



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 B	DATED 13.11.2025
02	EXISTING PART SITE PLAN	REV C	DATED 08.12.2025
03	PART SITE PLAN	REV C	DATED 08.12.2025
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**

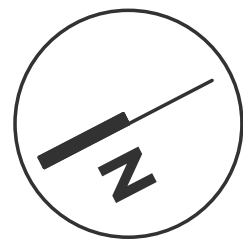
Drawn.

Checked.

Revision.

Drawing No.

44840-A00



01

OVERALL SITE PLAN

Scale 1 : 600 @ A1

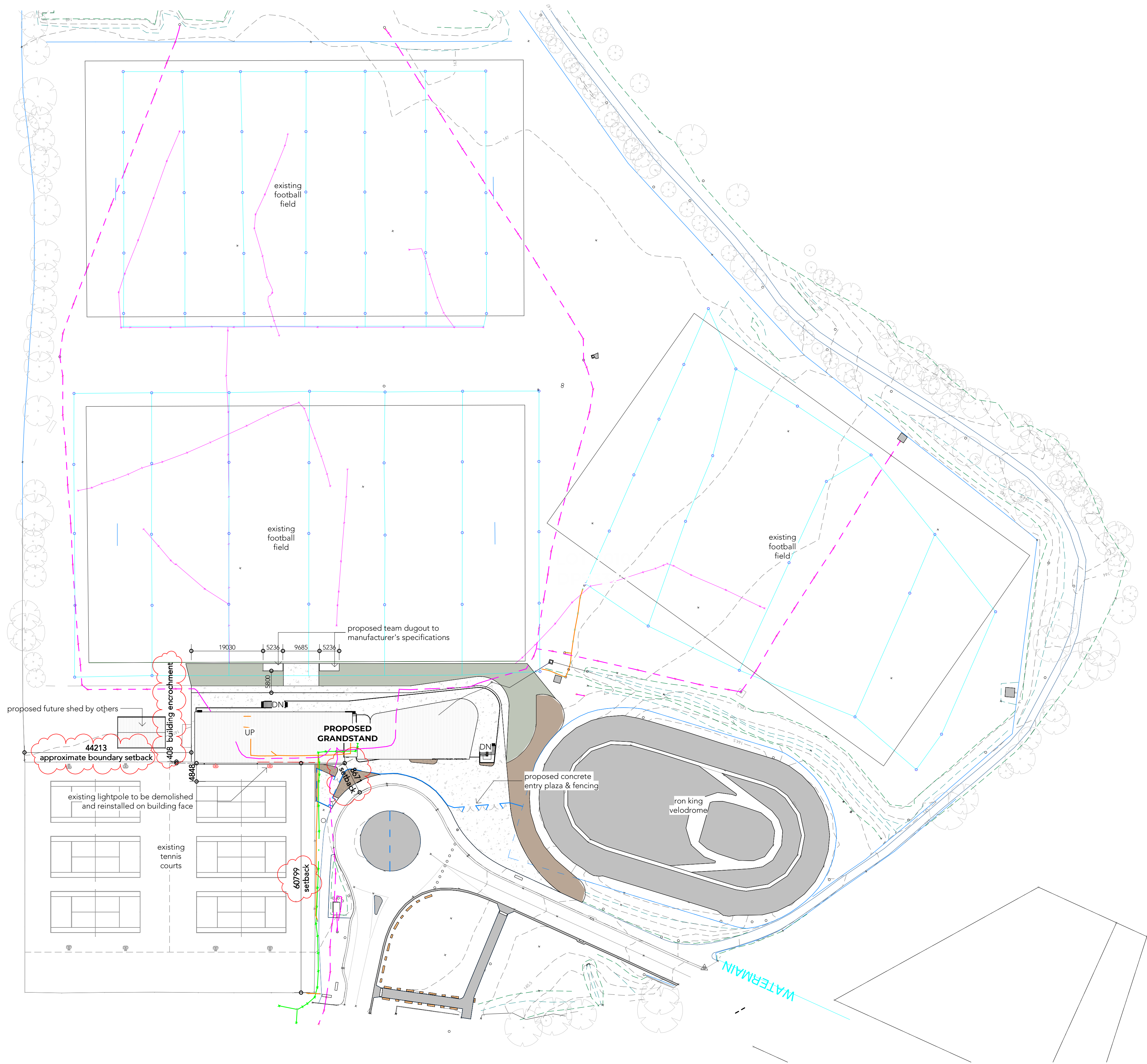
0

6000

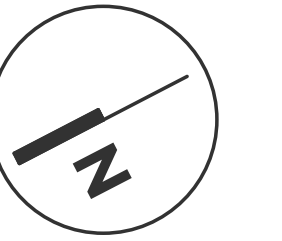
12000

24000

60000



ISSUED FOR MODIFIED DA



03

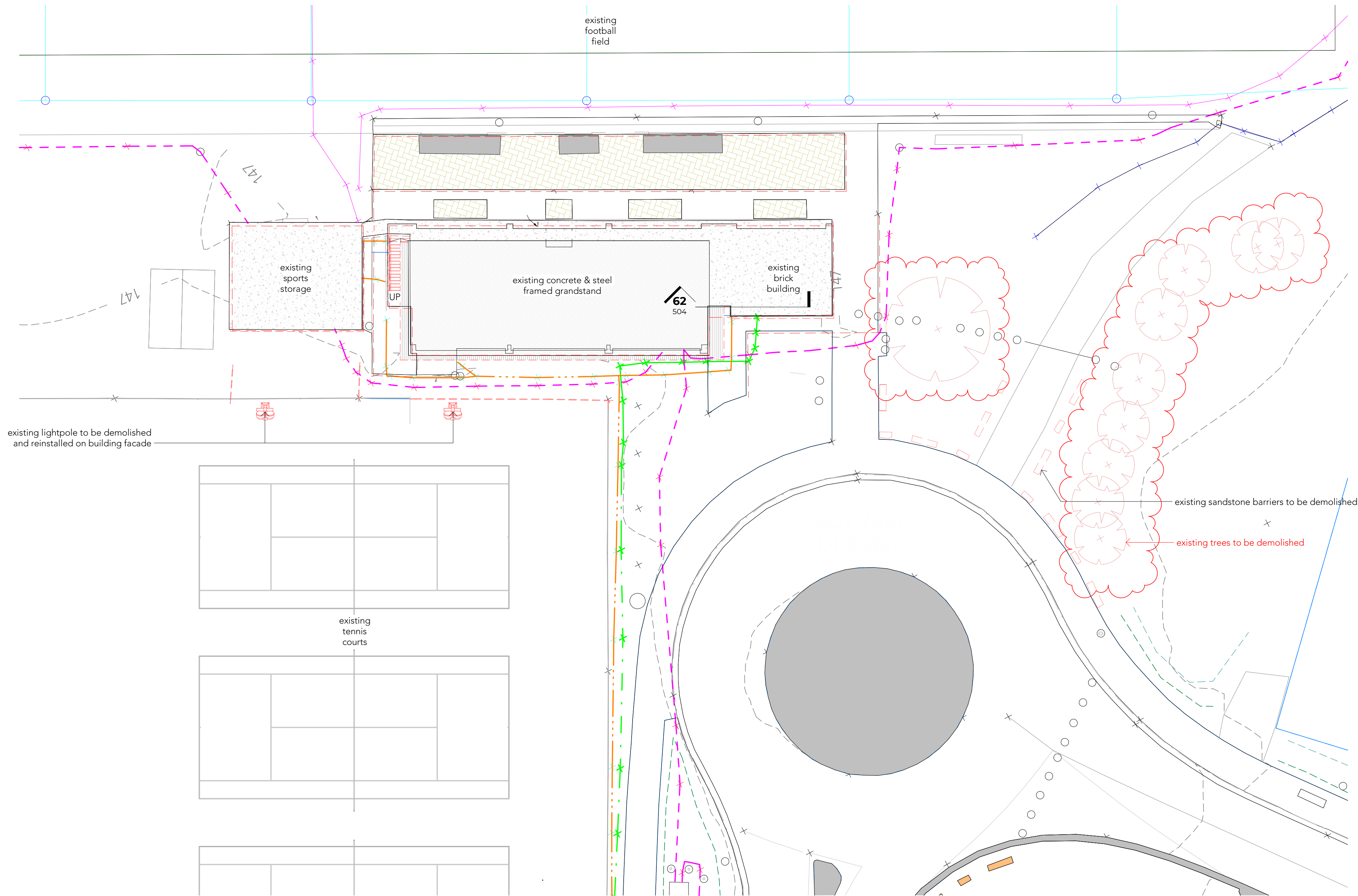
