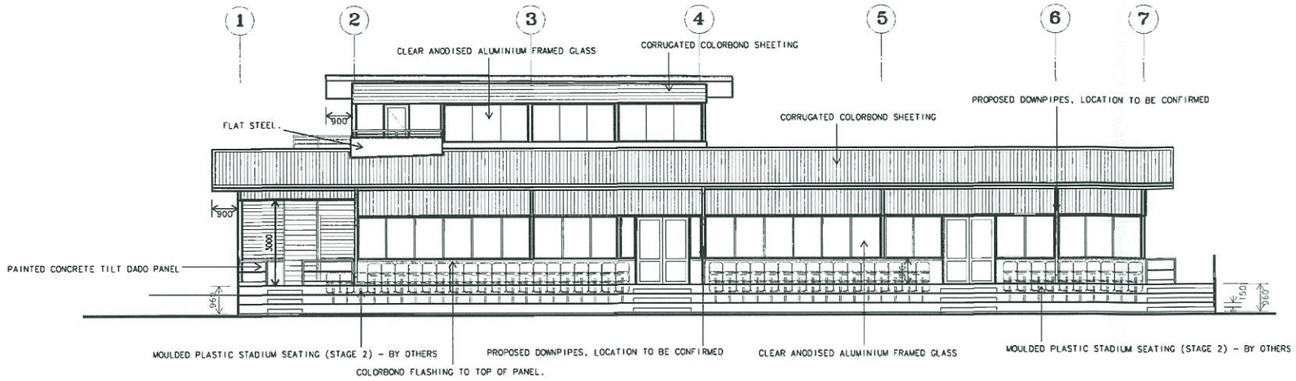
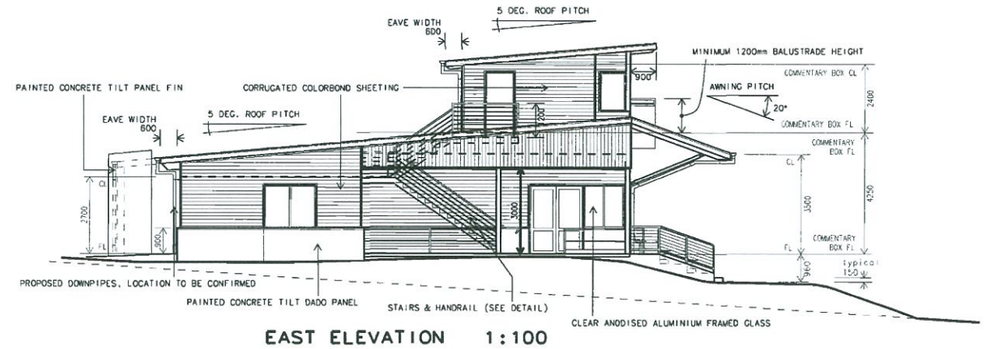


NORTH ELEVATION 1:100



EAST ELEVATION 1:100

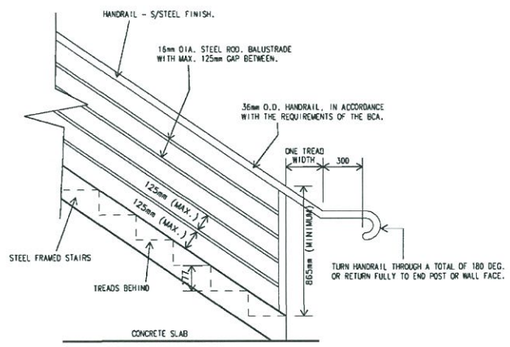
STAIR NOTE:

NEW STAIRS BUILT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BCA.

