

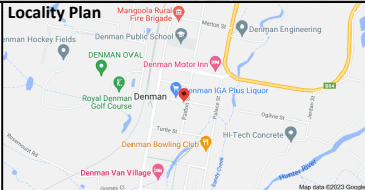
Mixed Use Development

37 Ogilvie Street Denman NSW 2328





CAD DESIGN & DRAFT PTY LTD
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Rev	Description	Date	By
A	ISSUED FOR INFORMATION	26-4-23	PJB
B	ISSUED FOR DA	31-7-23	PJB
Project Status		NOT FOR CONSTRUCTION	

Client	Vanessa Green
Project	Mixed Use Development 37 Ogilvie Street Denman NSW 2328

Lot No.	Sec. No.	Drawing Title
102	-	Cover Sheet
DP		ALWAYS use given dimensions in preference to scaled measurements. All sizes, dimensions and levels are to be checked and confirmed on site by builder prior to ordering materials or commencement of work. All materials & works are subject to the corresponding building specification. Report all errors and omissions immediately. If in doubt, ask for advice. Plans are NOT to be used for construction purposes unless noted 'FOR CONSTRUCTION'
1178581		CAD Design & Draft Pty Ltd is the owner of copyright to all information shown on the plans. Plans must not be reproduced without the written consent of CAD Design & Draft Pty Ltd.
Council		
Muswellbrook		0 5mm 25mm 50mm ON ORIGINAL A3

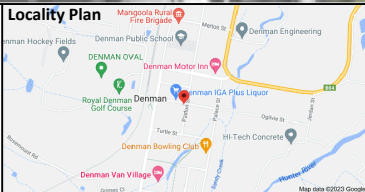
Date:	February 23	Drawn:	PJB	Approved	PB
Scale at A3:	1:100	Checked:	PJB		
Project No.	23-024	Drawing No.	A01	Revision	B

