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



(perimeter fences not shown for clarity)

		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							
1										



Orange NSW 2800

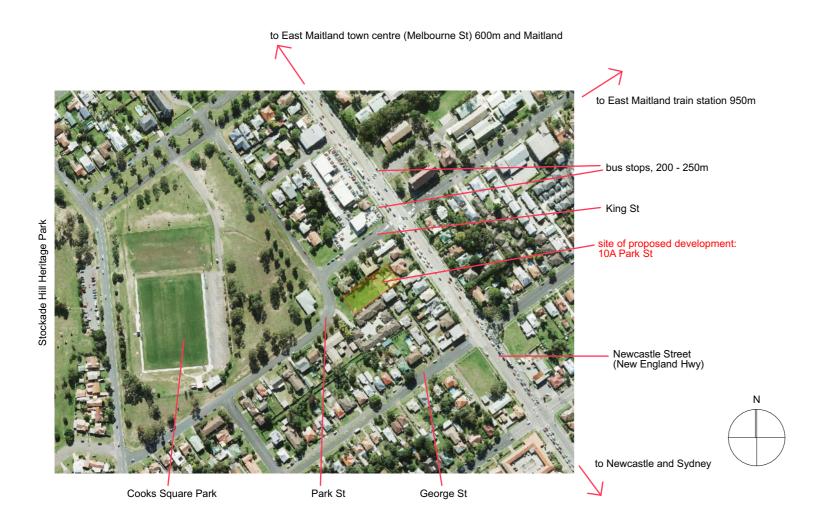
21 northern boundary sections 22 structures over flood zone 23 site entrance and CPTED

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

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

Cover Sheet

17/06/24 reissued for council assessment 3/06/24 | recent amendments clouded dwg scale @ A3 14/02/24 updated DA set, recent amendments clouded 7/06/2024 8/05/23 DA issue





Existing site viewed from Park St



No10 Park St



Driveway entrance to townhouses at No12 Park St



Front boundary (fenceline) and drainage easement behind



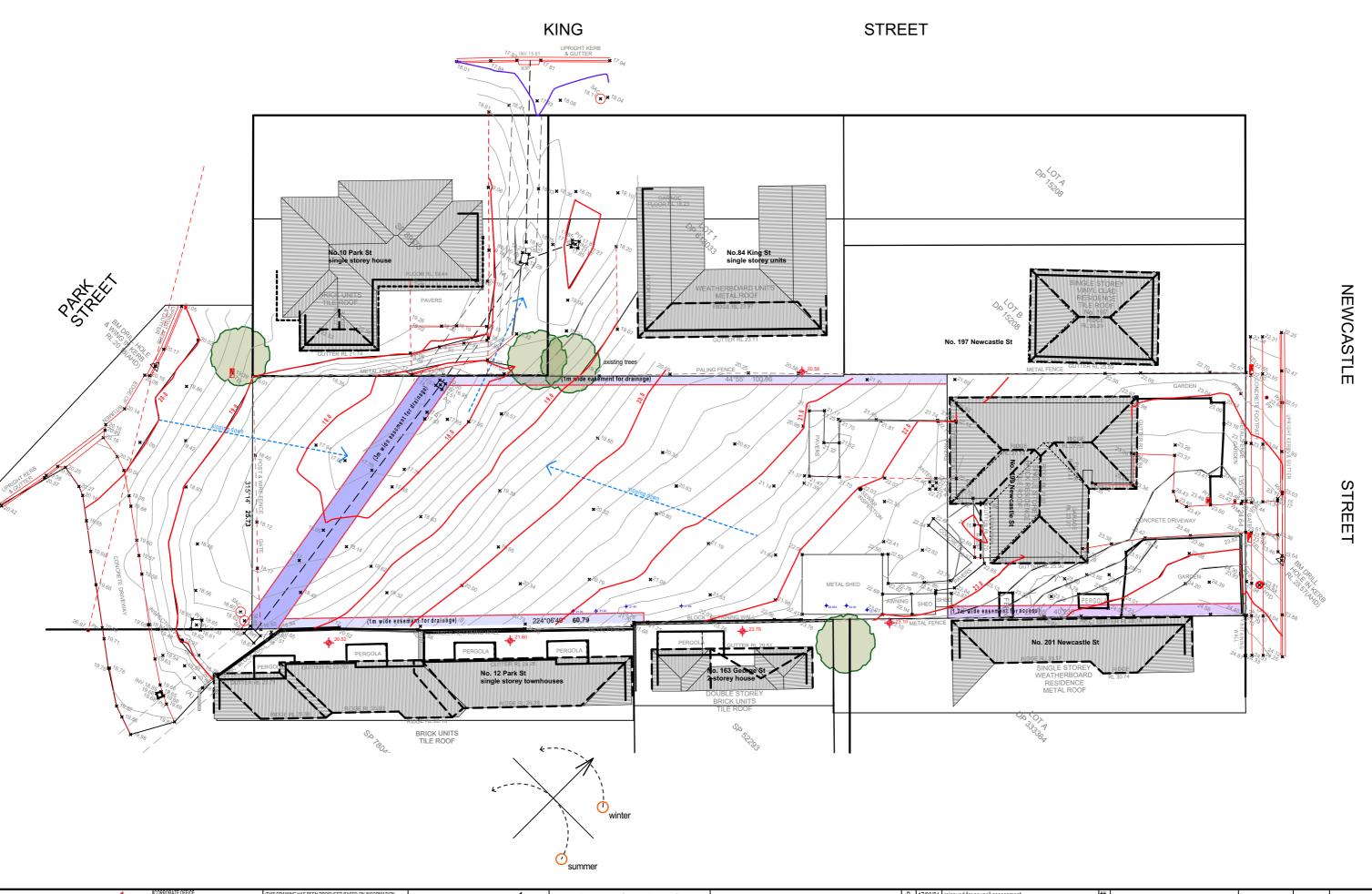
View looking west from rear of site (No84 King St, centre)



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

D 17/06/24 reissued for council assessment 3/06/24 recent amendments clouded B 14/02/24 updated DA set, recent amendments clouded A 8/05/23 DA issue

