

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING ROYAL HOTEL
NEW OUTDOOR DECK AREAS AND PLAYGROUND
DENAM NSW 2328

102/-/DP1299078 OGLIVILLE STREET DENMAN NSW 2328

DRAWING SCHEDULE	
Sheet Number	Sheet Name

A100	OVERALL SITE PLAN
A101	NEW DECK AREA PLAN
A800	NOTIFICATION PLAN
A000	COVERPAGE
A500	3D
A501	3D
A301	ELEVATIONS
A302	ELEVATIONS
A102	ROOF PLAN
A400	SECTION 01
A303	ELEVATIONS



SATELITTE LOCATION PLAN

GENERAL CONSTRUCTION NOTES

WINDOWS AND GLAZING

WINDOWS AND GLAZING - TO COMPLY WITH NCC VOL.2-2022 AND AS1288-2021/AS2047-2014.

WATERPROOFING

WATERPROOFING - TO COMPLY WITH AS 3740-2010 OR PART 10.2 ABCB HOUSING PROVISIONS STANDARD 2022.

TERMITE MANAGEMENT

TERMITE TREATMENT - TO COMPLY WITH 3.4.2 ABCB 2022.

TIMBER FRAMING

FRAMING - TIMBER FRAMING CONSTRUCTION TO COMPLY WITH PART H1D6 NCC 2022 AND AS 1170.2-2021 - AS1684-2021.

CONCRETE CONSTRUCTION

CONCRETE CONSTRUCTION - TO COMPLY WITH H1D4 NCC 2022 & AS2870.1-2011 AS 3600-2018. CONTINUED, ARCHITECTURAL PLANS

SMOKE ALARMS

SMOKE ALARMS - TO COMPLY WITH THE PROVISIONS OF PART H3D6 NCC VOL.2-2022 & PART 9.5 OF ABCB & AS3786-2014.

CONDENSATION MANAGEMENT

CONDENSATION MANAGEMENT - TO COMPLY WITH AS 1668.2. INSTALLED AS PER 10.8.2 ABCB 2022.

MECHANICAL EXHAUST

EXHAUST FANS TO BE DUCTED TO EXTERNAL VENT TO COMPLY WITH H4D7 NCC 2022.

