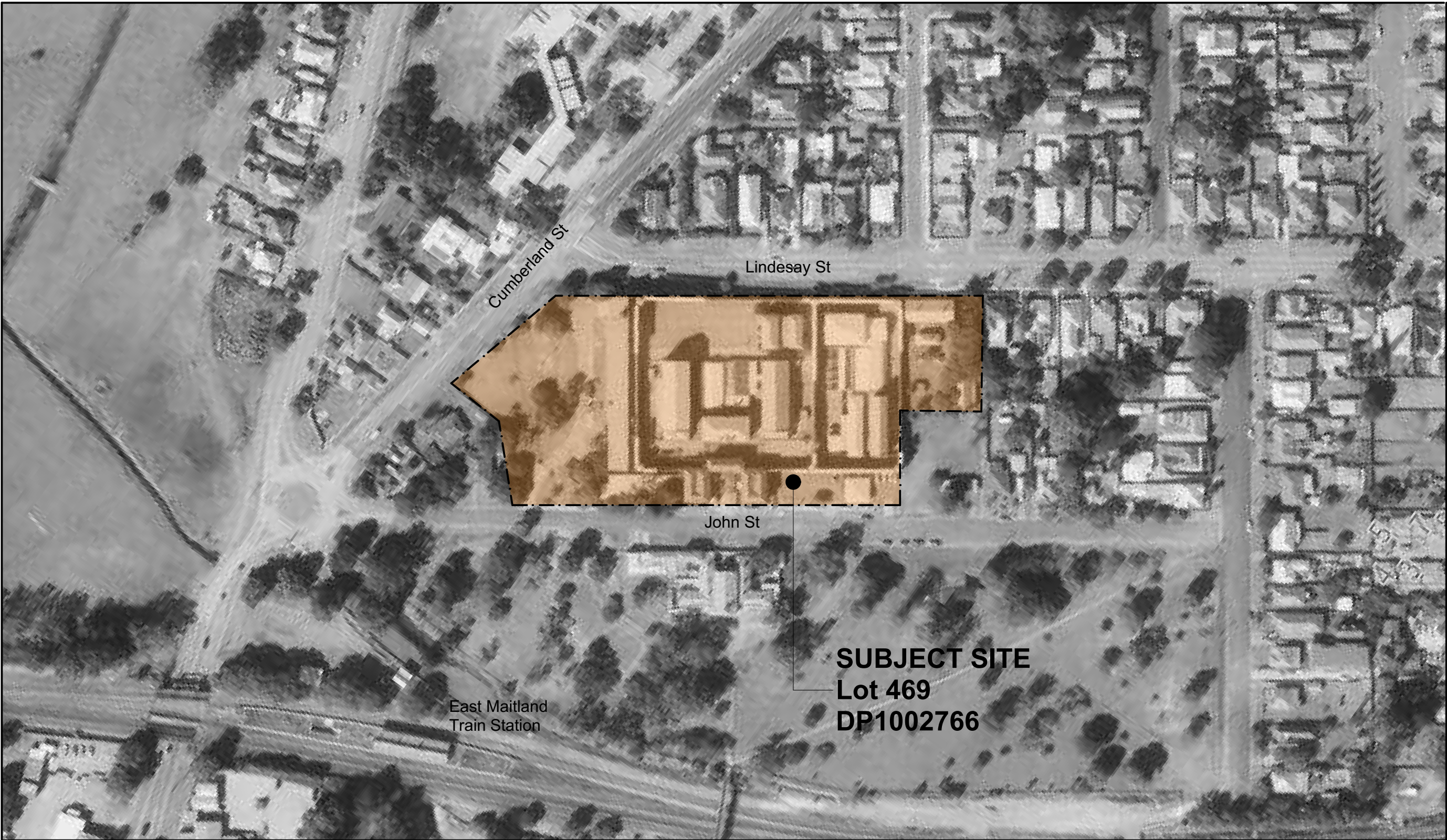


DA2 - MAITLAND GAOL REDEVELOPMENT

Location Map (NTS)



Site Constraints

Property Address	-	6-18 John Street EAST MAITLAND NSW 2323
Title	-	469 / DP1002766
Land Zoning	-	SP3 tourist
Heritage	-	State Heritage Register
F.S.R	-	
Building Height	-	No
Bushfire Prone Land	-	Not Identified as Bushfire Prone Land
Acid Sulphate Soils	-	Class 5
Significant Vegetation	-	No
Mines Subsidence	-	No
Site Area	-	2.077 Hectares

NCC Building Classification

Class 3	-	Hotel Accommodation
---------	---	---------------------

DA2 Development Scope

Refurbishment of the 'Lieutenant Governor and Governor's Buildings (Buildings 2 and 3) to provide:

- Boutique Accommodation consisting of several guest rooms

General Notes

- ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE.
- ALL BUILDING WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT AND REGULATIONS, THE BUILDING CODE OF AUSTRALIA AND APPROVED PLANS.
- BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS ON COUNCIL PROPERTY.
- ALL CONCRETE FOOTINGS, FLOOR SLABS, COLUMNS & ROOF FRAMING TO STRUCTURAL ENGINEER'S DETAIL.
- ALL STORM WATER REQUIREMENTS CIVIL, EXTERNAL RL AND DRIVEWAY LEVELS TO HYDRAULIC ENGINEER'S DETAILS IF REQUIRED
- ALL LANDSCAPE AREAS, EXISTING TREES, DRIVEWAY, TO LANDSCAPE PLANS IF REQUIRED.

Key Building Areas

BUILDING 2:
Lieutenant Governor's Residence

Basement	
Circulation	15.5 m²
Room 001	38.5 m²
Room 002	26.0 m²
Room 003	25.0 m²

Ground (Level 1)	
Circulation	19.0 m²
Room 101	26.0 m²
Room 102	27.5 m²
Room 103	28.0 m²
Room 104	26.0 m²

Upper (Level 2)	
Circulation	16.5 m²
Room 201	26.0 m²
Room 202	26.0 m²
Room 203	27.5 m²
Room 204	27.5 m²

BUILDING 3:
Governor's Residence

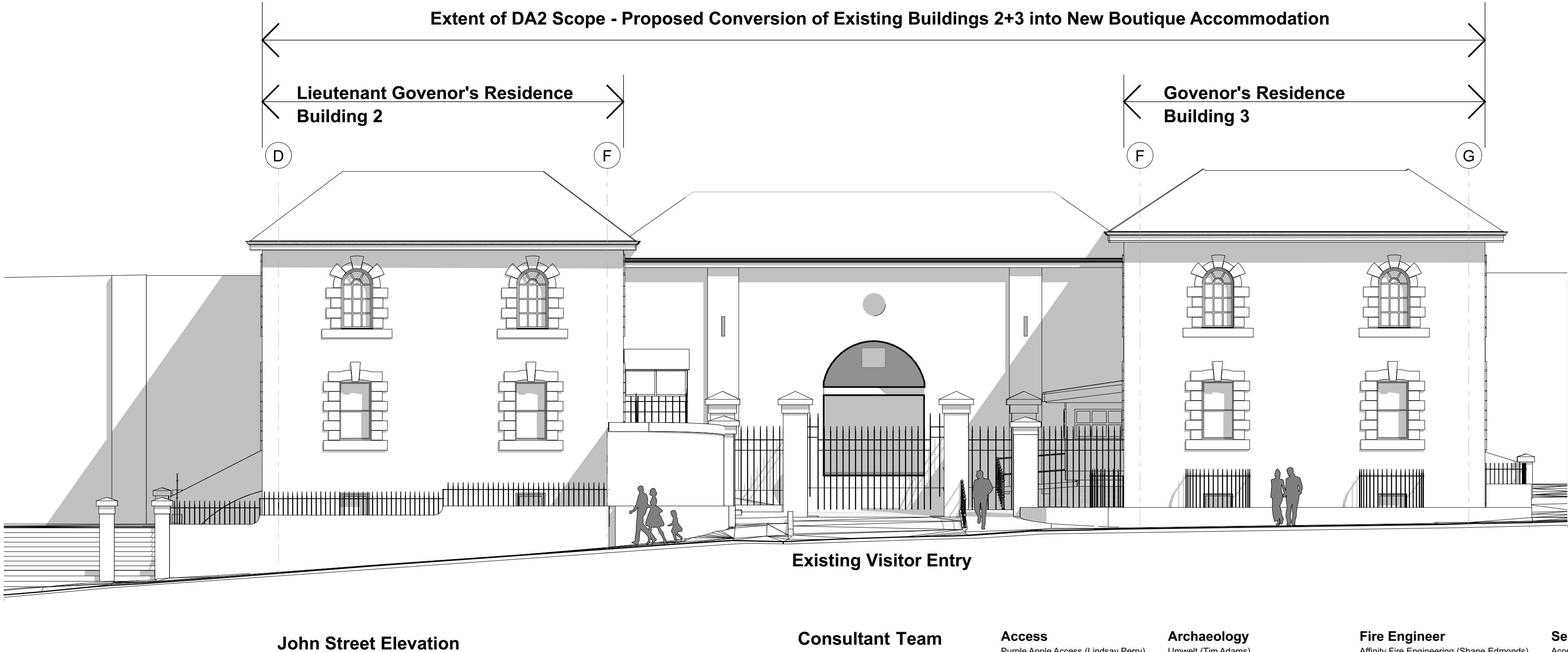
Basement	
Circulation	16.0 m²
Room 004	26.0 m²
Room 005	25.0 m²

Ground (Level 1)	
Circulation	19.0 m²
Lounge Room 101	26.5 m²
Room 105	27.5 m²
Room 106	27.5 m²
Room 107	26.5 m²

Upper (Level 2)	
Circulation	16.0 m²
Room 205	26.5 m²
Room 206	27.0 m²
Room 207	27.0 m²
Room 208	27.5 m²

Approx Total Areas (GFA) = 673.0 m²

Drawing List	A1 Drawings
Cover Sheet	DA2 - 001
DA Staging Plan	DA2 - 010
Survey Plan	EX - 100
Site / Roof Plan	DA2 - 002
Plans - Existing	DA2 - 111
- Demolition	
- Proposed	
Elevations	DA2 - 201
Sections	DA2 - 301
Details - Wall Details	DA2 - 601



Consultant Team

ARCHITECTURAL
DRAWINGS ARE TO BE
READ IN CONJUNCTION
WITH CONSULTANT
DRAWINGS AND REPORTS
WHICH TOGETHER FORM
THE DEVELOPMENT
APPLICATION
SUBMISSION PACKAGE

Access

Purple Apple Access (Lindsay Perry)
e: lindsay@purpleapple.com.au
m: 0418 909 180

Acoustic

Spectrum Acoustics (Ross Hodge)
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m: 0412 023 455

Arborist

Joseph Pidutti Arborist (Joseph Pidutti)
e: jparborist@bigpond.com
m: 0412 996 659

Archaeology

Umwelt (Tim Adams)
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m: 0402 216 044

BCA

BM+G (Jake Hofner + Peter Keppie)
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m: 0457 777 582

Civil / Structural Engineer

DRB (Bryn Rogers)
e: jparborist@bigpond.com
m: 0413 963 135

Fire Engineer

Affinity Fire Engineering (Shane Edmonds)
e: sedmonds@affinity-eng.com
m: 0400 706 506

Heritage (SoHl)

Heritas (Linda Babic)
e: linda@heritas.com.au
m: 0412 993 813

Landscape Architect

Urbis (Mark Kutne + Jojo Navarro)
e: mkutne@urbis.com.au
m: 0417 405 376

Services Engineer (Lead)

Acor (Steven Wilson)
e: SWilson@acor.com.au
m: 0457 551 570

Electrical Engineer

Acor (William Maiwald)
e: WMaiwald@acor.com.au
m: 0466 513 937

Hydraulic Engineer

Acor (Aaron Wright)
e: Awright@acor.com.au
m: 0416 505 850

Project Manager

TSA Management (Michael Trajkov / Julian Pavay)
e: michael.trajkov@maitland.nsw.gov.au
m: 0419 230 151

Quantity Surveyor

WT Partnership (Kyle Hutchison / Daniel Whipper)
e: Khutchinson@wtpartnership.com.au
m: 0426 526 048

Traffic Engineer

SCT Consulting (Andy Yung / Shawn Cen)
e: andy.yung@sctconsulting.com.au
m: 0468 862 482

Interior Design

D'Cruz (Andrea D'Cruz)
e: andrea@dacruz.net.au
m: 0417 343 607

Town Planning

Barr Planning (Rebecca Johnston / Katrina Walker)
e: KWALKER@BARRPLANNING.COM.AU
m: 0432 090 700

DEVELOPMENT APPLICATION

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File: Maitland Gaol DA_AC26_708/2024

REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION
A DEVELOPMENT APPLICATION ISSUE	MW	15/09/23										
B DEVELOPMENT APPLICATION ISSUE	MW	07/08/24										

maitland city council

Maitland City Council

PROJECT NORTH

RATIO @A1
Refer to Title

SURVEYOR	DATUM
-	A.H.D.
DRAWN	DATE OF PLAN
MW	2022

MAITLAND CITY COUNCIL
INFRASTRUCTURE & WORKS

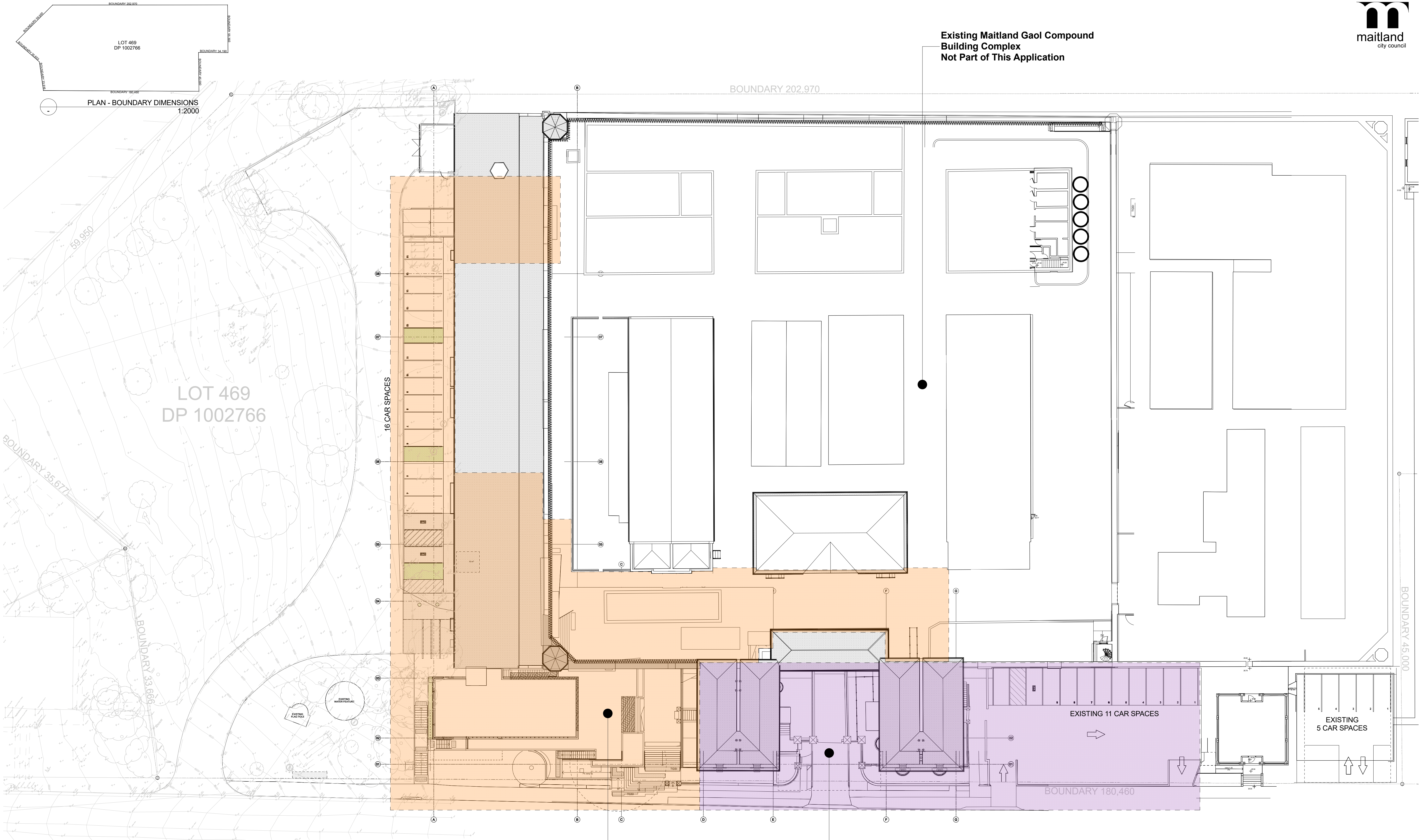
285-287 HIGH STREET
P.O. BOX 220
MAITLAND 2320

PHONE: (02) 49349700
FAX (02) 49333209
DX 21613 MAITLAND

MAITLAND GAOL REDEVELOPMENT
HIGH STREET
MAITLAND
COVER SHEET & LOCATION PLAN - BOUTIQUE
ACCOMMODATION

PLAN No:
DA2-001_B

Existing Maitland Gaol Compound
Building Complex
Not Part of This Application



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REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION
A DEVELOPMENT APPLICATION ISSUE	MW	15/08/23										
B DEVELOPMENT APPLICATION ISSUE	MW	07/09/24										
C DEVELOPMENT APPLICATION ISSUE	MW	10/09/24										
D DEVELOPMENT APPLICATION ISSUE	MW	30/09/24										
E DEVELOPMENT APPLICATION ISSUE - RFI	MW	27/03/25										

