


PROPOSED CAMPING GROUNDS

66 PALACE STREET DENMAN NSW 2328
LOT 01 DP1277745

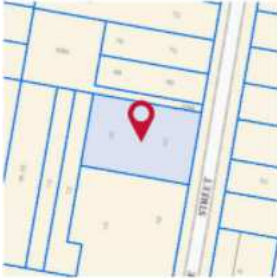
STAGE: FOR APPROVALS

DRAWING SCHEDULE	
Sheet Number	Sheet Name
A001	COVERPAGE
A002	SITE ANALYSIS PLAN
A003	LANDSCAPE PLAN
A004	SITE PLAN
A005	ROOF PLAN
A300	ELEVATIONS & SECTION
A301	ELEVATIONS & SECTION
A400	COLOURS & MATERIALS
A500	3DS
A501	3DS



Property Report

66 PALACE STREET DENMAN 2328



Property Details

Address: 66 PALACE STREET DENMAN 2328
Lot/Section /Plan No: 1/-/DP1277745
Council: MUSWELLBROOK SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Muswellbrook Local Environmental Plan 2009 (pub. 15-6-2012)
Land Zoning	RU5 - Village: (pub. 4-7-2014)
Height Of Building	8.5 m
Floor Space Ratio	0.5:1
Minimum Lot Size	750 m²
Heritage	Denman Residential Heritage Conservation Area Significance: Local Royal Hotel Significance: Local
Land Reservation Acquisition	NA
Foreshore Building Line	NA

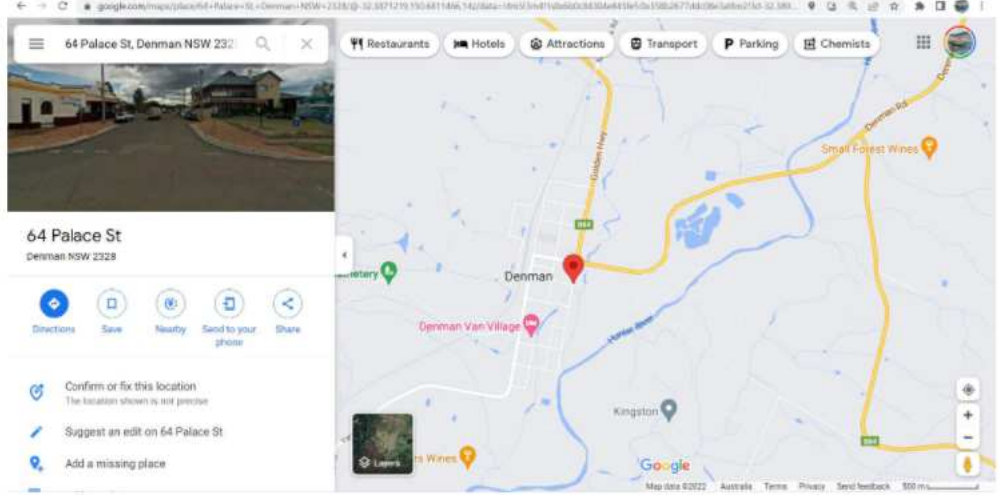
Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

26/04/2022 12:25 PM | 21b3b1d2-e032-4639-a839-c0155cf2047



LOCATION MAP 01



LOCATION MAP 02

PLANNING CERTIFICATE

REV: 4	DATE: 30.06.2023	CLIENT: BDD FOR MARK ZIZZA	SHEET TITLE: COVERPAGE	
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 66 PALACE STREET DENMAN NSW 2328 LOT 01 DP1277745	SHEET NUMBER: A001	
DESCRIPTION OF CHANGES			JOB NUMBER: 2022041	
FOR APPROVALS		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: APRIL 2022	
		CHECKED: PLAY	SCALE:	ISSUE: 4

PLAY DESIGN STUDIO

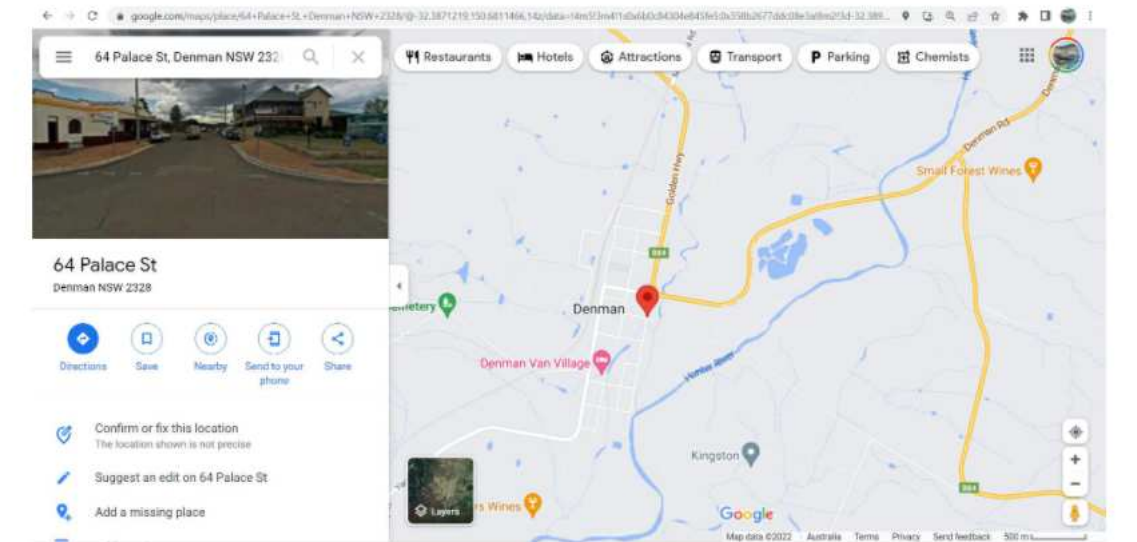
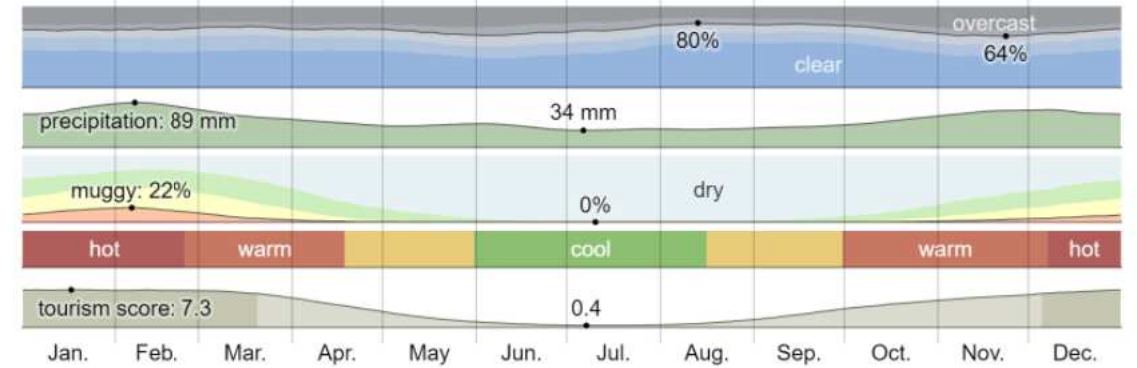
LET'S GET STARTED!!

