

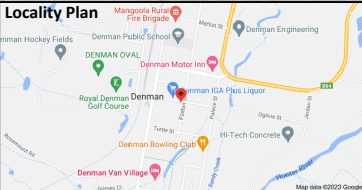
# Mixed Use Development

37 Ogilvie Street Denman NSW 2328





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Rev	Description	Date	By
A	ISSUED FOR INFORMATION	26-4-23	PJB
B	ISSUED FOR DA	31-7-23	PJB
C	REISSUED FOR DA	26-2-24	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' 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 24	Drawn:	PJB	Approved
Scale at A3:	1:100	Checked:	PJB	PB
Project No.	23-024	Drawing No.	A01	Revision
				C

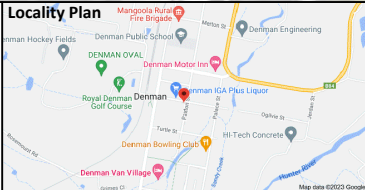




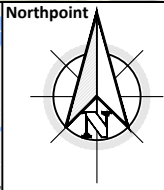


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Locality Plan



Northpoint



Rev	Description	Date	By	Client
A	ISSUED FOR INFORMATION	26-4-23	PJB	Vanessa Green
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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	-	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.
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Muswellbrook		

Date:	February 24	Drawn:	PJB	Approved
Scale at A3:	1:100	Checked:	PJB	PB
Project No.	23-024	Drawing No.	A02	Revision
				C

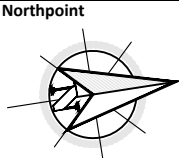
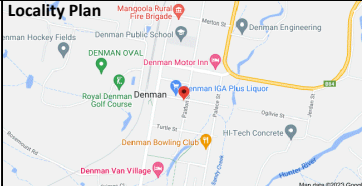


Site Analysis Plan

Scale 1:200



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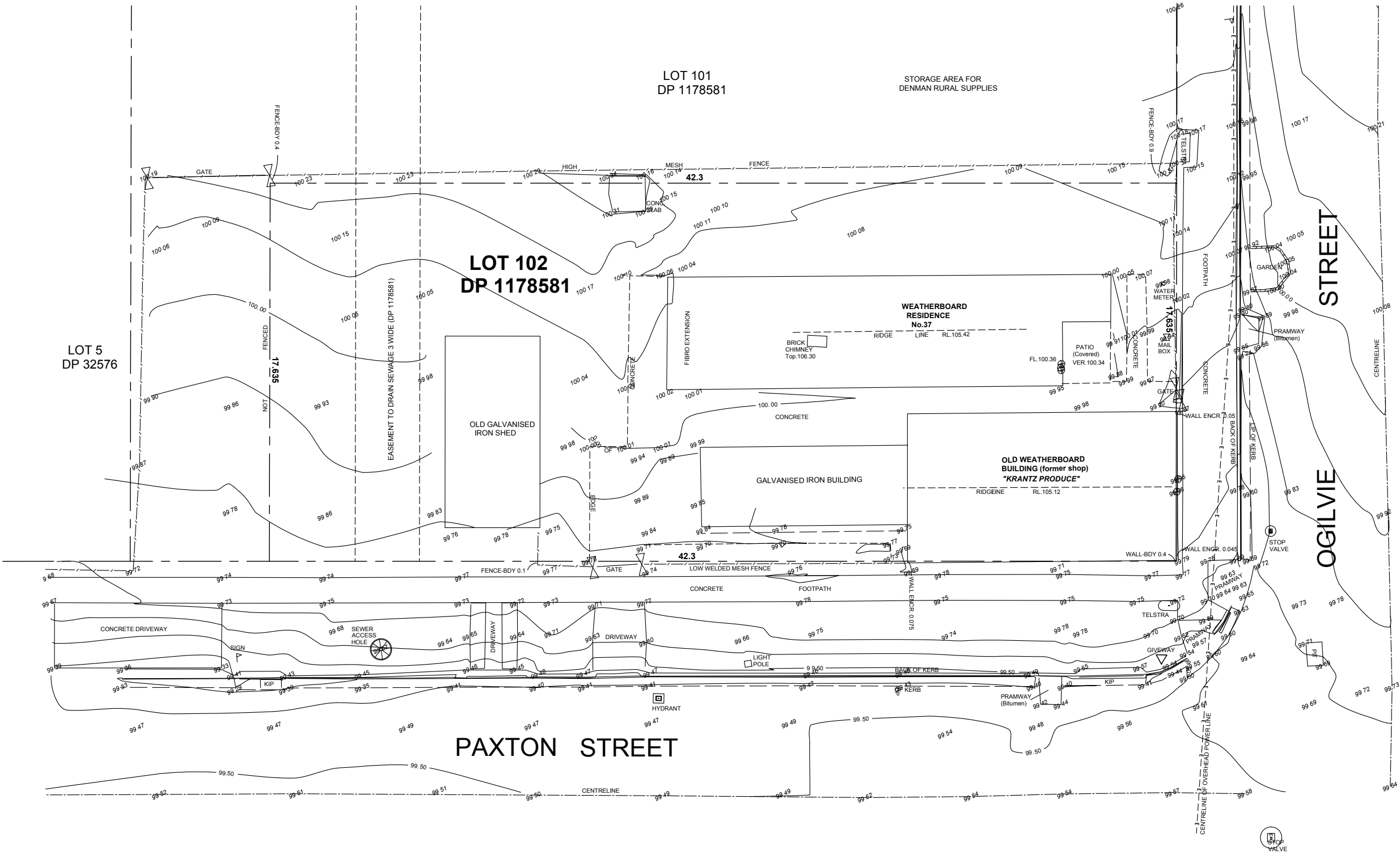


