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



(perimeter fences not shown for clarity)

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



Orange NSW 2800

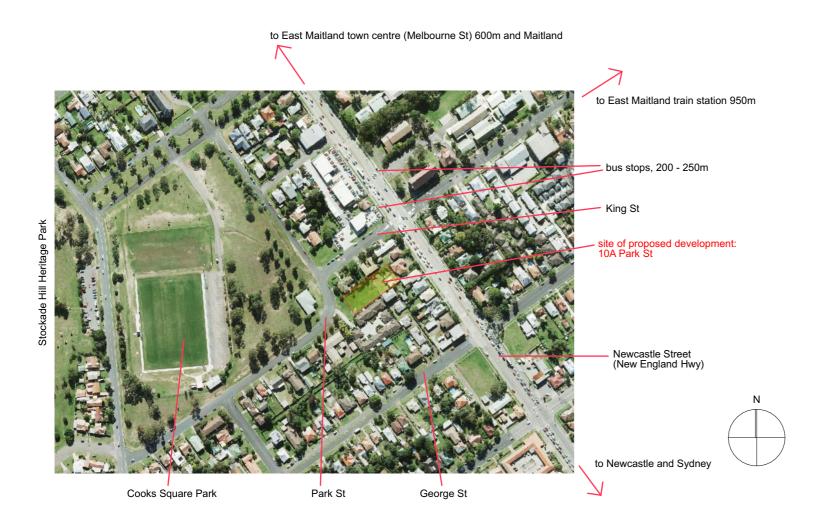
21 northern boundary sections 22 structures over flood zone 23 site entrance and CPTED

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



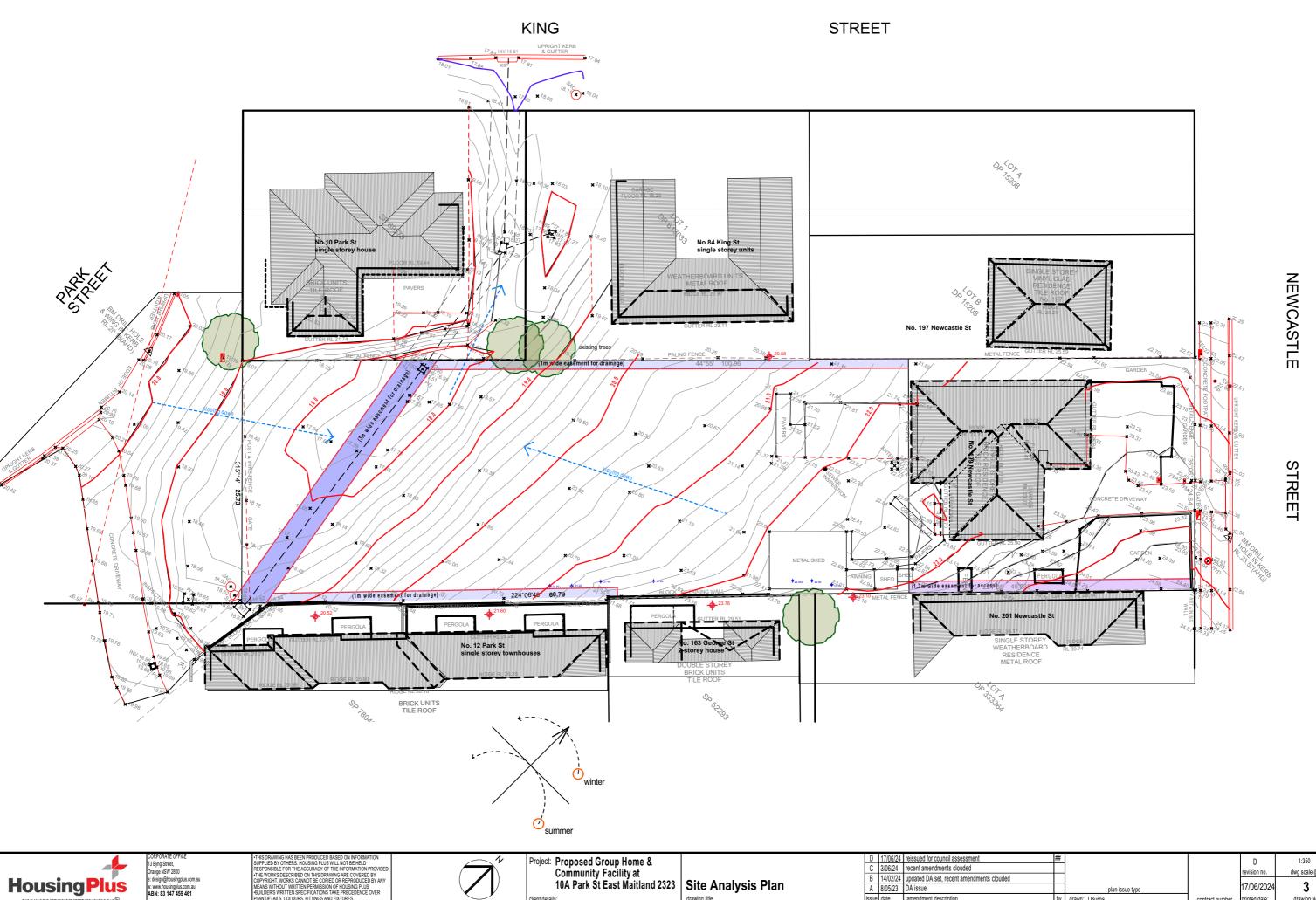
View looking west from rear of site (No84 King St, centre)



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

D 17/06/24 reissued for council assessment 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 2 7/06/2024