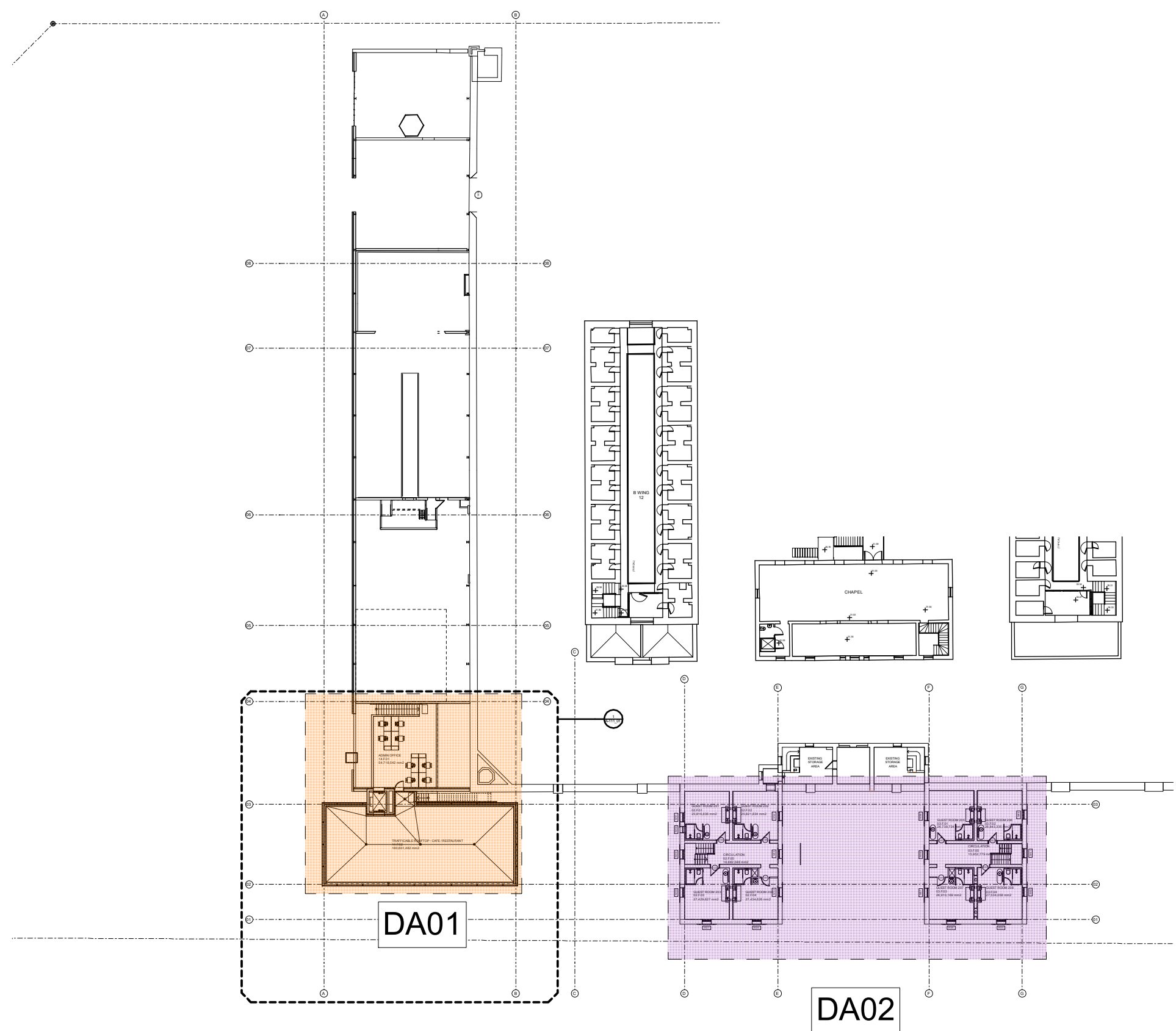
MAITLAND CITY COUNCIL
INFRASTRUCTURE & WORKS

285-287 HIGH STREET
P.O. BOX 220
MAITLAND 2320

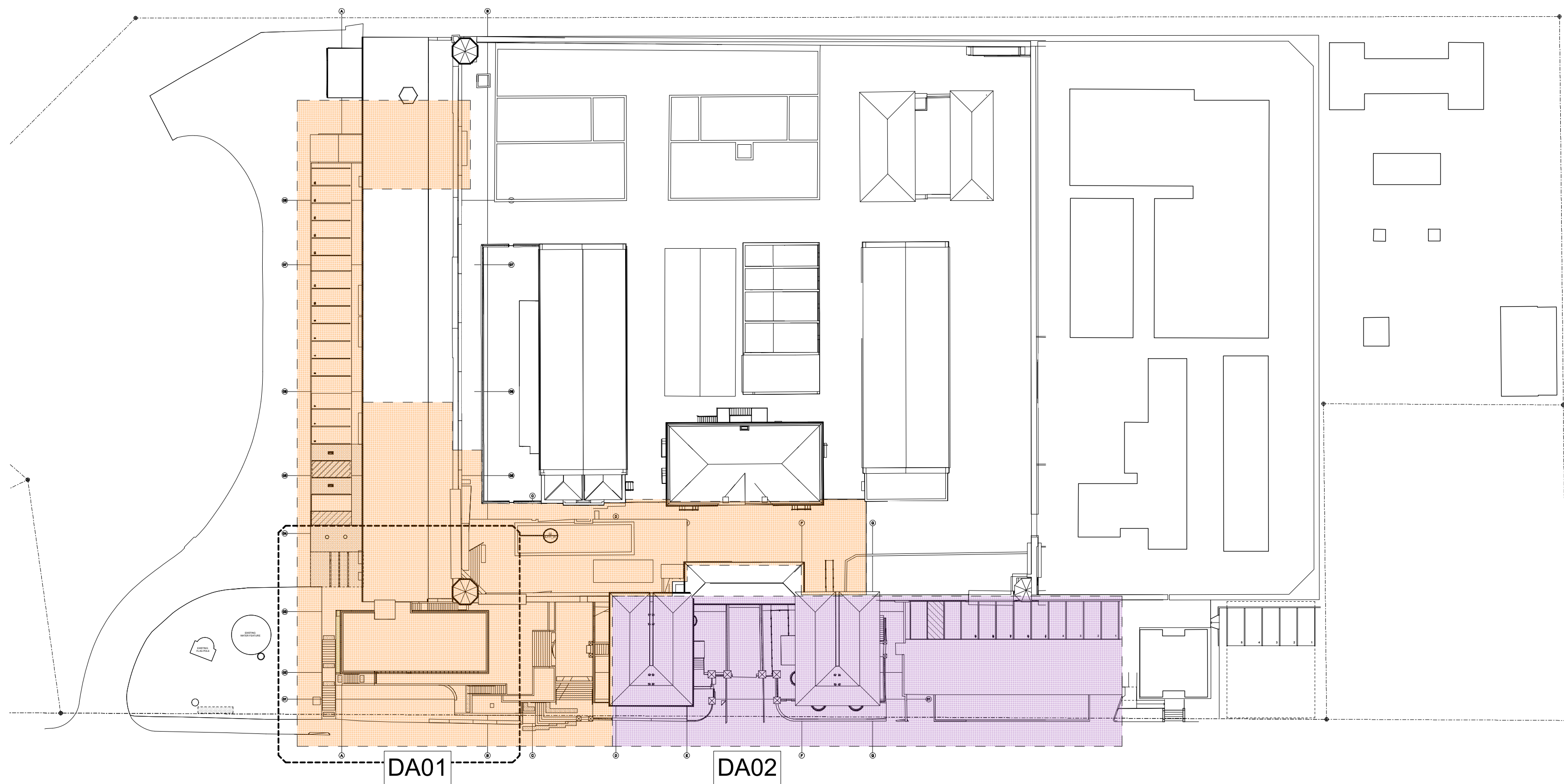
PHONE: (02) 49348700
FAX: (02) 49333209
DX 21613 MAITLAND

MAITLAND GAOL REDEVELOPMENT
JOHN STREET
MAITLAND
SITE / ROOF PLAN - BOUTIQUE ACCOMMODATION

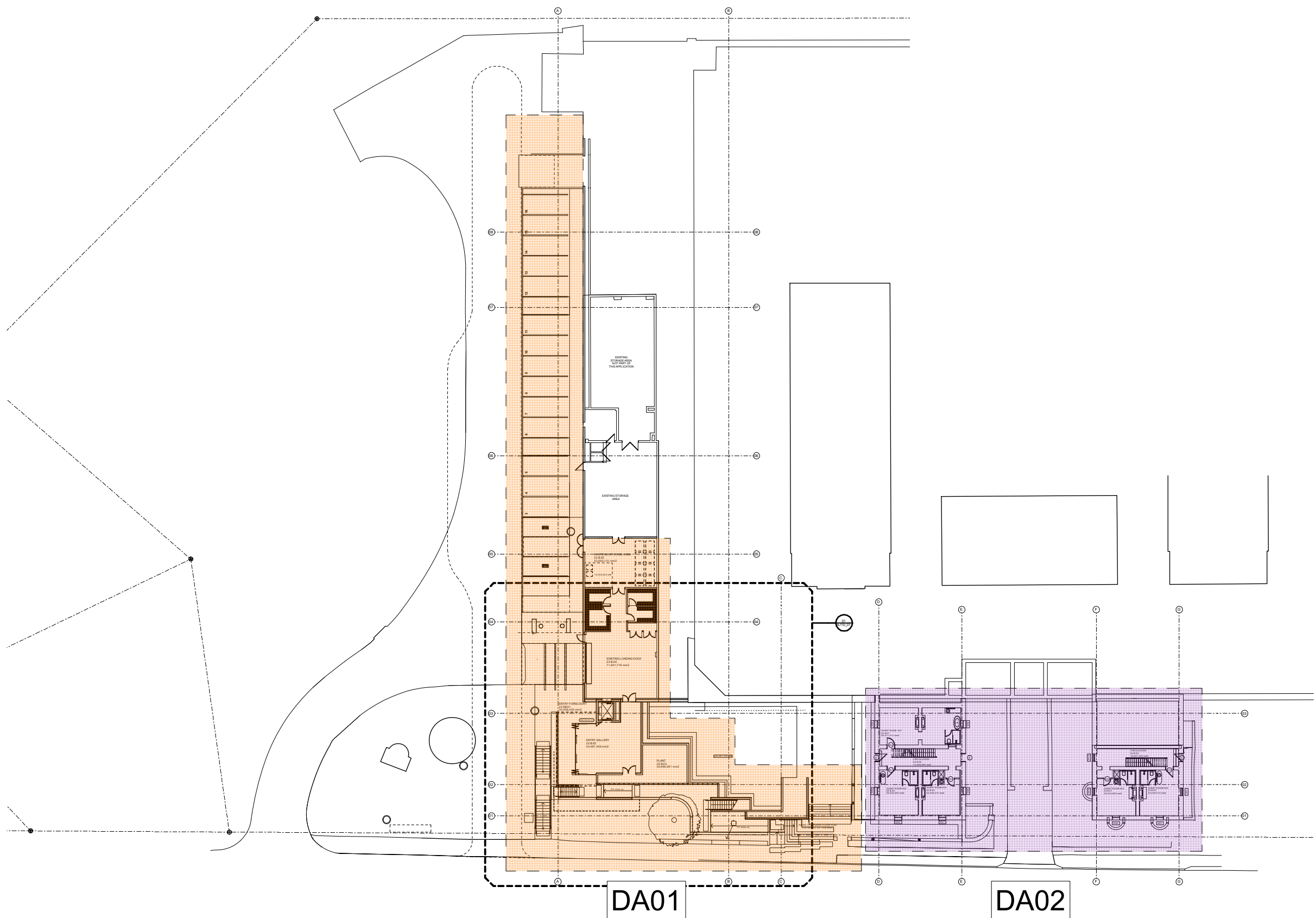
PLAN No.
DA2-002_E



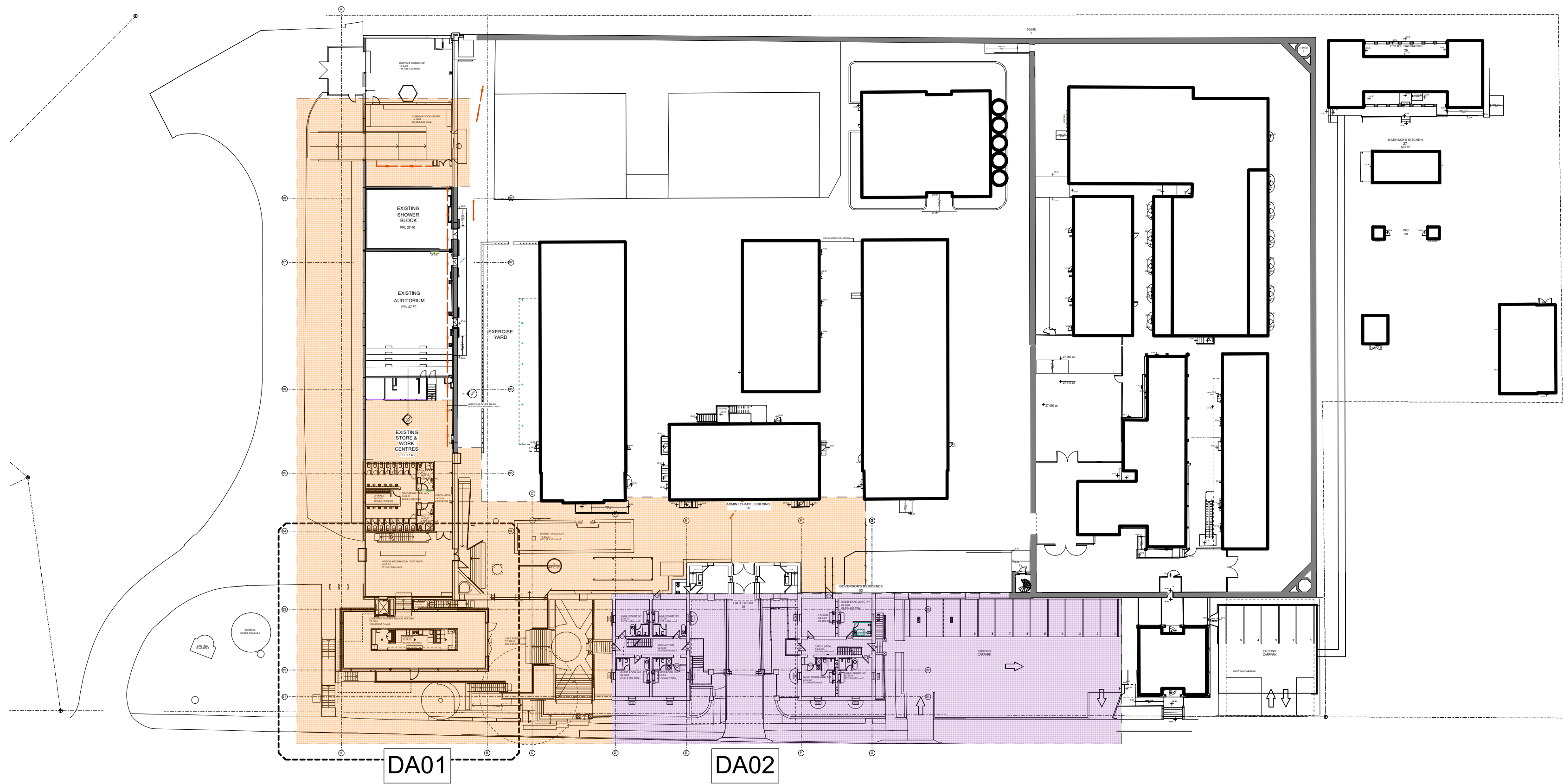
DA STAGING PLAN - FIRST FLOOR LOFT
1:500



DA STAGING PLAN - ROOF
1:500



DA STAGING PLAN - BASEMENT
1:500



DA STAGING PLAN - GROUND FLOOR
1:500

DA01
DA02

- DA1 (separate application)
- DA2 (THIS APPLICATION)

