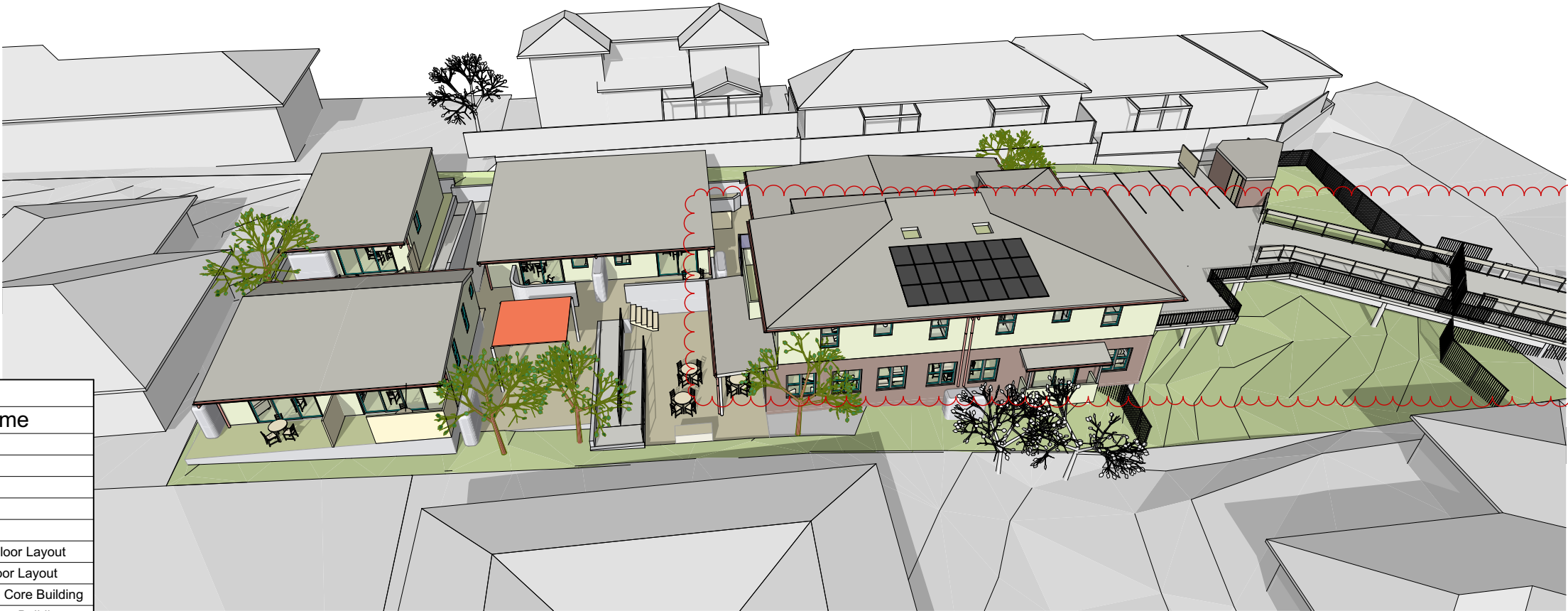


Proposed Group Home & Community Facility at 10A Park St East Maitland 2323



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 |



No10 Park St



Driveway entrance to townhouses at No12 Park St



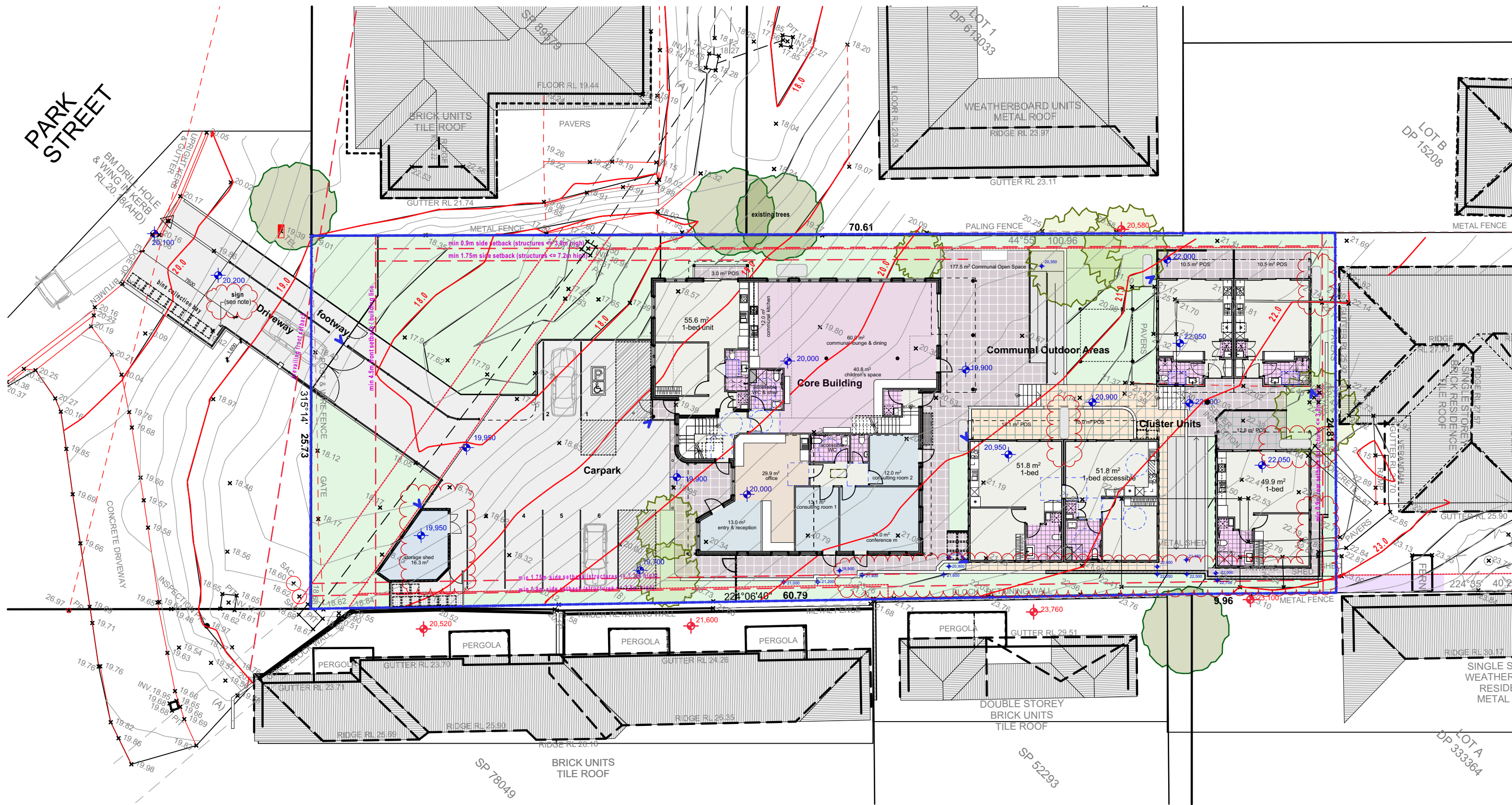
Front boundary (fenceline) and drainage easement behind