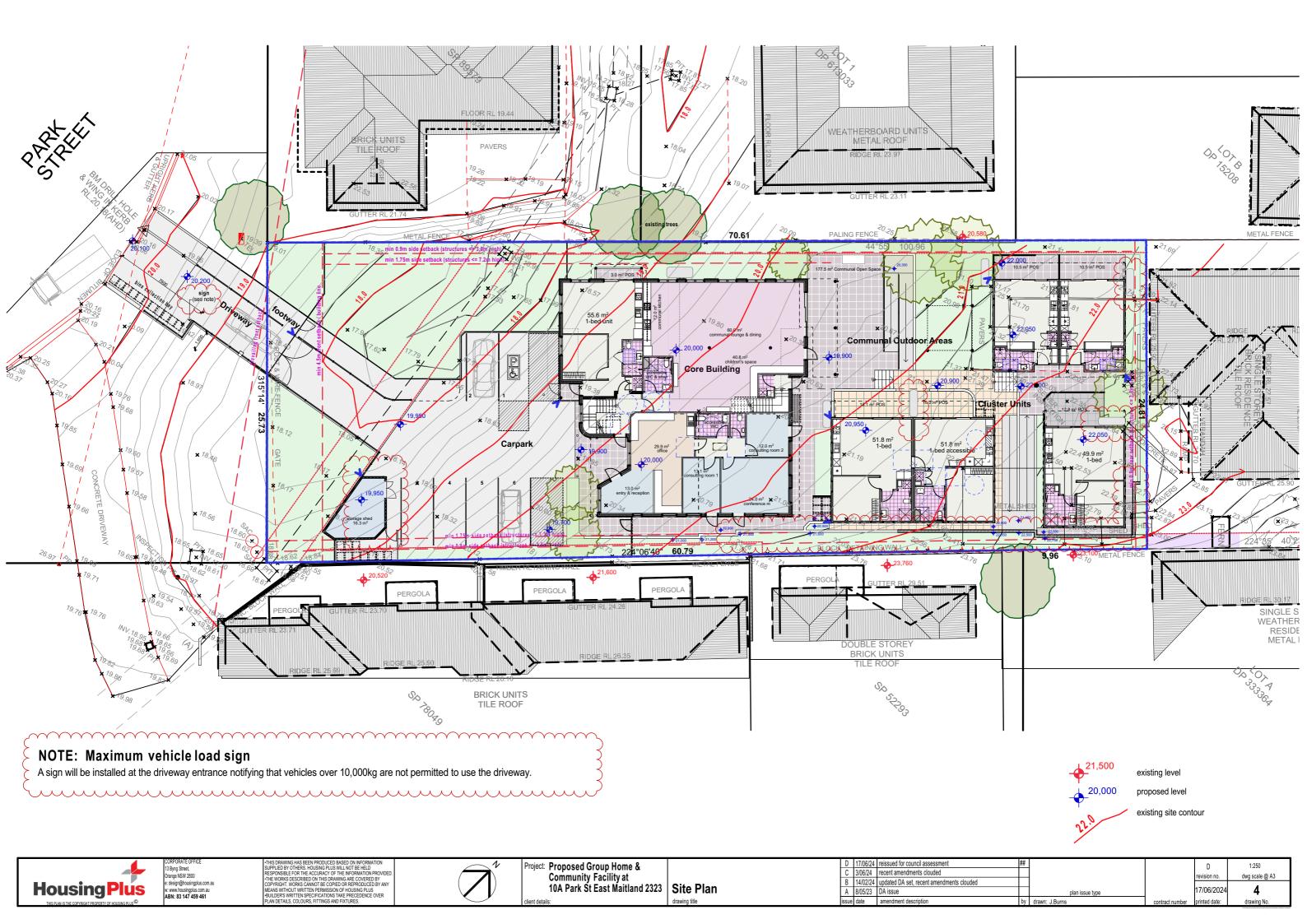


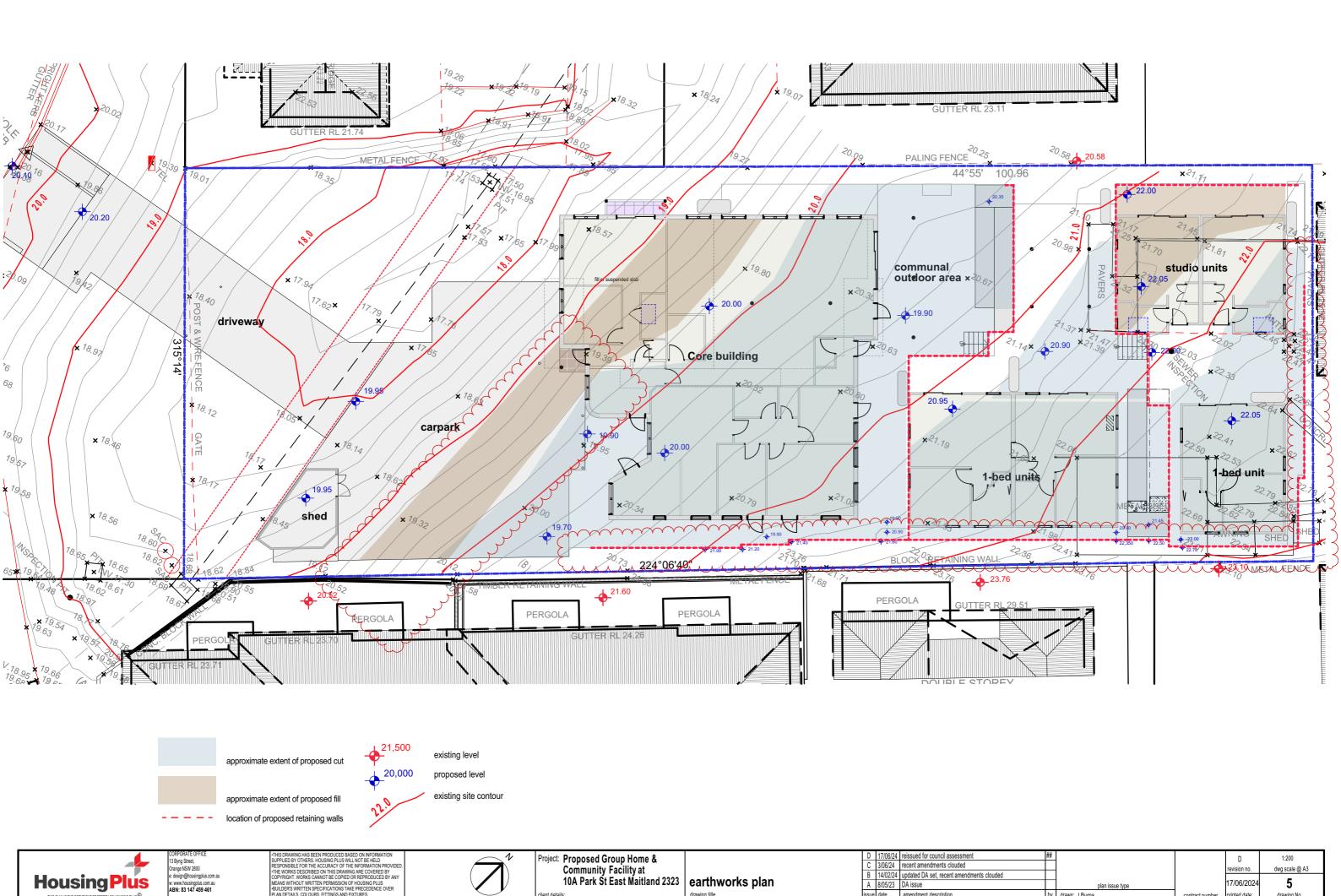


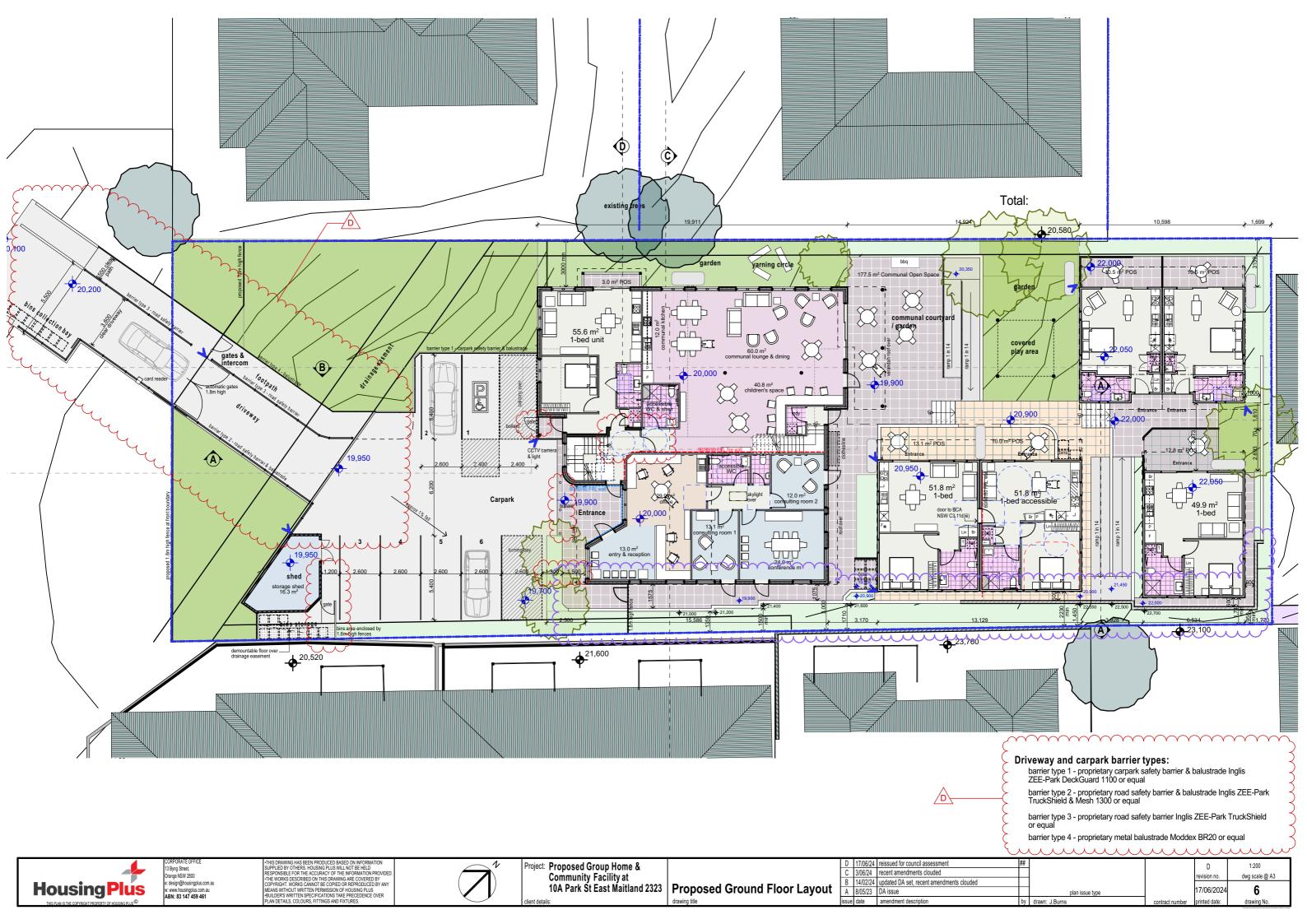


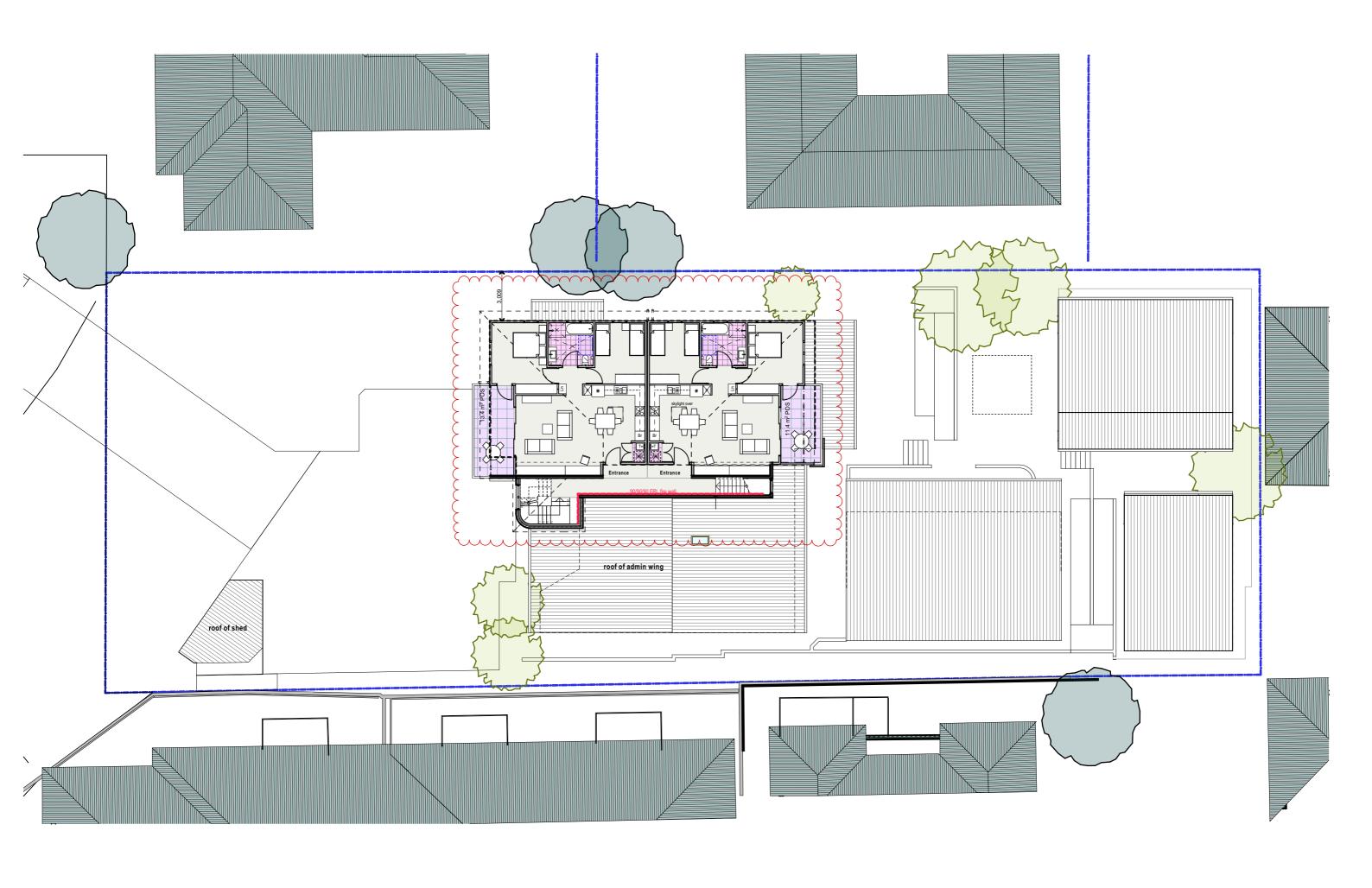
Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 Site Analysis Plan