GUTTERS AND DOWNPIPES

GUTTERS & DOWNPIPES - TO COMPLY WITH NCC 2022 H2D6 & PART 7.4.2 - 7.4.7 ABCB 2022

STAIRS & RAMPS

STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH BCA Part 3.9.1.4.4

BUSHFIRE

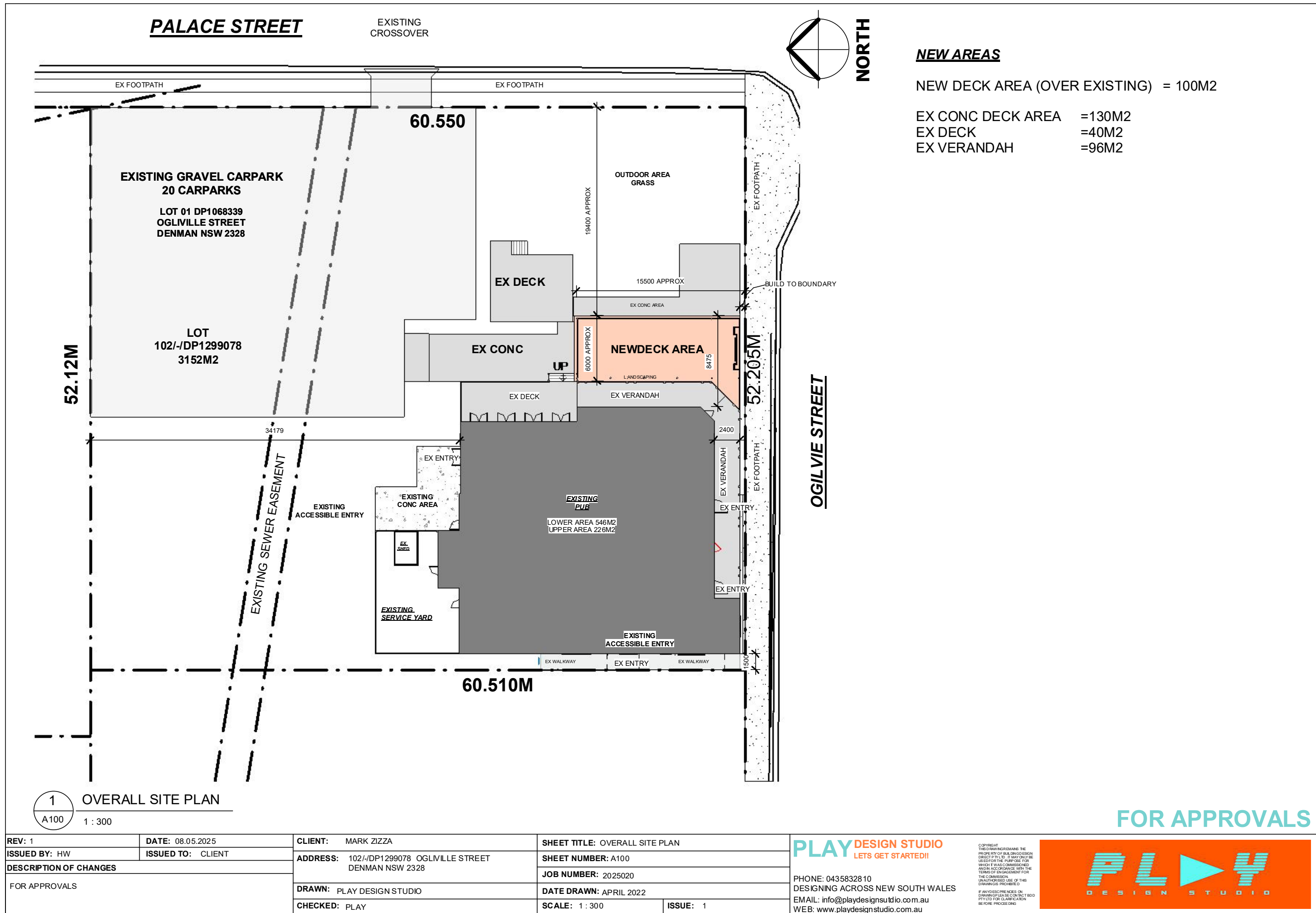
- ALL CONSTRUCTION TO MEET ALL RELAVANT BUSHFIRE ATTACK LEVEL REQUIREMENTS AND TO AS3529