EXISTING & DEMO PART SITE PLAN

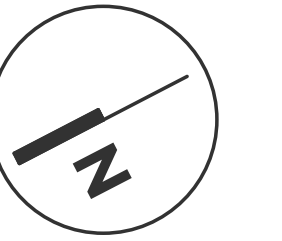
Scale 1 : 200 @ A1

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





04

PART SITE PLAN

Scale 1 : 200 @ A1

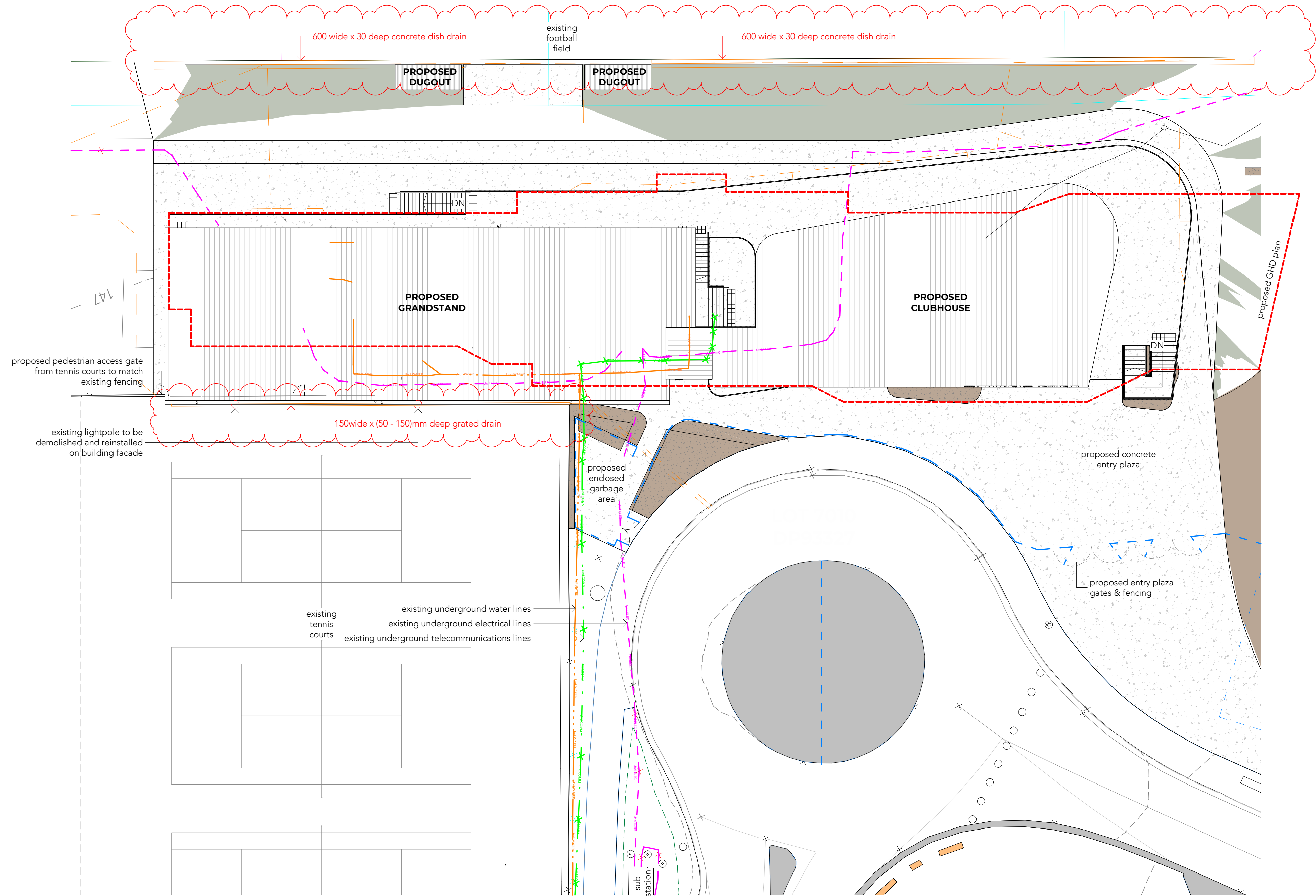
0

2000

4000

8000

20000



ISSUED FOR MODIFIED DA

BARNSON PTY LTD

address. Unit 1, 36 Darling Street
Dubbo NSW 2830
phone. 1300 BARNSON (1300 227 676)
email. generalenquiry@barnson.com.au
web. barnson.com.au