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B	ISSUED FOR DA	31-7-23	PJB	
C	REISSUED FOR DA	26-2-24	PJB	
Project Status		NOT FOR CONSTRUCTION		

Lot No.	Sec. No.	Drawing Title
102	-	Site Analysis Plan
DP		
1178581		
Council		
Muswellbrook		

Lot No.	Sec. No.	Drawing Title
102	-	Site Analysis Plan
DP		
1178581		
Council		
Muswellbrook		

Date:	February 24	Drawn:	PJB	Approved
Scale at A3:	1:100	Checked:	PJB	PB
Project No.	23-024	Drawing No.	A03	Revision
				C



- Site Plan Legend
- Boundary Line

Fenceline

10.00

Contour Line

Spot Level

T.B.M.  
R.L. XXX (AHD)

Benchmark to Australian  
Height Datum (AHD)

RWT

Rainwater Tank Location

Tree Height / Spread / Diam

BWB

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

RAP SURVEYING

A business of R.A. PEASLEY CONSULTING PTY LTD

REGISTERED LAND SURVEYORS

10 TOP KNOT PLACE MUSWELLBROOK NSW 2333

M: 0400 863 950 E: RAPSURVEYING@GMAIL.COM

WWW.RAPSURVEYING.COM.AU

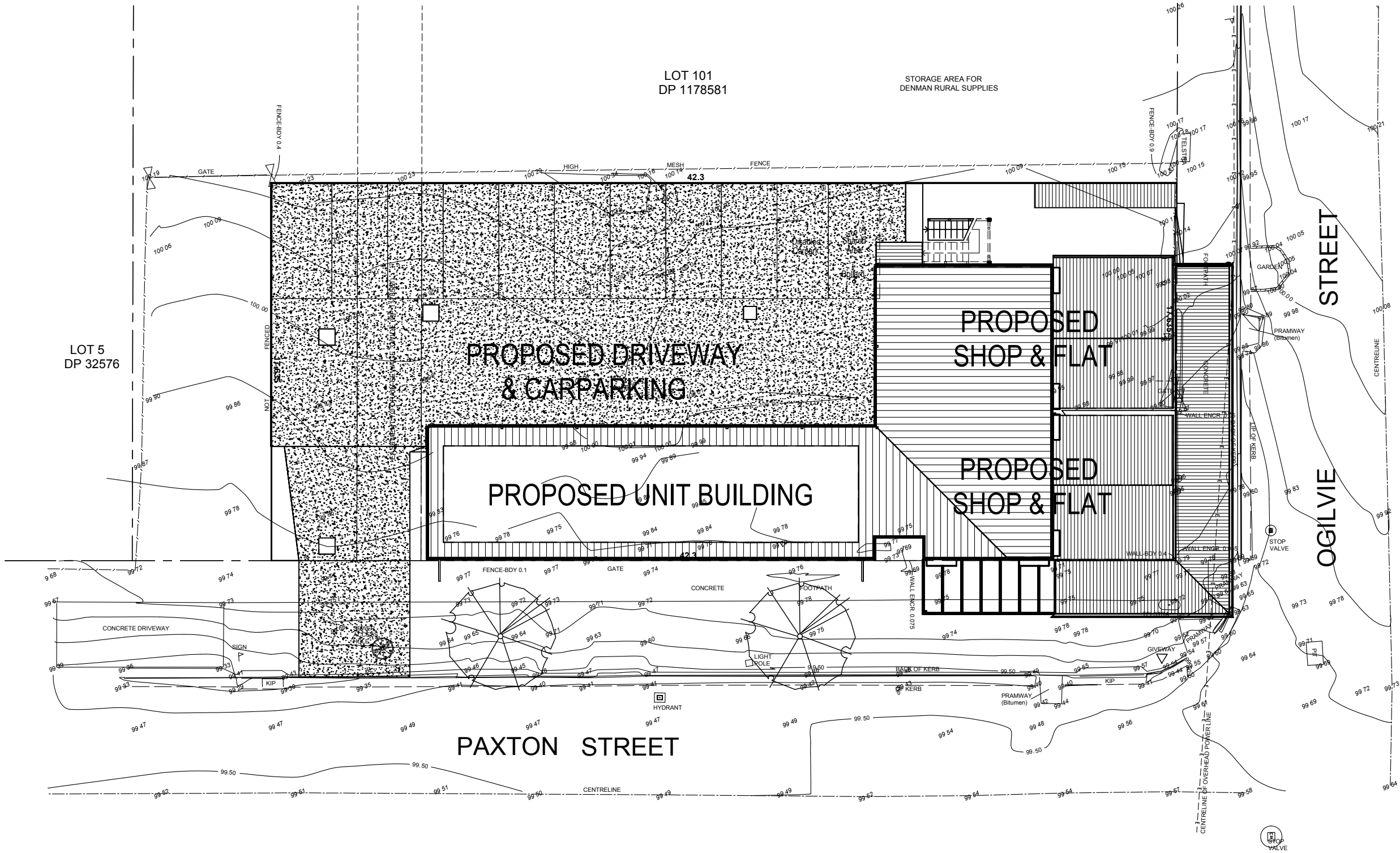
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0