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

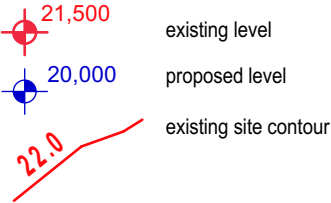


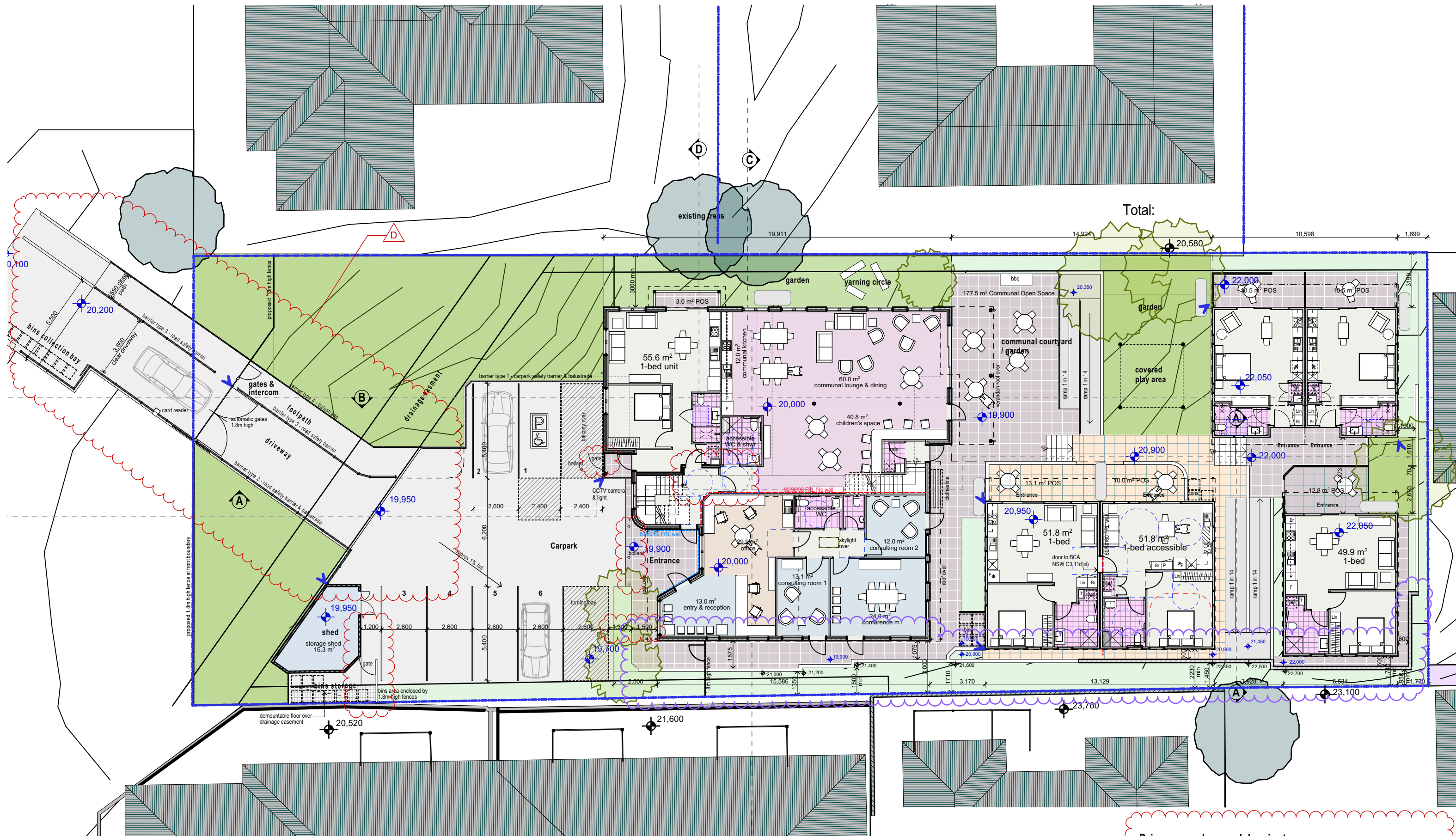
Existing site viewed from Park St



NOTE: Maximum vehicle load sign

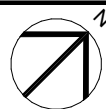
A sign will be installed at the driveway entrance notifying that vehicles over 10,000kg are not permitted to use the driveway.

