

DEVELOPMENT APPLICATION

PROPOSED RESIDENTIAL AGED CARE FACILITY

FOR

7 Martin Close & 42 Stronach Ave East Maitland NSW 2323



DRAWING No.	DESCRIPTION	REV
A000	TITLE PAGE	A
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ISSUE FOR DEVELOPMENT
APPLICATION

ARCHITECT:

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architecture

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FRESH HOPE CARE



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10/350 KENT STREET SYDNEY NSW 2000



01 SITE ANALYSIS
SCALE: 1:600

ARCHITECT:
CALDERFLOWER
architecture

CLIENT:
fresh hope care
FRESH HOPE CARE

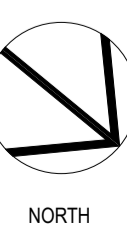
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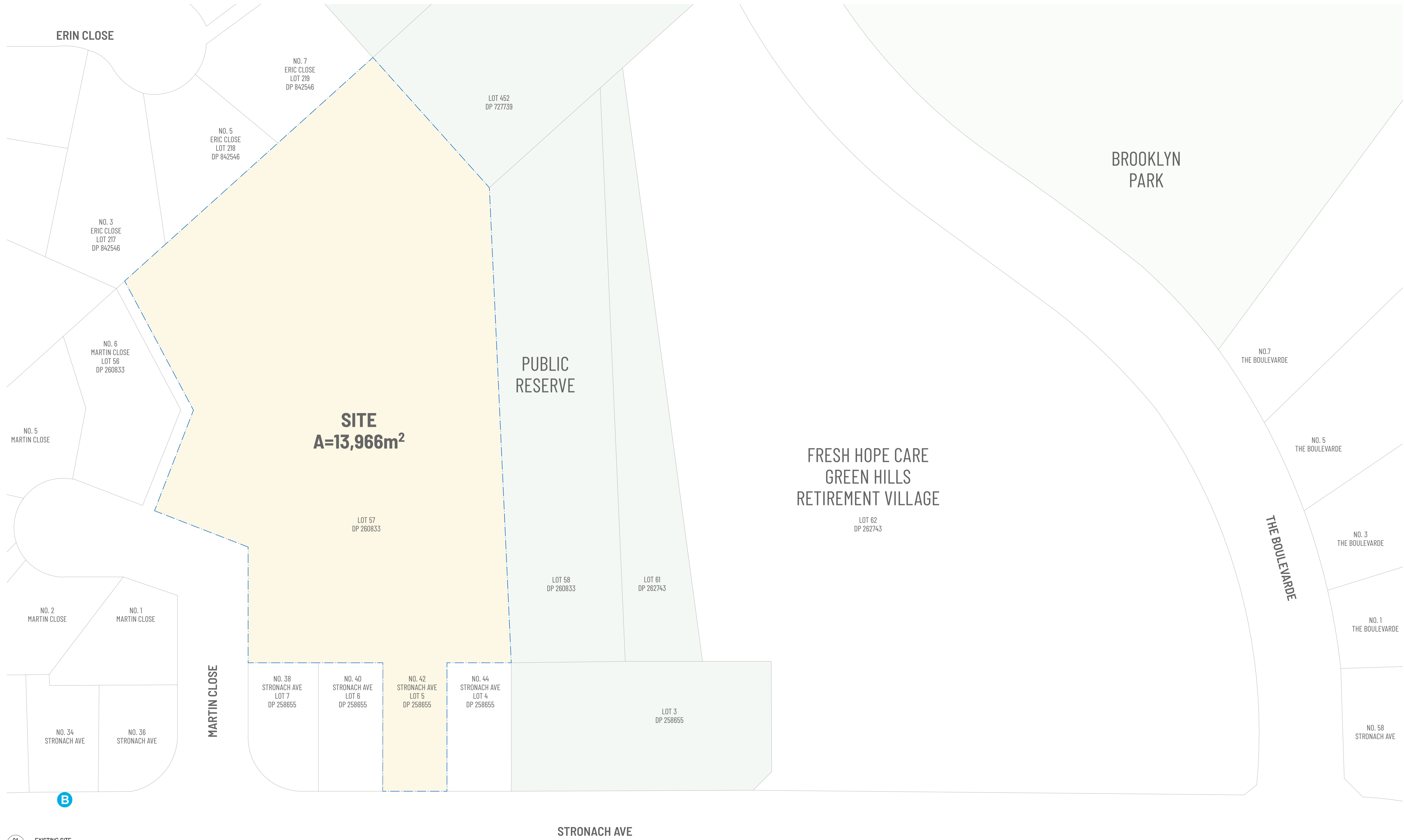
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PROJECT:
FHC MAITLAND
7 Martin Close & 42 Stronach Ave East Maitland,
NSW 2323
DRAWING TITLE:
SITE ANALYSIS

SCALE: REFER DRAWING TITLES
 PROJECT NO. 19160
 DATE: 16/06/2020
 PROJECT STATUS: DEVELOPMENT APPLICATION
 ORIGINAL PAPER SIZE: A1
 PROJECT STATUS: DRAWING NO. ISSUE
 ### A001 A





01 EXISTING SITE
SCALE: 1:500

STRONACH AVE

ARCHITECT:
CALDERFLOWER
architecture
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CLIENT:

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ISSUE FOR DEVELOPMENT APPLICATION

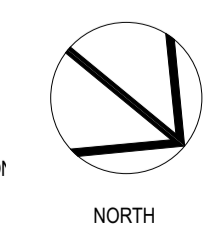
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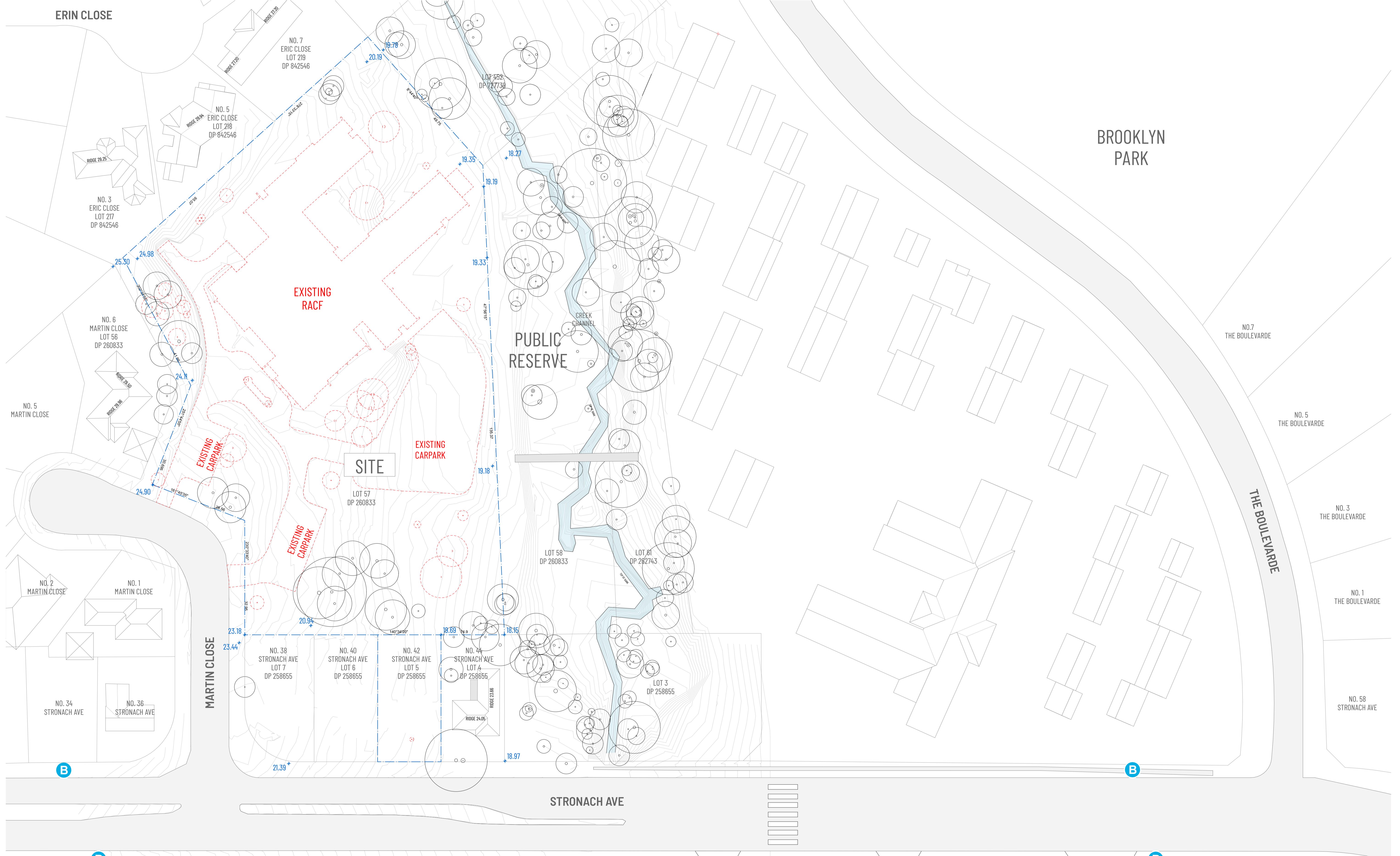
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FHC MAITLAND
7 Martin Close & 42 Stronach Ave East Maitland,
NSW 2323
DRAWING TITLE:
EXISTING/PROPOSED SITE

SCALE: REFER DRAWING TITLES
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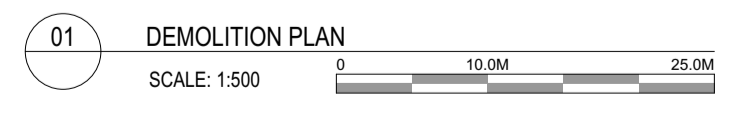
ERIN CLOSE