5mm

25mm

50mm ON ORIGINAL A3



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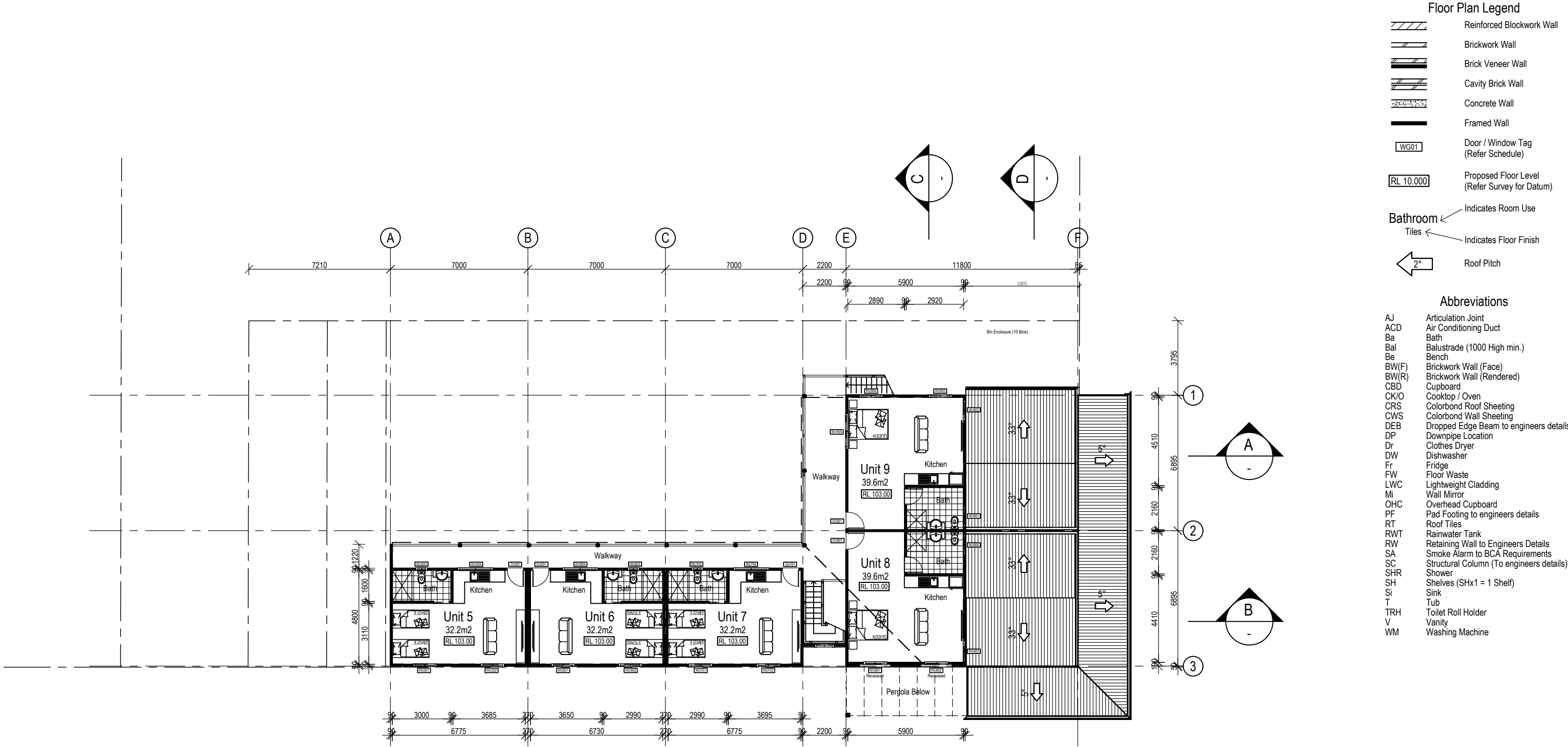
Client	Vanessa Green
Project	Mixed Use Development 37 Ogilvie Street Denman NSW 2328