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS' DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES, DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

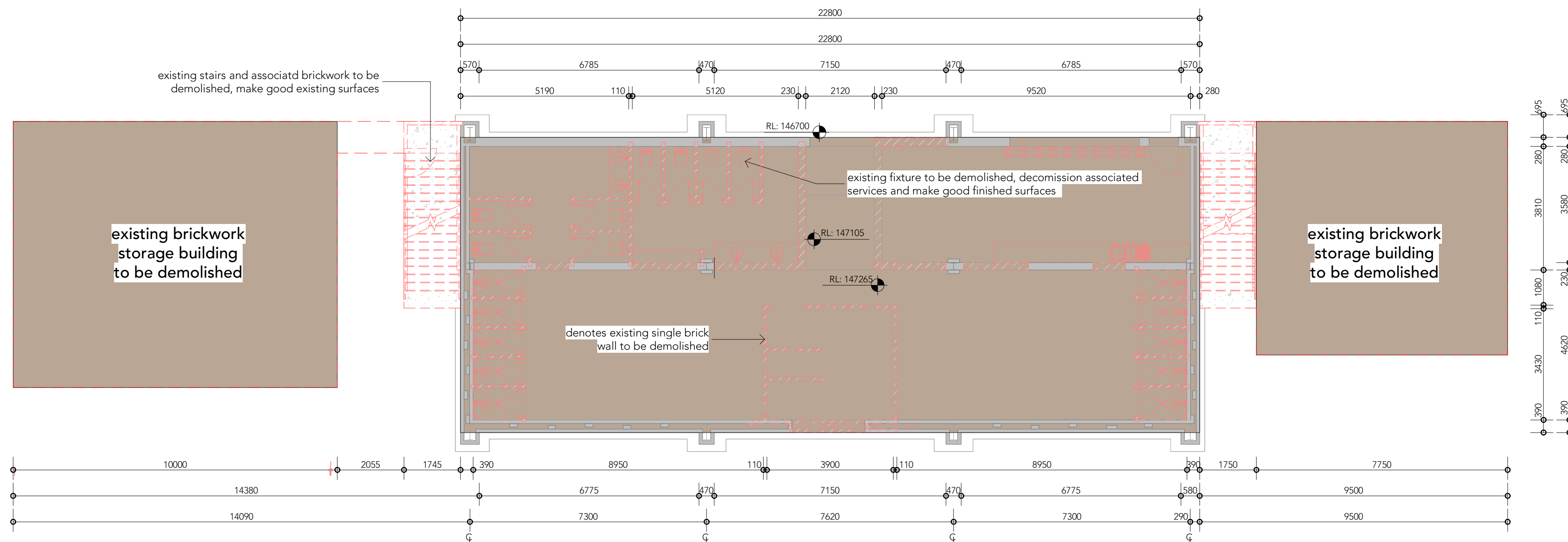
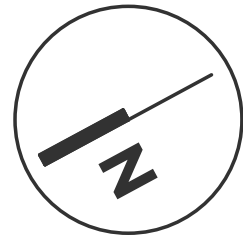
Rev.	Date	Amendment
A	28.03.2025	ISSUED FOR MODIFIED DEVELOPMENT APPLICATION
B	28.05.2025	GHD PLANS ADDED
C	08.12.2025	GRATED DRAIN & DISH DRAINS ADDED

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

Drawing Title.			
PART SITE PLAN			
Scale.	1 : 200 @ A1	Drawn.	CM
Sheet.	04 of 12	Checked.	KG
Project No.	44840	Revision.	C

Drawing No.

