


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



Property Report

10 OGILVIE STREET DENMAN 2328



Property Details

Address: 10 OGILVIE STREET DENMAN 2328
Lot/Section: 2/-/DP1277745
Plan No:
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. 21-4-2023)
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

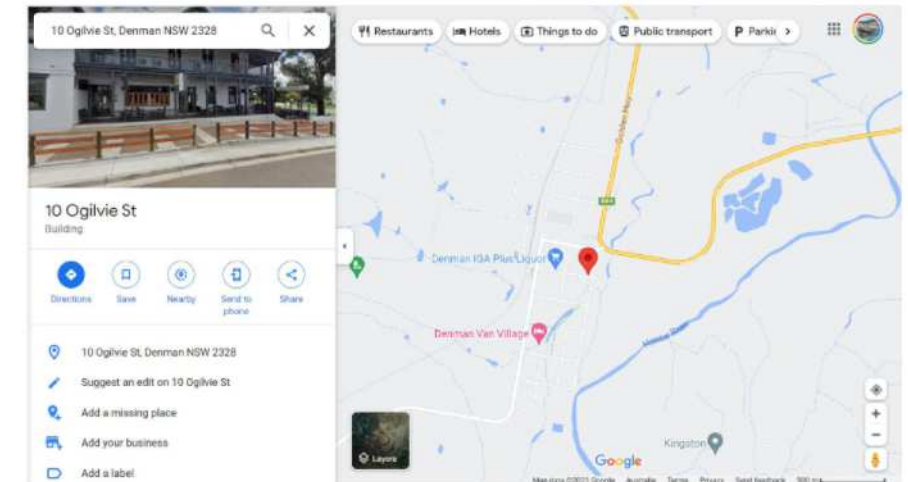
Detailed planning information

State Environmental Planning Policies which apply to this property

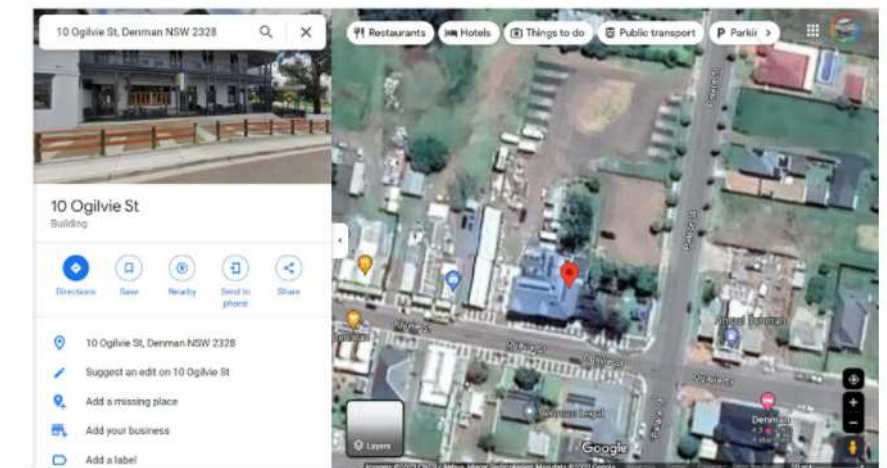
State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

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

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LOCATION PLAN 01



LOCATION PLAN 02

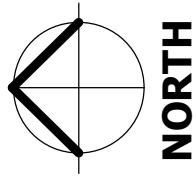
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REV: 2	DATE: 03.01.2023	CLIENT: MARK ZIZZA	SHEET TITLE: COVERPAGE	PLAY DESIGN STUDIO LET'S GET STARTED!! PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: LOT 01 DP1068339 OGILVIE STREET DENMAN NSW 2328	SHEET NUMBER: A000	
DESCRIPTION OF CHANGES			JOB NUMBER: 2016001	
FOR APPROVALS		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: APRIL 2022	
		CHECKED: PLAY	SCALE: ISSUE: 2	

