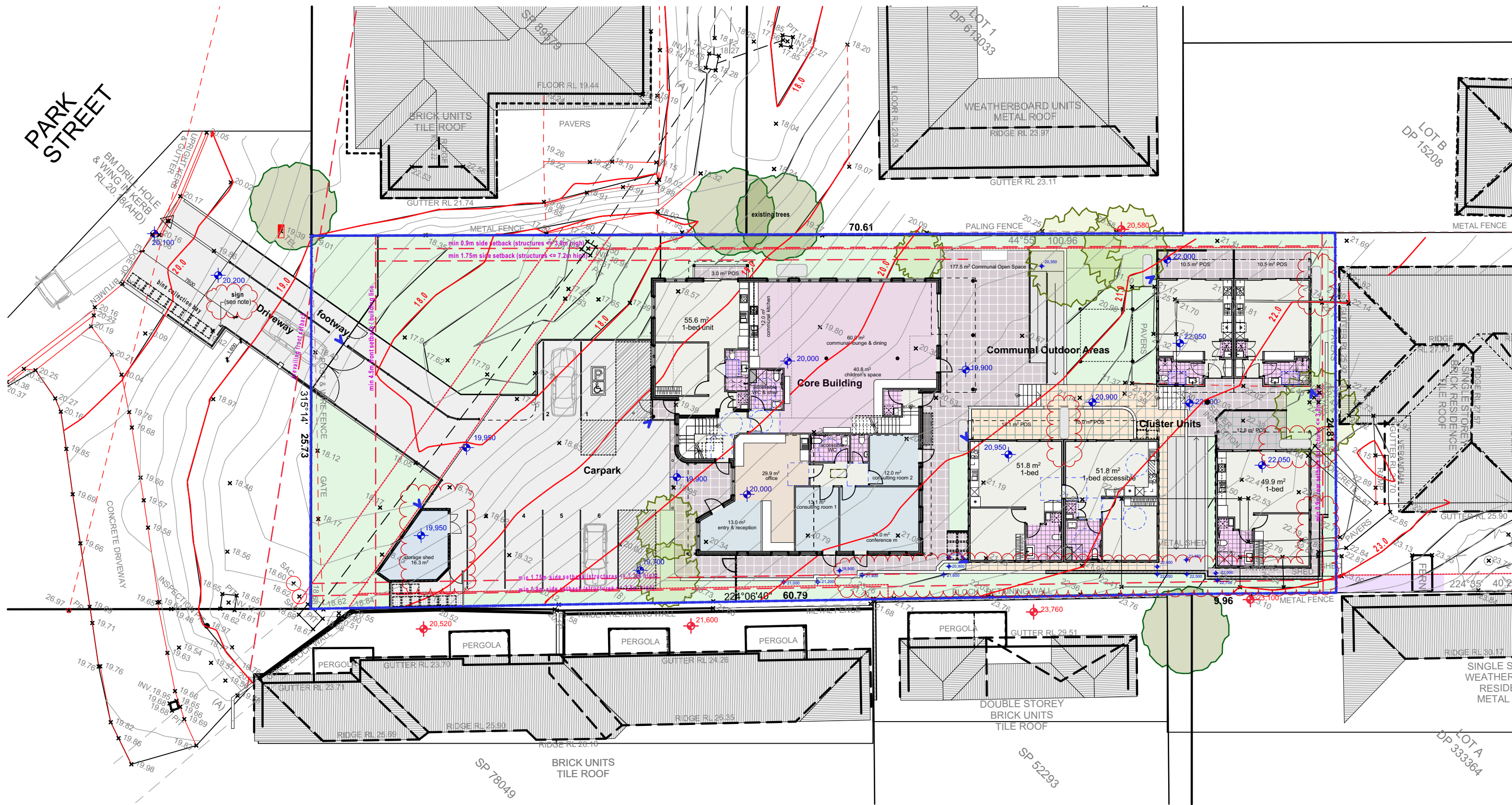
birdseye view of proposed development
(perimeter fences not shown for clarity)

Drawing Index	
Dwg #	Drawing Name
1	Cover Sheet
2	Site Context Plan
3	Site Analysis Plan
4	Site Plan
5	earthworks plan
6	Proposed Ground Floor Layout
7	Proposed Upper Floor Layout
8	Ground Floor Plan - Core Building
9	First Floor Plan - Core Building
10	Floor Plan - Cluster Units
11	Proposed Roof Plan
12	Site Elevations
13	Elevations 2
14	Elevations 3
15	Elevations 4
16	Elevations 5
17	site sections
18	3D views 1
19	3D views 2
20	site calculations
21	northern boundary sections
22	structures over flood zone
23	site entrance and CPTED

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

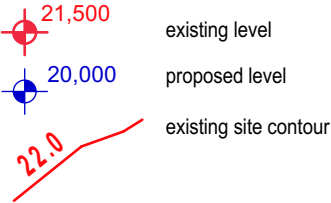


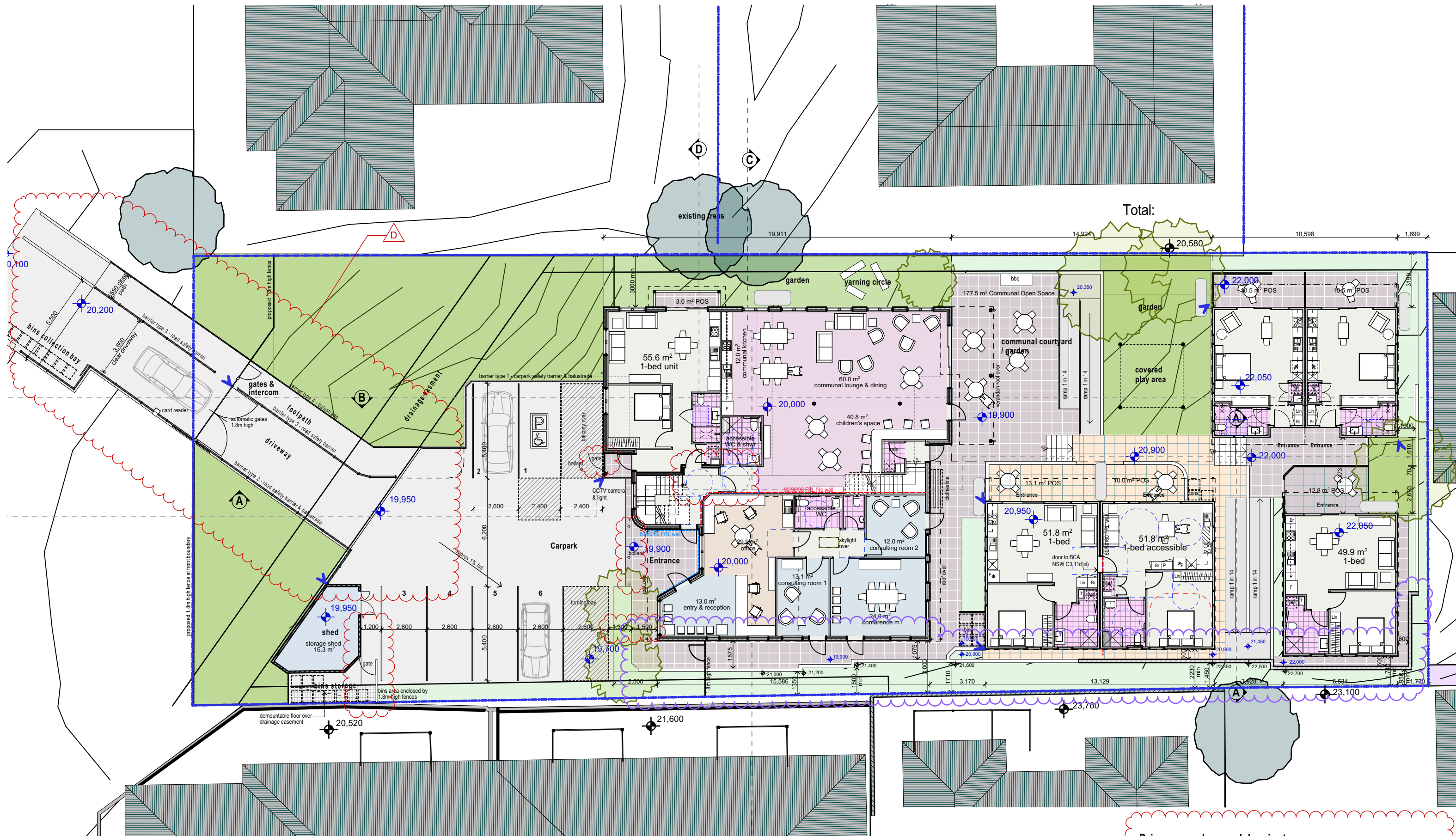




NOTE: Maximum vehicle load sign

A sign will be installed at the driveway entrance notifying that vehicles over 10,000kg are not permitted to use the driveway.

