



LOCALITY PLAN.



3 wilkinson avenue, muswellbrook

lot 7010, dp93327



DRAWING SCHEDULE.

| | | | |
|----|---|-------|------------------|
| 00 | COVER SHEET | REV B | DATED 28.05.2025 |
| 01 | OVERALL SITE PLAN | REV A | DATED 28.03.2025 |
| 02 | EXISTING PART SITE PLAN | REV B | DATED 28.05.2025 |
| 03 | PART SITE PLAN | REV B | DATED 28.05.2025 |
| 04 | EXISTING & DEMOLITION PLAN | REV B | DATED 28.05.2025 |
| 05 | GROUND FLOOR - OVERALL | REV B | DATED 28.05.2025 |
| 06 | FIRST FLOOR - OVERALL | REV B | DATED 28.05.2025 |
| 07 | SECOND FLOOR - GENERAL ARRANGEMENT PLAN | REV B | DATED 28.05.2025 |
| 08 | ROOF PLAN | REV B | DATED 28.05.2025 |
| 09 | BUILDING ELEVATIONS 1 | REV B | DATED 28.05.2025 |
| 10 | BUILDING ELEVATIONS 2 | REV B | DATED 28.05.2025 |
| 11 | BUILDING ELEVATIONS 3 | REV B | DATED 28.05.2025 |

PROJECT DESCRIPTION.

For the purpose of the Building Code of Australia, Vol. 1, 2022, the development may be described as follows:

classification - NCC 'part A6'
The building has been classified as a 'Class 9b' building - grandstand & clubhouse

rise in stories - NCC 'part C2D3'
The building has a rise in stories of three.

effective height - NCC 'schedule 1 definitions'
The building has an effective height of zero, ie less than 25.0m.

type of construction required - NCC 'part A6, part C2D2 - table C2D2'
Class 9b building - Type 'C' construction. The building has been deemed 'conditioned' excluding the toilets & airlocks.

climate zone - NCC 'schedule 1 definitions'
The building is located within climate zone 6.

GENERAL NOTES.

In addition to the National Construction Code series, Building Code of Australia Vol. 1, 2022, the Plumbing Code of Australia, 2022 & the building regulations applicable to the state of New South Wales, the following applicable Australian Standards & codes of practice are to be adhered to through the documentation & construction works:

- AS1668 – Mechanical ventilation & air conditioning in Buildings
- AS3000 – Electrical installations: buildings, structures & premises (known as the saa wiring rules)
- AS1428.1 – General requirements for access – buildings
- AS2890.6 – Off-street parking: mandatory requirements
- AS1680.0 – Interior lighting - safe movement

These drawings shall be read in conjunction with all architectural & other consultants drawings & specifications & with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to 'Barnson Pty Ltd' for a decision before proceeding with the work.

All dimensions are in millimetres unless stated otherwise & levels are expressed in metres. Figured dimensions are to be taken in preference to scaled dimensions unless otherwise stated. All dimensions are nominal, and those relevant to setting out & off-site work shall be verified by the contractor before construction & fabrication.

OLYMPIC PARK GRANDSTAND REDEVELOPMENT

3 WILKINSON AVENUE,

MUSWELLBROOK NSW 2333



Project.
OLYMPIC PARK GRANDSTAND
REDEVELOPMENT
Site Address.
3 WILKINSON AVENUE,
MUSWELLBROOK NSW 2333
Client.
MUSWELLBROOK SHIRE COUNCIL

Drawing Title.
COVER SHEET

Scale. As indicated @ A1

Sheet. 01 of 65

Project No. 44840

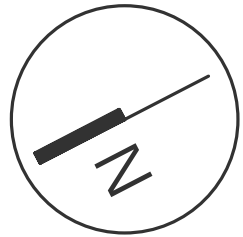
Drawn.

Checked.

Revision.

Drawing No.

44840-
A00



01

OVERALL SITE PLAN

Scale 1 : 600 @ A1

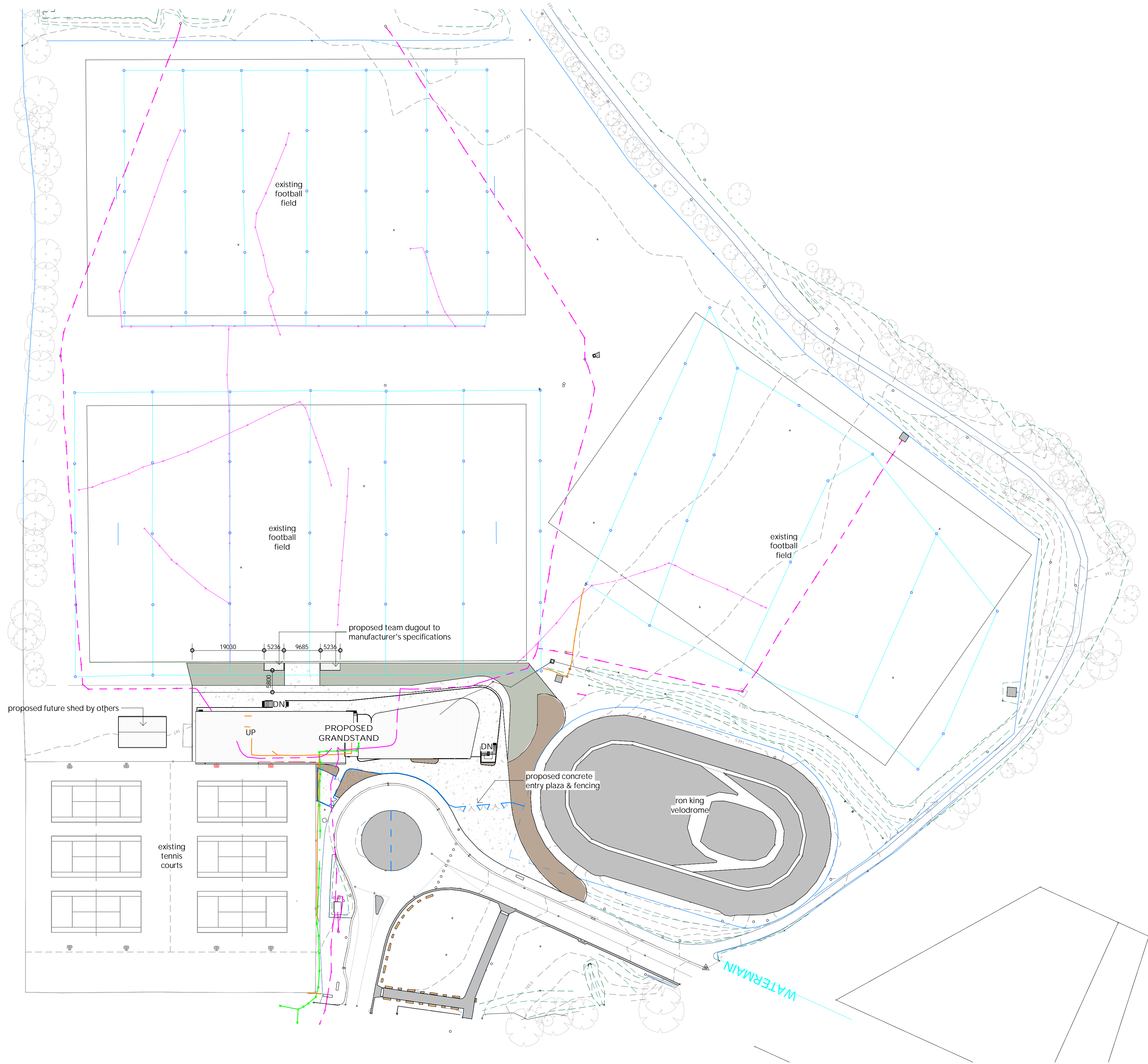
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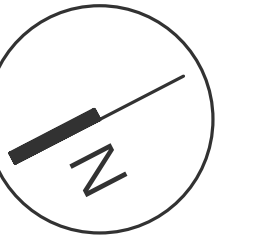
12000

24000

60000



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03

EXISTING & DEMO PART SITE PLAN

Scale 1 : 200 @ A1

0 2000 4000 8000 20000

EXISTING SITE LEGEND.