BROOKLYN PARK



NO. 23 STRONACH AVE
 NO. 25 STRONACH AVE
 NO. 27 STRONACH AVE
 NO. 29 STRONACH AVE

STOCKLAND GREEN HILLS SHOPPING CENTRE



ARCHITECT:
CALDERFLOWER
 architecture

CLIENT:
 FRESH HOPE CARE

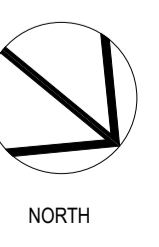
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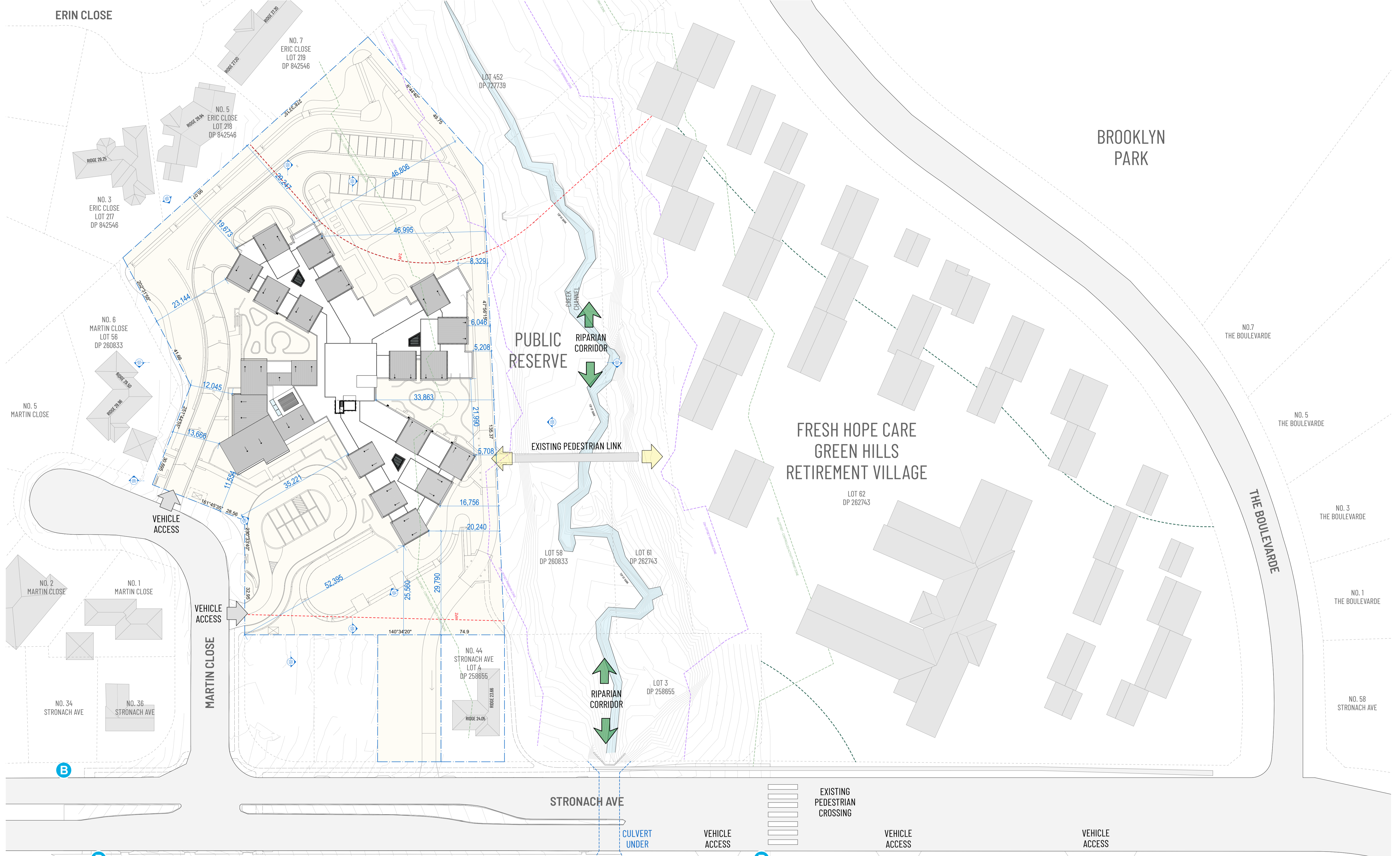
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 7 Martin Close & 42 Stronach Ave East Maitland,
 NSW 2323
 DRAWING TITLE:
DEMOLITION PLAN

SCALE: REFER DRAWING TITLES
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ERIN CLOSE

BROOKLYN PARK



01 SITE PLAN
SCALE: 1:500

ARCHITECT:
CALDERFLOWER
architecture

CLIENT:
fresh hope care
FRESH HOPE CARE

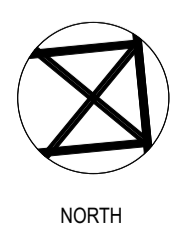
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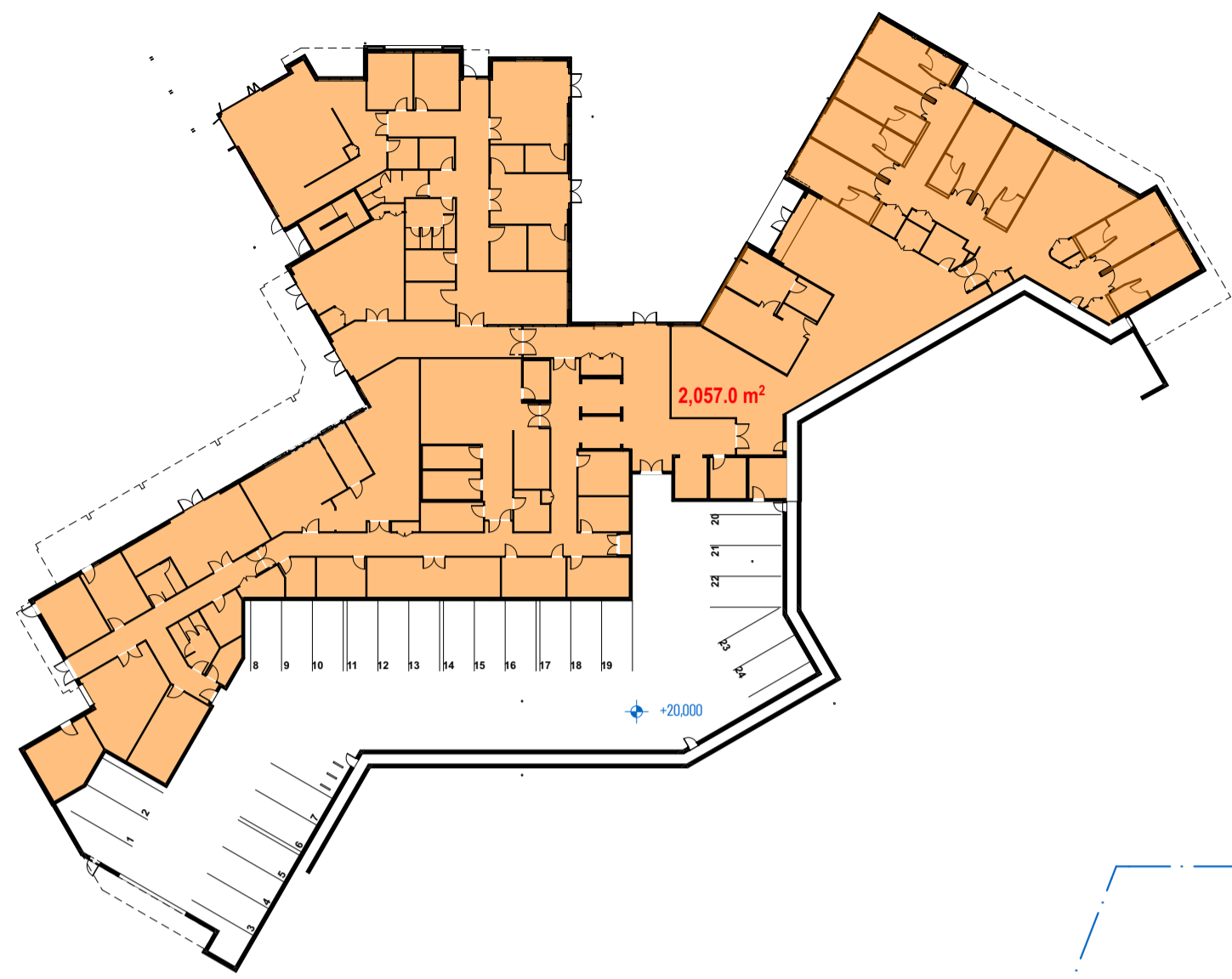
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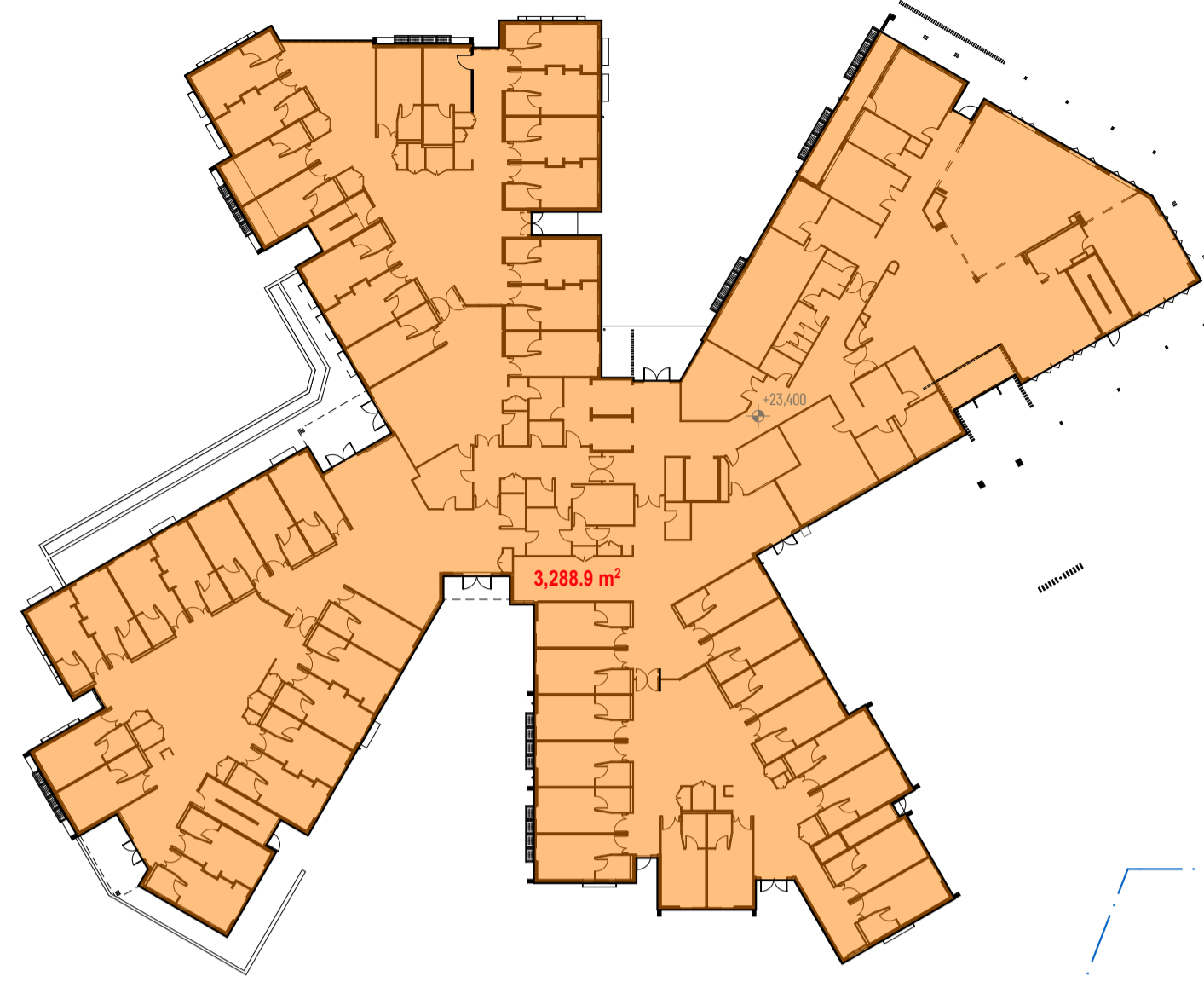
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7 Martin Close & 42 Stronach Ave East Maitland,
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DRAWING TITLE:
SITE PLAN