dwg scale @ A3 2 7/06/2024

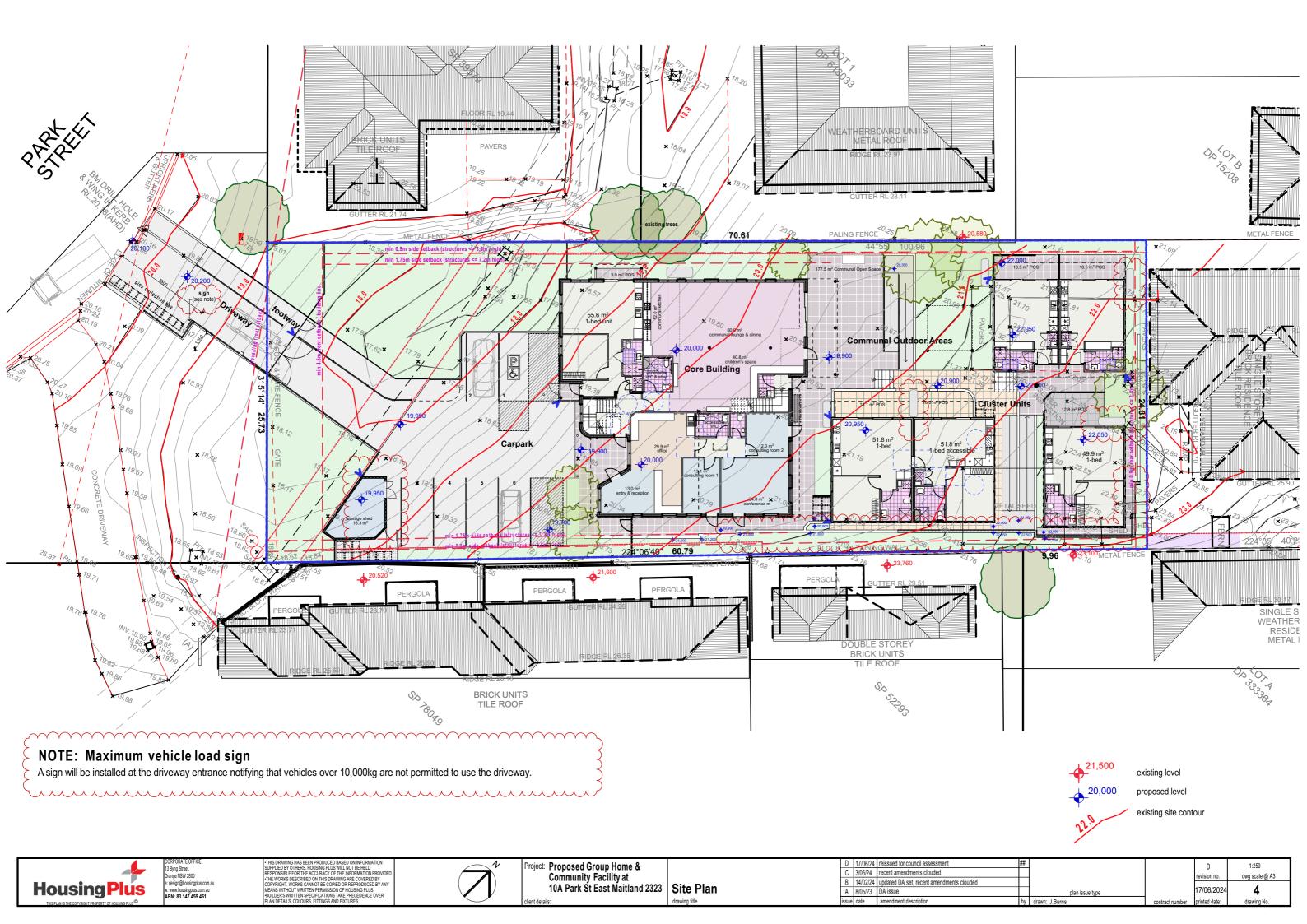


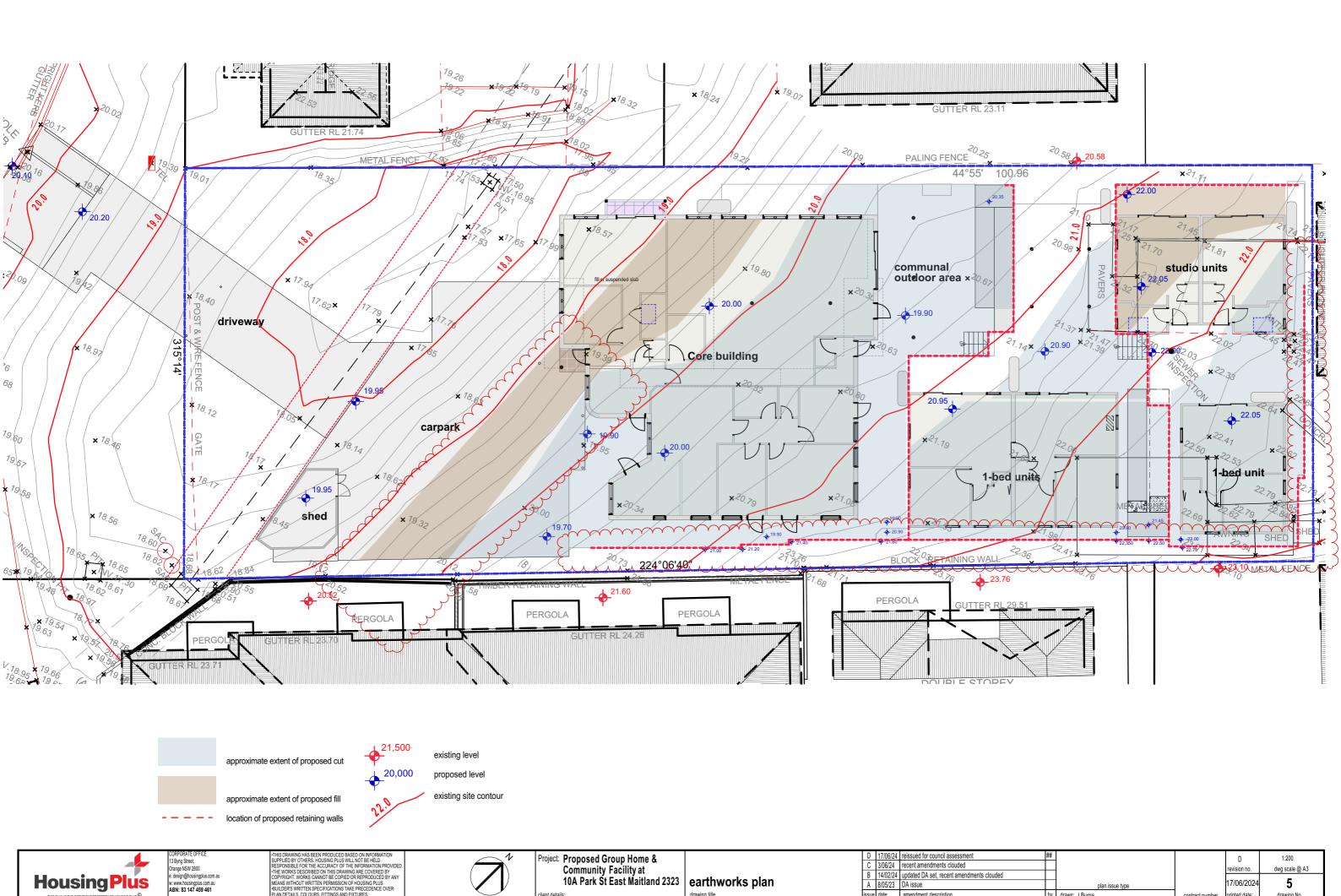


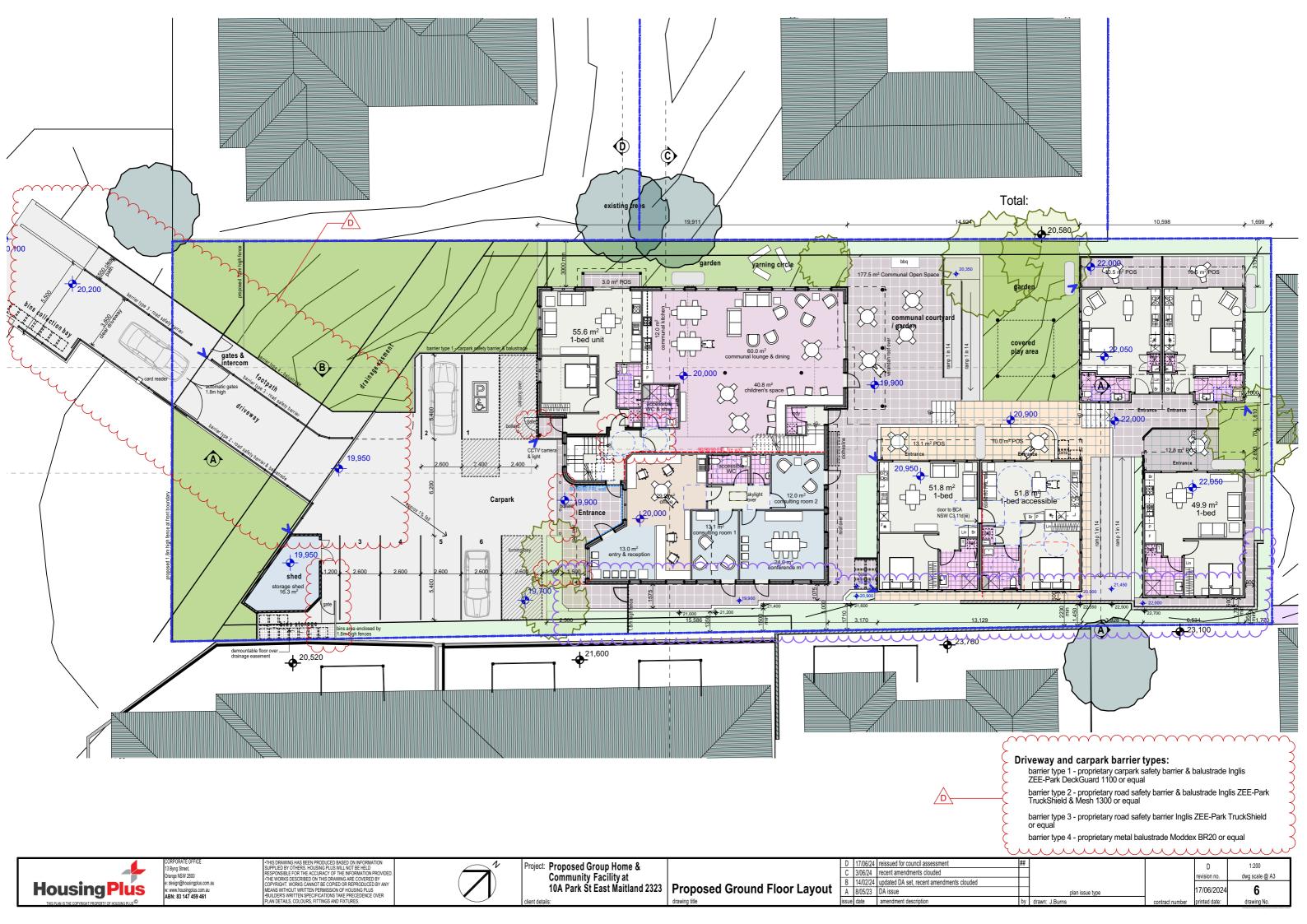


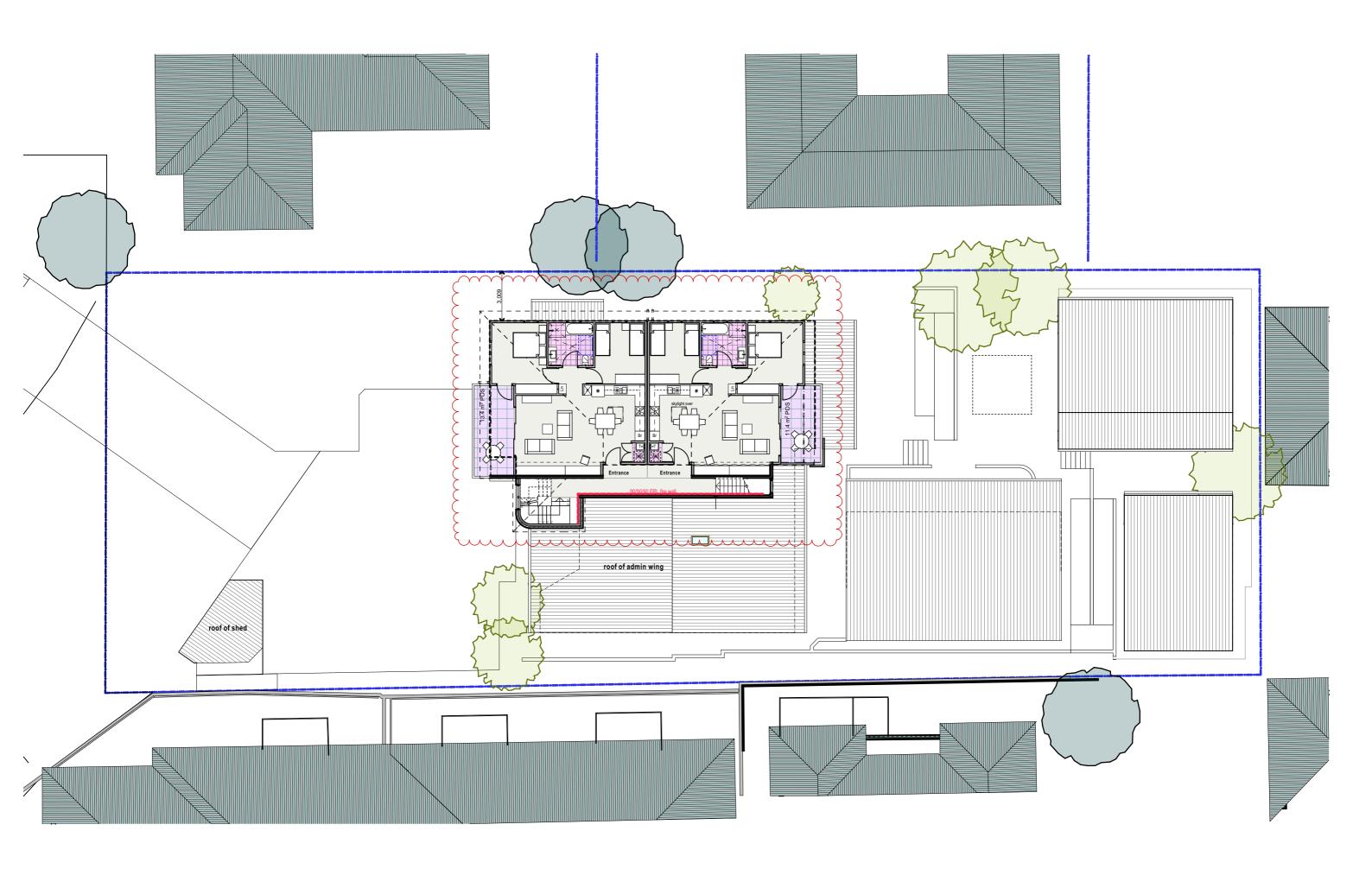
Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 Site Analysis Plan

D	17/06/24	reissued for council assessment	##			J	1:350
С	3/06/24	recent amendments clouded				revision no.	dwg scale @ A3
В	14/02/24	updated DA set, recent amendments clouded					
Α	8/05/23	DA issue		plan issue type		17/06/2024	3
ssue	date	amendment description	by	drawn: J.Burns	contract number	printed date:	drawing No.