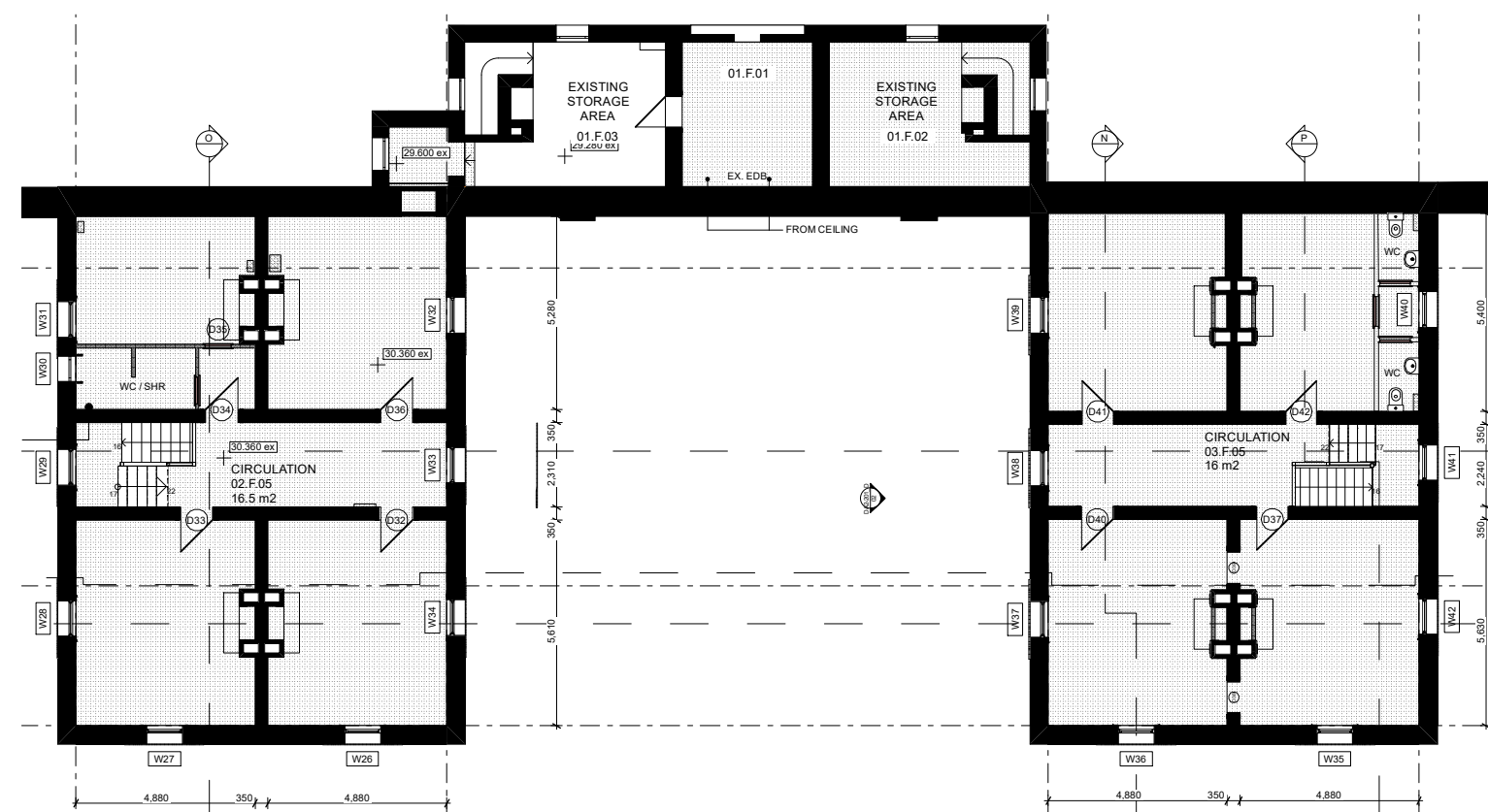
0 5.0 10.0 25.0 50.0m
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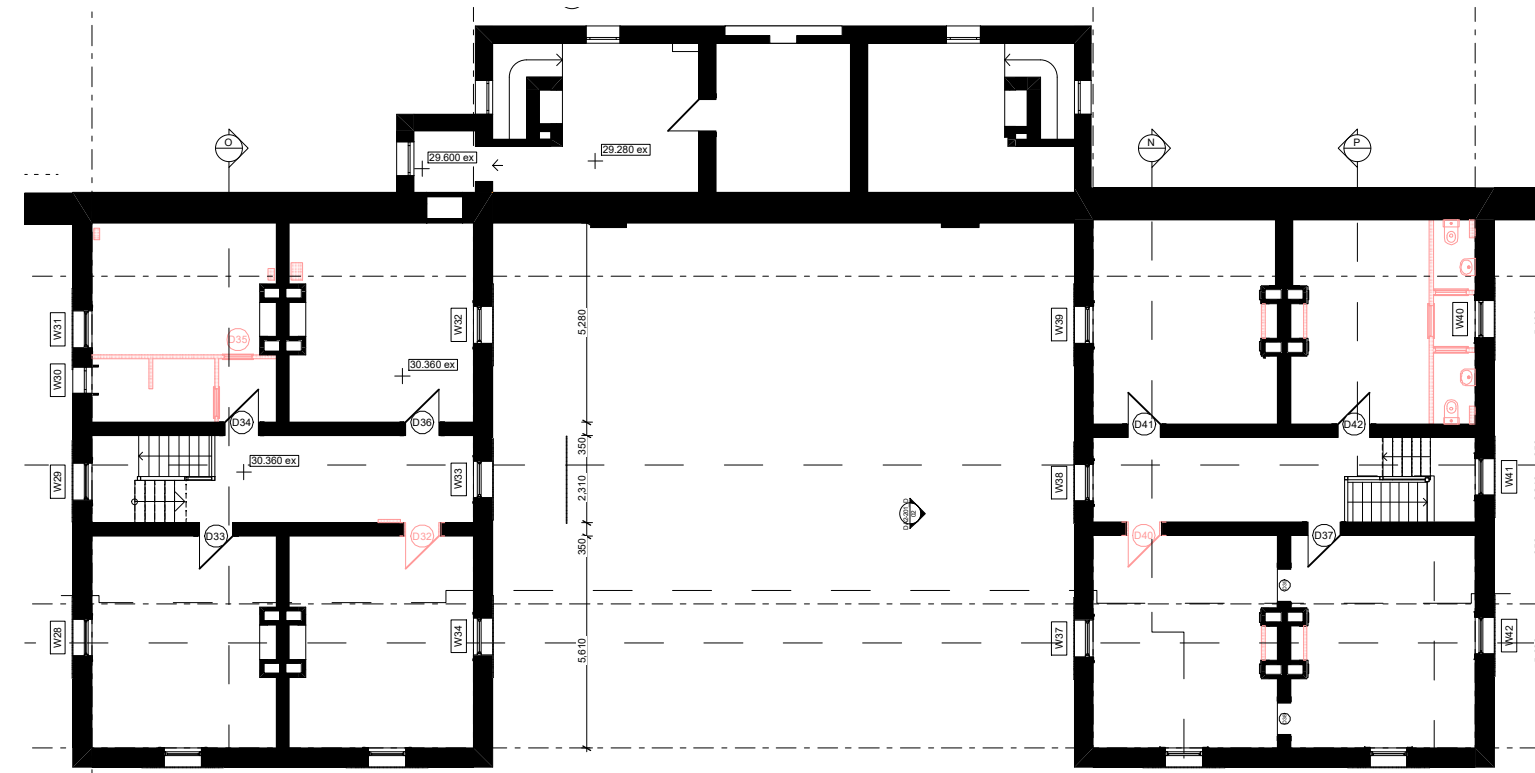
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REVISION	BY	DATE	REVISION
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B	MW	15/09/23	
C	MW	07/08/24	
D	MW	27/03/25	
E	MW	28/04/25	

