Mixed Use Development

37 Ogilvie Street Denman NSW 2328



Localit	y Plan Mangoola Rural 🖓	62
enman Hockey		Openiman Engineering
x /	O DENMAN OVAL	1 Starten
	Denman Motor Inn 🖓	
	Royal Denman Denman Wennan IGA	Plus Liquor
	Golf Course	Oghrie St.
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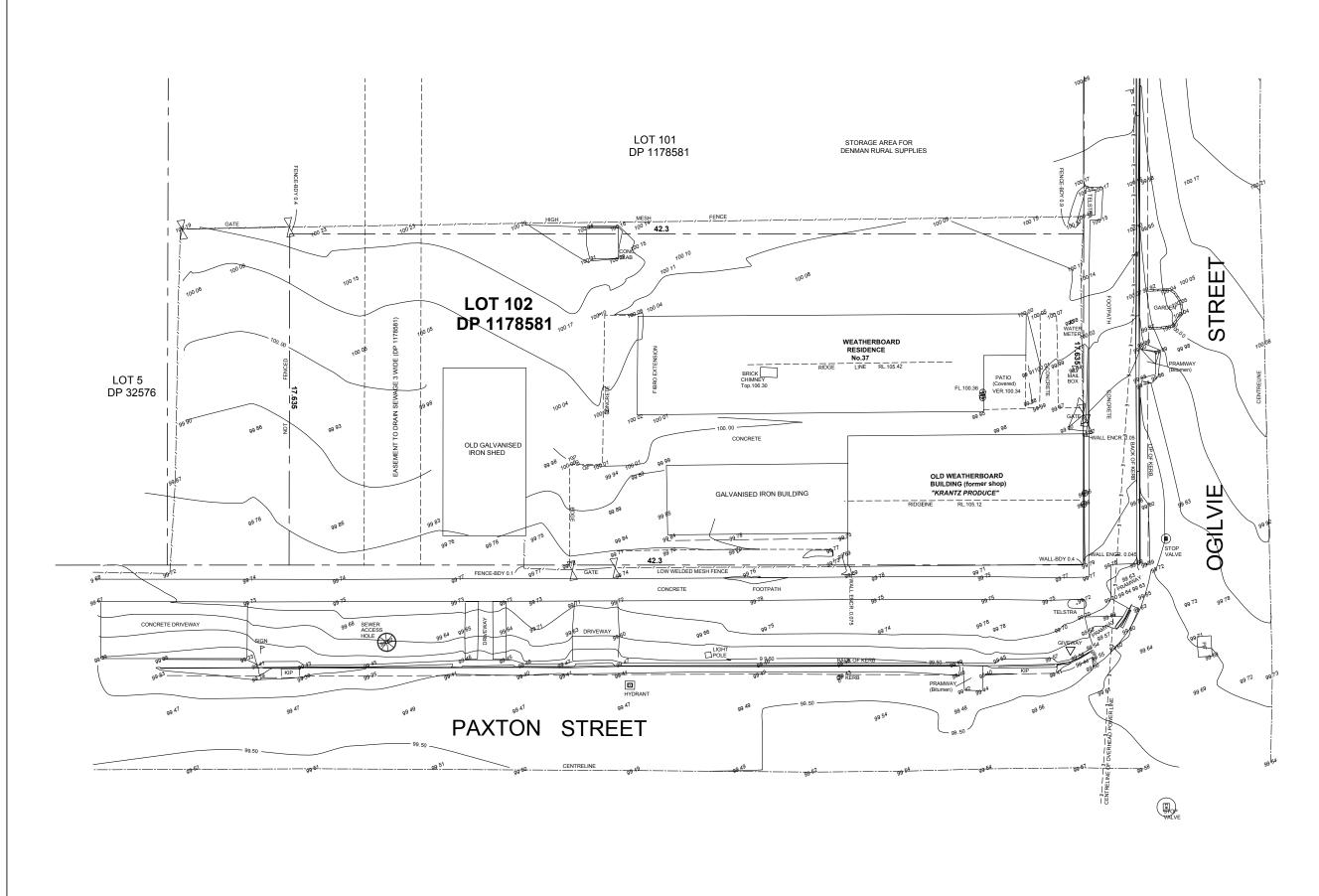
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Drawing No.

