PROPOSED WORKERS ACCOMODATION

LOT 01 DP1068339 10 OGILVIE STREET DENMAN NSW 2328

	DRAWING SCHEDULE
Sheet Number	Sheet Name

A000	COVERPAGE
A001	SITEPLAN
A100	FLOOR PLANS
A101	ROOF PLAN
A300	ELEVATIONS
A301	ELEVATIONS
A400	SECTION
A500	3D VIEW
A501	PHOTOS
A800	NOTIFICATION PLAN





10 OGILVIE STREET DENMAN 2328 Address:

Lot/Section /Plan No:

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. 21-4-2023)

Height Of Building 8.5 m 0.5:1 Floor Space Ratio Minimum Lot Size 750 m²

Heritage Denman Residential Heritage Conservation Area Significance:

Royal Hotel Significance: Local

Land Reservation Acquisition

Foreshore Building Line

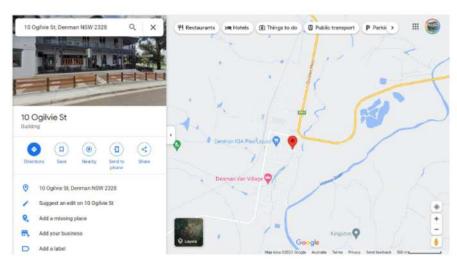
Detailed planning information

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)

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LOCATION PLAN 01



LOCATION PLAN 02

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PALACE STREET



PROPOSED WORKERS ACCOMODATION SITE PLAN FLOOR PLAN

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REV: 2 **DATE:** 03.01.2023 CLIENT: MARK ZIZZA SHEET TITLE: SITEPLAN ISSUED BY: HW ISSUED TO: CLIENT ADDRESS: LOT 01 DP1068339 OGILVIE STREET DENMAN NSW 2328 SHEET NUMBER: A001 DESCRIPTION OF CHANGES JOB NUMBER: 2016001 FOR APPROVALS DRAWN: PLAY DESIGN STUDIO DATE DRAWN: APRIL 2022 CHECKED: PLAY **SCALE:** 1:300 ISSUE: 2

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PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignsutdio.com.au WEB: www.playdesignstudio.com.au





FOR APPROVALS

OGILVIE STREET



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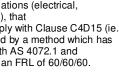
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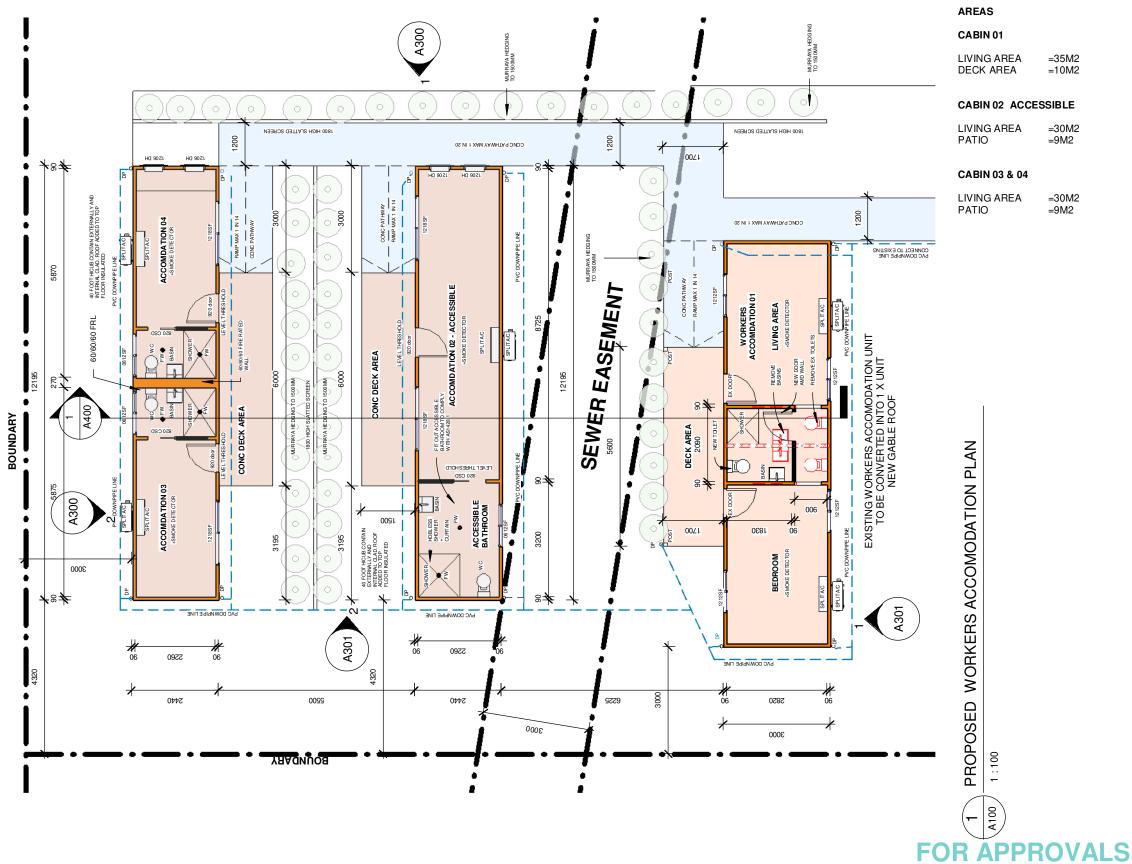
In accordance with Specification 5 of the BCA, the walls between SOU's require FRL 60/60/60. The wall is to extend to the underside of the roof covering or the ceiling that is immediately below the roof and has a resistance to the incipient spread of fire of not less than 60 minutes.