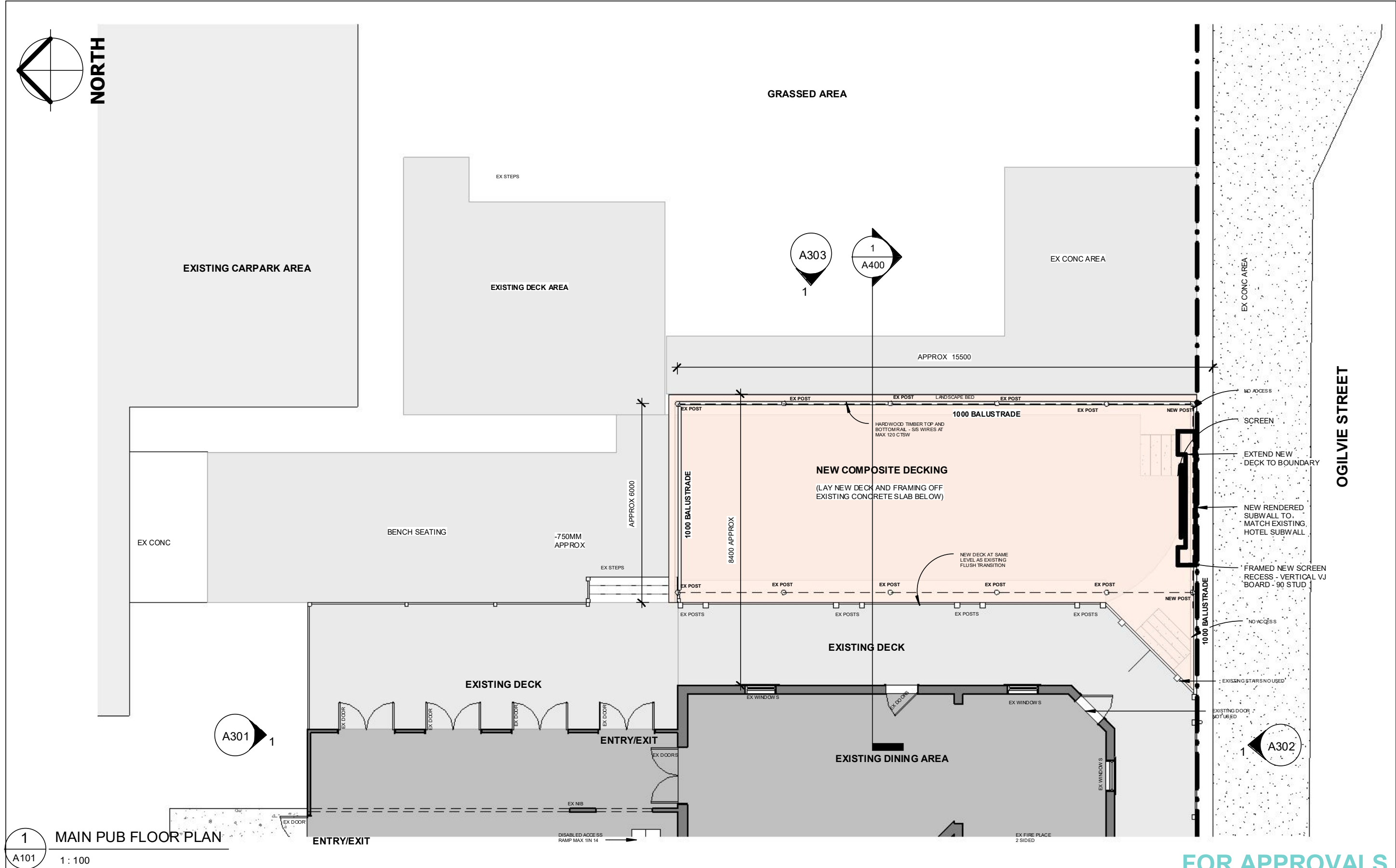
GENERAL

- ALL CONSTRUCTION TO MEET ALL RELAVANT BUSHFIRE ATT- PROVIDE VERTICAL BRICK CONTROL JOINTS AT ALL MAJOR OPENINGS AND AT A MAXIMUM OF 6000 CTS
 - DOWNPIPE LOCATION INDICATIVE ONLY. PLUMBER TO LOCATE ON SITE. DOWNPIPES MAX 12000MM CTS
 - CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY PARTICULAR STAGE OF WORKS. CONSULT MBS IF ANY DISCREPANCIES IN DESIGN AND MEASUREMENTS ARE FOUND
 - ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS
 - ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA - NCC
 - ALL CONSTRUCTION TO MEET ALL RELAVANT BUSHFIRE ATTACK LEVEL REQUIREMENTS AND TO AS3529
- ACK LEVEL REQUIREMENTS AND TO AS3529