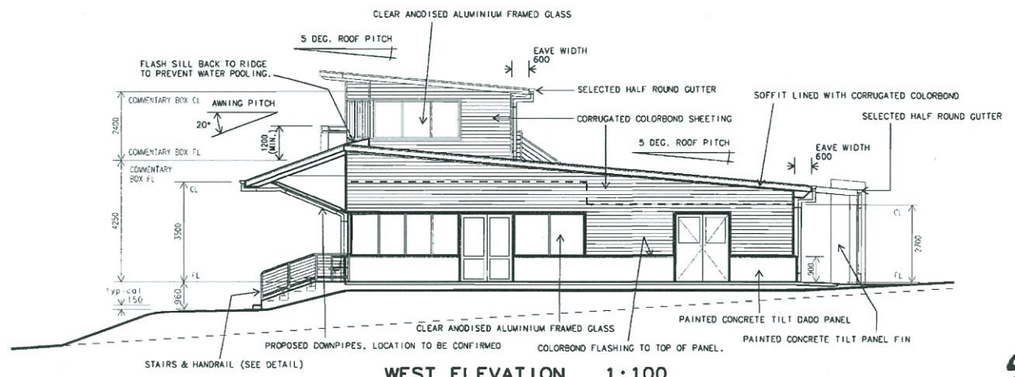
RISERS = MAX. - 190mm
MIN. - 115mm
GOING = MAX. - 355mm
MIN. - 250mm
2R + G = MAX. - 700mm
MIN. - 550mm

STAIR HANDRAIL NOTE:

FIXED AT A HEIGHT OF NOT LESS THAN 865mm ABOVE THE NOSINGS OF STAIR TREADS & THE LANDINGS.
(TO COMPLY WITH PART D2.17 OF THE B.C.A.)



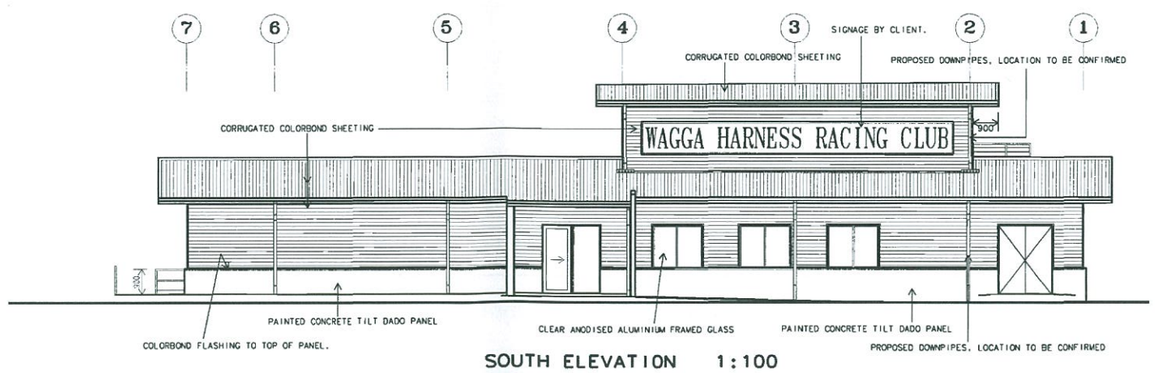
TYP. HANDRAIL DETAIL 1:20



WEST ELEVATION 1:100

BALUSTRADE NOTE:

SELECTED 1000mm HIGH HANDRAIL OR BALUSTRADE WITH VERTICAL BARS AT 125mm MAX.CTS.
(TO COMPLY WITH THE B.C.A.)



SOUTH ELEVATION 1:100

DEVELOPMENT APPLICATION ONLY

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

NOTE: LEVELS SHOWN ARE A GUIDE ONLY
FLOOR LEVELS, FINISHED SURFACE LEVELS & RETAINING WALLS TO BE CONFIRMED WITH CIVIL ENGINEERS DESIGN

Harness Racing
NEW SOUTH WALES

no.	description	date
D	ISSUED FOR DA SUBMISSION	03/09/2014
A	GENERALLY AMENDED	23/07/2014

amendments

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project:
PROPOSED WAGGA HARNESS RACING CLUB FACILITY,
AT LOTS 1-6 & 19-24 (DP 2655)
COORAMIN STREET & HAMPDEN AV.
CARTWRIGHTS HILL. N.S.W.

client:
HARNESS RACING N.S.W.

title:
DEVELOPMENT APPLICATION ELEVATIONS CLUB BUILDING.

scale: AS NOTED
drawn: C.McK/A.S.
date: DEC.2013

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job no: 13073
drg no: da6
issue: D

NOTES:

SMOKE DETECTION
PROVIDE A SMOKE DETECTION SYSTEM COMPLYING WITH SPECIFICATION E 2.2a CLAUSE 4 OF THE BCA.