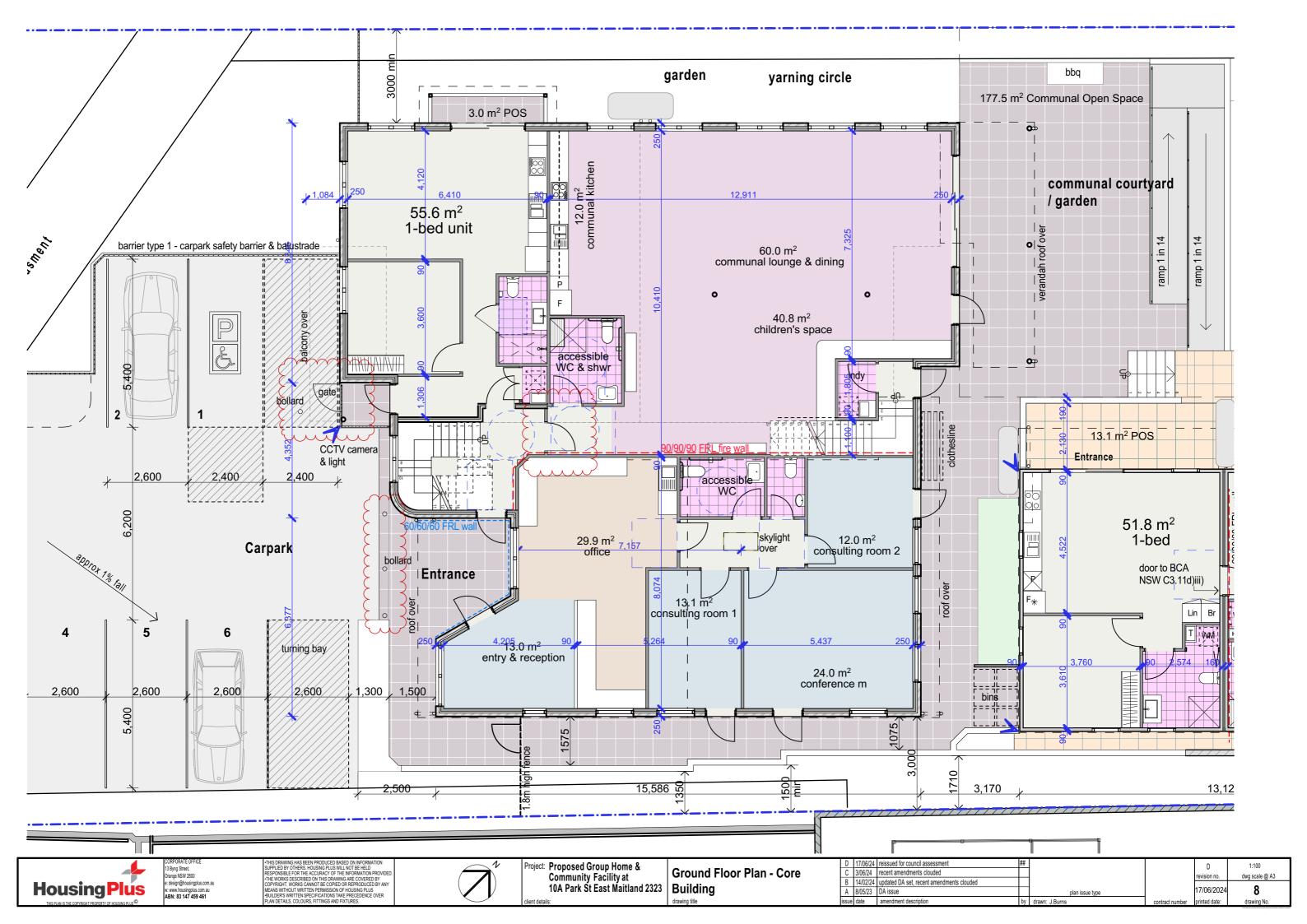


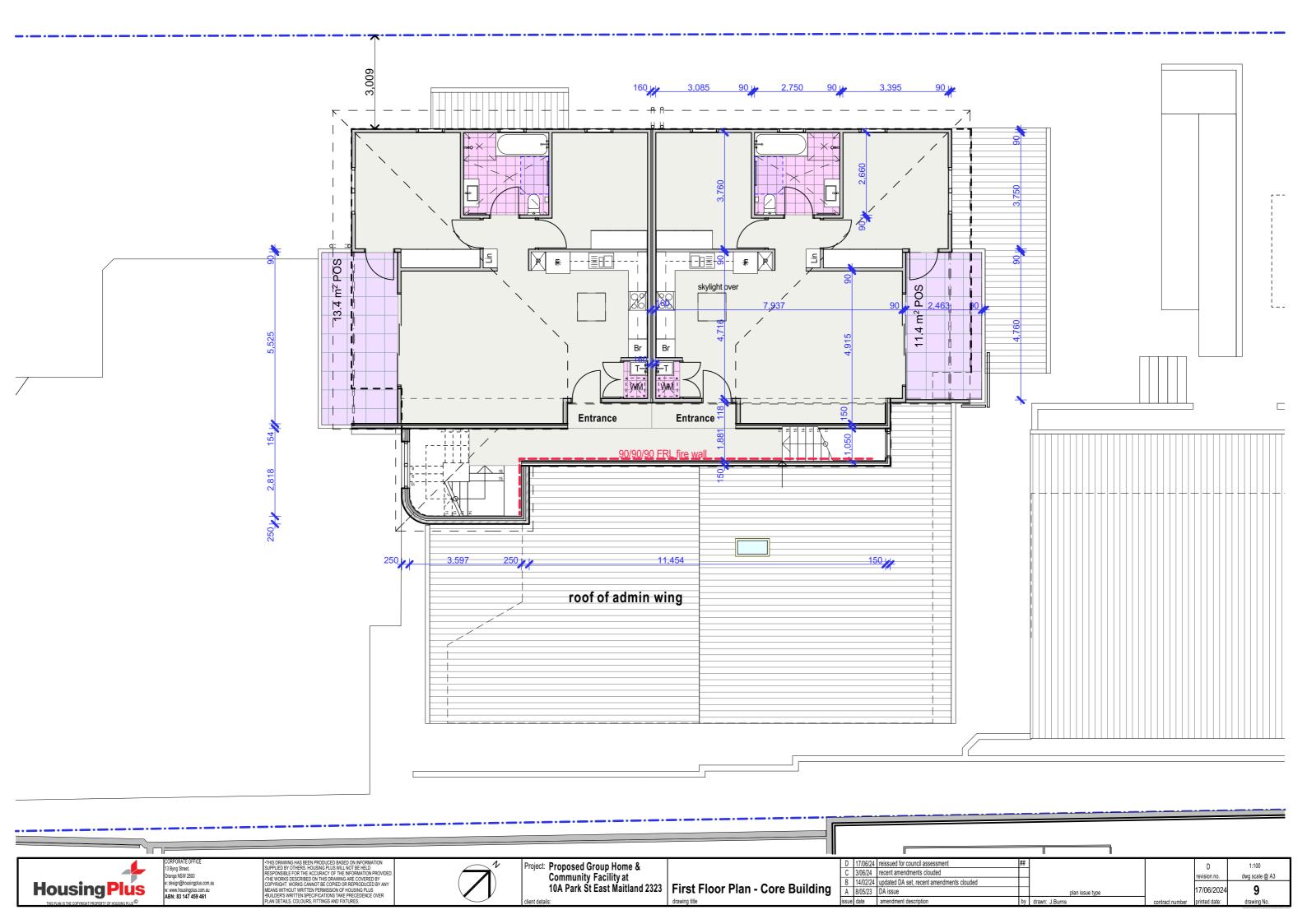


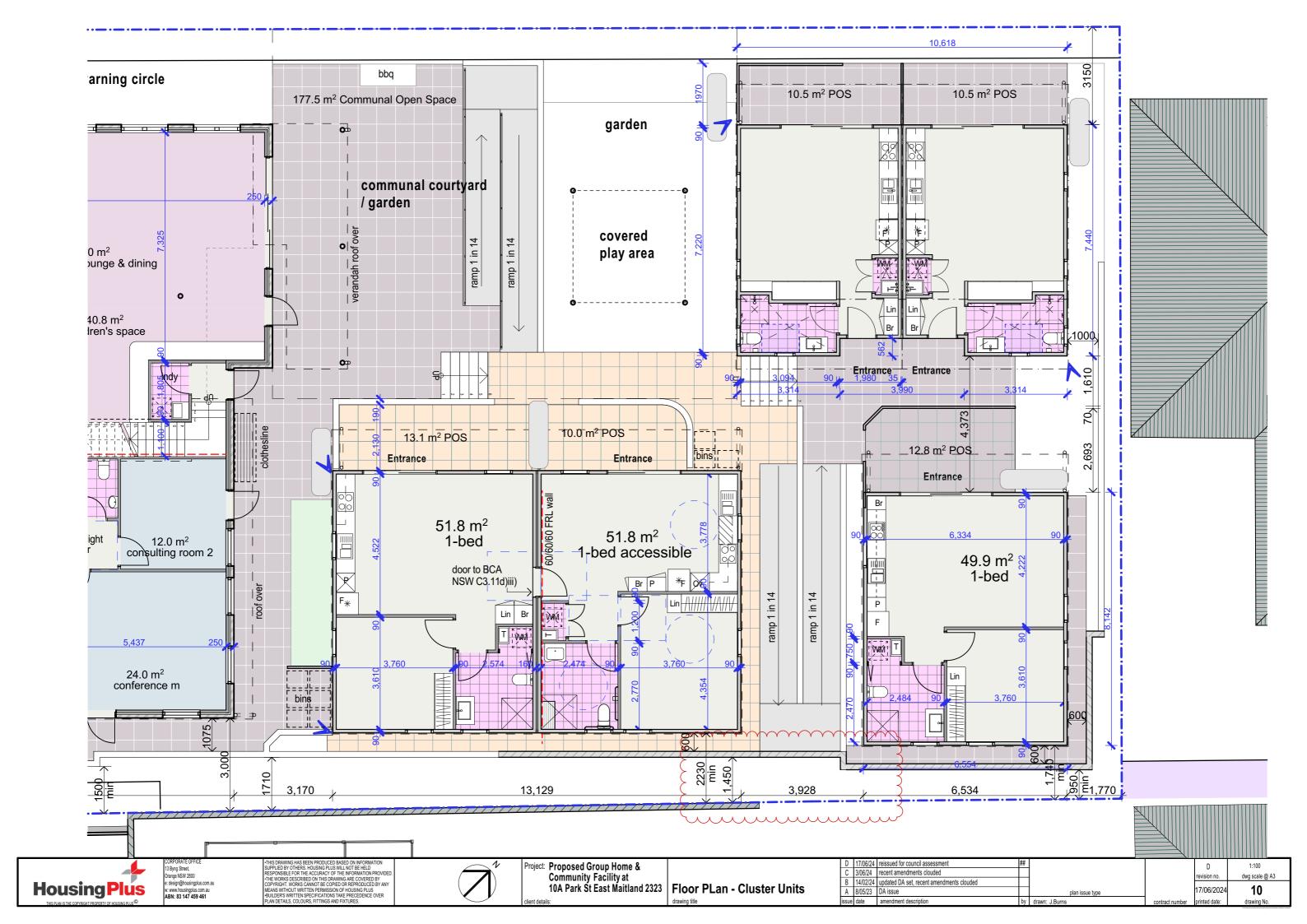


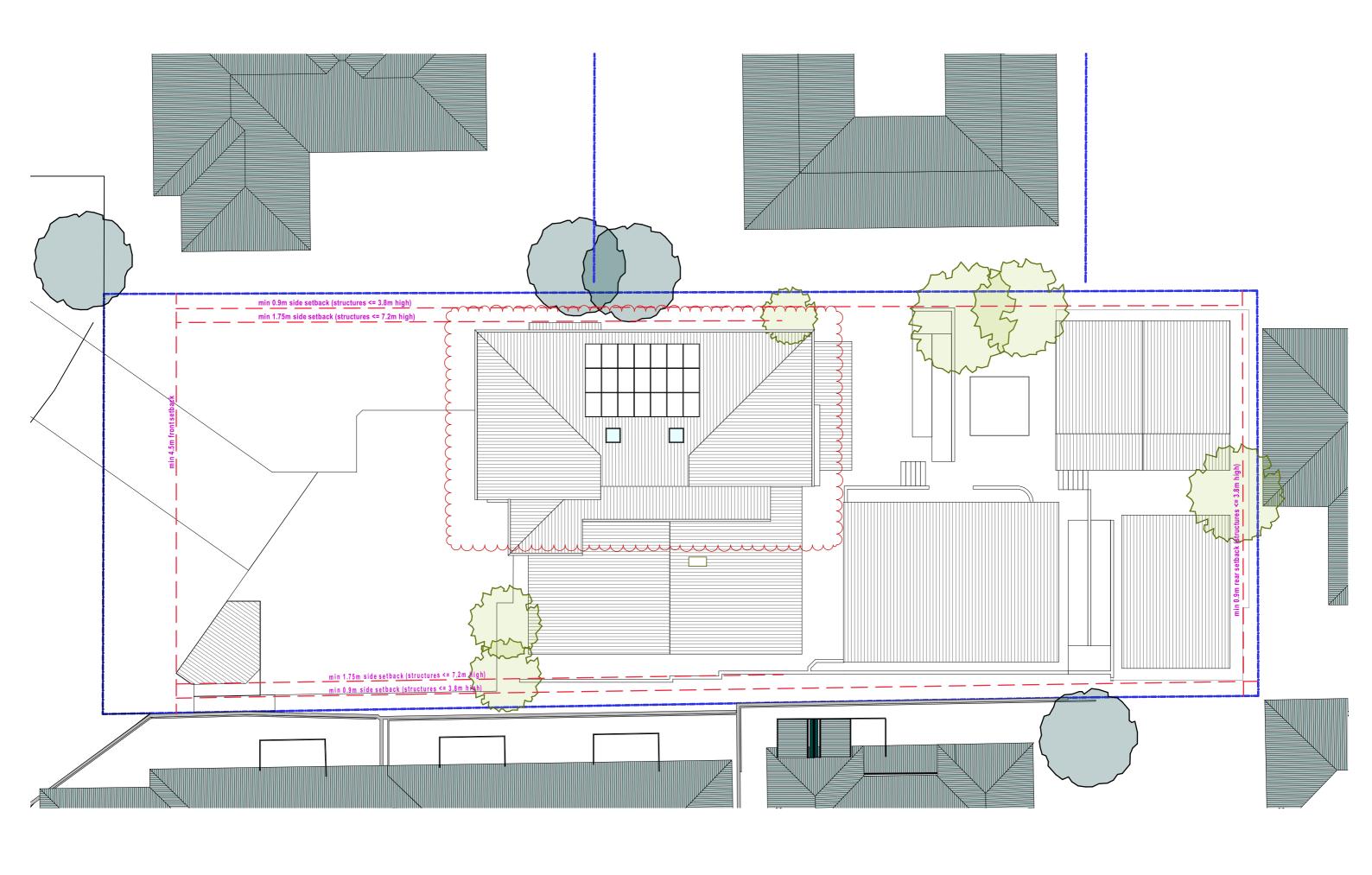
Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 Proposed Upper Floor Layout

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/06/24	recent amendments clouded				revision no.	dwg scale @ A3
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/05/23	DA issue		plan issue type		17/06/2024	7