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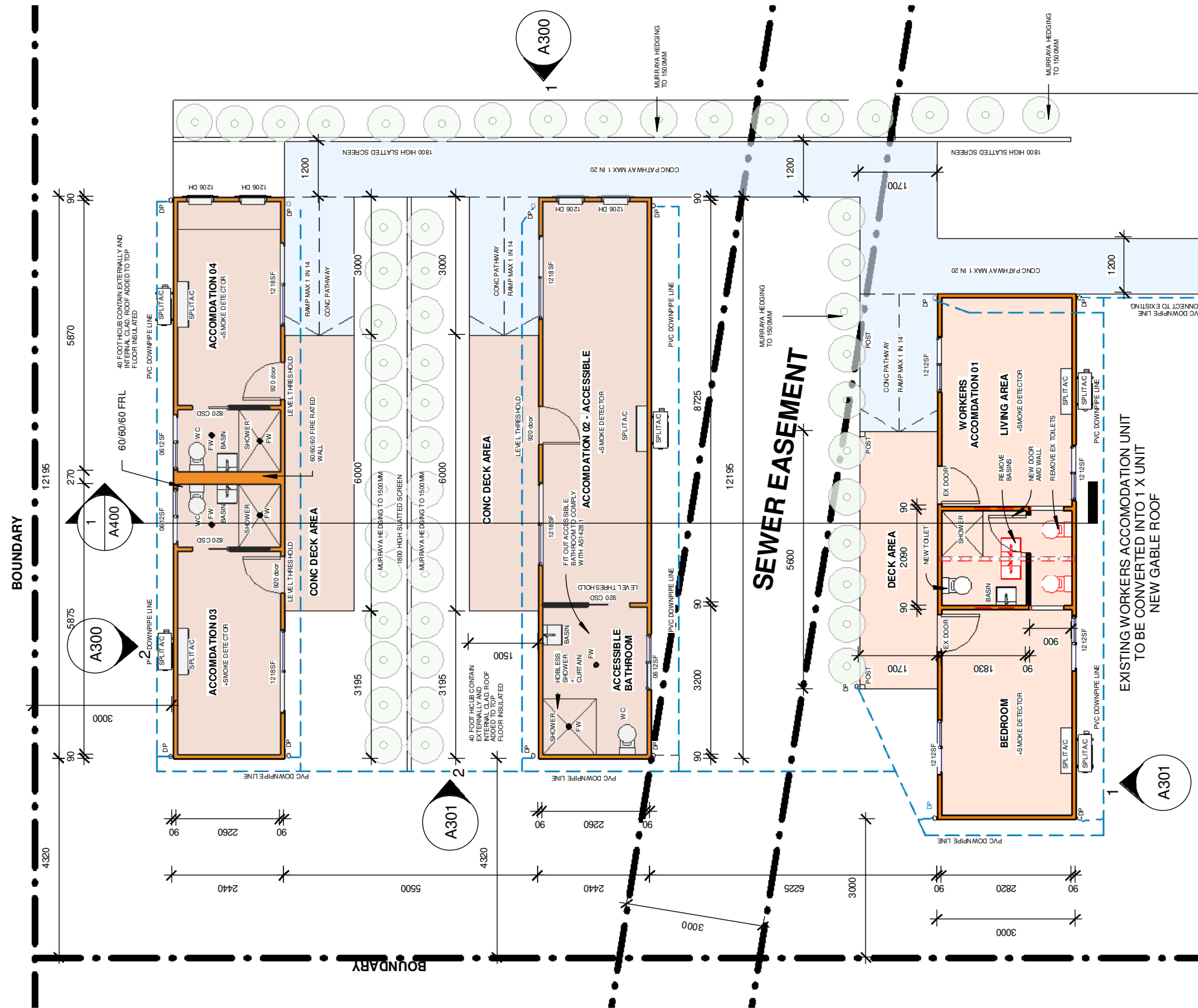
FIRE

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 between units 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.