110	date	amendment description	bv	drawn: J.Burns	contract number	printed date:	drawing No.
١	8/05/23	DA issue		plan issue type		17/06/2024	3
3	14/02/24	updated DA set, recent amendments clouded					•
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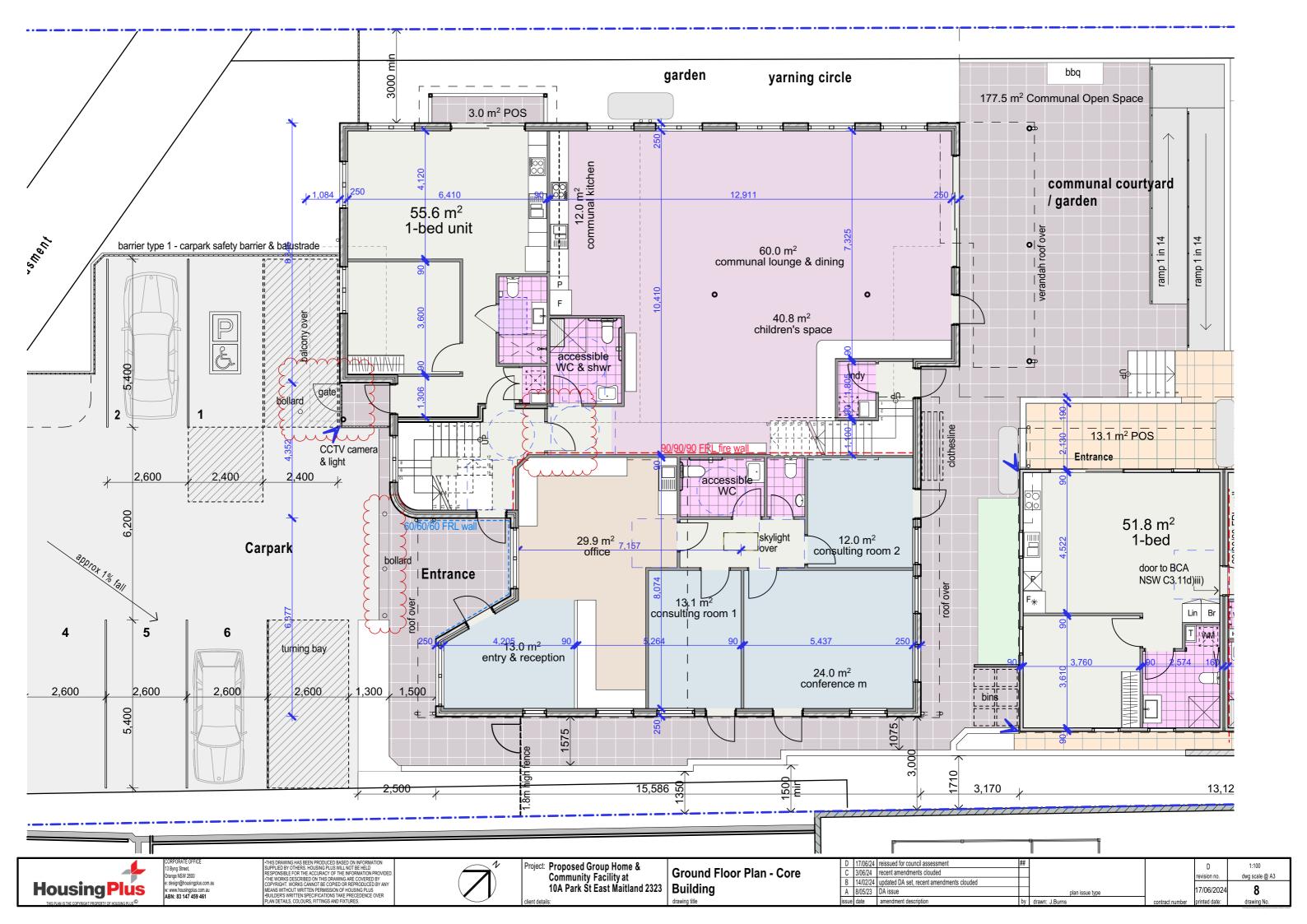