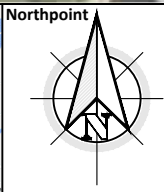




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Locality Plan



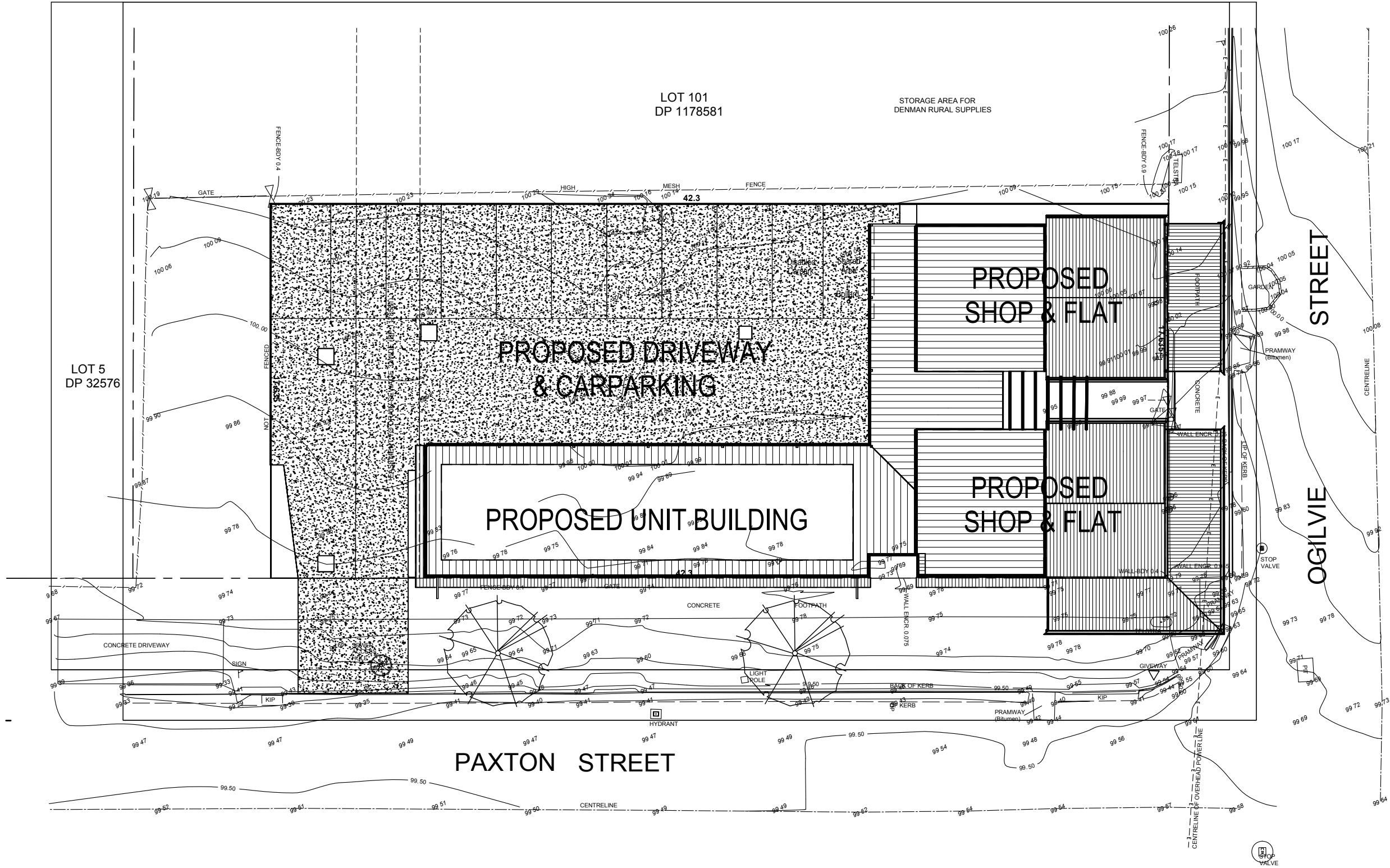


Rev	Description	Date	By	Client
A	ISSUED FOR INFORMATION	26-4-23	PJB	Vanessa Green
B	ISSUED FOR DA	31-7-23	PJB	
Project Status		NOT FOR CONSTRUCTION		

Project	Mixed Use Development
	37 Ogilvie Street
	Denman NSW 2328

Lot No.	Sec. No.	Drawing Title
102	-	Aerial Image & Property Information
DP		ALWAYS use given dimensions in preference to scaled measurements. All sizes, dimensions and levels are to be checked and confirmed on site by builder prior to ordering materials or commencement of work. All materials & works are subject to the corresponding building specification. Report all errors and omissions immediately. If in doubt, ask for advice. Plans are NOT to be used for construction purposes unless noted 'FOR CONSTRUCTION' CAD Design & Draft Pty Ltd is the owner of copyright to all information shown on the plans. Plans must not be reproduced without the written consent of CAD Design & Draft Pty Ltd.
1178581		
Council		
Muswellbrook		0 5mm 25mm 50mm ON ORIGINAL A3

Date:	February 23	Drawn:	PJB	Approved
Scale at A3:	1:100	Checked:	PJB	PB
Project No.	23-024	Drawing No.	A02	Revision
				B



- Site Plan Legend
- Boundary Line

Fenceline

Contour Line

Spot Level

Benchmark to Australian Height Datum (AHD)

Rainwater Tank Location

Tree Height / Spread / Diam

Builders Waste Bin

Bin Storage Location

DIAL 1100
BEFORE YOU DIG

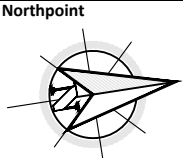
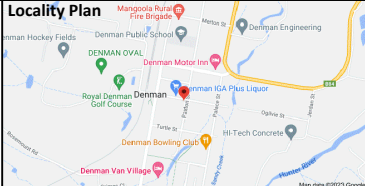
Survey information has been taken from original survey provided by registered surveyor. Refer to original survey to confirm ALL information

Development Site Plan

Scale 1:200



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Project Status		NOT FOR CONSTRUCTION		

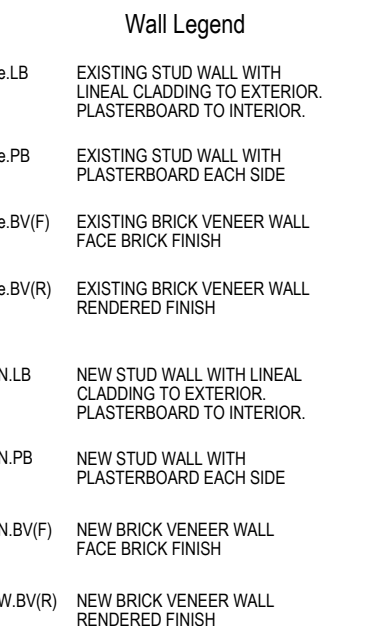
Project	Mixed Use Development
Address	37 Ogilvie Street
State	Denman NSW
Postcode	2328