- proposed boundary

existing boundary

existing easement

existing major contours

existing minor contours

existing buildings & structures

existing concrete paths

existing driveways
- existing vegetations

existing fence line

underground stormwater

underground sewer

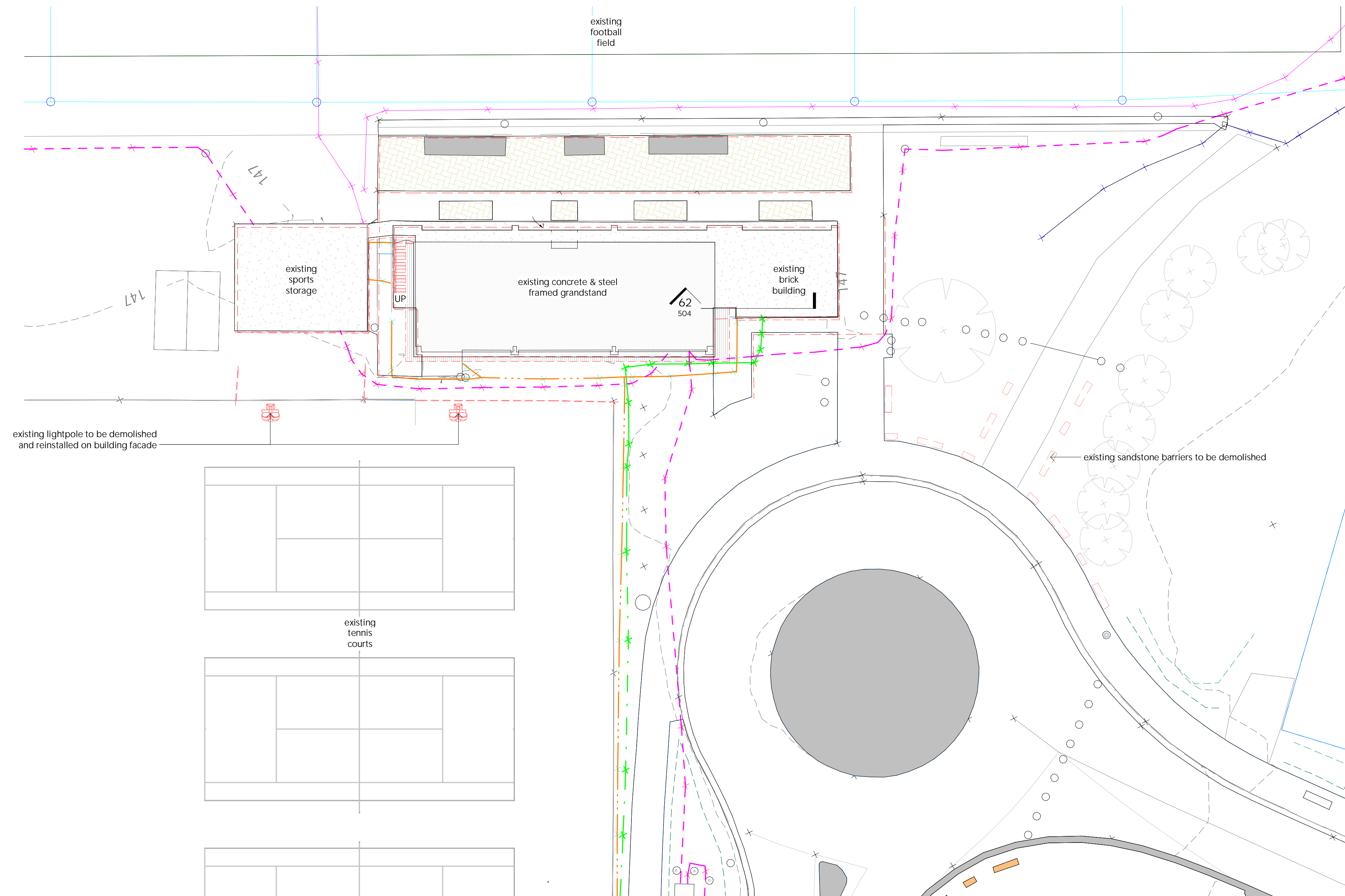
underground telecommunications line

overhead electrical lines

underground electrical lines

underground irrigation lines

underground water lines



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BARNSON PTY LTD

addressUnit 1, 36 Darling Street
Dubbo NSW 2830

phone1300 BARNSON (1300 227 676)

emailgeneralenquiry@barnson.com.au

webbarnson.com.au

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| Rev. | Date | Amendment |
|------|------------|---|
| A | 28.03.2025 | ISSUED FOR MODIFIED DEVELOPMENT APPLICATION |
| B | 28.05.2025 | GHD PLANS ADDED |

Project.

OLYMPIC PARK GRANDSTAND
REDEVELOPMENT

Site Address.

3 WILKINSON AVENUE,
MUSWELLBROOK NSW 2333

Client.

MUSWELLBROOK SHIRE COUNCIL

Drawing Title.

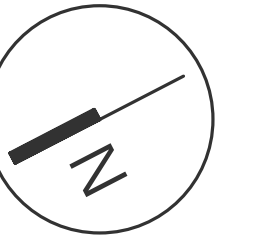
EXISTING PART SITE PLAN

| | | | |
|-------------|-------------------|-----------|----|
| Scale. | As indicated @ A1 | Drawn. | CM |
| Sheet. | 03 of 12 | Checked. | KG |
| Project No. | 44840 | Revision. | B |

Drawing No.