AREAS

CABIN 01

LIVING AREA =35M2
DECK AREA =10M2

CABIN 02 ACCESSIBLE

LIVING AREA =30M2
PATIO =9M2

CABIN 03 & 04

LIVING AREA =30M2
PATIO =9M2

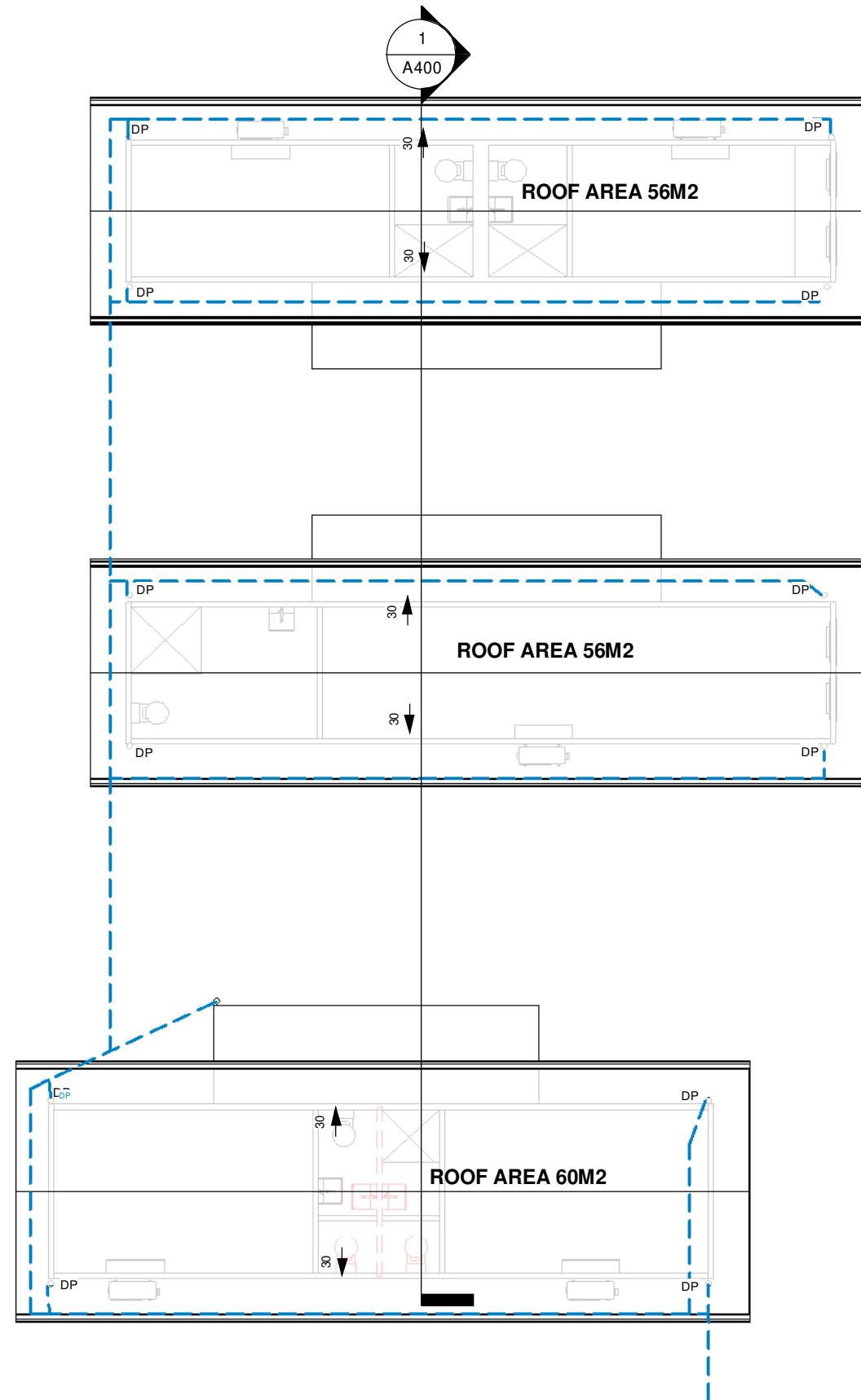
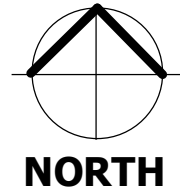
1 PROPOSED WORKERS ACCOMODATION PLAN

1 : 100

1 A100

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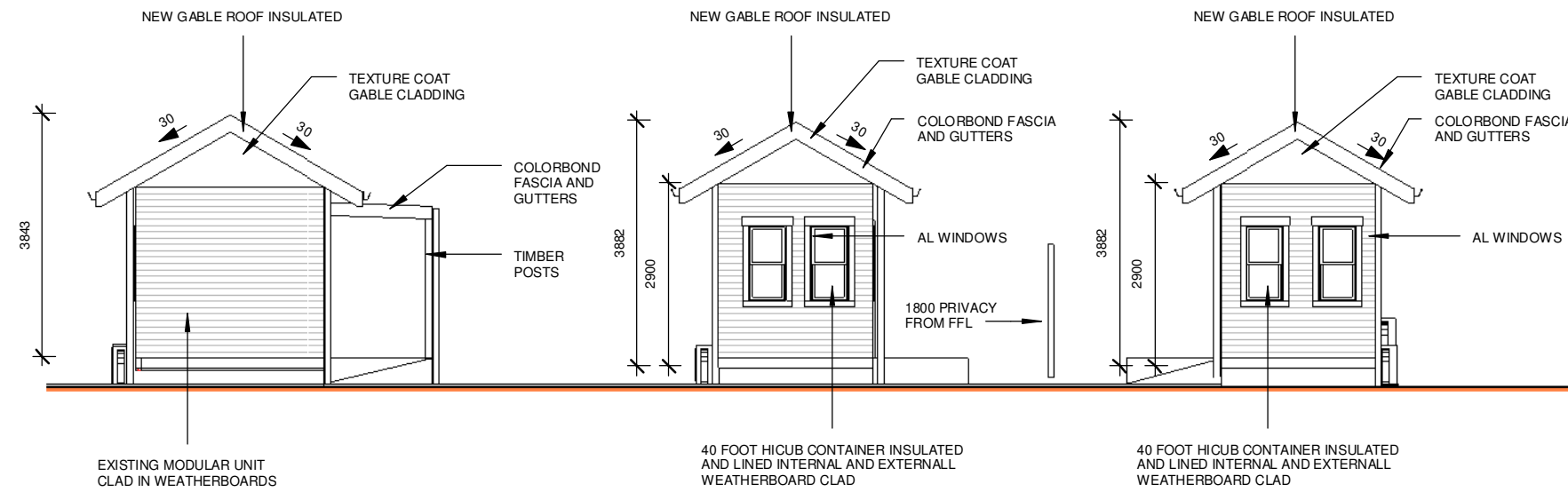