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DEVELOPMENT WILL ENHANCE A VACANT DISUSED PARCEL OF LAND AND ENHANCE STREETScape

ADDITIONAL ACCOMMODATION THATS AFFORDABLE AND CENTRAL WILL BRING IN ADDITIONS TOURISTS AND REVENUE

HERITAGE HOTEL

HOTEL ACCOMMODATION



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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 66 PALACE STREET DENMAN NSW 2328 LOT 01 DP1277745	SHEET NUMBER: A002	
DESCRIPTION OF CHANGES			JOB NUMBER: 2022041	
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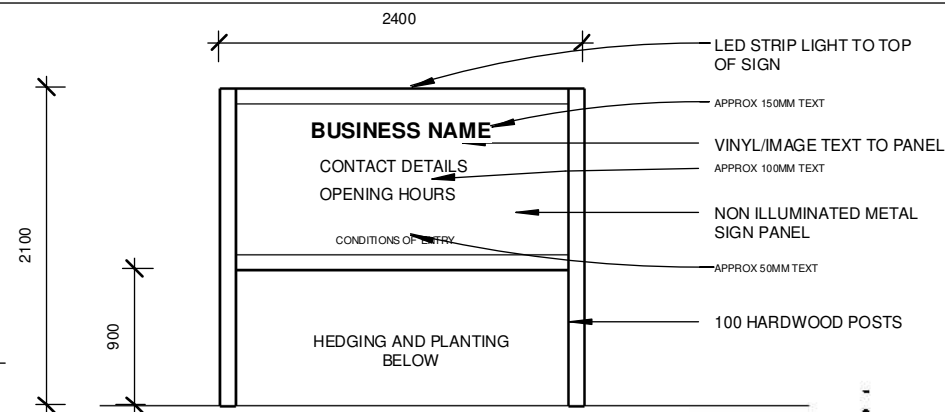
FENCING DETAIL 01

1500MM HIGH HARDWOOD
POST AND RAIL FENCING
TO FRONT BOUNDARY AND
OTHER HIGHLIGHTED AREAS

APPROX 200X200 POSTS
APPROX 200X50 RAILS



2
A003
SIGNAGE ENTRY
1 : 50



COLORBOND FENCE

70.375M

COLORBOND FENCE

COLORBOND FENCE 1.8
MID GREY

70.375M

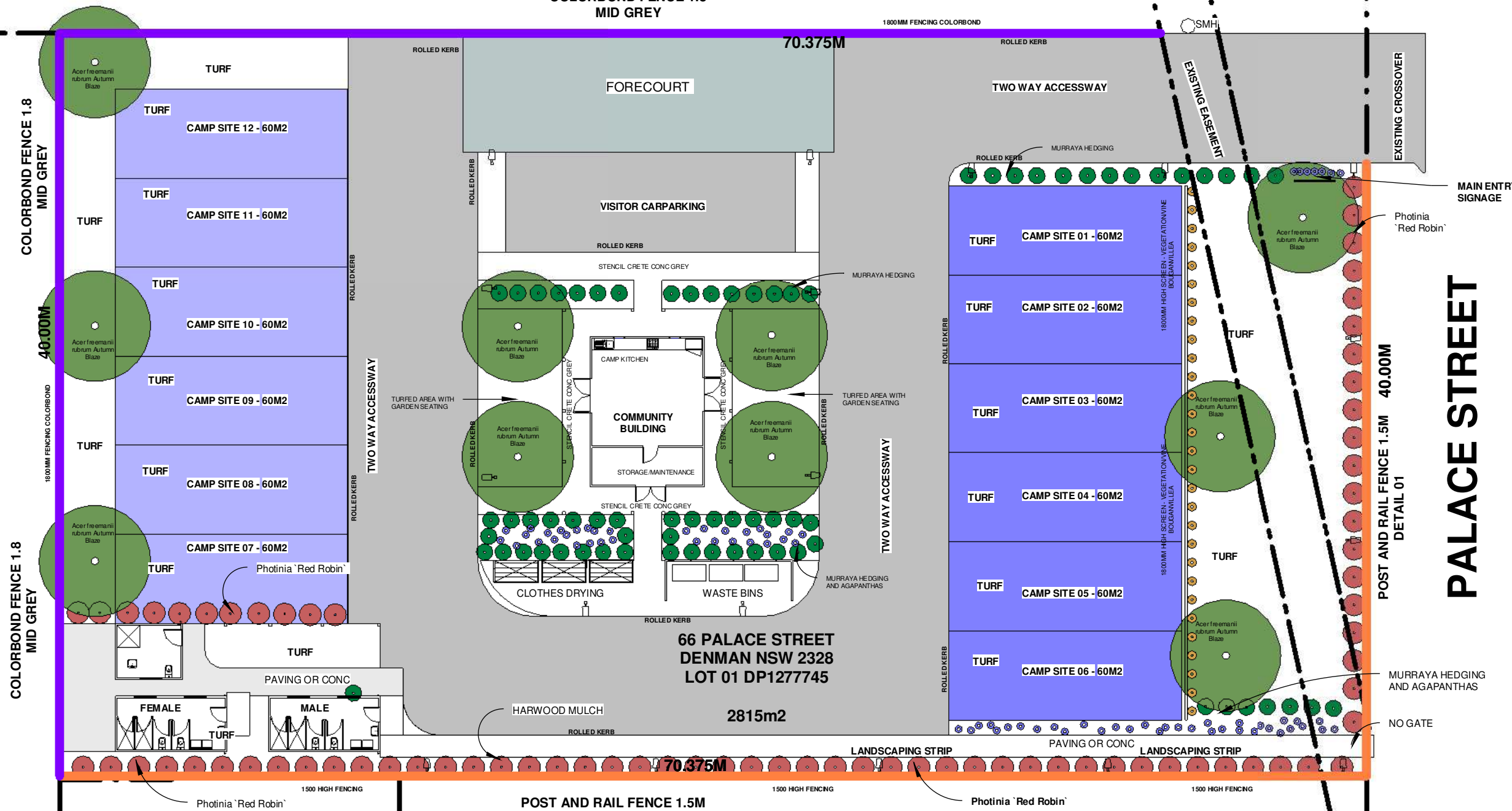
1800MM FENCING COLORBOND

ROLLED KERB

TWO WAY ACCESSWAY

EXISTING EASEMENT

EXISTING CROSSOVER



Feature Tree - 6-10m - Acer freemanii rubrum Autumn Blaze



Photinia 'Red Robin'