44840-

A02



04

PART SITE PLAN

Scale 1 : 200 @ A1

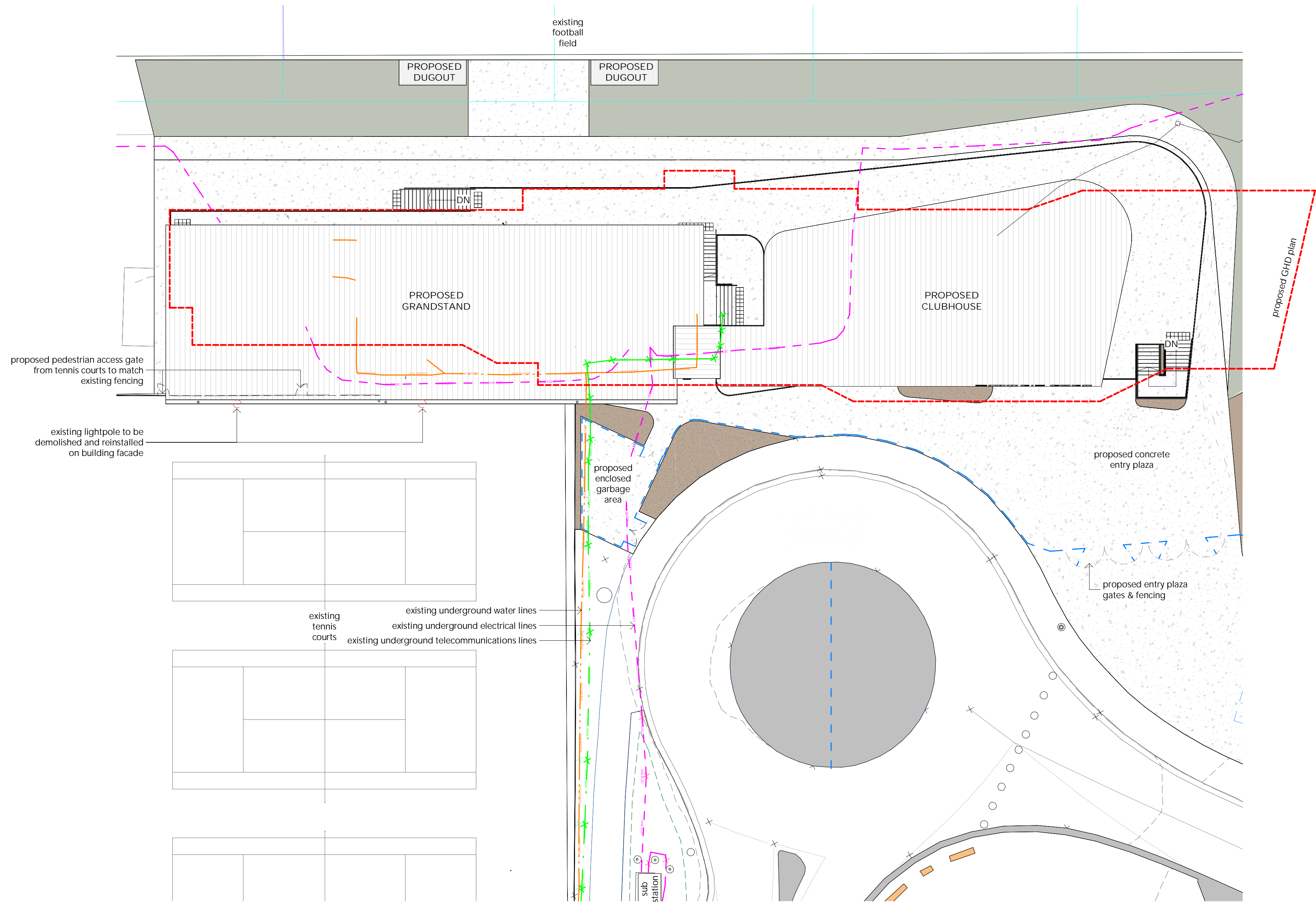
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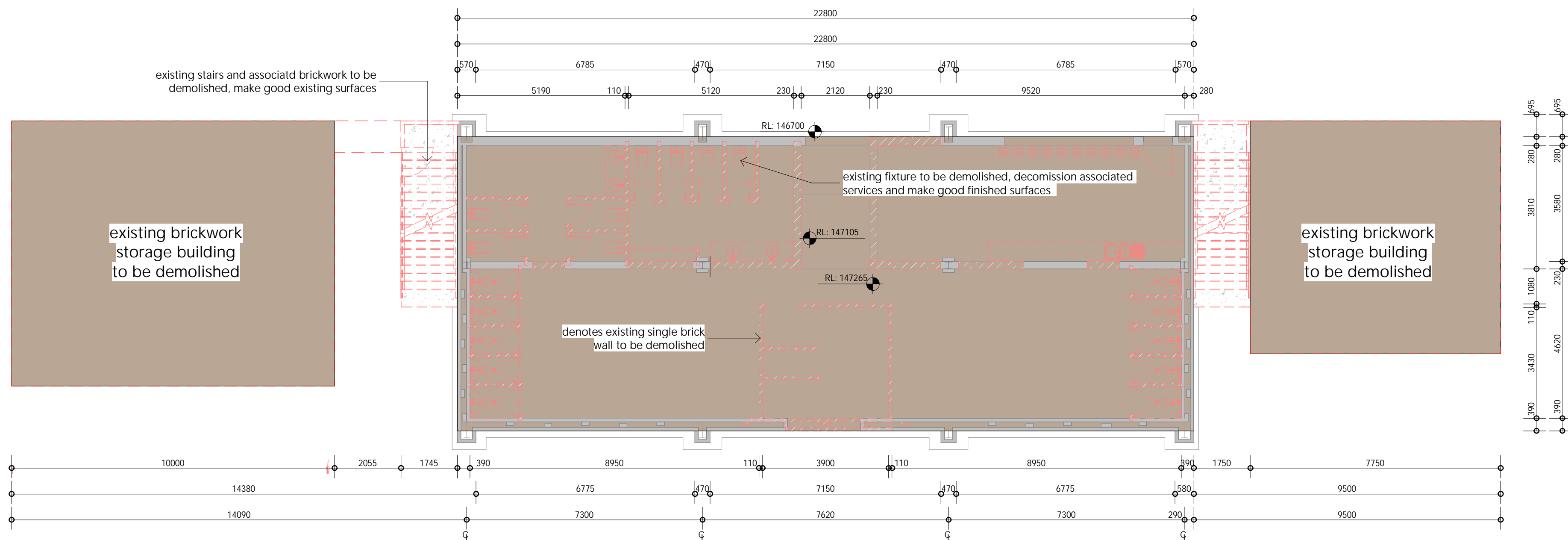
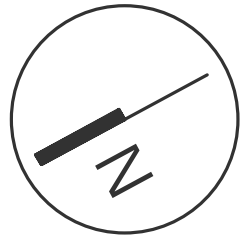
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8000

20000



ISSUED FOR MODIFIED DA



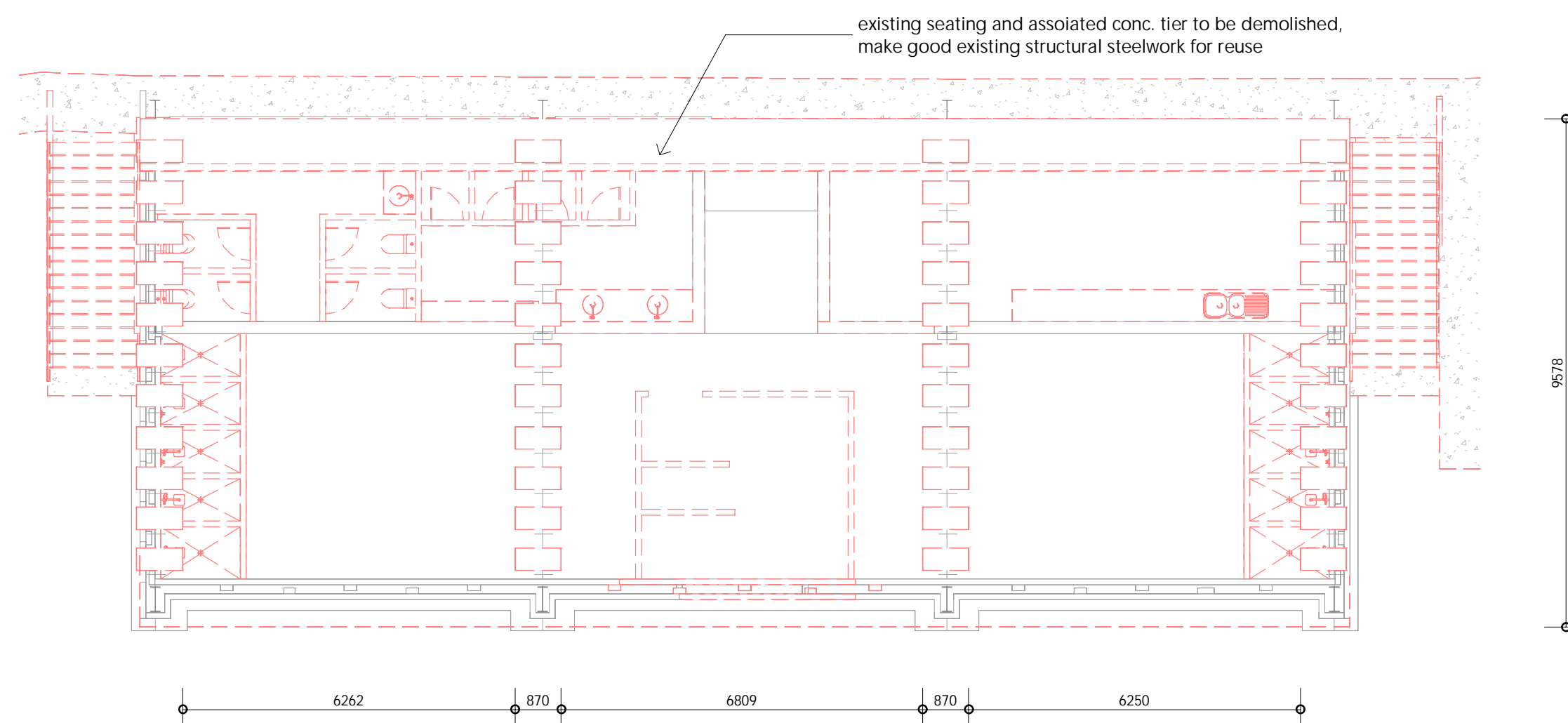
DEMOLITION LEGEND.