SCALE: REFER DRAWING TITLES
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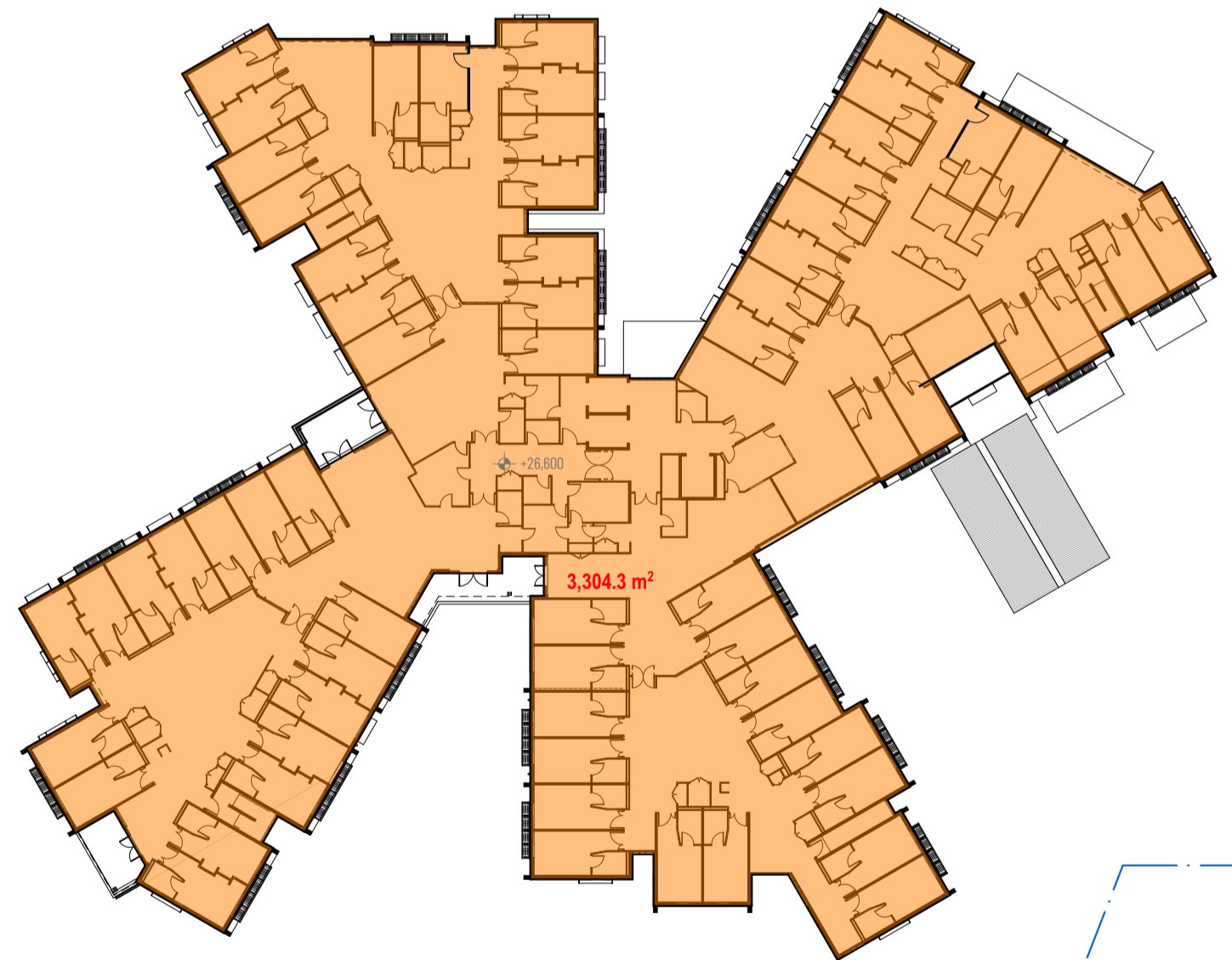




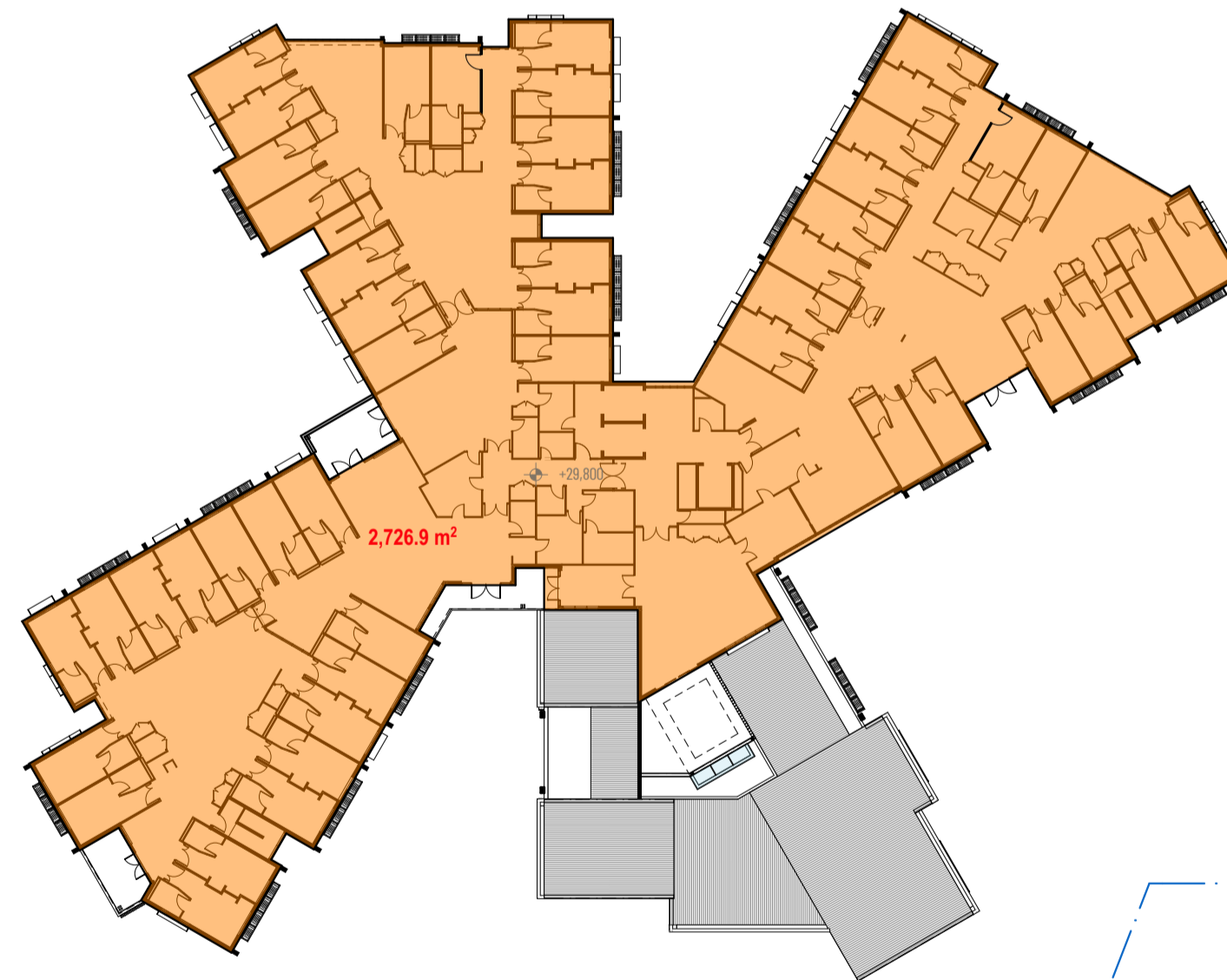
01 LOWER GROUND GFA
SCALE: 1:500



02 GROUND FLOOR GFA
SCALE: 1:500



03 LEVEL 1 GFA
SCALE: 1:500



04 LEVEL 2 GFA
SCALE: 1:500

RACF RESIDENT BEDS	
STOREY	QTY
GF	48
L1	64
L2	48
	160

RESPITE ROOM	
STOREY	QTY
LG	8

FAMILY ROOM	
STOREY	QTY
LG	1

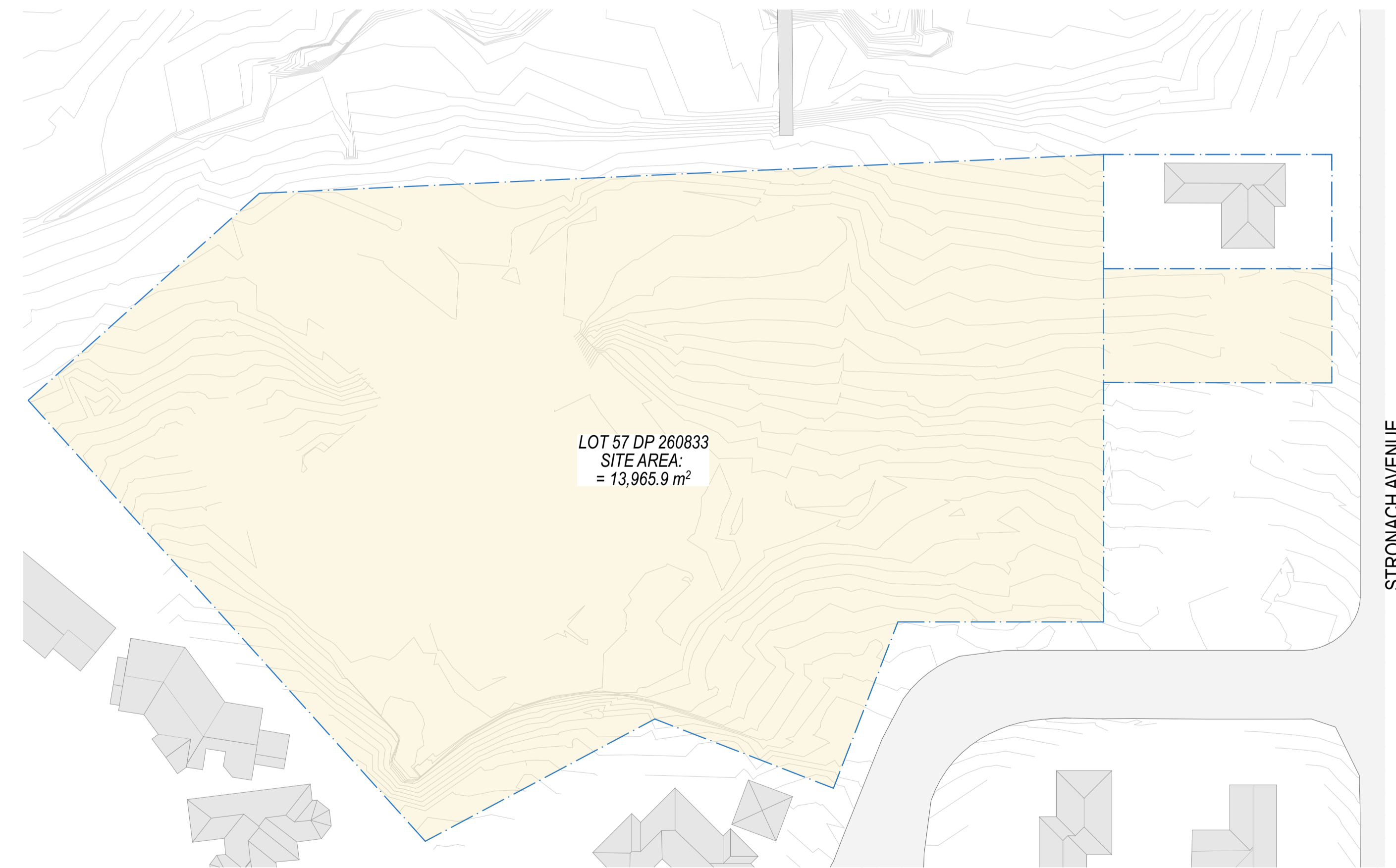
SITE AREA	
LOT 57 DP 260833	AREA
	13,965.91

BUILDING GFA (excluding carparking & BOH)	
STOREY	AREA
LG	2,056.99
GF	3,288.94
L1	3,304.30
L2	2,726.88
	11,377.11 m²

FLOOR SPACE RATIO FOR MARTIN CLOSE	
SITE AREA :	13,966
ALLOWABLE FSR :	1 : 1
CURRENT FSR :	0.81 : 1

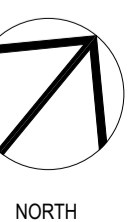
BUILDING GFA MEASURED TO THE EXTERNAL FACE OF THE EXTERNAL WALL, INCLUDING LIFTS AND STAIRS.