REV: 2	DATE: 03.01.2023	CLIENT: MARK ZIZZA	SHEET TITLE: FLOOR PLANS	PLAY DESIGN STUDIO LET'S GET STARTED!! PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: LOT 01 DP1068339 OGILVIE STREET DENMAN NSW 2328	SHEET NUMBER: A100	
DESCRIPTION OF CHANGES			JOB NUMBER: 2016001	
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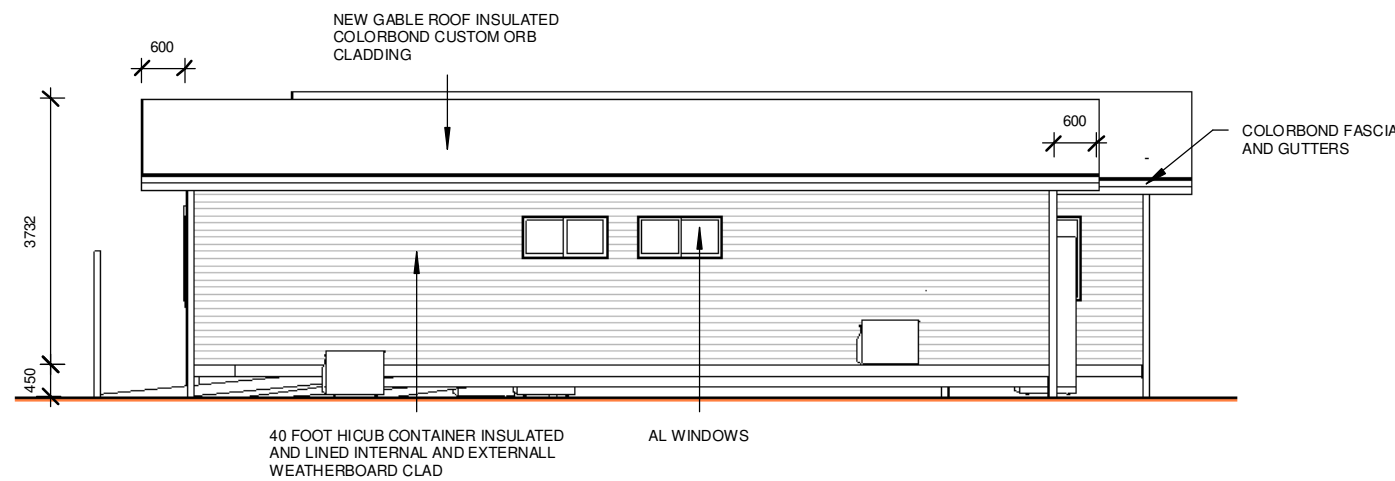
1 PROPOSED ROOF PLAN
A101 1 : 100