Lot No.	Sec. No.	Drawing Title
102	-	Development Site Plan
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.
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Council		
Muswellbrook		

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Scale at A3:	1:100	Checked:	PJB	PB
Project No.	23-024	Drawing No.	A04	Revision
				C







Reinforced Blockwork Wall

Brickwork Wall

Brick Veneer Wall

Cavity Brick Wall

Concrete Wall

Framed Wall

WG01

Door / Window Tag  
(Refer Schedule)

RL 10.000

Proposed Floor Level  
(Refer Survey for Datum)

Bathroom

Tiles

Indicates Room Use  
Indicates Floor Finish

2°

Roof Pitch

Abbreviations

AJ

Articulation Joint

ACD

Air Conditioning Duct

Ba

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 Sheetting

CWS

Colorbond Wall Sheetting

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

Vanity

WM

Washing Machine

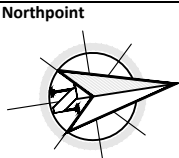
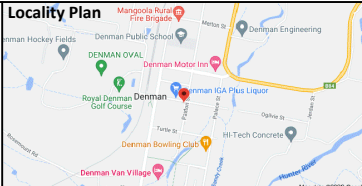
# First Floor Plan

SCALE 1:200

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



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C	REISSUED FOR DA	26-2-24	PJB
Project Status		NOT FOR CONSTRUCTION	

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

Lot No.	102
Sec. No.	-
Drawing Title	First Floor Plan
DP	
1178581	
Council	
Muswellbrook	

Date:	February 24	Drawn:	PJB	Approved	PB
Scale at A3:	1:100	Checked:	PJB		
Project No.	23-024	Drawing No.	A06	Revision	C