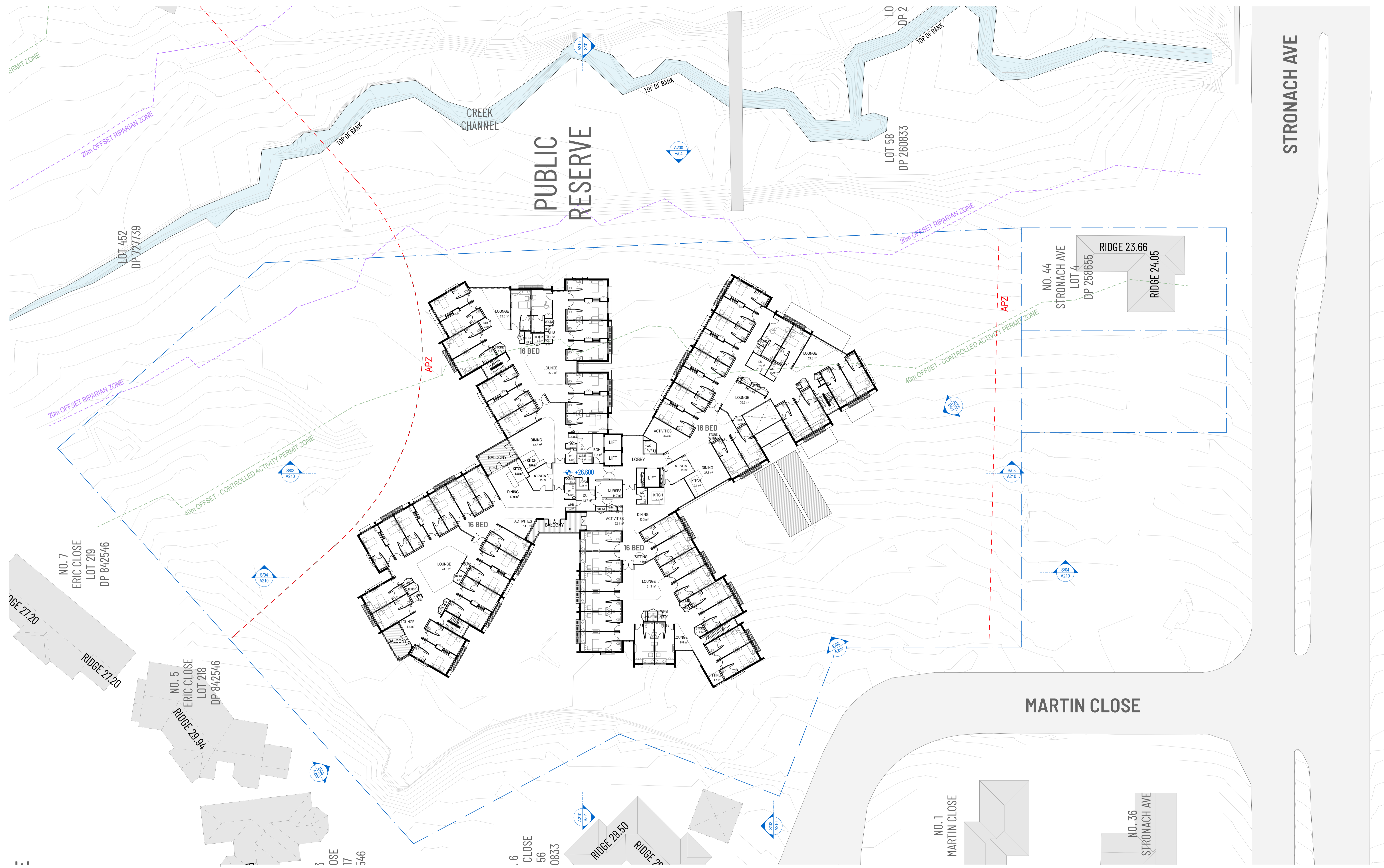
(CAR PARKING EXCLUDED)



05 SITE AREA
SCALE: 1:600

DRAWING REVISIONS	REV	DATE	DESCRIPTION	ISSUE ID	DRAWN	APPD





A102 LEVEL 1
SCALE: 1:300

ARCHITECT:
CALDERFLOWER
architecture

CLIENT:
fresh hope care
FRESH HOPE CARE

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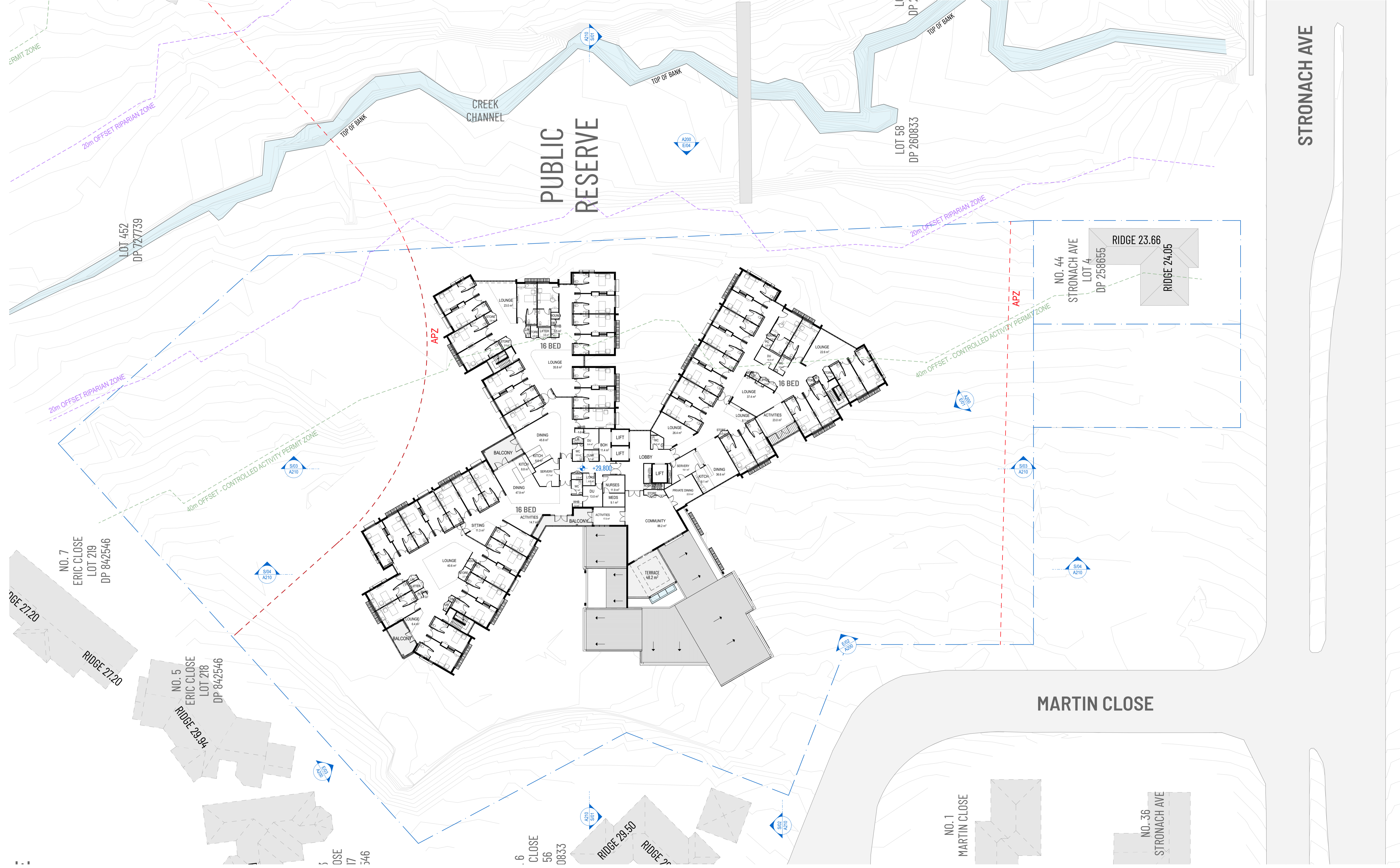
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7 Martin Close & 42 Stronach Ave East Maitland,
NSW 2323
DRAWING TITLE:
LEVEL 1 FLOOR PLAN

SCALE: REFER DRAWING TITLES
 PROJECT NO. 19160
 DATE: 16/06/2020
 PROJECT STATUS: DEVELOPMENT APPLICATION
 ORIGINAL PAPER SIZE: A1
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 ### A102 A





LEVEL 2
A103 SCALE: 1:300

ARCHITECT:
CALDERFLOWER
architecture

CLIENT:
fresh hope care
FRESH HOPE CARE

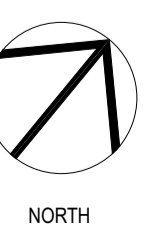
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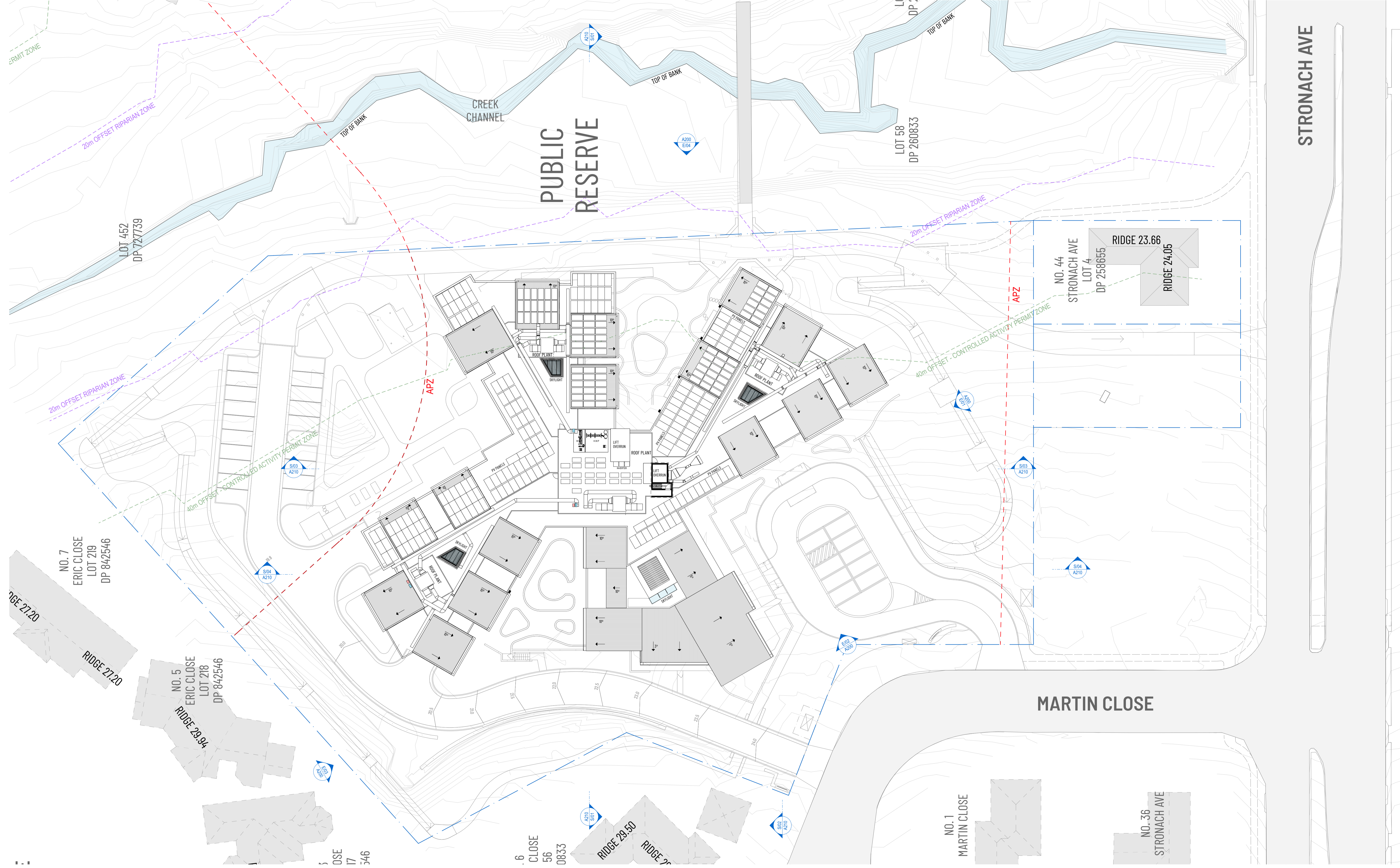
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NSW 2323
DRAWING TITLE:
LEVEL 2 FLOOR PLAN