FOR APPROVALS

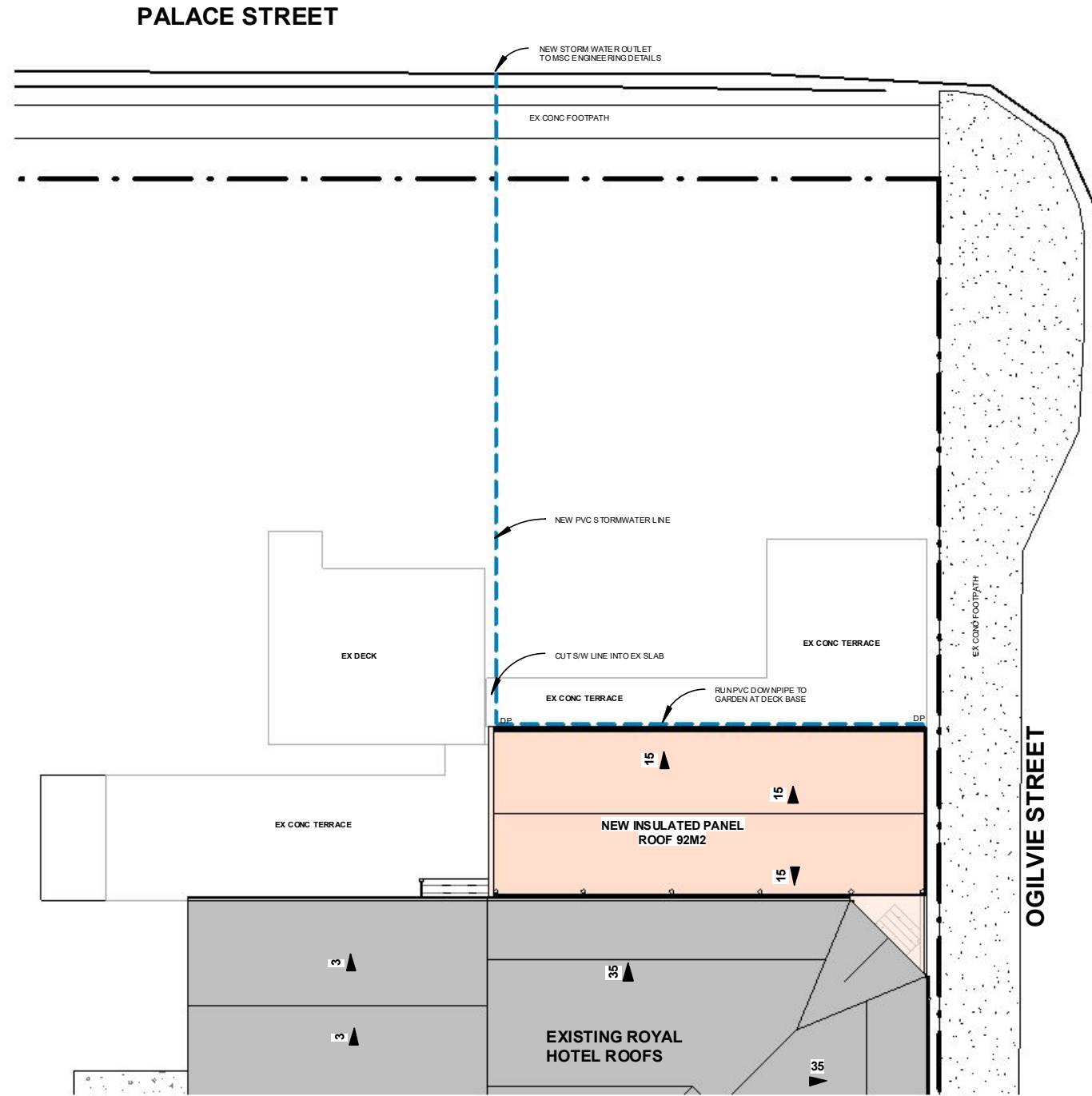
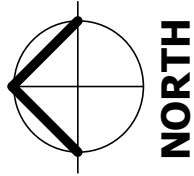
REV: 1	DATE: 08.05.2025	CLIENT: MARK ZIZZA	SHEET TITLE: COVERPAGE	<div>PLAYDESIGN STUDIO LETS GET STARTED!!</div> <div>PHONE: 0435832810 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au</div> <div><small>COPYRIGHT THIS DRAWING/REMARKS ARE PROPERTY OF PLAY DESIGN DIRECT PTY LTD. IT MAY ONLY BE USED FOR THE PURPOSES 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></div> <div></div>
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1 ROOF PLAN
A102 1 : 200

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1 NEW DECK NORTH ELEVATION
A301 1 : 125

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DESCRIPTION OF CHANGES			JOB NUMBER: 2025020		
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			SCALE: 1 : 125	ISSUE: 1	




Architectural elevation drawing of the Royal Hotel Denman, showing a two-story building with a balcony and a new sign structure. The drawing includes detailed annotations for construction elements and dimensions.