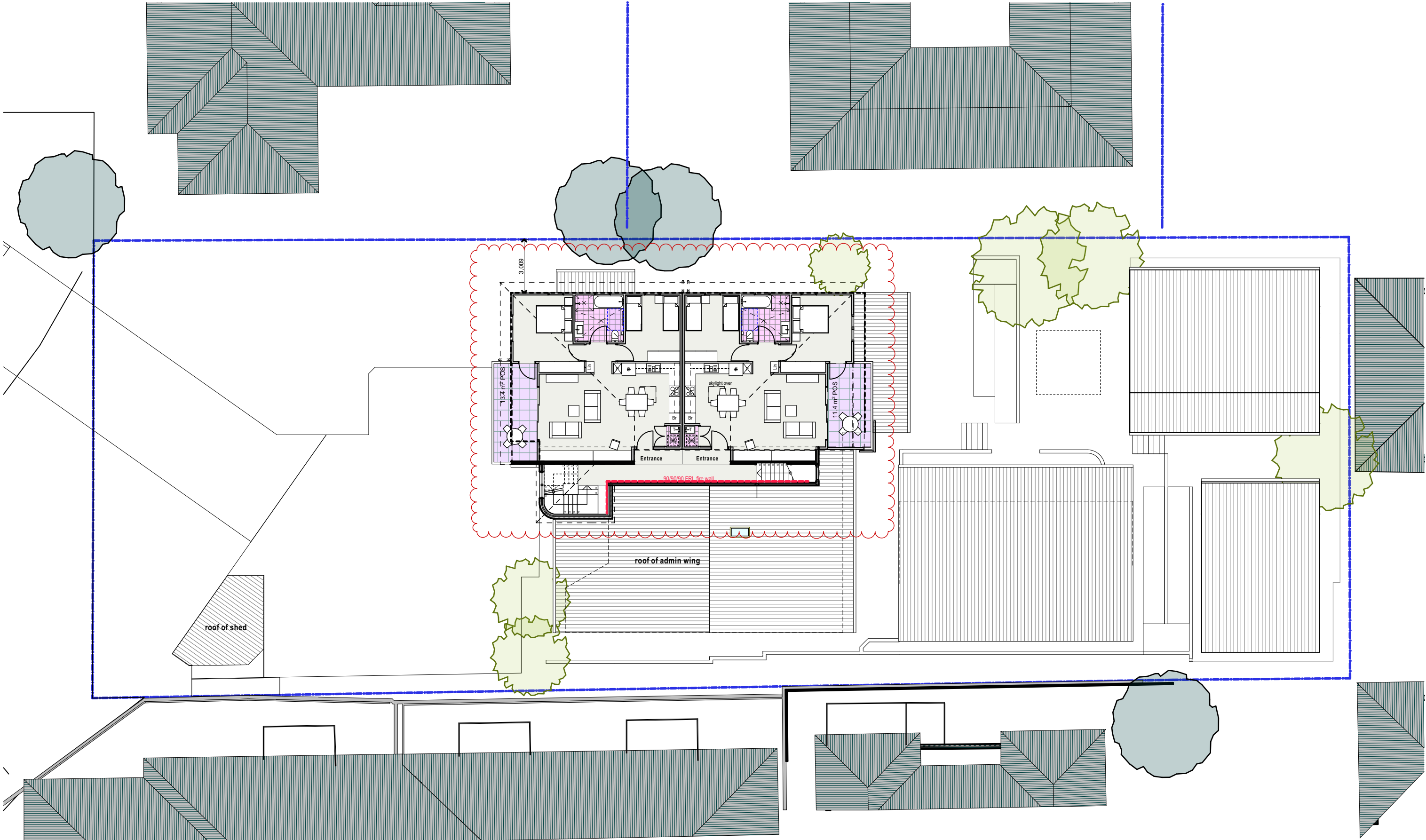


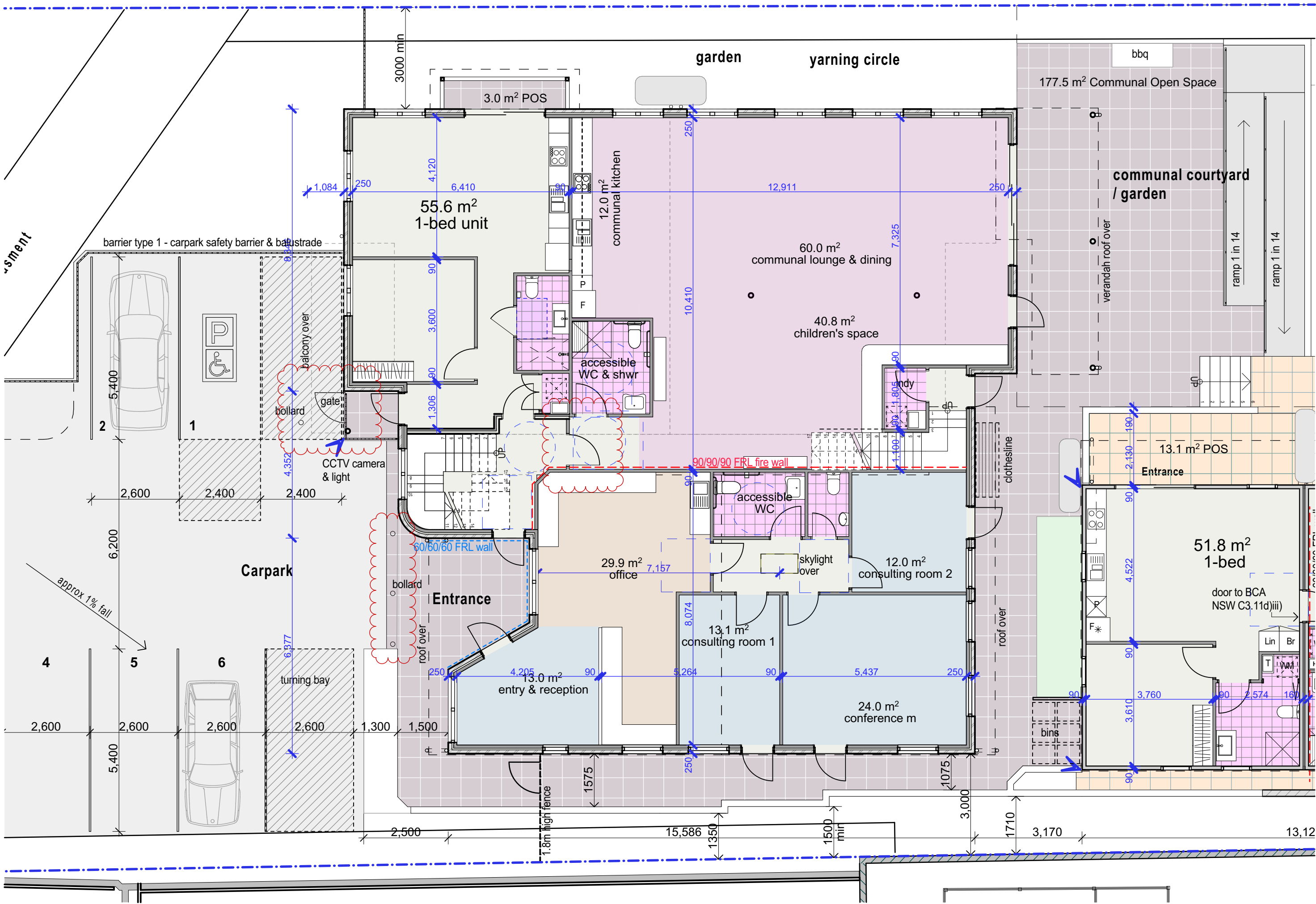


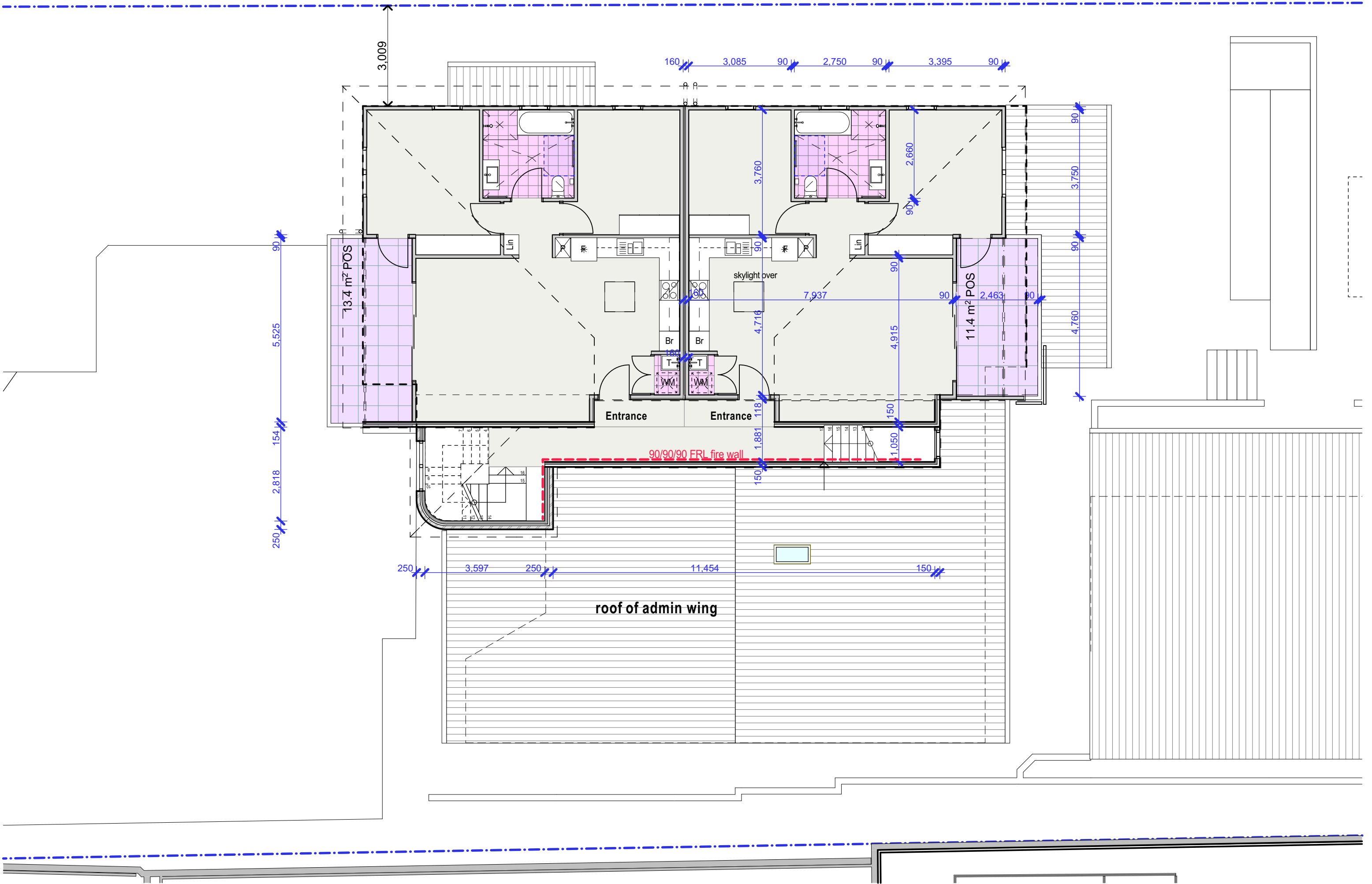
Driveway and carpark barrier types:

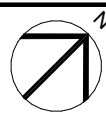
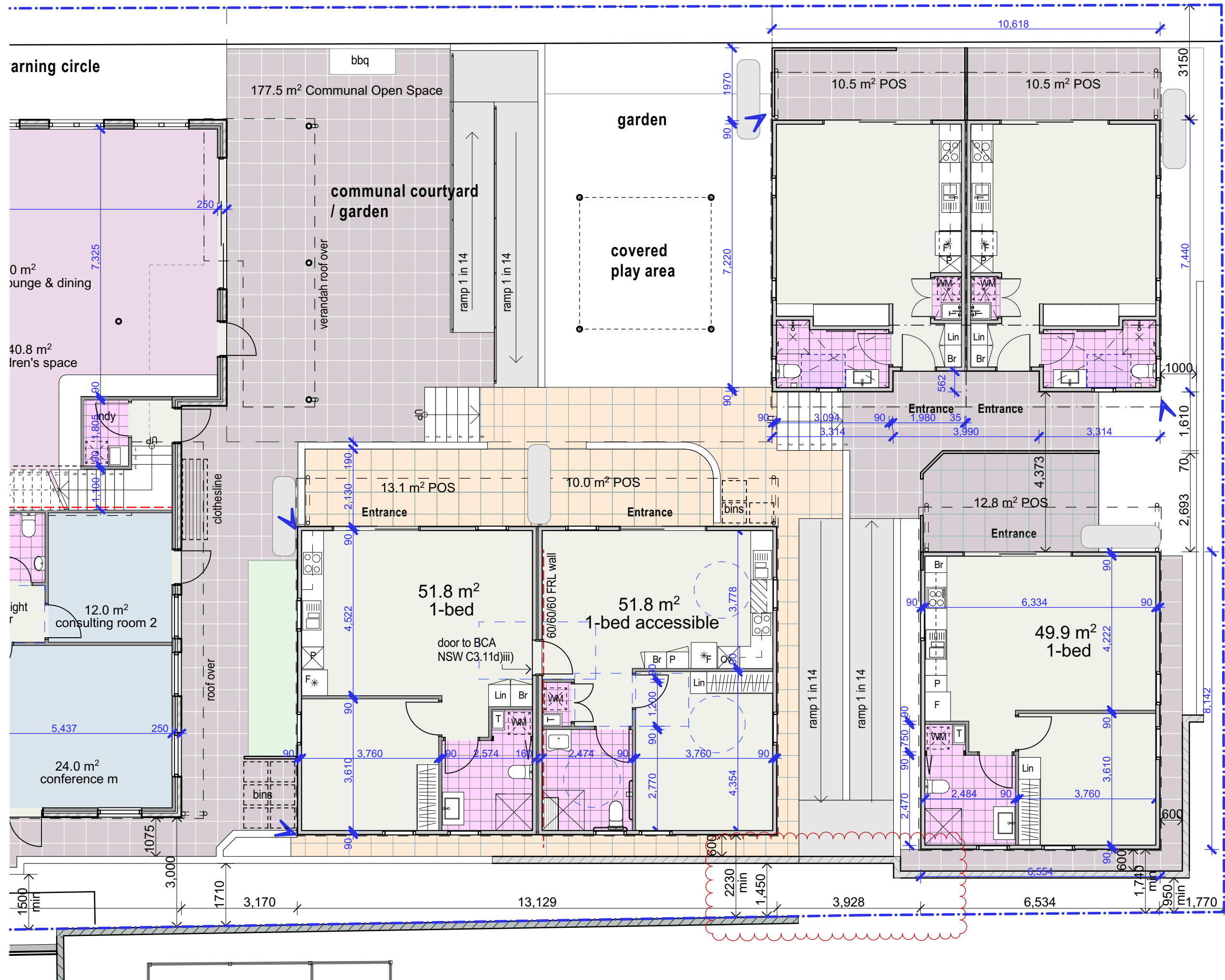
- barrier type 1 - proprietary carpark safety barrier & balustrade Inglis ZEE-Park DeckGuard 1100 or equal
- barrier type 2 - proprietary road safety barrier & balustrade Inglis ZEE-Park TruckShield & Mesh 1300 or equal
- barrier type 3 - proprietary road safety barrier Inglis ZEE-Park TruckShield or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