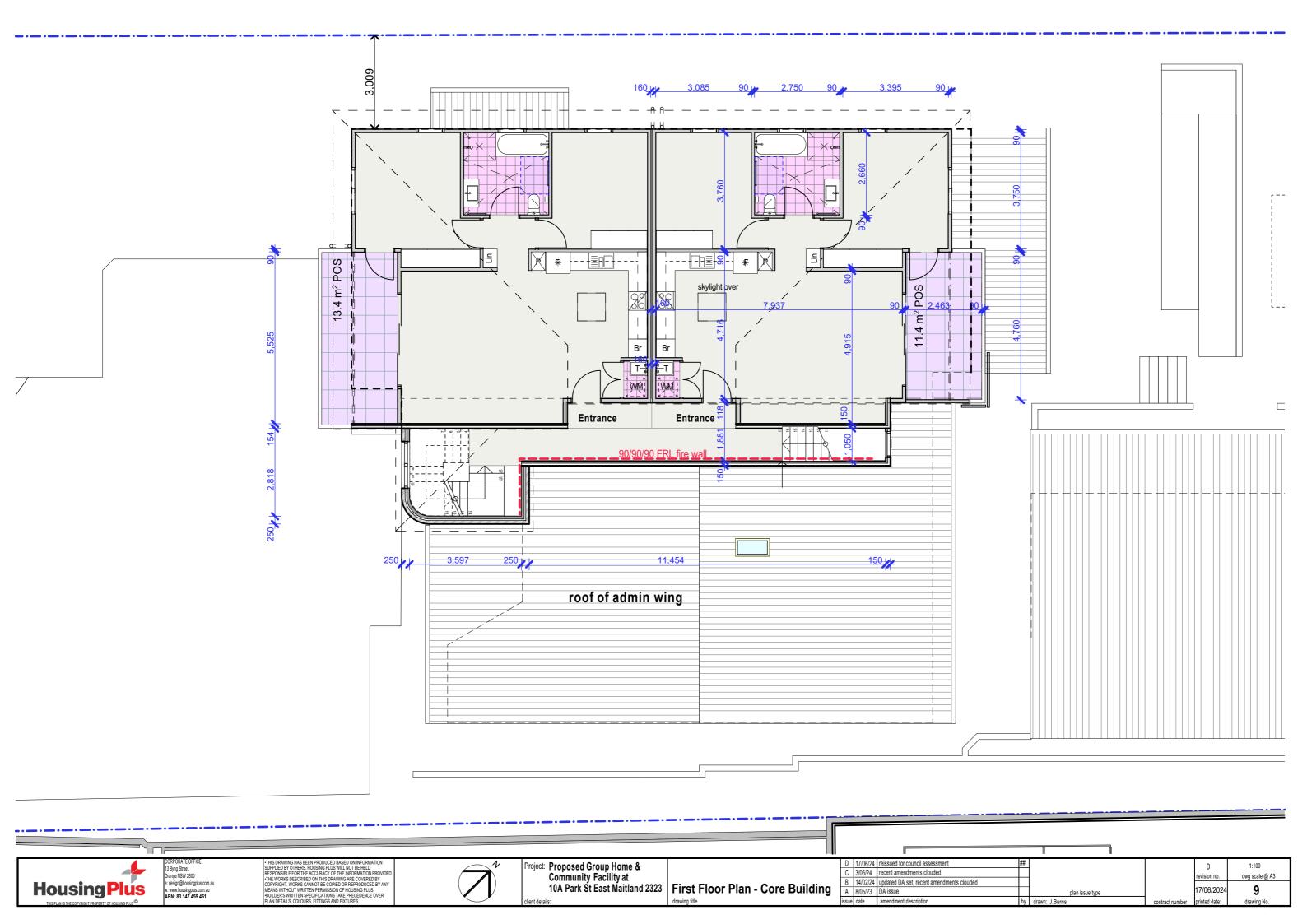


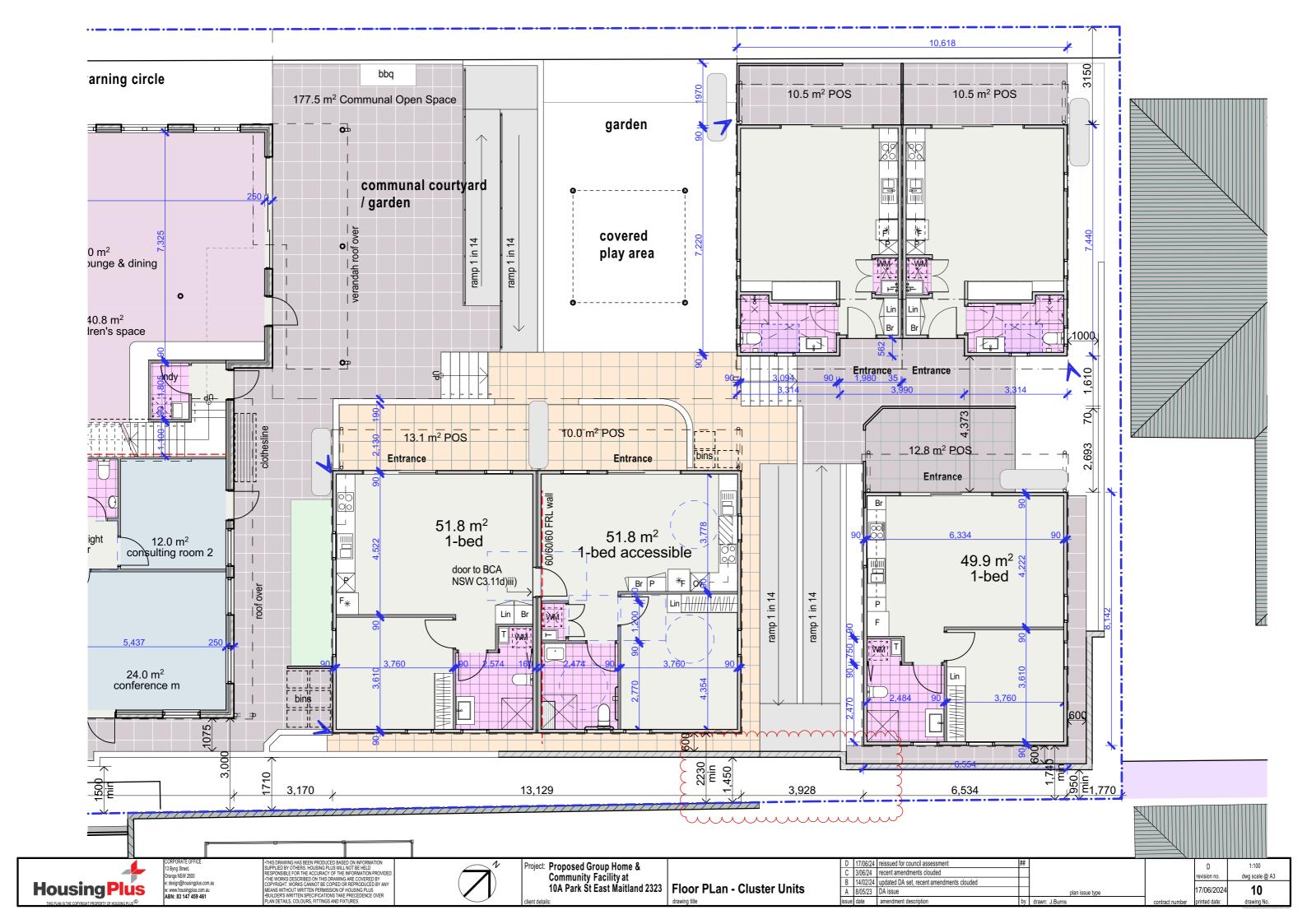


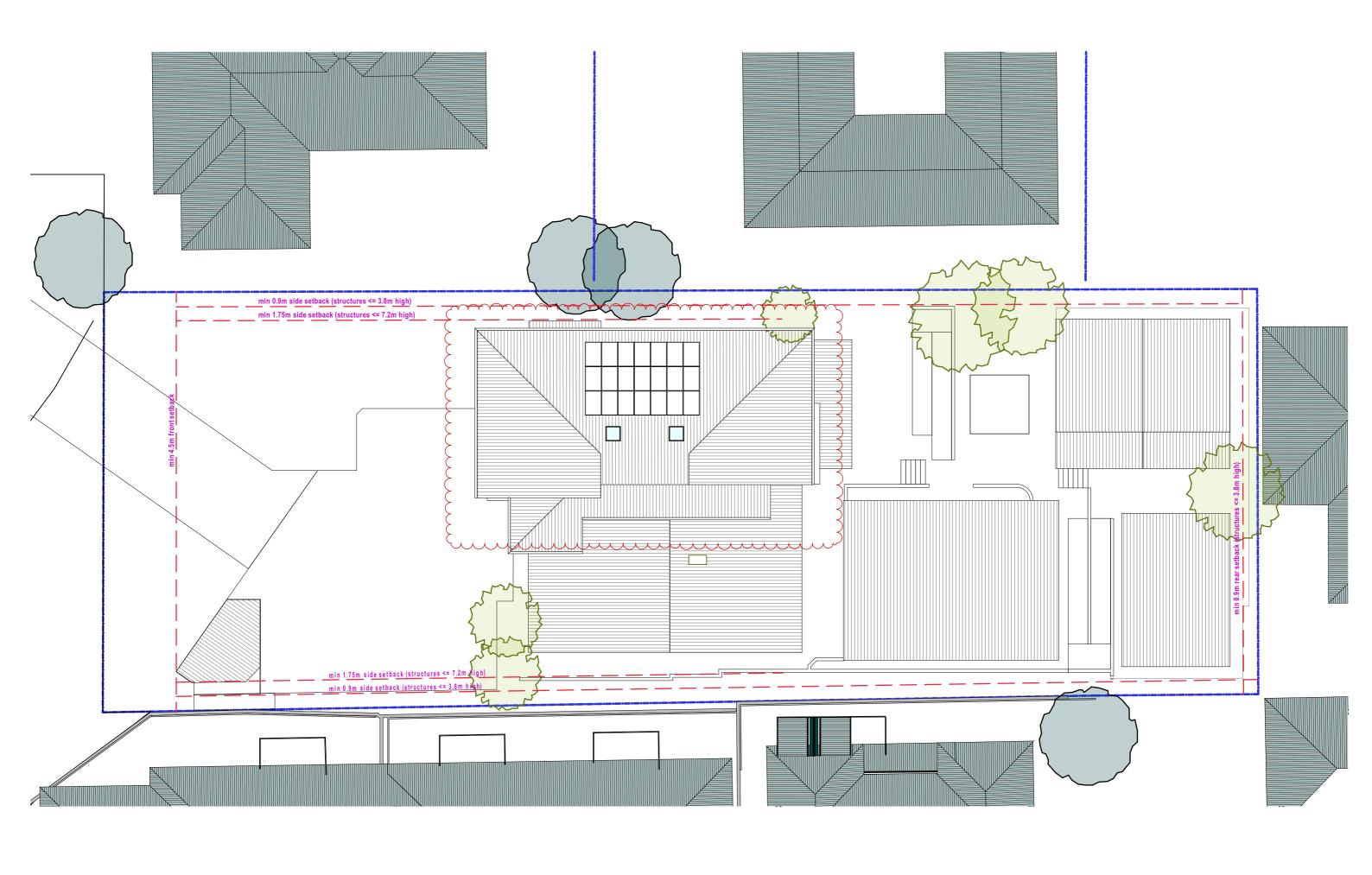
Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 Proposed Upper Floor Layout

17/06/24	reissued for council assessment	##			D	1:200
3/06/24	recent amendments clouded				revision no.	dwg scale @ A3