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DESCRIPTION OF CHANGES			JOB NUMBER: 2016001	
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1 WORKERS ACCOMODATION EAST ELEVATION
A300 1 : 100



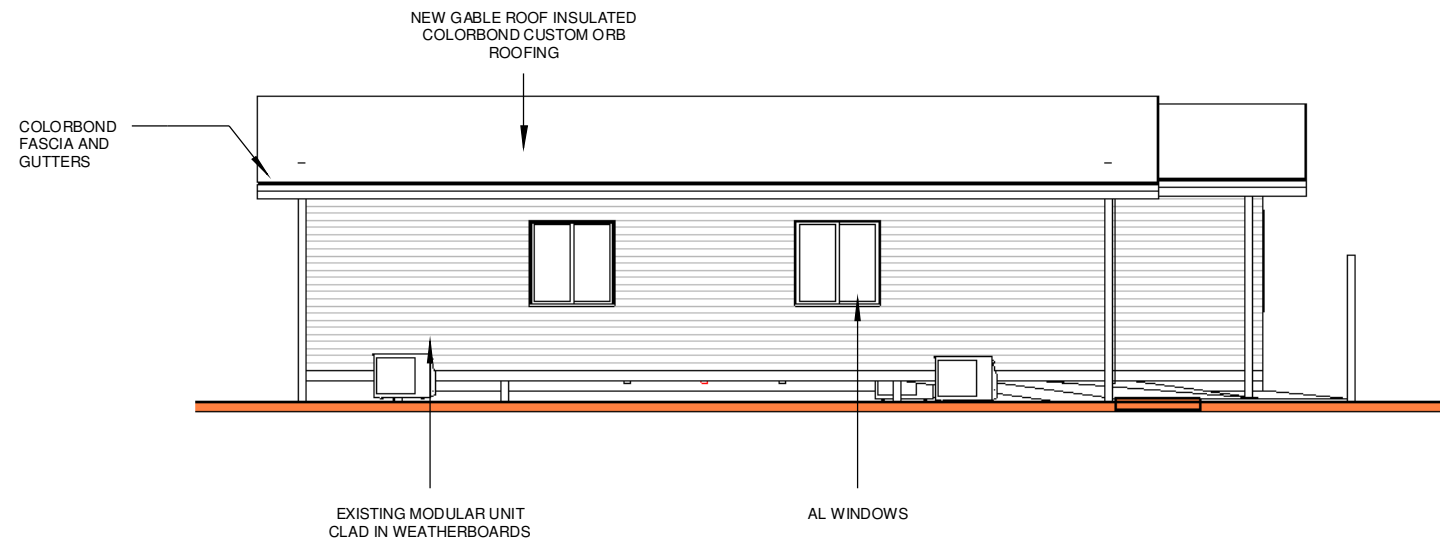
2 WORKERS ACCOMODATION NORTH ELEVATION
A300 1 : 100