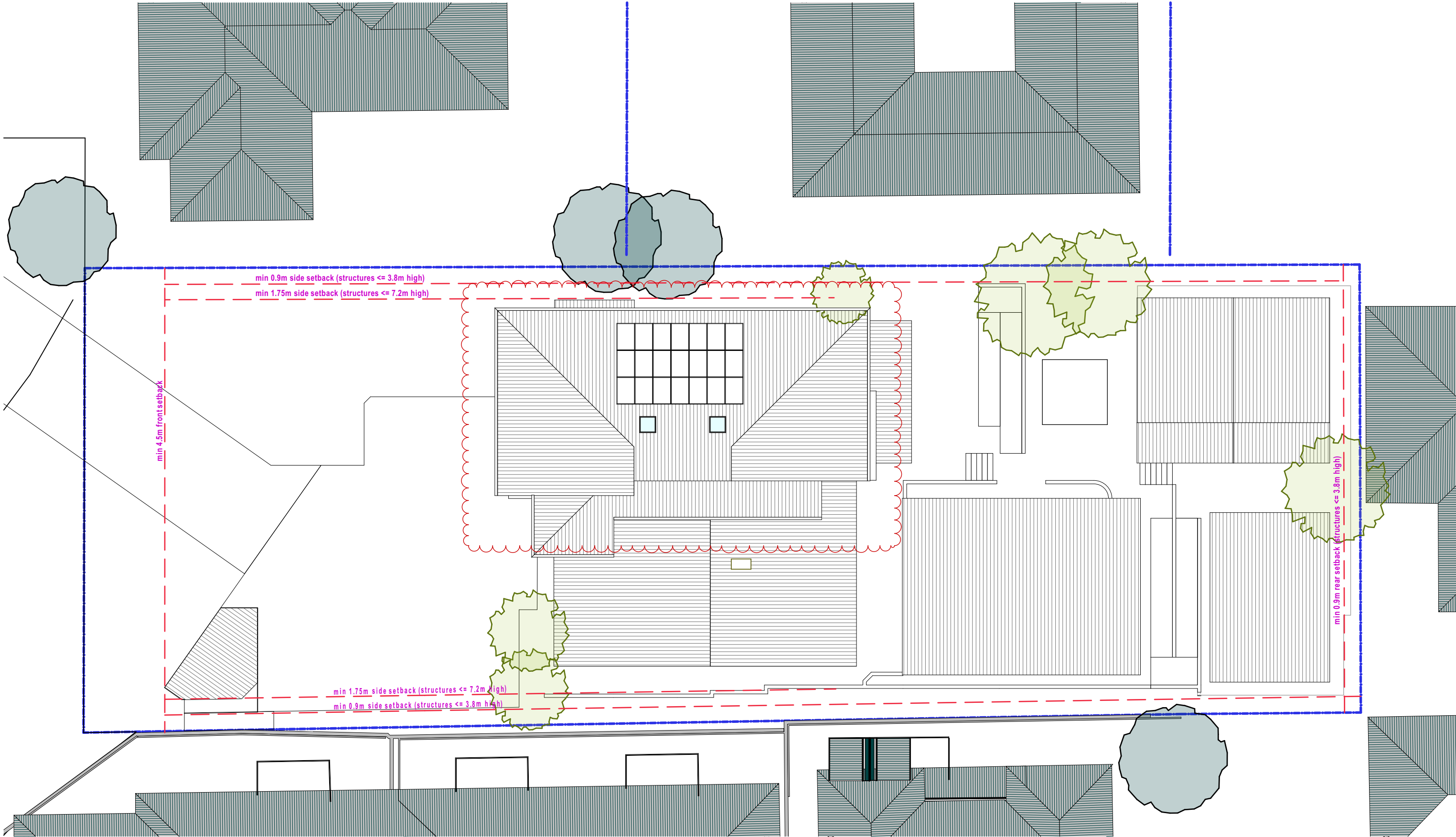


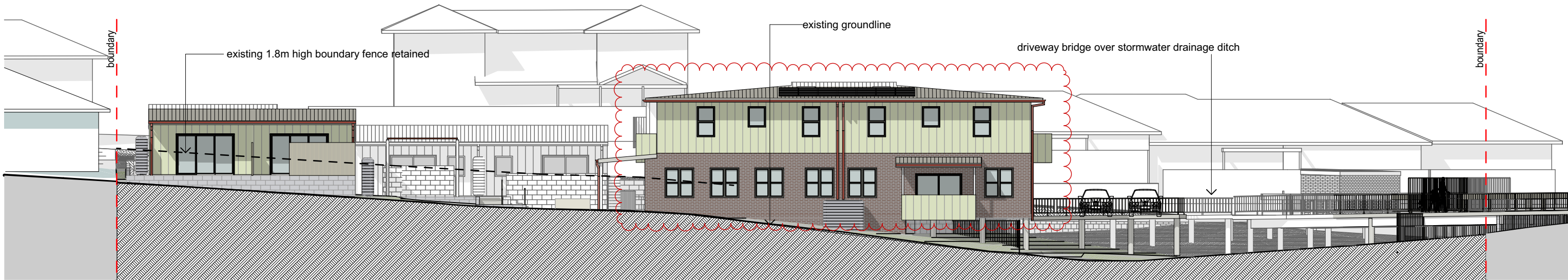




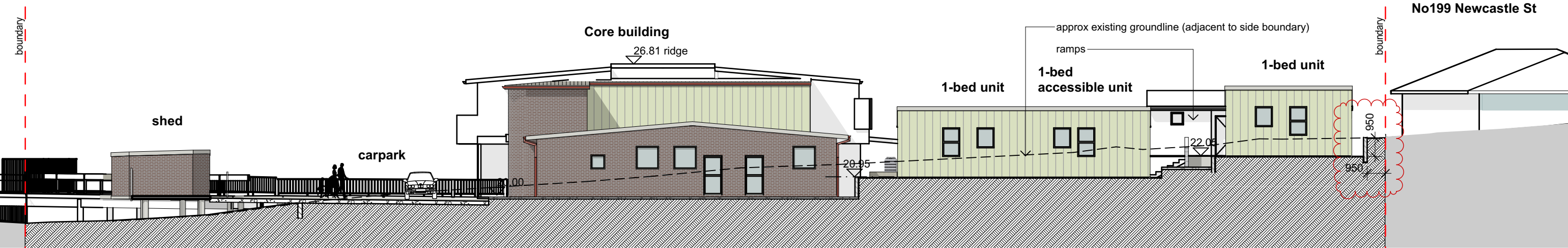








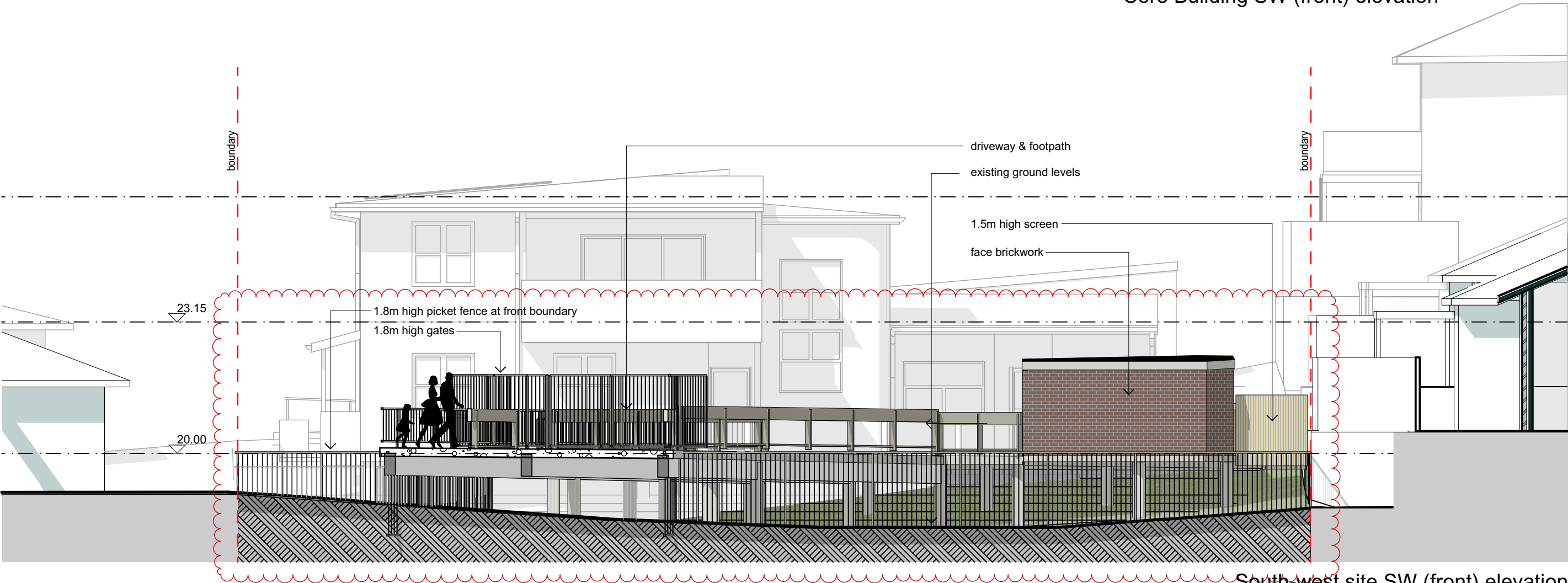
North-west Elevation



South-east Elevation



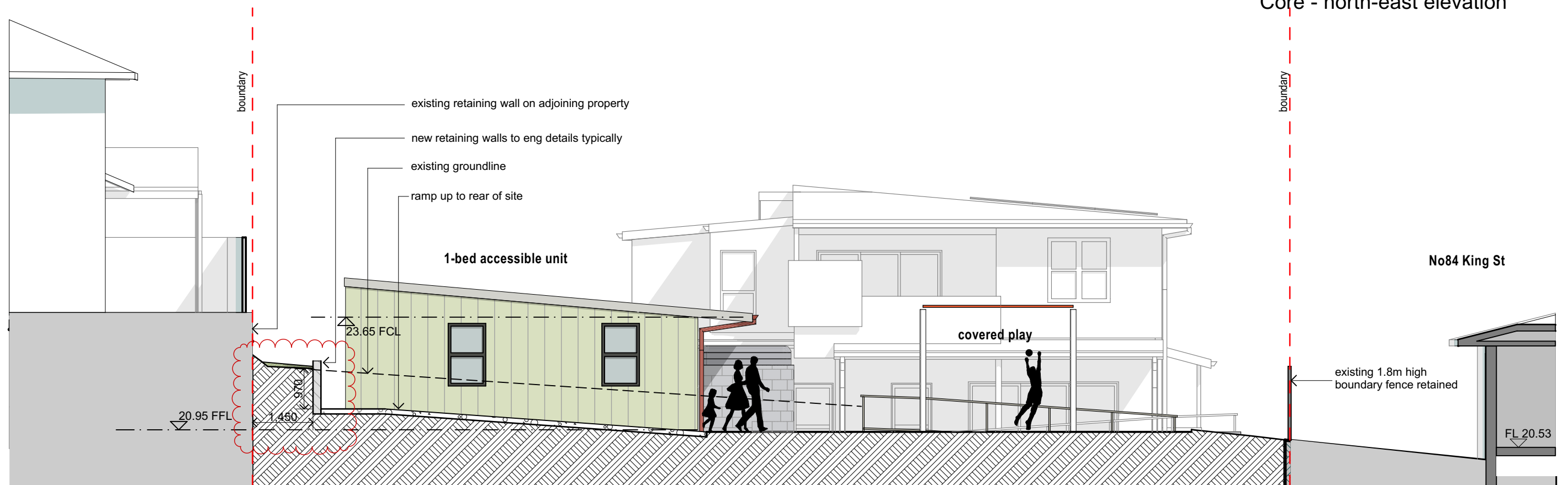
Core Building SW (front) elevation



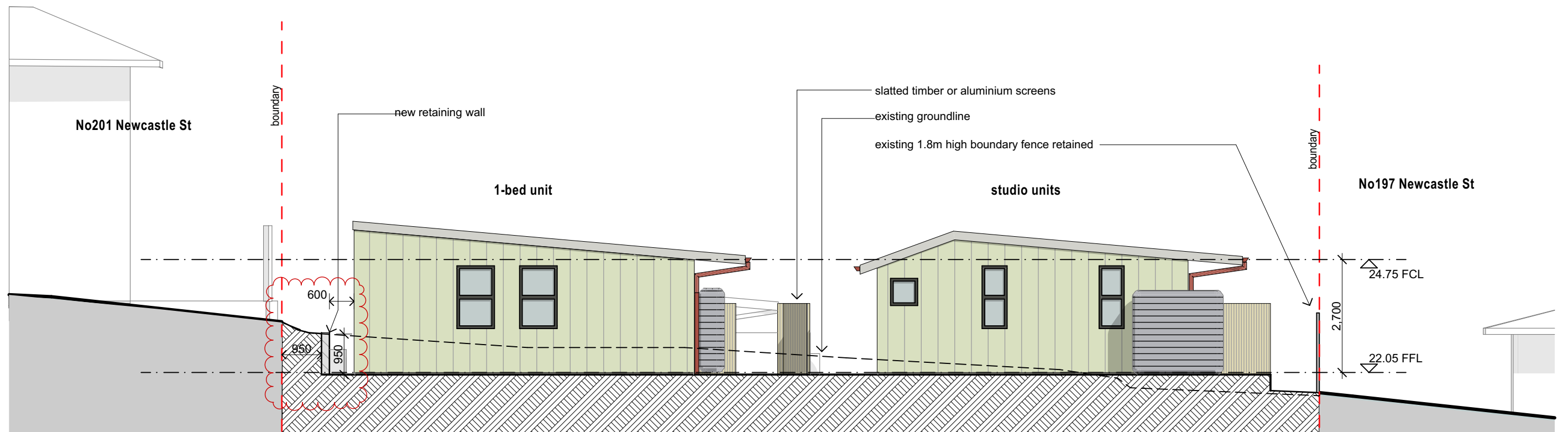
South-west site SW (front) elevation



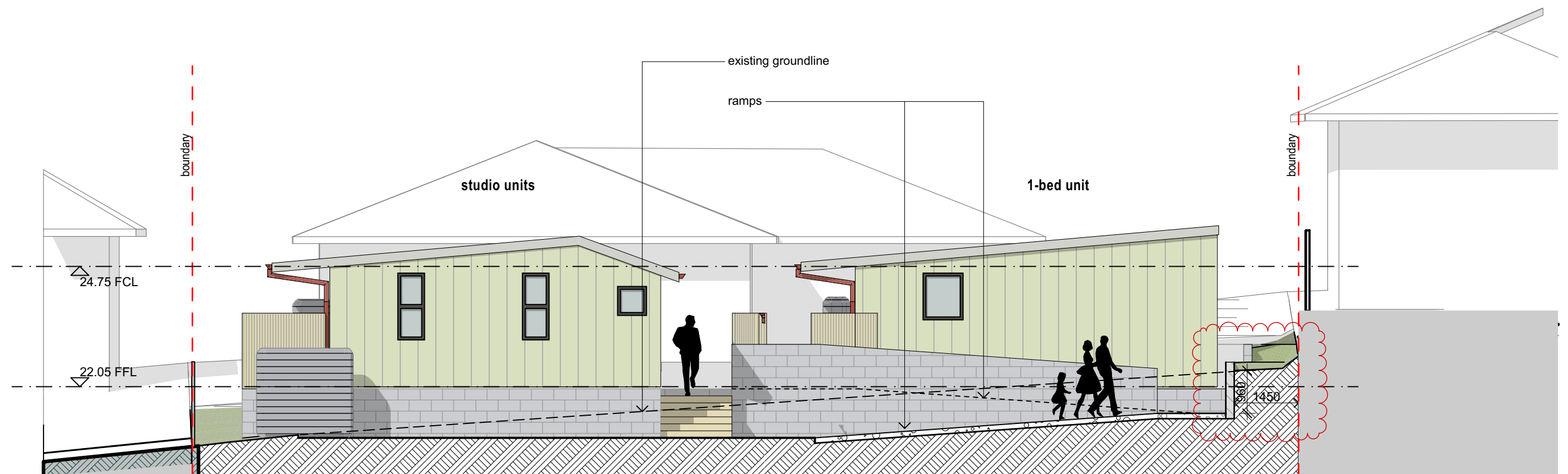
Core - north-east elevation



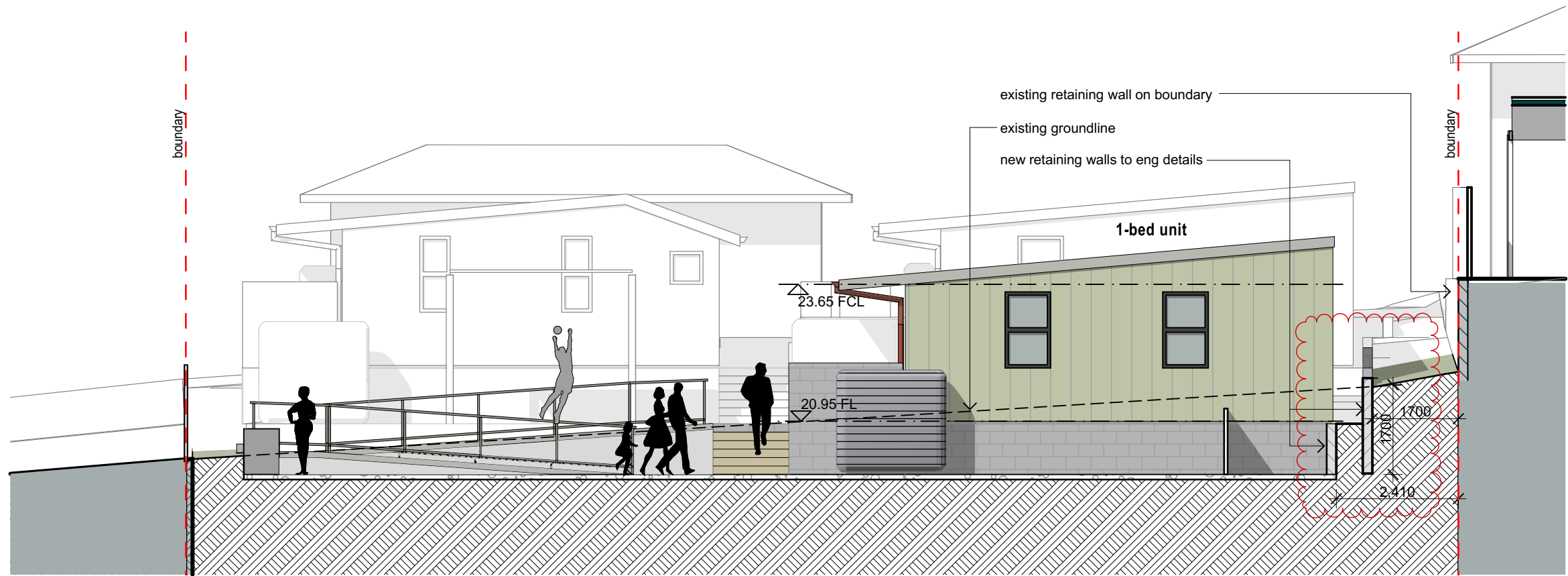