Annotations:

- ROYAL HOTEL
- ROOF NOT ATTACHED TO MAIN BUILDING
SITS LOWER THAN UPPER FLOOR DECK
- NEW FRAMED SCREEN BUILD OUT
FC VERTICAL CLAD
LED LOW LIGHT ILLUMINATED
SIGNAGE - FONT BOOK ANTIQUA
400MM HIGH TEXT
- KING POST TRUSSES
- NEW INSULATED PANEL ROOF
- COLORBOND FASCIA AND GUTTERS
- REUSE EXISTING STEEL POSTS
- NEW BALUSTRADE 1000MM - HARDWOOD
TIMBER TOP AND BOTTOM RAIL - S/S WIRES
AT MAX 120 CTS
- 3000 APPROX
- 1000 APPROX
- 2400
- 3000
- 4000
- 15
- 15
- ROYAL HOTEL
Denman
- RENDERED ENCLOSED SUBFLOOR
TO DECK SIDES - MASONRY OR FC
CLAD

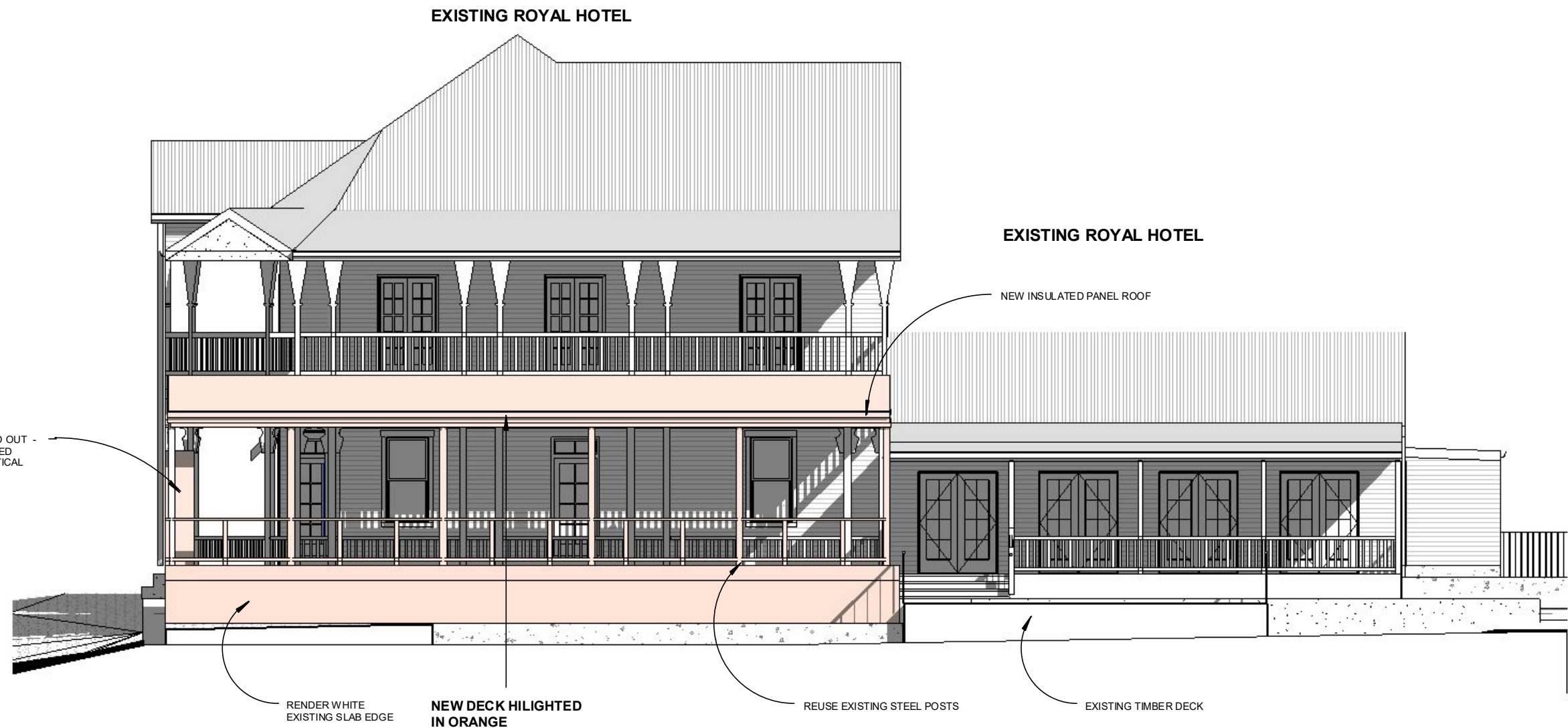
NEW DECK SOUTH ELEVATION - OGILVIE STREET