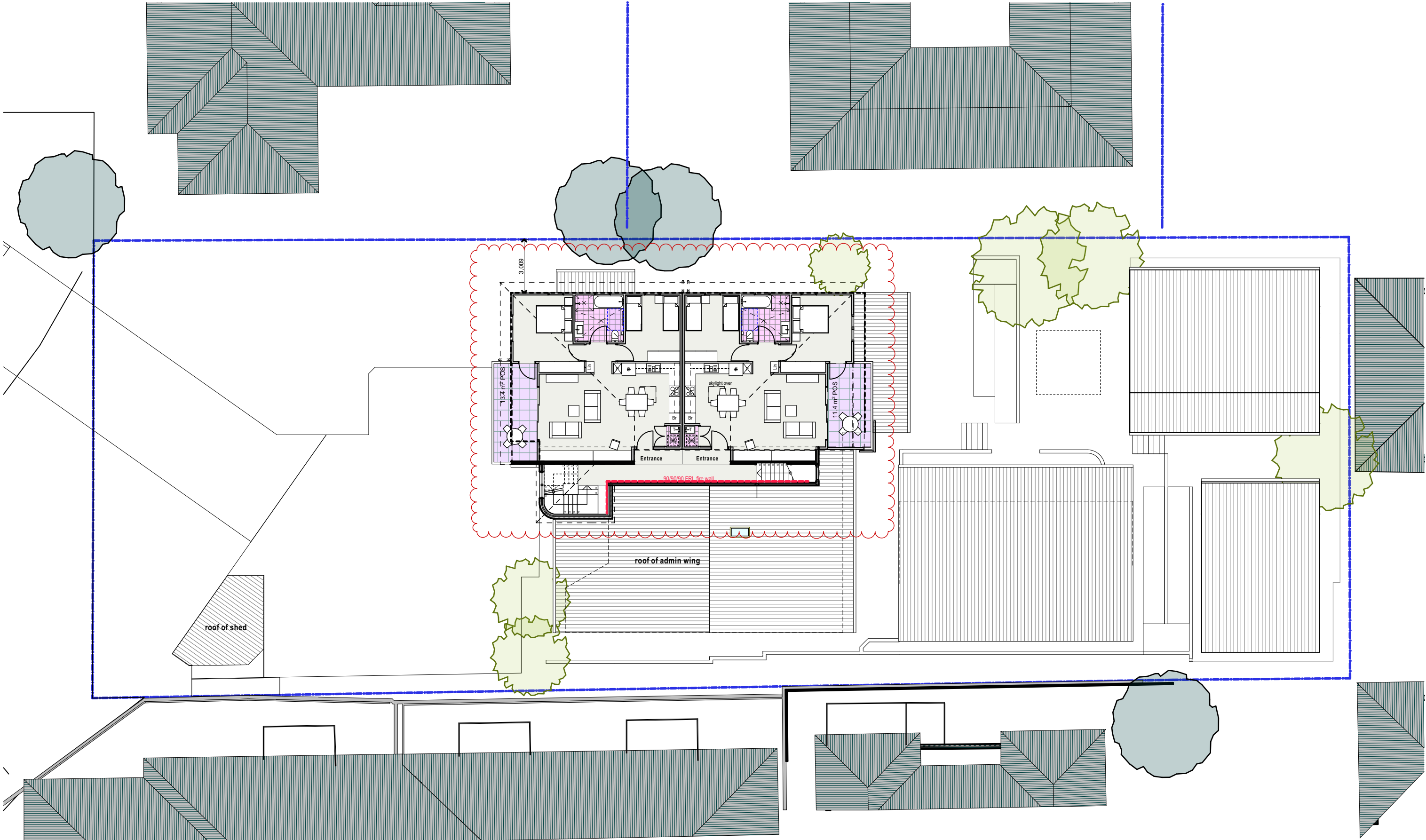


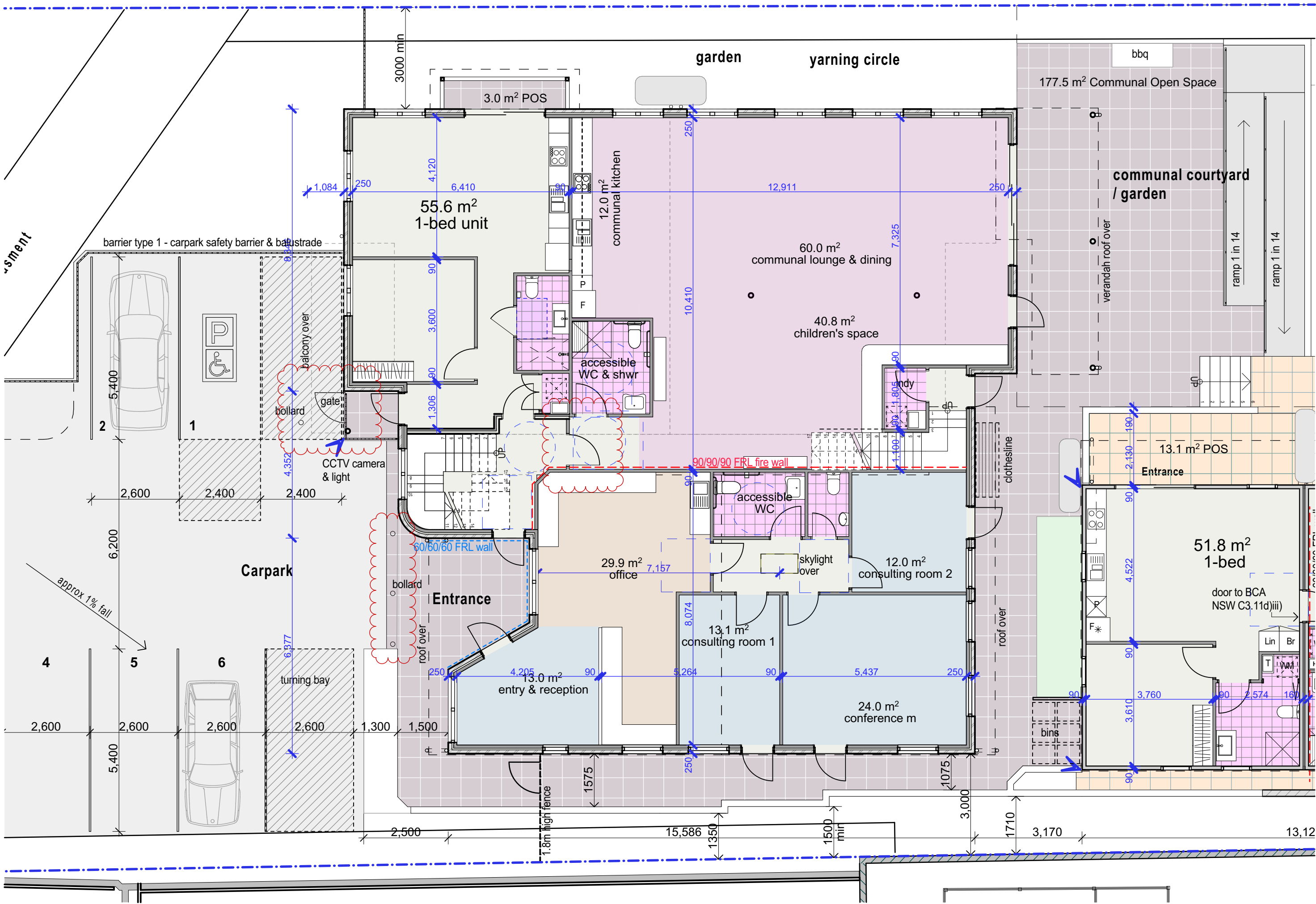


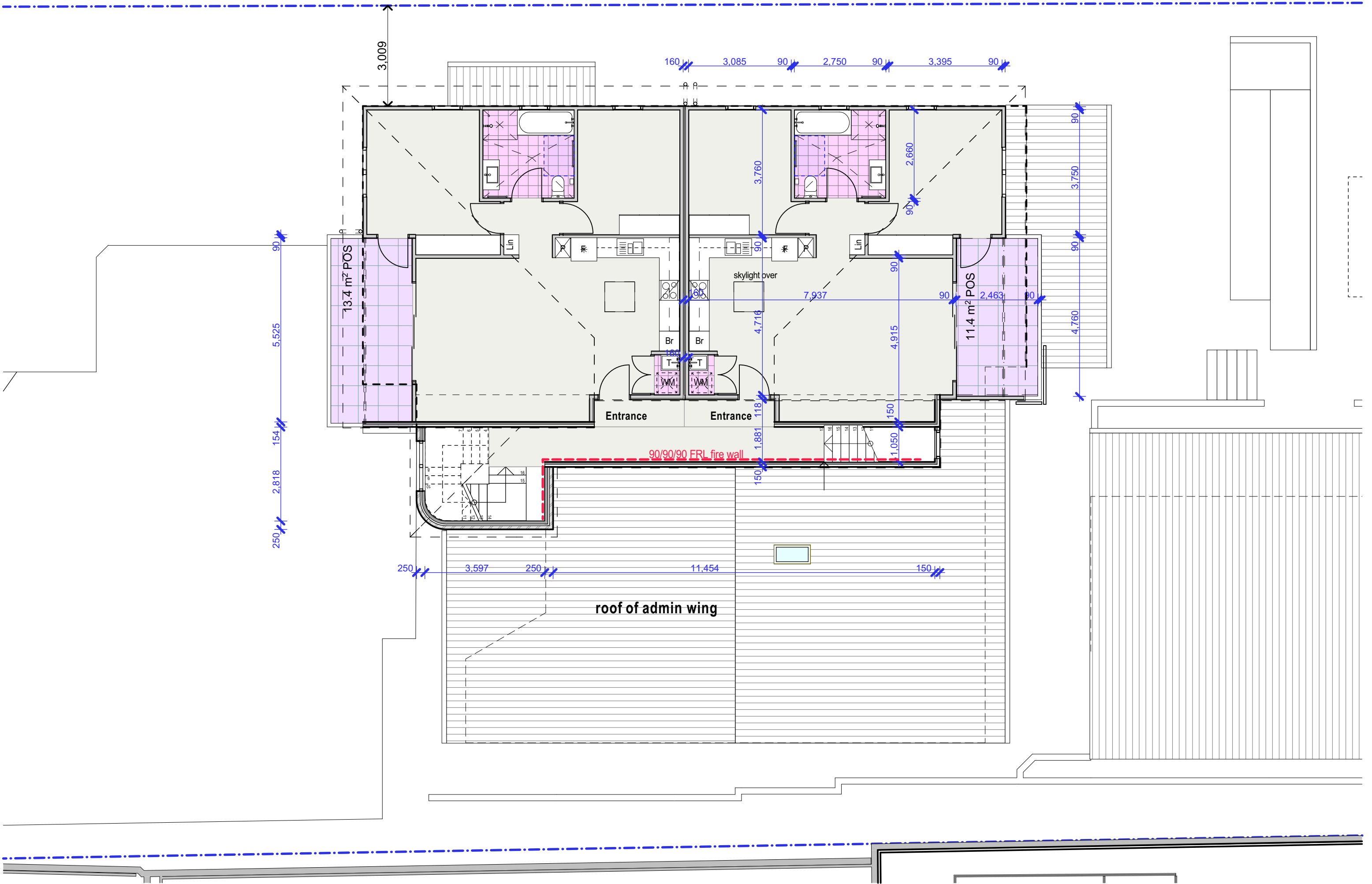
Driveway and carpark barrier types:

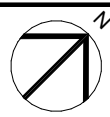
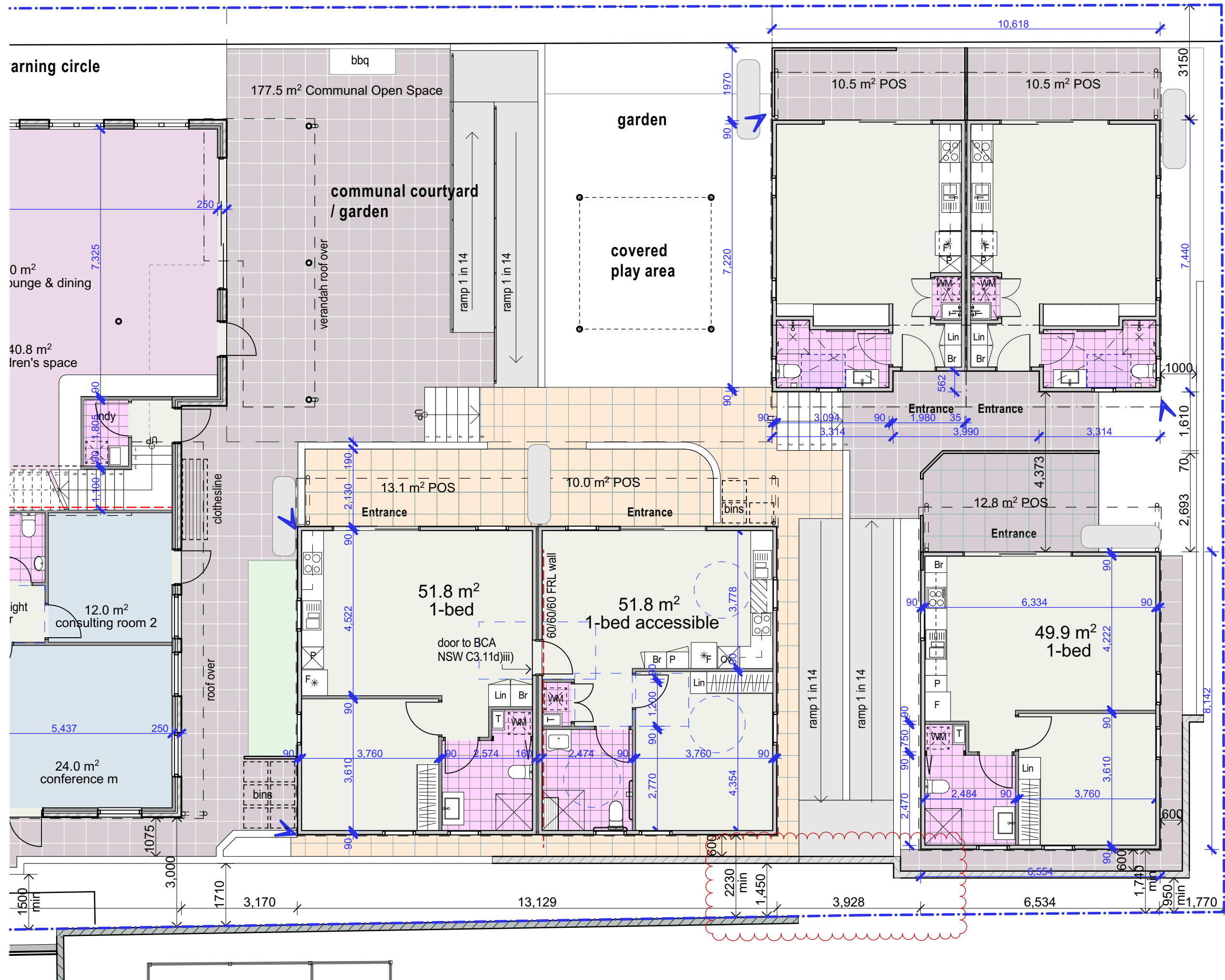
- barrier type 1 - proprietary carpark safety barrier & balustrade Inglis ZEE-Park DeckGuard 1100 or equal
- barrier type 2 - proprietary road safety barrier & balustrade Inglis ZEE-Park TruckShield & Mesh 1300 or equal
- barrier type 3 - proprietary road safety barrier Inglis ZEE-Park TruckShield or equal
- barrier type 4 - proprietary metal balustrade Moddex BR20 or equal