In addition, any service installations (electrical, plumbing, air-conditioning etc), that penetrates the wall must comply with Clause C4D15 (ie. The penetrations are protected by a method which has been tested in accordance with AS 4072.1 and AS 1530.4 and has achieved an FRL of 60/60/60.

ACOUSTIC

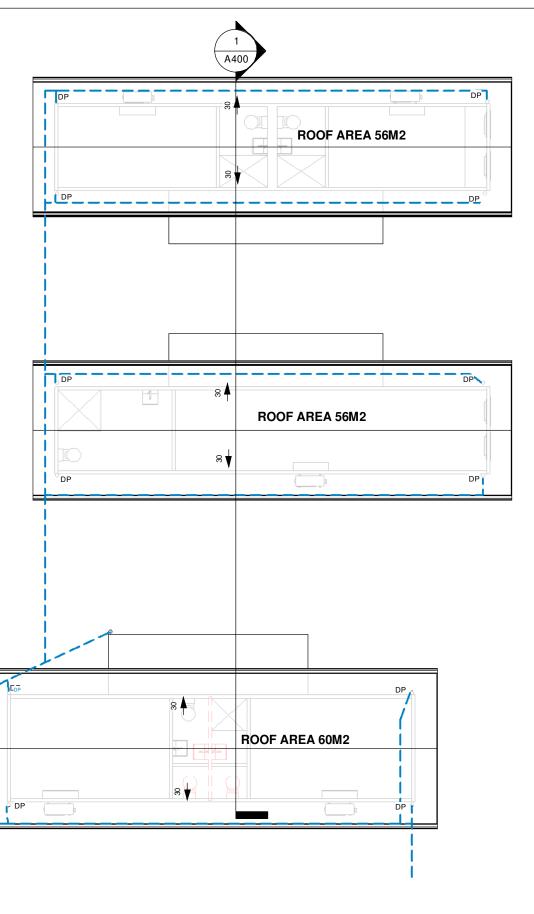
In accordance with Clause F7D6 of the BCA requires sound insulation betweenunits of an Rw+Ctr rating of not less than 50. F7D6 requires internal services of the bathrooms, that serves or passes through more than one sole-occupancy unit, to have an Rw+Ctr rating of not less than 25.





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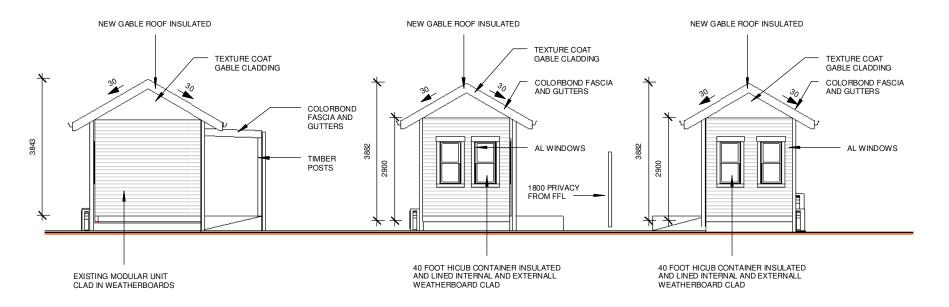