44840-
A03



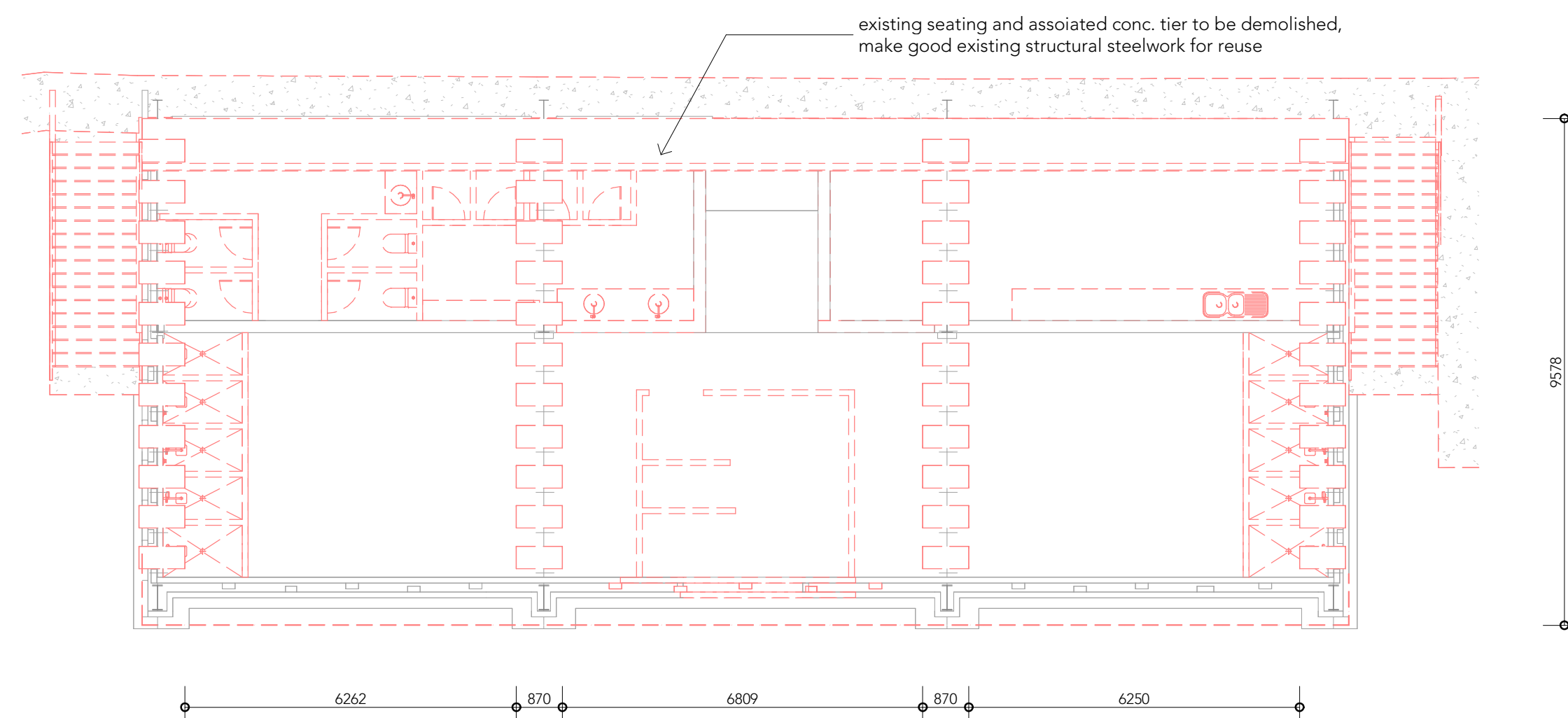
DEMOLITION LEGEND.

- 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

0 1000 2000 4000 10000



06 SEATING DEMOLITION

Scale 1:100 @ A1

BARNSON PTY LTD

address. Unit 1, 36 Darling Street
Dubbo NSW 2830
phone. 1300 BARNSON (1300 227 676)
email. generalenquiry@barnson.com.au
web. barnson.com.au

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

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

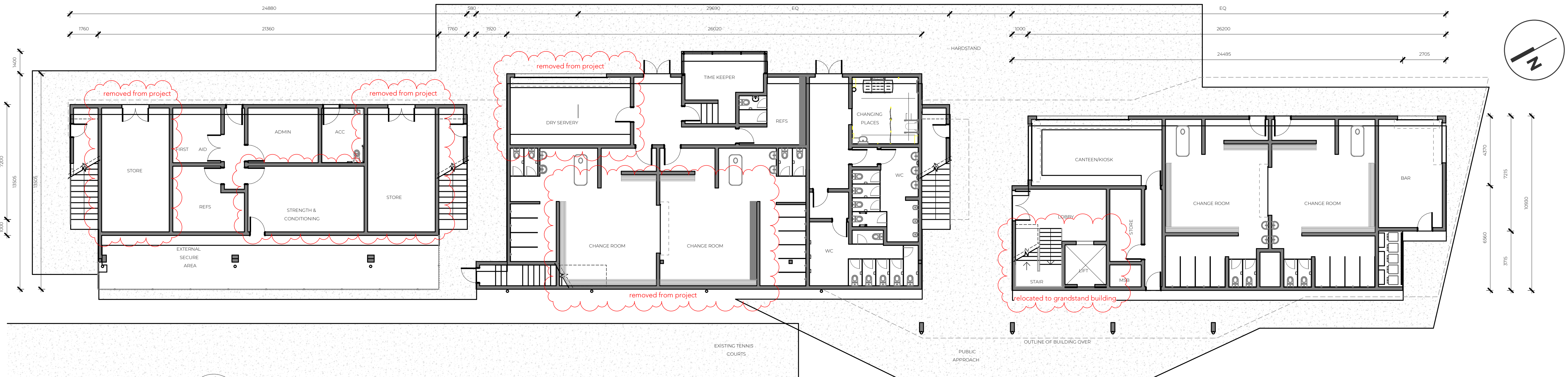
Drawing Title.
EXISTING & DEMOLITION PLAN
Scale. **1:100 @ A1**
Sheet. **05 of 12**
Project No. **44840**

Drawn. **CM**
Checked. **KG**
Revision. **B**

Drawing No.