ate	amendment description	by	drawn: J.Burns	contract number	printed date:	drawing No.











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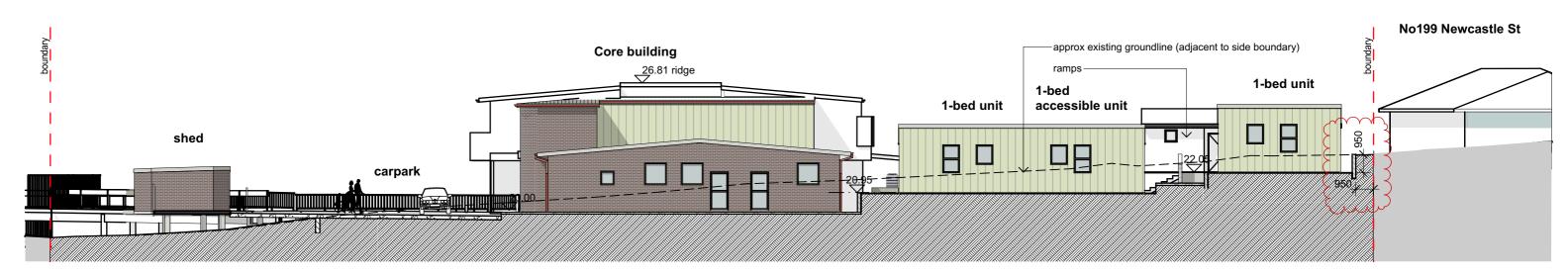


Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 Proposed Roof PLan

| D | 17/06/24 | reissued for council assessment | C | 3/06/24 | recent amendments clouded | B | 14/02/24 | updated DA set, recent amendments clouded | A | 8/05/23 | DA issue | 1:200 dwg scale @ A3 evision no. 11 17/06/2024 by drawn: J.Burns