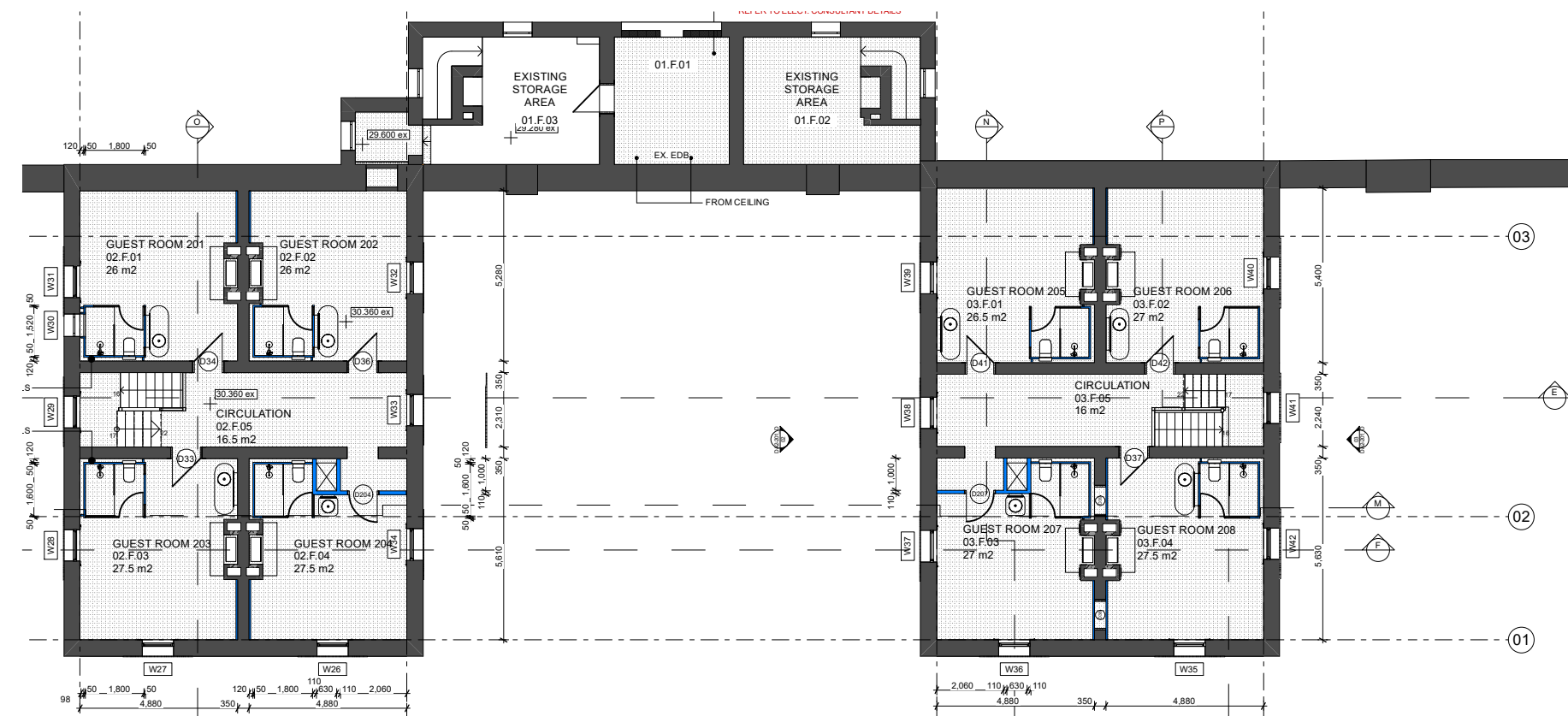
BY	DATE	REVISION



3 PLAN - LEVEL 2 (FIRST FLOOR)
EXISTING 1:200

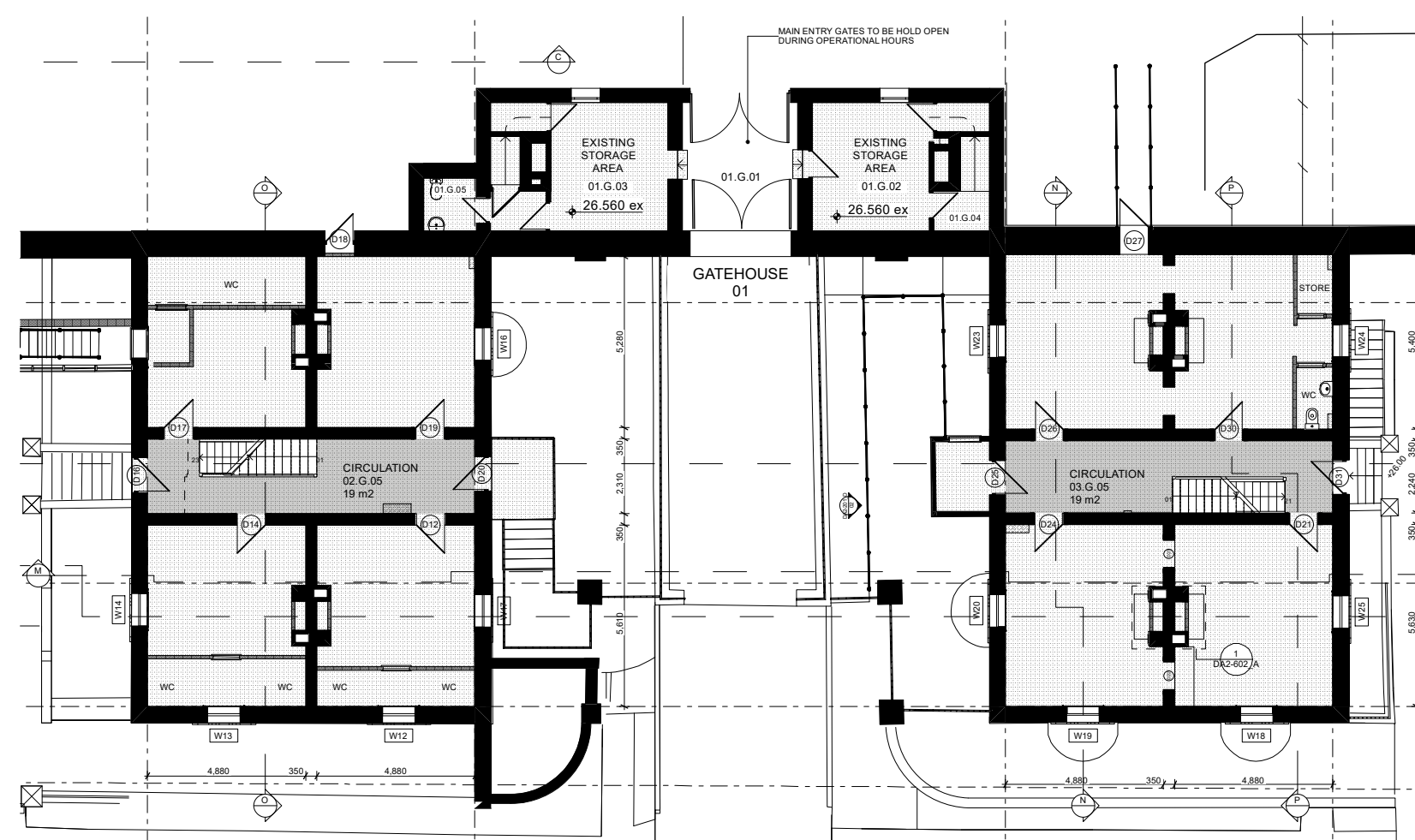


6 PLAN - LEVEL 2 (FIRST FLOOR)
DEMOLITION 1:200

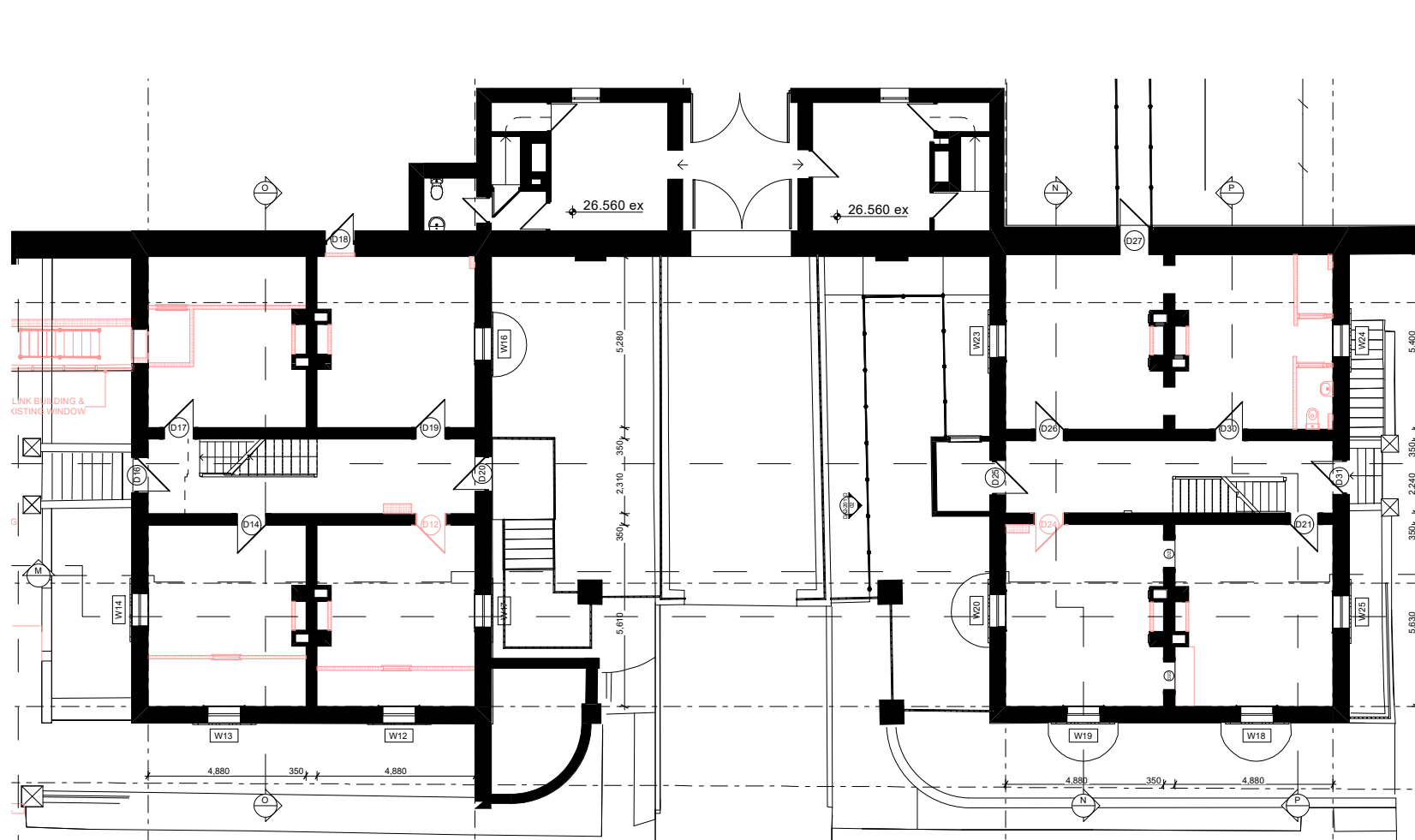


9 PLAN - LEVEL 2 (FIRST FLOOR) 1:200

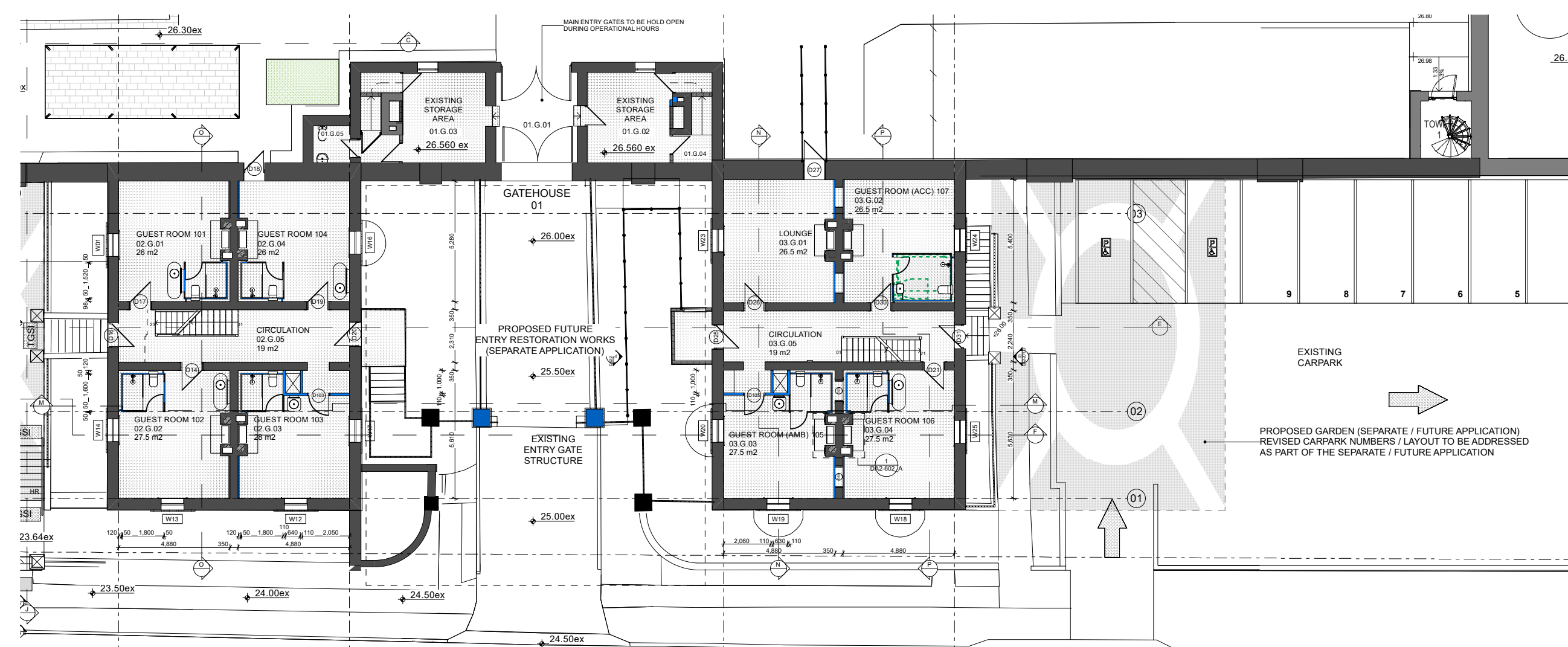
PROPOSED



2 PLAN - LEVEL 1 (GROUND FLOOR)
EXISTING 1:200

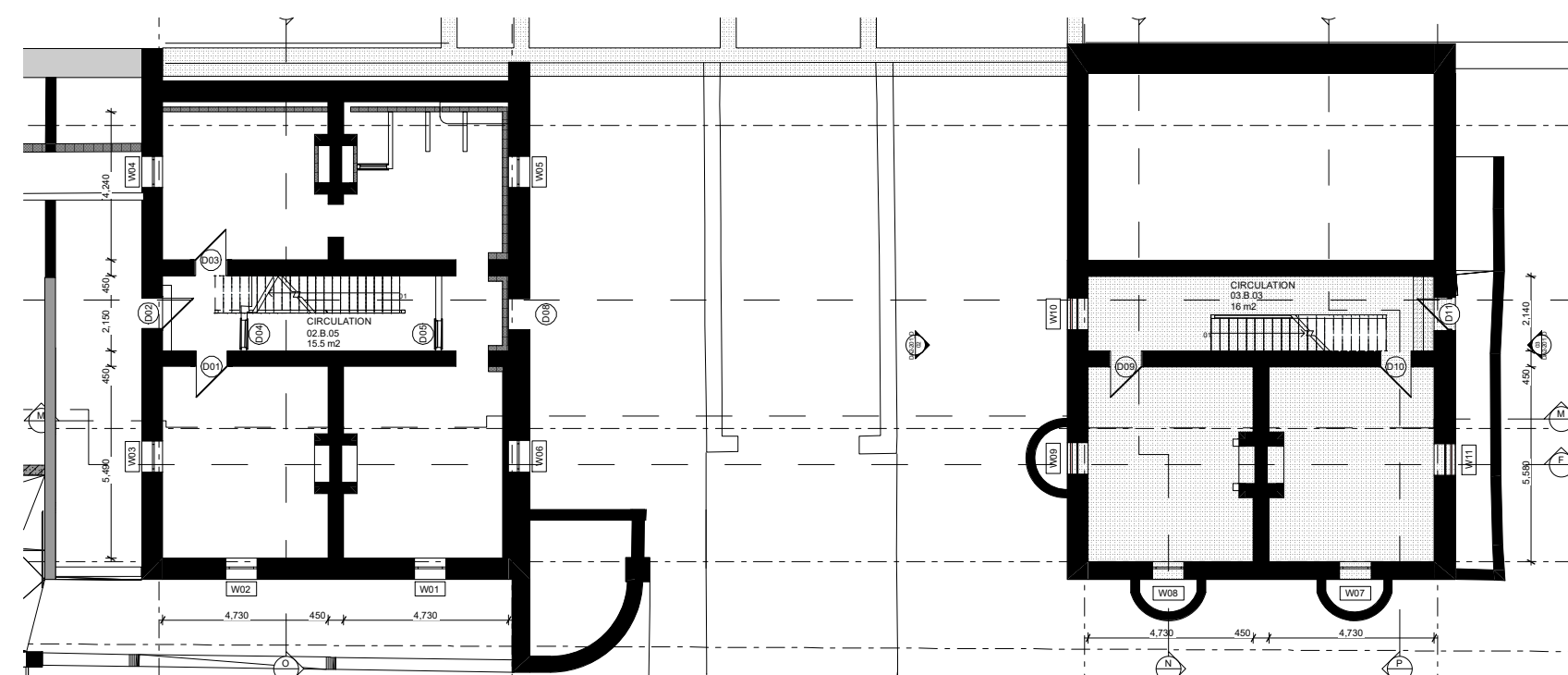


5 PLAN - LEVEL 1 (GROUND FLOOR)
DEMOLITION 1:200



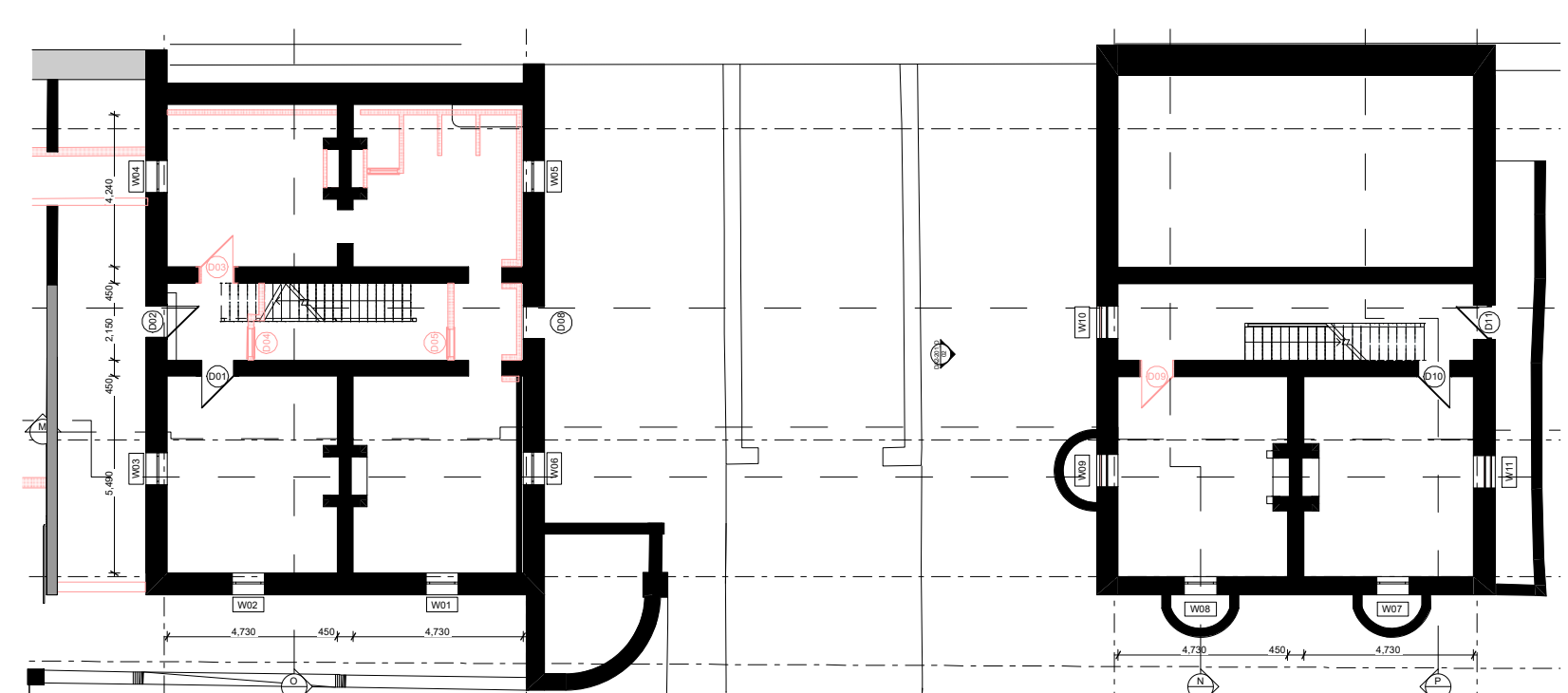
WORKS RESIDENCE
02
8 PLAN - LEVEL 1 (GROUND FLOOR)
PROPOSED 1:200

PROPOSED



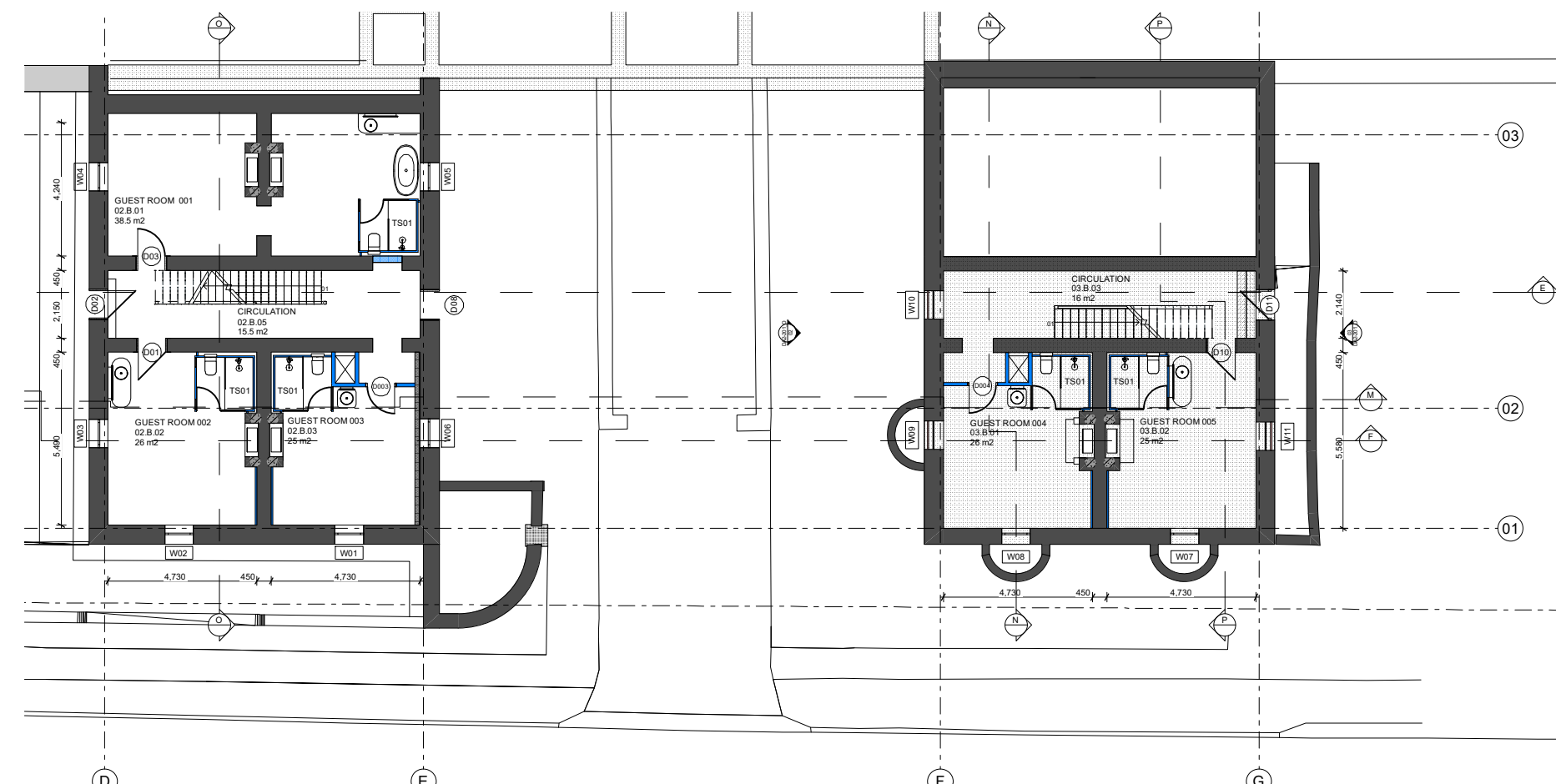
1 PLAN - LEVEL 0 (BASEMENT)
EXISTING 1:200

EXISTING



4 PLAN - LEVEL 0 (BASEMENT)
DEMOLITION 1:200

DEMOLITION



7 PLAN - LEVEL 0 (BASEMENT)
PROPOSED 1:200

PROPOSED

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1.1 SCHEDULE OF ABBREVIATIONS	
CODE	DESCRIPTION
ACOR	Air conditioner grille type
AD	Aluminium framed door
AHD	Australian Height Datum
AL	Aluminium louvre
AP	Access panel
AW	Aluminium framed window
B, BF	Bolted type
BALF	Balustrade type
BCTF	Baby change table type
BFC	Broom finished concrete
BFC-A	Broom finished concrete with exposed aggregate
BMJ	Brickwork/blockwork movement joint
BMJ	Brickwork/blockwork movement joint
BUU	Bolting water unit
BUU	Bolting water unit
CAP	Ceiling access panel
CCJ	Concrete control joint
CFC	Compressed fibre cement
CH	Coal hook
CJ	Control joint
CNF	Cornice type
COL	Column
CONC	Concrete
CPH	Carpet type
CRB	Change room bench type
CRB	Change room bench type
CS	Confirm on site
CP	Down pipe
DW	Dishwasher
E#	Epoxy flooring type
F	Fridge
FB	Fire blanket
FC#	Fire cement lining type
FD	Flush door type
FE	Fire extinguisher
FE	Fire extinguisher
FF#	Fixed furniture item no.
FL	Finished floor level
FHR	Fire hose reel
FR	Electric fire place type
FR	Fire rated
FW	Floor waste
FWU	Filtered water unit
GA	Gutter type
GB	Glass balustrade type
GD	Frameless glass door
GL	Glass type
GR	Grass type
HD	Hand dryer
HR	Handrail type
INS	Insulation type
KFC	Kitchen float consultant
LGD	Linear grate drain type
M	Mirror
MJ	Movement joint
MR	Metal roofing type
MS	Metal screen type
MW	Microwave oven
OF	Overflow
OFC	Off-form concrete (minimum class 2 finish)
OW	Operable wall type
P	Power type
PB	Plasterboard type
PF	Paint finish type
R	Render
RC	Reinforced concrete
RF	Resilient flooring type
RS	Roller shutter
S	Shower Type
S#	Shower Type
S#	Shower Type
SC	Structural beam type
SC#	Suspended Ceiling type
SC#	Shower curtain rail kit
SD	Spray dispenser type
SF	Steel door frame type
SF	Shelf type
SIB	Sink type - integrated into bench
SIB	Skirting type
SN	Stair nosing type
SP	Structural steel post
SS	Shower seat type
SSB	Stainless steel bench top
ST	Sign type
STC	Steel trawelled concrete
SW	Stone cladding type
TF	Timber floor type
TLF	Timber lining type
TMV	Thermal mixing valve
TP	Toilet / change room partition type
TPH	Toilet paper holder type
TPH	Toilet paper holder type
TT	Tile type
TT	Tactile indicators type
TOW	Top of Wall
U	Urinal trough type
W	Concrete block type
WB	Wall basin type
WC	WC type
WPM	Waterproof membrane type
WS	Wheel stop

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A	DA COORDINATION ISSUE		12/09/23									
B	DEVELOPMENT APPLICATION ISSUE		15/09/23									
C	DEVELOPMENT APPLICATION ISSUE		07/08/24									
D	DEVELOPMENT APPLICATION ISSUE - RFI		22/01/25									