- denotes existing elements to be demolished, make good to existing surfaces
- denotes existing walls to be demolished, make good to existing surfaces
- denotes existing doors to be demolished, make good to existing surfaces
- denotes existing windows to be demolished, make good to existing surfaces

05

GROUND FLOOR DEMOLITION

Scale 1 : 100 @ A1



06

SEATING DEMOLITION

Scale 1 : 100 @ A1

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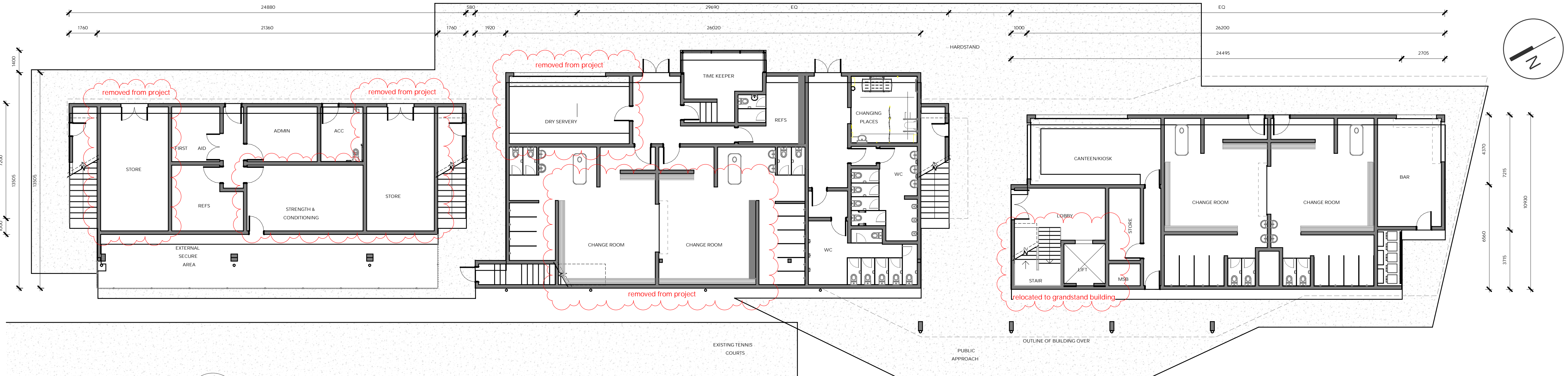
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Project
**OLYMPIC PARK GRANDSTAND
REDEVELOPMENT**
Site Address
3 WILKINSON AVENUE,
MUSWELLBROOK NSW 2333
Client
MUSWELLBROOK SHIRE COUNCIL

| Drawing Title EXISTING & DEMOLITION PLAN | | | |
|--|--------------|-----------|----|
| Scale. | 1 : 100 @ A1 | Drawn. | CM |
| Sheet. | 05 of 12 | Checked. | KG |
| Project No. | 44840 | Revision. | B |

Drawing No.

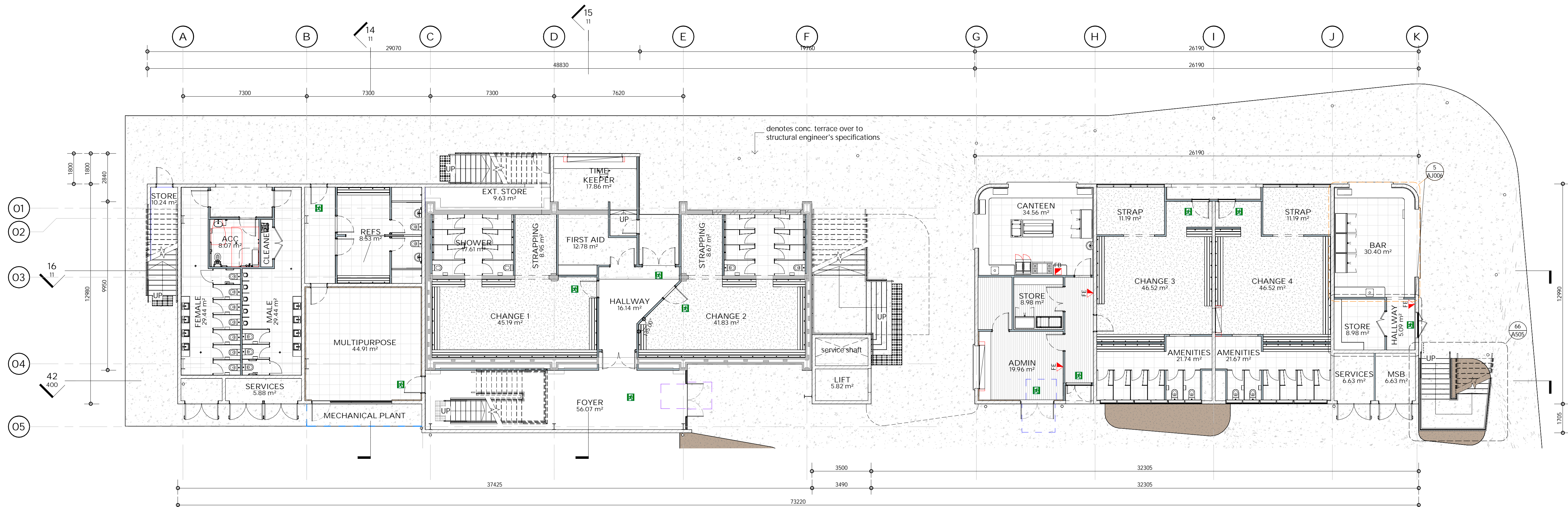
44840-
A04



07

GHD - GROUND FLOOR OVERALL

Scale 1 : 125 @ A1



08

PROPOSED GROUND FLOOR OVERALL

Scale 1 : 125 @ A1

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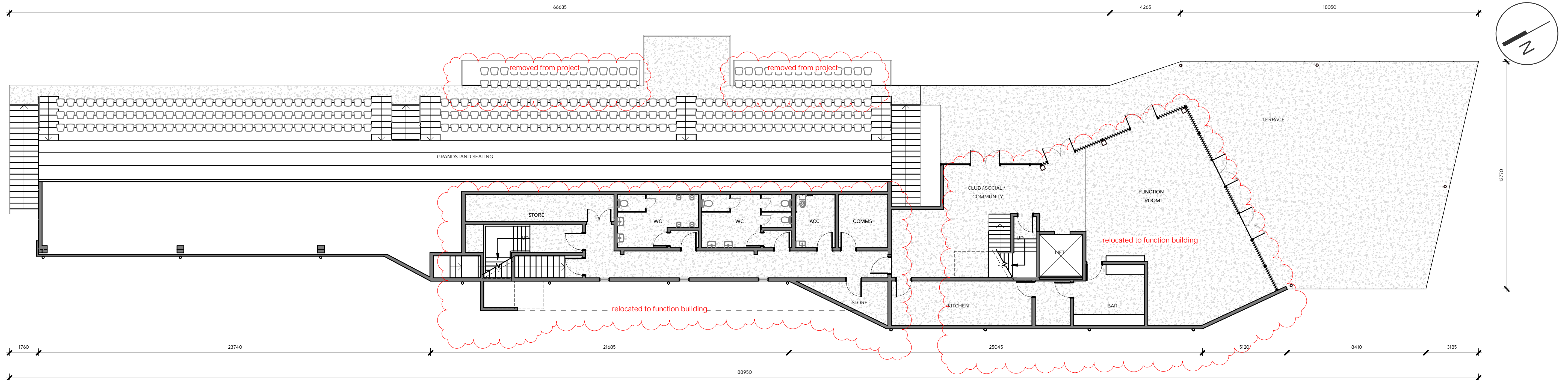
Project
OLYMPIC PARK GRANDSTAND REDEVELOPMENT
Site Address
3 WILKINSON AVENUE,
MUSWELLBROOK NSW 2333
Client
MUSWELLBROOK SHIRE COUNCIL

Drawing Title
GROUND FLOOR - OVERALL

| | | | |
|-------------|-------------------|-----------|----|
| Scale. | As indicated @ A1 | Drawn. | CM |
| Sheet. | 06 of 12 | Checked. | KG |
| Project No. | 44840 | Revision. | B |

Drawing No.