EMERGENCY LIGHTING & EXIT SIGNS
PROVIDE EMERGENCY LIGHTING & EXIT SIGNS WHERE SHOWN IN ACCORDANCE WITH THE REQUIREMENTS OF THE BCA. IF INTERNAL PARTITIONS ARE INSTALLED EMERGENCY LIGHTING TO BE PROVIDED IN ACCORDANCE WITH PART E4 OF THE BCA & DESIGNED IN ACCORDANCE WITH AS 2293.1 EXIT SIGNS TO BE IN ACCORDANCE WITH PART E 4.5 OF THE BCA. DIRECTION SIGNS INSTALLED IN ACCORDANCE WITH PART E 4.6 OF THE BCA.

ACCESS & EGRESS
IF PARTITIONING IS INSTALLED EXITS, PATHS OF TRAVEL & DISTANCE TO EXITS ARE TO COMPLY WITH THE REQUIREMENTS OF PART D IN THE BCA.

PORTABLE FIRE EXTINGUISHERS
PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH PART E 1.6 OF THE BCA & AS LISTED IN TABLE E 1.6 & LOCATED, SELECTED & DISTRIBUTED IN ACCORDANCE WITH SECTIONS 1,2,3 & 4 OF AS 2444.

EXIT DOOR LATCHES
ANY REQUIRED EXIT DOOR IS TO BE FITTED WITH LATCHES TO ENSURE THEY ARE FREE IN THE DIRECTION OF TRAVEL DURING OPERATION HOURS AND FITTED WITH SINGLE ACTION LEVER HANDLE IN ACCORDANCE WITH THE REQUIREMENT OF PART D2 OF THE BCA

WET AREAS
ALL EXISTING & PROPOSED WET AREAS MUST BE WATER-RESISTANT OR WATER PROOF IN ACCORDANCE WITH AS 3740 AND PART F1.7 OF THE BCA

DAMP- PROOFING
ALL DAMP-PROOFING MUST COMPLY WITH AS/NZS 2904 AND PART F1.8 OF THE BCA.

SARKING
SARKING TYPE MATERIALS USED FOR WEATHERPROOFING OF ROOFS AND WALLS MUST COMPLY WITH AS/NZS 4200 PARTS 1 & 2.

ROOF COVERINGS
ROOF COVERINGS TO COMPLY WITH AS1562.1 AND SPECIFICATION F1.5 OF THE BCA.

FUSE BOX
THE FUSE BOX IS REQUIRED TO BE ENCLOSED WITH NON-COMBUSTIBLE OR FIRE-PROTECTIVE CONSTRUCTION WITH ANY DOORS TO THIS ENCLOSURE BEING SEALED AGAINST SMOKE SPREAD FROM THE ENCLOSURE IN ACCORDANCE WITH D2.7 OF THE BCA.

EXTERNAL GLAZING
EXTERNAL GLAZING ASSEMBLIES MUST COMPLY WITH AS 2047 & SPECIFICATION F1.13 OF THE BCA FOR RESISTANCE TO WATER PENETRATION.

SANITARY FACILITIES
SANITARY TOWEL DISPOSALS MUST BE PROVIDED AND BE READILY ACCESSIBLE FOR EACH FEMALE & UNISEX SANITARY FACILITY IN ACCORDANCE WITH PART F2.3 OF THE BCA. UNISEX DISABLED FACILITIES MUST HAVE ADEQUATE SANITARY DISPOSAL UNITS & REQUIRE A SHELF IN ACCORDANCE WITH PART F2.4 OF THE BCA.

ACCESS REQUIREMENTS
ACCESS FOR PEOPLE WITH DISABILITIES IS REQUIRED TO BE PROVIDED THROUGHOUT THE BUILDING IN ACCORDANCE WITH AS 1428.1 & PART D3.3 OF THE BCA. ACCESS TO THE BUILDING IS REQUIRED TO BE PROVIDED FROM:
(i) THE MAIN POINTS OF ENTRY INTO THE ALLOTMENT FROM THE ALLOTMENT BOUNDARY;
(ii) ANY ASSOCIATED ACCESSIBLE CAR SPACE;
(iii) ANY ADJACENT AND ASSOCIATED BUILDINGS AND THE ALLOTMENT, AND
(iv) THROUGH ANY PRINCIPLE PUBLIC ENTRANCE.