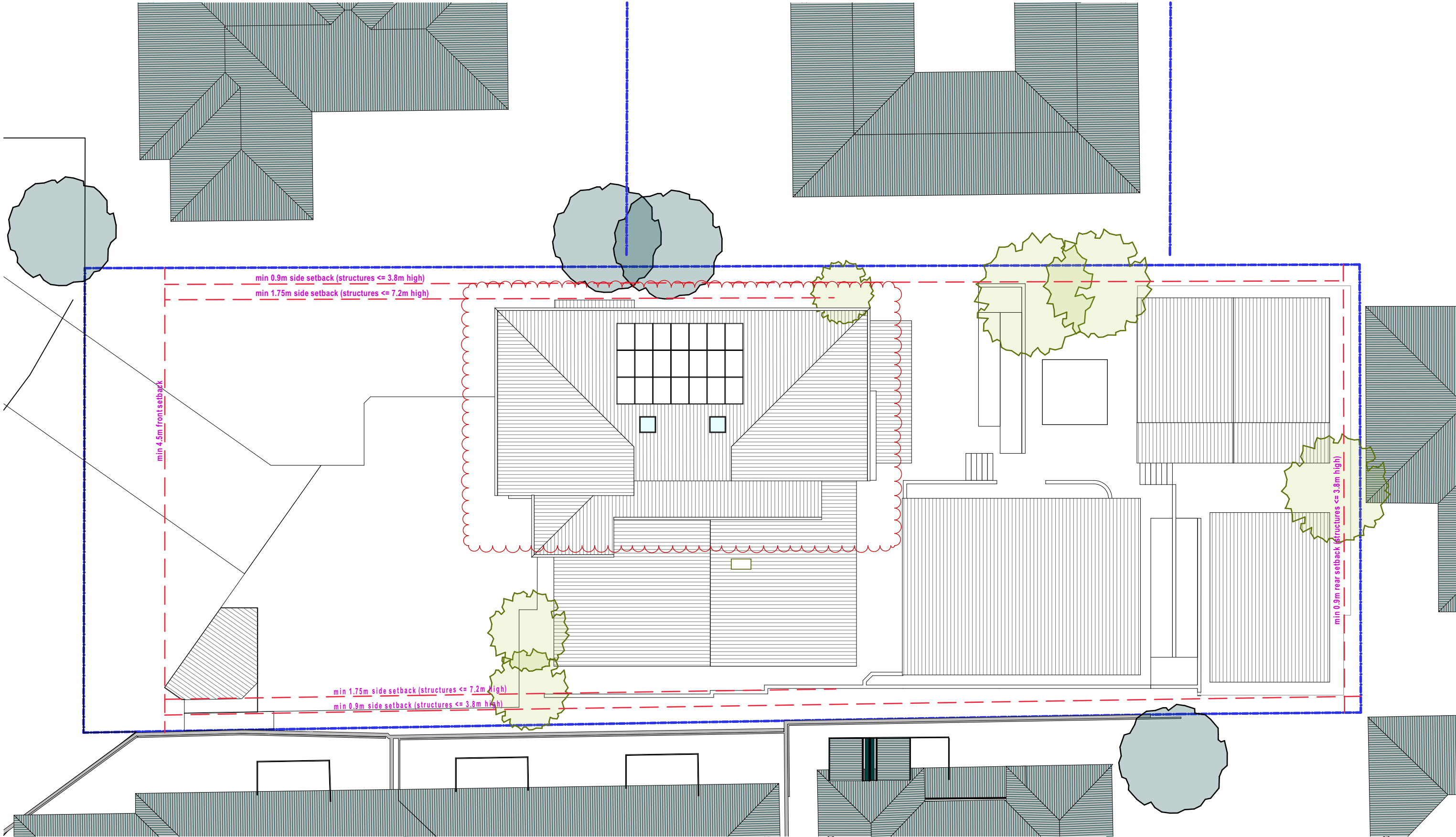


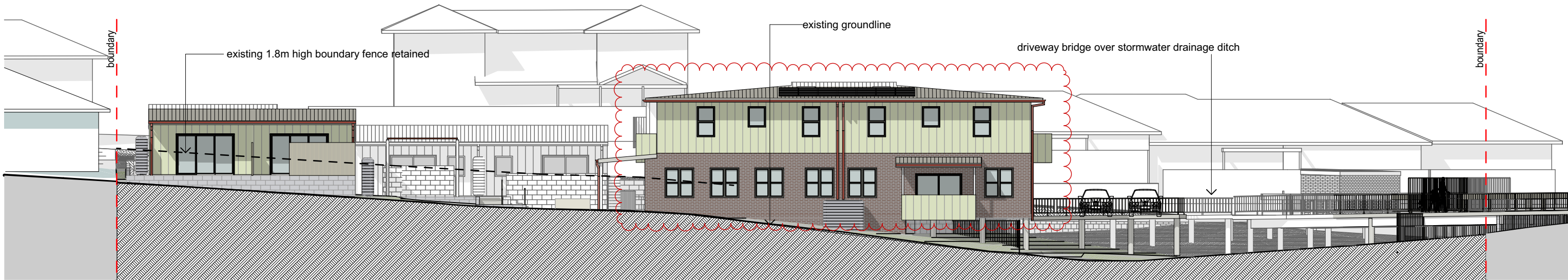




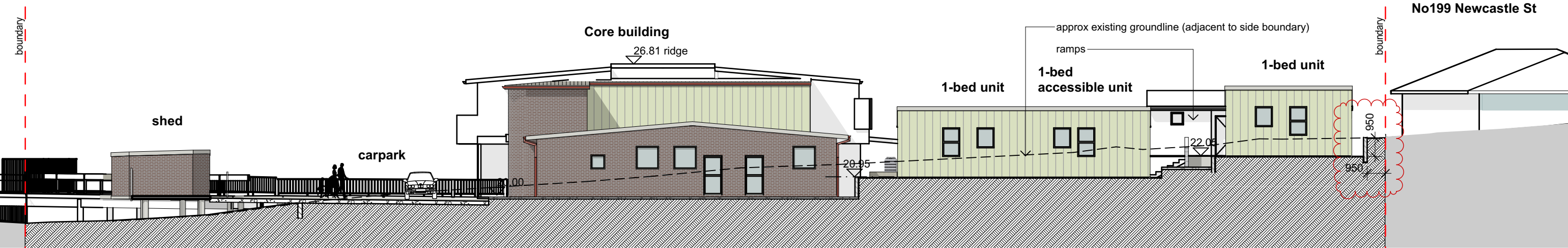




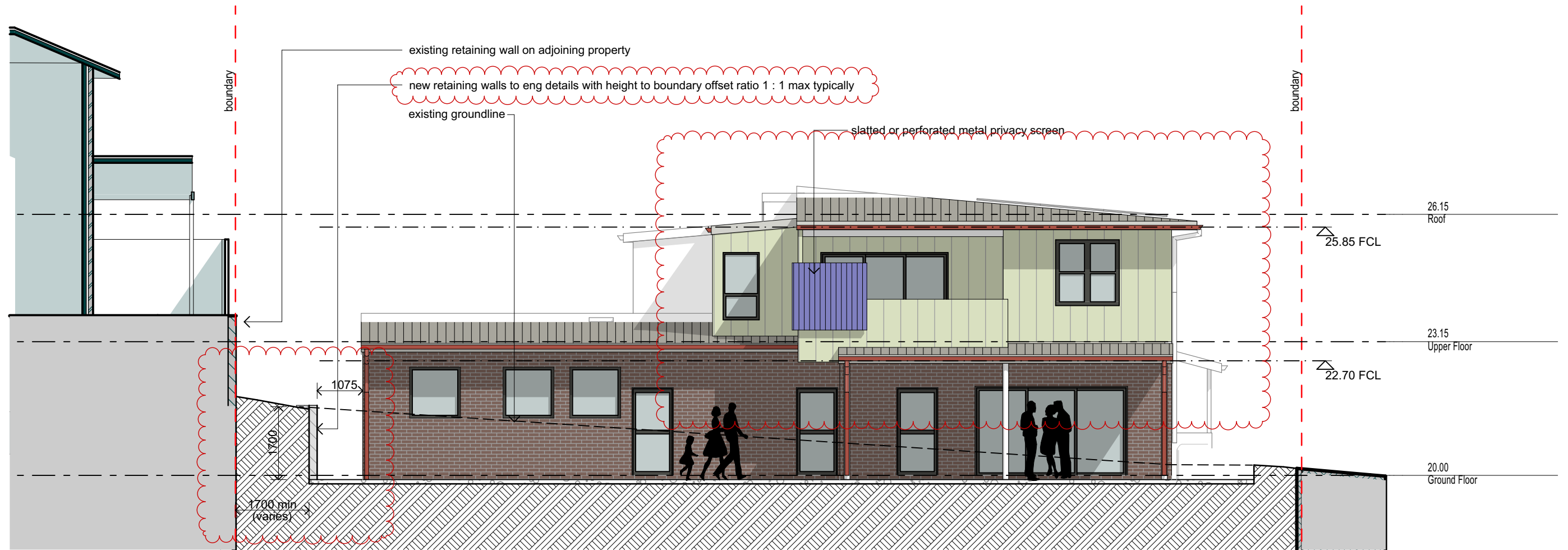




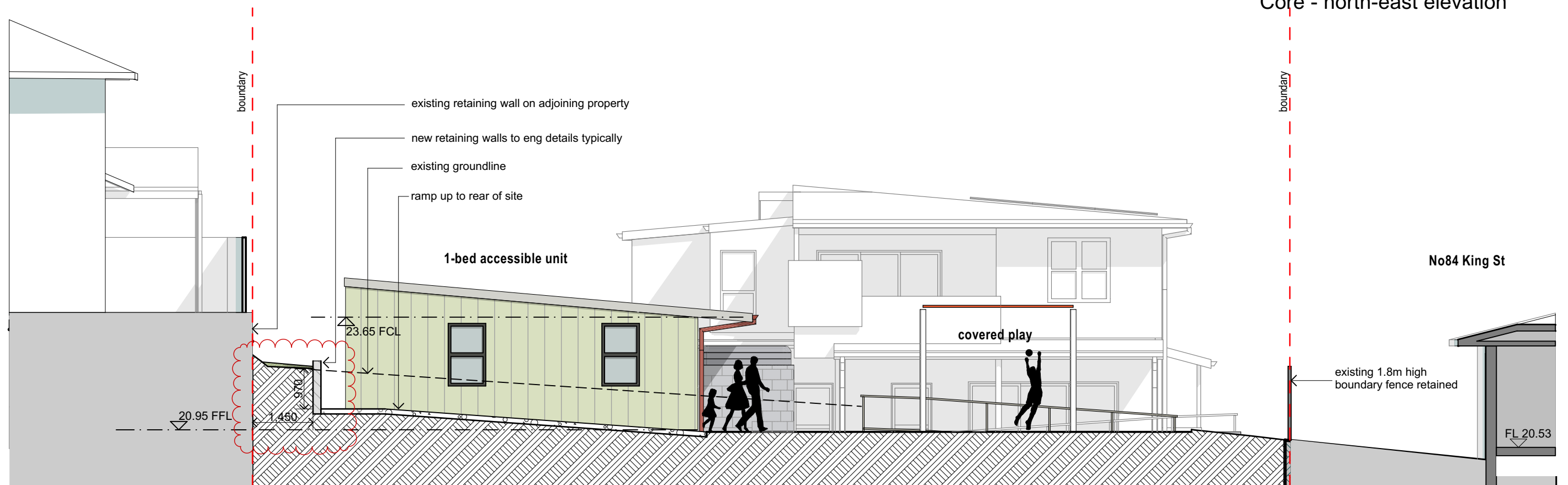
North-west Elevation



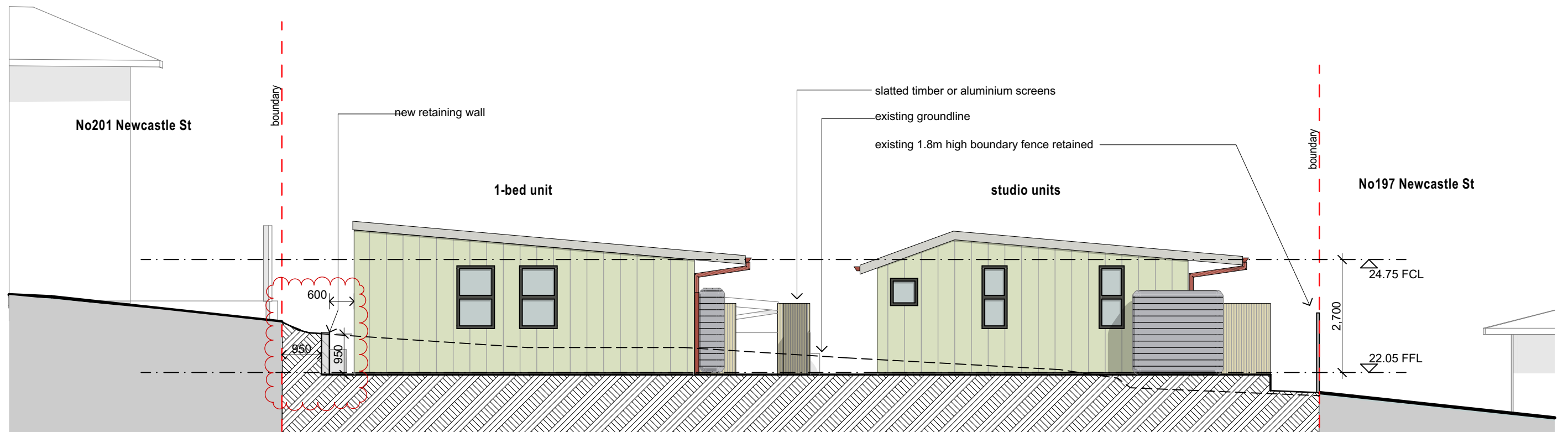
South-east Elevation



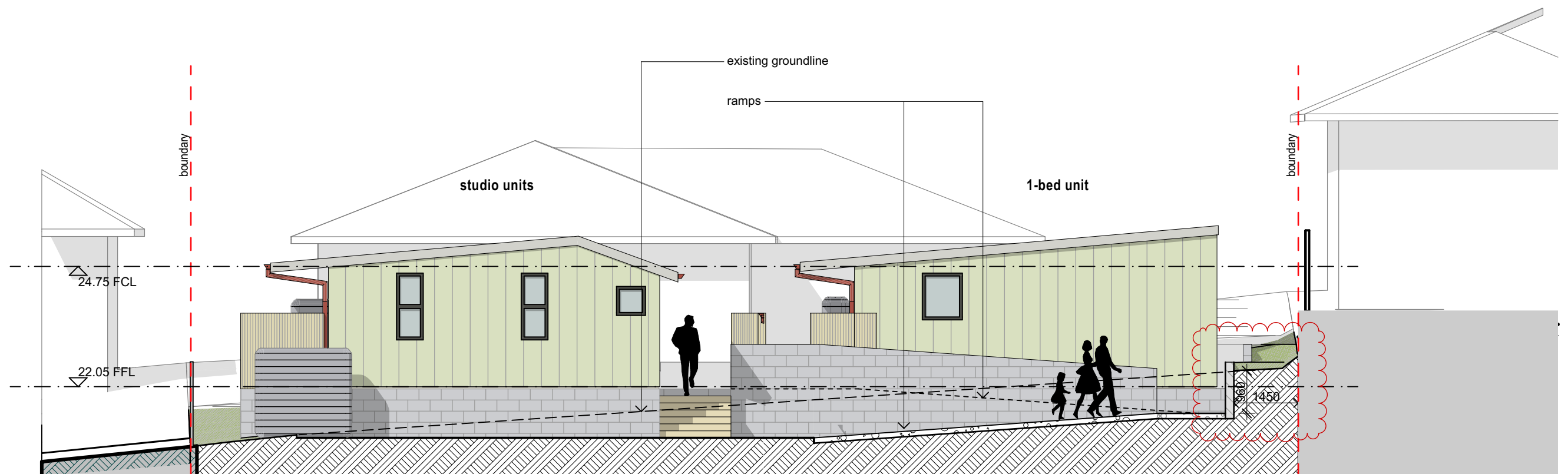
Core - north-east elevation



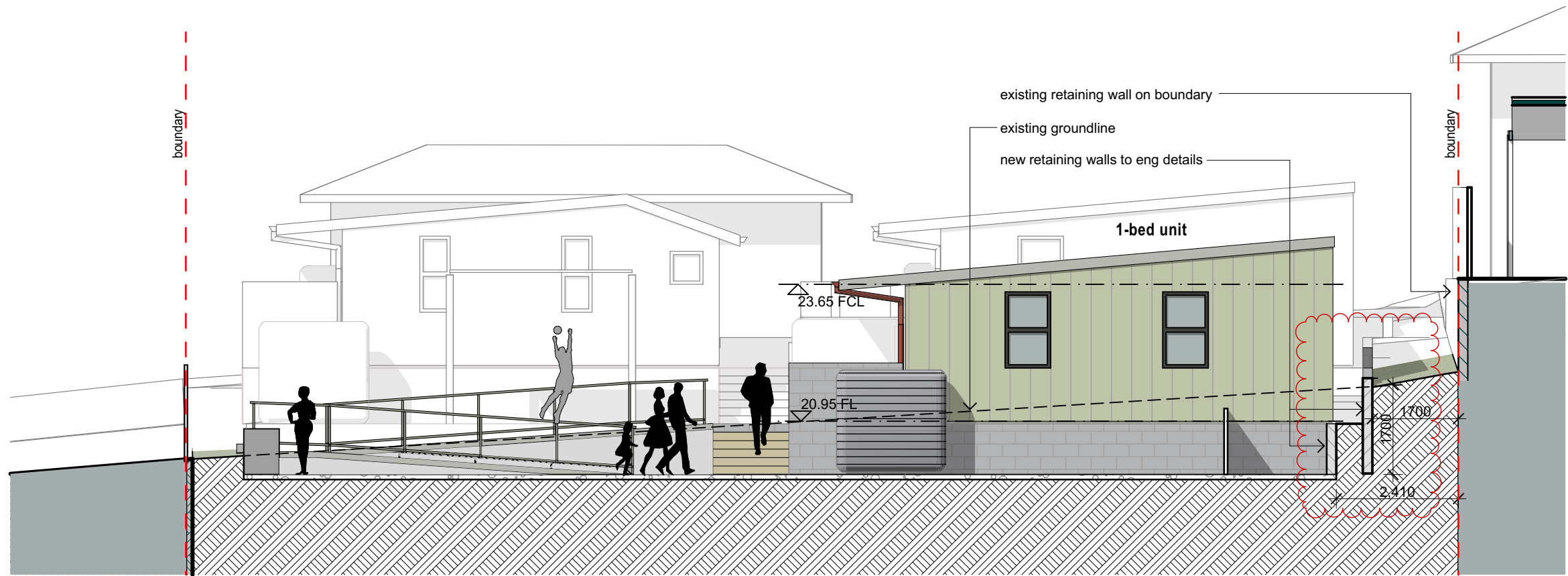
accessible unit - north-east elevation



North-east Elevation