14/02/24	updated DA set, recent amendments clouded					
8/05/23	DA issue		plan issue type		17/06/2024	7
date	amendment description	by	drawn: J.Burns	contract number	printed date:	drawing No.











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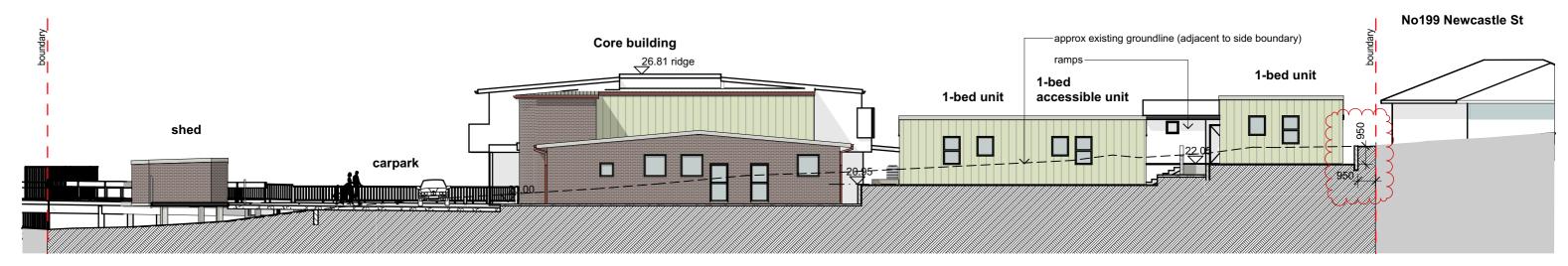


Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 Proposed Roof PLan

| 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





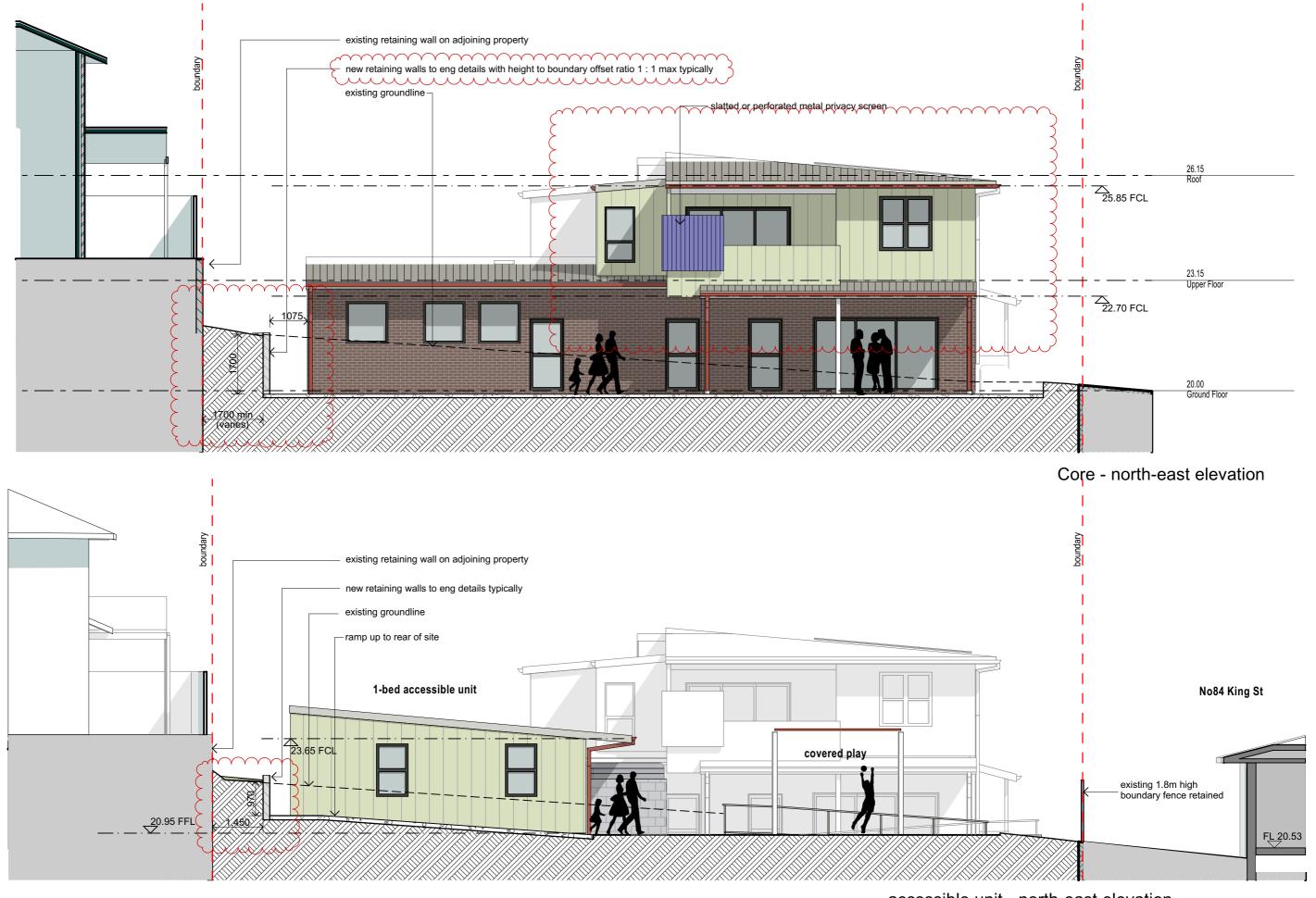
**Housing Plus** 

CORPORATE OFFICE 13 Byng Street, Orange NSW 2800 e: design@housingplus.com.au wr. www.housingplus.com.au ABN: 83 147 459 461

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

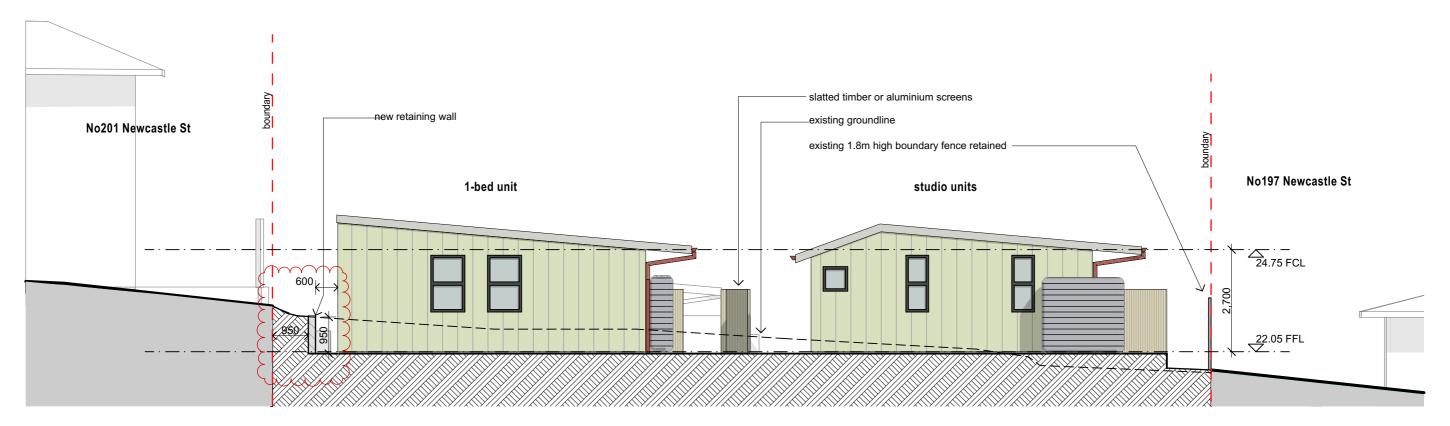
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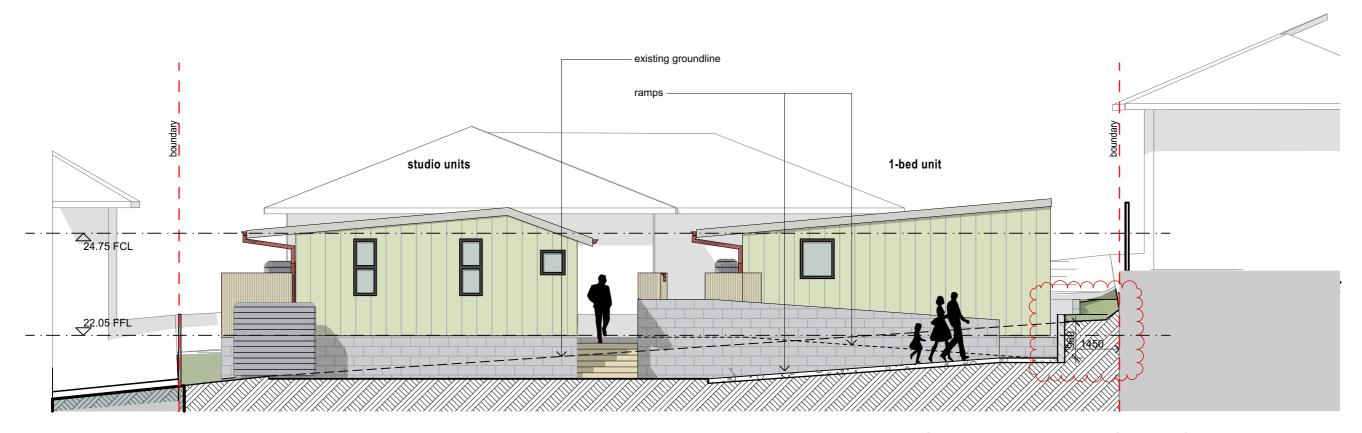