Lot No.	Sec. No.	Drawing Title
102	-	Development Site Plan
DP		<div>ALWAYS use given dimensions in preference to scaled measurements. All sizes, dimensions and levels are to be checked and confirmed on site by builder prior to ordering materials or commencement of work. All materials & works are subject to the corresponding building specification. Report all errors and omissions immediately. If in doubt, ask for advice. Plans are NOT to be used for construction purposes unless noted 'FOR CONSTRUCTION' CAD Design & Draft Pty Ltd is the owner of copyright to all information shown on the plans. Plans must not be reproduced without the written consent of CAD Design & Draft Pty Ltd.</div>
1178581		
Council		
Muswellbrook		

Date:	February 23
Scale at A3:	1:100
Project No.	23-024

Drawn:	PJB
Checked:	PJB
Drawing No.	A04


Approved	PB
Revision	B



Termite Prevention Measures
 PROVIDE APPROVED TERMITE BARRIERS
 AND ENSURE CONSTRUCTION COMPLIES
 WITH REQUIREMENTS OF AS 3660.1 - 2014

Date: February 23	Drawn: PJB	Approved PB
Scale at A3: 1:100	Checked: PJB	
Project No. 23-024	Drawing No. A05	Revision B

Roof Plan Legend

- 

2°

Roof Pitch
- EG

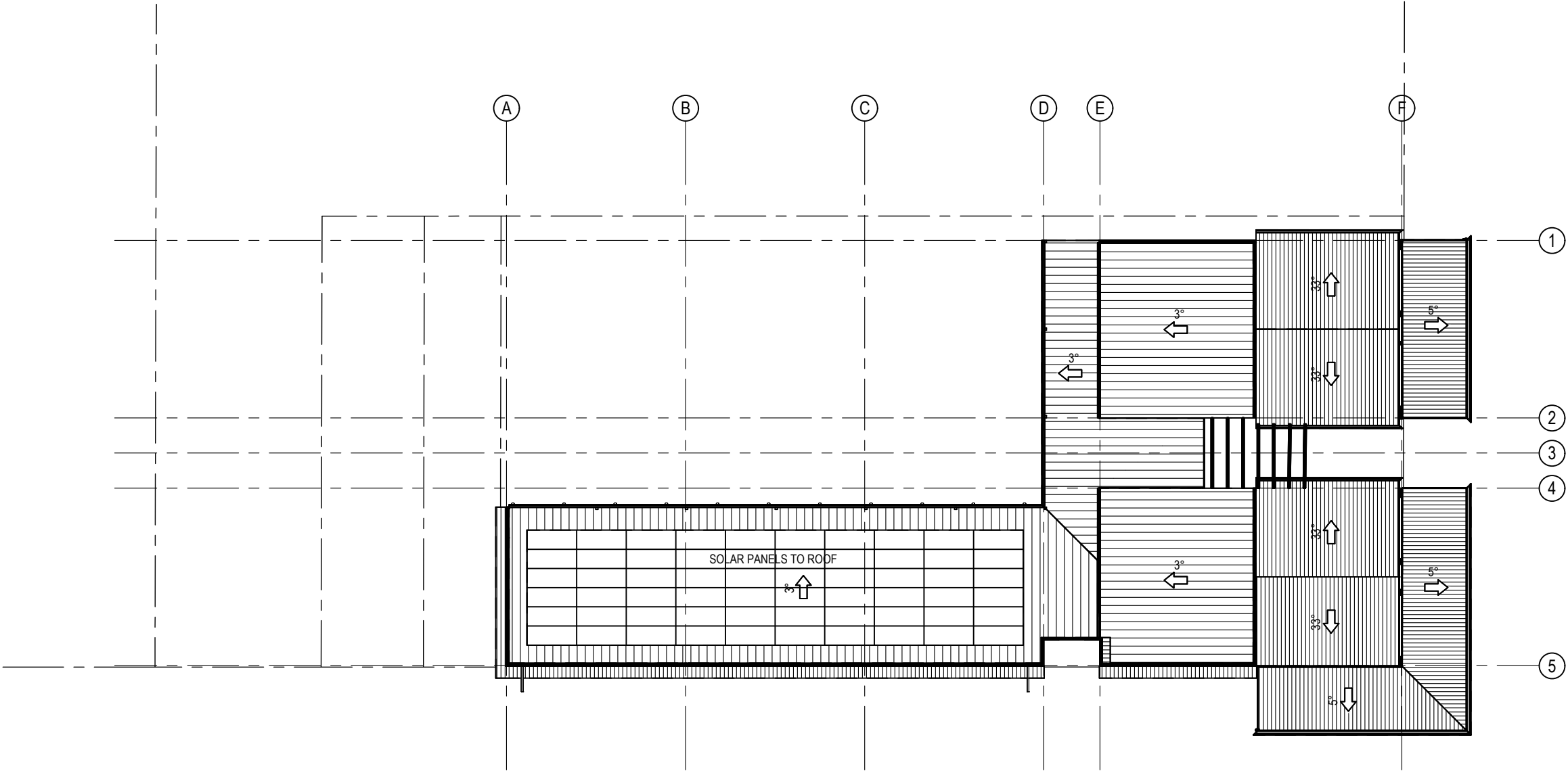