A02

Revision

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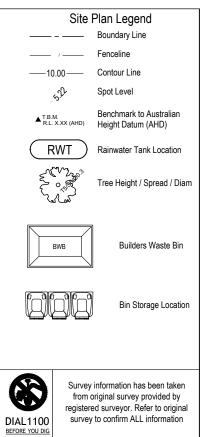


Site Analysis Plan

Scale 1:200

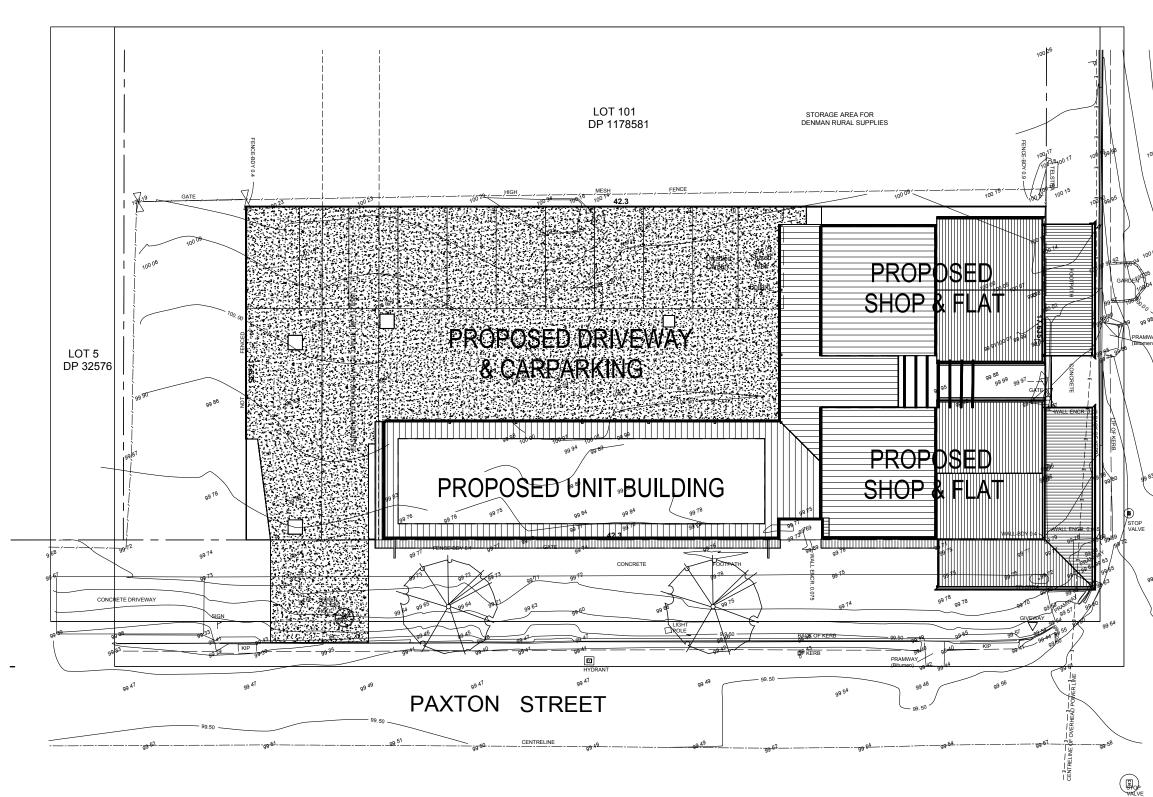


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enman Hockey Fields Denman Public School 😜	1	A I	SSUED FOR INFORMATION	26-4-23	PJB				- °	February 23	PJB	
Denman oval		BI	SSUED FOR DA	31-7-23	PJB	Vanessa Green	102	-	Site Analysis Plan	1 '	Checked:	PB
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Royal Denman Denman Vennan IGA Plus Liquor						Mixed Use Development			to ordering materials or commencement of work.	1:100	PJB	
Gon Course	-41					· ·	1178	581	All materials & works are subject to the corresponding building specification. Report all errors and omissions immediately. If in doubt, ask for advice.	Project No.	Drawing No.	Revision
Denman Rowling Club						37 Ogilvie Street	Cou	ncil	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.			_
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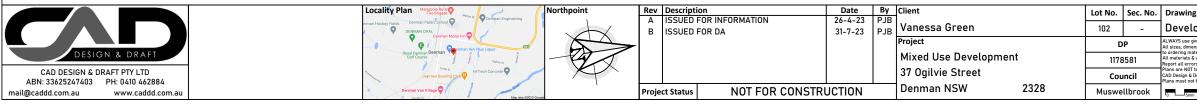