FOR APPROVALS

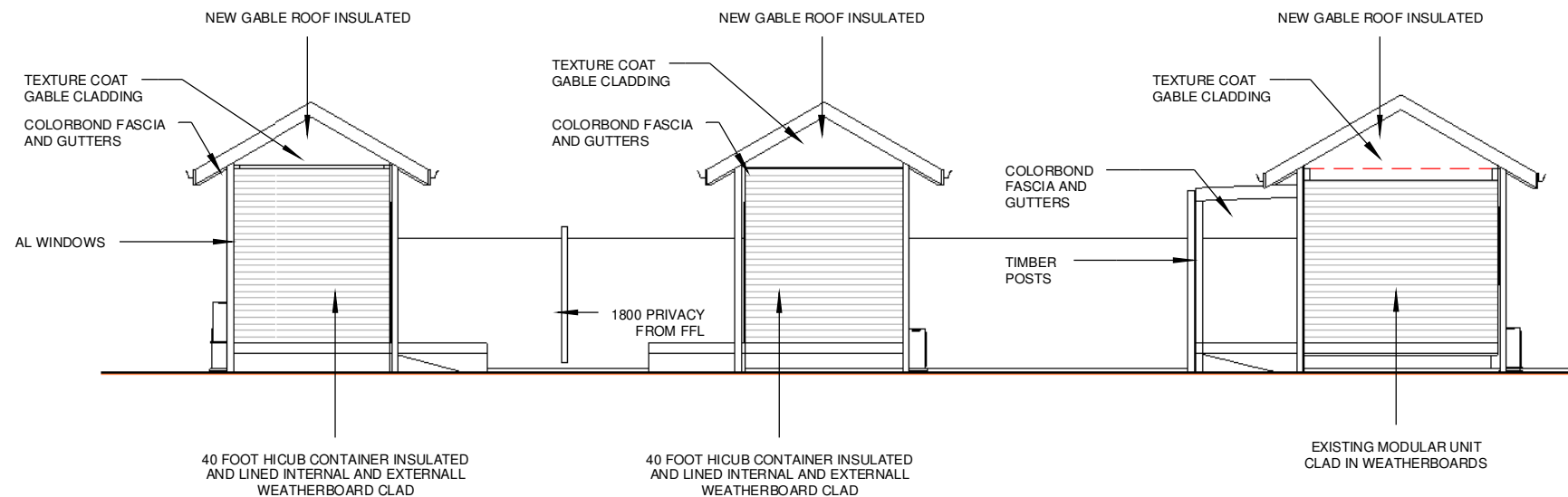
REV: 2	DATE: 03.01.2023	CLIENT: MARK ZIZZA	SHEET TITLE: ELEVATIONS	PLAY DESIGN STUDIO LETS GET STARTED!! PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: LOT 01 DP1068339 OGILVIE STREET DENMAN NSW 2328	SHEET NUMBER: A300	
DESCRIPTION OF CHANGES			JOB NUMBER: 2016001	
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1 WORKERS ACCOMODATION SOUTH ELEVATION
A301 1 : 100



2 WORKERS ACCOMODATION WEST ELEVATION
A301 1 : 100

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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: LOT 01 DP1068339 OGILVIE STREET DENMAN NSW 2328	SHEET NUMBER: A301	
DESCRIPTION OF CHANGES			JOB NUMBER: 2016001	
FOR APPROVALS			DATE DRAWN: APRIL 2022	
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			ISSUE: 2	
				