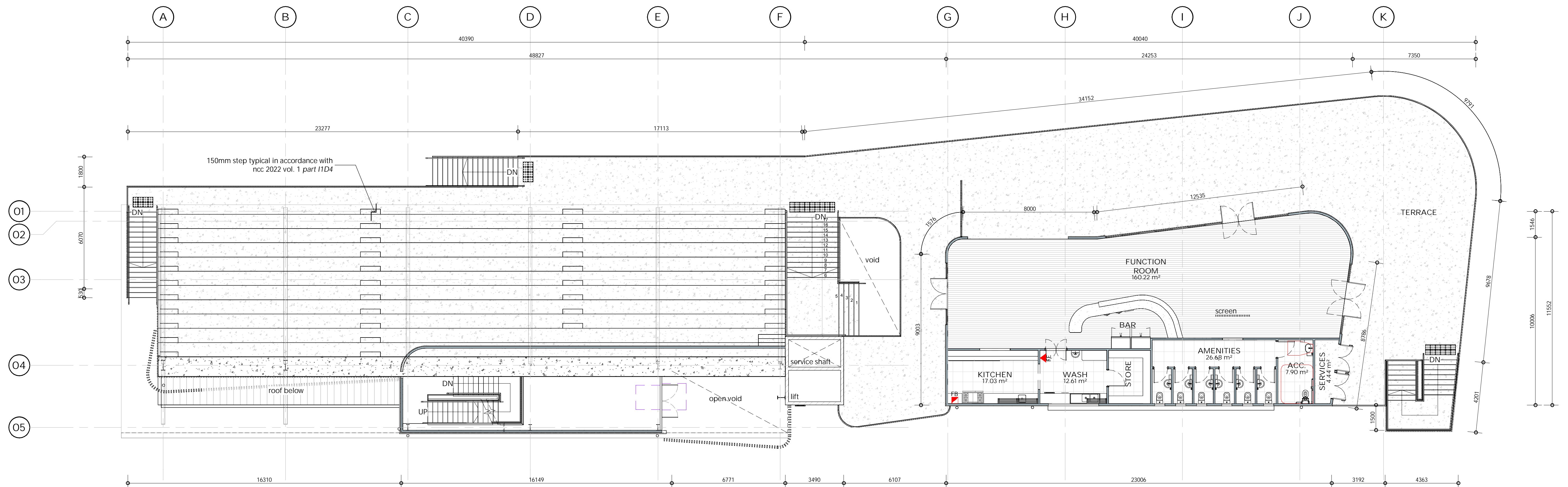
44840-
A05



09

GHD - FIRST FLOOR OVERALL

Scale 1 : 125 @ A1



10

PROPOSED FIRST FLOOR - OVERALL

Scale 1 : 125 @ A1

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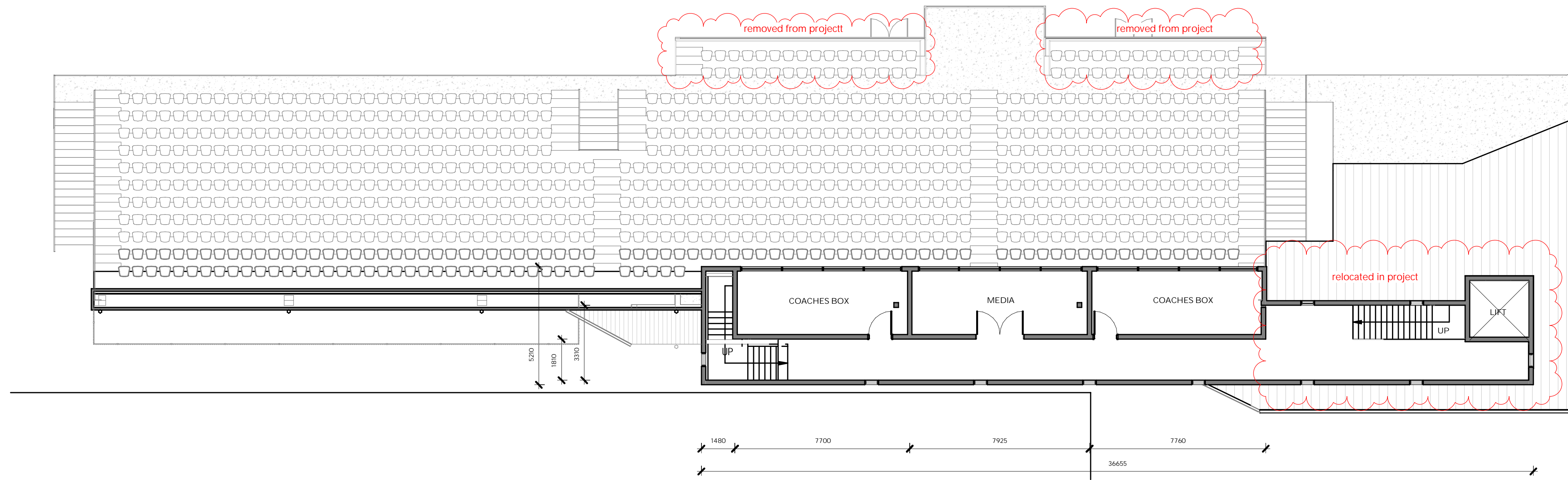
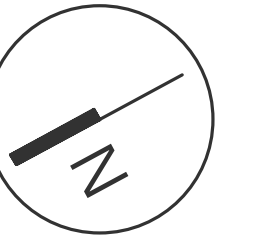
Project
OLYMPIC PARK GRANDSTAND REDEVELOPMENT
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MUSWELLBROOK SHIRE COUNCIL

Drawing Title
FIRST FLOOR - OVERALL

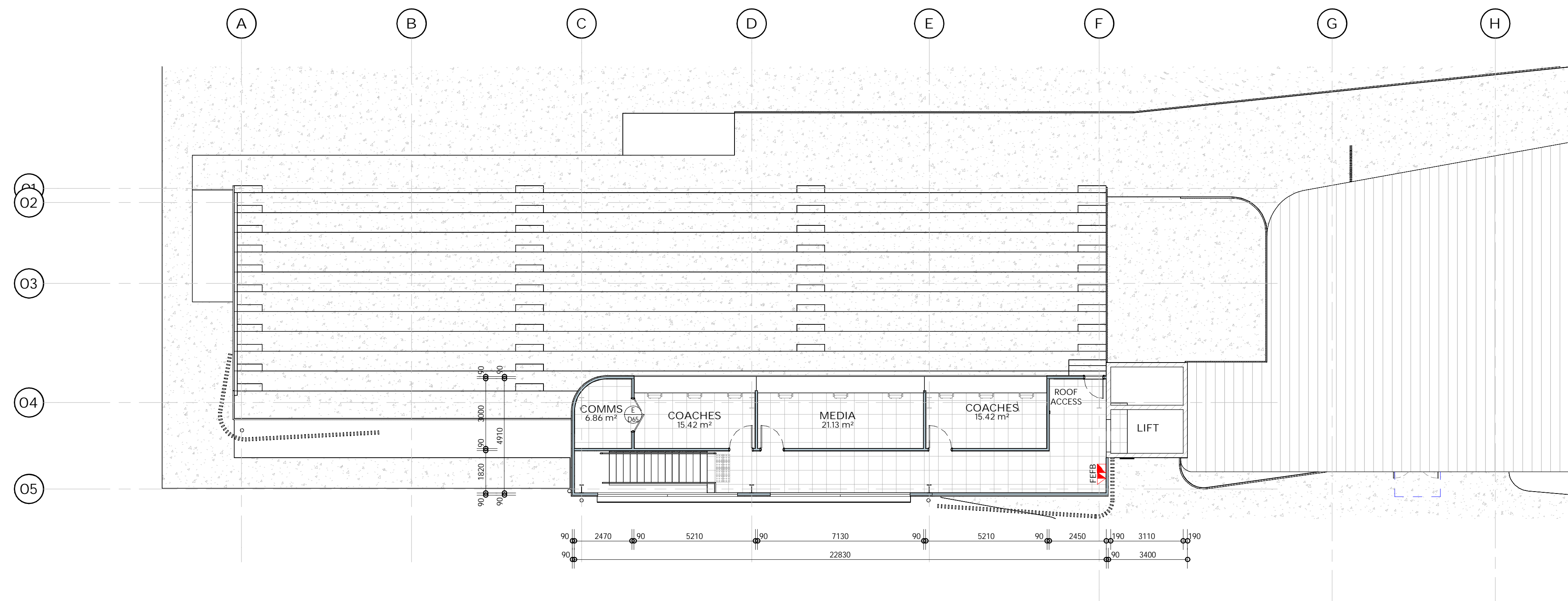
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| Sheet. | 07 of 12 | Checked. | KG |
| Project No. | 44840 | Revision. | B |

Drawing No.