PROPOSED ROOF PLAN 1:100

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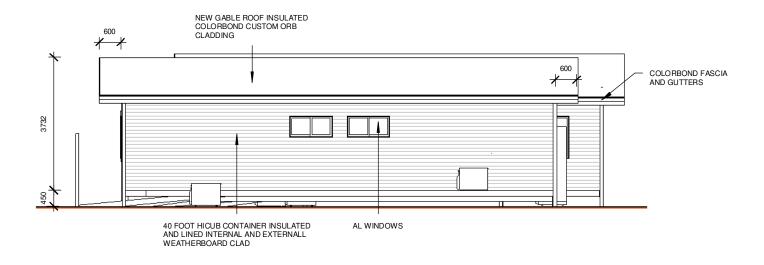




WORKERS ACCOMODATION EAST ELEVATION

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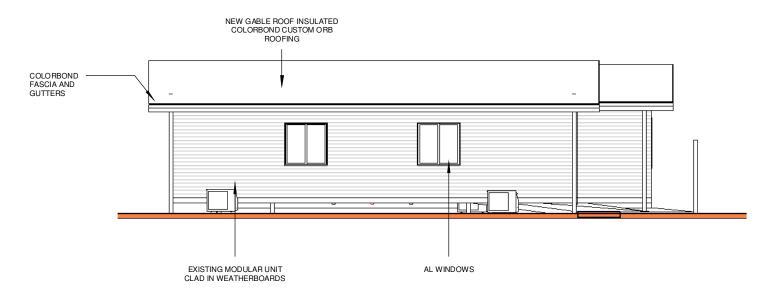
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WORKERS ACCOMODATION NORTH ELEVATION

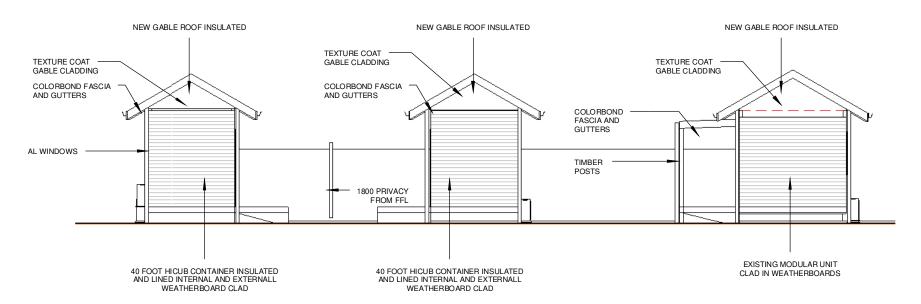
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WORKERS ACCOMODATION SOUTH ELEVATION

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WORKERS ACCOMODATION WEST ELEVATION