NOTES

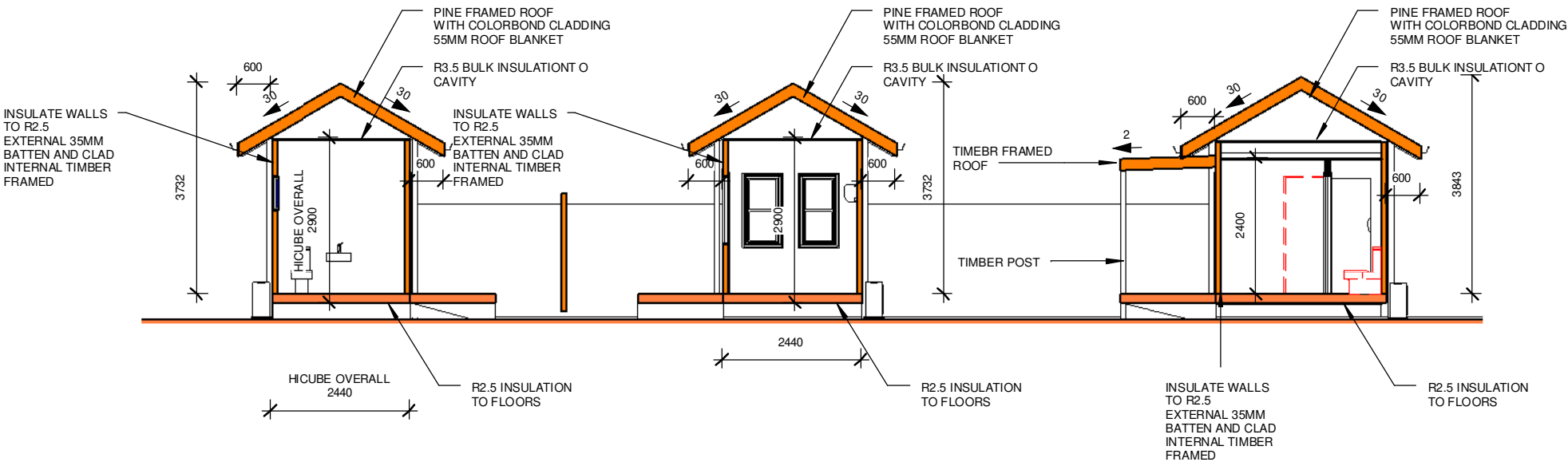
FIRE

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ACOUSTIC

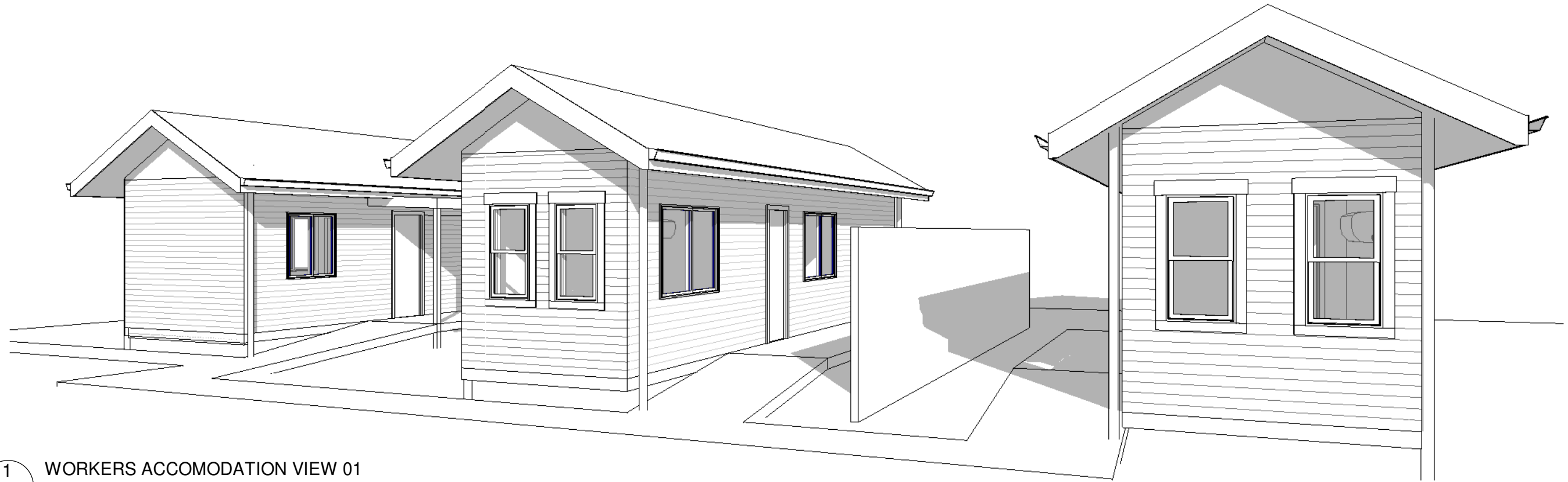
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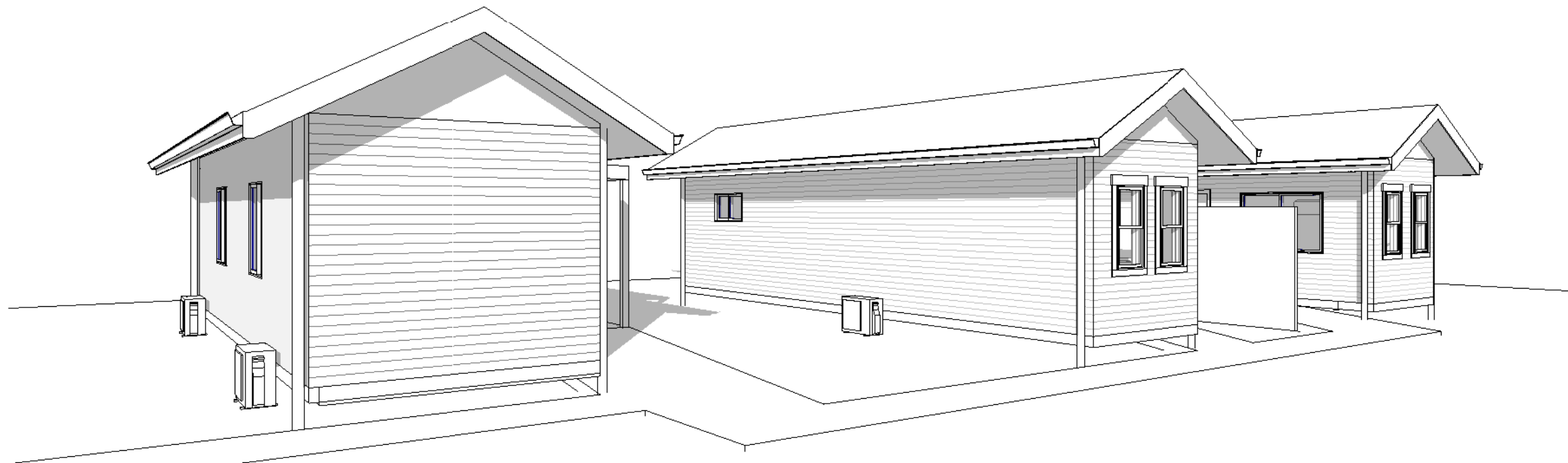
1 PROPOSED SECTION 01
A400 1 : 100