1 : 100

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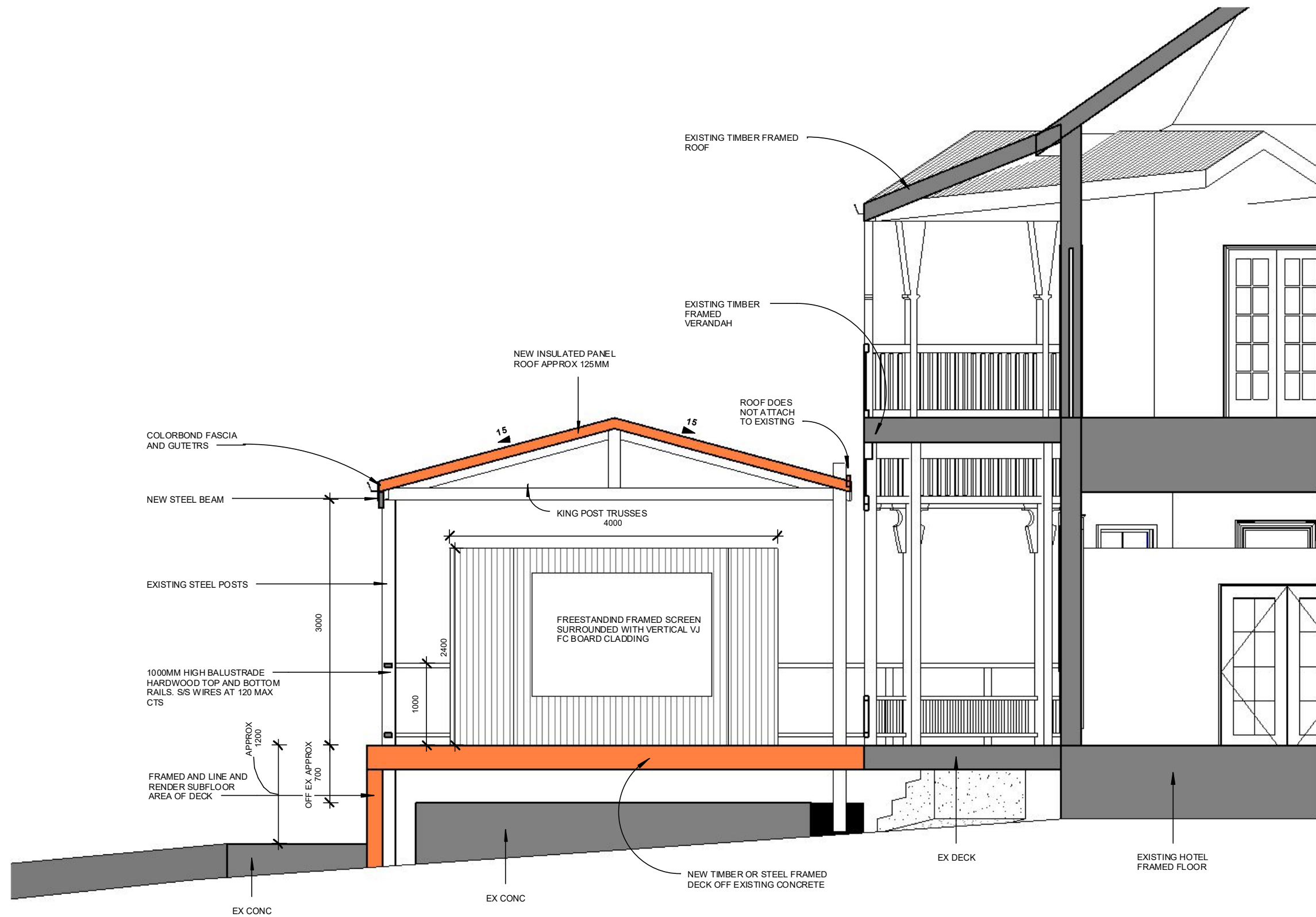
1
A303

NEW DECK EAST ELEVATION - PALACE STREET

1 : 100

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1 DECK SECTION 01
A400 1:50


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1 PALACE STREET VIEW
A500

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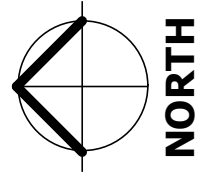