**44840-
A04**

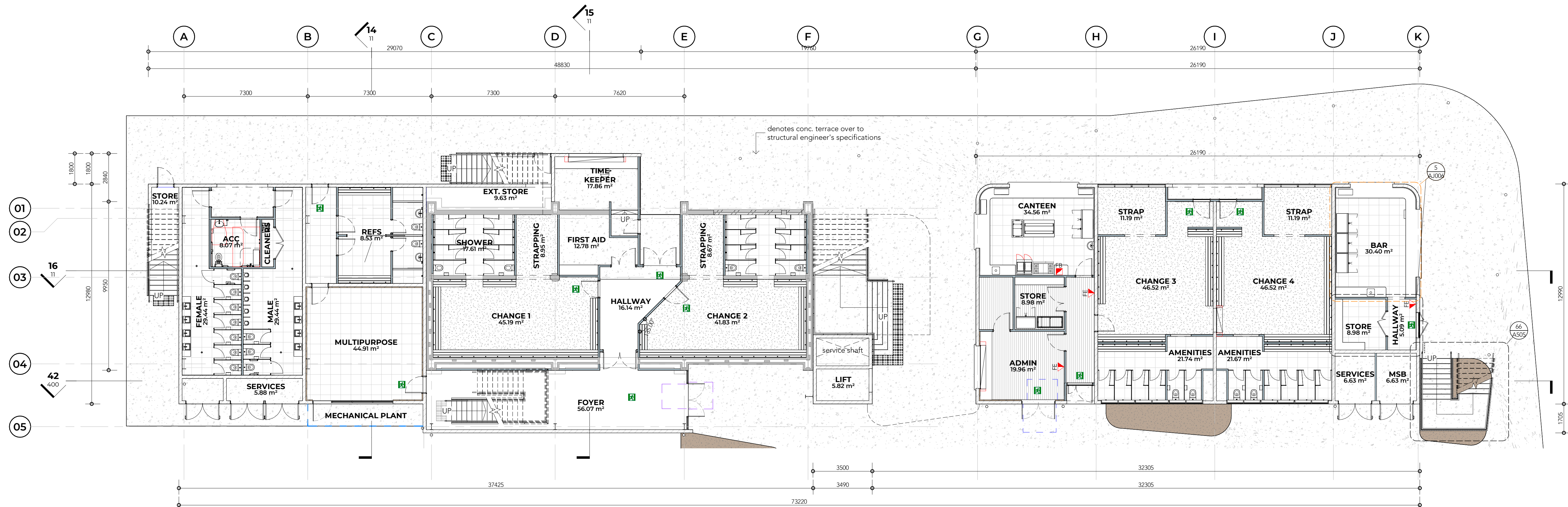
ISSUED FOR MODIFIED DA



07 GHD - GROUND FLOOR OVERALL

Scale 1 : 125 @ A1

0 1250 2500 5000 12500



08 PROPOSED GROUND FLOOR OVERALL

Scale 1 : 125 @ A1

ISSUED FOR MODIFIED DA

BARNSON PTY LTD

address. Unit 1, 36 Darling Street
Dubbo NSW 2830
phone. 1300 BARNSON (1300 227 676)
email. generalenquiry@barnson.com.au
web. barnson.com.au

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS' DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

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

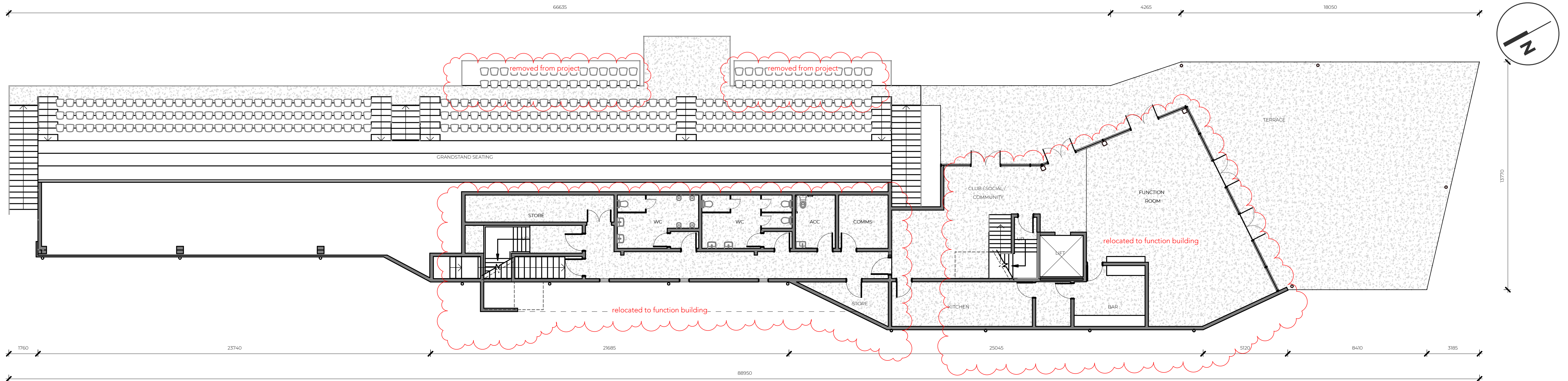
Project.
**OLYMPIC PARK GRANDSTAND
REDEVELOPMENT**
Site Address.
**3 WILKINSON AVENUE,
MUSWELLBROOK NSW 2333**
Client.
MUSWELLBROOK SHIRE COUNCIL

Drawing Title.
GROUND FLOOR - OVERALL
Scale. As indicated @ A1
Sheet. 06 of 12
Project No. 44840

Drawn. CM
Checked. KG
Revision. B

Drawing No.