SCALE: REFER DRAWING TITLES
 PROJECT NO. 19160
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 ### A103 A





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CALDERFLOWER
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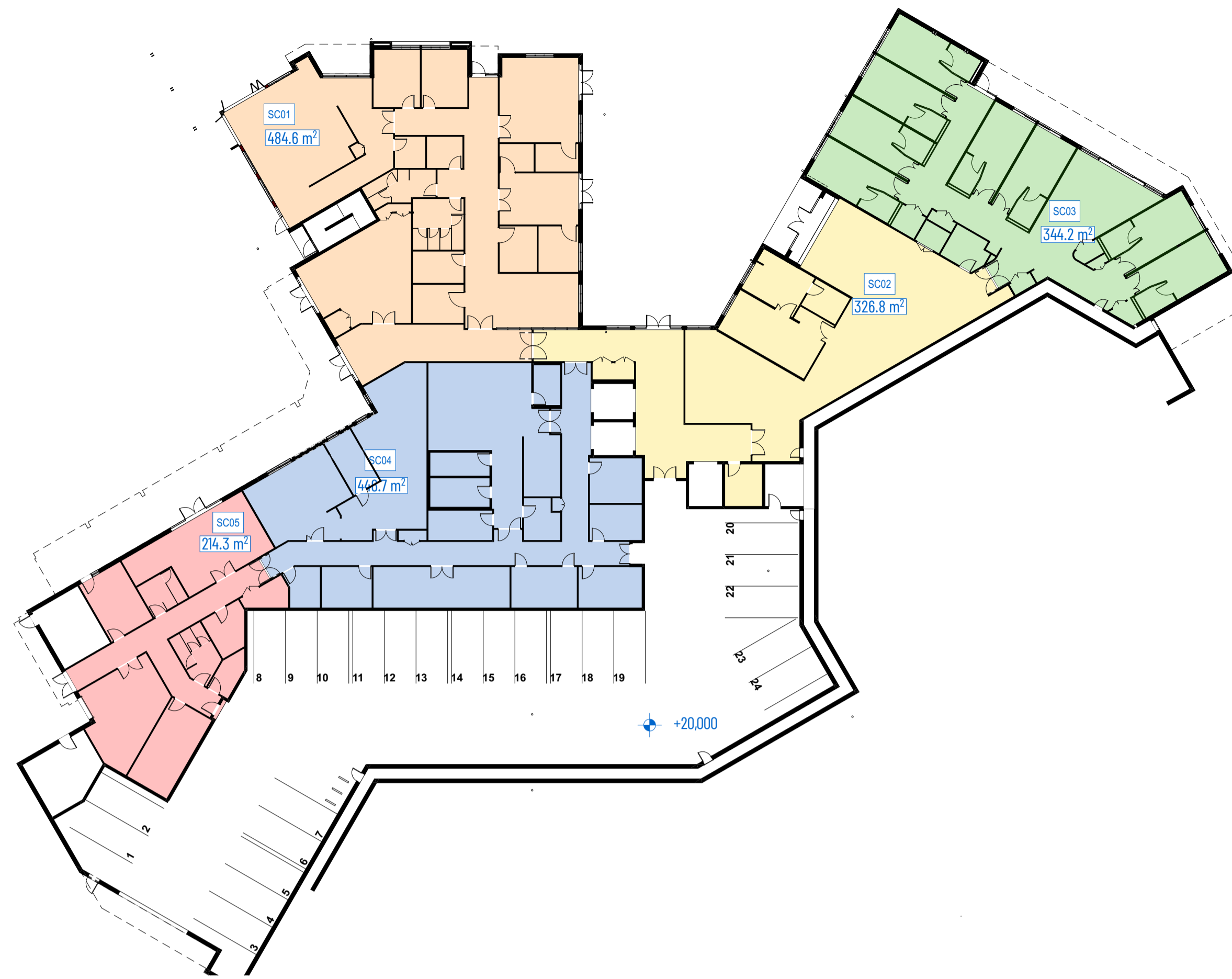
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FHC MAITLAND
 7 Martin Close & 42 Stronach Ave East Maitland,
 NSW 2323
DRAWING TITLE:
ROOF PLAN

SCALE: REFER DRAWING TITLES
PROJECT NO.: 19160
DATE: 16/06/2020
PROJECT STATUS: DEVELOPMENT APPLICATION
ORIGINAL PAPER SIZE: A1
PROJECT STATUS: DRAWING NO. ISSUE
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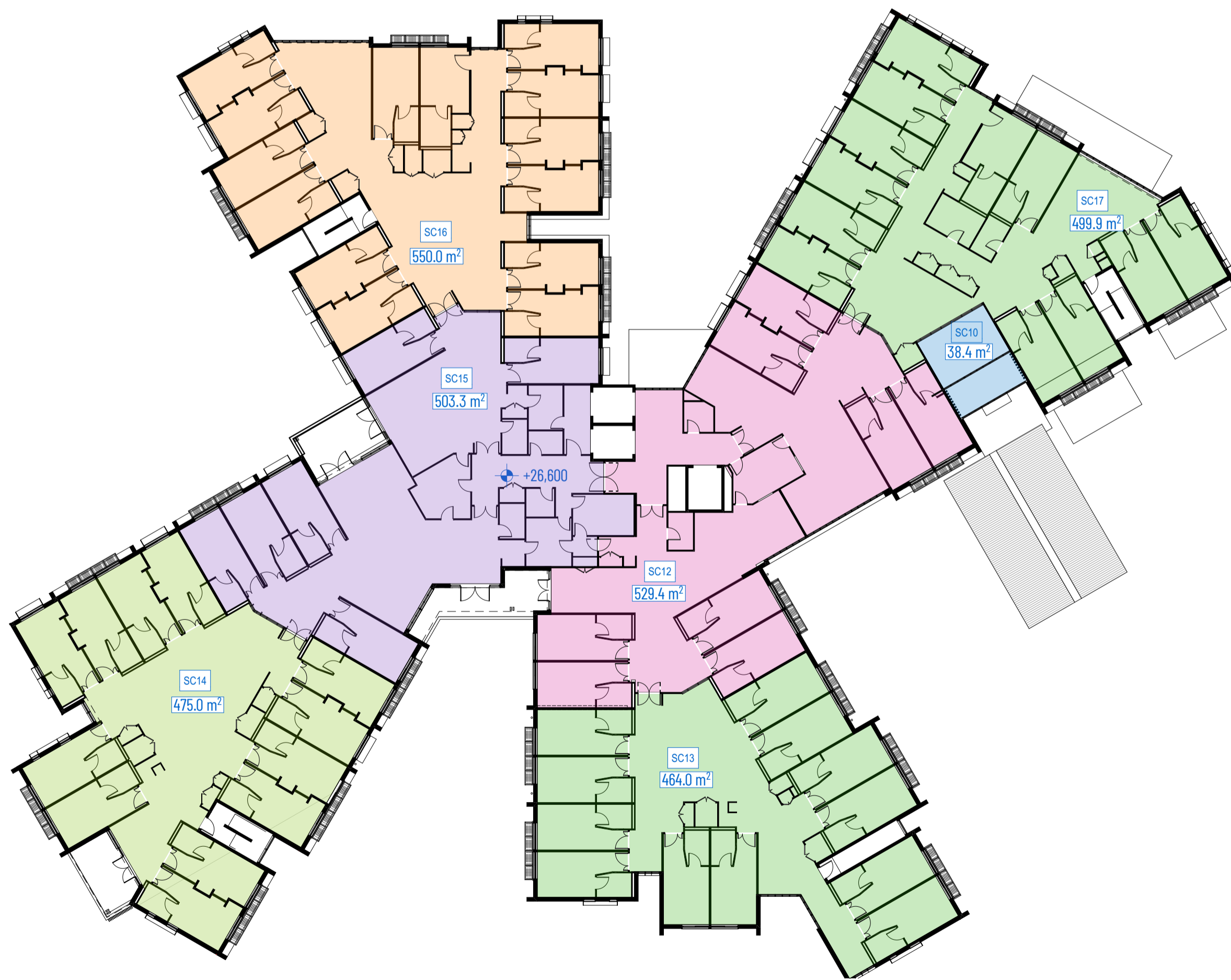




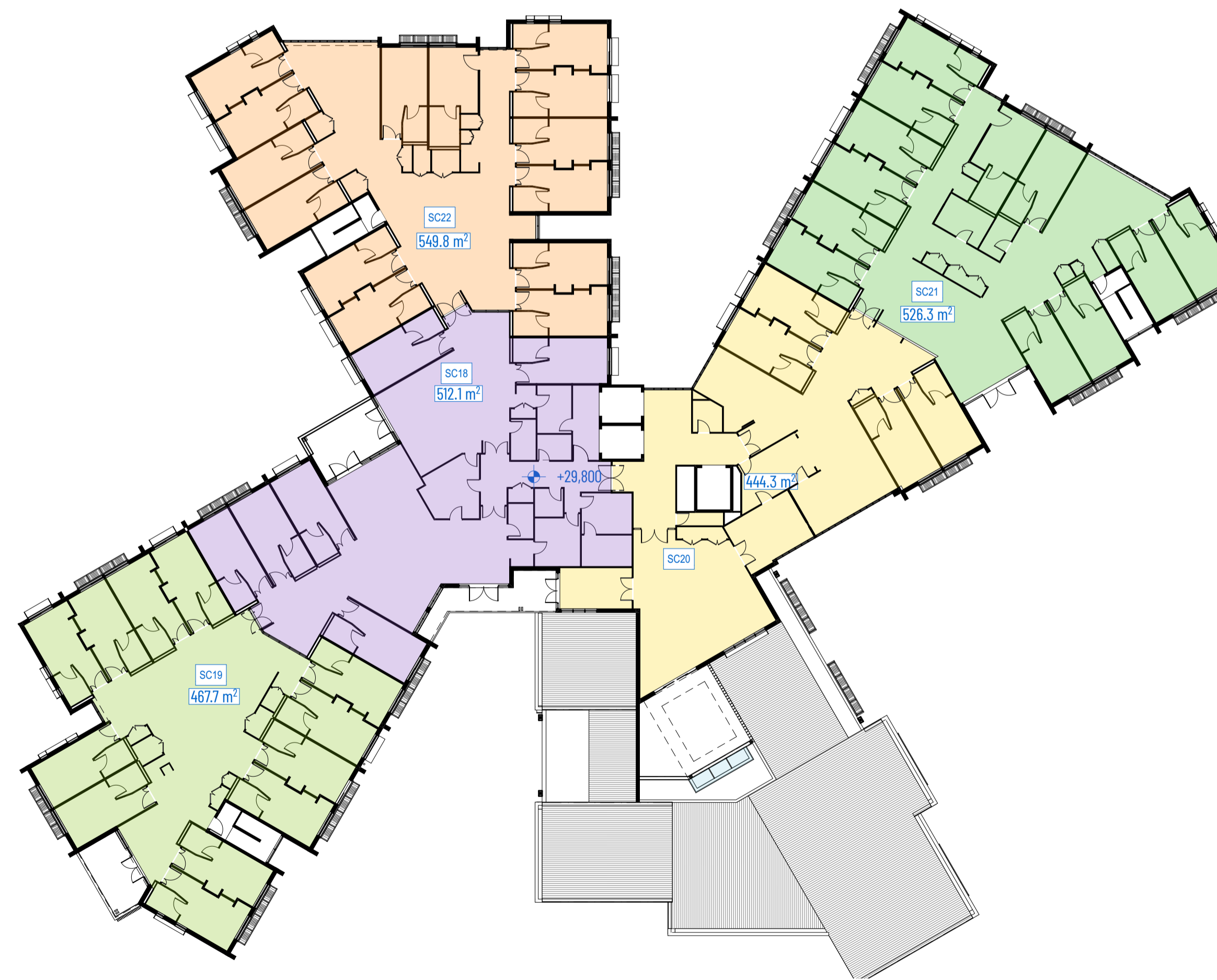
01 LGF - SMOKE COMPARTMENTS
SCALE: 1:300