ARTIFICIAL LIGHTING
ARTIFICIAL LIGHTING SYSTEM MUST COMPLY WITH AS/NZS 1680.0 & PART F4.4 OF THE BCA.

VENTILATION OF ROOMS
MECHANICAL VENTILATION SYSTEMS MUST COMPLY WITH AS 1668.2, AS/NZS 3666.1 & PART F4.5 OF THE BCA.

TACTILE INDICATORS
TACTILE GROUND SURFACE INDICATORS MUST BE PROVIDED TO WARN PEOPLE WITH A VISION IMPAIRMENT IN ACCORDANCE WITH AS 1428.4 & PART D3.8 OF THE BCA.

BRAILLE & TACTILE SIGNAGE
BRAILLE & TACTILE SIGNAGE COMPLYING WITH SPECIFICATION D3.6 & INCORPORATING THE INTERNATIONAL SYMBOL OF ACCESS ON DEAFNESS, AS APPROPRIATE, MUST BE INSTALLED IN ACCORDANCE WITH AS1428.1 & PART D3.6 OF THE BCA.

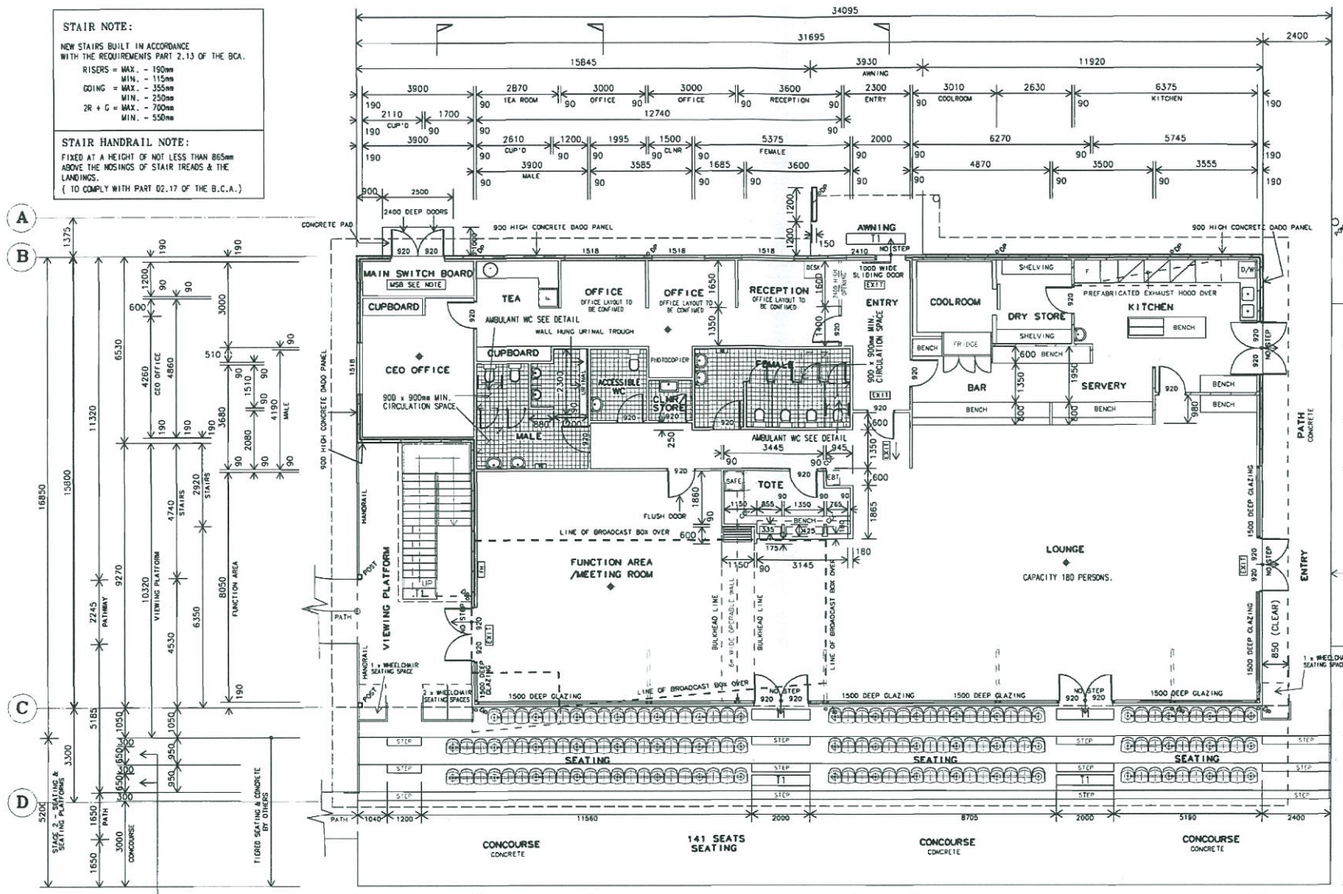
WC DOORS NOTE
INWARD SWINGING WC DOORS TO BE READILY REMOVABLE FROM THE OUTSIDE OF THE SANITARY COMPARTMENT IN ACCORDANCE WITH SPECIFICATION F2.5 OF THE BCA.