Dwarf Murraya orange jasmine



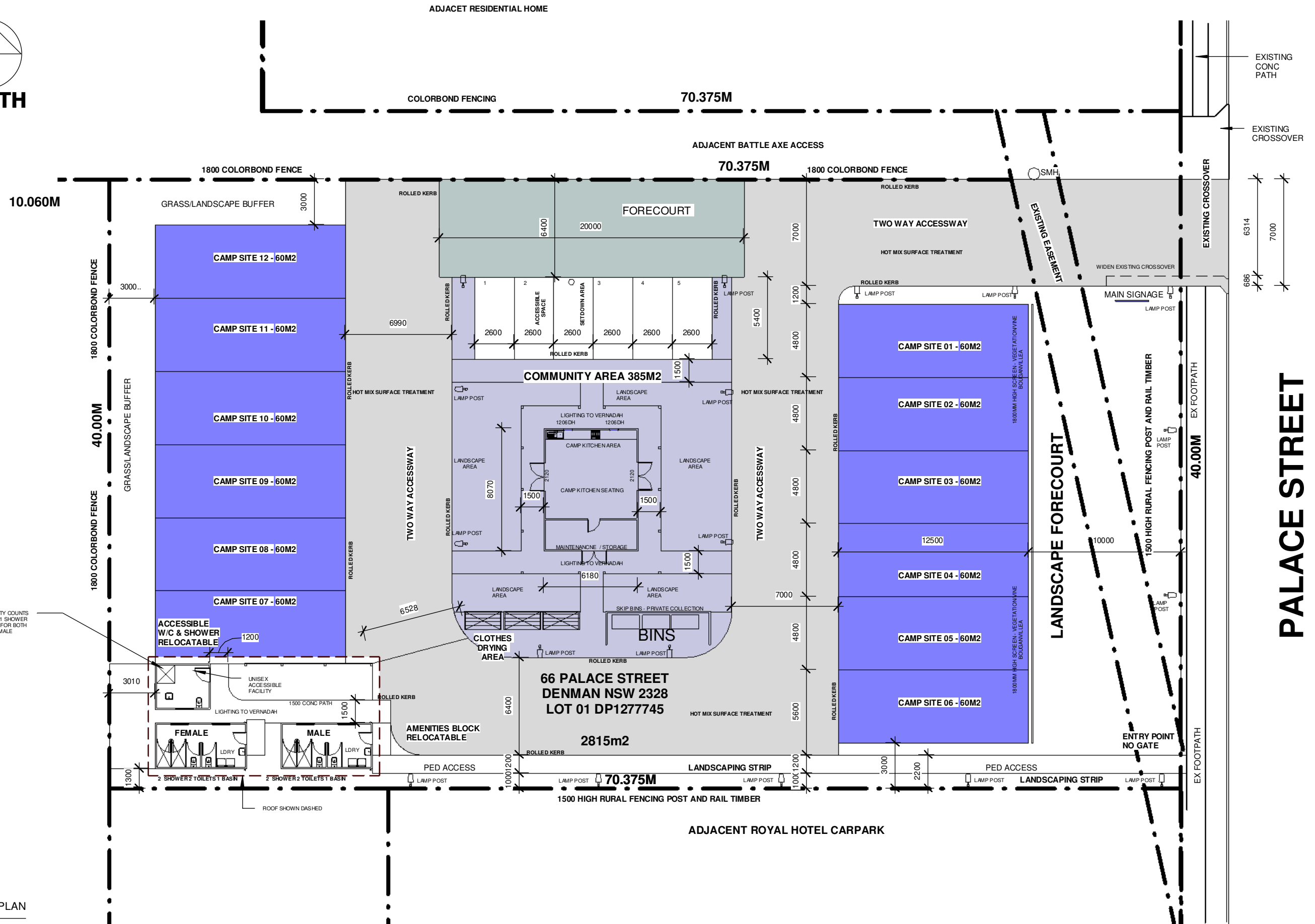
Agapanthus Flowers



BOUGANVILLEA SCREEN ON TRELLIS

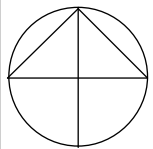
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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 66 PALACE STREET DENMAN NSW 2328 LOT 01 DP1277745	SHEET NUMBER: A003
DESCRIPTION OF CHANGES			JOB NUMBER: 2022041
FOR APPROVALS		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: APRIL 2022
		CHECKED: PLAY	SCALE: As indicated
			ISSUE: 4
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		PLAY DESIGN STUDIO	

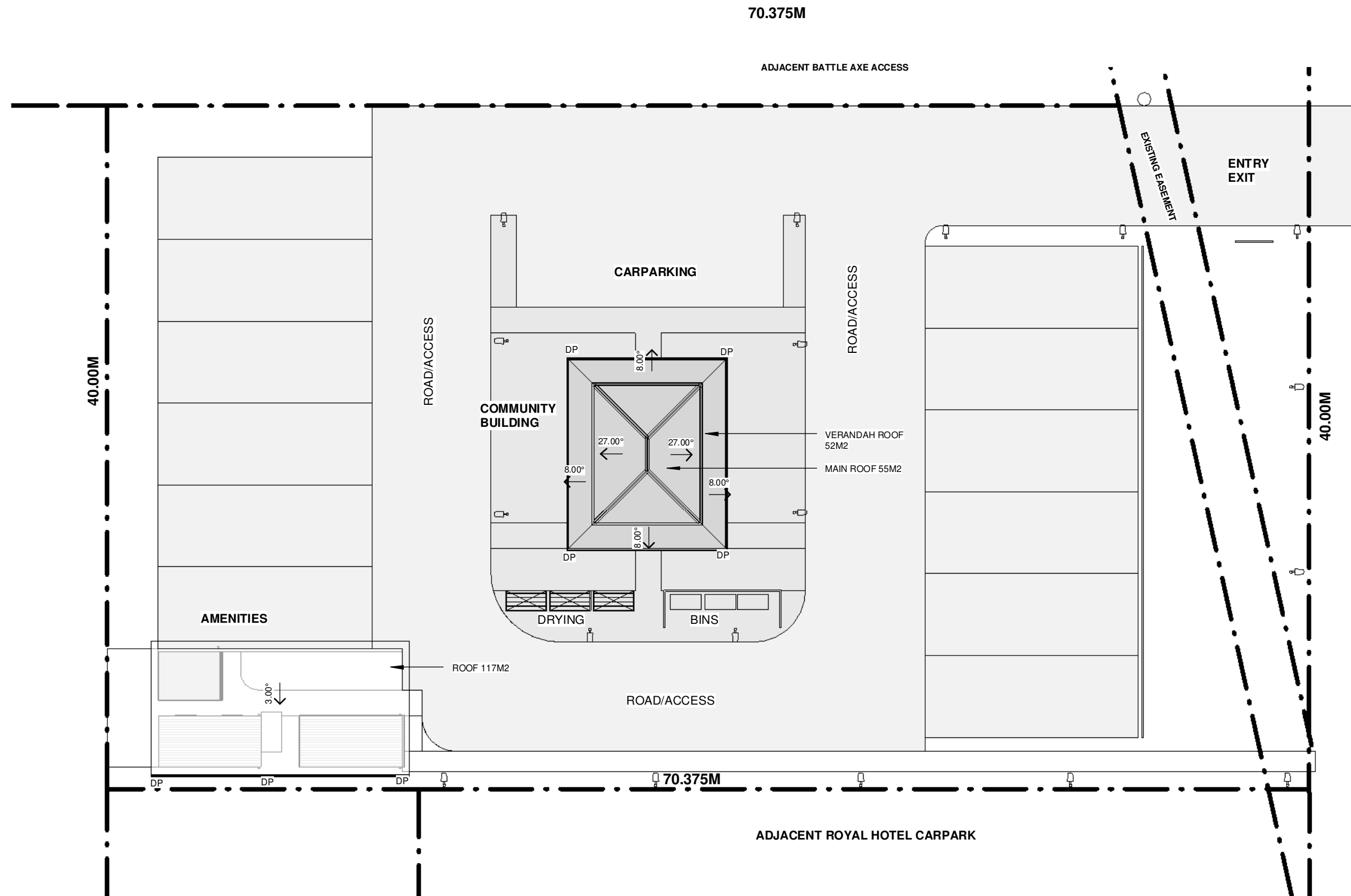


1 SITE PLAN
A004 1 : 250

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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 66 PALACE STREET DENMAN NSW 2328 LOT 01 DP1277745	SHEET NUMBER: A004	
DESCRIPTION OF CHANGES			JOB NUMBER: 2022041	
FOR APPROVALS		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: APRIL 2022	
		CHECKED: PLAY	SCALE: 1 : 250	
			ISSUE: 4	