02 GF - SMOKE COMPARTMENTS
SCALE: 1:300



03 L1 - SMOKE COMPARTMENTS
SCALE: 1:300



04 L2 - SMOKE COMPARTMENTS
SCALE: 1:300

SMOKE COMPARTMENTS		
	STOREY	AREA
SC01	LG	484.56
SC02	LG	326.81
SC03	LG	344.21
SC04	LG	446.66
SC05	LG	214.29
SC06	GF	507.90
SC07	GF	470.38
SC08	GF	464.26
SC09	GF	512.59
SC10	GF	503.38
SC10	L1	38.44
SC11	GF	549.75
SC12	L1	529.36
SC13	L1	463.97
SC14	L1	474.96
SC15	L1	503.35
SC16	L1	550.00
SC17	L1	499.88
SC18	L2	512.15
SC19	L2	467.73
SC20	L2	444.28
SC21	L2	526.32
SC22	L2	549.78

10,385.01 m²

DRAWING REVISIONS	REV	DATE

DATE	DESCRIPTION	ISSUED BY	PROJECT MANAGER	APP'D
6/16/20	ISSUE FOR DEVELOPMENT APPLICATION	A	PJ	LC

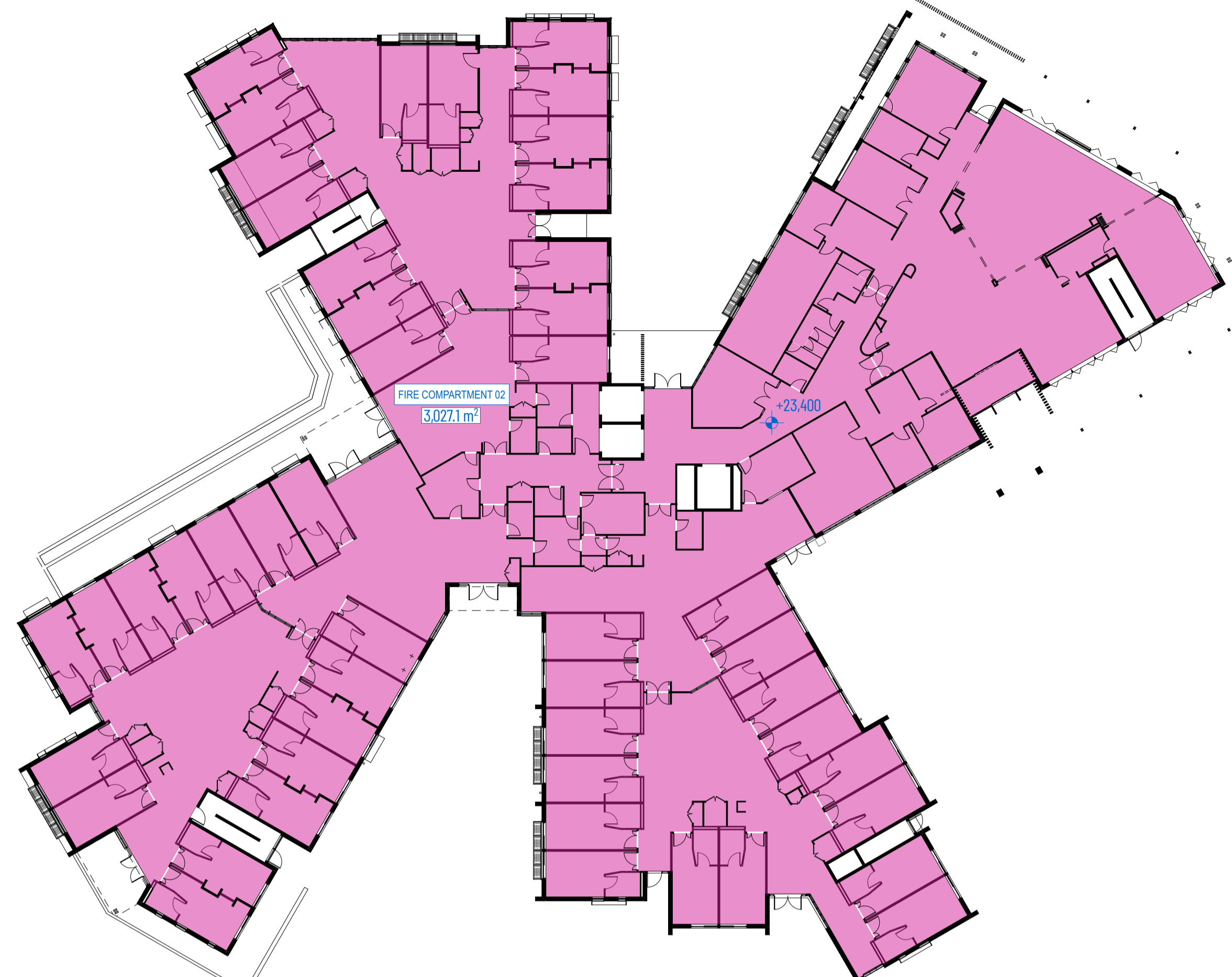
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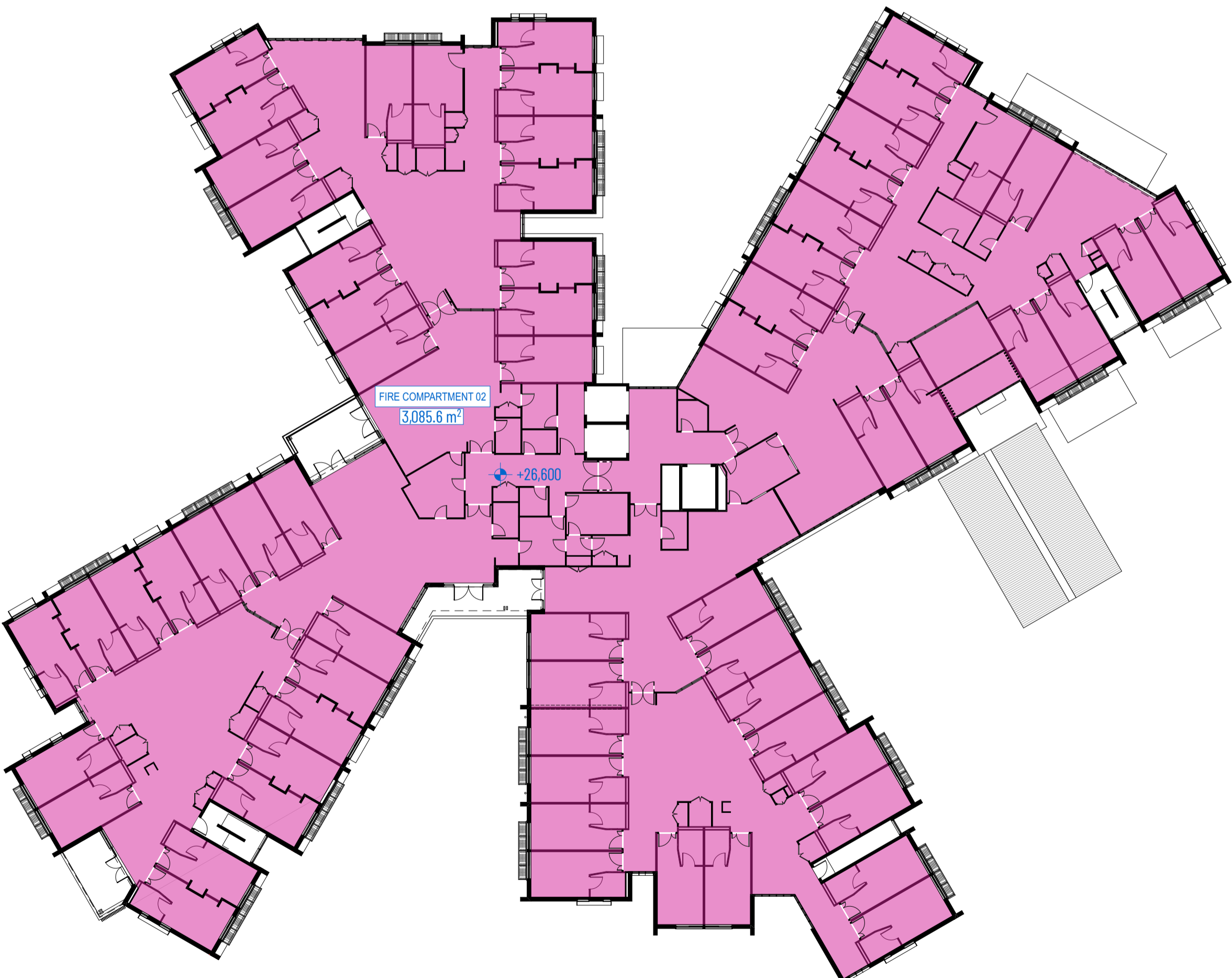
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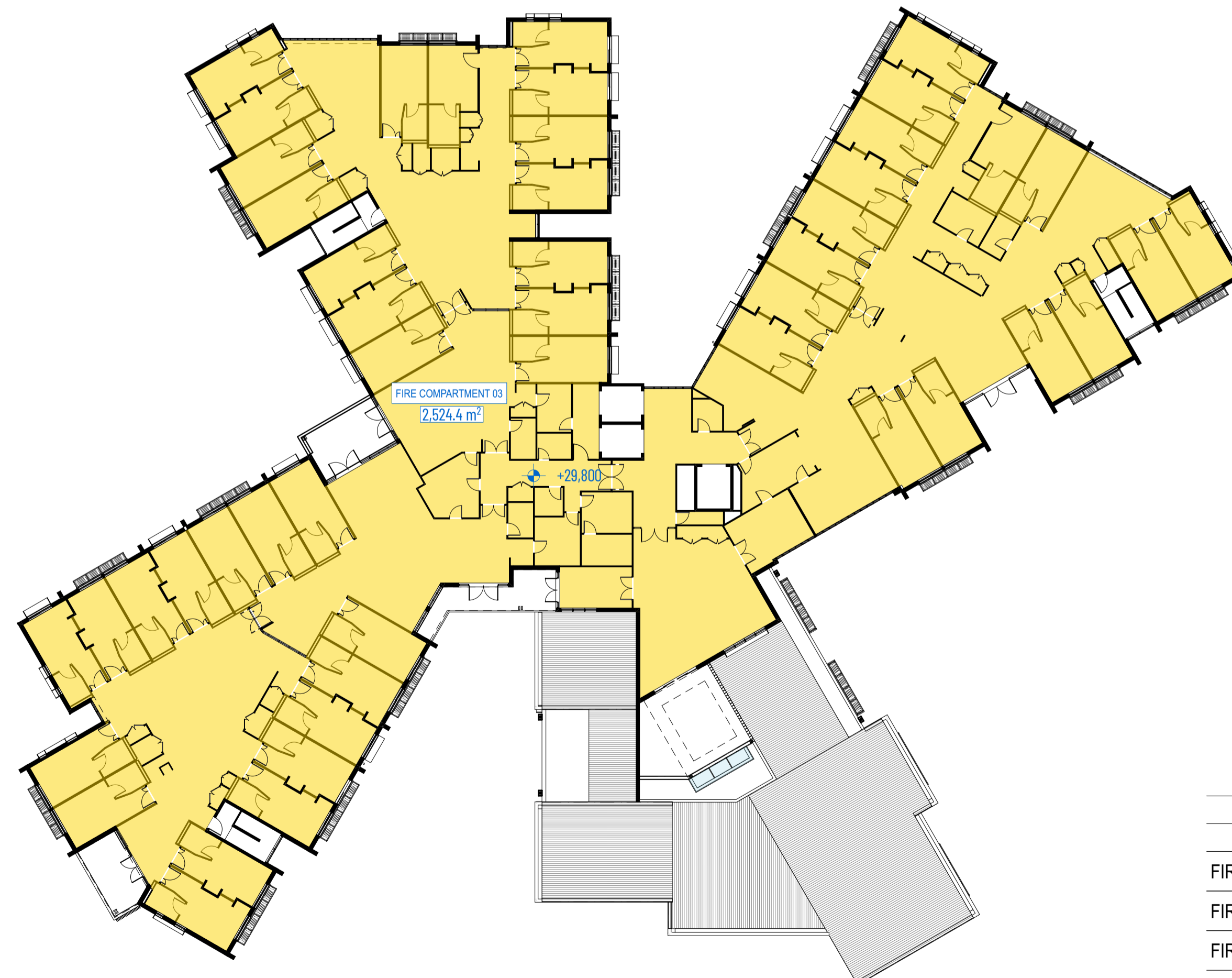
01 LGF - FIRE COMPARTMENTS
SCALE: 1:300