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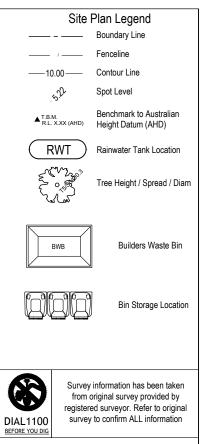


Development Site Plan

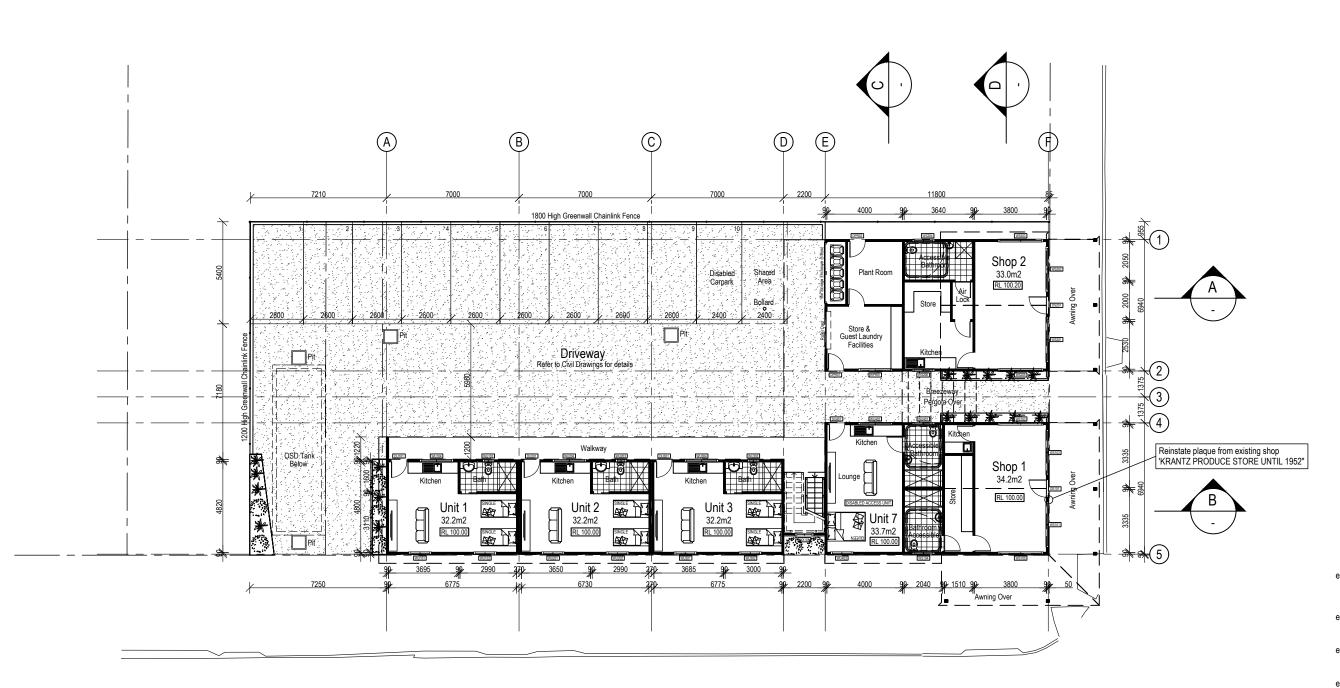
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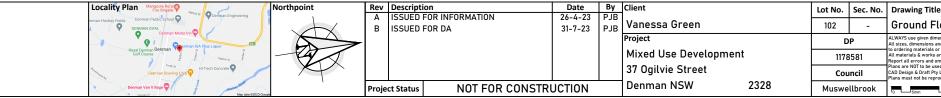