					
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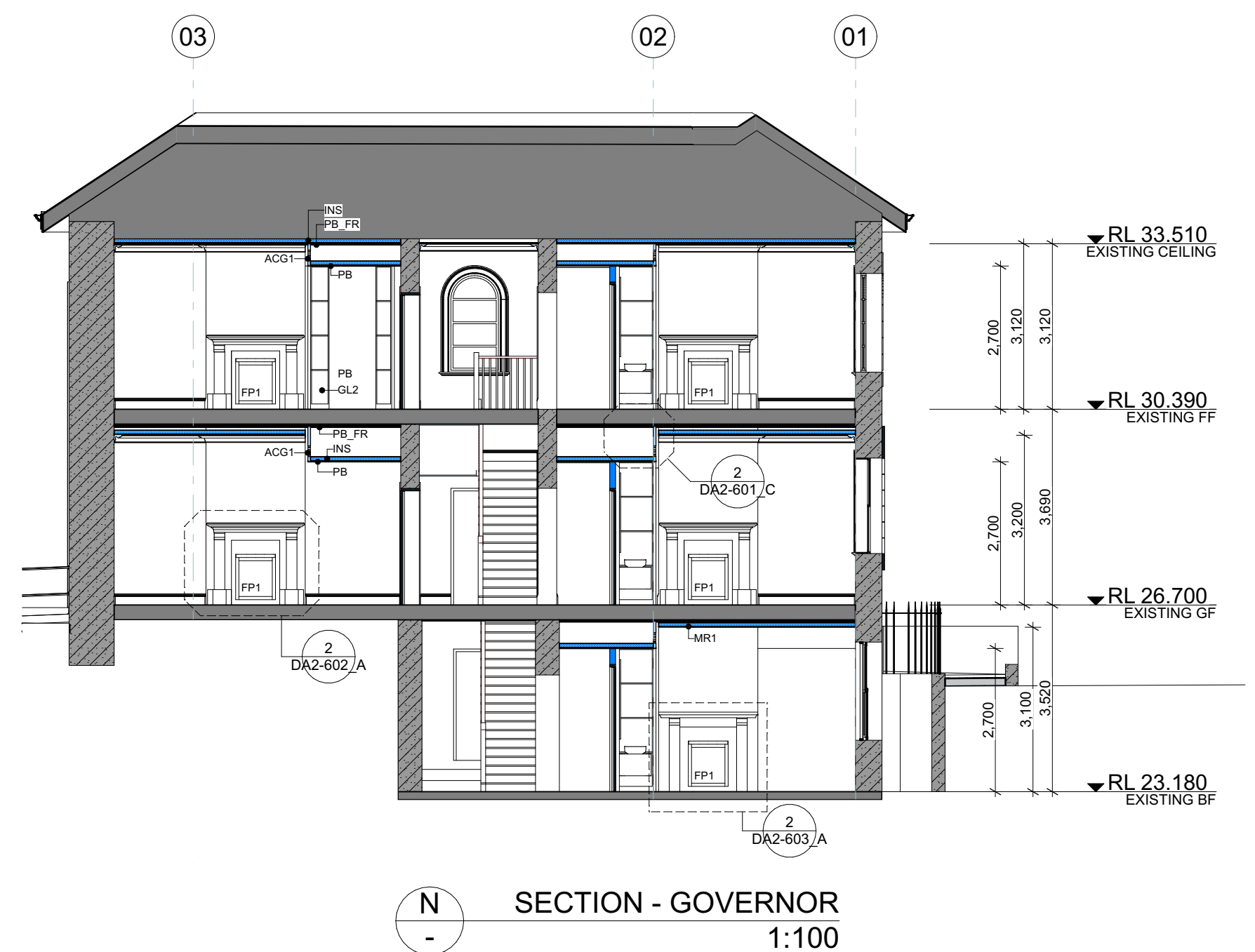
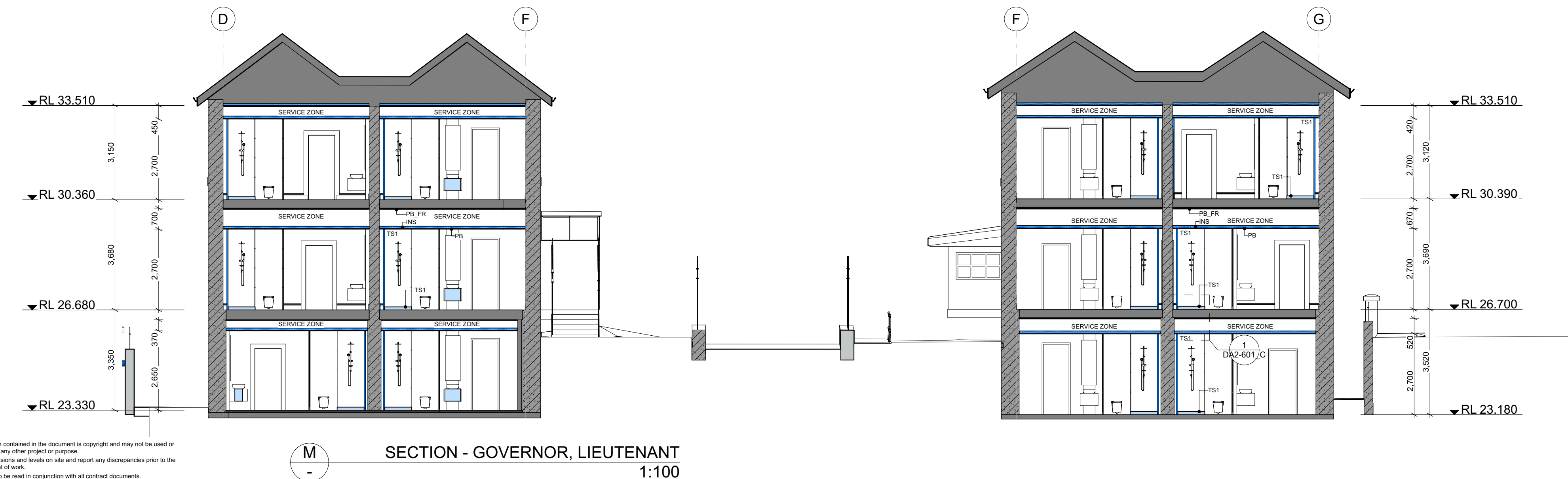
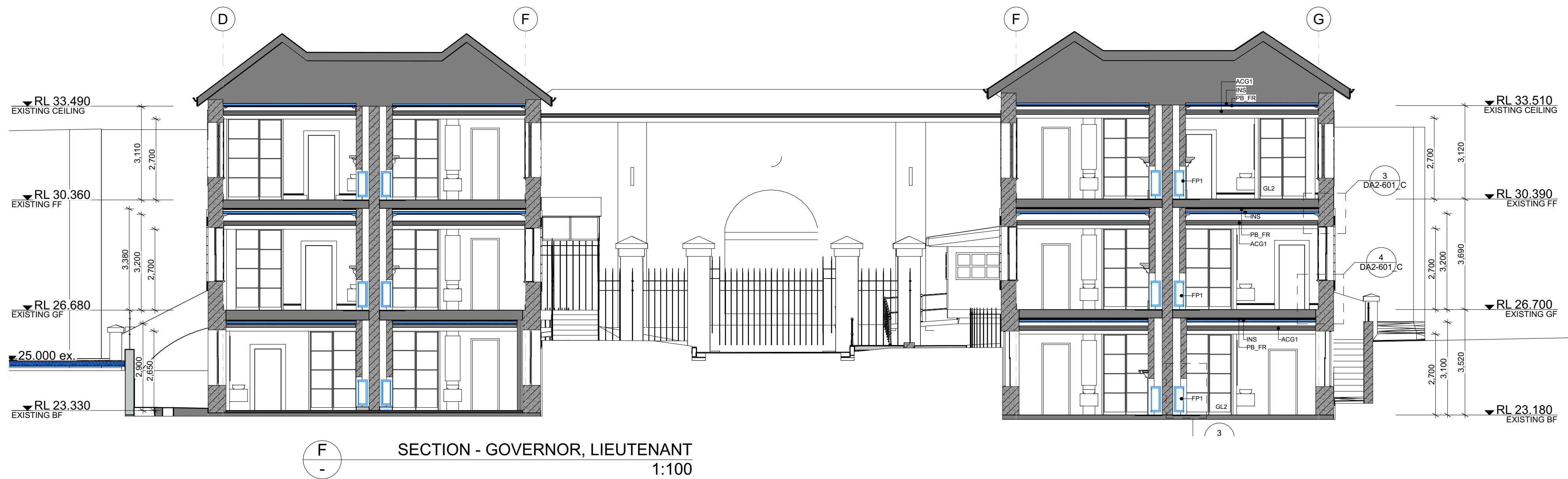
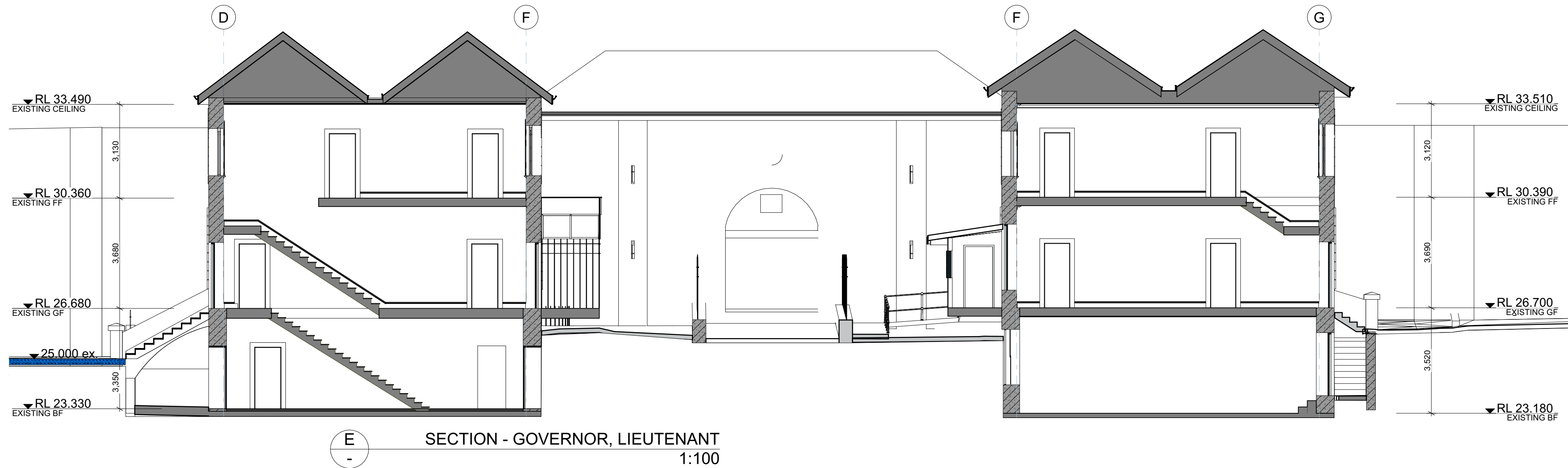
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SURVEYOR	DATUM A.M.D.
DOWN MM	DATE OF PLAN 2022

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MAITLAND CITY COUNCIL INFRASTRUCTURE & WORKS	
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MAITLAND GAOL REDEVELOPMENT JOHN STREET MAITLAND ELEVATIONS - BOUTIQUE ACCOMMODATION	
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PLAN No	DA2-201_D
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1.1 SCHEDULE OF ABBREVIATIONS

CODE	DESCRIPTION
ACOR	Air conditioner grille type
AD	Aluminum framed door
AL	Australian Height Datum
AL	Aluminum louvers
AP	Access panel
AW	Aluminum framed window
B, BF	Bolted type
BALF	Balustrade type
BCTF	Baby change table type
BFC	Broom finished concrete
BFC-A	Broom finished concrete with exposed aggregate
BMJ	Brickwork/blockwork movement joint
BMJ	Brickwork/blockwork movement joint
BUU	Brick type
BUU	Bolting water unit
CAP	Ceiling access panel
CCJ	Concrete control joint
CFC	Compressed fibre cement
CH	Cast hook
CJ	Control joint
CNF	Cornice type
CCL	Column
CONC	Concrete
CPI	Carpet type
CRB	Change room bench type
CRB	Change room bench type
COS	Confirm on site
CP	Down pipe
DW	Dishwasher
E#	Epoxy flooring type
F	Fridge
FB	Fire blanket
FC#	Fibre cement lining type
FD	Flush door type
FE	Fire extinguisher
FF#	Fixed furniture item no.
FIL	Finished floor level
FHR	Fire hose reel
FP#	Electric fire place type
FR	Fire rated
FT#	Fence type
FW	Floor waste
FWU	Filtered water unit
GL	Gutter type
GB	Glass balustrade type
GL	Frameless glass door
GL#	Glass type
GR	Grab rail type
HD	Hand dryer
HR	Handrail type
INS	Insulation type
KFC	Kitchen floc consultant
LGD	Linear grate drain type
M	Mirror
MJ	Movement joint
MR	Metal roofing type
MS	Metal screen type
MW	Microwave oven
OF	Overflow
OFC	Off-form concrete (minimum class 2 finish)
OW	Operable wall type
P#	Power type
PB	Plasterboard type
PF#	Paint finish type
R	Render
RC	Reinforced concrete
RF#	Resilient flooring type
RS	Roller shutter
S#	Shower Type
SB	Structural beam type
SC	Suspended ceiling type
SCR	Shower curtain rail kit
SD	Shower dispenser type
SD	Shower dispenser type
SH	Shelf type
SIB	Sink type - integrated into bench
SK	Skirting type
SN	Stair nosing type
SP	Structural steel post
SS	Shower seat type
SSB	Stainless steel bench top
ST	Sign type
STC	Steel trawelled concrete
SW	Stone cladding type
TF	Timber floor type
TLF	Timber lining type
TMV	Thermal mixing valve
TP	Toilet / change room partition type
TPH	Toilet paper holder type
TS	Tile type
TT	Tactile indicators type
TW	Top of wall
UW	Urinal trough type
WC	Concrete block type
WC	Wall basin type
WC	WC type
WPM	Waterproof membrane type
WS	Wheel stop

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C	DA	15/09/23				
D	DA	22/01/25				



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DRAWN	MW

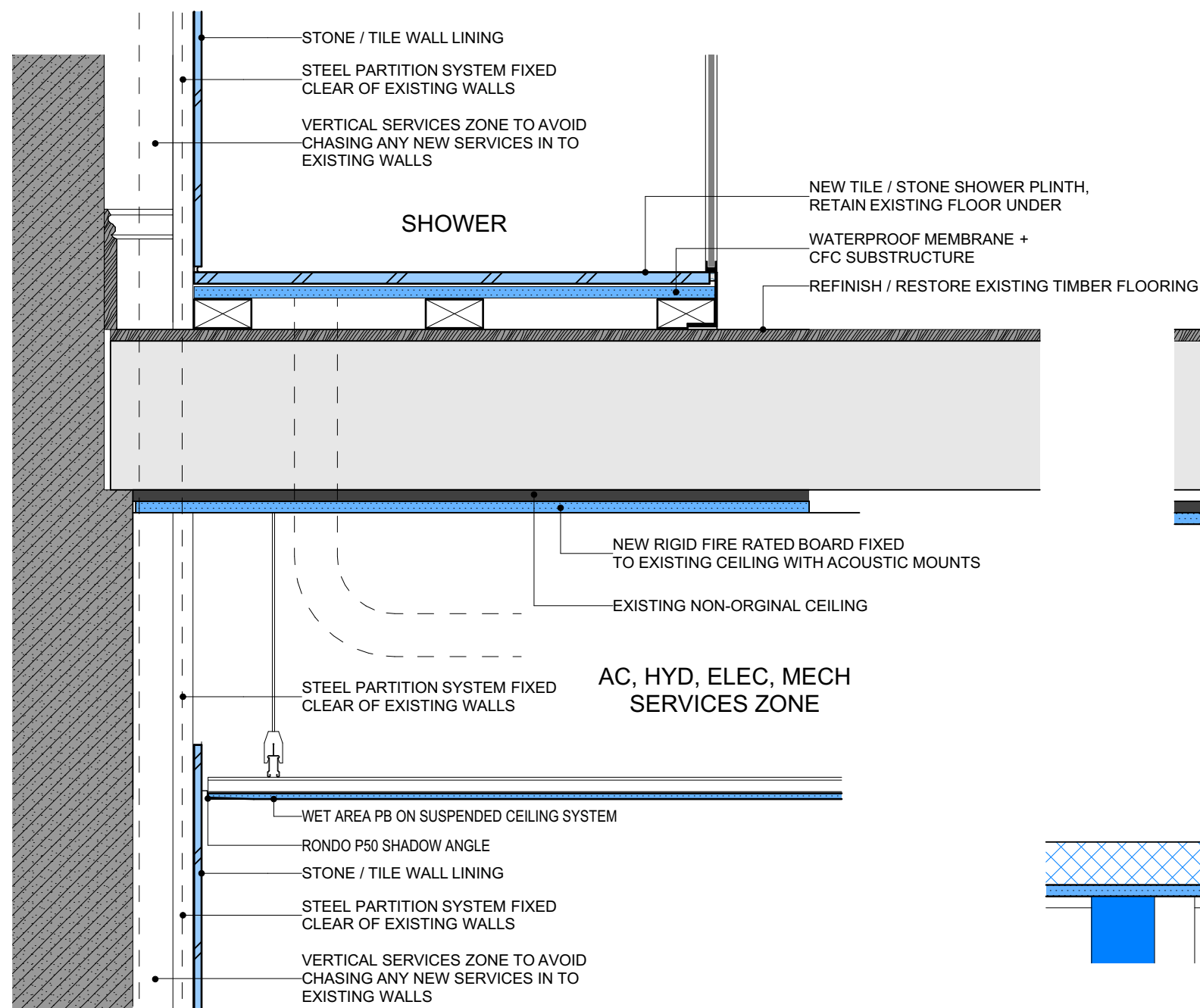
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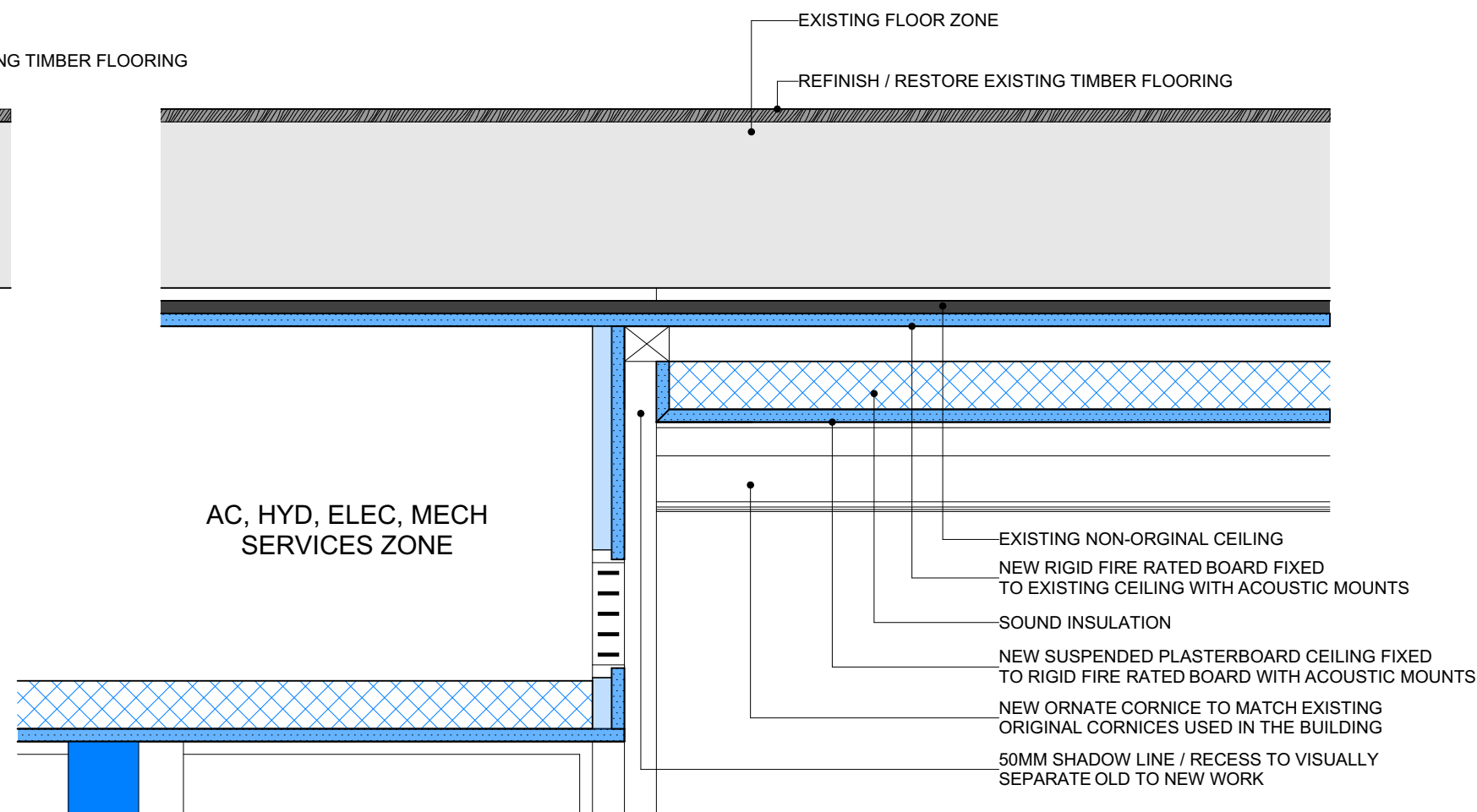
MAITLAND GAOL REDEVELOPMENT
JOHN STREET
MAITLAND
SECTIONS - BOUTIQUE ACCOMMODATION