NORTH



PALACE STREET

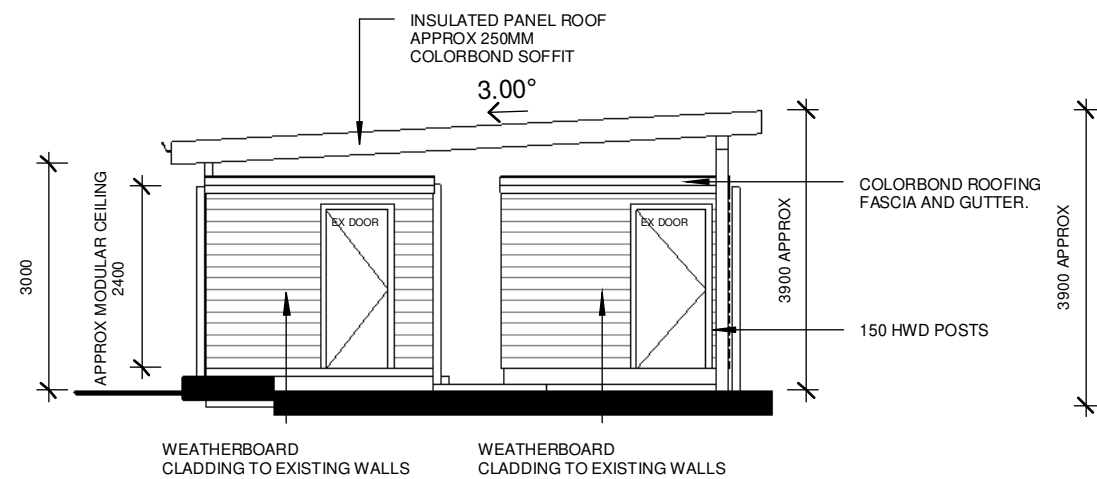
1 ROOF PLAN
A005 1 : 250

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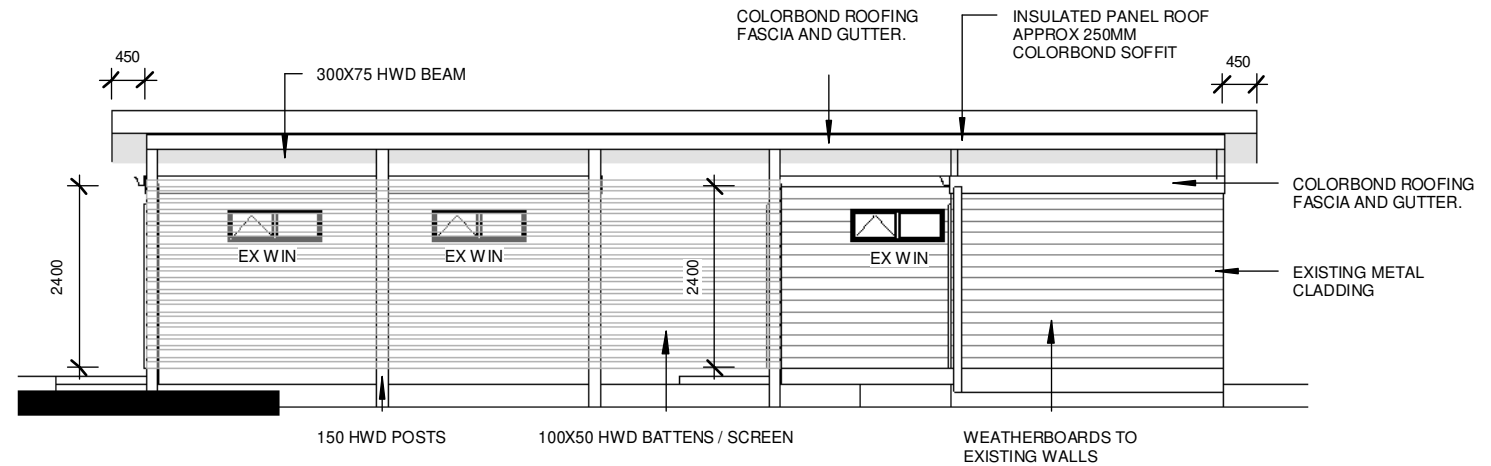
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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 66 PALACE STREET DENMAN NSW 2328 LOT 01 DP1277745	SHEET NUMBER: A005	
DESCRIPTION OF CHANGES			JOB NUMBER: 2022041	
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		CHECKED: PLAY		

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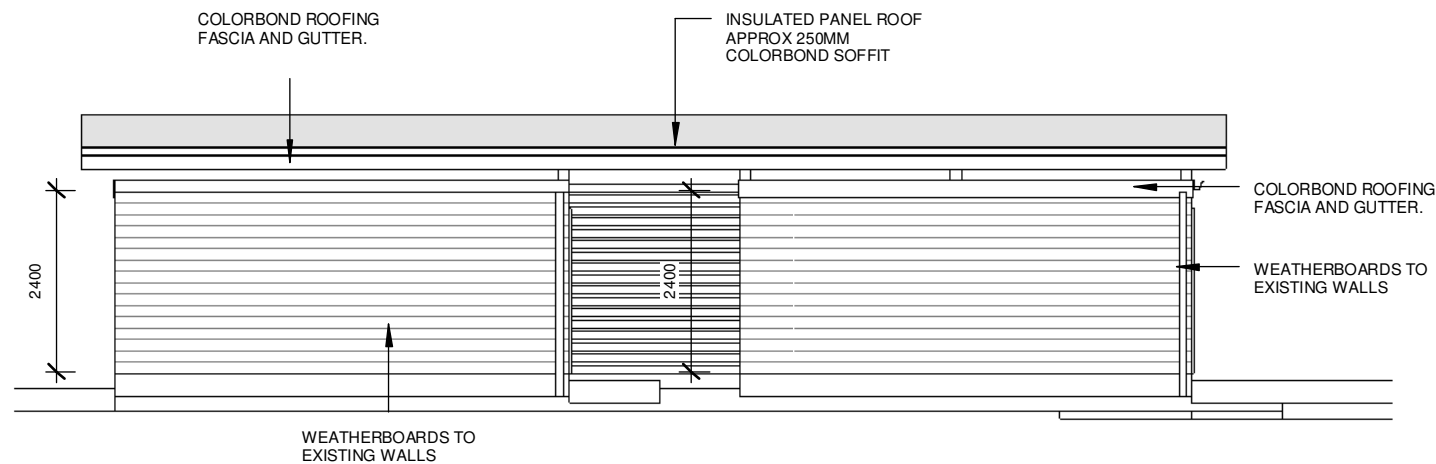