FLOOR ARE	A CALCULATIONS
SITE AREA	745.8 m ² 34.2 m ²
SHOP 1 SHOP 2	34.2 m ⁻ 33.0 m ²
UNIT 1	32.2 m ²
UNIT 2	32.2 m ² 32.2 m ²
UNIT 3 UNIT 4	32.2 m ⁻ 32.2 m ²
UNIT 5	32.2 m ²
UNIT 6	32.2 m ²
UNIT 7	33.7 m ²
FLAT 1	39.4 m ²
FLAT 2	39.4 m ²
TOTAL	372.9 m ²
FLOOR SPACE RATIO (FSR)	0.500:1

Ground Floor Plan

SCALE 1:200





Floor F	Plan Legend
7777,	Reinforced Blockwork Wall
	Brickwork Wall
	Brick Veneer Wall
	Cavity Brick Wall
44433	Concrete Wall
	Framed Wall
WG01	Door / Window Tag (Refer Schedule)
RL 10.000	Proposed Floor Level (Refer Survey for Datum)
Bathroom 🧹	Indicates Room Use
Tiles <	Indicates Floor Finish
	Roof Pitch
Abbr	eviations
3a Bath	n Joint oning Duct e (1000 High min.)

ва	Bath
Bal	Balustrade (1000 High min.)
Be	Bench
BW(F)	Brickwork Wall (Face)
BW(R)	Brickwork Wall (Rendered)
CBD	Cupboard
CK/O	Cooktop / Oven
CRS	Colorbond Roof Sheeting
CWS	Colorbond Wall Sheeting
DEB	Dropped Edge Beam to engineers details
DP	Downpipe Location
Dr	Clothes Dryer
DW	Dishwasher
Fr	Fridge
FW	Floor Waste
LWC	Lightweight Cladding
Mi	Wall Mirror
OHC	Overhead Cupboard
PF	Pad Footing to engineers details
RT	Roof Tiles
RWT	Rainwater Tank
RW	Retaining Wall to Engineers Details
SA	Smoke Alarm to BCA Requirements
SC	Structural Column (To engineers details)
SHR	Shower
SH	Shelves (SHx1 = 1 Shelf)
Si	Sink
T	Tub
TRH	Toilet Roll Holder
V	
ŴМ	Vanity Washing Machine
V V IVI	Washing Machine