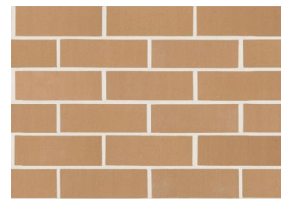


South-west elevation of studio & 1-bed units



accessible unit SW elevation

indicative external finishes



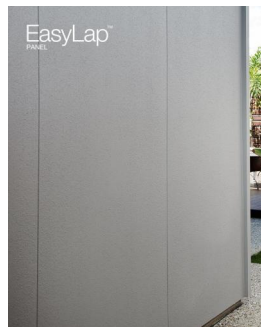
face brick



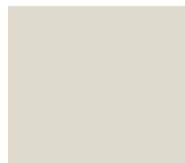
block retaining walls



scyon AXON



Easy Lap panel



colorbond-surfmist



colorbond-dune



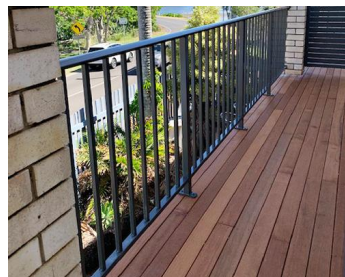
natural white



Colorbond Trimdek_roof



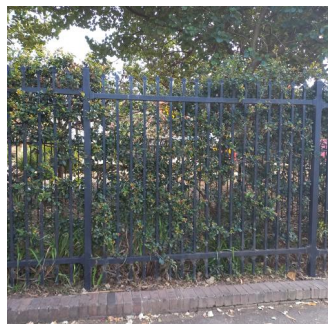