## accessible unit - north-east elevation





North-east Elevation



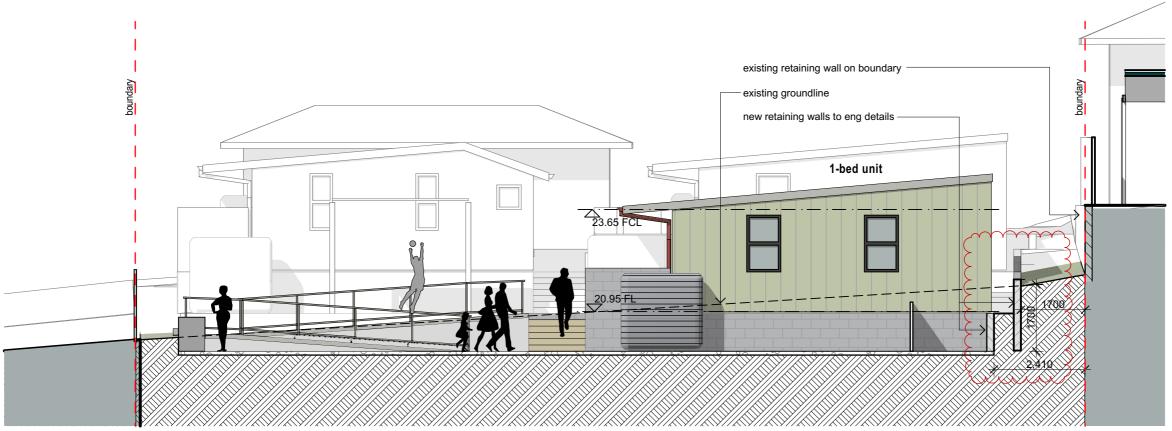
South-west elevation of studio & 1-bed units



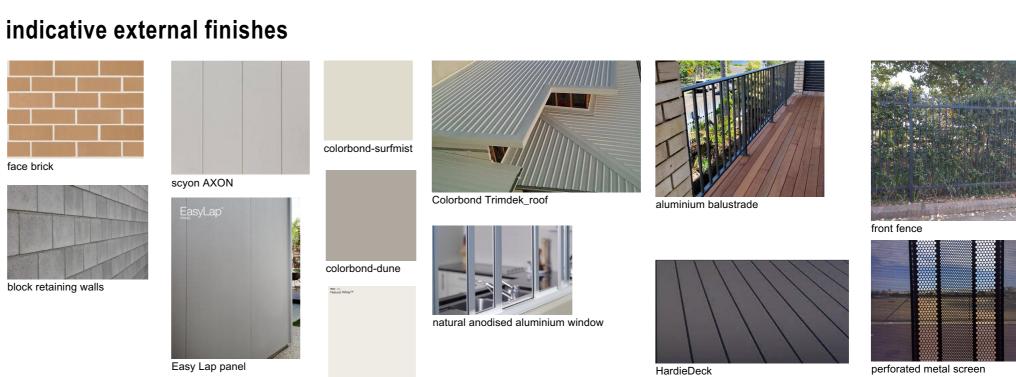
Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 Elevations 4

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A 8/05/23 DA issue

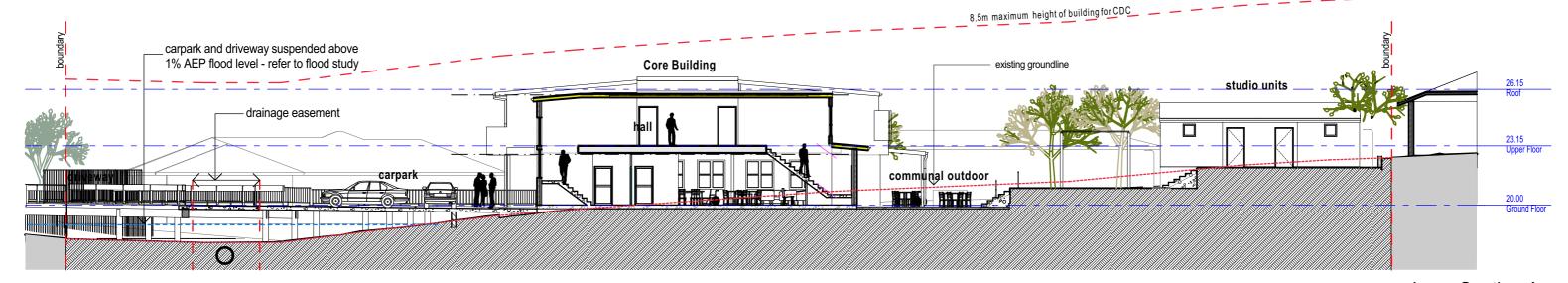
dwg scale @ A3 15 17/06/2024



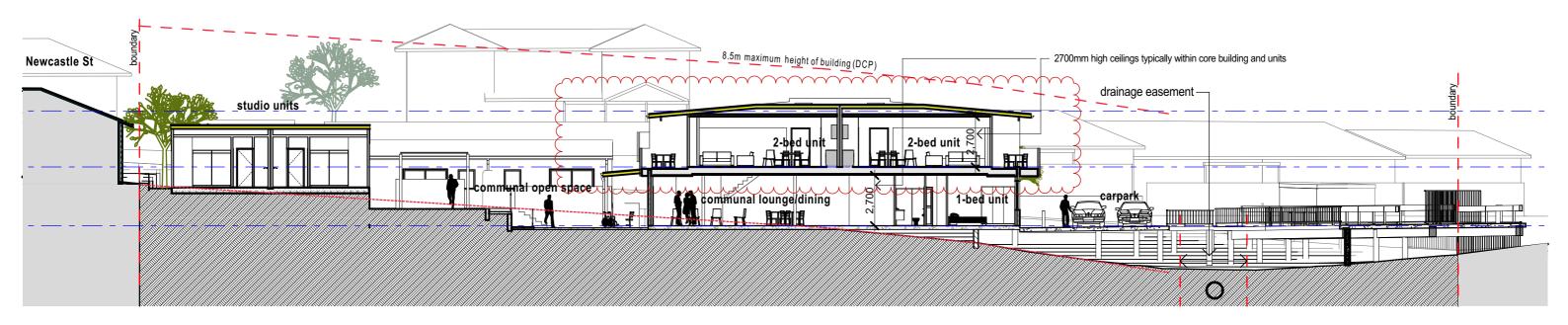
accessible unit SW elevation



natural white



Long Section A



Long Section B





birdseye view from north-east



birdseye view from north-west



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

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B 14/02/24 updated DA set, recent amendments clouded
A 8/05/23 DA issue plan issue type 17/06/2024 18



view from south-west

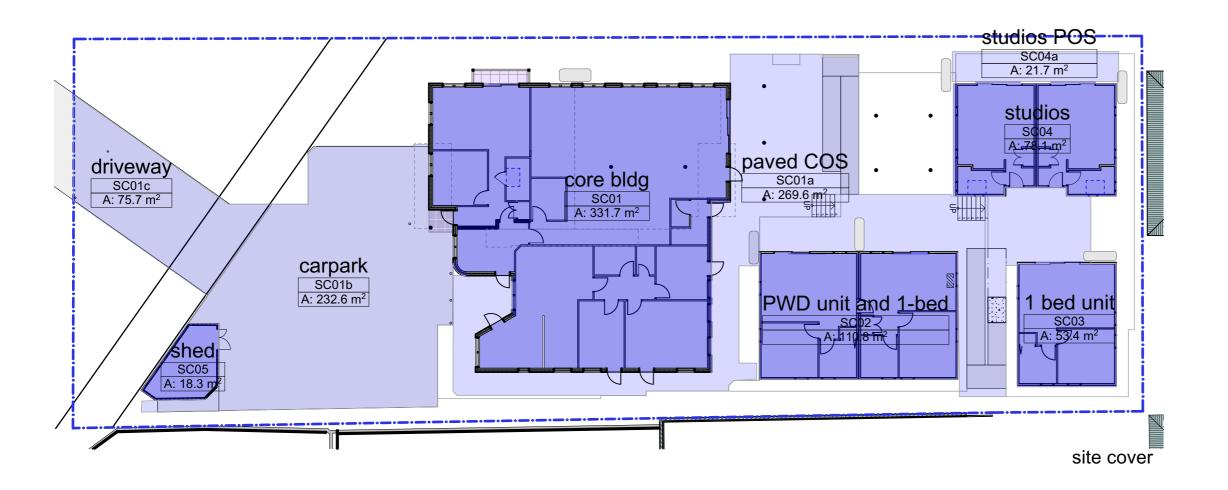


existing street view



## 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 <sup>2</sup>							

**Housing Plus** 

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 = 1193m2 = 67% of site area