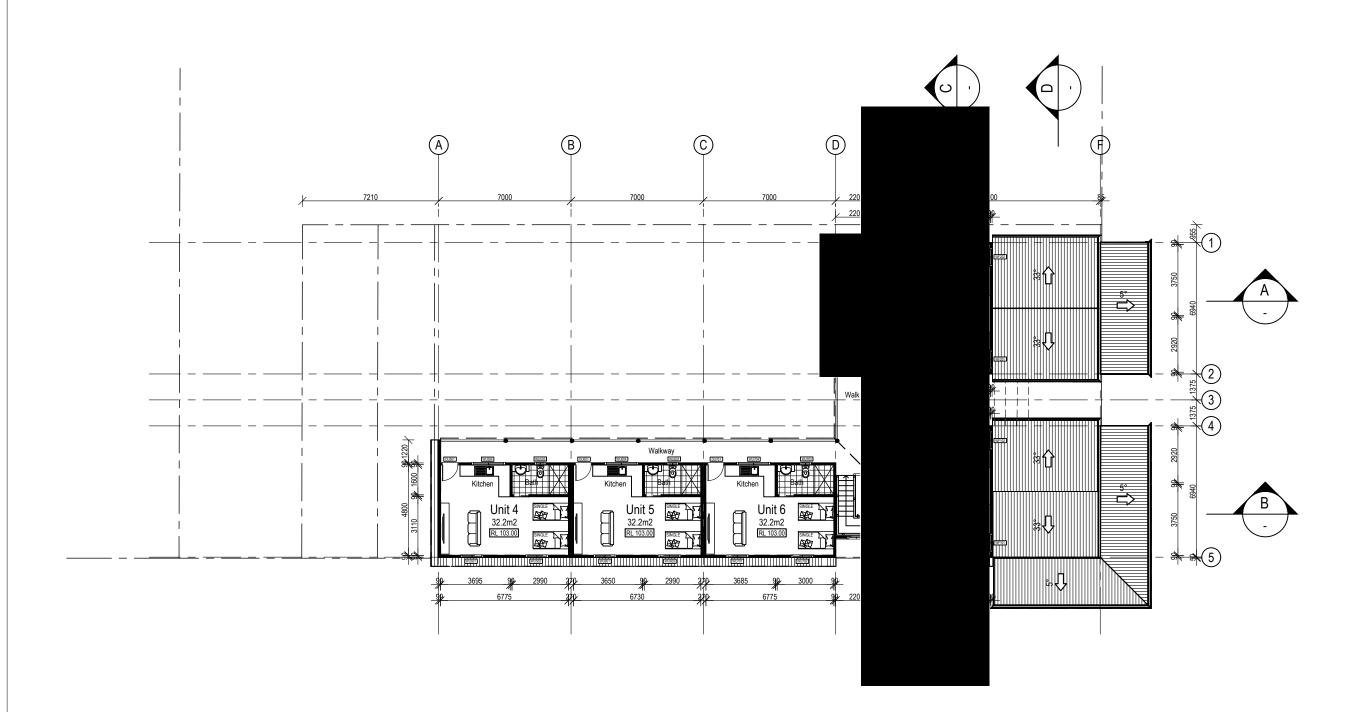
Wall Legend

- e.LB EXISTING STUD WALL WITH LINEAL CLADDING TO EXTERIOR. PLASTERBOARD TO INTERIOR.
- e.PB EXISTING STUD WALL WITH PLASTERBOARD EACH SIDE
- e.BV(F) EXISTING BRICK VENEER WALL FACE BRICK FINISH
- e.BV(R) EXISTING BRICK VENEER WALL RENDERED FINISH
- N.LB NEW STUD WALL WITH LINEAL CLADDING TO EXTERIOR. PLASTERBOARD TO INTERIOR.
- N.PB NEW STUD WALL WITH PLASTERBOARD EACH SIDE
- N.BV(F) NEW BRICK VENEER WALL FACE BRICK FINISH
- W.BV(R) NEW BRICK VENEER WALL RENDERED FINISH

Termite Prevention Measures

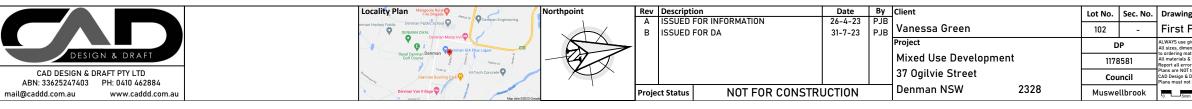
PROVIDE APPROVED TERMITE BARRIERS AND ENSURE CONSTRUCTION COMPLIES WITH REQUIREMENTS OF AS 3660.1 - 2014

	WITH REQUIR	EMENTS OF AS 3660	.1 - 2014	
g Title	Date:	Drawn:	Approved	
nd Floor Plan	February 23 Scale at A3:	PJB Checked:	PB	
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First Floor Plan

SCALE 1:200



	Floor F	Plan Legend
7777	-	Reinforced Blockwork Wall
	Z	Brickwork Wall
	Z	Brick Veneer Wall
	Ē	Cavity Brick Wall
<u> 1</u> 00.35	5	Concrete Wall
	-	Framed Wall
WG01		Door / Window Tag (Refer Schedule)
RL 10.00	0	Proposed Floor Level (Refer Survey for Datum)
Bathro	om∠	Indicates Room Use
Tiles	\leftarrow	 Indicates Floor Finish
$\sqrt{\frac{2}{2}}$		Roof Pitch
AJ ACD Ba Bal BW(R) CBD CK/O CRS CWS DEB DP Dr DR Fr FW LWC Mi OHC PFT RWT RWT RWT RWT RWT RWT SA SC SHH Si T TH	Bath Balustrad Bench Brickwork Cupboarc Colorbonc Colorbonc Colorbonc Downpipe Clothes D Dishwash Fridge Floor Waz Lightweig Wall Mirrc Overheac Pad Footi Roof Tilet Rainwate Retaining Smoke Al Structural	tioning Duct e (1000 High min.) : Wall (Face) : Wall (Rendered) d Oven d Roof Sheeting d Wall Sheeting Edge Beam to engineers details e Location hyrer eer ste ht Cladding or f Cupboard ing to engineers details s r Tank Wall to Engineers Details arm to BCA Requirements I Column (To engineers details) SHx1 = 1 Shelf)
V WM	Vanity Washing	