Colorbond Eaves Gutter
- BG

Colorbond Box Gutter
- PW

Parapet Wall
- BC

Colorbond Barge Capping
- CRS

Colorbond Roof Sheeting

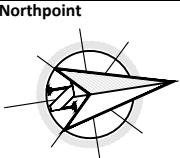
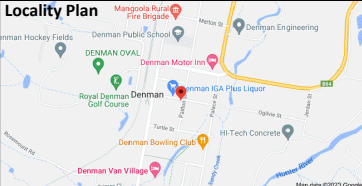


Roof Plan

SCALE 1:200




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Project Status		NOT FOR CONSTRUCTION	

Client	Vanessa Green
Project	Mixed Use Development
	37 Ogilvie Street
	Denman NSW 2328

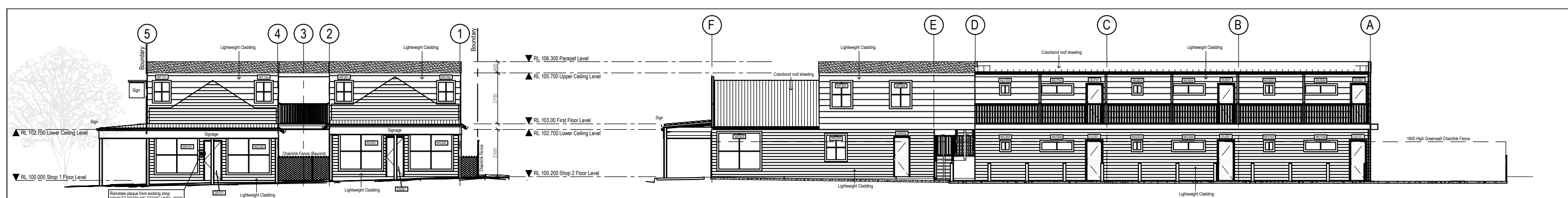
Lot No.	Sec. No.
102	-
DP	
1178581	
Council	
Muswellbrook	

Drawing Title
Roof Plan
ALWAYS use given dimensions in preference to scaled measurements. All sizes, dimensions and levels are to be checked and confirmed on site by builder prior to ordering materials or commencement of work. All materials & works are subject to the corresponding building specification. Report all errors and omissions immediately. If in doubt, ask for advice. Plans are NOT to be used for construction purposes unless noted 'FOR CONSTRUCTION' CAD Design & Draft Pty Ltd is the owner of copyright to all information shown on the plans. Plans must not be reproduced without the written consent of CAD Design & Draft Pty Ltd.