HANDRAIL/BALUSTRADE NOTE
SELECTED 1000mm HIGH HANDRAIL OR BALUSTRADE WITH VERTICAL BARS AT 125mm MAX. CTS. HANDRAIL TO BE FIXED AT A HEIGHT OF NOT LESS THAN 865mm ABOVE THE NOSINGS OF STAIR TREADS & LANDINGS. TO COMPLY WITH PART D2.17 OF THE BCA.

SANITARY TOWEL NOTE
SANITARY TOWEL DISPOSALS MUST BE PROVIDED AND BE READILY ACCESSIBLE FOR EACH FEMALE & UNISEX SANITARY FACILITY IN ACCORDANCE WITH PART F 2.3 OF THE BCA. UNISEX DISABLED SANITARY FACILITIES MUST HAVE ADEQUATE SANITARY DISPOSAL UNITS & REQUIRE A SHELF IN ACCORDANCE WITH PART F 2.4 OF THE BCA.

STAIR NOTE:
NEW STAIRS BUILT IN ACCORDANCE WITH THE REQUIREMENTS PART 2.13 OF THE BCA.
RISERS = MAX. - 190mm
MIN. - 115mm
GOING = MAX. - 355mm
MIN. - 250mm
2R + G = MAX. - 700mm
MIN. - 550mm

STAIR HANDRAIL NOTE:
FIXED AT A HEIGHT OF NOT LESS THAN 865mm ABOVE THE NOSINGS OF STAIR TREADS & THE LANDINGS.
(TO COMPLY WITH PART D2.17 OF THE B.C.A.)



MSB NOTE:
THE MAIN SWITCHBOARD MUST BE SEPERATED FROM ANY PART OF THE BUILDING BY CONSTRUCTION HAVING AN FRL OF NOT LESS THAN 120/120/120.

T1 - DENOTES THE LOCATION TACTILE INDICATORS IN ACCORDANCE WITH PART D3.8 OF THE BCA.

NOTE: BRAILLE & TACTILE SIGN TO BE INSTALLED & (INTERNATIONAL SYMBOL OF ACCESS & LH OR RH SIDE TRANSFER INDICATED IN ACCORDANCE WITH AS1428.1.) & BCA 2013.

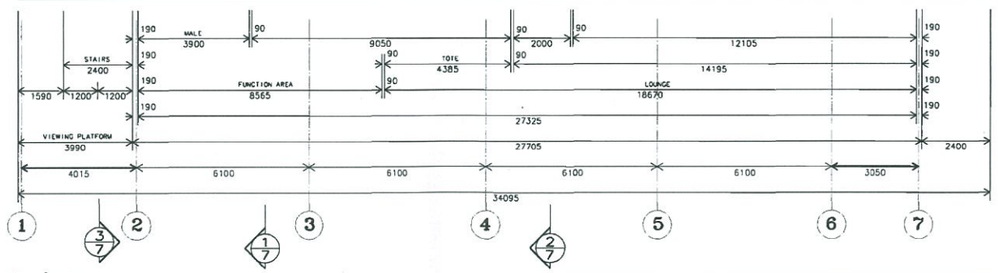
AREAS:

CLUBHOUSE AND OFFICES	=	462.6m2
VIEWING PLATFORM AND APRON SLAB	=	92.7m2
GRANDSTAND	=	71.6m2
BROADCAST BOX AND PLATFORM	=	70.6m2

EMERGENCY LIGHTING LEGEND:
- "QUARTZDISC" EMERGENCY CEILING MOUNTED LIGHT INSTALLED IN ACCORDANCE WITH AS 2293
- EXIT EMERGENCY EXIT LIGHT WALL/CEILING MOUNTED INSTALLED IN ACCORDANCE WITH AS 2293
- EXIT EMERGENCY EXIT DIRECTIONAL LIGHT INSTALLED IN ACCORDANCE WITH AS 2293

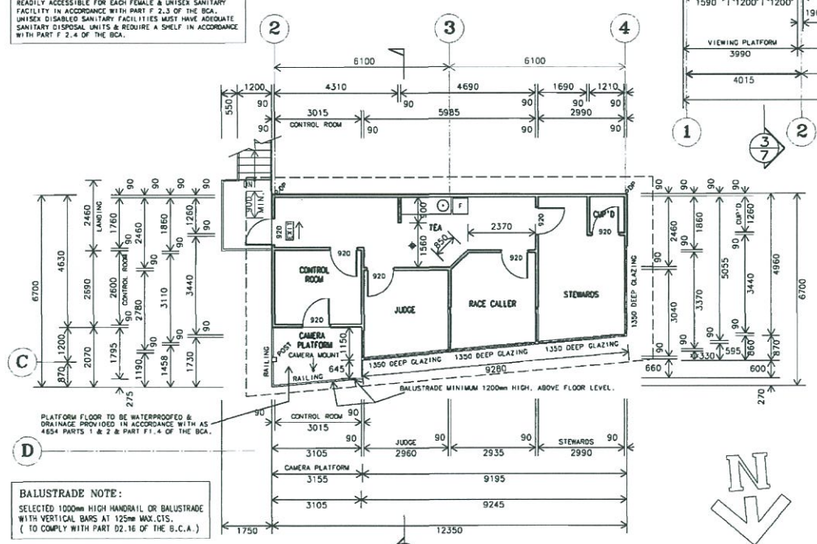
SEATING AREAS ARE TO BE IN ACCORDANCE WITH PART H1.4, (a), (b) & (c) OF THE BCA.

NOTE: FIRE HOSE REELS & HYDRANTS AS REQUIRED BY PART E1.4 OF THE BCA.



SANITARY FACILITY CALCULATIONS
CLASS 6 - RESTAURANTS, CAFES & BARS.
TOTAL PATRONS (351) - MALE = 176.
- FEMALE = 175.

REQUIRED		PROVIDED	
MALE	- 2 x CLOSETS.	2 + DISABLED	= 3 IN TOTAL
	- 4 x URINALS.		= 5 IN TOTAL
	- 2 x BASINS.	2 + DISABLED	= 3 IN TOTAL
FEMALE	- 5 x CLOSETS.	4 + DISABLED	= 5 IN TOTAL
	- 3 x BASINS.	2 + DISABLED	= 3 IN TOTAL



BALUSTRADE NOTE:
SELECTED 1000mm HIGH HANDRAIL OR BALUSTRADE WITH VERTICAL BARS AT 125mm MAX.CTS.
(TO COMPLY WITH PART D2.16 OF THE B.C.A.)

NOTE: CONCRETE TILT PANEL WALLS THAT COULD COLLAPSE AS A COMPLETE PANEL MUST COMPLY WITH SPECIFICATION C1.11 OF THE BCA.

BROADCAST BOX PLAN 1:100

GROUND FLOOR PLAN 1:100

- DENOTES LOCATION OF DOWNPIPES, TO BE CONFIRMED.

FH - DENOTES LOCATION OF FIRE HOSE REELS

DEVELOPMENT APPLICATION ONLY
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

NOTES (CONTINUED):

ACCESSIBLE CAR PARKING
1 ACCESSIBLE CAR PARKING SPACE IS TO BE PROVIDED & SIGNED IN ACCORDANCE WITH AS2890.1 & PART 3.5 OF THE BCA.