North-west Elevation

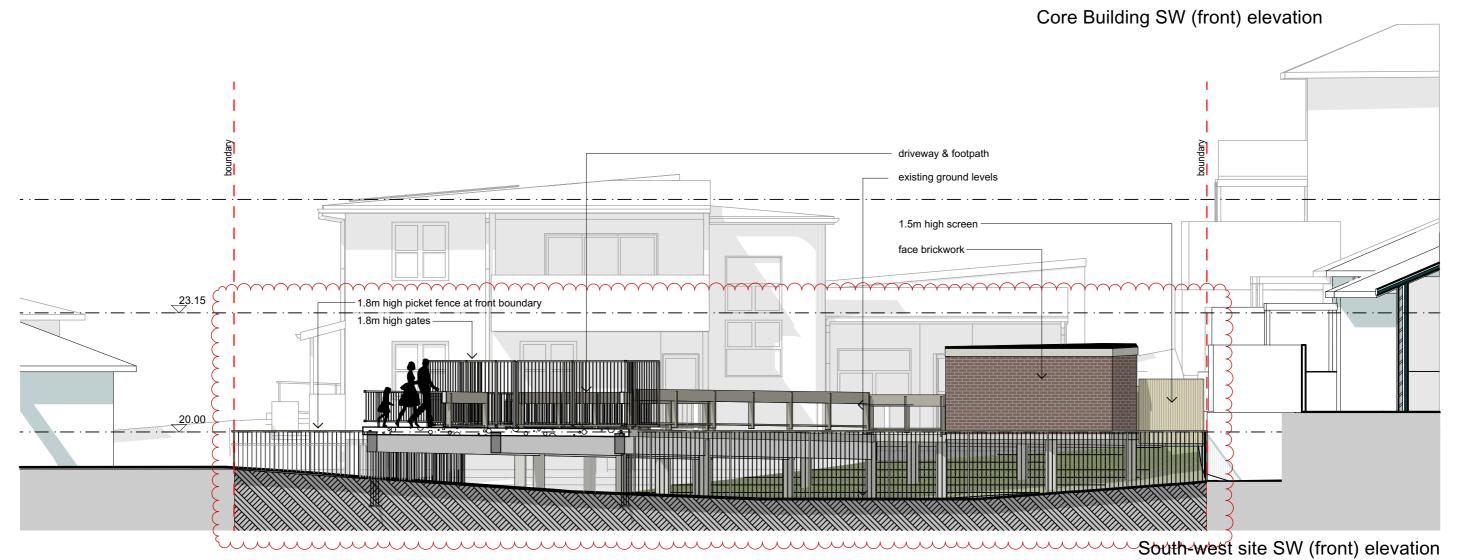


South-east Elevation

dwg scale @ A3

12





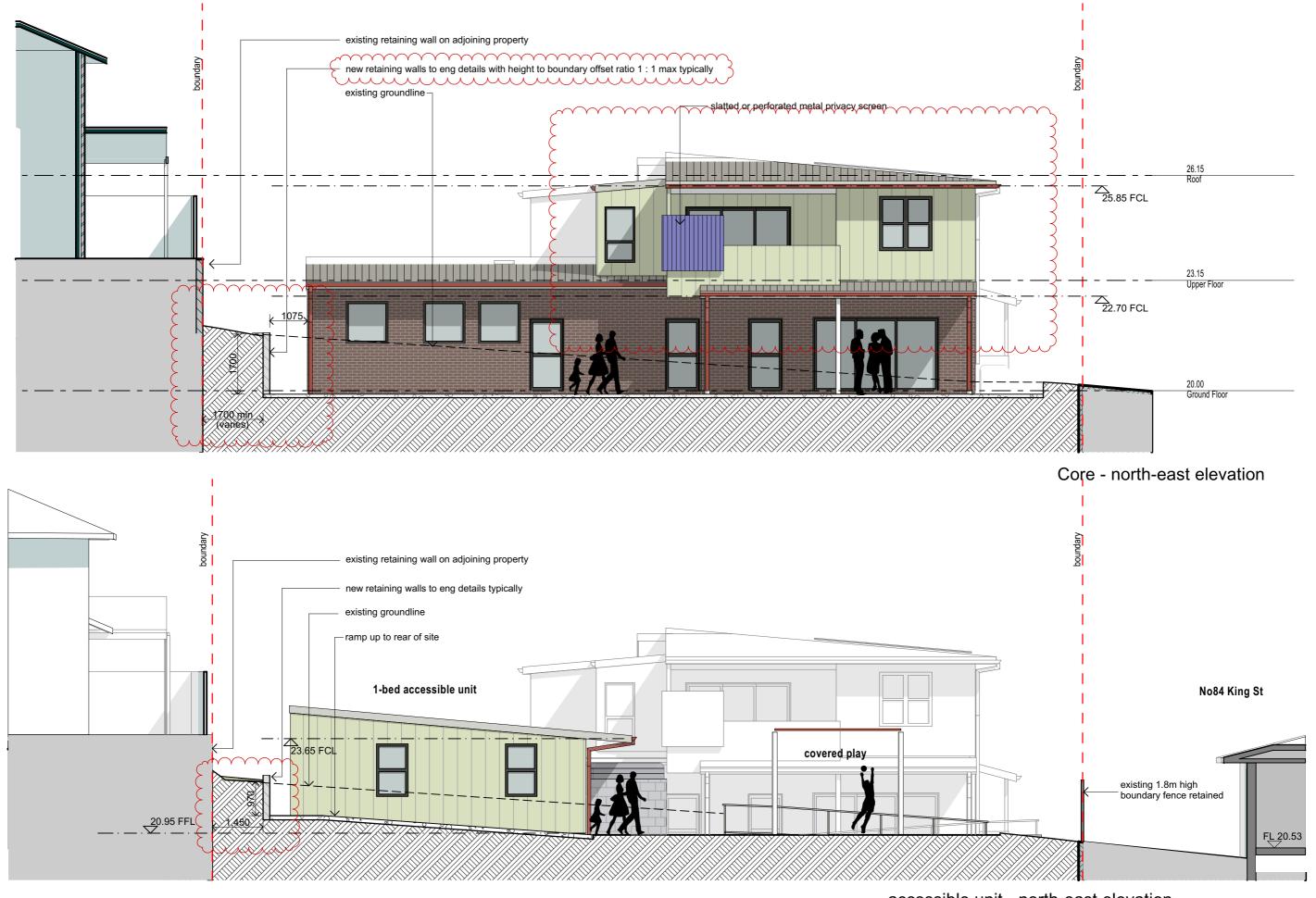
Housing Plus

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

D 17/06/24 reissued for council assessment C 3/06/24 recent amendments clouded B 14/02/24 updated DA set, recent amendments clouded A 8/05/23 DA issue

dwg scale @ A3 13 17/06/2024



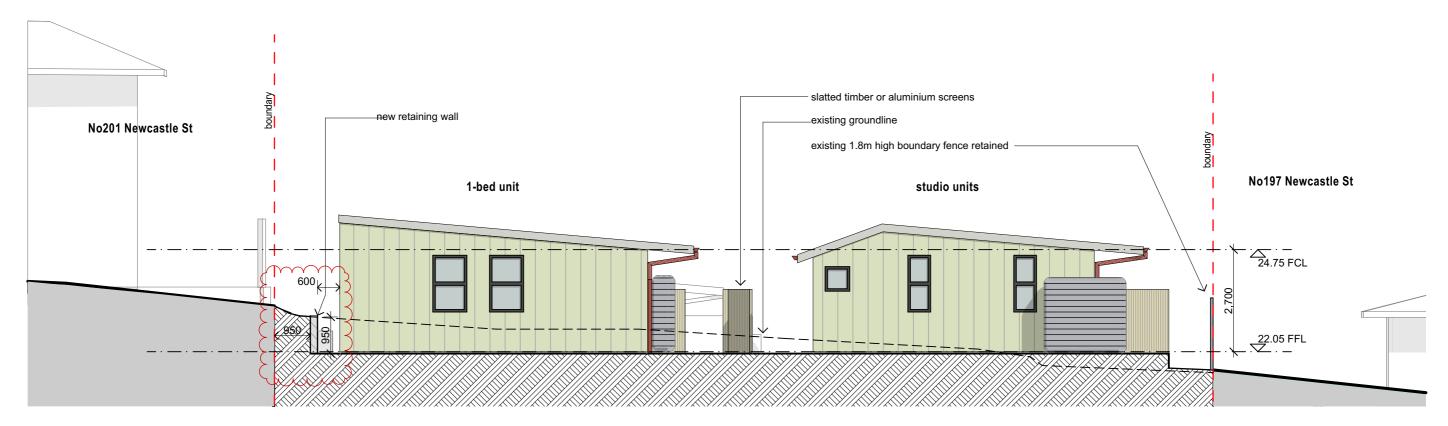
accessible unit - north-east elevation



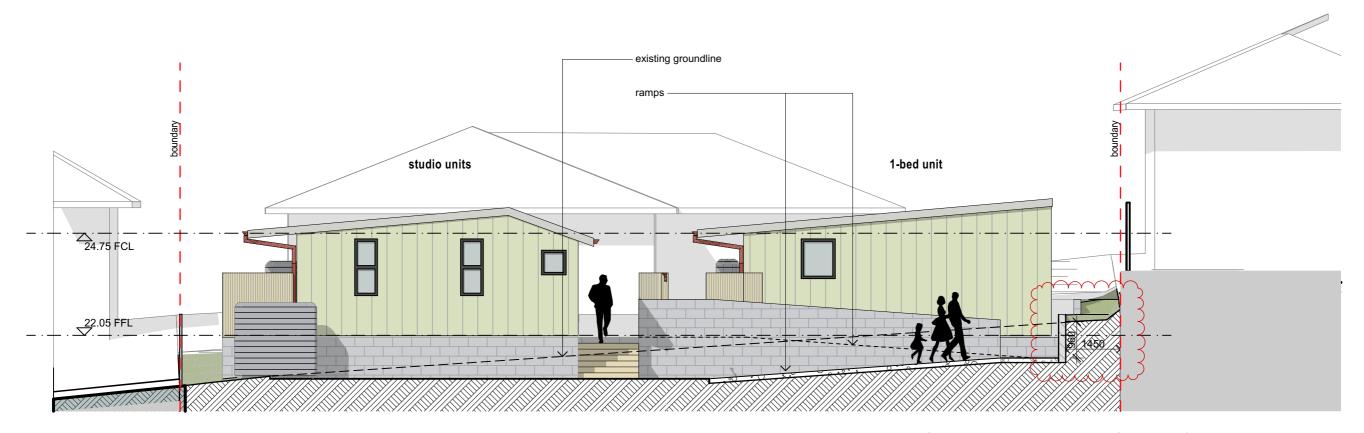
Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 | Elevations 3