PLAN No

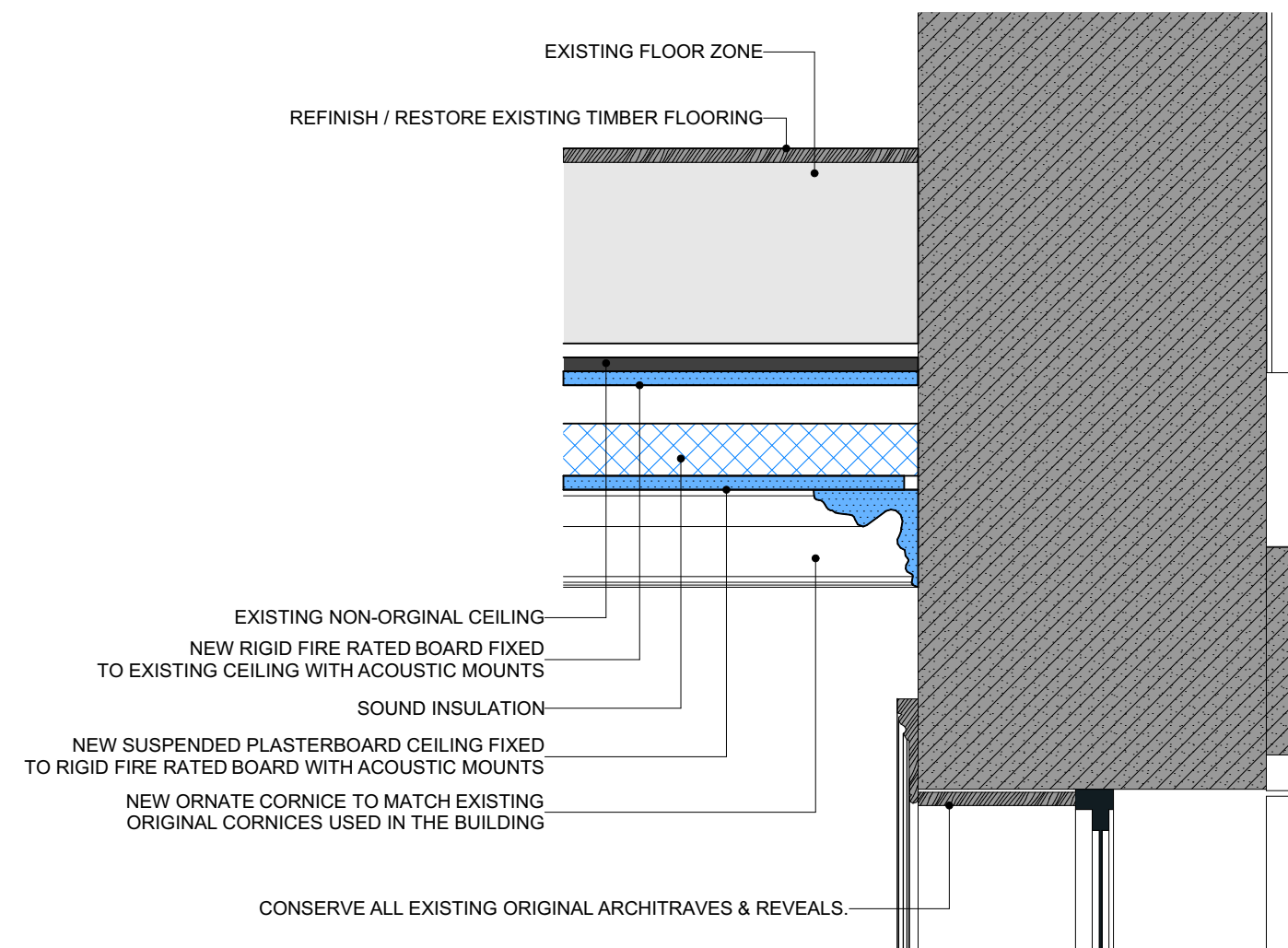
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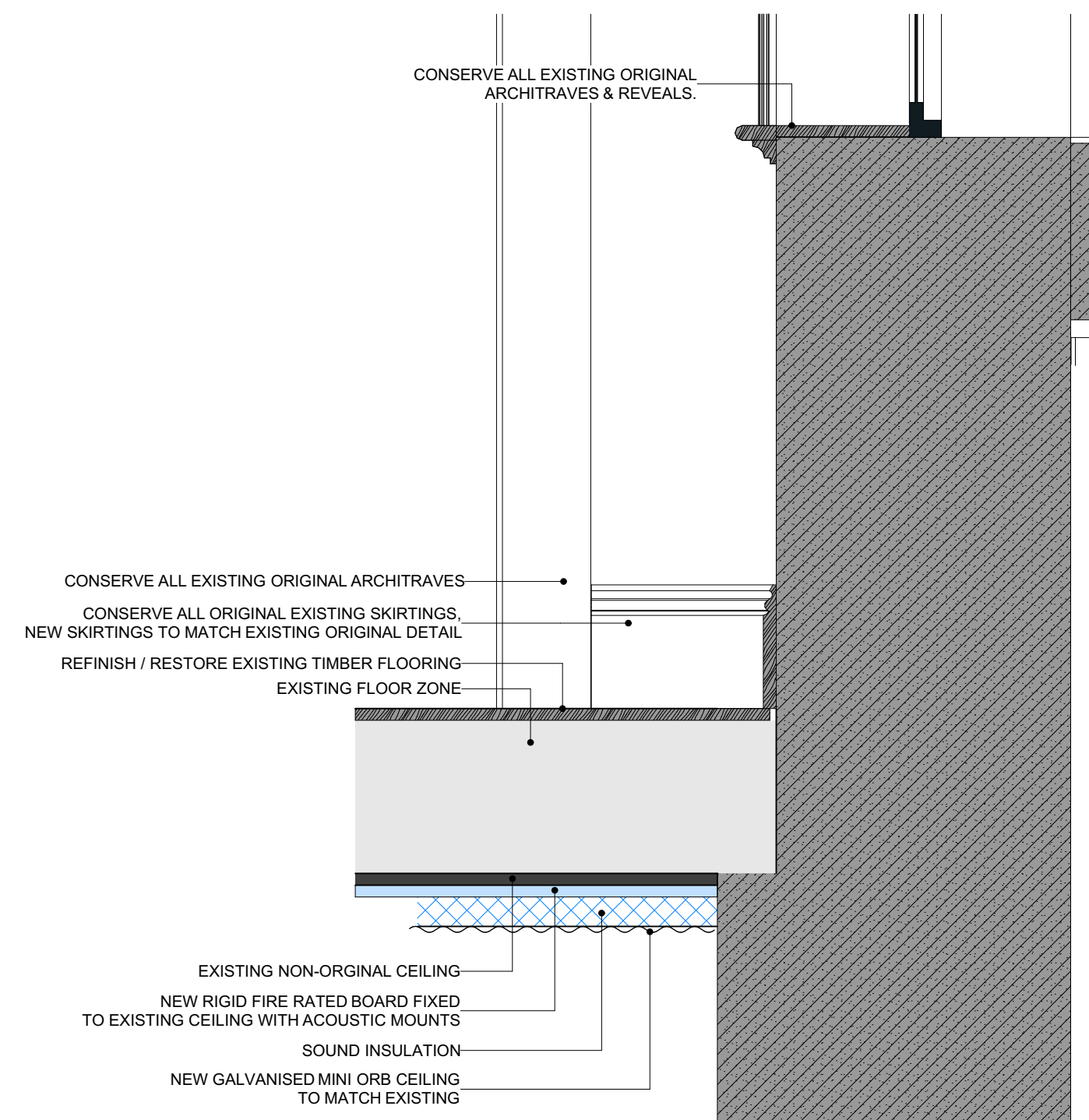
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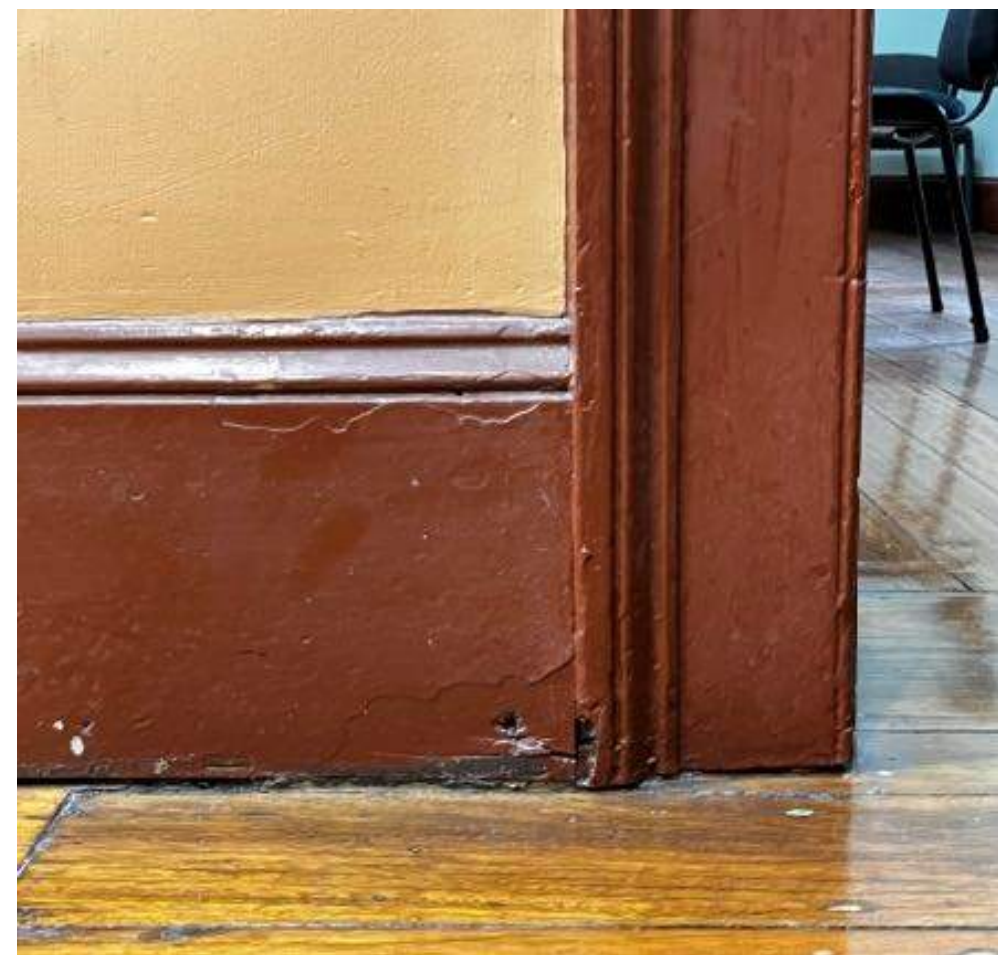
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DA2-301_C



3 SECTION - WALL / CEILING DETAILS
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4 SECTION - WALL / CEILING DETAILS
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DA2-301_C



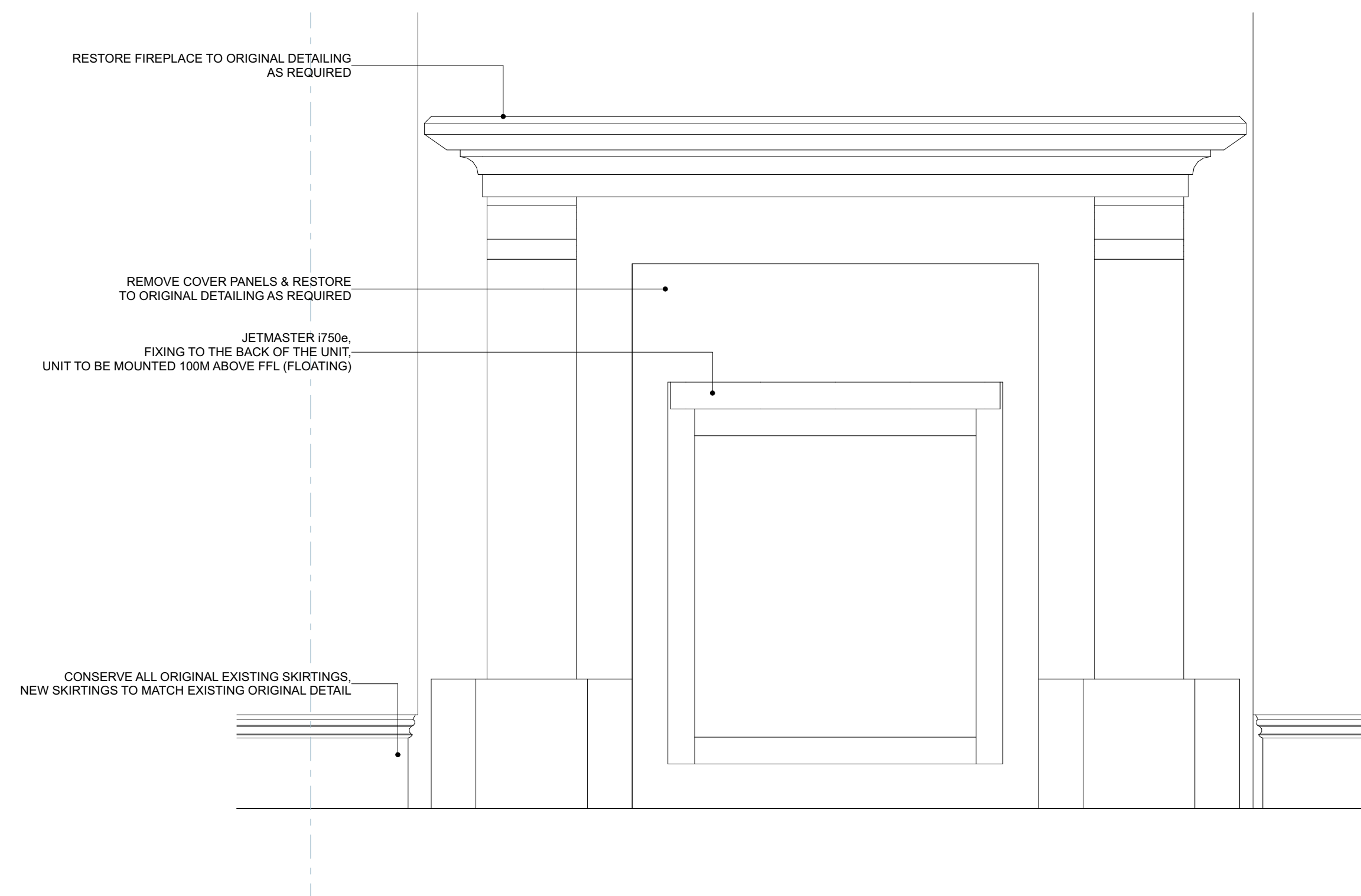
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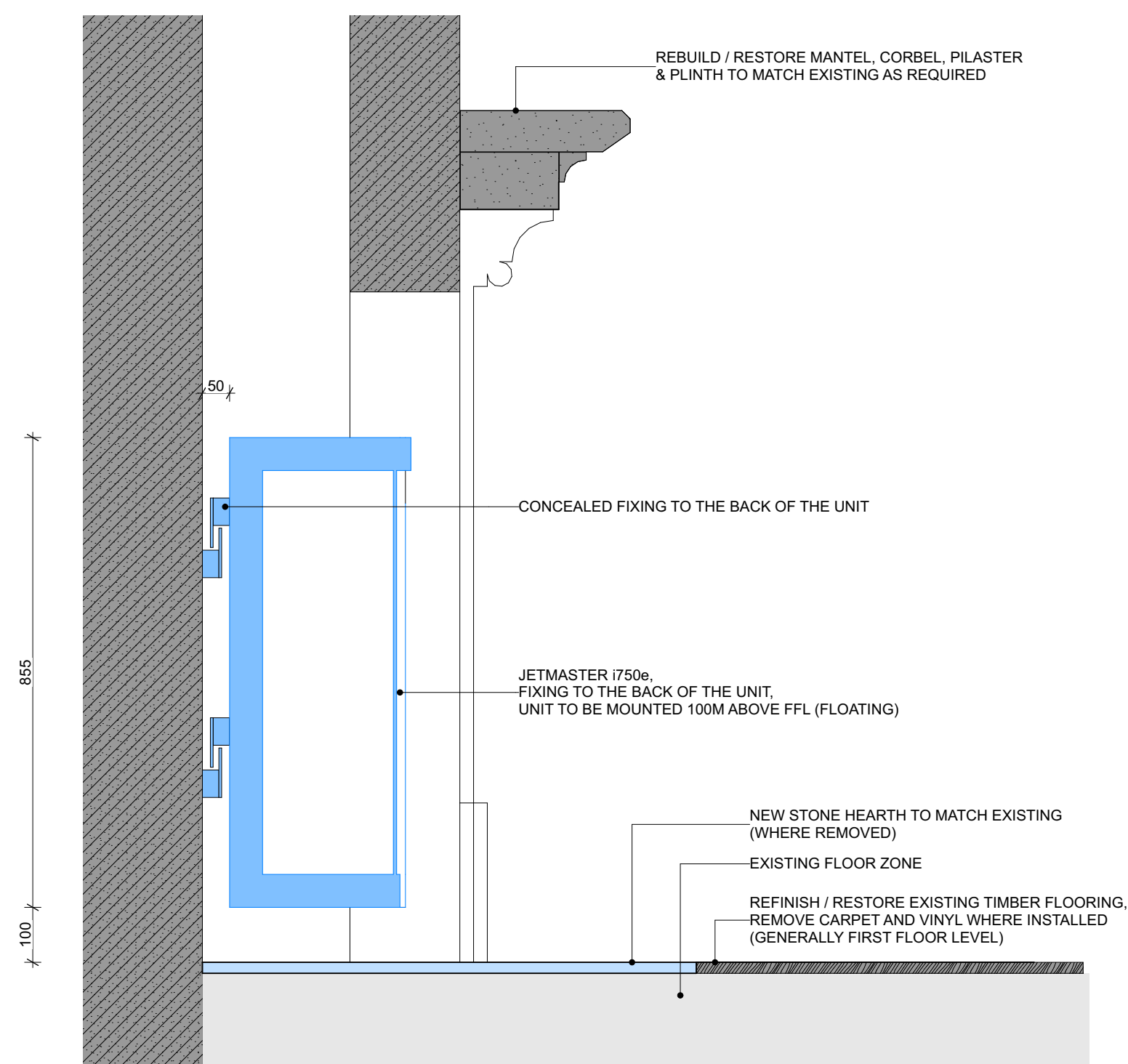
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C	DA	07/08/24							