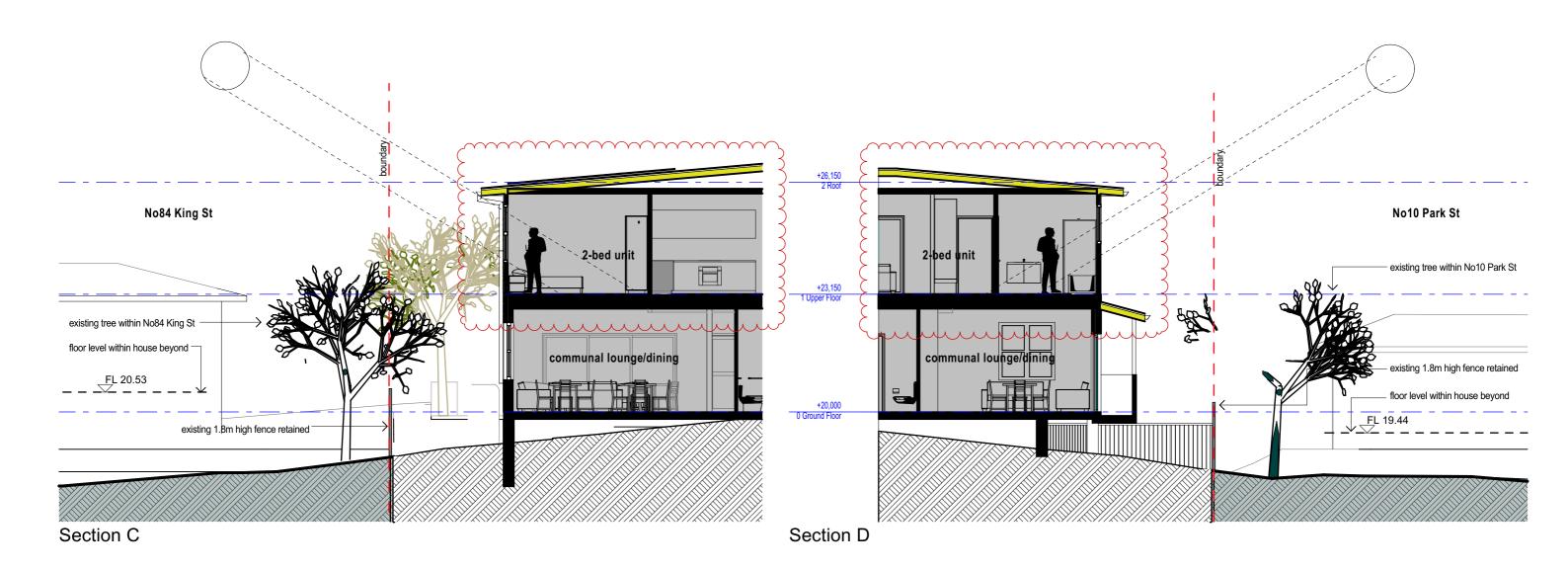
MIN UNBUILT AREA = 30% x 1784m<sup>2</sup> = 524.4m<sup>2</sup>

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

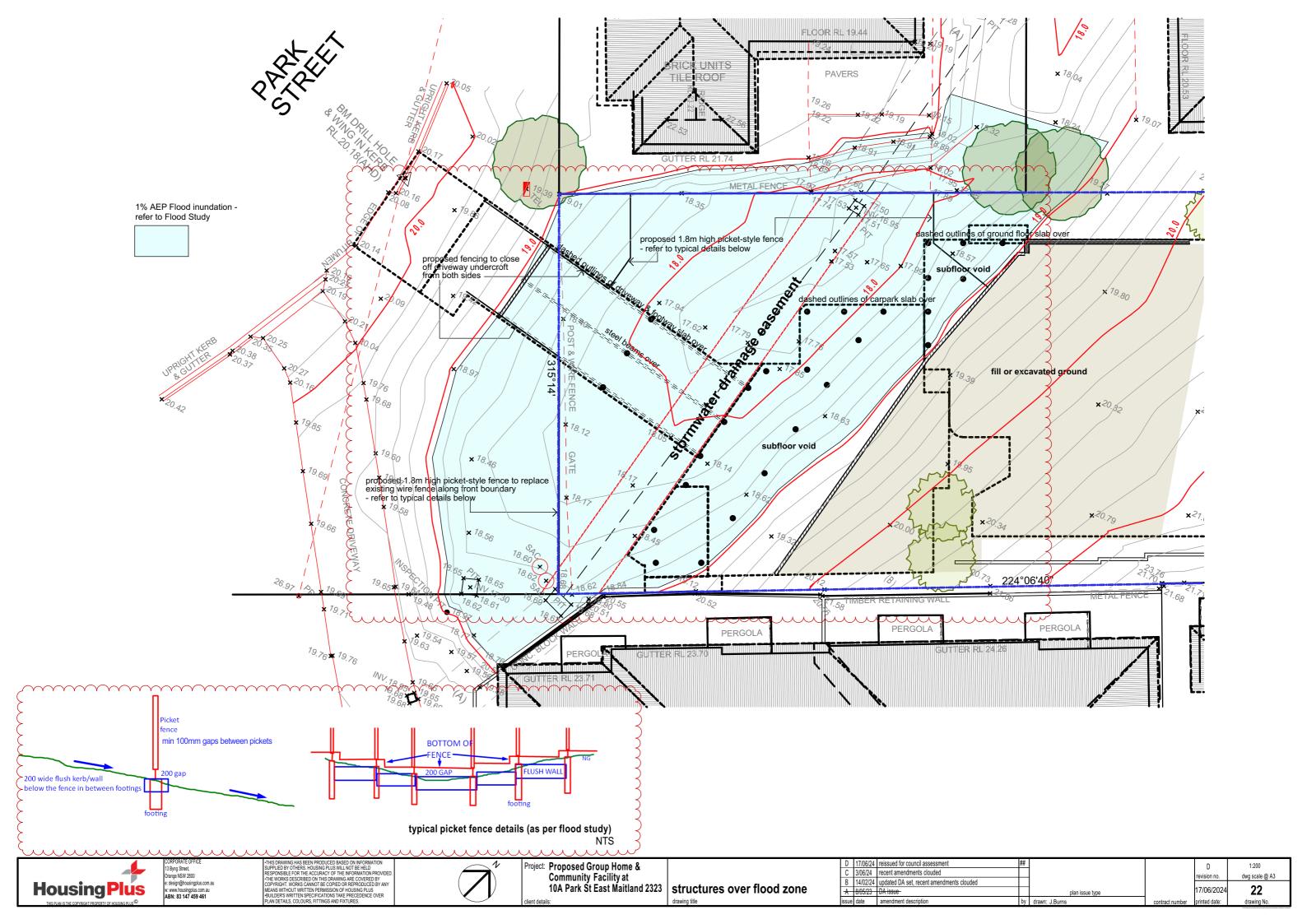


Project: Proposed Group Home & Community Facility at 10A Park St East Maitland 2323 | site calculations

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issue	date	amendment description	by	drawn: J.Burns	contract number	printed date:	drawing No.





front setback area and site entrance

entrance	and	<b>CPTED</b>
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