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1 WORKERS ACCOMODATION VIEW 01
A500



2 WORKERS ACCOMODATIO VIEW 02
A500

FOR APPROVALS

REV: 2	DATE: 03.01.2023	CLIENT: MARK ZIZZA	SHEET TITLE: 3D VIEW	PLAY DESIGN STUDIO LETS GET STARTED!! PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au	<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>
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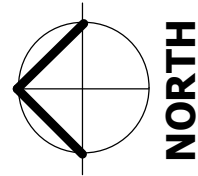
EXISTING RELOCATABLE WORKERS ACCOMODATION
ADDITIONAL ROOF TO BE ADDED



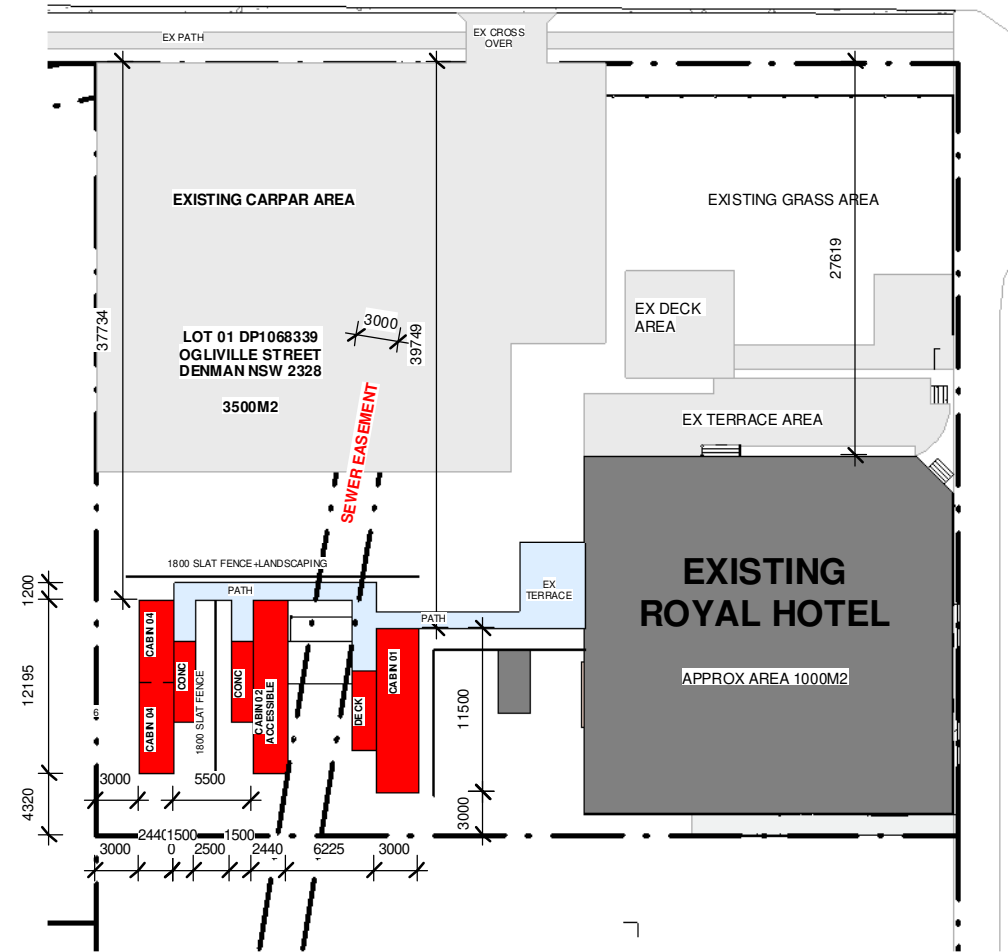
EXISTING RELOCATABLE WORKERS ACCOMODATION
ADDITIONAL ROOF TO BE ADDED

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DESCRIPTION OF CHANGES			JOB NUMBER: 2016001	
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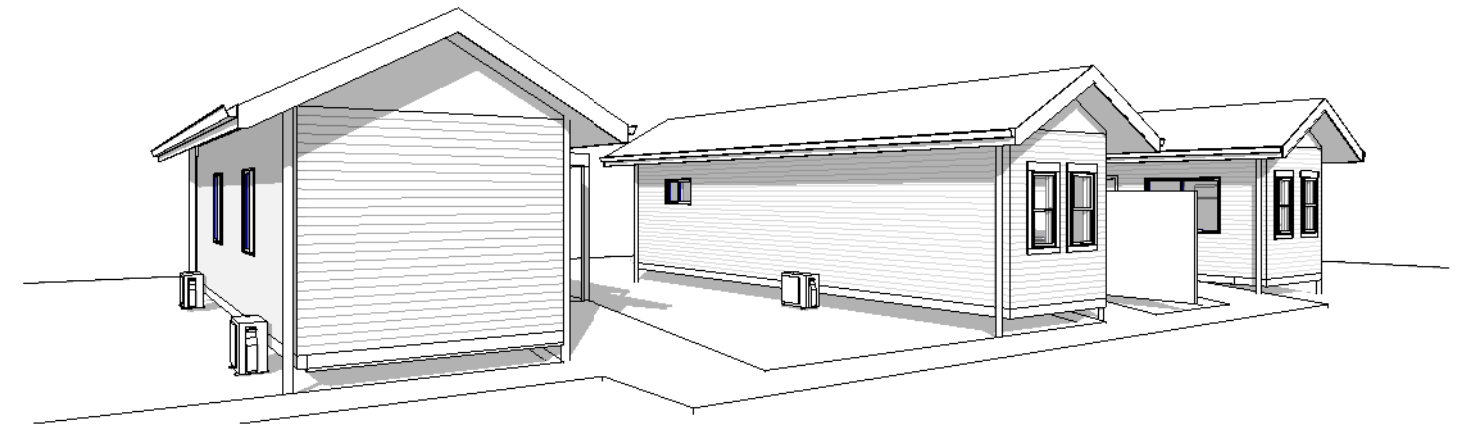
PALACE STREET



1
A800

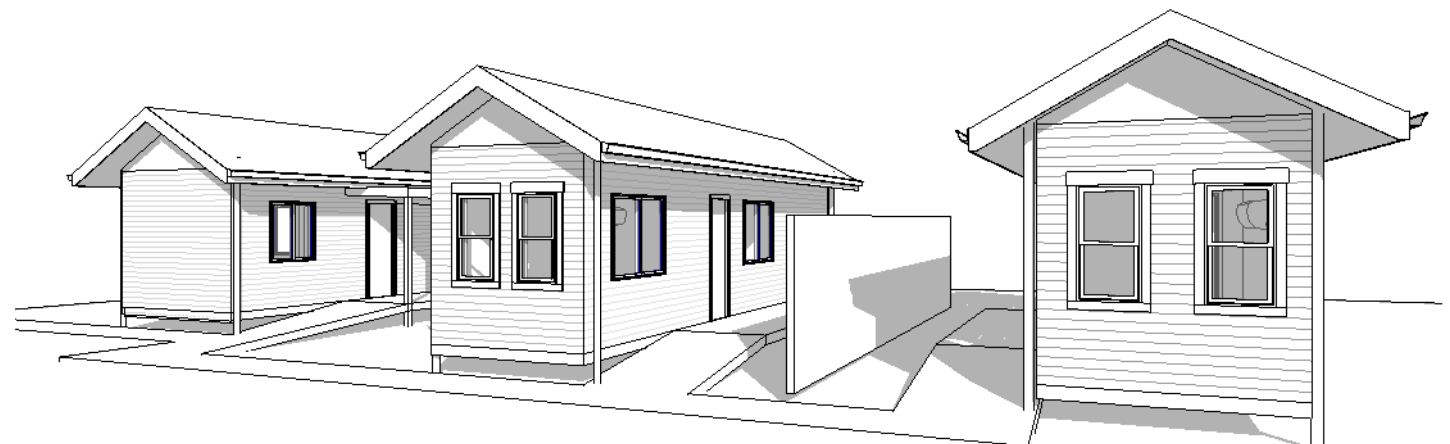
PROPOSED WORKERS ACCOMODATION SITE PLAN FLOOR PLAN NOTIFICATION PLAN

1 : 500



2
A800

WORKERS ACCOMODATIO VIEW 02 Copy 1



3
A800

WORKERS ACCOMODATION VIEW 01 Copy 1

REV: 2	DATE: 03.01.2023	CLIENT: MARK ZIZZA	SHEET TITLE: NOTIFICATION PLAN	PLAY DESIGN STUDIO LET'S GET STARTED!! PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: LOT 01 DP1068339 OGLIVIE STREET DENMAN NSW 2328	SHEET NUMBER: A800	
DESCRIPTION OF CHANGES			JOB NUMBER: 2016001	
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