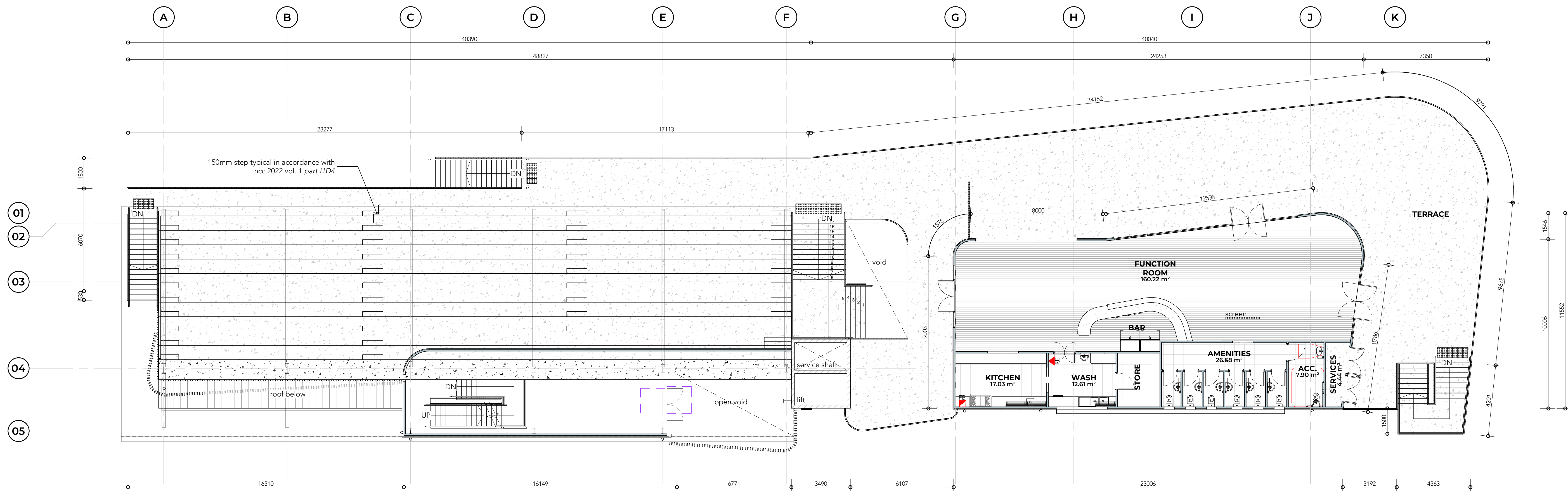
44840-
A05



09

GHD - FIRST FLOOR OVERALL

Scale 1 : 125 @ A1



10

PROPOSED FIRST FLOOR - OVERALL

Scale 1 : 125 @ A1

BARNSON PTY LTD

address. Unit 1, 36 Darling Street
Dubbo NSW 2830
phone. 1300 BARNSON (1300 227 676)
email. generalenquiry@barnson.com.au
web. barnson.com.au

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

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

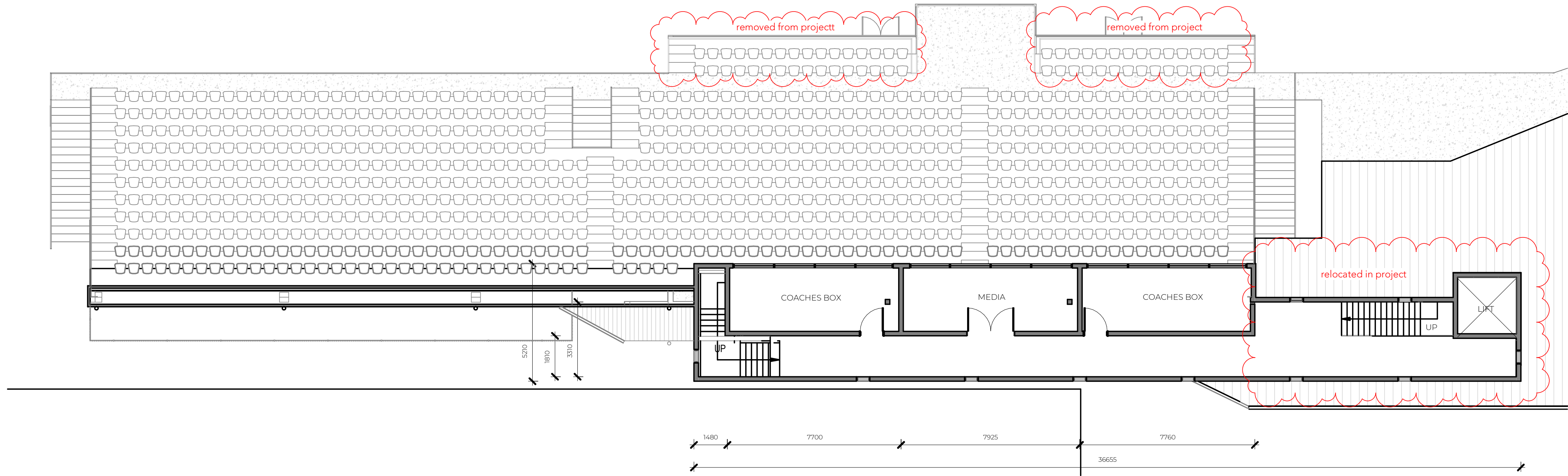
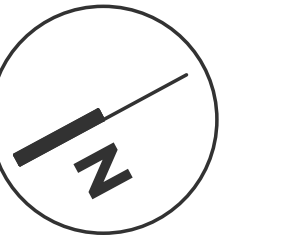
Drawing Title.
FIRST FLOOR - OVERALL

Scale.	1 : 125 @ A1	Drawn.	CM
Sheet.	07 of 12	Checked.	KG
Project No.	44840	Revision.	B

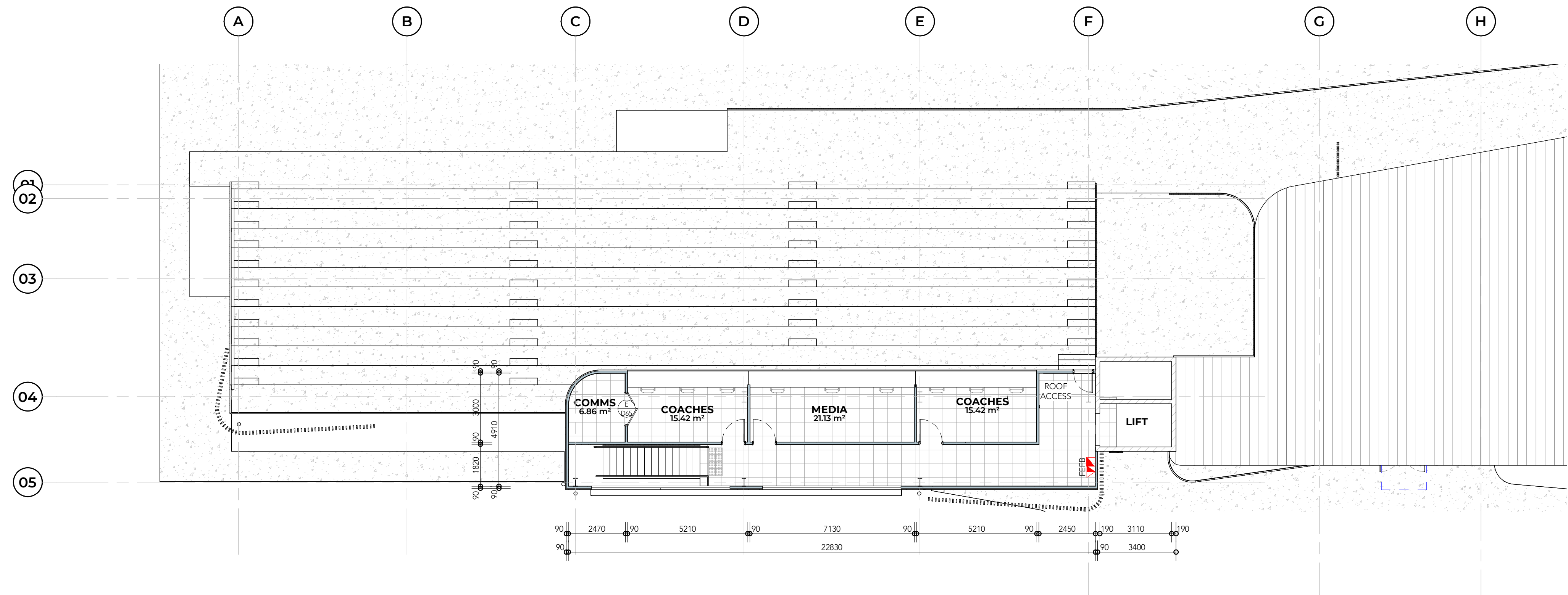
Drawing No.