02 GF - FIRE COMPARTMENTS
SCALE: 1:300



03 L1 - FIRE COMPARTMENTS
SCALE: 1:300



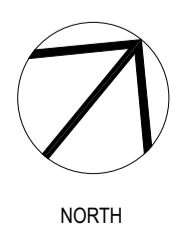
04 L2 - FIRE COMPARTMENTS
SCALE: 1:300

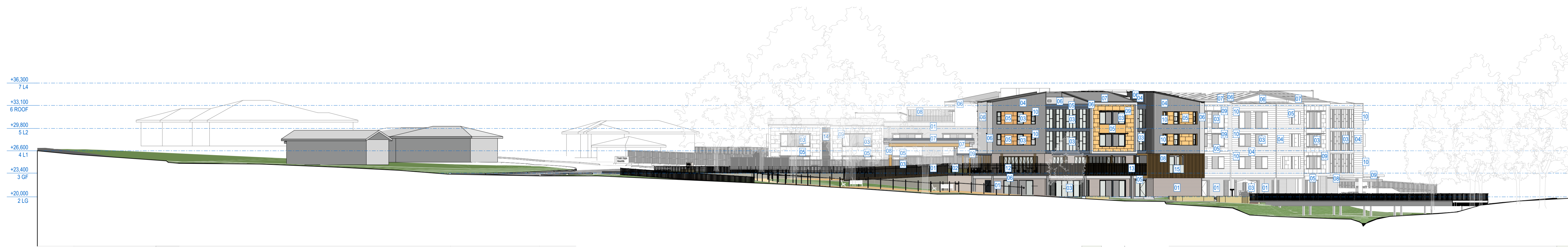
FIRE COMPARTMENTS	
	AREA
FIRE COMPARTMENT 01	2,693.23
FIRE COMPARTMENT 02	6,112.64
FIRE COMPARTMENT 03	2,524.38
	11,330.25 m²

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FHC MAITLAND
7 Martin Close & 42 Stronach Ave East Maitland,
NSW 2323
DRAWING TITLE:
FIRE COMPARTMENTS





E/01 NORTH ELEVATION
SCALE: 1:300



E/02 EAST ELEVATION
SCALE: 1:300



E/03 SOUTH ELEVATION
SCALE: 1:300



E/04 WEST ELEVATION
SCALE: 1:300

FINISHES SCHEDULE	
CODE	DESCRIPTION
01	FACE BRICK
02	CONCRETE FINISH
03	POWDERCOATED ALUMINIUM WINDOW & DOOR FRAMES
04	PAINTED/PREFINISHED CLADDING
05	TIMBER LOOK CLADDING
06	PAINT FINISH
07	METAL ROOF SHEETING & ACCESSORIES
08	SCREENING BATTENS
09	SUNSHADE AWNING
10	WINDOW SUNHOOD
11	PERFORATED BRICK SCREEN
12	TIMBER LOOK BALUSTRADE
13	WINDOW SHUTTERS
14	ALUMINIUM LOUVRES
15	GLASS BALUSTRADE
16	GLASS BALUSTRADE

ARCHITECT:
CALDERFLOWER
architecture
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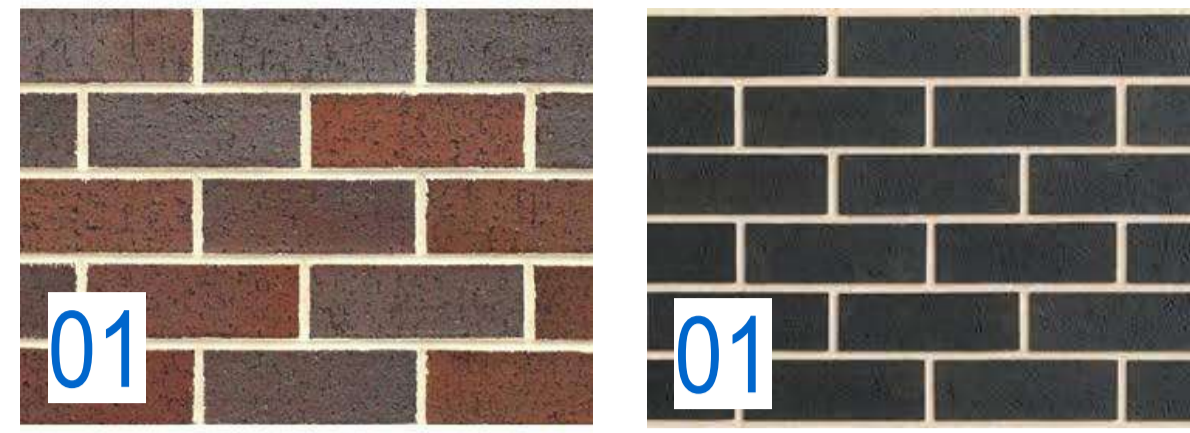
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DRAWING TITLE:
ELEVATIONS

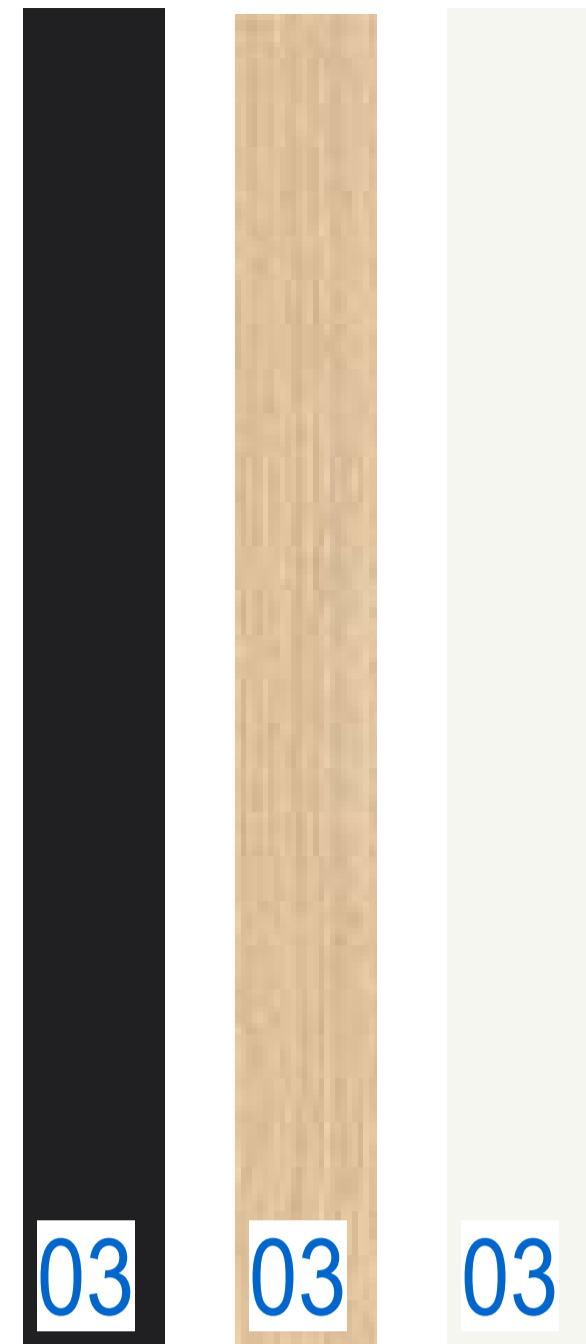
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 ORIGINAL PAPER SIZE: A1
 PROJECT STATUS: DRAWING NO. ISSUE
 ### A200 A



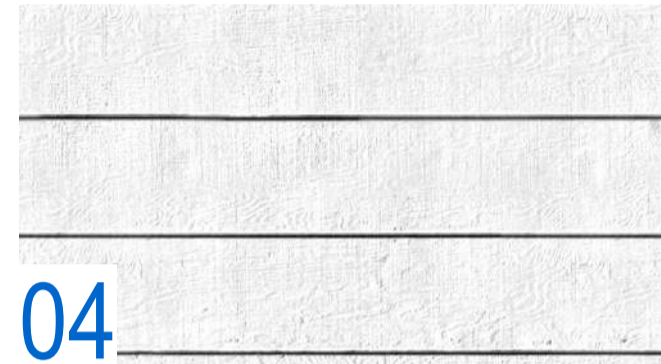
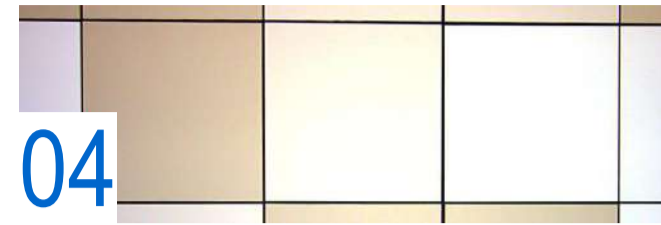
01 FACEBRICK