Roof Plan Legend

- 2°

←

Roof Pitch
- EG

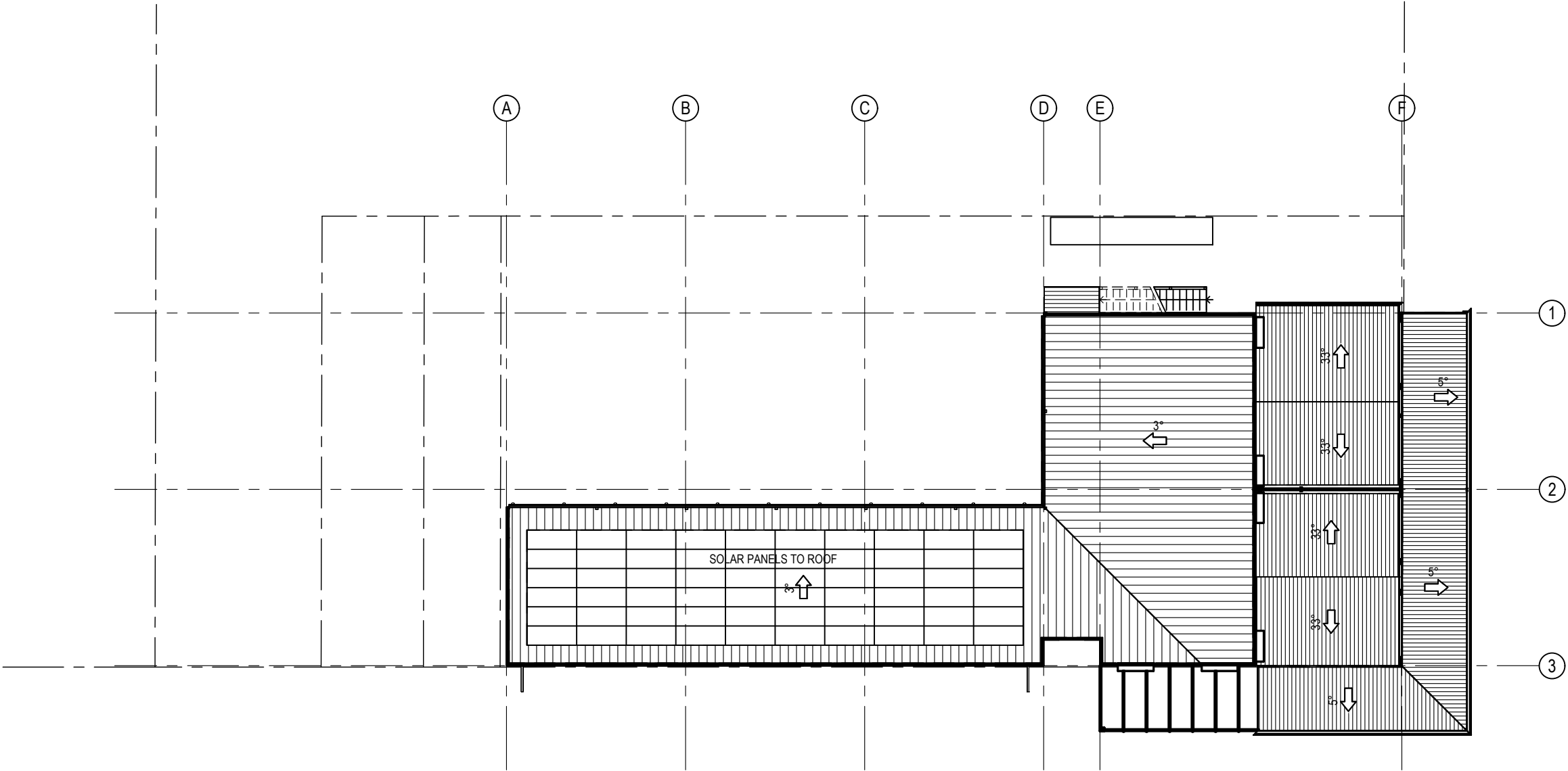
Colorbond Eaves Gutter
- BG

Colorbond Box Gutter
- PW

Parapet Wall
- BC

Colorbond Barge Capping
- CRS

Colorbond Roof Sheetting



Roof Plan

SCALE 1:200

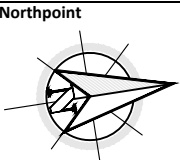
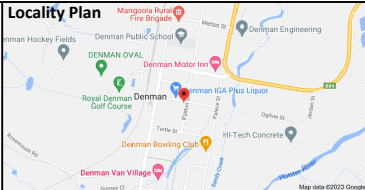
CAD

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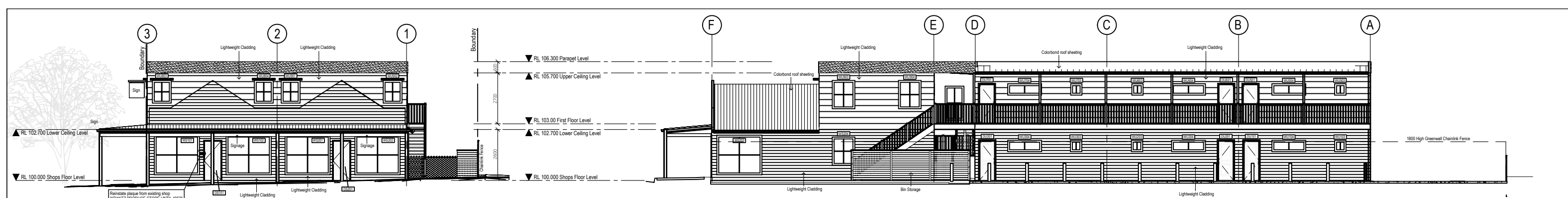
Client	Vanessa Green
Project	Mixed Use Development
	37 Ogilvie Street
	Denman NSW      2328

Lot No.	Sec. No.	Drawing Title
102	-	Roof Plan
DP		1178581
Council		Muswellbrook

05mm25mm50mm ON ORIGINAL A3

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Project No.	23-024	Drawing No.	A07	Revision
				C