ACCESSIBLE PARTS OF THE BUILDING
ACCESSIBLE PARTS OF THE BUILDING MUST COMPLY WITH AS1428.1 & PART D3.2 OF THE BCA.

EXTERNAL GLAZING
EXTERNAL GLAZING ASSEMBLIES MUST COMPLY WITH AS2047 & SPECIFICATION F1.13 OF THE BCA FOR RESISTANCE TO WATER PENETRATION.

GLAZING ON AN ACCESWAY - CONTRASTING LINE
WHERE THERE IS NO CHAIR RAIL, HAND RAIL OR TRANSOM, ALL FRAMELESS OR FULLY GLAZED DOORS, SIDELIGHTS, INCLUDING ANY GLAZING CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING SHALL BE CLEARLY MARKED FOR THE FULL WIDTH, WITH A SOLID AND NON-TRANSPARENT CONTRASTING LINE. THE CONTRASTING LINE SHALL BE NOT LESS THAN 75mm WIDE & SHALL EXTEND ACROSS THE FULL WIDTH OF THE GLAZING PANEL. THE LOWER EDGE SHALL BE LOCATED BETWEEN 900-1000mm ABOVE THE PLANE OF THE FINISHED FLOOR LEVEL. ANY CONTRASTING LINE ON THE GLAZING SHALL PROVIDE A MIN. 30% LUMINANCE CONTRAST WHEN VIEWED AGAINST THE FLOOR SURFACES WITHIN 2m OF THE GLAZING ON THE OPPOSITE SIDE. IN ACCORDANCE WITH AS 1428.1 & PART D3.12 OF THE BCA.

POWER OPERATED DOOR
A POWER OPERATED DOOR IN A PATH OF TRAVEL TO A REQUIRED EXIT MUST BE ABLY TO BE OPENED MANUALLY UNDER A FORCE OF NOT MORE THAN 110 N. IF THERE IS A MALFUNCTION OR FAILURE OF THE POWER SOURCE. IN ACCORDANCE WITH PART D2.18 OF THE BCA.

DISCHARGE FROM EXITS
AN EXIT MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE & WHERE NECESSARY SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLES FROM BLOCKING THE EXIT. OR ACCESS TO IT. IN ACCORDANCE WITH PART D1.10 OF THE BCA.

ARTIFICIAL LIGHTING
ARTIFICIAL LIGHTING AROUND THE PERIMITER OF THE BUILDING MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF SPECIFICATION J5.5 OF THE BCA.

FLOOR COVERINGS
FLOOR COVERINGS & FLOOR MATERIALS IN RELATION TO FIRE HAZARD PROPERTIES MUST COMPLY WITH SPECIFICATION C1.10 OF THE BCA.

AIR CONDITIONING
AIR CONDITIONING SYSTEM MUST BE IN ACCORDANCE WITH THE REWUIREMENTS OF SPECIFICATION J5.2 OF THE BCA.

INSULATION
INSULATION TO COMPLY WITH PART J OF THE SECTION J FOR ALL INSULATION VALUES REFER TO SECTION J CERT.

FIRE HAZARD PROPERTIES
THE FIRE HAZARD PROPERTIES OF LININGS, MATERIALS & ASSEMBLIES IN A CLASS 2 & 9 BUILDING MUST COMPLY WITH SPECIFICATION C1.10 OF THE BCA.

LANDINGS
LANDINGS MUST COMPLY WITH PART D2.14 (a) & (b) OF THE BCA.

THRESHOLDS
THE THRESHOLD OF A DOORWAY MUST COMPLY WITH PART D2.15 OF THE BCA.

BALUSTRADES OR OTHER BARRIERS
BALUSTRADES OR OTHER BARRIERS MUST BE INSTALLED IN ACCORDANCE WITH PART D2.16 (a)(b)(c)(d)(e)(f)(g)(h) & (i) OF THE BCA.