Date:	February 23
Scale at A3:	1:100
Project No.	23-024

Drawn:	PJB
Checked:	PJB
Drawing No.	A07

Approved	PB
Revision	B

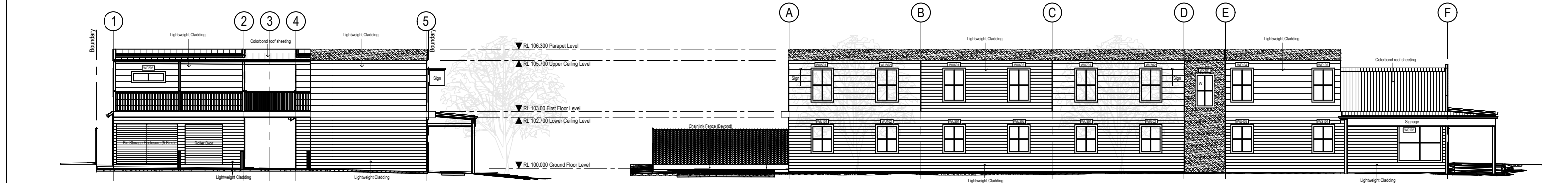


Northern Elevation

SCALE 1:200

Western Elevation

SCALE 1:200

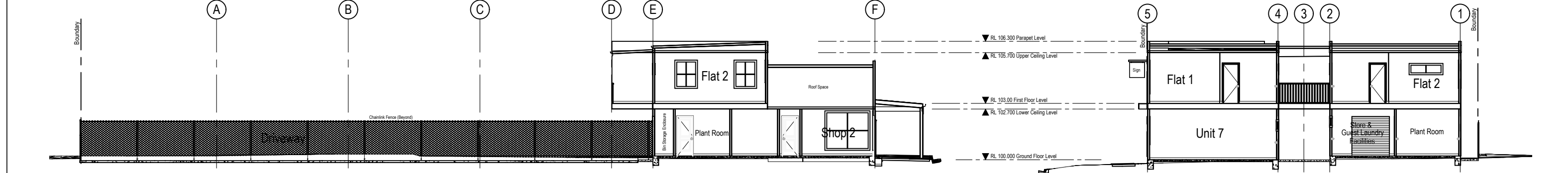


Southern Elevation

SCALE 1:200

Eastern Elevation

SCALE 1:200

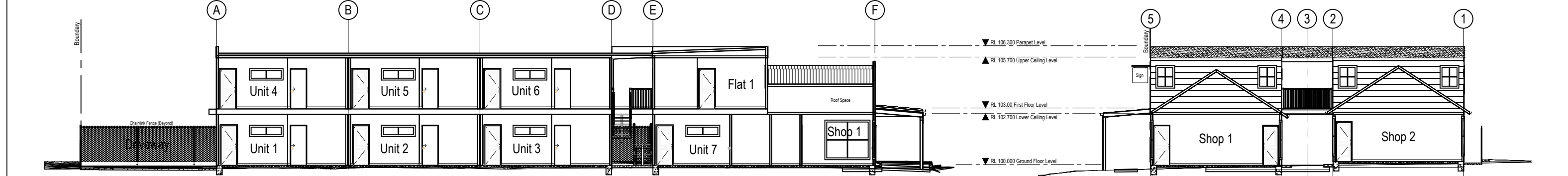


Building Section A

SCALE 1:200

Building Section C

SCALE 1:200




Building Section A

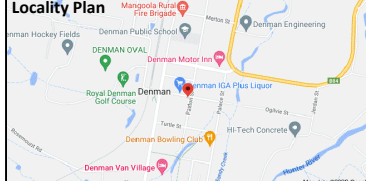
SCALE 1:200

Building Section D

SCALE 1:200



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Locality Plan

Rev	Description	Date	By	Client	Lot No.	Sec. No.	Drawing Title	Date:	Drawn:	Approved
A	ISSUED FOR INFORMATION	26-4-23	PJB	Vanessa Green	102	-	Building Elevations & Sections	February 23	PJB	PB
B	ISSUED FOR DA	31-7-23	PJB	Project				Scale at A3:	Checked:	
				Mixed Use Development				1:100	PJB	
				37 Ogilvie Street				Project No.	Drawing No.	Revision
				Denman NSW 2328				23-024	A08	B

Project Status NOT FOR CONSTRUCTION

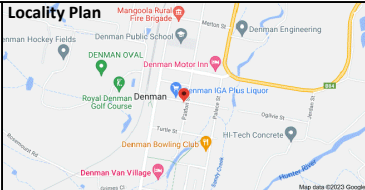
Lot No.	Sec. No.	Drawing Title	Date:	Drawn:	Approved
102	-	Building Elevations & Sections	February 23	PJB	PB
			Scale at A3:	Checked:	
			1:100	PJB	
			Project No.	Drawing No.	Revision
			23-024	A08	B