Wall Legend

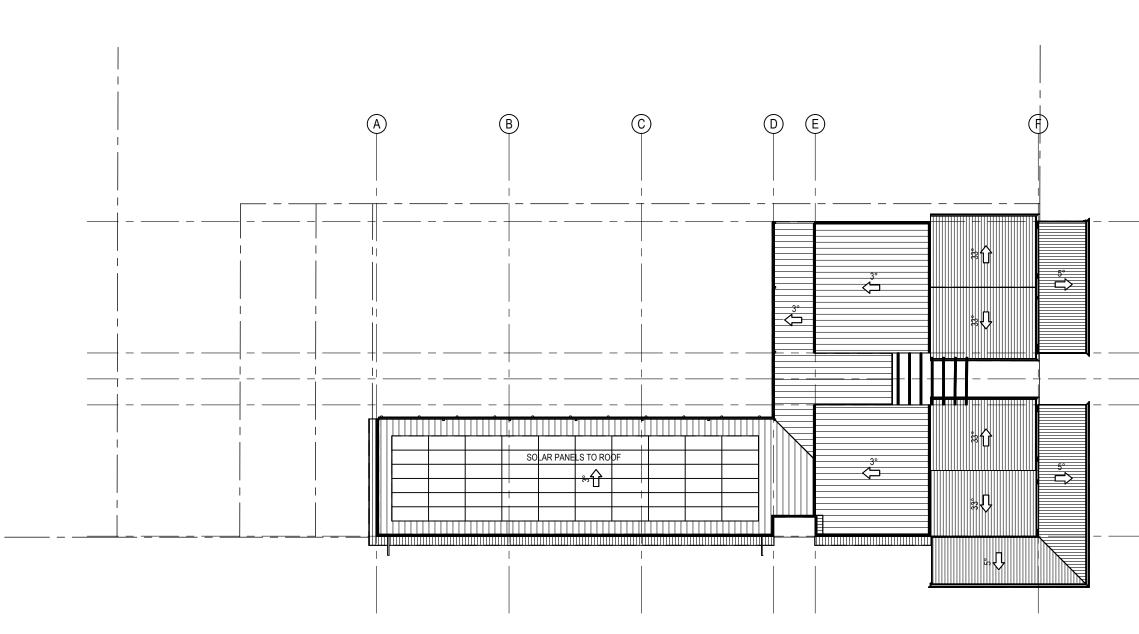
EXISTING STUD WALL WITH LINEAL CLADDING TO EXTERIOR. PLASTERBOARD TO INTERIOR. e.LB

- EXISTING STUD WALL WITH PLASTERBOARD EACH SIDE e.PB
- EXISTING BRICK VENEER WALL FACE BRICK FINISH e.BV(F)
- EXISTING BRICK VENEER WALL RENDERED FINISH e.BV(R)
- NEW STUD WALL WITH LINEAL CLADDING TO EXTERIOR. PLASTERBOARD TO INTERIOR. N.LB
- NEW STUD WALL WITH PLASTERBOARD EACH SIDE N.PB
- N.BV(F) NEW BRICK VENEER WALL FACE BRICK FINISH
- W.BV(R) NEW BRICK VENEER WALL RENDERED FINISH

Termite Prevention Measures

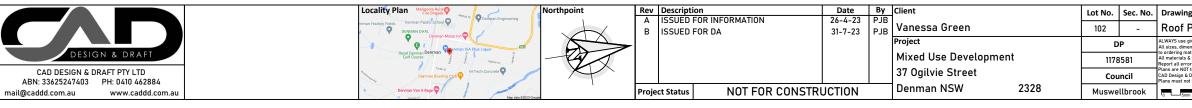
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an	February 23	PJB	חח
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SCALE 1:200



Roof Plan Legend

$\sqrt{\frac{2^{\circ}}{2^{\circ}}}$	Roof Pitch
EG	Colorbond Eaves Gutter
BG	Colorbond Box Gutter
PW	Parapet Wall
BC	Colorbond Barge Capping
CRS	Colorbond Roof Sheeting

-(1)

2 3 4

-(5)