44840-
A06



11 GHD - SECOND FLOOR
Scale 1 : 125 @ A1
0 1250 2500 5000 12500



12 PROPOSED SECOND FLOOR
Scale 1 : 125 @ A1

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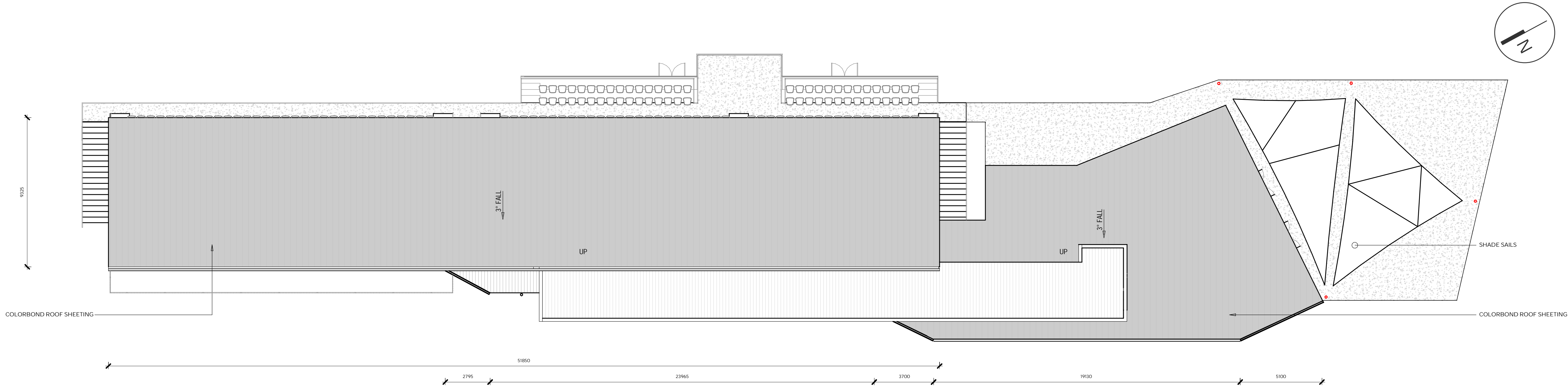
Project
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Site Address
**3 WILKINSON AVENUE,
MUSWELLBROOK NSW 2333**
Client
MUSWELLBROOK SHIRE COUNCIL

Drawing Title
**SECOND FLOOR - GENERAL
ARRANGEMENT PLAN**
Scale 1 : 125 @ A1
Sheet 08 of 12
Project No. 44840

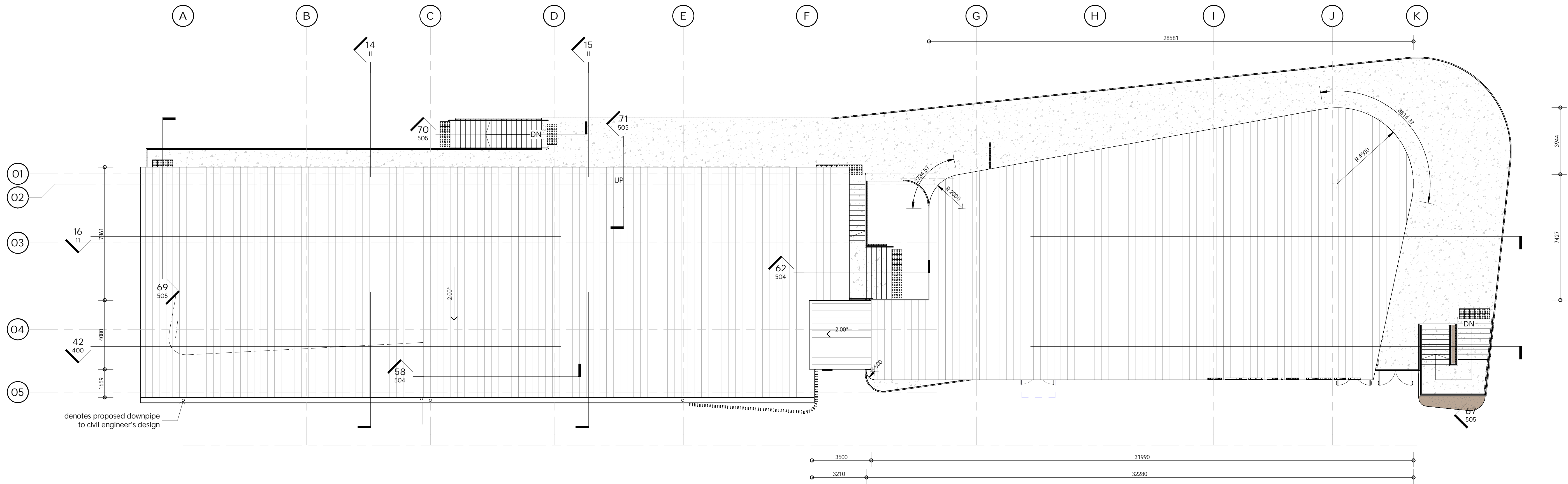
Drawn. CM
Checked. KG
Revision. B

Drawing No.

44840-
A07

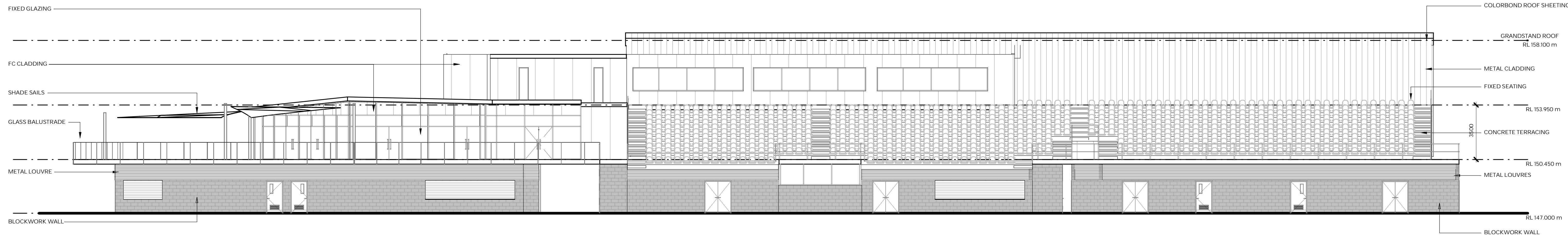


13 GHD - ROOF PLAN
Scale 1 : 125 @ A1



14 ROOF PLAN
Scale 1 : 125 @ A1

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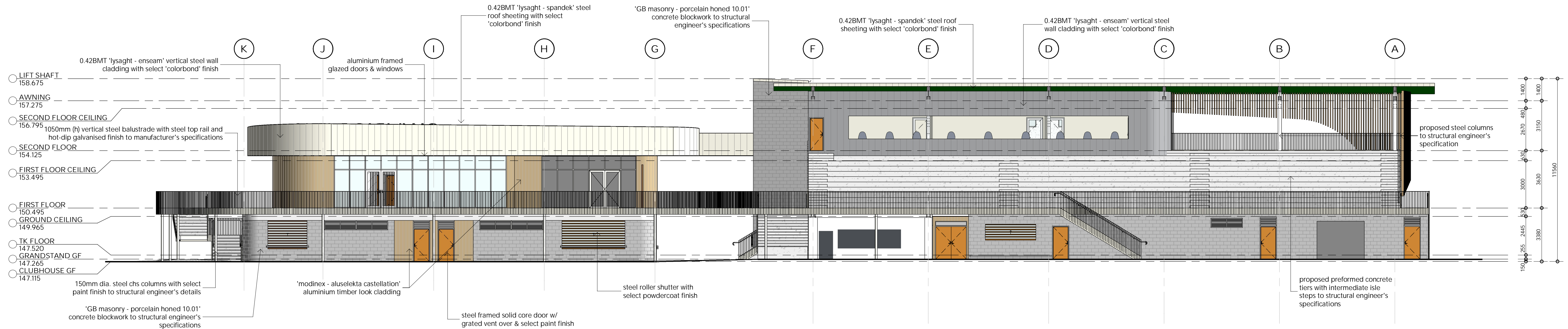


15

ELEVATION. GHD PLAN - ELEVATION 01

Scale 1 : 125 @ A1

0 1250 2500 5000 12500



16

ELEVATION. NORTH ELEVATION

Scale 1 : 125 @ A1

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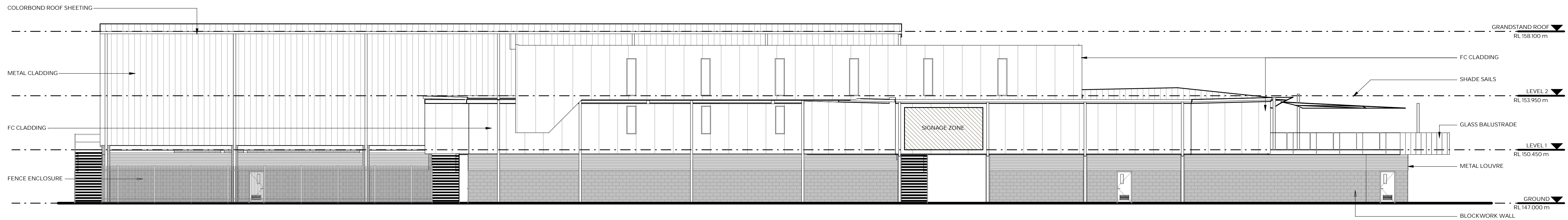
Project
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Site Address
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Client
MUSWELLBROOK SHIRE COUNCIL

Drawing Title
BUILDING ELEVATIONS 1

| | | | |
|-------------|--------------|-----------|----|
| Scale. | 1 : 125 @ A1 | Drawn. | CM |
| Sheet. | 10 of 12 | Checked. | KG |
| Project No. | 44840 | Revision. | B |

Drawing No.