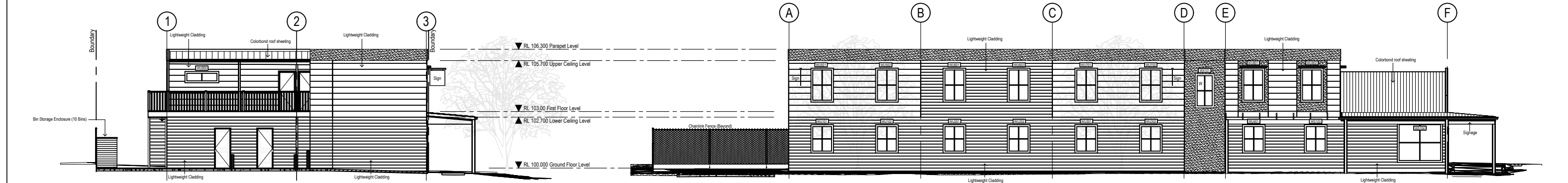


Northern Elevation

SCALE 1:200

Western Elevation

SCALE 1:200

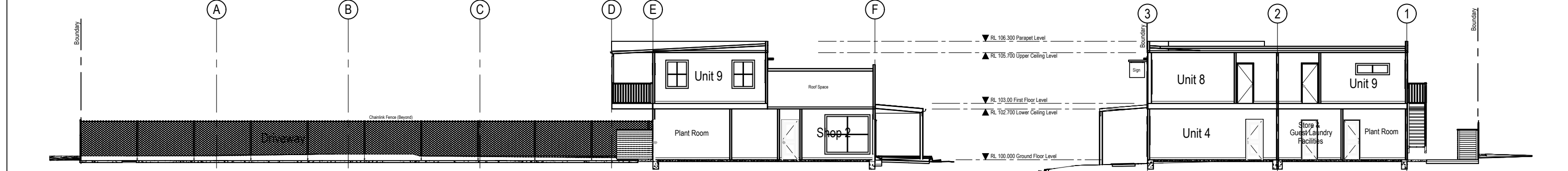


Southern Elevation

SCALE 1:200

Eastern Elevation

SCALE 1:200

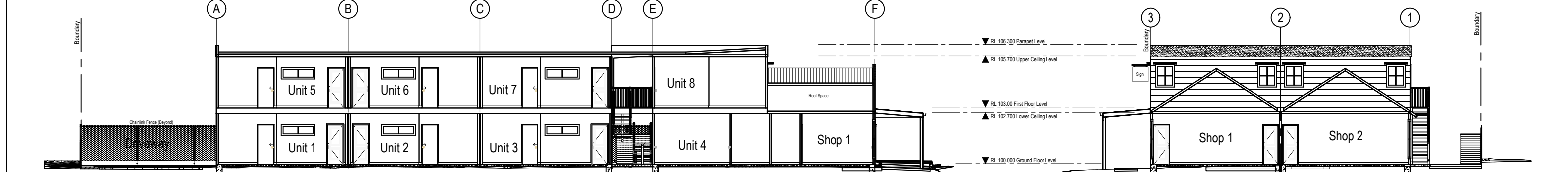


Building Section A

SCALE 1:200

Building Section C

SCALE 1:200



Building Section A

SCALE 1:200

Building Section D

SCALE 1:200

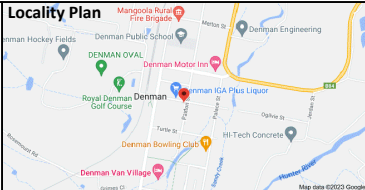




# Artists Impressions



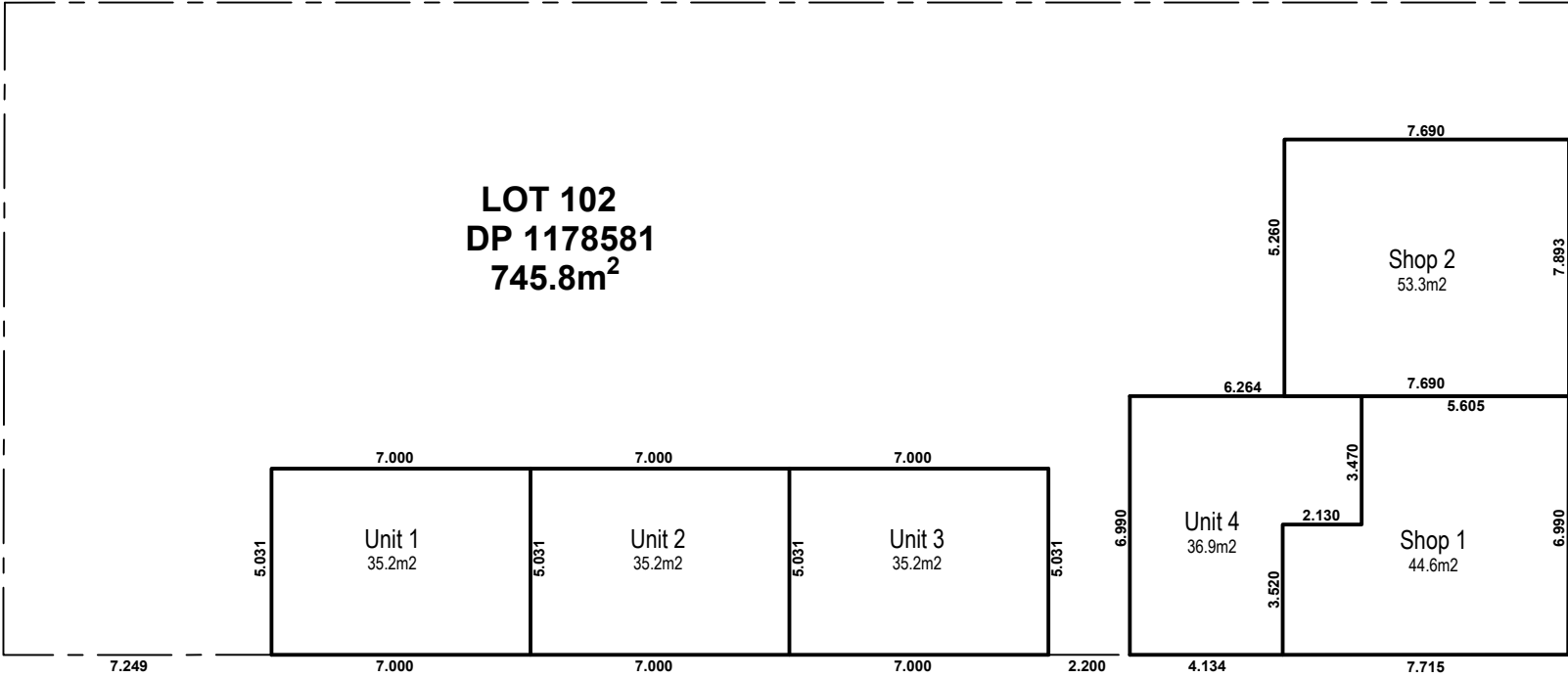
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A	ISSUED FOR INFORMATION	26-4-23	PJB	Vanessa Green
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C	REISSUED FOR DA	26-2-24	PJB	