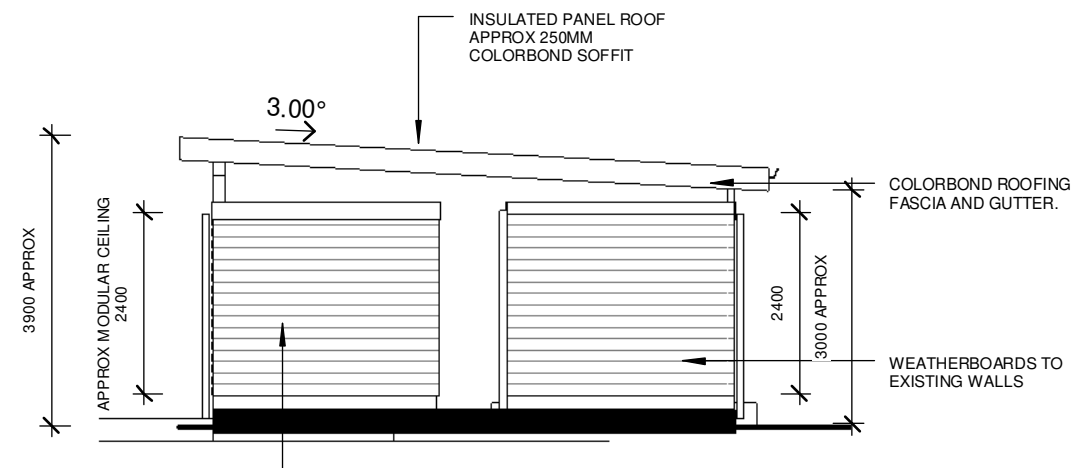
1 AMENITIES EAST
A300
1 : 100



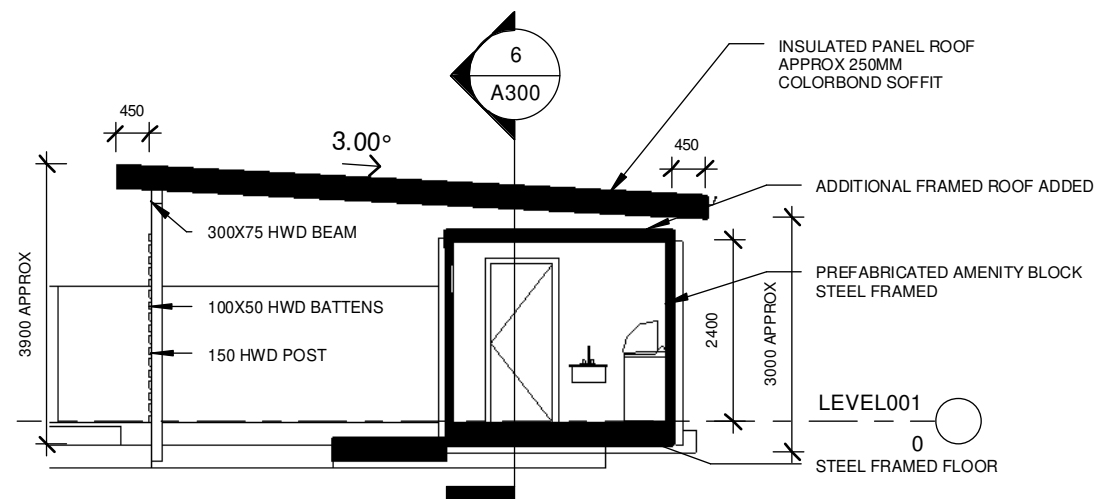
2 AMENITIES NORTH
A300
1 : 100



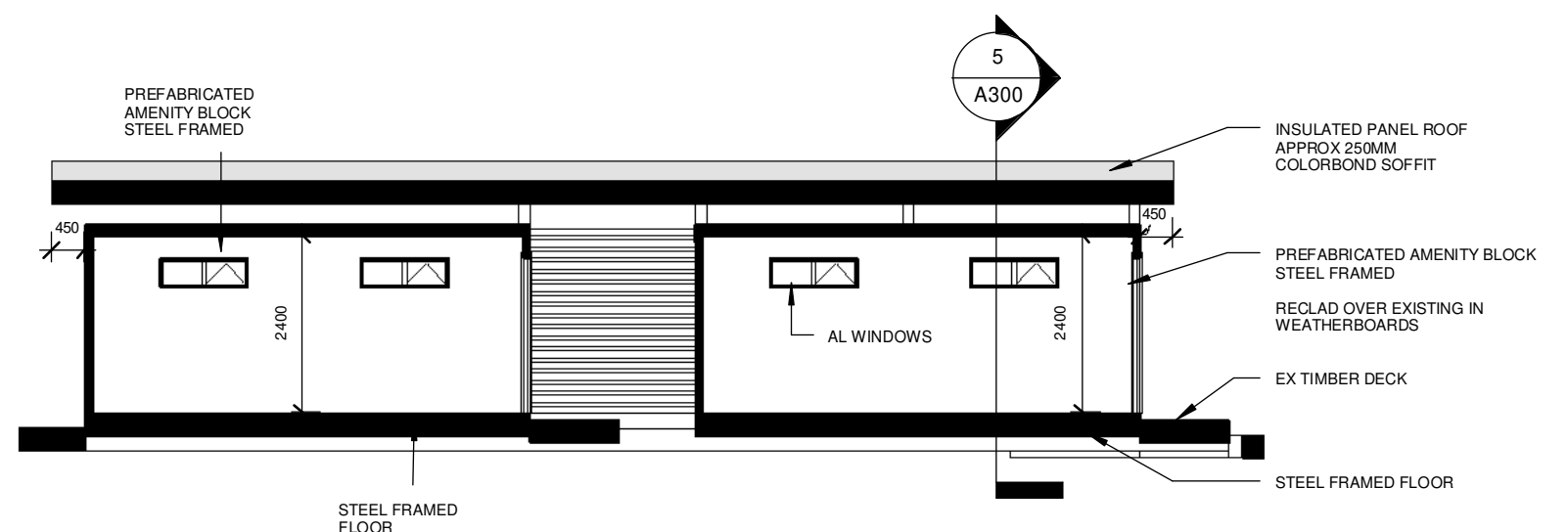
3 AMENITIES SOUTH
A300
1 : 100



4 AMENITIES WEST
A300
1 : 100



5 SECTION 01
A300
1 : 100



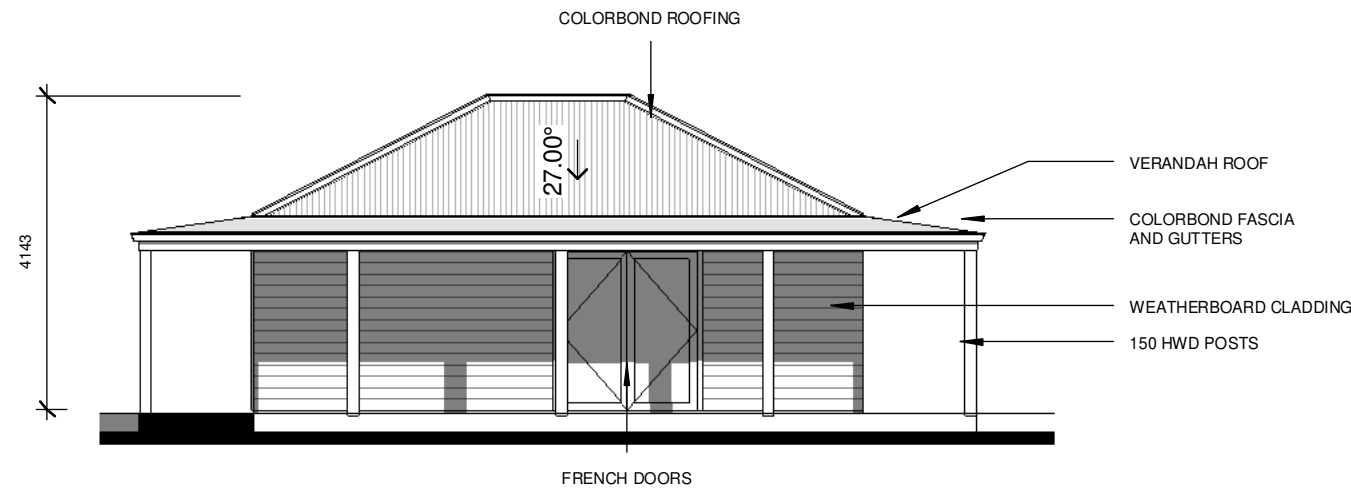
6 SECTION 02
A300
1 : 100

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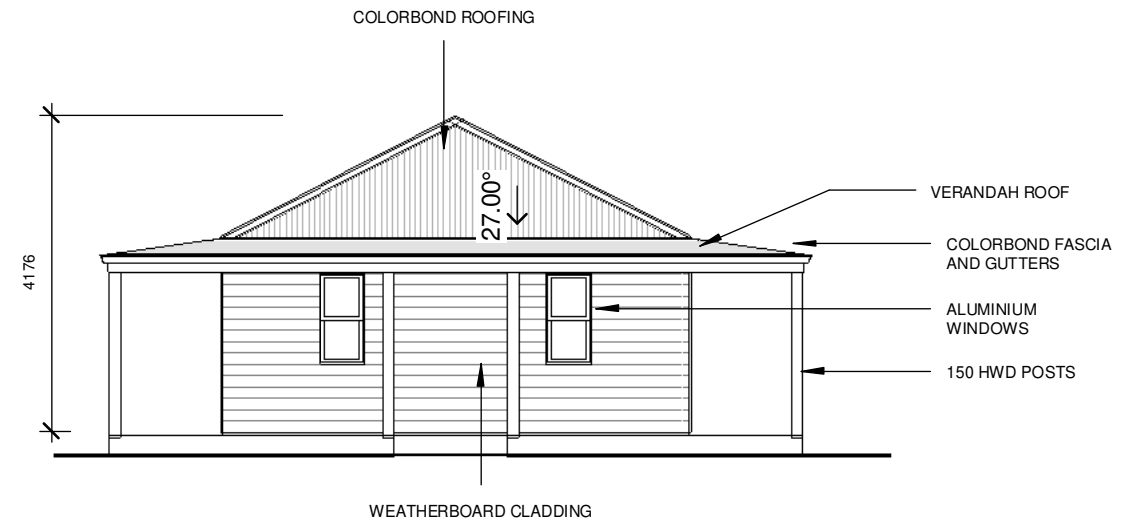