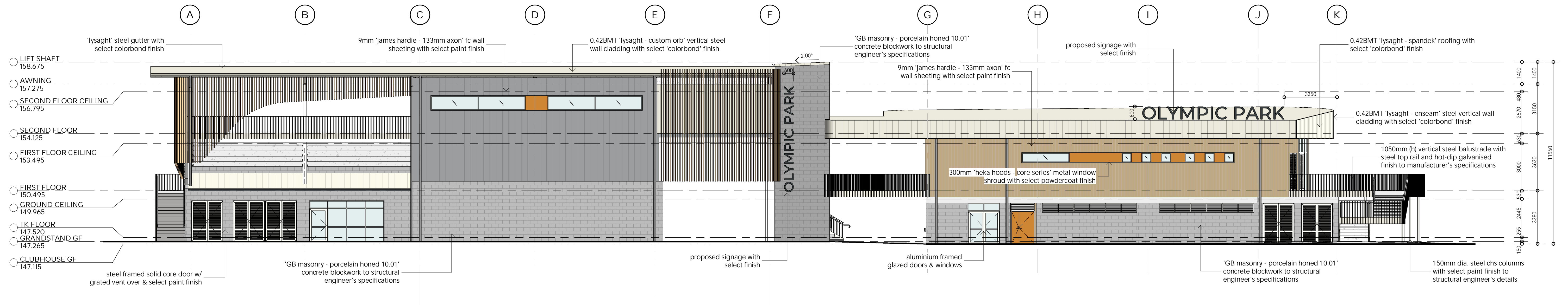
44840-
A09



17

ELEVATION. GHD PLAN - ELEVATION 03

Scale 1 : 125 @ A1



18

ELEVATION. SOUTH ELEVATION

Scale 1 : 125 @ A1

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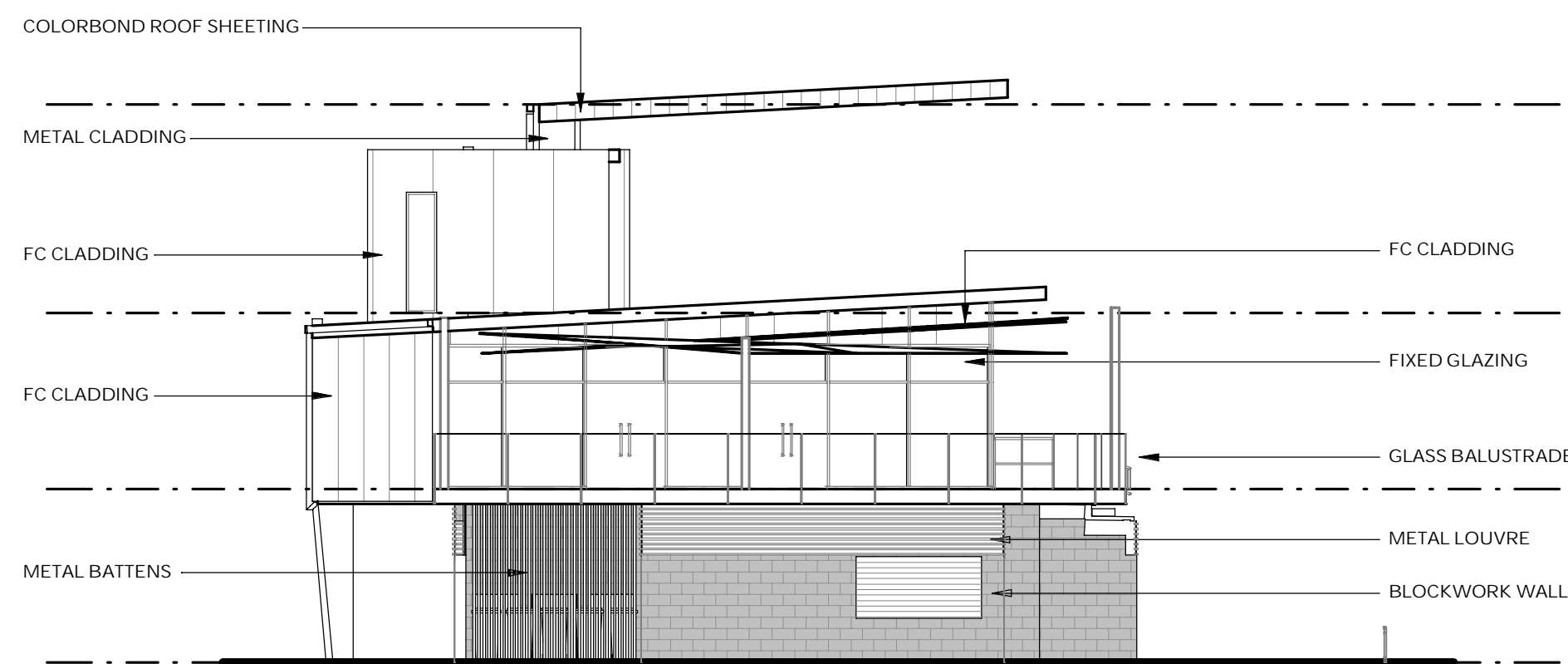
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MUSWELLBROOK SHIRE COUNCIL

Drawing Title
BUILDING ELEVATIONS 2

| | | | |
|-------------|--------------|-----------|----|
| Scale. | 1 : 125 @ A1 | Drawn. | CM |
| Sheet. | 11 of 12 | Checked. | KG |
| Project No. | 44840 | Revision. | B |

Drawing No.