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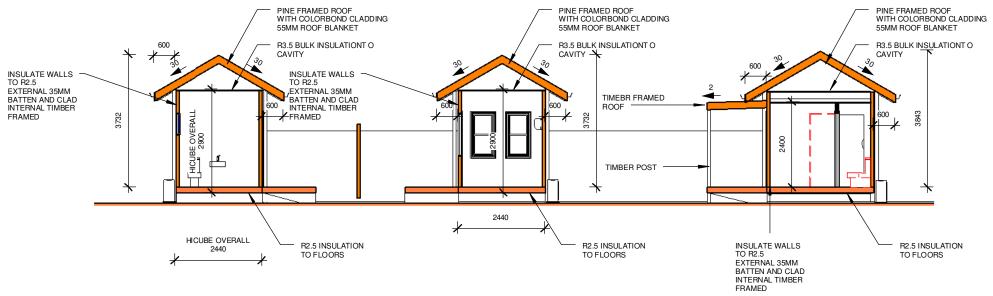
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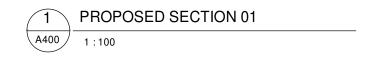
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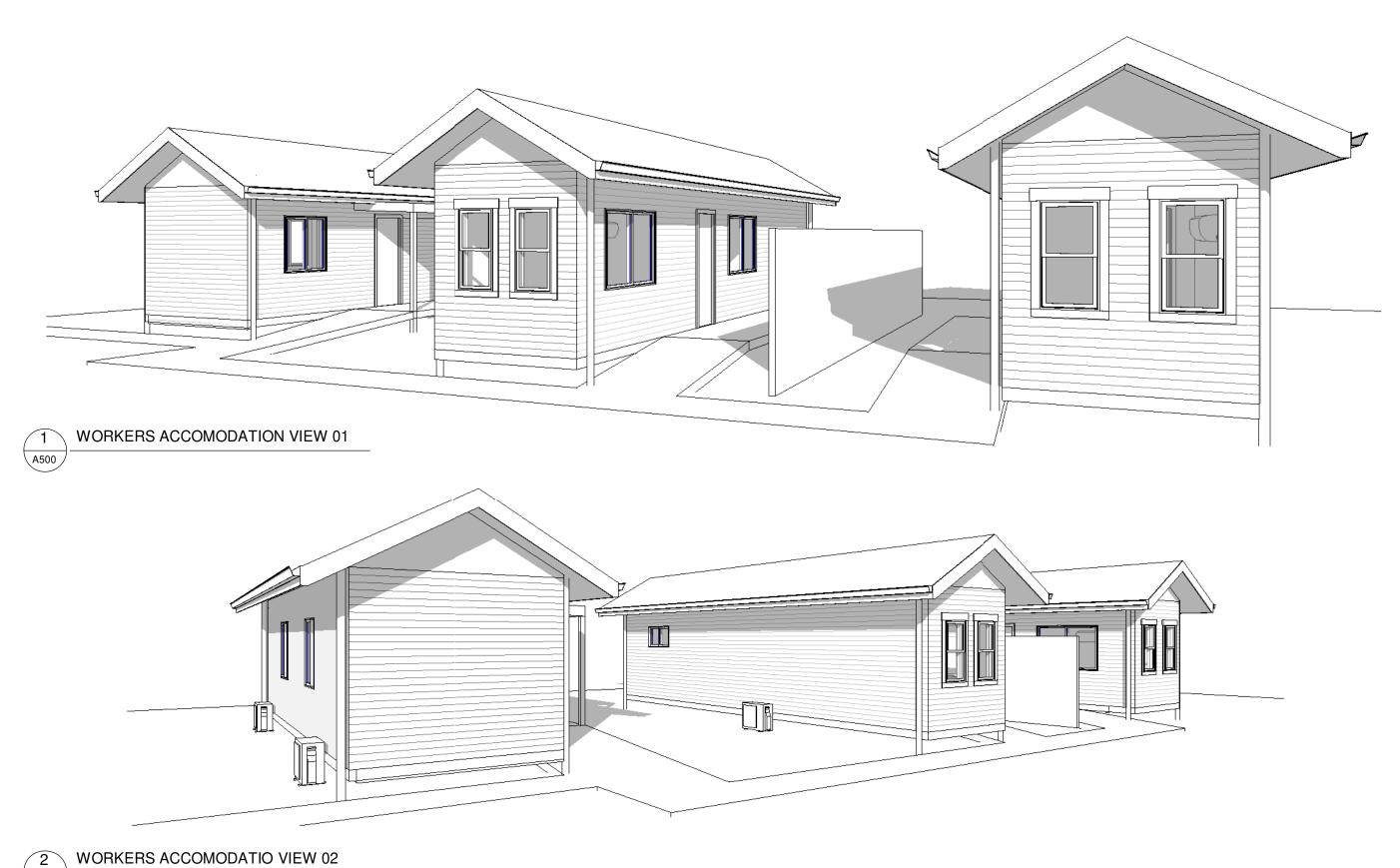
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EXISTING RELOCATABLE WORKERS ACCOMODATION ADDITIONAL ROOF TO BE ADDED

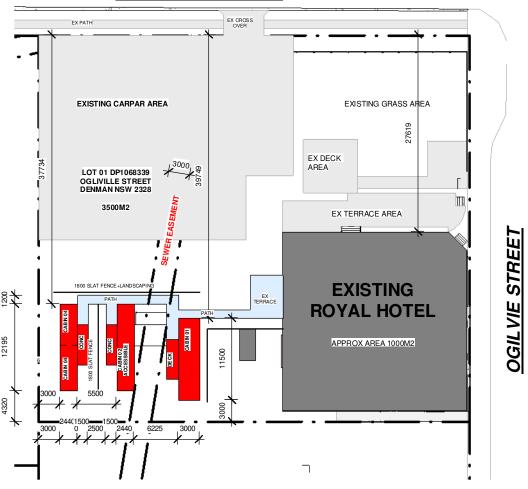
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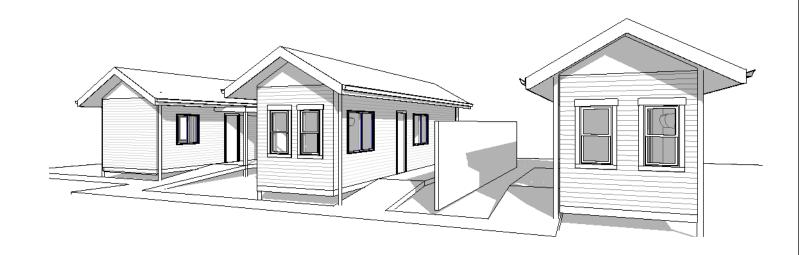


PROPOSED WORKERS ACCOMODATION SITE PLAN FLOOR PLAN NOTIFICATION PLAN

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WORKERS ACCOMODATION VIEW 01 Copy 1

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