Project Status		NOT FOR CONSTRUCTION		

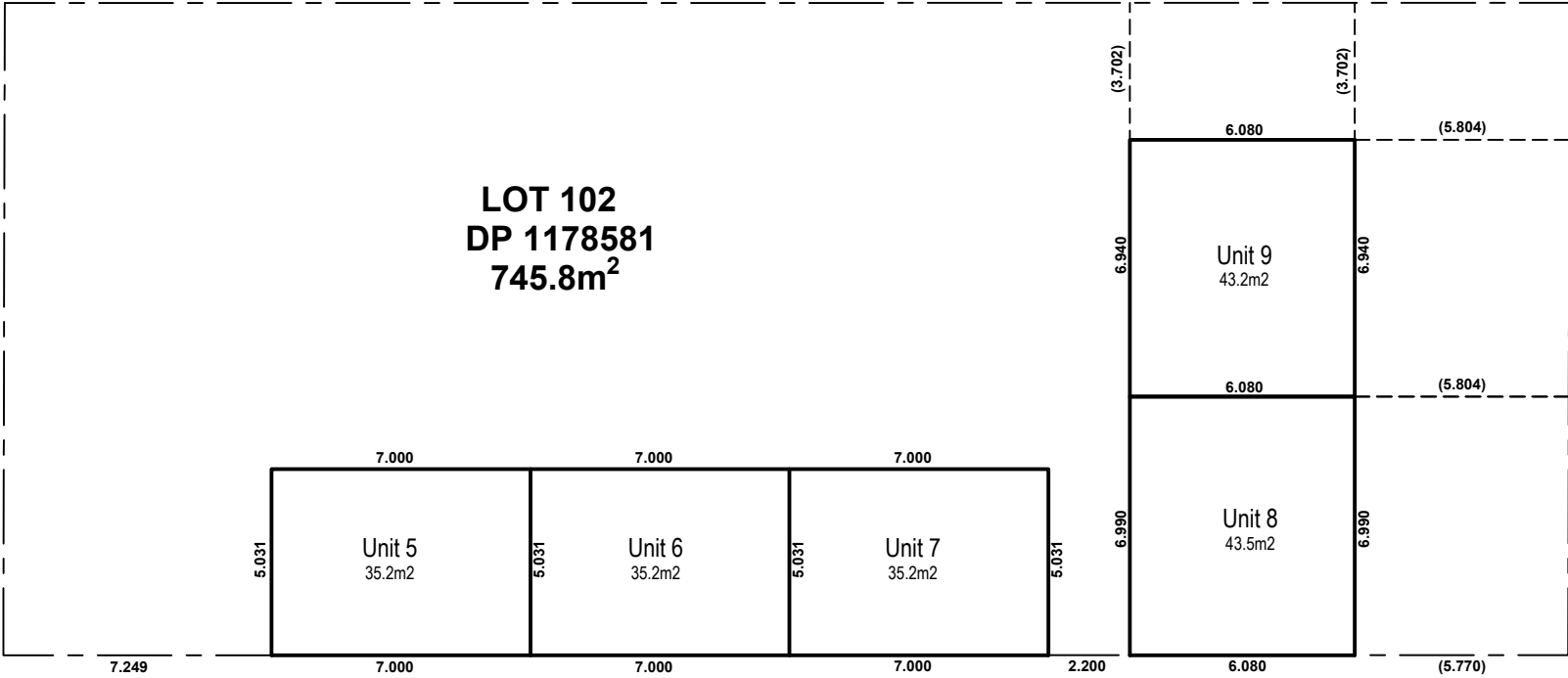
Lot No.	Sec. No.	Drawing Title	Date:	Drawn:	Approved
102	-	Artist Impressions	February 24	PJB	PB
DP		<small>ALWAYS use given dimensions in preference to scaled measurements. All sizes, dimensions and levels are to be checked and confirmed on site by builder prior to ordering materials or commencement of work. All materials &amp; 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 &amp; 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 &amp; Draft Pty Ltd.</small>	Scale at A3:	Checked: PJB	
1178581			1:100		
Council			Project No.	Drawing No.	Revision
Muswellbrook			23-024	A09	C