02 CONCRETE FINISH



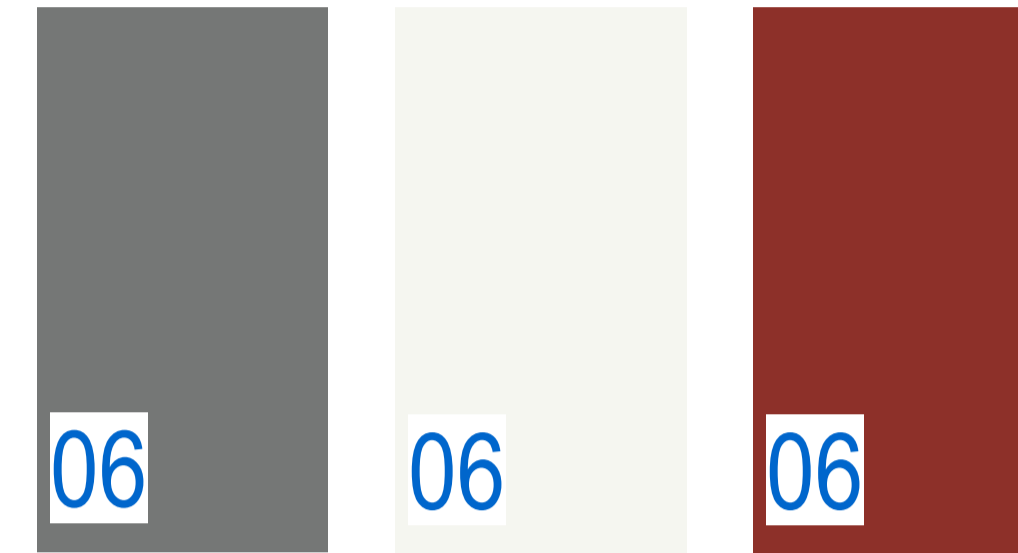
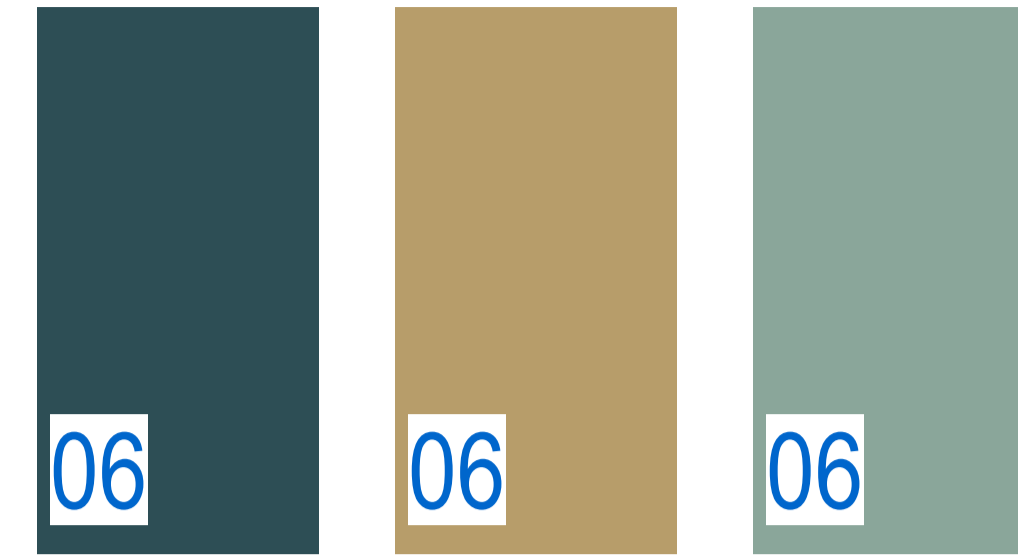
03 WINDOW/DOOR FRAME



04 PAINTED/PRE-FINISHED CLADDING



05 CLADDING - TIMBER LOOK

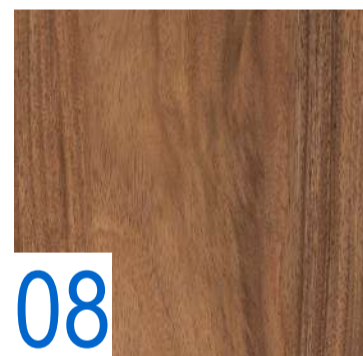
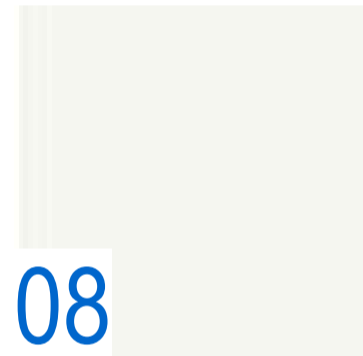


06 PAINT FINISH

FINISHES SCHEDULE	
CODE	DESCRIPTION
01	FACE BRICK
02	CONCRETE FINISH
03	POWDERCOATED ALUMINIUM WINDOW & DOOR FRAMES
04	PAINTED/PREFINISHED CLADDING
05	TIMBER LOOK CLADDING
06	PAINT FINISH
07	METAL ROOF SHEETING & ACCESSORIES
08	SCREENING BATTENS
09	SUNSHADE AWNING
10	WINDOW SUNHOOD
11	PERFORATED BRICK SCREEN
12	TIMBER LOOK BALUSTRADE
13	WINDOW SHUTTERS
14	ALUMINIUM LOUVRES
15	GLASS BALUSTRADE



07 METAL ROOFING AND ACCESSORIES



08 SCREENING BATTENS



09 SUNSHADE AWNING



12 TIMBER LOOK BALUSTRADE



10 WINDOW SUNHOOD



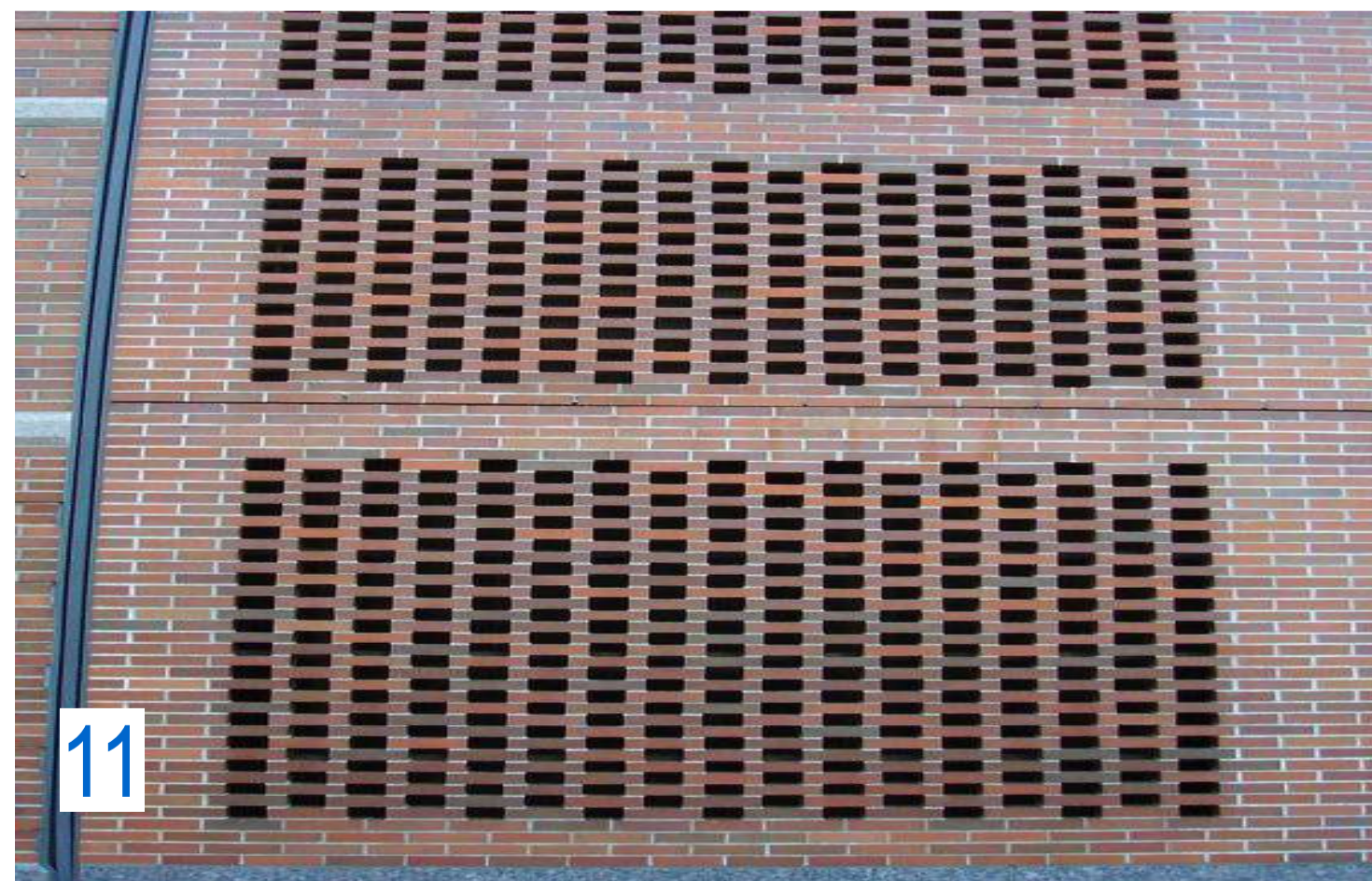
14 ALUMINIUM LOUVRES



05 CLADDING - TIMBER LOOK



FENESTRATION

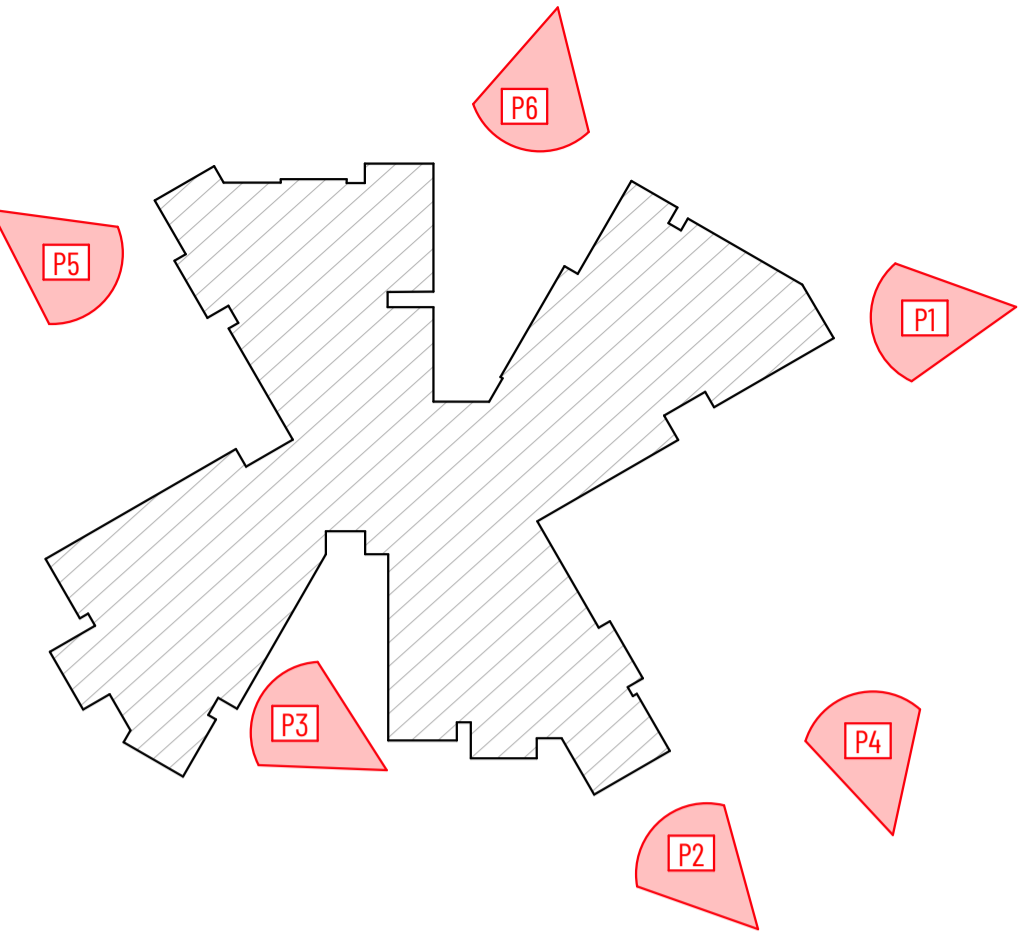


11 PERFORATED BRICK SCREEN



DATE	DESCRIPTION	A	PJ	LC
6/16/20	ISSUE FOR DEVELOPMENT APPLICATION			

GENERAL NOTES:
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P1



P4



P2



P5



P3



P6

REFER TO LANDSCAPE DOCUMENTATION AND LANDSCAPE RENDERS FOR LANDSCAPE DETAIL

DRAWING REVISIONS	REV	DATE	DESCRIPTION	ISSUE FOR DEVELOPMENT APPLICATION	A	PJ	LC

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PROJECT:
FHC MAITLAND
 7 Martin Close & 42 Stronach Ave East Maitland,
 NSW 2323
 DRAWING TITLE:
PHOTOMONTAGE

SCALE: REFER DRAWING TITLES
 PROJECT NO. 19160
 DATE: 16/06/2020
 PROJECT STATUS: DEVELOPMENT APPLICATION
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 PROJECT STATUS: DRAWING NO. ISSUE
 #### A900 A