44840-
A10

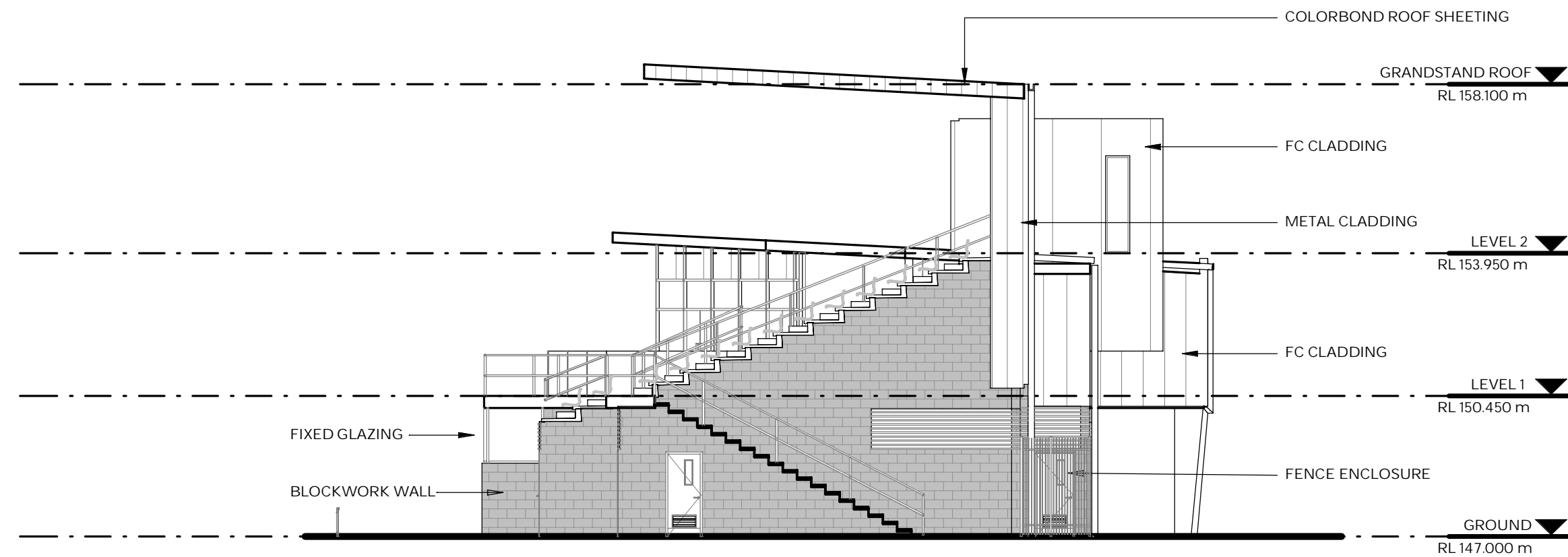


19

ELEVATION. GHD PLAN - EAST ELEVATION

Scale 1 : 125 @ A1

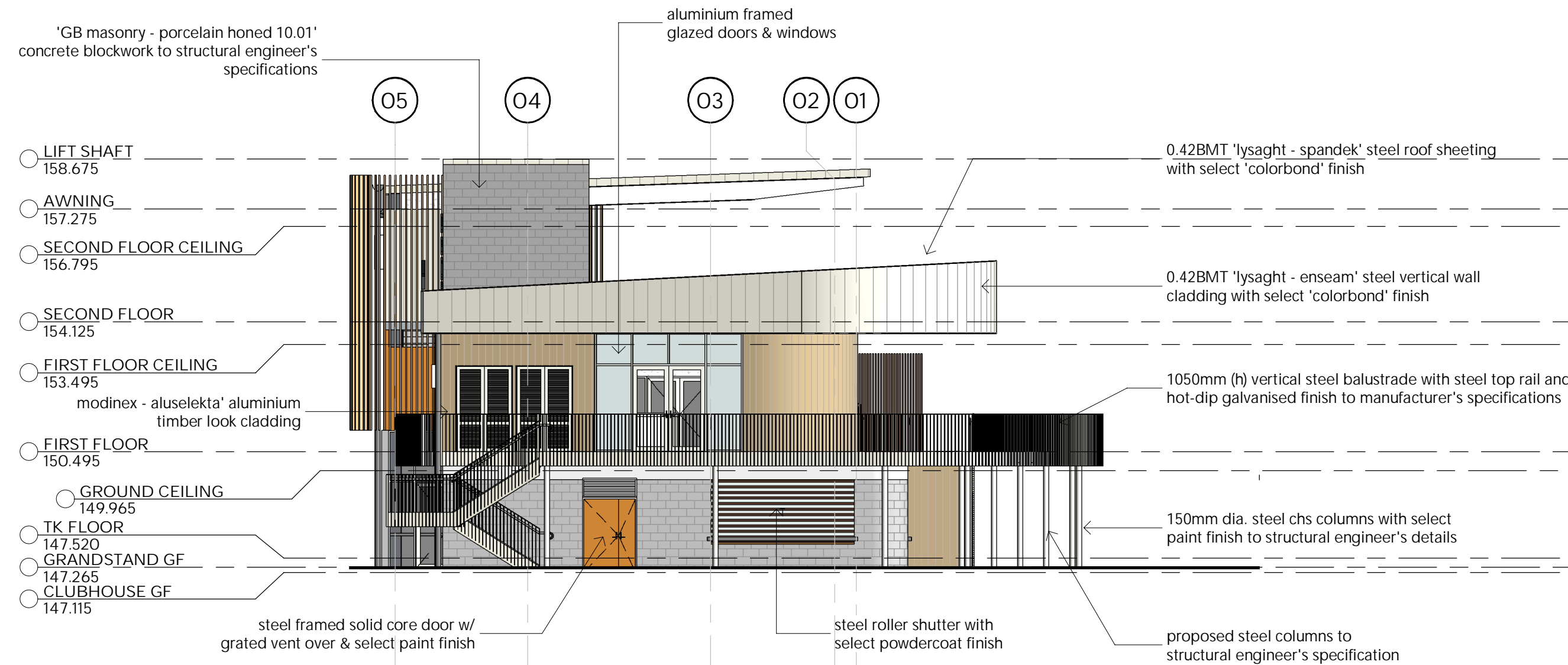
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20

ELEVATION. GHD PLAN - WEST ELEVATION

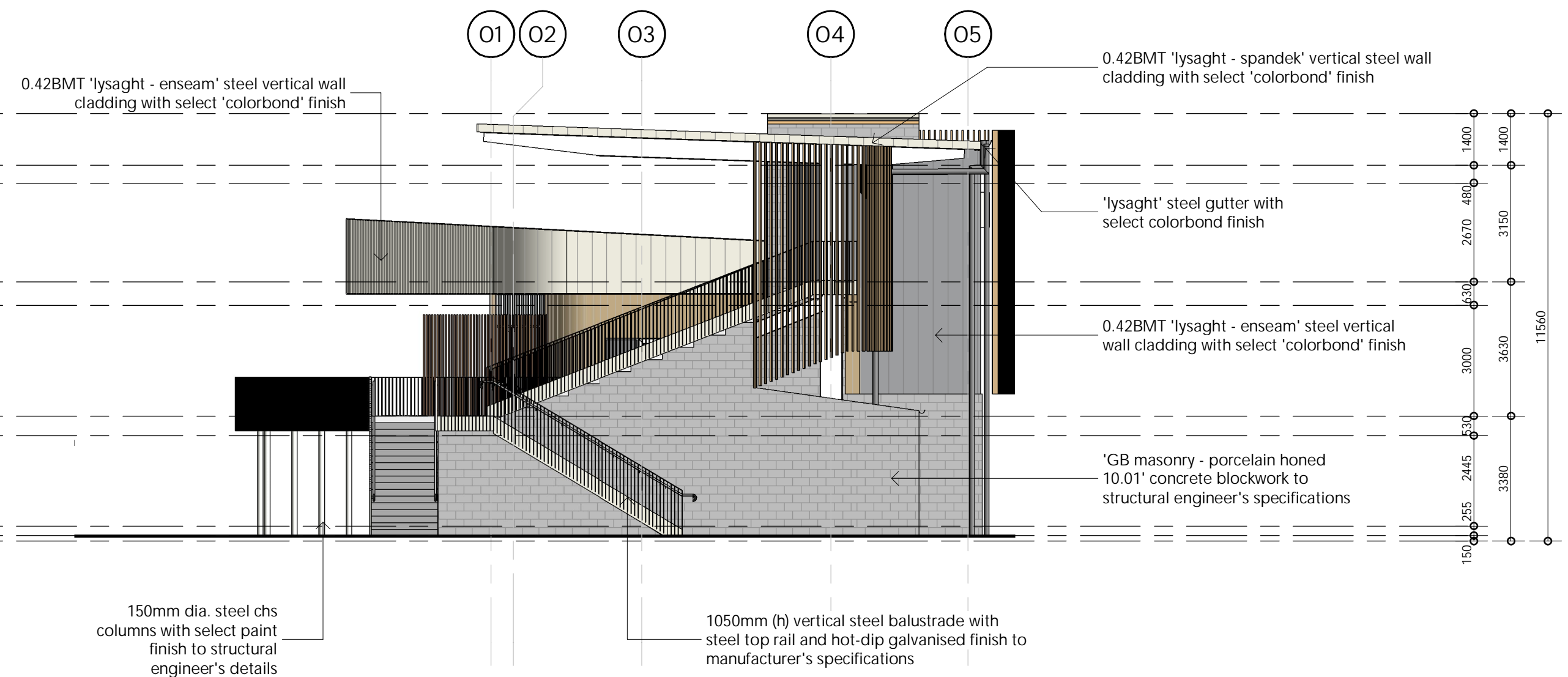
Scale 1 : 125 @ A1



21

ELEVATION. EAST ELEVATION

Scale 1 : 125 @ A1



22

ELEVATION. WEST ELEVATION

Scale 1 : 125 @ A1

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Drawing Title
BUILDING ELEVATIONS 3

| | | | |
|-------------|--------------|-----------|----|
| Scale. | 1 : 125 @ A1 | Drawn. | CM |
| Sheet. | 12 of 12 | Checked. | KG |
| Project No. | 44840 | Revision. | B |

Drawing No.

44840-
A11