Draft Strata Plan (Ground Floor)

SCALE 1:200

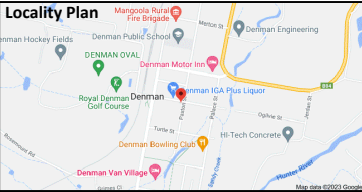


Draft Strata Plan (First Floor)

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		<small>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 &amp; 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 &amp; 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 &amp; Draft Pty Ltd.</small>
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Council		
Muswellbrook		

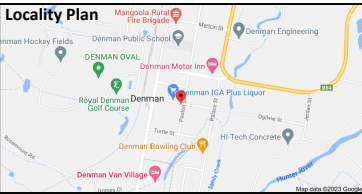
Date:	February 24	Drawn:	PJB	Approved
Scale at A3:	1:100	Checked:	PJB	PB
Project No.	23-024	Drawing No.	A10	Revision
				C



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	1500	1200			2300		1.80	m2	
WS	104	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	
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	
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	
UNIT 8										
WU	801	1200	1000			2300		1.20	m2	
WU	802	1200	1000			2300		1.20	m2	
WU	803	1200	1000			2100		1.20	m2	
WU	804	1200	1000			2300		1.20	m2	
UNIT 9										
WU	901	1200	1000			2300		1.20	m2	
WU	902	1200	1000			2300		1.20	m2	
WU	903	1500	1200			2300		1.80	m2	
WU	904	1500	1200			2300		1.80	m2	
WU	905	600	1800			2100		1.08	m2	



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Project Status		NOT FOR CONSTRUCTION	

Client	Lot No.	Sec. No.
Vanessa Green	102	-
Project	DP	
Mixed Use Development	1178581	
37 Ogilvie Street	Council	
Denman NSW	Muswellbrook	
2328		

Lot No.	Sec. No.	Drawing Title
102	-	Window & Door Schedules
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 material 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"
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Muswellbrook		

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DOOR SCHEDULE										
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All sizes are nominal only and exact sizes are to be confirmed prior to ordering of any materials										
Door Number	Height	Width	Materials		Head Height	Door Type	Area		Comments	
			Frame	Glazing						
SHOP 1										
DS	101	2100	920			2100		1.93	m2	
SHOP 2										
DS	201	2100	920			2100		1.93	m2	
PLANT ROOM										
DPR	01	2100	920			2100		1.93	m2	
LAUNDRY										
LD	01	2100	920			2100		1.93	m2	
UNIT 1										
DU	101	2100	920			2100		1.93	m2	
UNIT 2										
DU	201	2100	920			2100		1.93	m2	
UNIT 3										
DU	301	2100	920			2100		1.93	m2	
UNIT 4										
DU	401	2100	920			2100		1.93	m2	
UNIT 5										
DU	501	2100	920			2100		1.93	m2	
UNIT 6										
DU	601	2100	920			2100		1.93	m2	
UNIT 7										
DU	701	2100	920			2100		1.93	m2	
UNIT 8										
DU	801	2100	920			2100		1.93	m2	
UNIT 9										
DU	901	2100	920			2100		1.93	m2	