accessible unit - north-east elevation



North-east Elevation



South-west elevation of studio & 1-bed units



accessible unit SW elevation

indicative external finishes



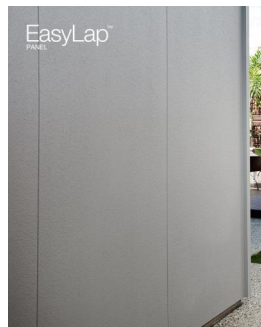
face brick



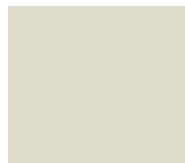
block retaining walls



scyon AXON



Easy Lap panel



colorbond-surfmist



colorbond-dune



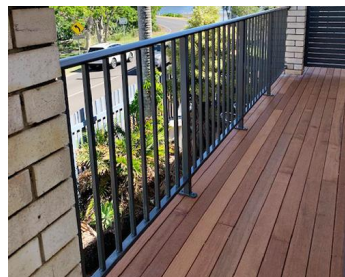
natural white



Colorbond Trimdek_roof



natural anodised aluminium window



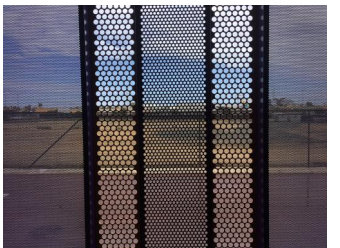