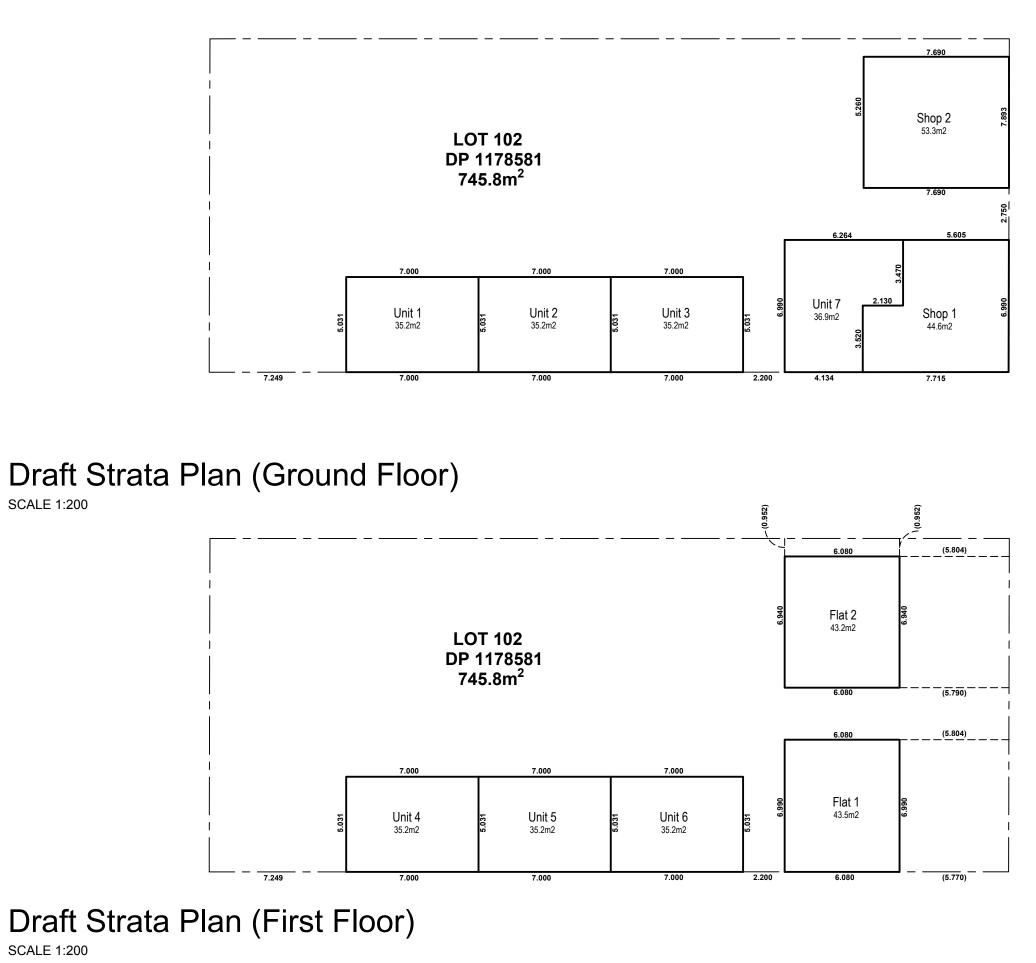
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DESIGN & DRAFT	Royal Deman Detman School Ray 2			Ī	Project	DF	,	ALWAYS use given dimensions in preference to scaled measurements. All sizes, dimensions and levels are to be checked and confirmed on site by builder prior to ordering materials or commencement of work.	Scale at A3: 1:100	Checked: PJB	FD
CAD DESIGN & DRAFT PTY LTD	Golf Course Turns of Hit Turns of Courses				Mixed Use Development 37 Ogilvie Street	1178	581	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'	Project No.	Drawing No.	Revision
ABN: 33625247403 PH: 0410 462884	Demma Bowling Cito				Denman NSW 2328	Cour	ncil	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.	23-024	A10	B
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WINDOW SCHEDULE						DOOR SCHEDULE													
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Window Number	Height	Width	Frame	Glazing	Height Window Type	A	ea	Comments	Door Number	Height	Width	Frame	Glazing Hei	ght	Door Type	Area		Comments	
WS 101	2100	2400			SHOP 1 2400	5.04	m2		DS 101	2100	920		210	SHOP 1		1.93 m2			
WS 101 WS 102	2100	2400			2400	5.04	m2		03 101	2100	320		210	SHOP 2		1.55 1112			
WS 103	2100	2400			2400	5.04	m2		DS 201	2100	920		210			1.93 m2			
WS 104 WS 105	1500 2100	1200 2400			2300 2300	1.80 5.04	m2 m2		DPR 01	2100	920		P 210	LANT ROON	1	1.93 m2			
W3 103	2100	2400		1	SHOP 2	5.04	1112		DPR 01	2100	920		210			1.93 m2			
WS 201	2100	2400			2400	5.04								UNIT 1		· · ·	I		
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WS 204	1500	1200			2300	1.80	-		DU 201	2100	920		210			1.93 m2			
WS 205	2100	2400			2400	5.04	m2					I I		UNIT 3					
WS 206	1500	1200			2300 PLANT ROOM	1.80	m2		DU 301	2100	920		210	UNIT 4		1.93 m2			
WPR 01	600	1800			2100	1.08	m2		DU 401	2100	920		210			1.93 m2			
					UNIT 1									UNIT 5			[
WU 101 WU 102	1500 1500	1200 1200			2300 2300	1.80 1.80	-		DU 501	2100	920		210	UNIT 6		1.93 m2			
WU 103	600	600			2100	0.36	-		DU 601	2100	920		210			1.93 m2			
WU 104	600	1800			2100	1.08	m2							UNIT 7]
WU 201	1500	1200			UNIT 2 2300	1.80	m2		DU 701	2100	920		210	FLAT 1		1.93 m2	1		
WU 202	1500	1200			2300	1.80			DF 101	2100	920		210			1.93 m2			
WU 203	600	600			2100	0.36	m2							FLAT 2					
WU 204	600	1800			2100 UNIT 3	1.08	m2		DF 201	2100	920		210	00		1.93 m2			