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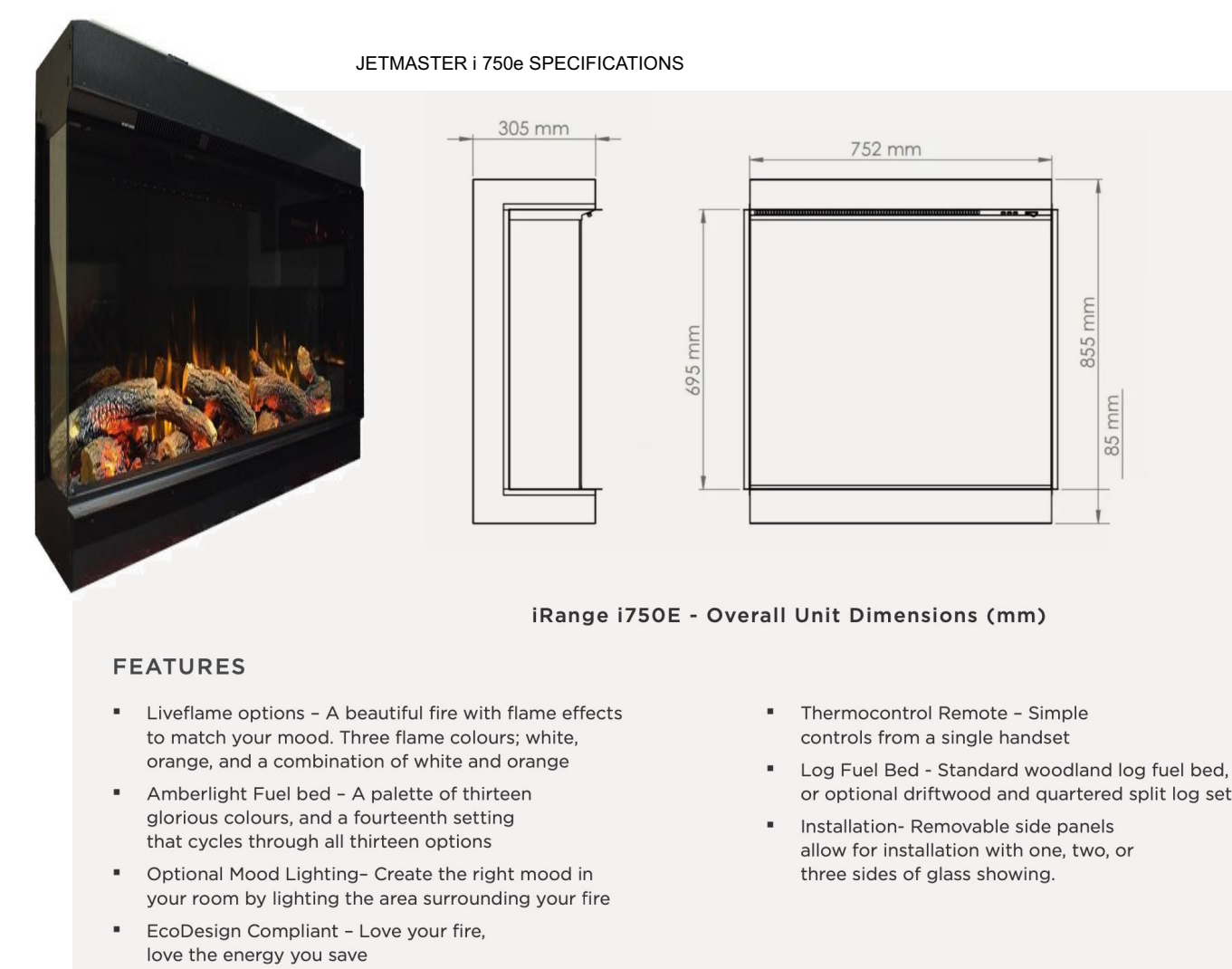
PROJECT NORTH	DATE OF PLAN 2022	PLAN No. DA2-601_C
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2 ELEVATION - FIREPLACE TYPE 1 1:10



3 SECTION - FIREPLACE 1:10



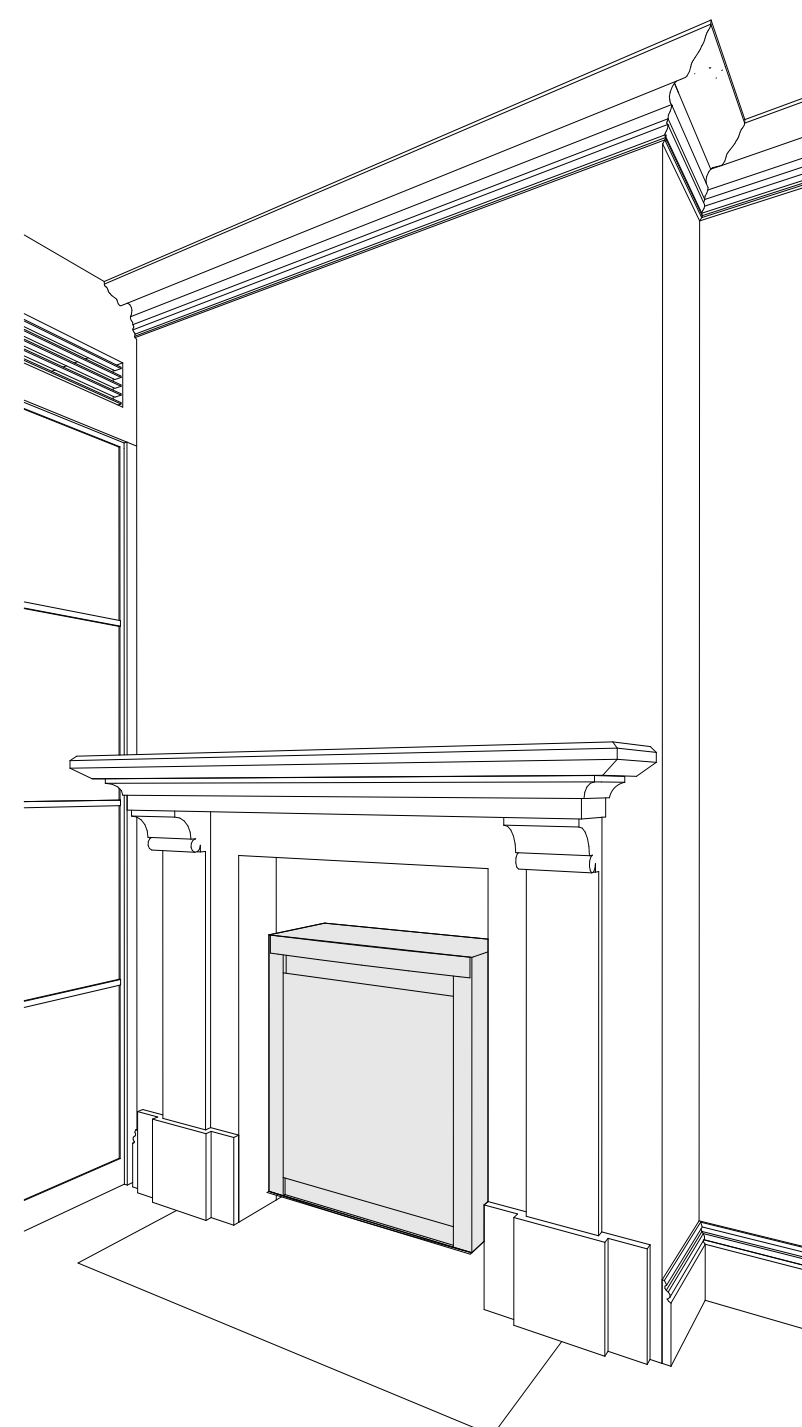
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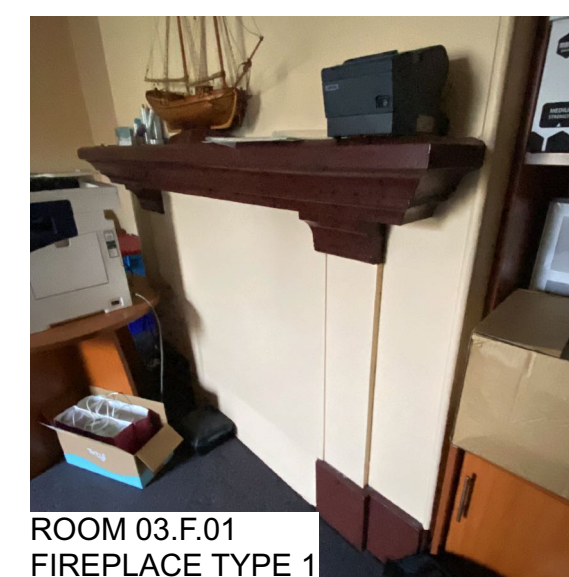
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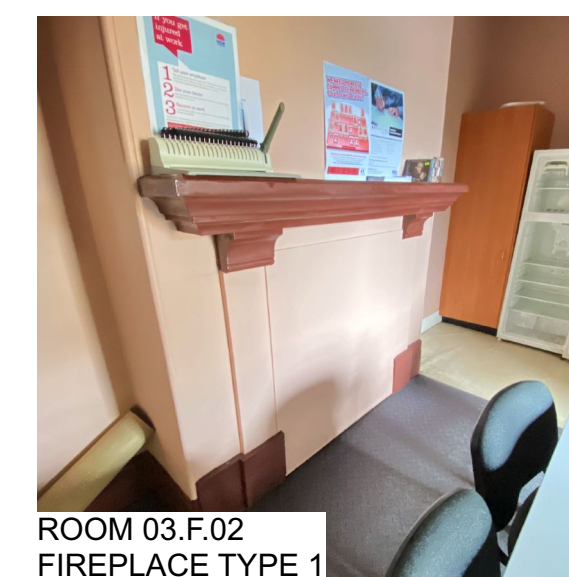
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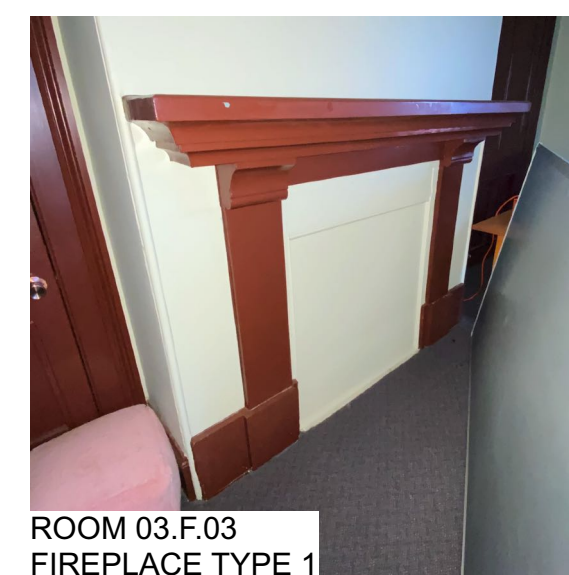
4 FIREPLACE DETAIL 1:20



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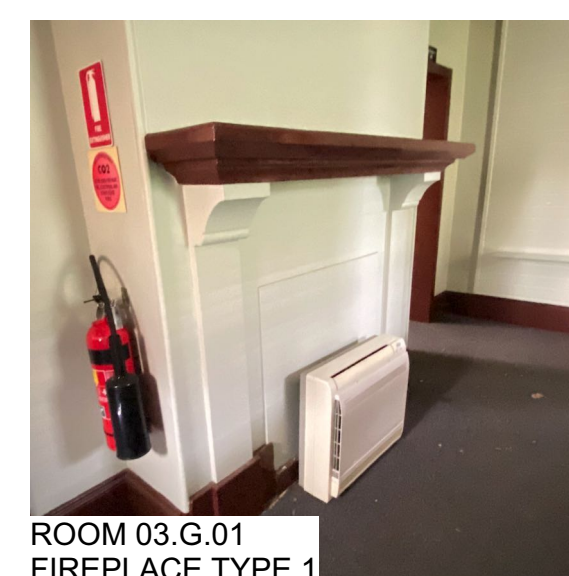
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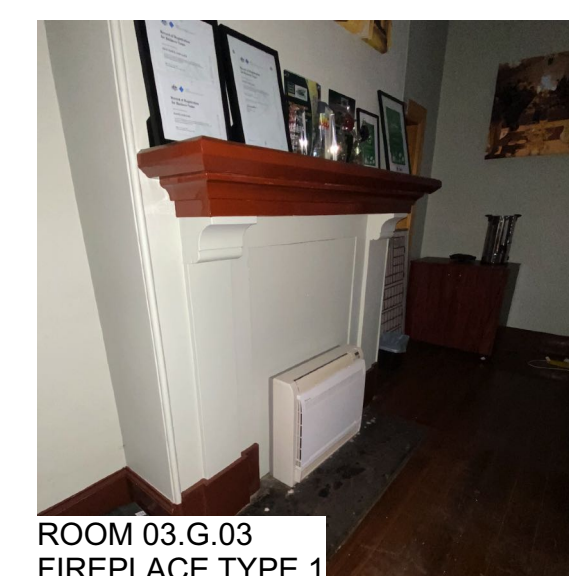
ROOM 03.F.03
FIREPLACE TYPE 1



ROOM 03.F.04
FIREPLACE TYPE



ROOM 03.G.01
FIREPLACE TYPE 1



ROOM 03.G.03
FIREPLACE TYPE

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1 PLAN - TYPICAL FIREPLACE TYPE 1 & 4 1:10

File: Maitland Gaol DA_Ac26 22/12/25		BY DATE		REVISION		BY DATE		REVISION		BY DATE		REVISION		BY DATE		REVISION	
A	REVISION DEVELOPMENT APPLICATION ISSUE - R#1	MAY	22/01/25														