natural anodised aluminium window



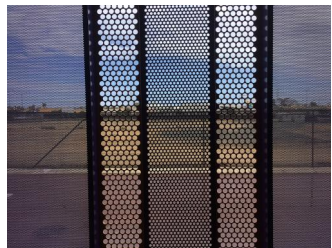
aluminium balustrade



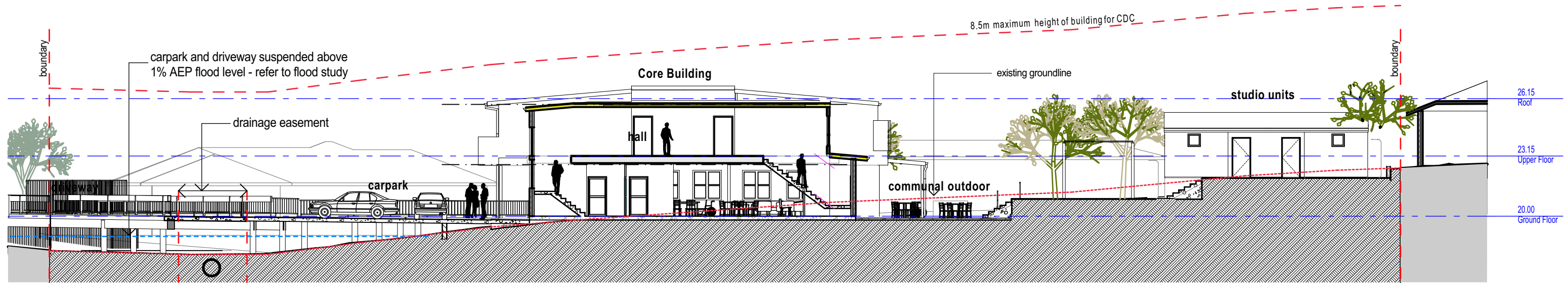
HardieDeck



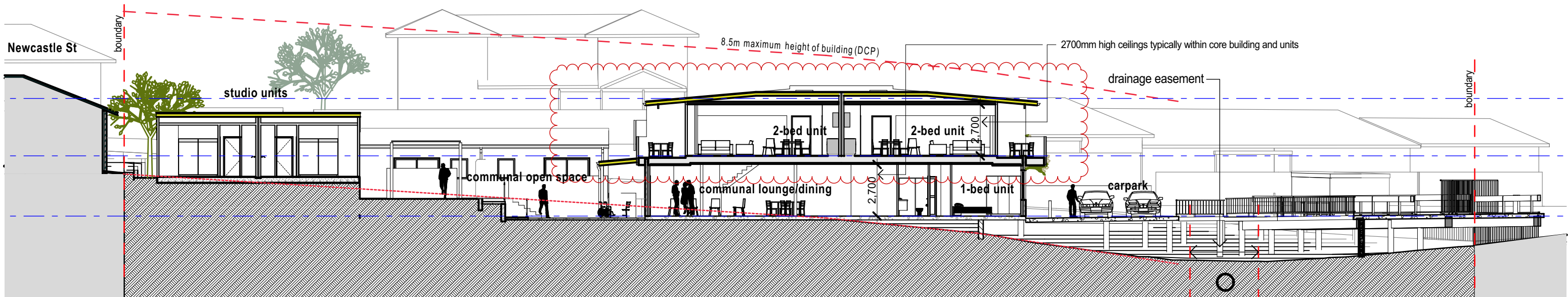
front fence



perforated metal screen



Long Section A



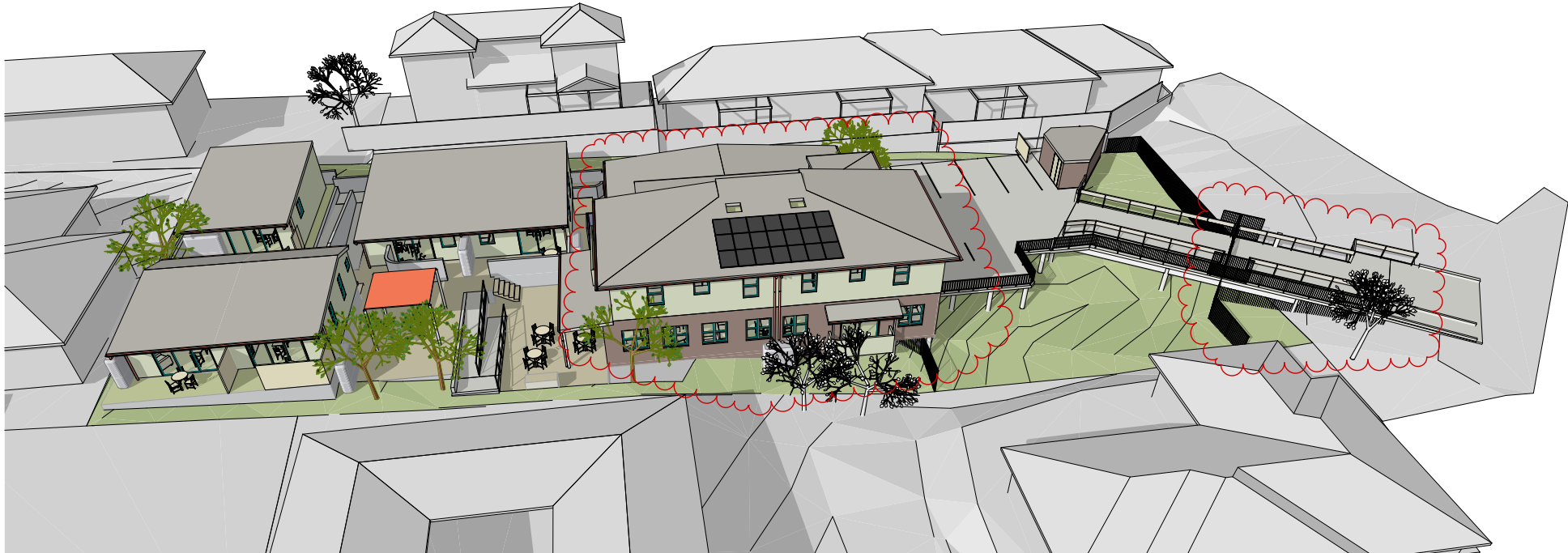
Long Section B



birdseye view from north



birdseye view from north-east



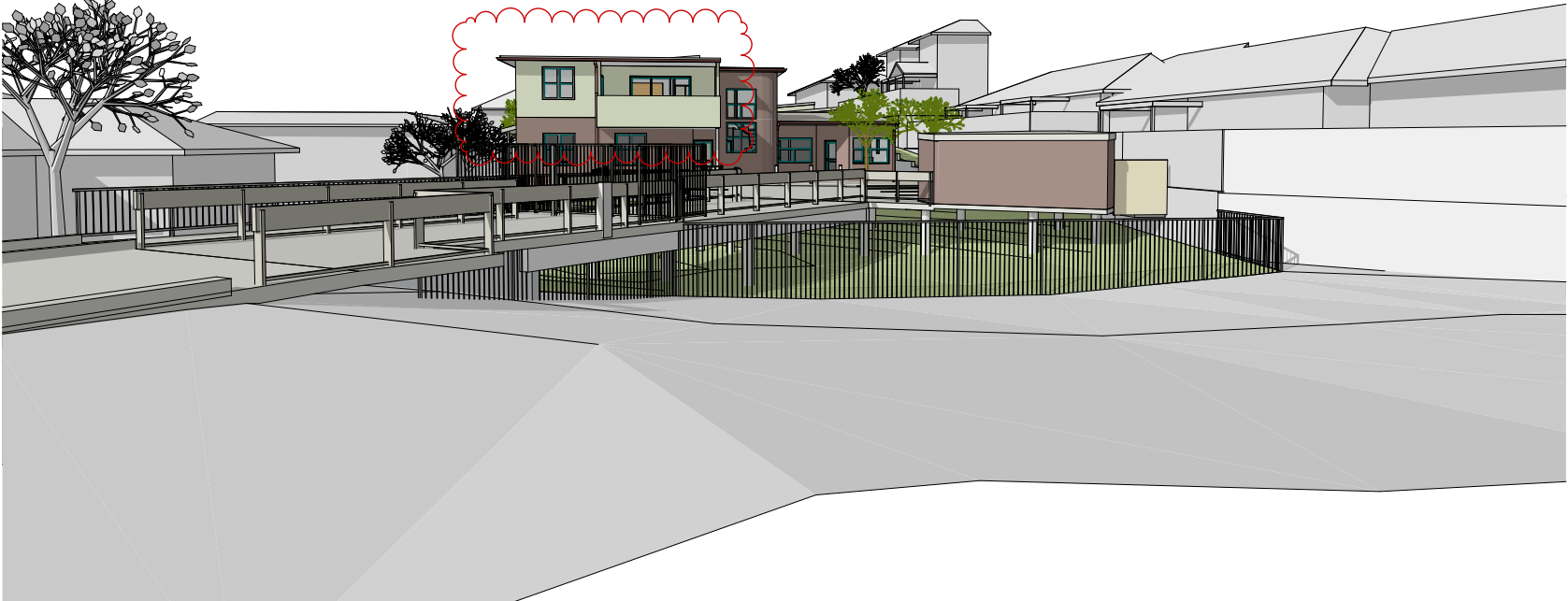
birdseye view from north-west



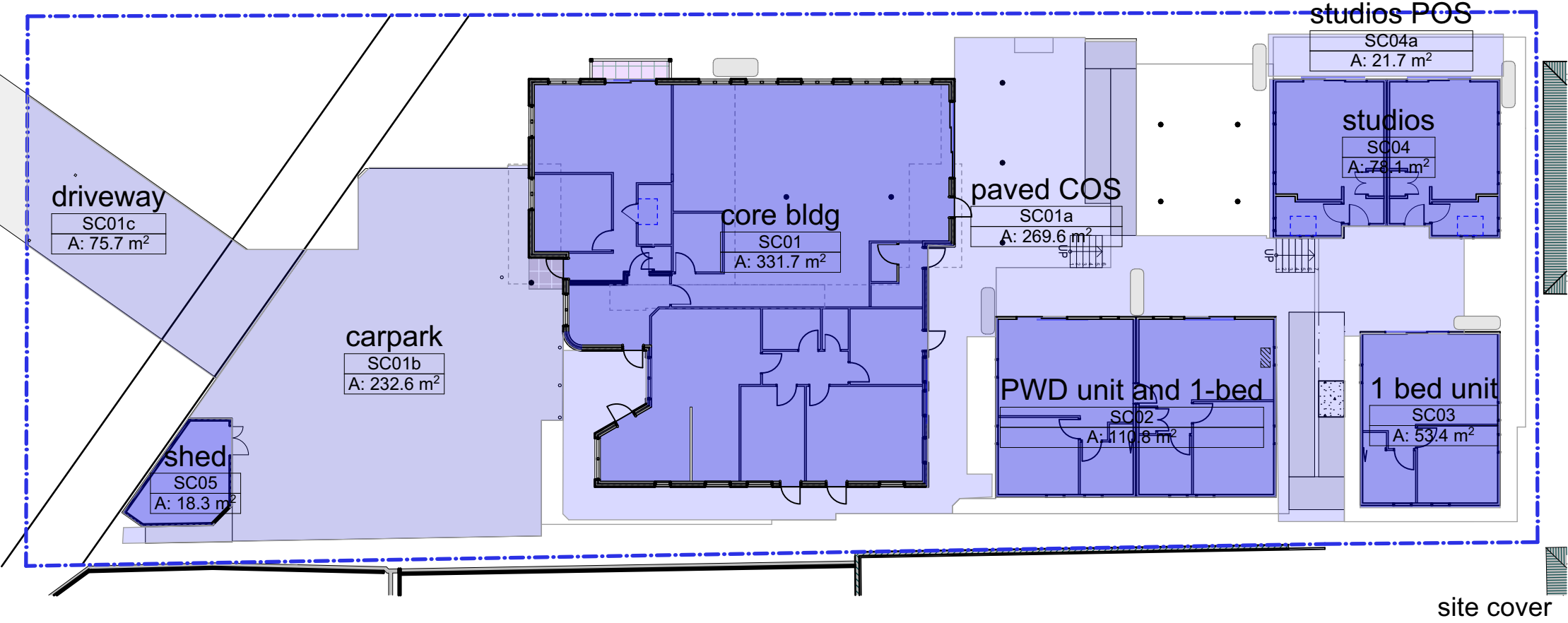