1 OGILVIE STREET VIEW
A501

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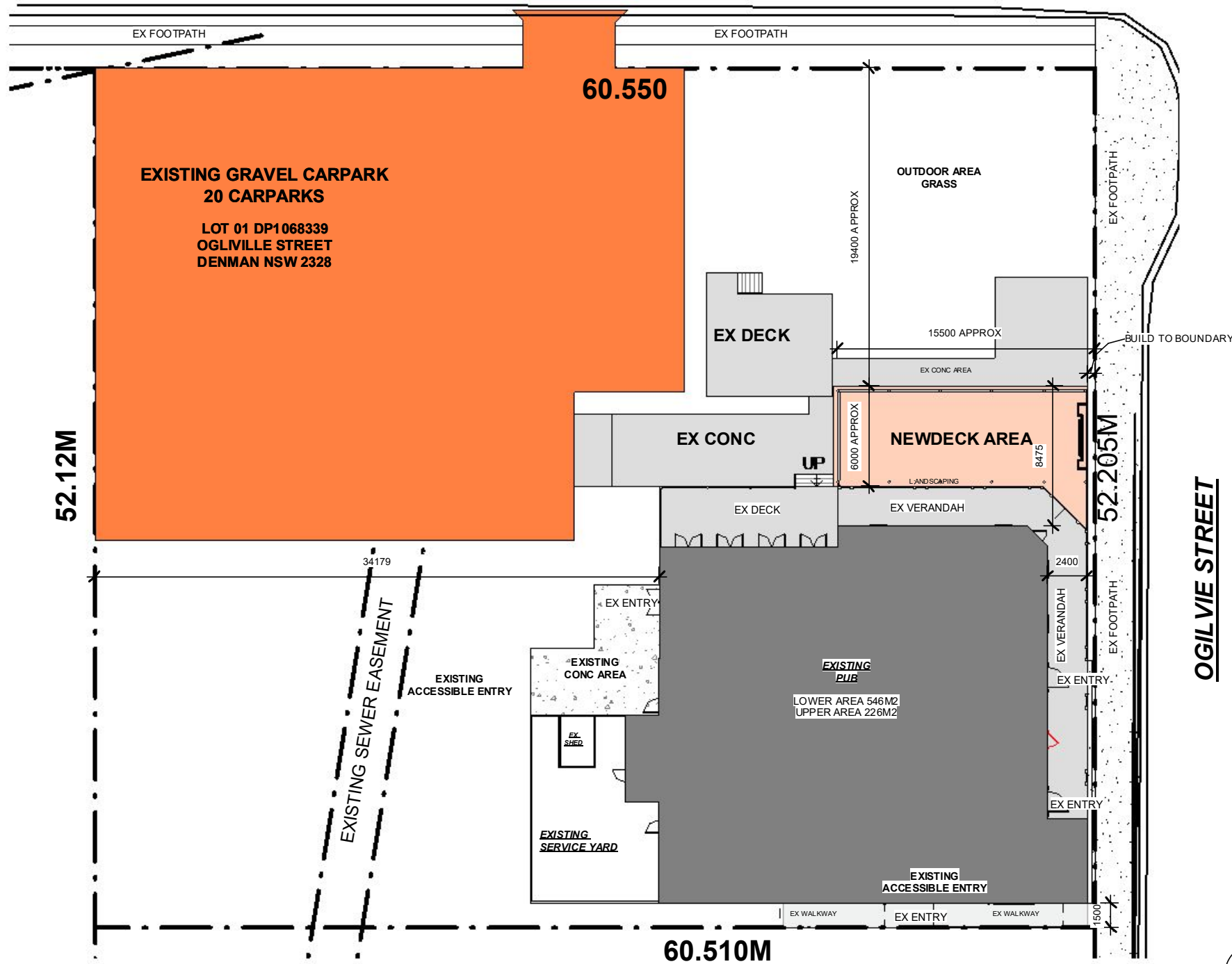
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PALACE STREET

EXISTING
CROSSOVER



1 NOTIFICATION PLAN
A800 1 : 300



2 OGILVIE STREET VIEW 02
A800



3 PALACE STREET VIEW 02
A800

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