aluminium balustrade



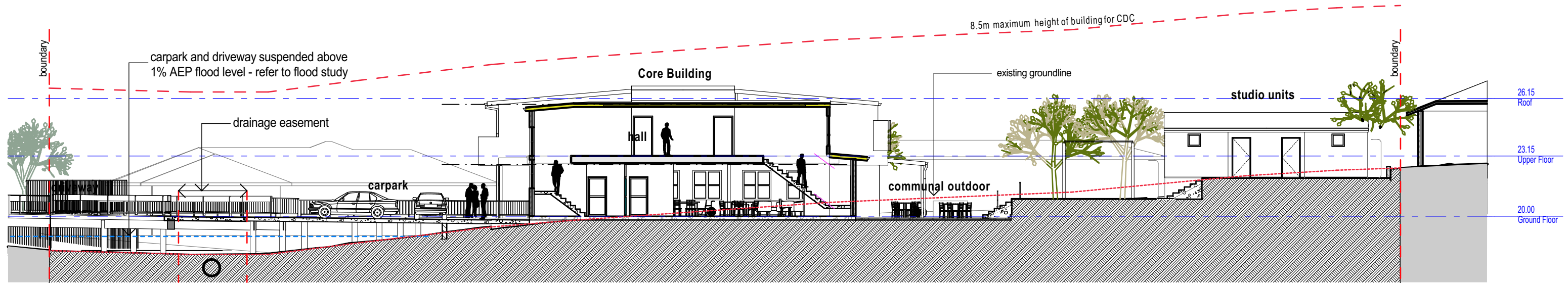
HardieDeck



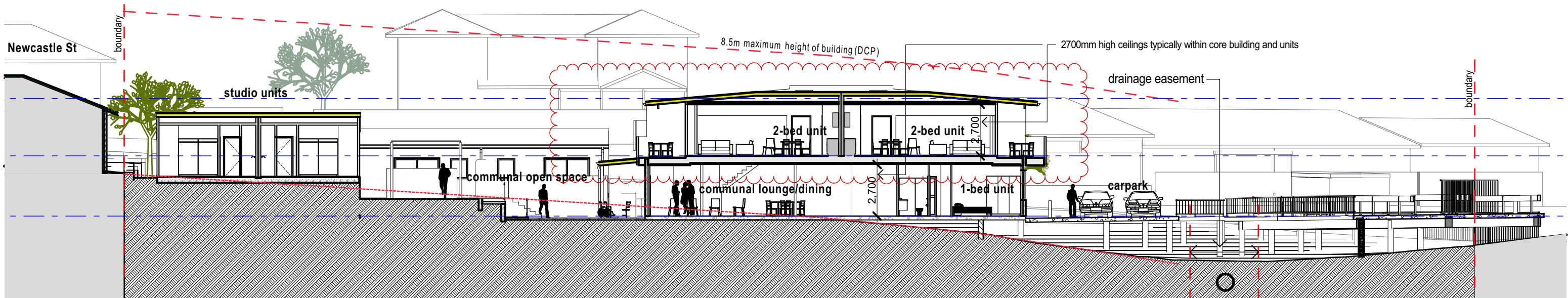
front fence



perforated metal screen



Long Section A



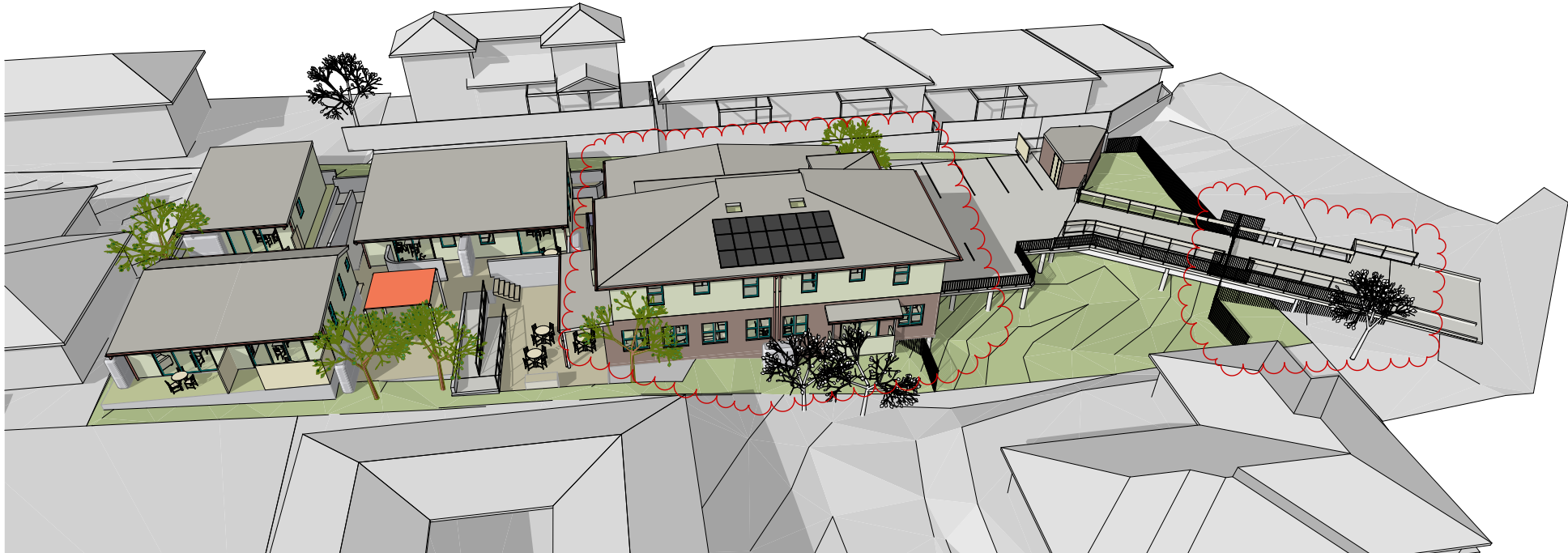
Long Section B



birdseye view from north



birdseye view from north-east



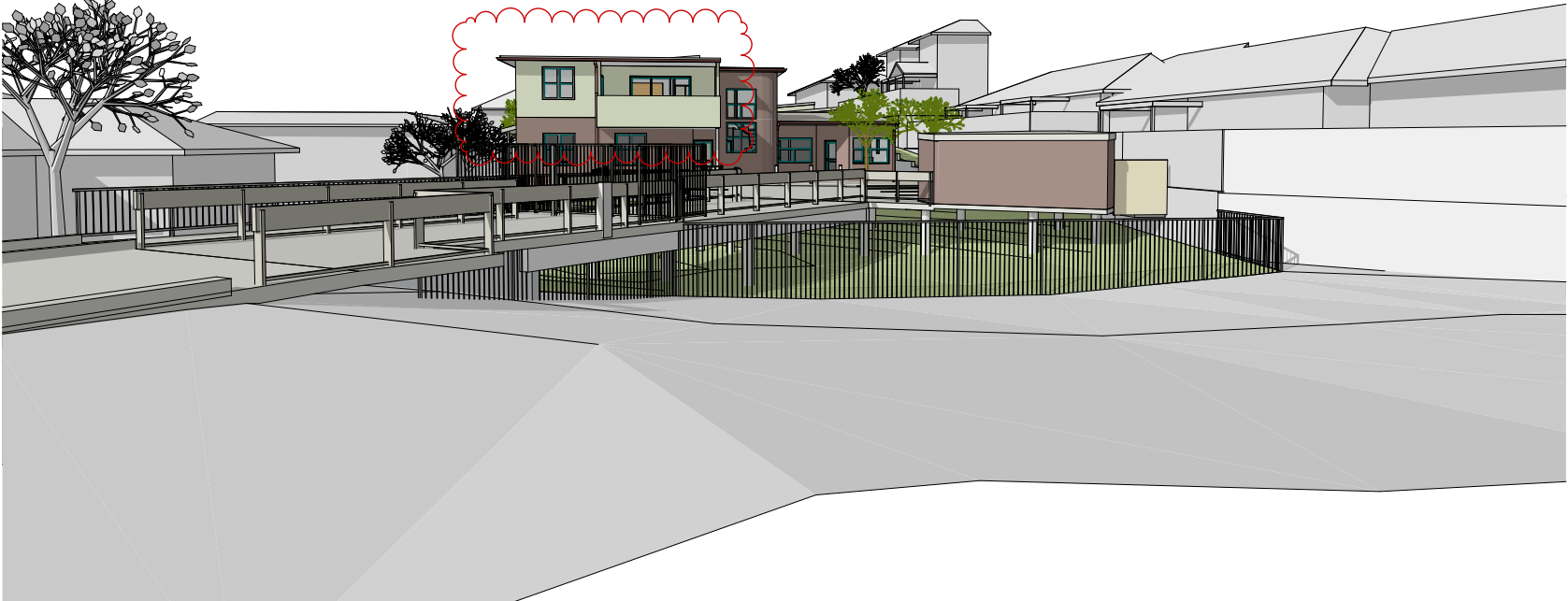
birdseye view from north-west



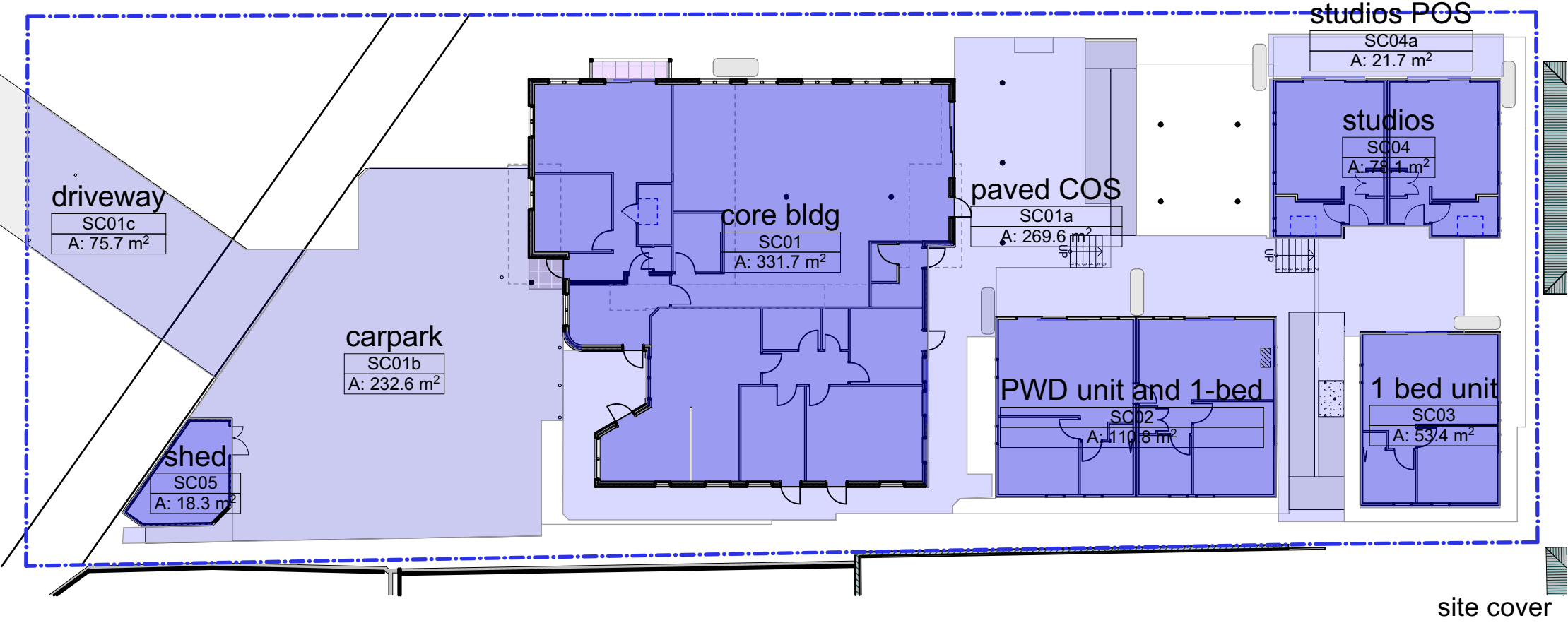
view from south-west



existing street view



street view