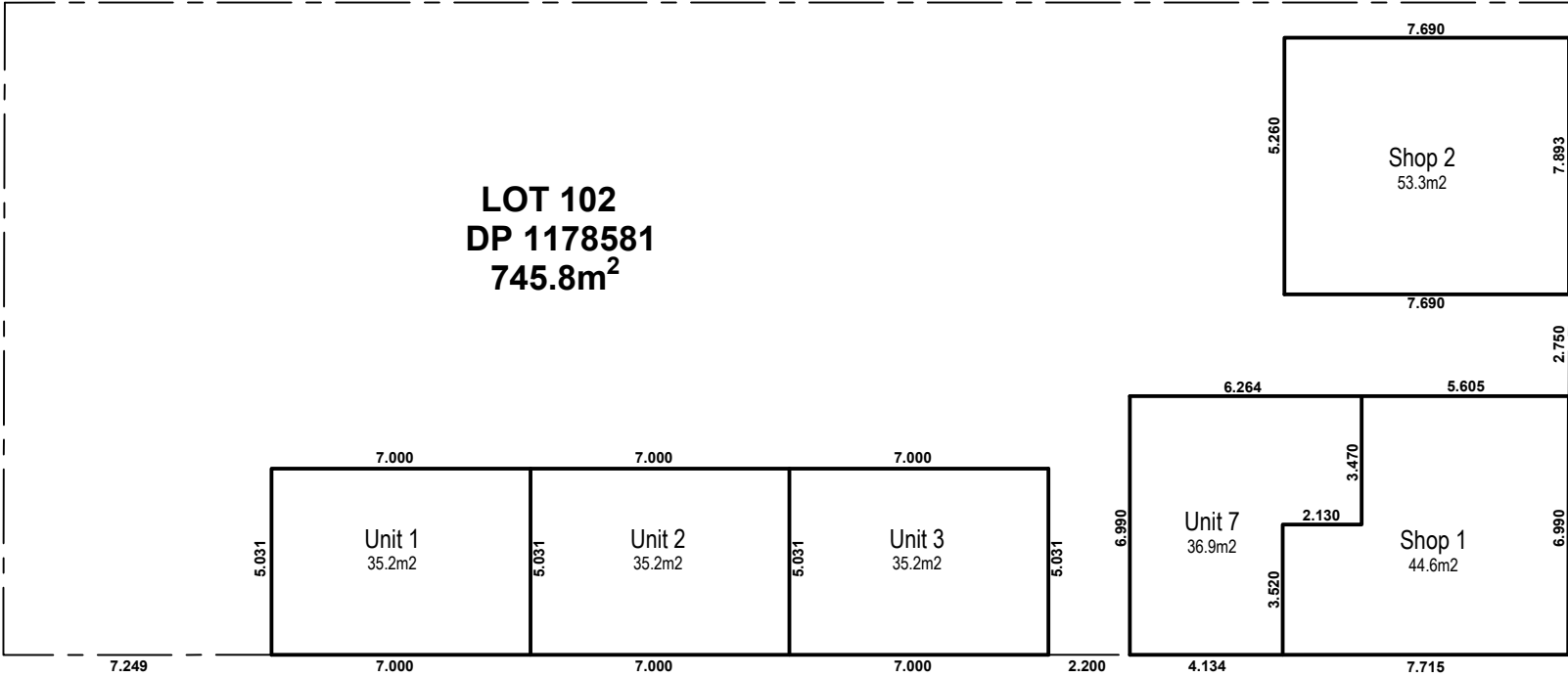
Artists Impressions



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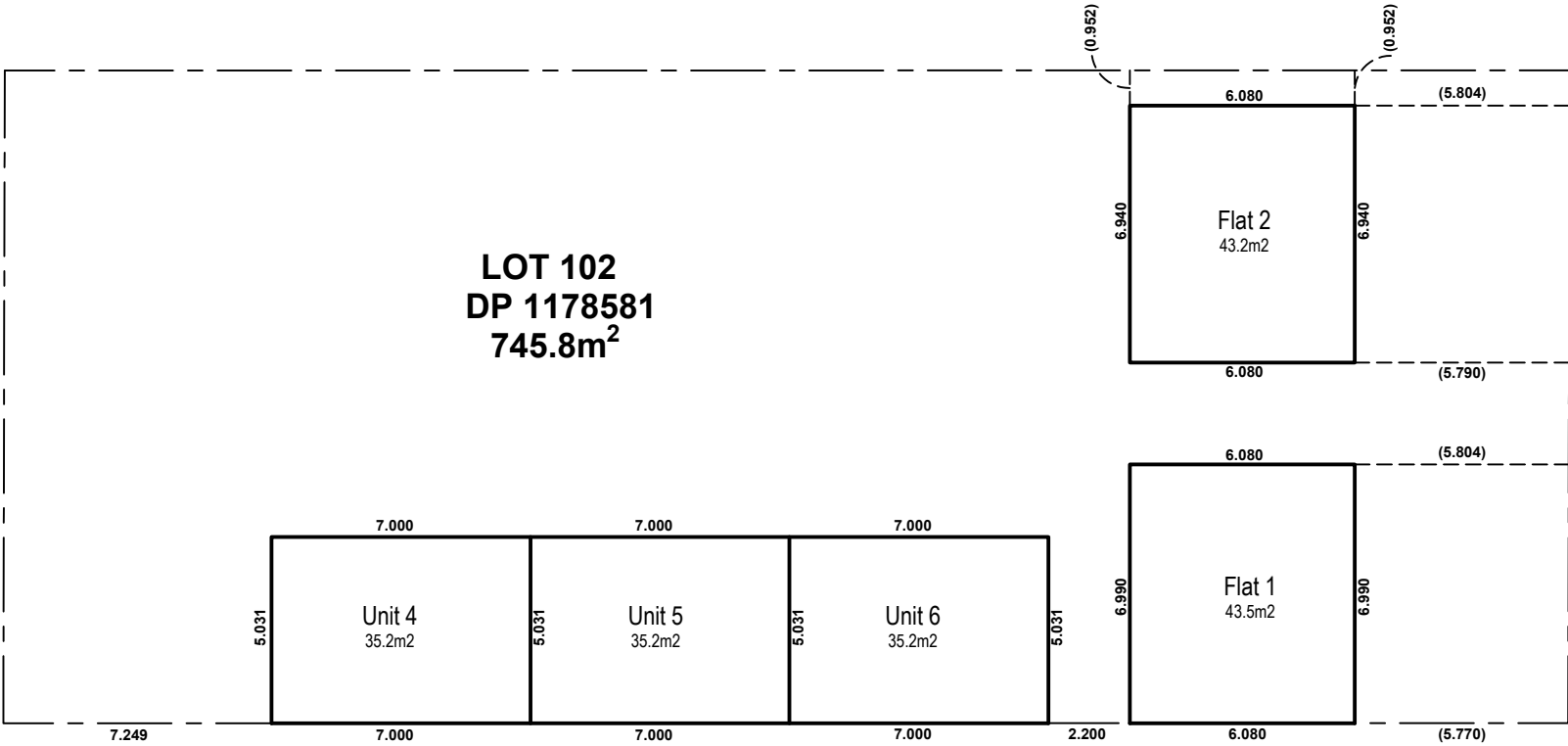