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PROJECT NORTH

RATIO @A1 Refer to Title	
SURVEYOR - DOWN MAN	DATUM A.H.D. DATE OF PLAN 2022

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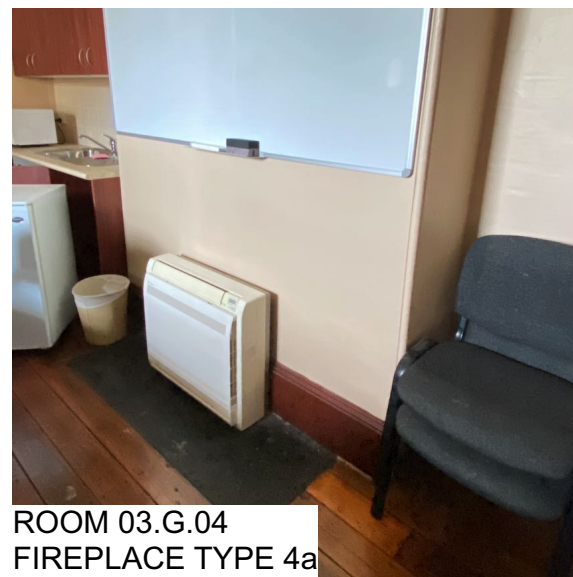
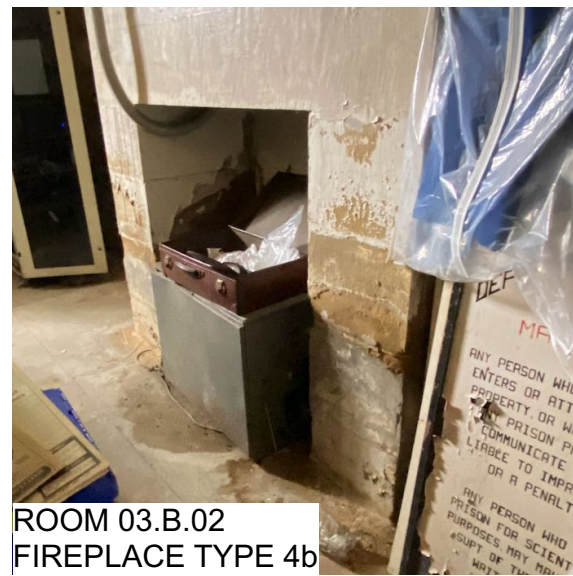
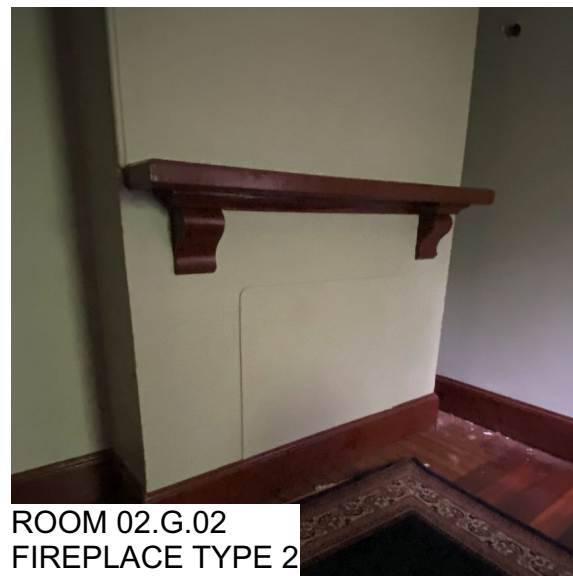
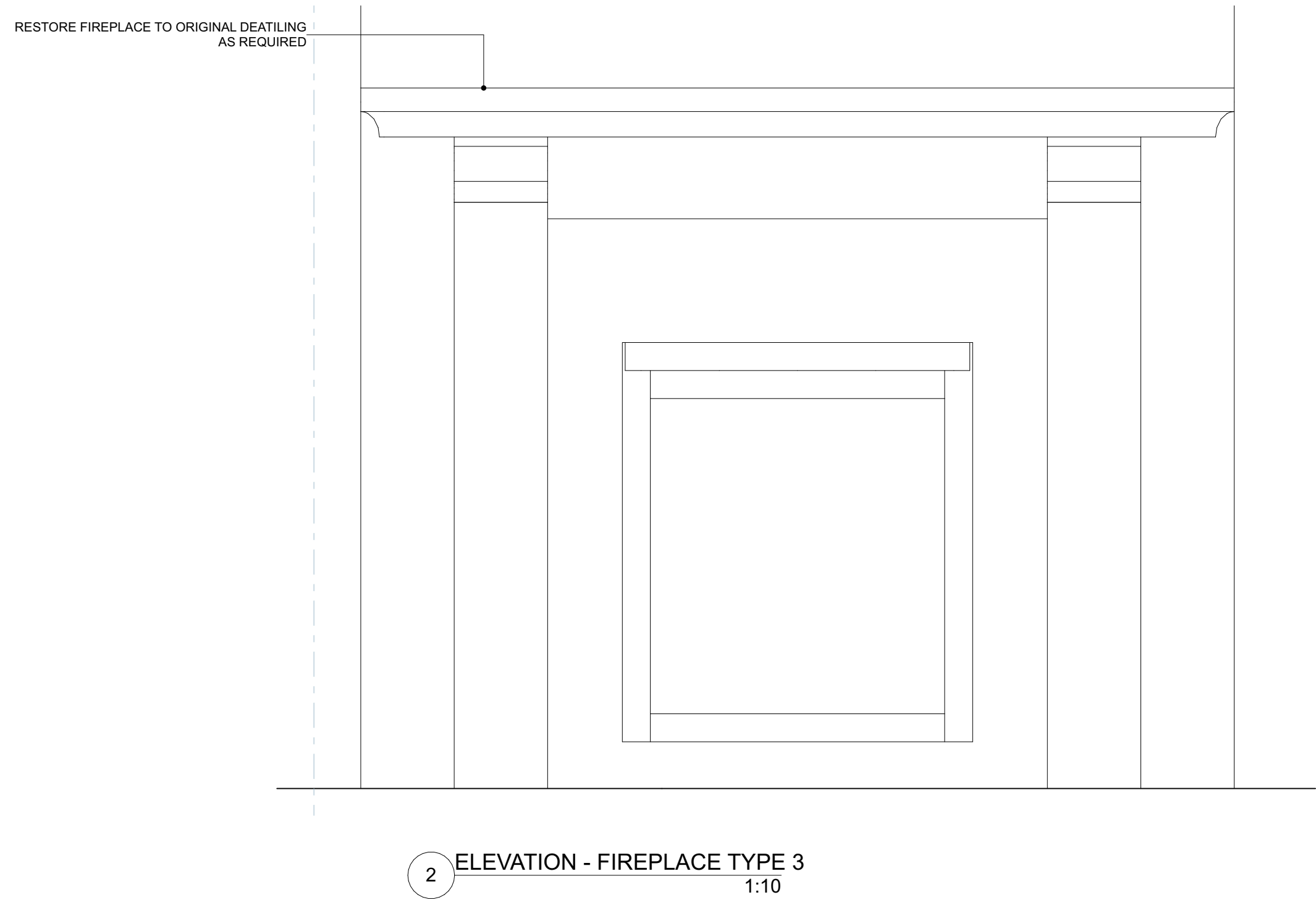
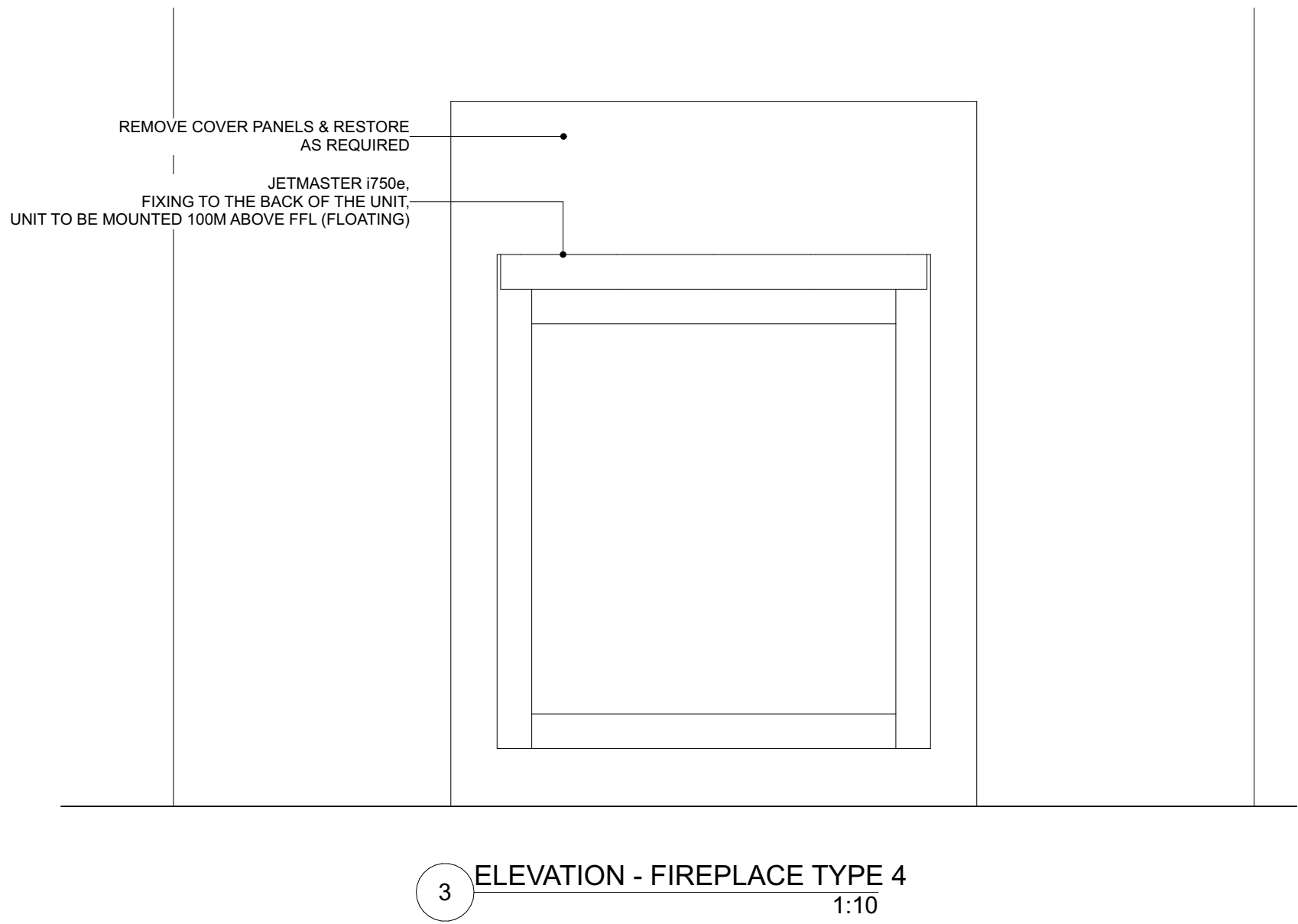
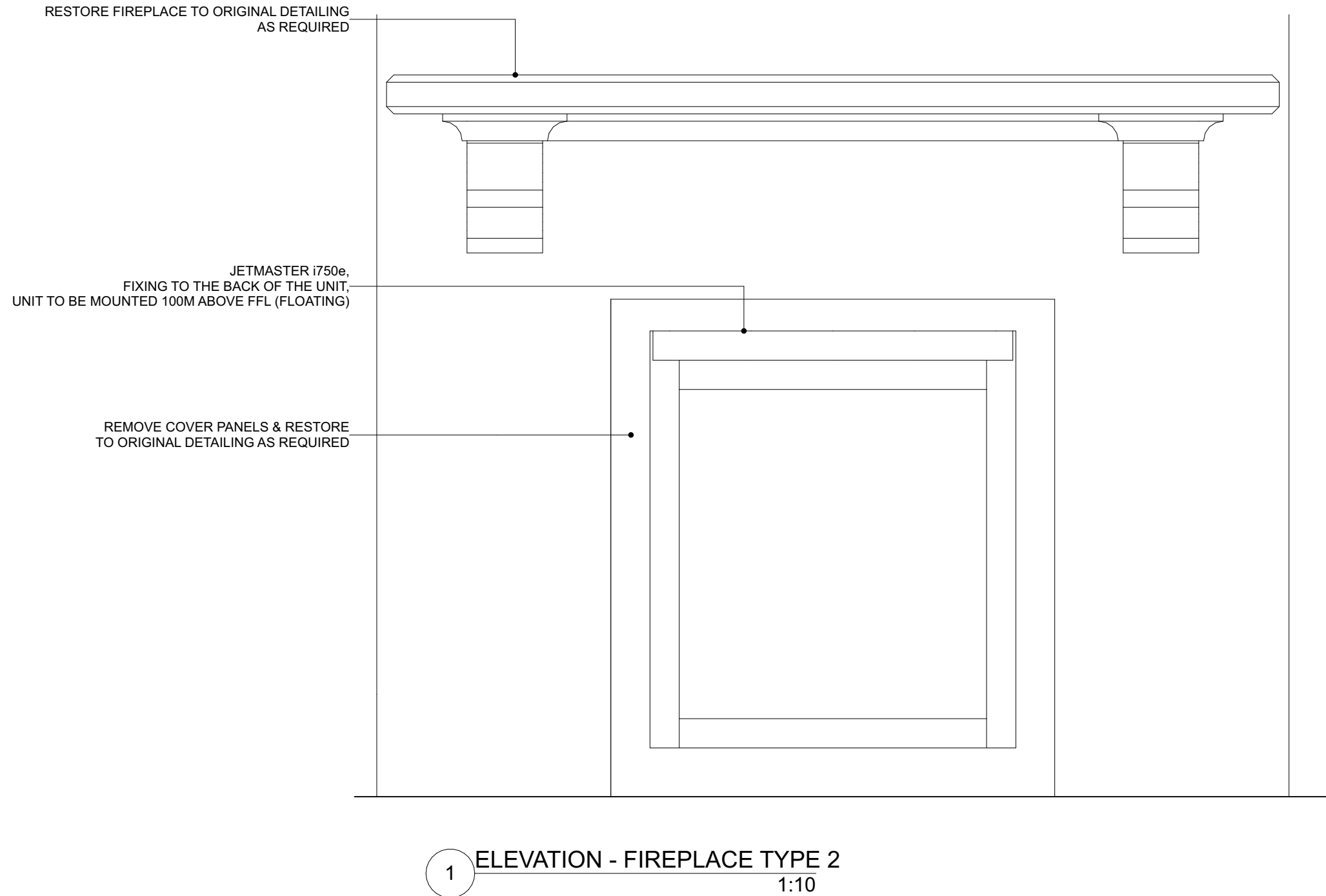
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DETAILS - BOUTIQUE ACCOMMODATION FIRE PLACE
TYPE 1

PLAN No
DA2-602_A



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A DEVELOPMENT APPLICATION ISSUE - RFI	MW	22/12/25										

Store 1974 additions - refer to drawings pc 321 62-100
CR amendments 1980 additions - refer to drawings pc 321 101-219
Doc 11 Doc 1988 additions - refer to drawings pc 321 220-235

PLAN No
DA2-603_A

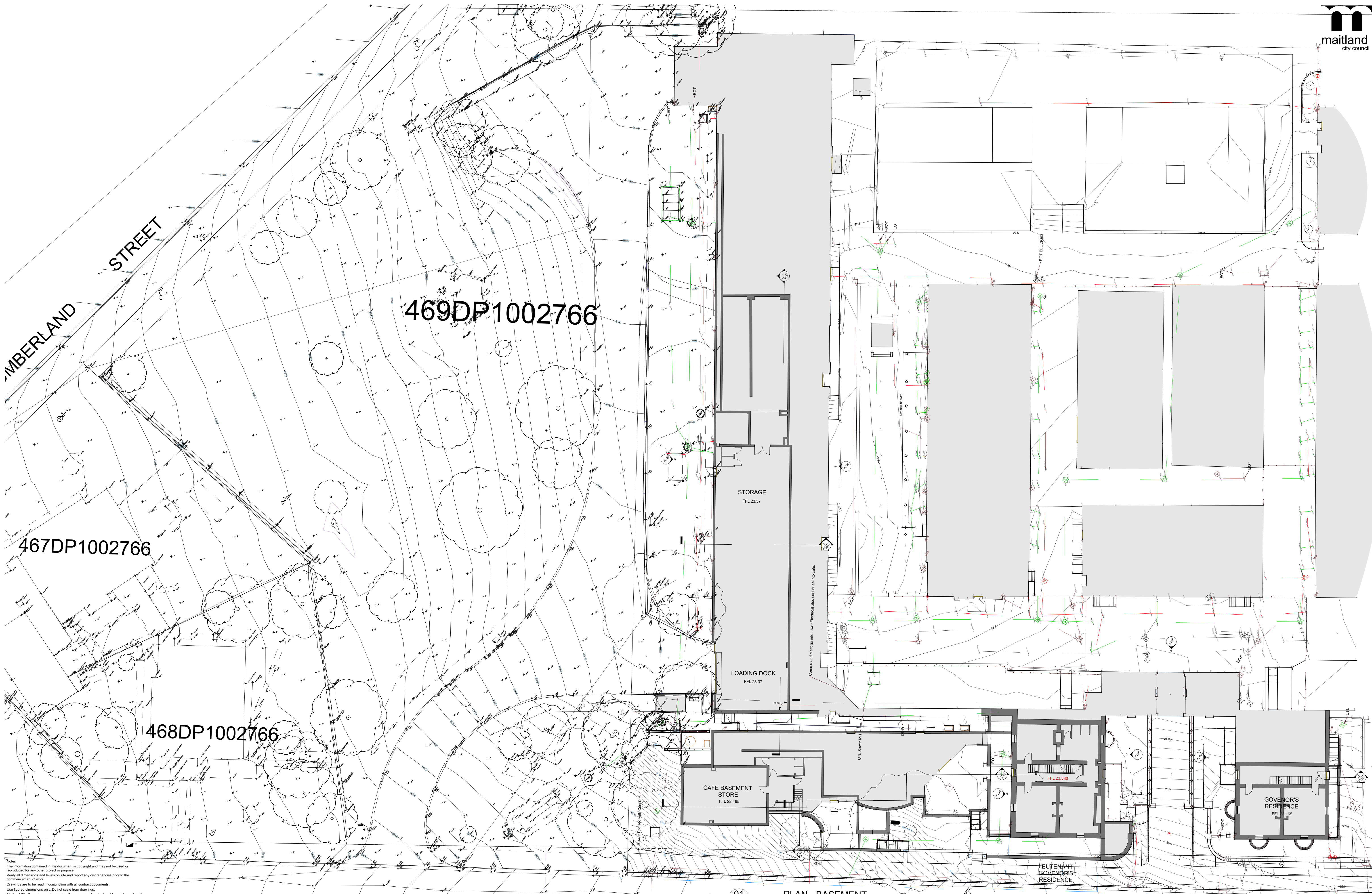
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MAITLAND GAOL REDEVELOPMENT
JOHN STREET
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DETAILS - BOUTIQUE ACCOMMODATION FIRE PLACE
TYPE 2, 3 & 4

RATIO @A1
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-
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MW
DATE OF PLAN
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DATUM
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File: Maitland Gaol DA_AC26_70082024

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B DEVELOPMENT APPLICATION ISSUE	MW	01/09/23							
C DEVELOPMENT APPLICATION ISSUE	MW	07/08/24							

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SURVEYOR	DATUM	DATE OF PLAN	A.H.D.								
DRAWN											
MW		2022									