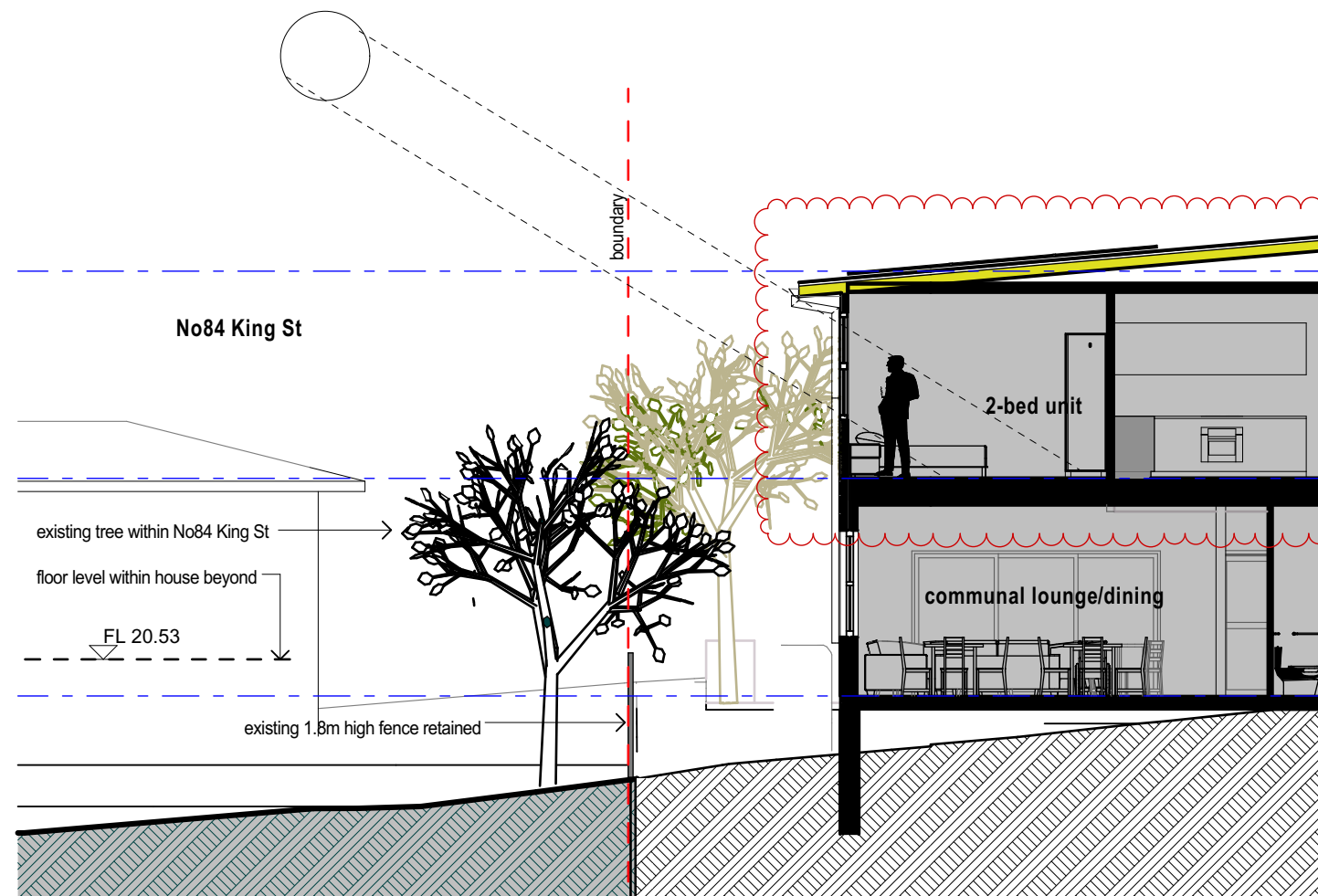
| 02 site coverage | | |
|------------------|--------------------|-----------------|
| Zone Number | Zone Name | Calculated Area |
| SC01 | core bldg | 331.71 |
| SC01a | paved COS | 269.64 |
| SC01b | carpark | 232.59 |
| SC01c | driveway | 75.67 |
| SC02 | PWD unit and 1-bed | 110.83 |
| SC03 | 1 bed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

SITE AREA = 1784m²

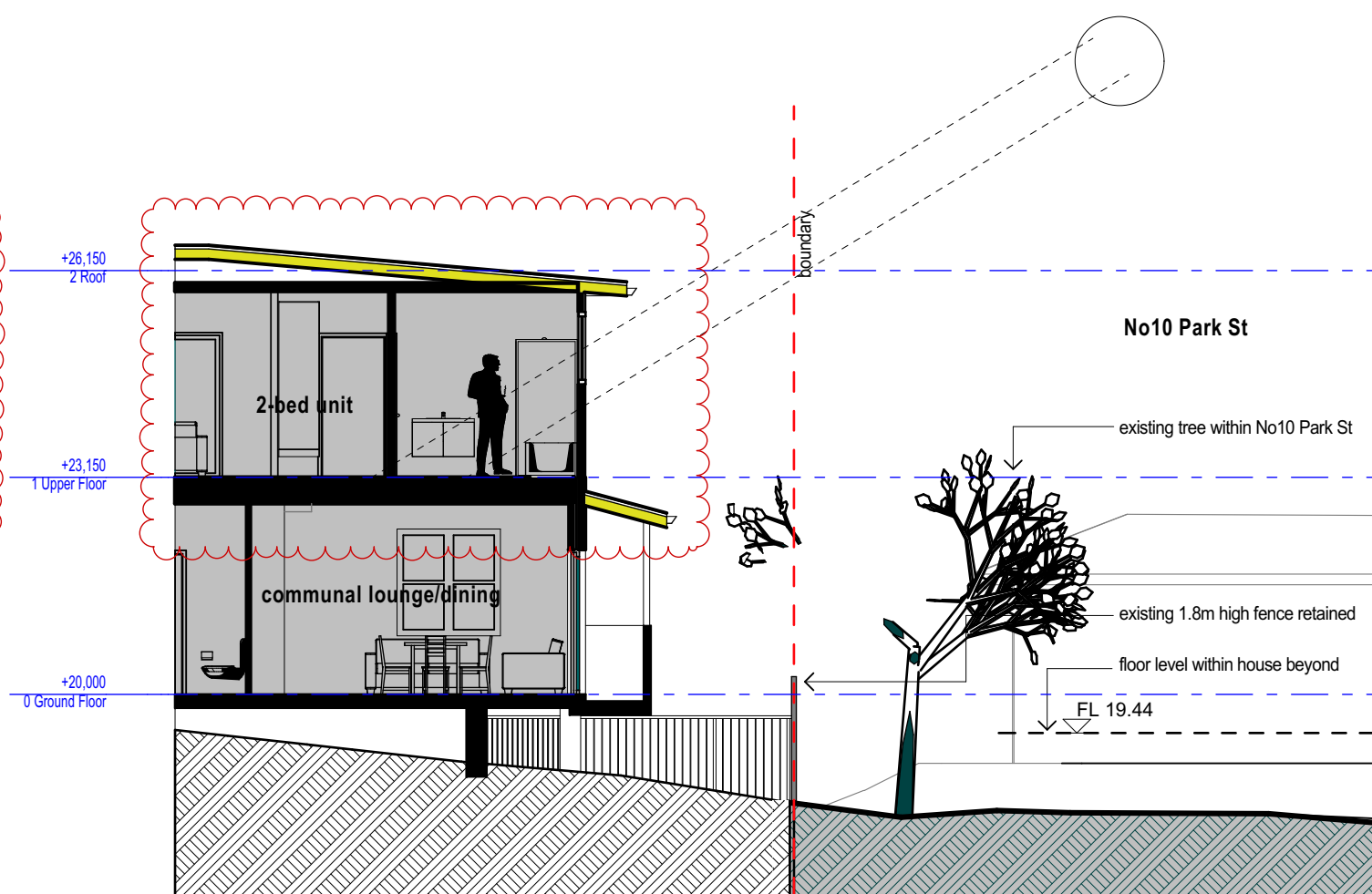
SITE CALCULATIONS for compliance to Maitland DCP Part C:

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



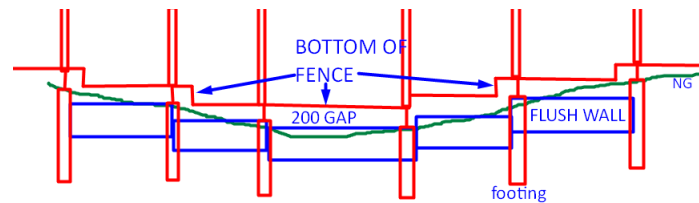
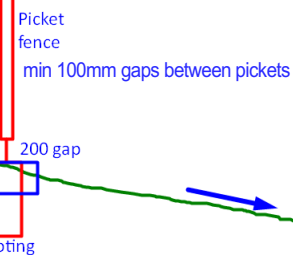
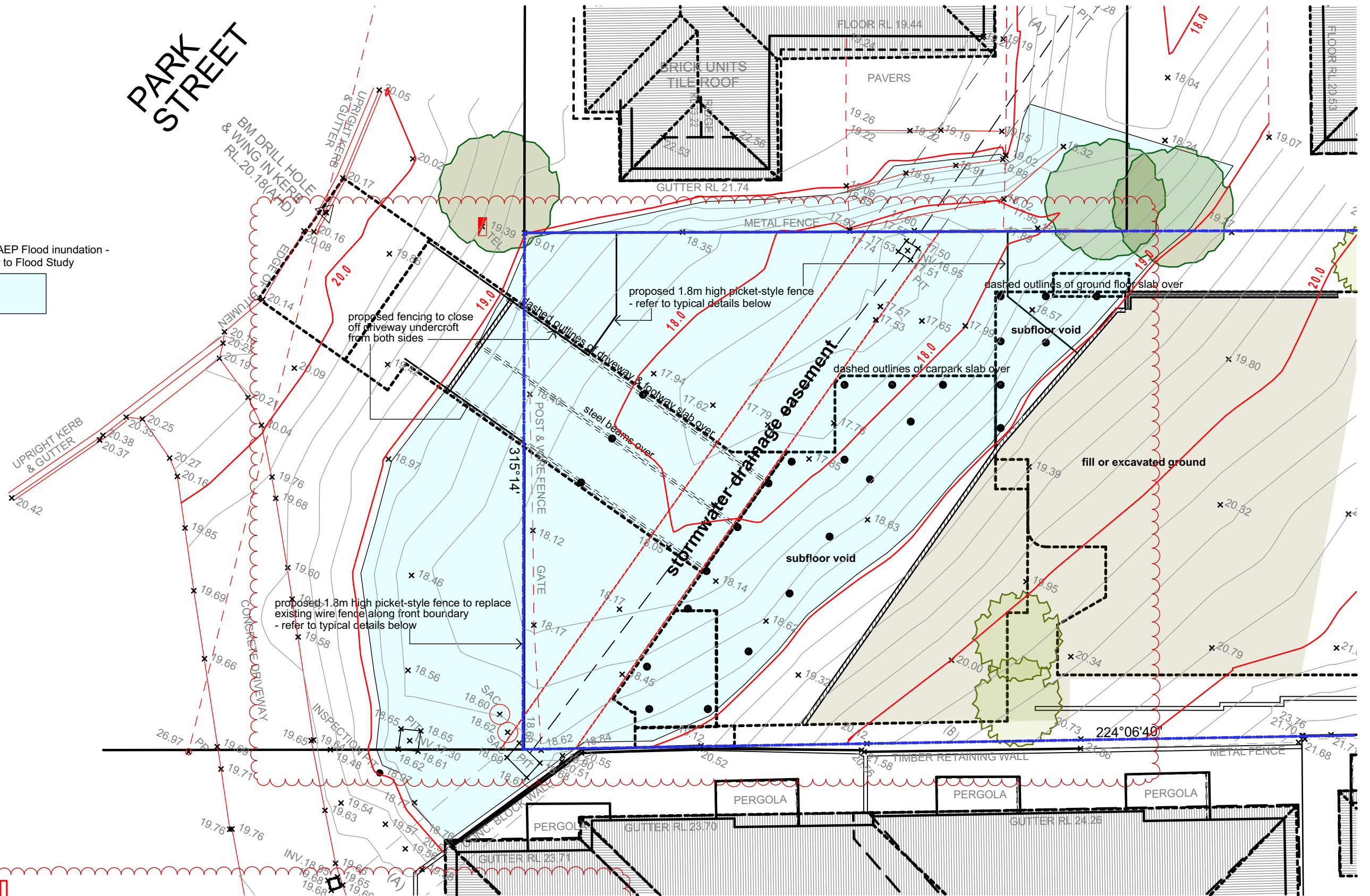
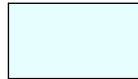
Section C



Section D

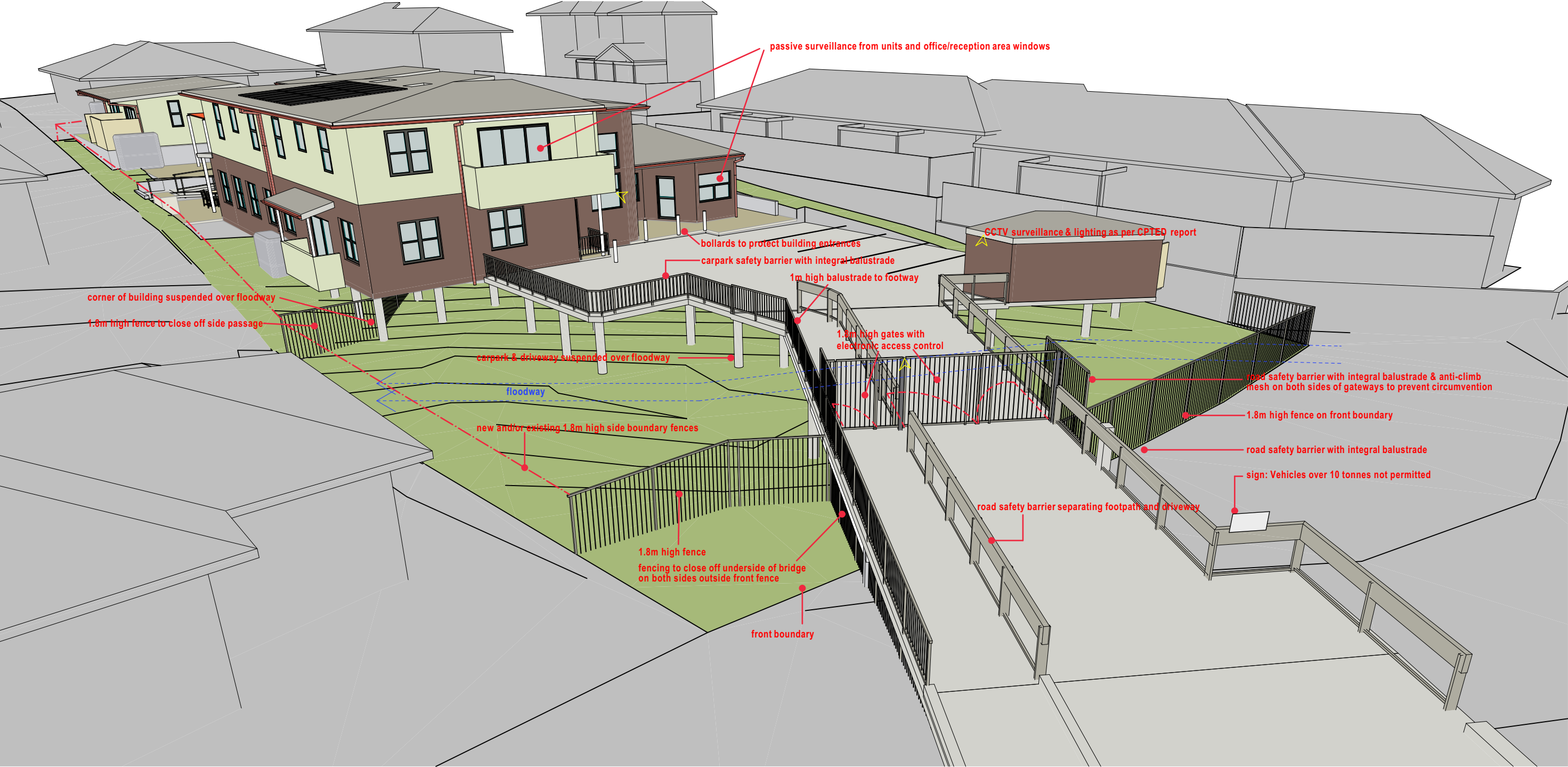
PARK STREET

1% AEP Flood inundation -
refer to Flood Study



typical picket fence details (as per flood study)
NTS





front setback area and site entrance