Rev		Description	Date	By	Client	Lot No.	Sec. No.	Drawing Title	Date:	Drawn:	Approved	
A		ISSUED FOR INFORMATION	26-4-23	PJB	Vanessa Green	102	-	Artist Impressions	February 23	PJB	PB	
B		ISSUED FOR DA	31-7-23	PJB					Scale at A3: 1:100	Checked: PJB		
						DP	1178581	ALWAYS use given dimensions in preference to scaled measurements. All sizes, dimensions and levels are to be checked and confirmed on site by builder prior to ordering materials or commencement of work. All materials & works are subject to the corresponding building specification. Report all errors and omissions immediately. If in doubt, ask for advice. Plans are NOT to be used for construction purposes unless noted 'FOR CONSTRUCTION' CAD Design & Draft Pty Ltd is the owner of copyright to all information shown on the plans. Plans must not be reproduced without the written consent of CAD Design & Draft Pty Ltd.	Project No.	Drawing No.		Revision
						Council						
Project Status		NOT FOR CONSTRUCTION			Denman NSW	2328	Muswellbrook			23-024	A09	B



Draft Strata Plan (Ground Floor)

SCALE 1:200



Draft Strata Plan (First Floor)

SCALE 1:200

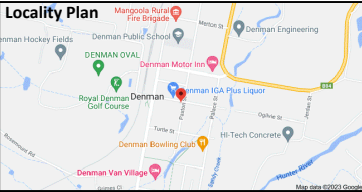


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Project Status		NOT FOR CONSTRUCTION		

Client	Vanessa Green
Project	Mixed Use Development
	37 Ogilvie Street
	Denman NSW 2328

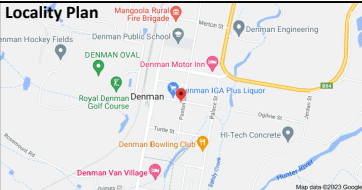
Lot No.	Sec. No.	Drawing Title
102	-	DRAFT Strata Plan
DP		<div>ALWAYS use given dimensions in preference to scaled measurements. All sizes, dimensions and levels are to be checked and confirmed on site by builder prior to ordering materials or commencement of work. All materials & works are subject to the corresponding building specification. Report all errors and omissions immediately. If in doubt, ask for advice. Plans are NOT to be used for construction purposes unless noted 'FOR CONSTRUCTION' CAD Design & Draft Pty Ltd is the owner of copyright to all information shown on the plans. Plans must not be reproduced without the written consent of CAD Design & Draft Pty Ltd.</div>
1178581		
Council		
Muswellbrook		
		<div><div>05mm25mm50mm ON ORIGINAL A31</div></div>