FIXED PLATFORMS, WALKWAYS, STAIRWAYS & LADDERS (STEWARD TOWERS)
A FIXED PLATFORM, WALKWAY, STAIRWAY, LADDER AND ANY GOING & RISER, LANDING, HANDRAIL, BALUSTRADE OR OTHER BARRIER ATTACHED THERETO MUST COMPLY WITH AS 1657. IN ACCORDANCE WITH PART D2.18 OF THE BCA.

GENERAL BUILDING ACCESS REQUIREMENTS
BUILDINGS AND PARTS OF BUILDINGS MUST BE ACESSIBLE AS REQUIRED BY TABLE D3.1, UNLESS EXEMPTED BY D3.4. IN ACCORDANCE WITH SPECIFICATION D3.1 OF THE BCA.

WHEELCHAIR SEATING SPACES
WHERE FIXED SEATING IS PROVIDED IN A CLASS 9b ASSEMBLY BUILDING WHEELCHAIR SEATING SPACES COMPLYING WITH AS 1428.1 MUST BE PROVIDED IN ACCORDANCE WITH PART D3.9 OF THE BCA.

HEARING AUGMENTATION
A HEARING AUMENTATION SYSTEM MUST BE PROVIDED WHERE AN INBUILT AMPLIFICATION SYSTEM OTHER THAN ONE USED ONLY FOR EMERGENCY WARNING IS TO BE INSTALLED IN ACCORDANCE WITH PART D3.7 OF THE BCA

FIRE HYDRANTS
A FIRE HYDRANT SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH AS 2419.1 AND PART E1.3 OF THE BCA.

FIRE HOSE REELS
A FIRE HOSE REEL SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH AS 2441; AND PART E1.4 OF THE BCA.

FIRE PRECAUTIONS DURING CONSTRUCTION
FIRE HAZARD PRECAUTIONS MUST BE IN A BUILDING UNDER CONSTRUCTION IN ACCORDANCE WITH PART E1.9 OF THE BCA.

STORMWATER DRAINAGE
STORMWATER DRAINAGE MUST COMPLY WITH AS/NZS 3500.3, IN ACCORDANCE WITH PART F1.1 OF THE BCA

EXTERNAL ABOVE GROUND MEMBRANES
WATERPROOFING TO EXTERNAL ABOVE GROUND MEMBRANESIN ACCORDANCE WITH AS 4654 & PART F1.4 OF THE BCA

DAMP-PROOFING OF FLOORS ON THE GROUND
IF A FLOOR OF A ROOM IS LAID ON THE GROUND OR ON FILL, MOISTURE FROM THE GROUND MUST BE PREVENTED FROM REACHING THE UPPER SURFACE OF THE FLOOR & ADJACENT WALLS BY THE INSERTION OF A VAPOUR BARRIER IN ACCORDANCE WITH PART F1.10 OF THE BCA.

KITCHEN LOCAL EXHAUST VENTILATION
A COMMERCIAL KITCHEN MUST BE PROVIDED WITH A KITCHEN EXHAUST HOOD COMPLYING WITH AS/NZS 1668.1 & AS 1668.2. IN ACCORDANCE WITH PART F4.12 OF THE BCA.

REFRIGERATED CHAMBERS, STRONG ROOMS AND VAULTS
A REFRIGERATED OR COOLING CHAMBER, STRONG ROOM OR VAULT WHICH IS OF SUFFICIENT SIZE FOR A PERSON TO ENTER MUST BE INSTALLED IN ACCORDANCE WITH PART C1.2 OF THE BCA

COMMERCIAL KITCHEN
COMMERCIAL KITCHEN TO COMPLY WITH AS 4674-2004.

Harness Racing
NEW SOUTH WALES

no.	description	date
D	ISSUED FOR DA SUBMISSION	03/09/2014
B	GENERALLY AMENDED	23/07/2014
A	GENERALLY AMENDED	18/02/2014
	amendments	

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project:
PROPOSED WAGGA HARNESS RACING CLUB FACILITY, AT LOTS 1-6 & 19-24 (DP 2655) COORAMIN STREET & HAMPDEN AV. CARTWRIGHTS HILL. N.S.W.

client:
HARNESS RACING N.S.W.

title:
DEVELOPMENT APPLICATION FLOOR PLANS CLUB BUILDING.

scale: AS NOTED
drawn: C.McK/A.S.
date: DEC.2013

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