44840-
A06

ISSUED FOR MODIFIED DA



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



12 PROPOSED SECOND FLOOR
Scale 1 : 125 @ A1

ISSUED FOR MODIFIED DA

BARNSON PTY LTD

address. Unit 1, 36 Darling Street
Dubbo NSW 2830
phone. 1300 BARNSON (1300 227 676)
email. generalenquiry@barnson.com.au
web. barnson.com.au

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS' DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

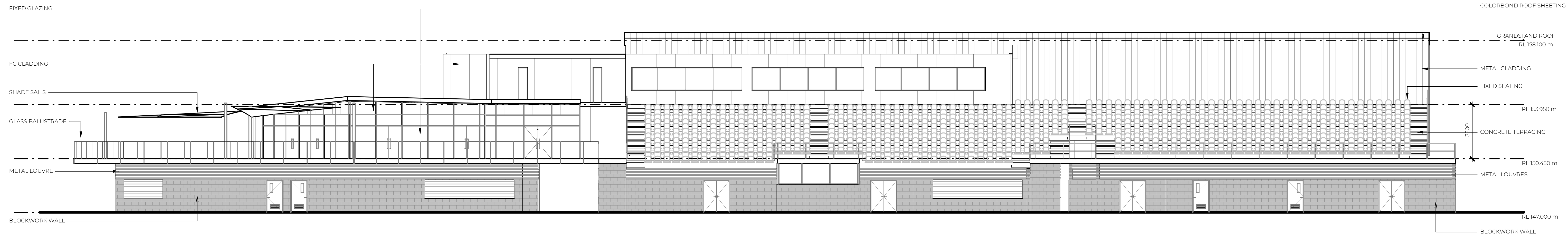
Rev.	Date	Amendment
A	28.03.2025	ISSUED FOR MODIFIED DEVELOPMENT APPLICATION
B	28.05.2025	GHD PLANS ADDED

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

Drawing Title.			
SECOND FLOOR - GENERAL ARRANGEMENT PLAN			
Scale.	1 : 125 @ A1	Drawn.	CM
Sheet.	08 of 12	Checked.	KG
Project No.	44840	Revision.	B

Drawing No.

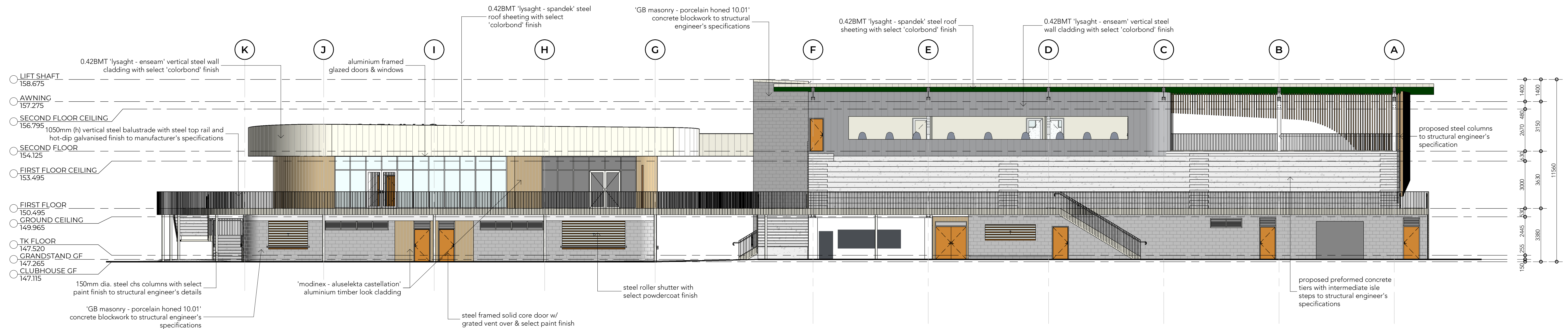
**44840-
A07**



15

ELEVATION. GHD PLAN - ELEVATION 01

Scale 1 : 125 @ A1



16

ELEVATION. NORTH ELEVATION

Scale 1 : 125 @ A1

ISSUED FOR MODIFIED DA

BARNSON PTY LTD

address. Unit 1, 36 Darling Street
Dubbo NSW 2830
phone. 1300 BARNSON (1300 227 676)
email. generalenquiry@barnson.com.au
web. barnson.com.au

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS' DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

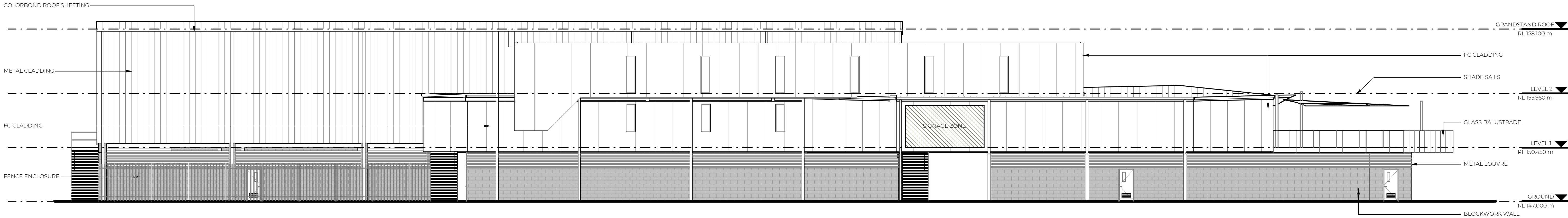
Rev.	Date	Amendment
A	28.03.2025	ISSUED FOR MODIFIED DEVELOPMENT APPLICATION
B	28.05.2025	GHD PLANS ADDED

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

Drawing Title.
BUILDING ELEVATIONS 1
Scale. 1 : 125 @ A1
Sheet. 10 of 12
Project No. 44840
Drawn. CM
Checked. KG
Revision. B

Drawing No.