Date:	February 23	Drawn:	PJB	Approved
Scale at A3:	1:100	Checked:	PJB	PB
Project No.	23-024	Drawing No.	A10	Revision
				B

WINDOW SCHEDULE										
Refer to the BASIX certificate for specific requirements of all window frames and glass. BASIX certificate overrides ANY discrepancies between this schedule and final BASIX certificate.										
All sizes are nominal only and exact sizes are to be confirmed prior to ordering of any materials										
Window Number		Height	Width	Materials		Head Height	Window Type	Area		Comments
				Frame	Glazing					
SHOP 1										
WS	101	2100	2400			2400		5.04	m2	
WS	102	2100	2400			2400		5.04	m2	
WS	103	2100	2400			2400		5.04	m2	
WS	104	1500	1200			2300		1.80	m2	
WS	105	2100	2400			2300		5.04	m2	
SHOP 2										
WS	201	2100	2400			2400		5.04	m2	
WS	202	2100	2400			2400		5.04	m2	
WS	203	2100	2400			2400		5.04	m2	
WS	204	1500	1200			2300		1.80	m2	
WS	205	2100	2400			2400		5.04	m2	
WS	206	1500	1200			2300		1.80	m2	
PLANT ROOM										
WPR	01	600	1800			2100		1.08	m2	
UNIT 1										
WU	101	1500	1200			2300		1.80	m2	
WU	102	1500	1200			2300		1.80	m2	
WU	103	600	600			2100		0.36	m2	
WU	104	600	1800			2100		1.08	m2	
UNIT 2										
WU	201	1500	1200			2300		1.80	m2	
WU	202	1500	1200			2300		1.80	m2	
WU	203	600	600			2100		0.36	m2	
WU	204	600	1800			2100		1.08	m2	
UNIT 3										
WU	301	1500	1200			2300		1.80	m2	
WU	302	1500	1200			2300		1.80	m2	
WU	303	600	600			2100		0.36	m2	
WU	304	600	1800			2100		1.08	m2	
UNIT 4										
WU	401	1500	1200			2300		1.80	m2	
WU	402	600	1800			2100		1.08	m2	
WU	403	1500	1200			2300		1.80	m2	
UNIT 5										
WU	501	1800	1200			2300		2.16	m2	
WU	502	1800	1200			2300		2.16	m2	
WU	503	600	600			2100		0.36	m2	
WU	504	600	1800			2100		1.08	m2	
UNIT 6										
WU	601	1800	1200			2300		2.16	m2	
WU	602	1800	1200			2300		2.16	m2	
WU	603	600	600			2100		0.36	m2	
WU	604	600	1800			2100		1.08	m2	
UNIT 7										
WU	701	1800	1200			2300		2.16	m2	
WU	702	1800	1200			2300		2.16	m2	
WU	703	600	600			2100		0.36	m2	
WU	704	600	1800			2100		1.08	m2	
FLAT 1										
WF	101	1200	1000			2300		1.20	m2	
WF	102	1200	1000			2300		1.20	m2	
WF	103	600	1800			2100		1.08	m2	
WF	104	1800	1200			2300		2.16	m2	
WF	105	1800	1200			2300		2.16	m2	
FLAT 2										
WF	201	1200	1000			2300		1.20	m2	
WF	202	1200	1000			2300		1.20	m2	
WF	203	1500	1200			2300		1.80	m2	
WF	204	1500	1200			2300		1.80	m2	
WF	205	600	1800			2100		1.08	m2	
WF	206	600	1800			2100		1.08	m2	



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B	ISSUED FOR DA	31-7-23	PJB	
Project Status		NOT FOR CONSTRUCTION		

Client		Lot No.	Sec. No.	Drawing Title	Date:	Drawn:	Approved
Vanessa Green		102	-	Window & Door Schedules	February 23	PJB	PB
Project		DP	1178581	ALWAYS use given dimensions in preference to scaled measurements. All sizes, dimensions and levels are to be checked and confirmed on site by builder prior to ordering materials or commencement of work. All materials & works are subject to the corresponding building specification. Report all errors and omissions immediately. If in doubt, ask for advice. Plans are NOT to be used for construction purposes unless noted "FOR CONSTRUCTION" CAD Design & Draft Pty Ltd is the owner of copyright to all information shown on the plans. Plans must not be reproduced without the written consent of CAD Design & Draft Pty Ltd.	Scale at A3: 1:100	Checked: PJB	
Mixed Use Development					Project No.	Drawing No.	Revision
37 Ogilvie Street		Council					
Denman NSW	2328	Muswellbrook			23-024	A11	B