view from south-west



existing street view



street view



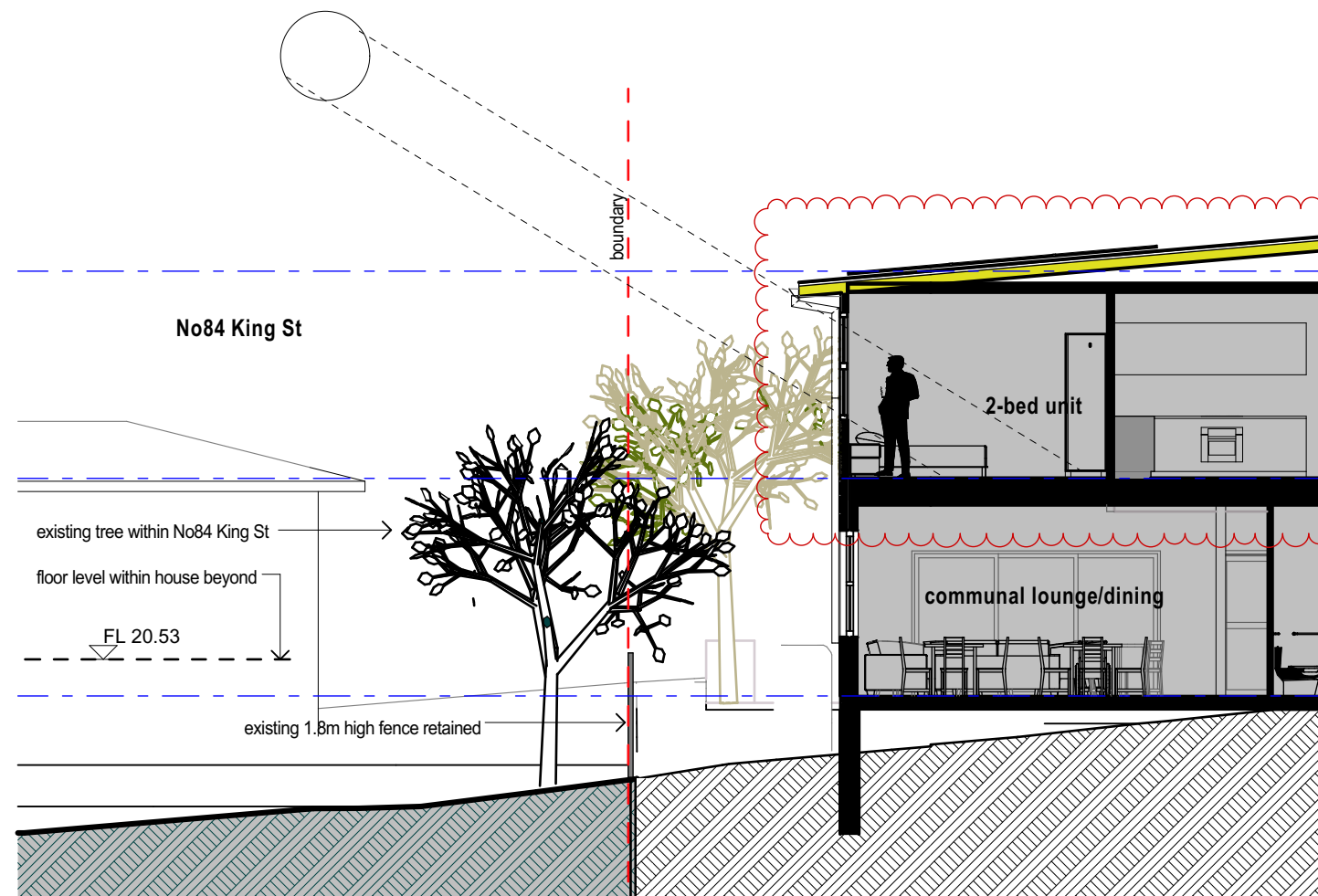
02 site coverage		
Zone Number	Zone Name	Calculated Area
SC01	core bldg	331.71
SC01a	paved COS	269.64
SC01b	carpark	232.59
SC01c	driveway	75.67
SC02	PWD unit and 1-bed	110.83
SC03	1 bed unit	53.64
SC04	studios	78.62
SC04a	studios POS	22.22
SC05	shed	18.30
		1,193.22 m²

SITE AREA = 1784m²

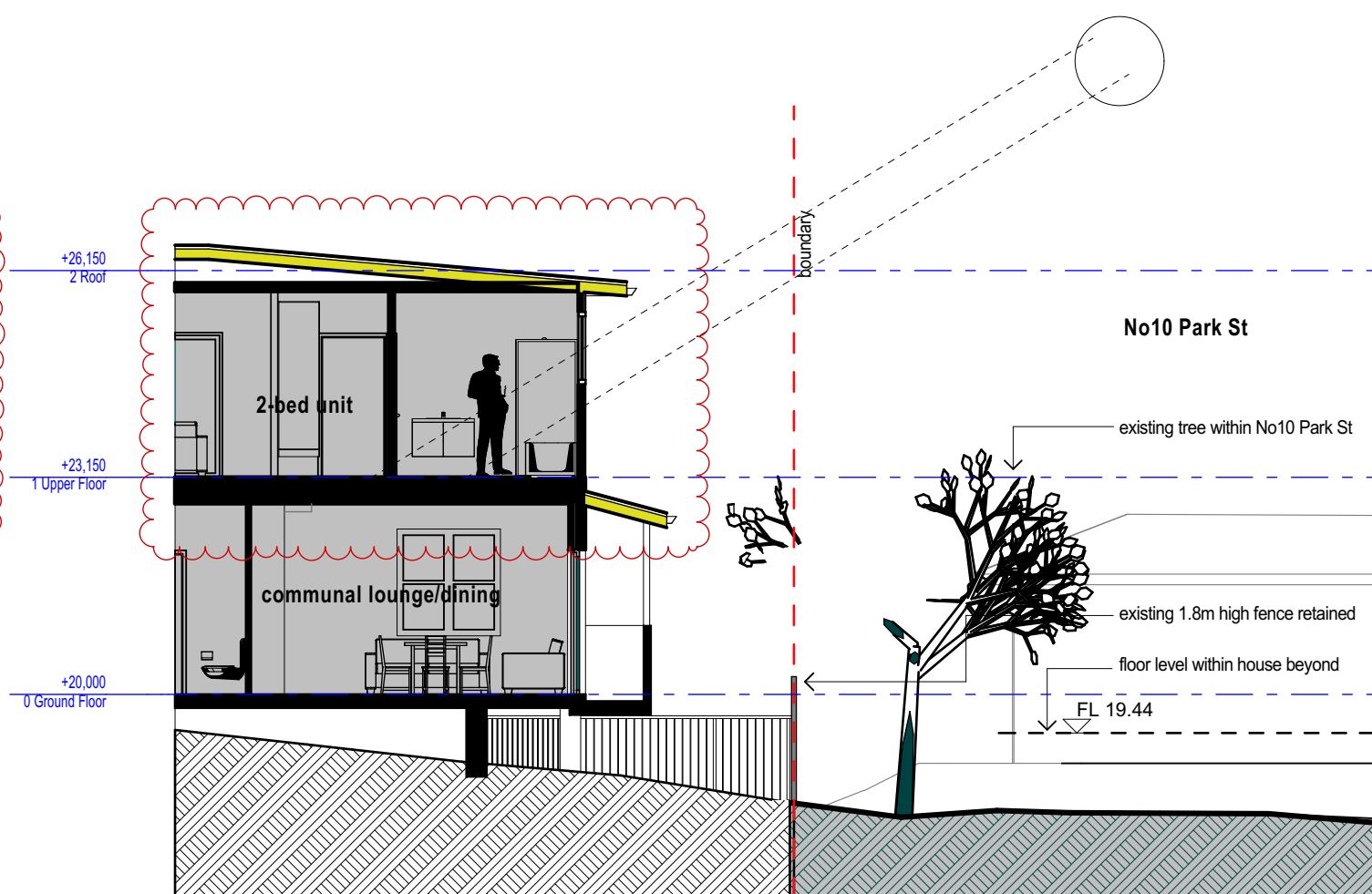
SITE CALCULATIONS for compliance to Maitland DCP Part C:

MAX SITE COVERAGE = 70% x 1784m² = 1248.8m2 **PROPOSED SITE COVERAGE** = 1193m2 = 67% of site area

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



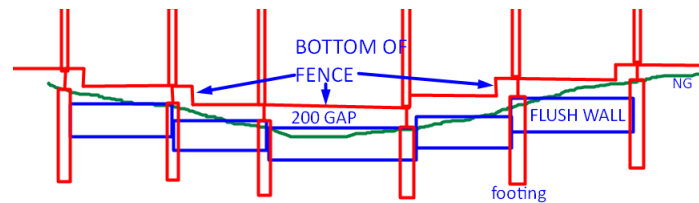
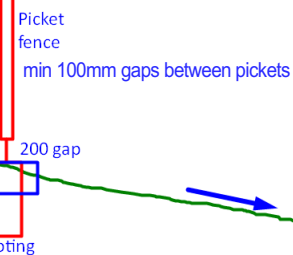
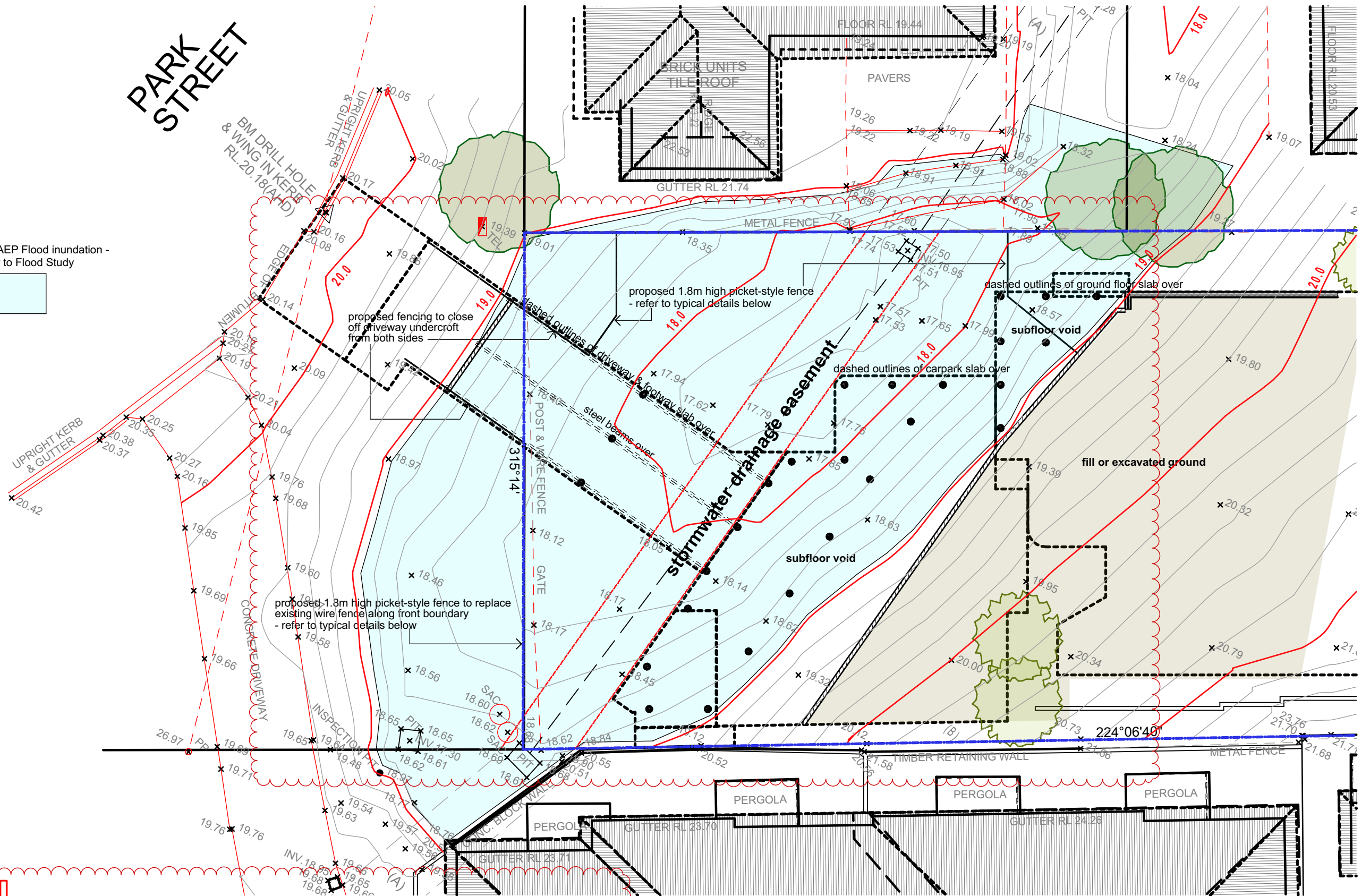
Section C



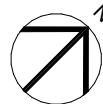
Section D

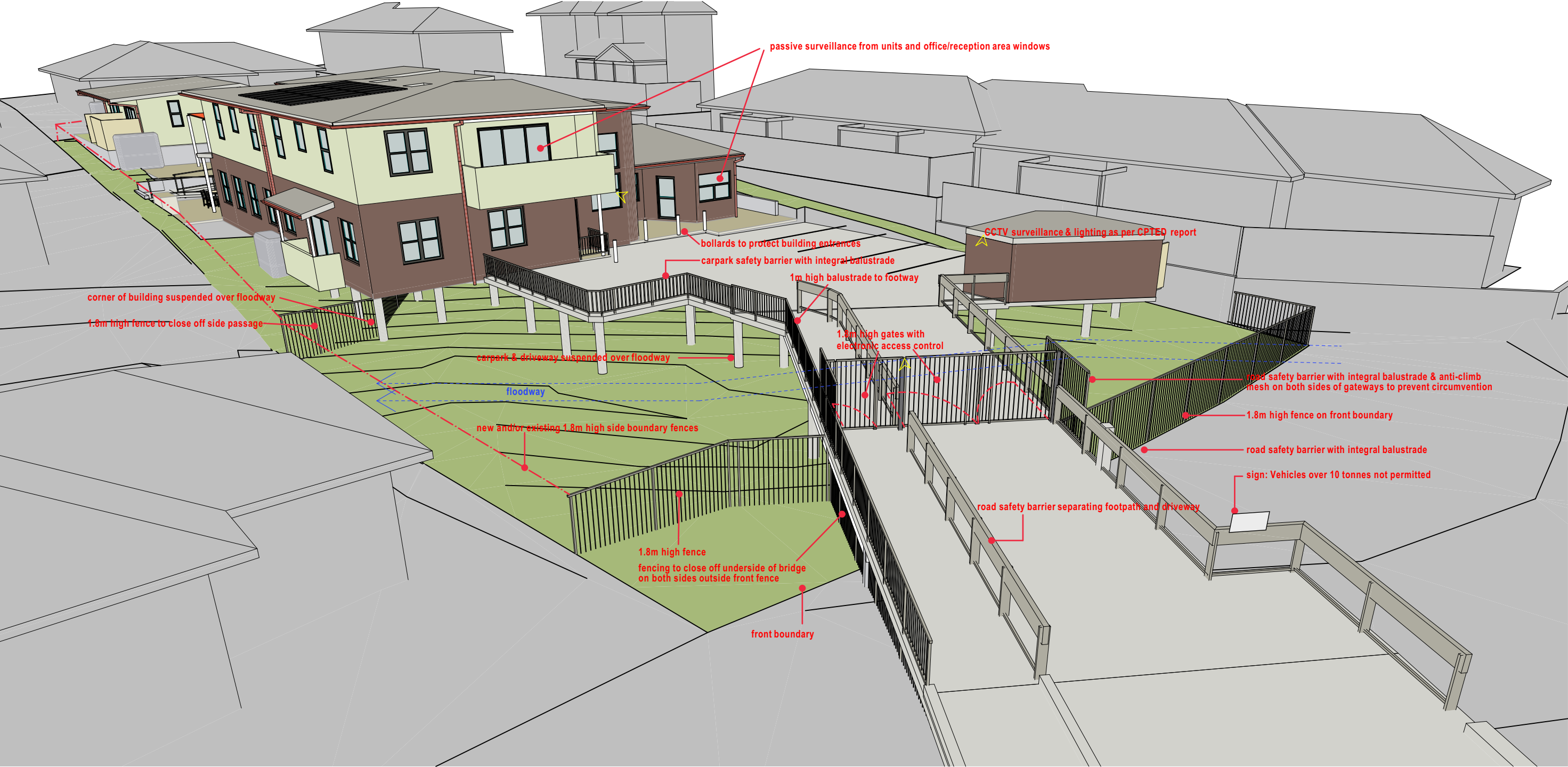
PARK STREET

1% AEP Flood inundation -
refer to Flood Study



typical picket fence details (as per flood study)
NTS





front setback area and site entrance