D 17/06/24 reissued for council assessment
C 3/06/24 recent amendments clouded B 14/02/24 updated DA set, recent amendments clouded A 8/05/23 DA issue

evision no. dwg scale @ A3 17/06/2024 14



North-east Elevation



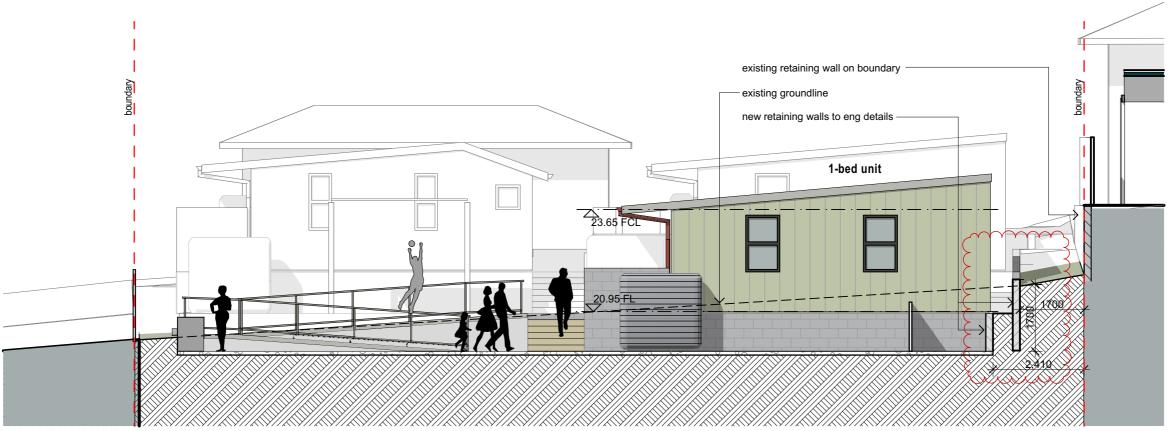
South-west elevation of studio & 1-bed units



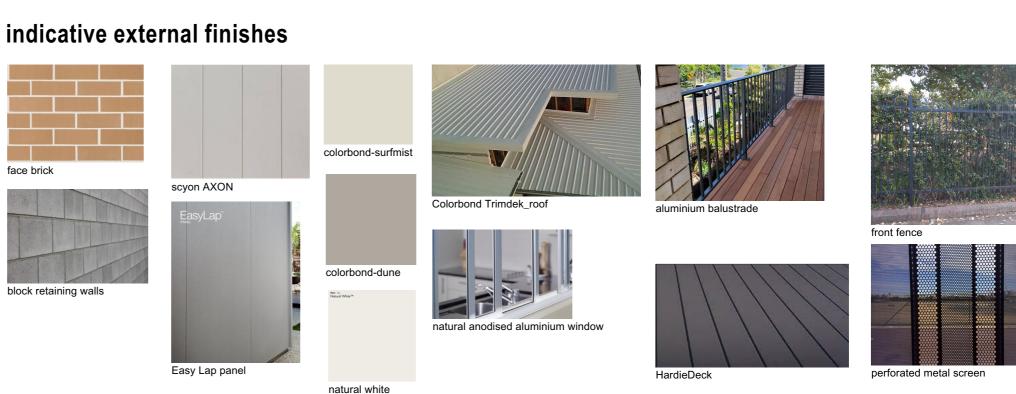
Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 Elevations 4

D 17/06/24 reissued for council assessment C 3/06/24 recent amendments clouded B 14/02/24 updated DA set, recent amendments clouded
A 8/05/23 DA issue

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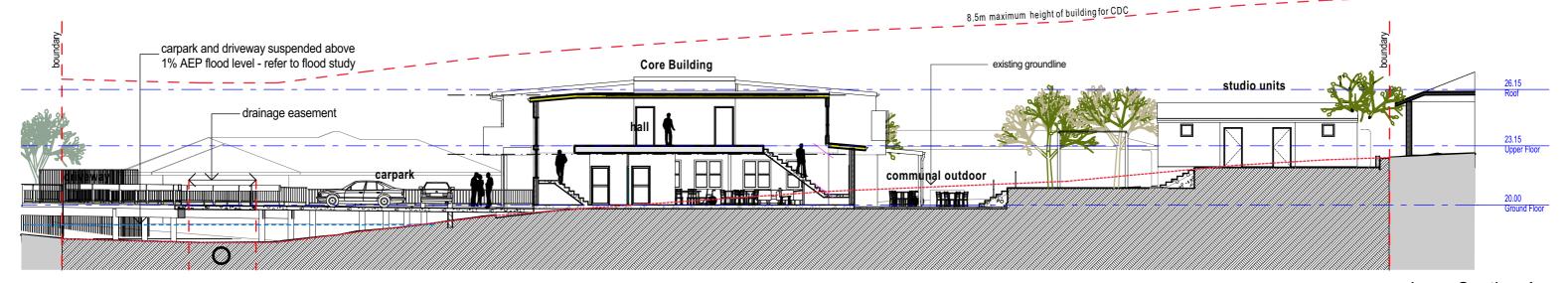


accessible unit SW elevation

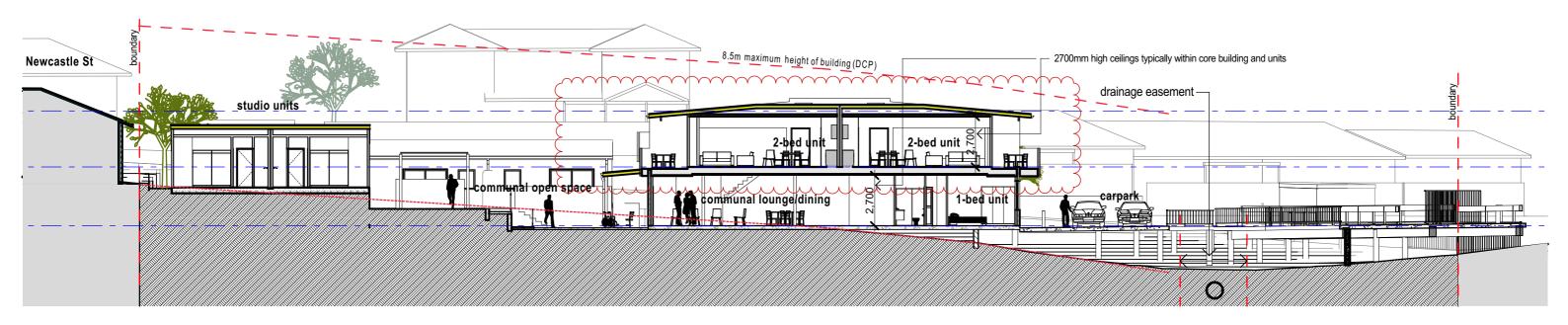


dwg scale @ A3

16



Long Section A



Long Section B





birdseye view from north-east



birdseye view from north-west



Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 3D views 1

D 17/06/24 reissued for council assessment
C 3/06/24 recent amendments clouded dwg scale @ A3 B 14/02/24 updated DA set, recent amendments clouded A 8/05/23 DA issue 18 17/06/2024