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WU 302	1500	1200			2300	1.80													
WU 303 WU 304	600 600	600 1800			2100 2100	0.36	m2 m2												
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WU 401	1500	1200			2300	1.80	-												
WU 402 WU 403	600 1500	1800 1200			2100 2300	1.08 1.80	m2 m2												
	1000	1200			UNIT 5	1.00													
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WU 504	600	1800			2100	1.08	m2												
					UNIT 6														
WU 601 WU 602	1800 1800	1200 1200			2300 2300	2.16 2.16	m2 m2												
WU 603	600	600			2100	0.36	m2												
WU 604	600	1800			2100	1.08	m2												
WU 701	1800	1200			UNIT 7 2300	2.16	m2												
WU 702	1800	1200			2300	2.10	m2												
WU 703	600	600			2100	0.36	m2												
WU 704	600	1800			2100 FLAT 1	1.08	m2												
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WF 102	1200	1000			2300	1.20	m2												
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WF 205	600	1800			2100	1.08	m2												
WF 206	600	1800			2100	1.08	m2	Rev Description	Date	e By Ci	ient		Lot No. Sec. No	Drowin	Title		Date:	Drawn:	Approved
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					Denman Motor Inn CVL	us Liquor			31-7-2	Pr	oject		DP	ALWAYS use giv All sizes dimension	en dimensions in preferenc	to scaled measurements. ecked and confirmed on site by bui	Scale at A3:	Checked: PJB	PB
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mail@caddd.com.au	www.ca	iddd.com.au			ooner G	Point	Asp cists 62023 Google	Project Status NOT FOR	CUNSTRUCTION		5	2020	Muswellbrook	1 ₀ 5mm		25mm 50mm ON OF	IGINAL A3		

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	A	ISSUED FOR INFORMATION	26-4-23	PJB				•	February 23	PJB	
	в	ISSUED FOR DA	31-7-23	PJB	Vanessa Green	102	-	Window & Door Schedules	C	Checked:	PB
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					Mixed Lles Development		to ordering materials or commencement of work.		1:100	PJB	
					Mixed Use Development	1178		All materials & works are subject to the corresponding building specification. Report all errors and omissions immediately. If in doubt, ask for advice.	Project No.	Drawing No.	Revision
					37 Ogilvie Street	Cou	ıncil	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.		Ű	D
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