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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 66 PALACE STREET DENMAN NSW 2328 LOT 01 DP1277745	SHEET NUMBER: A300	
DESCRIPTION OF CHANGES			JOB NUMBER: 2022041	
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		CHECKED: PLAY		

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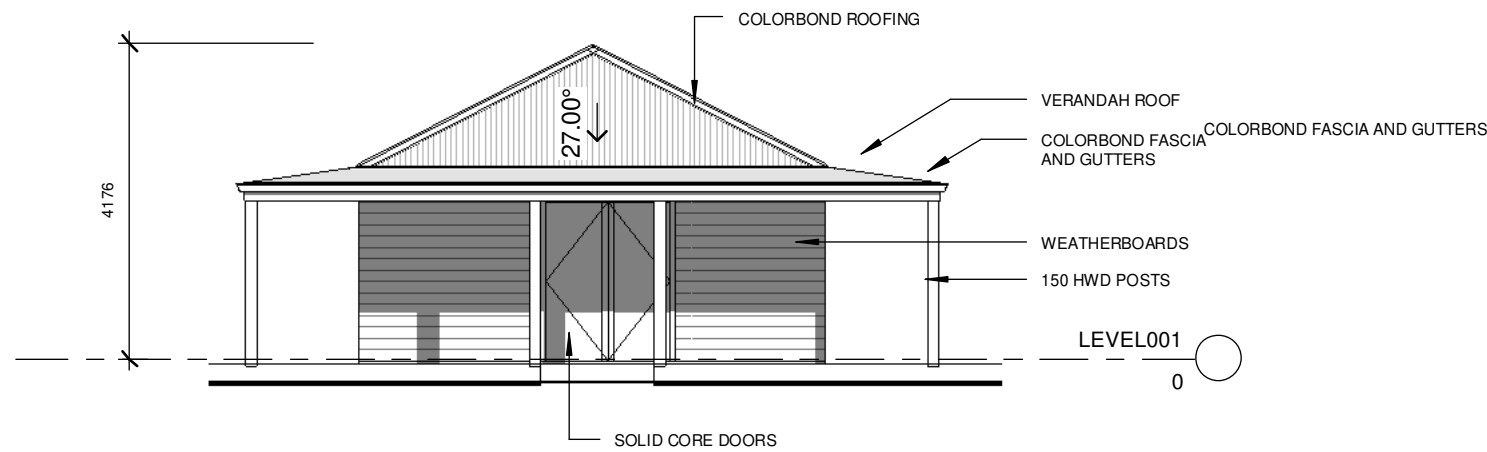




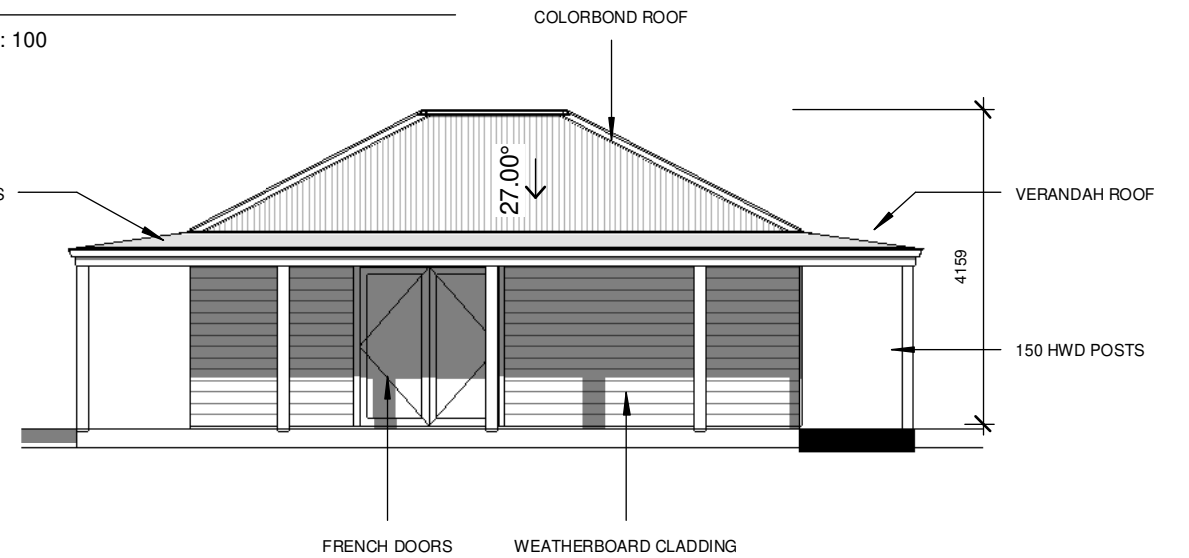
1 COMMUNITY BUILDING EAST ELEVATION
A301 1 : 100



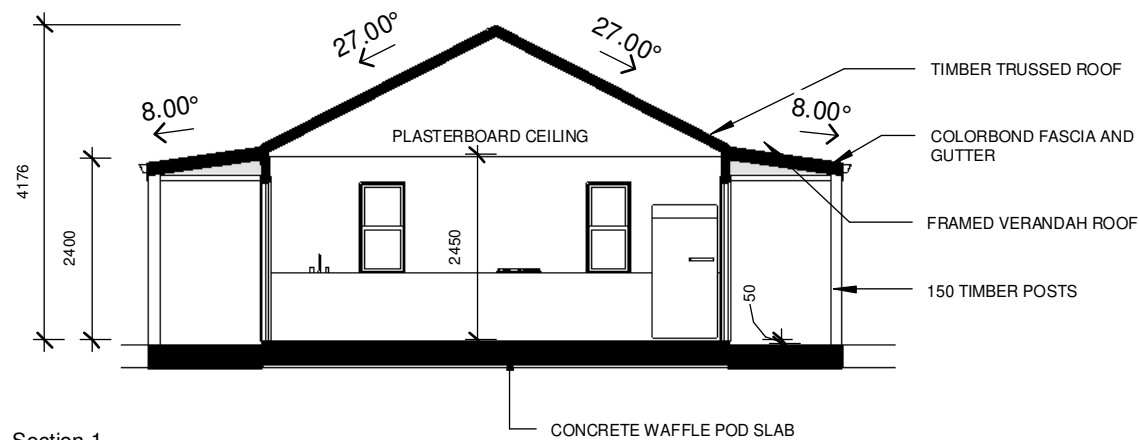
2 COMMUNITY BUILDING NORTH ELEVATION
A301 1 : 100