view from south-west

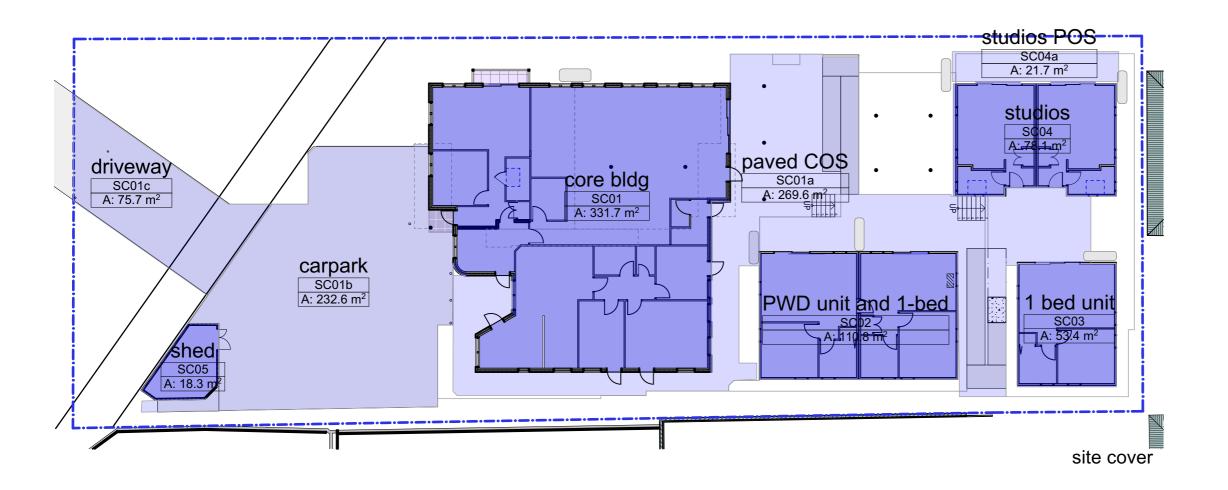


existing street view



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 m ²					

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



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

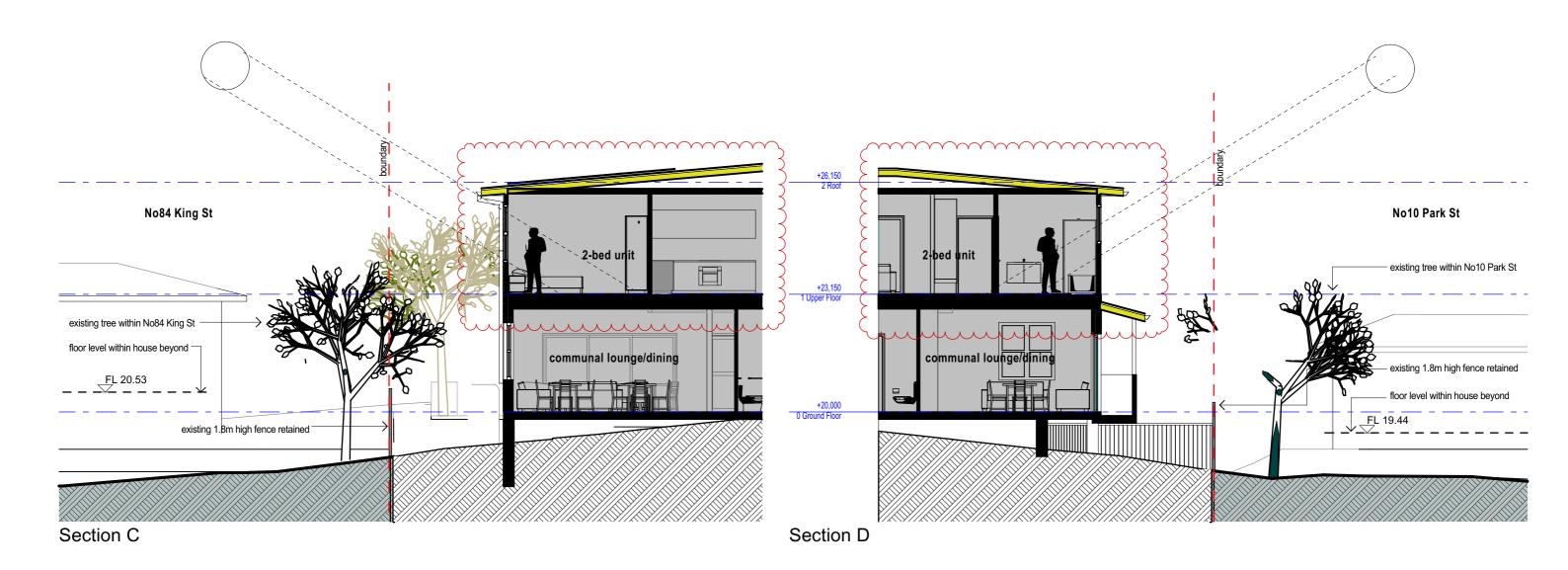
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C 3/06/24 recent amendments clouded B 14/02/24 updated DA set, recent amendments clouded A 8/05/23 DA issue

dwg scale @ A3

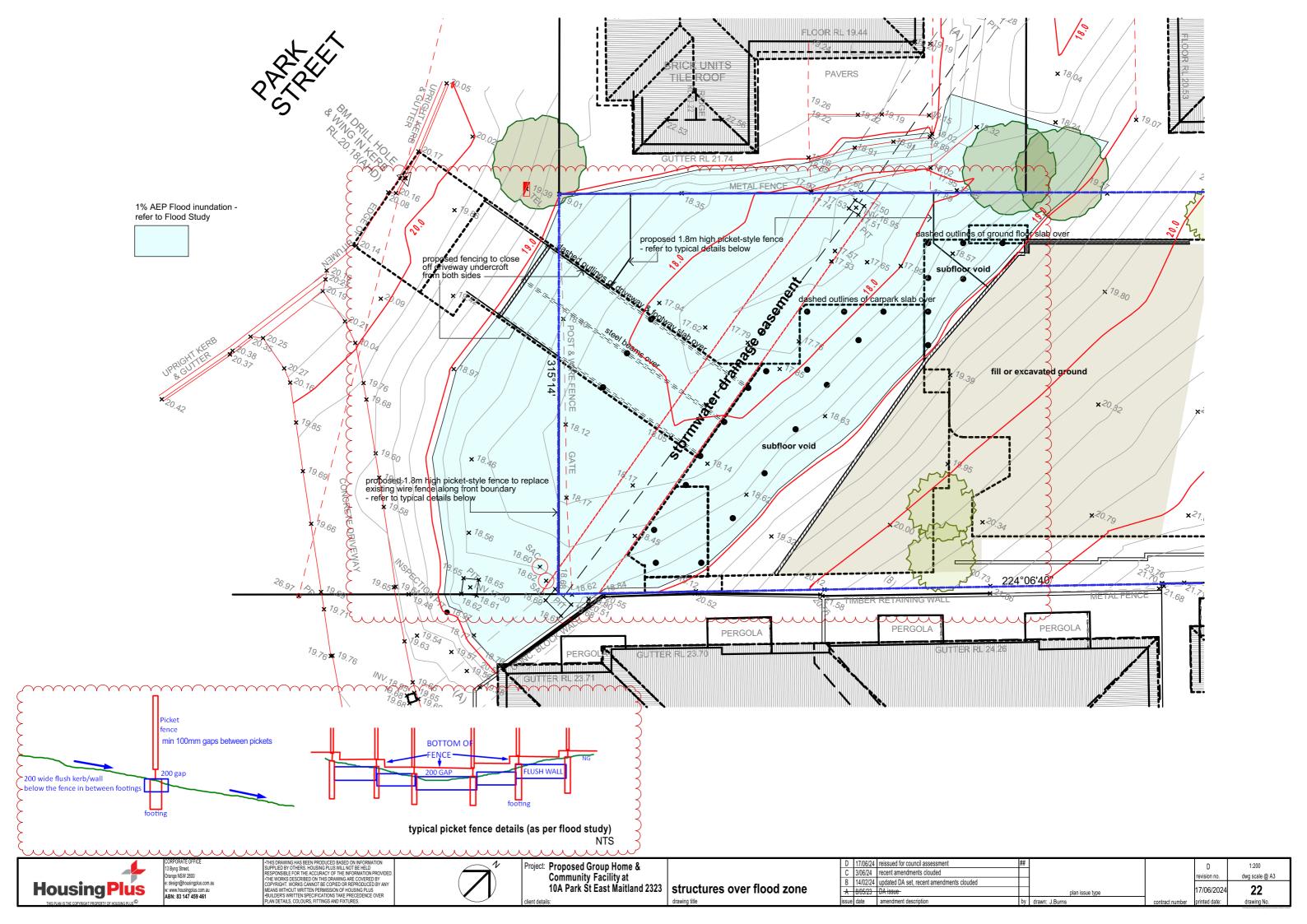
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evision no.

17/06/2024



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В	14/02/24	updated DA set, recent amendments clouded					
	8/05/23	DA issue-		plan issue type		17/06/2024	21
issue	date	amendment description	by	drawn: J.Burns	contract number	printed date:	drawing No.





front setback area and site entrance



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	14/02/24	updated DA set, recent amendments clouded -			
	8/05/23	DA issue-		plan issue type	
ue	date	amendment description	by	drawn: J.Burns	contract n