3 COMMUNITY BUILDING SOUTH ELEVATION
A301 1 : 100



4 COMMUNITY BUILDING WEST ELEVATION
A301 1 : 100



5 Section 1
A301 1 : 100

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DESCRIPTION OF CHANGES			JOB NUMBER: 2022041	
FOR APPROVALS		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: APRIL 2022	
		CHECKED: PLAY	SCALE: 1 : 100	
			ISSUE: 4	



WALLS DULUX HOG BRISTLE QUARTER



VIVID WHITE TO WINDOWS DOORS AND TRIM



COMMUNITY BUILDING CLADDING JAMES HARDIE WEATHERBOARDS LINEA IN HOG BRISTLE QUARTER



HERTIAGE STYLE ALUMINIUM WINDOWS AND DOORS POWDERCOATED WHITE

COLOURS

- WALLS - DULUX HOG BRISTLE QUARTER
- ROOFS - COLORBOND SHALE GREY
- FASCIA GUTTERS - COLORBOND SURFMIST
- WINDOWS - WHITE POWDERCOAT
- DOWNPIPES - DULUX WHISPER WHITE
- SOFFITS - DULUX WHISPER WHITE



COLORBOND SHALE GREY ROOFING IN CUSTOM ORB



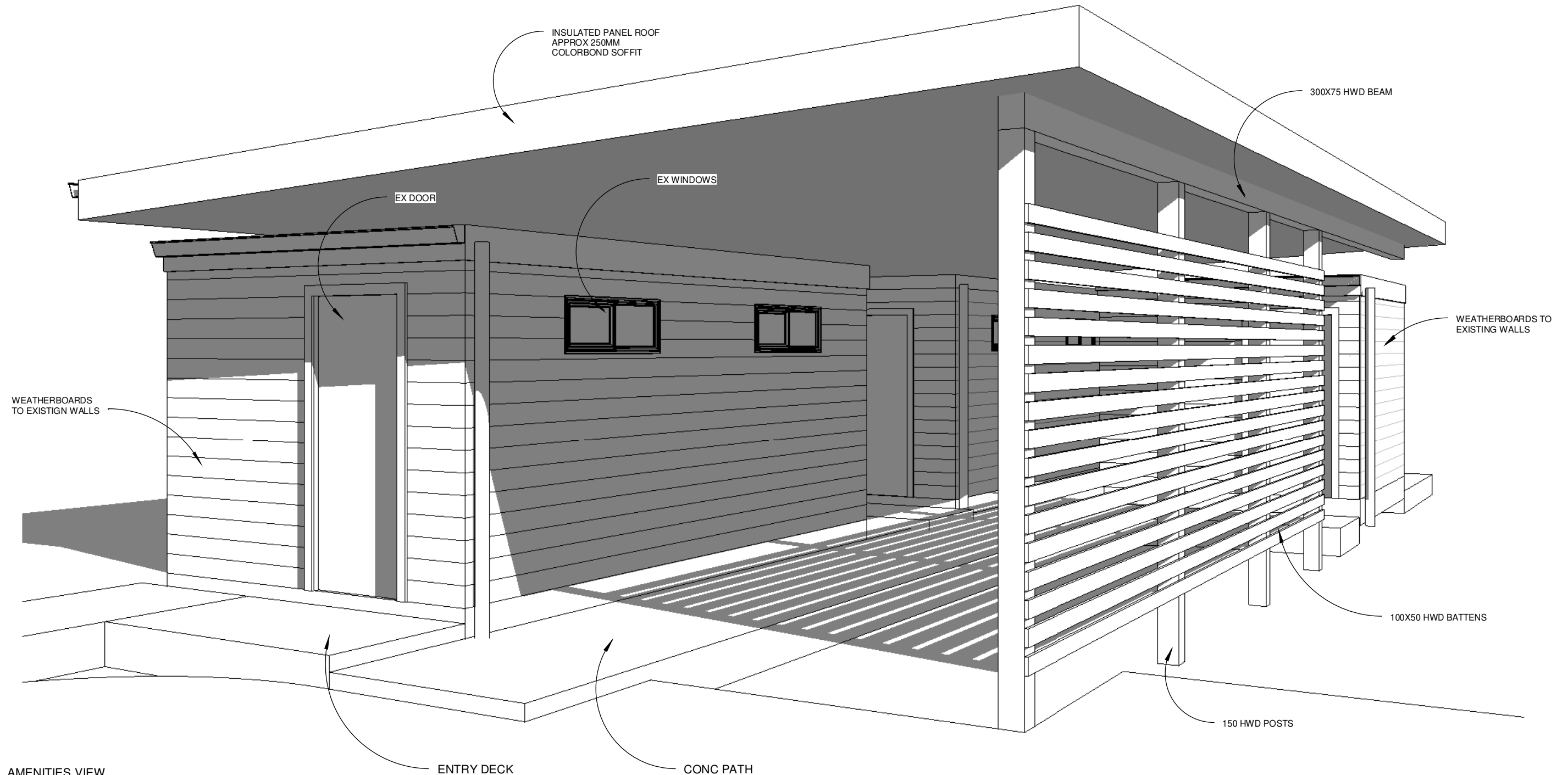
COLORBOND SURFMIST FASCIA



INSULATED PANEL ROOF WITH COLORBOND SOFFIT - HARDWOOD POSTS AND BEAMS

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REV: 4	DATE: 30.06.2023	CLIENT: BDD FOR MARK ZIZZA	SHEET TITLE: COLOURS & MATERIALS		<div>PLAYDESIGN STUDIO</div> <div>LET'S GET STARTED!!</div> <div>PHONE: 1300 411 030 101 WARNE STREET WELLINGTON NSW 2820</div> <div>EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au</div> <div><small>COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF BUILDING DESIGN DIRECT PTY LTD. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. IF ANY DISCREPANCIES ON DRAWING PLEASE CONTACT BDD PTY LTD FOR CLARIFICATION BEFORE PROCEEDING</small></div>
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 66 PALACE STREET DENMAN NSW 2328 LOT 01 DP1277745	SHEET NUMBER: A400		
DESCRIPTION OF CHANGES			JOB NUMBER: 2022041		
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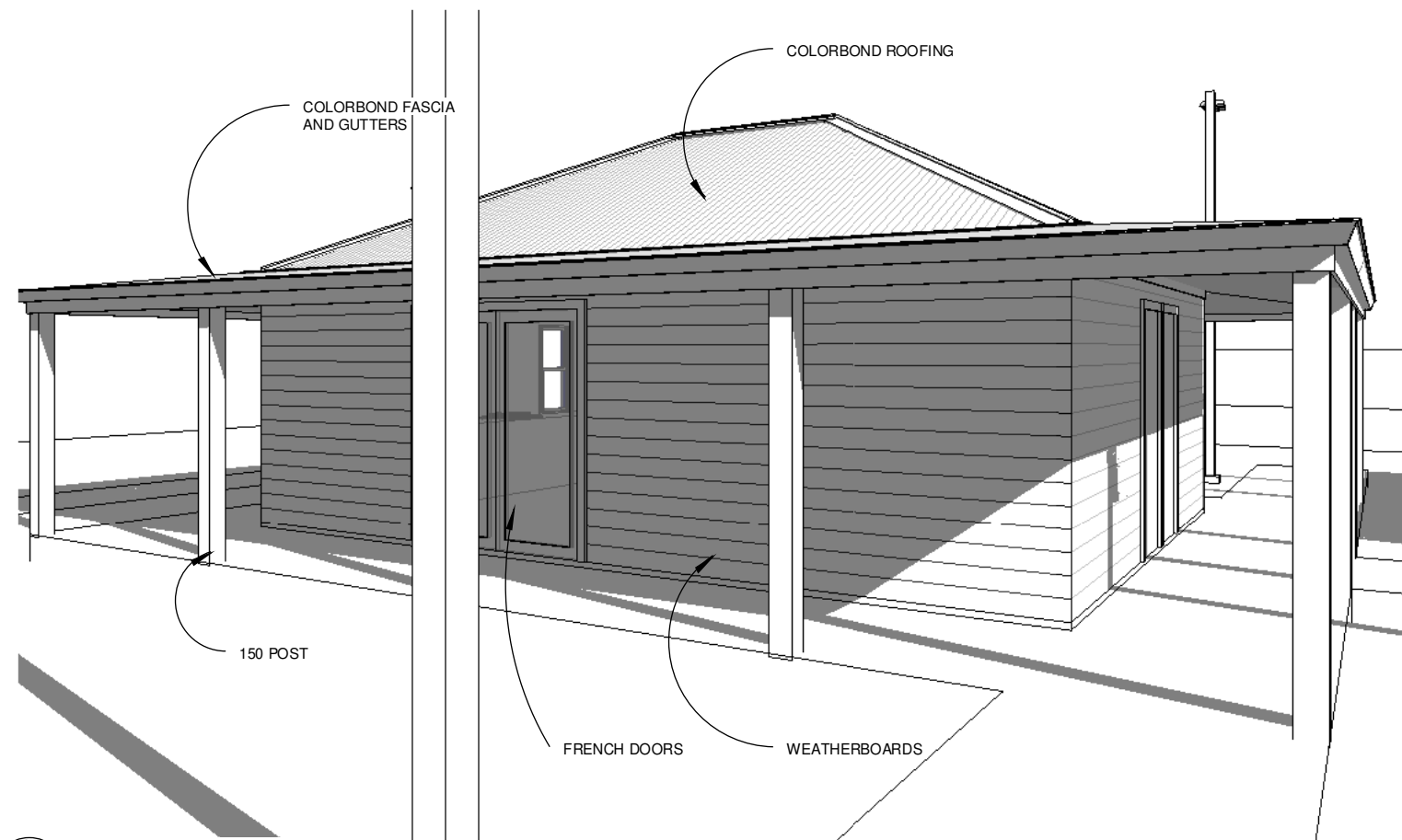


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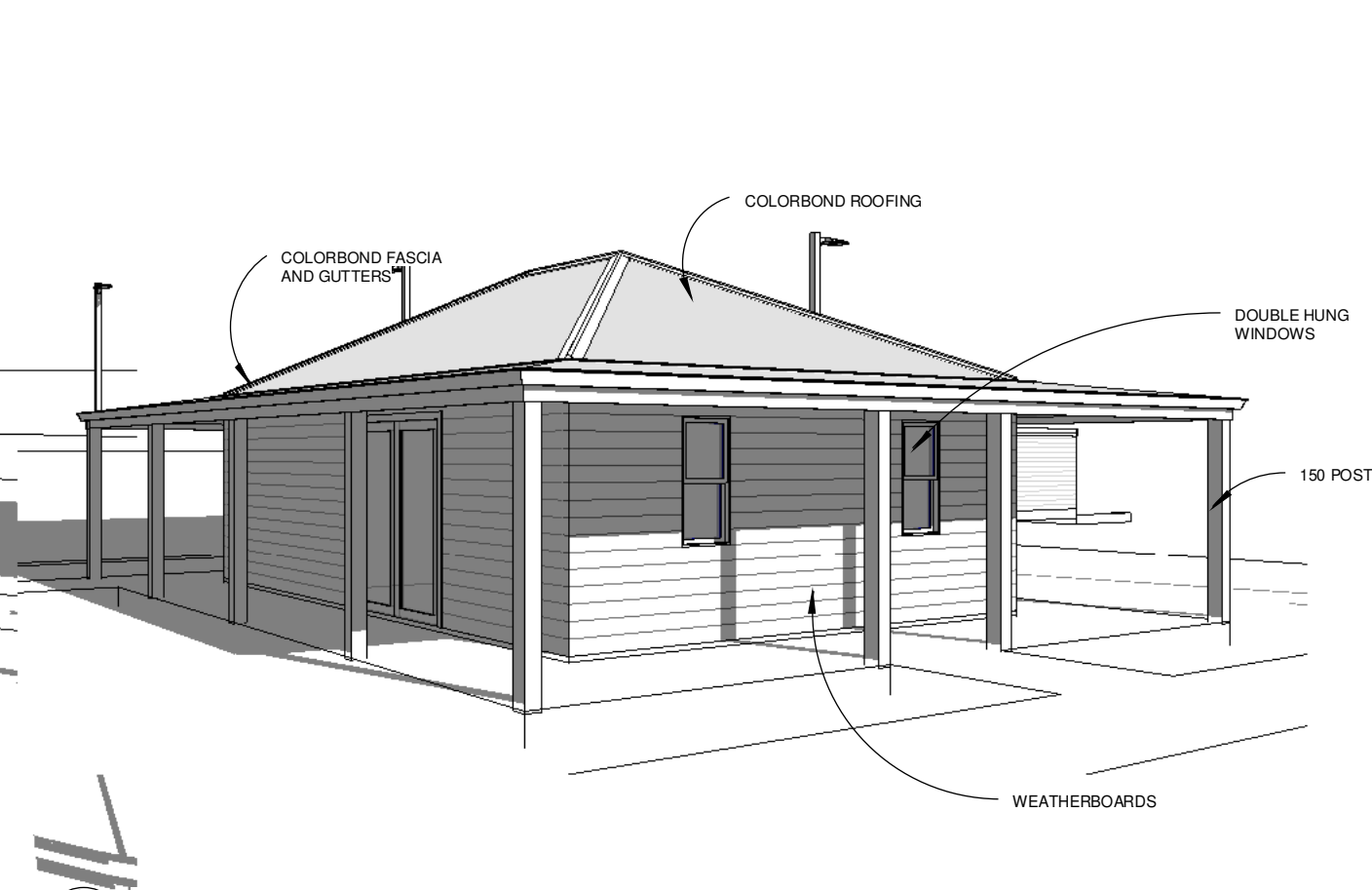
REV: 4	DATE: 30.06.2023	CLIENT: BDD FOR MARK ZIZZA	SHEET TITLE: 3DS	PLAY DESIGN STUDIO LETS GET STARTED!! PHONE: 1300 411 030 101 WARNE STREET WELLINGTON NSW 2820 EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au
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DESCRIPTION OF CHANGES			JOB NUMBER: 2022041	
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1 COMMUNITY BUILDING VIEW 01
A501



2 COMMUNITY BUILDING VIEW 02
A501

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DESCRIPTION OF CHANGES			JOB NUMBER: 2022041		
FOR APPROVALS		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: APRIL 2022		
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