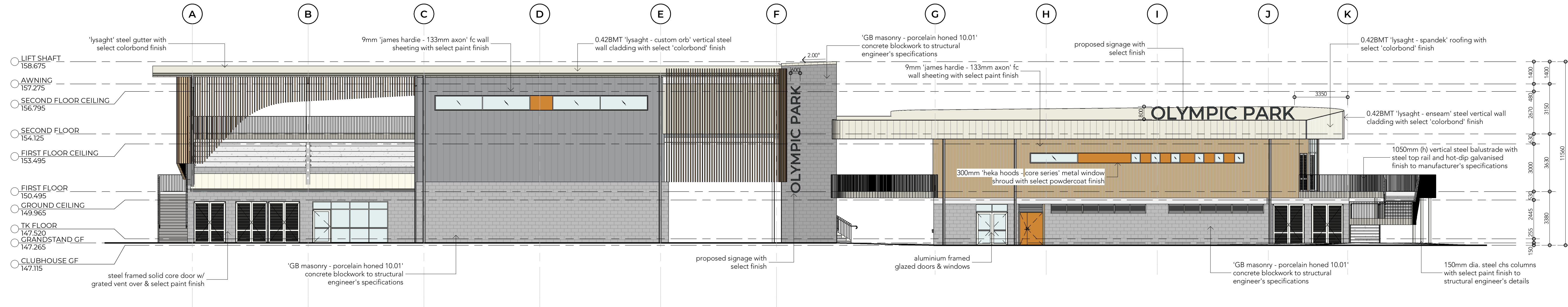
**44840-
A09**



17

ELEVATION. GHD PLAN - ELEVATION 03

Scale 1 : 125 @ A1



18

ELEVATION. SOUTH ELEVATION

Scale 1 : 125 @ A1

ISSUED FOR MODIFIED DA

BARNSON PTY LTD

address. Unit 1, 36 Darling Street
Dubbo NSW 2830
phone. 1300 BARNSON (1300 227 676)
email. generalenquiry@barnson.com.au
web. barnson.com.au

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS' DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

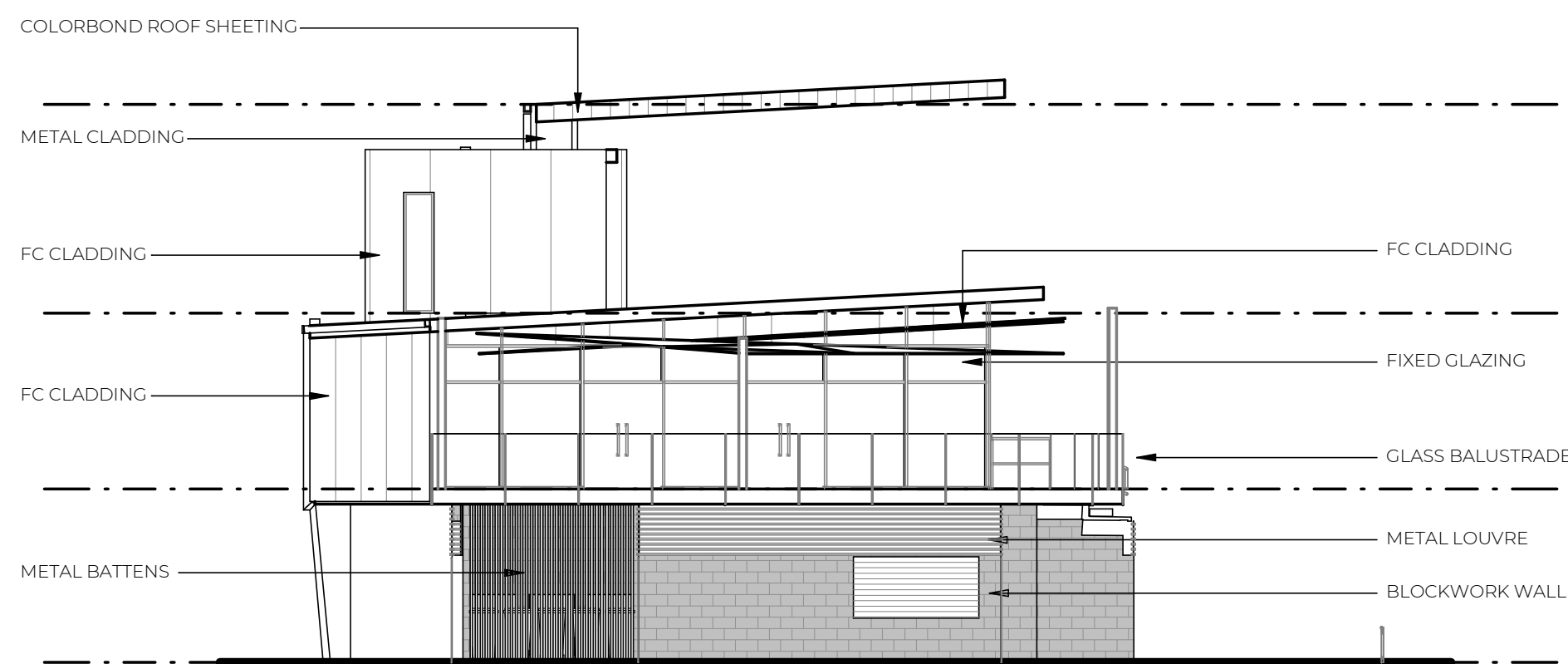
Rev.	Date	Amendment
A	28.03.2025	ISSUED FOR MODIFIED DEVELOPMENT APPLICATION
B	28.05.2025	GHD PLANS ADDED

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

Drawing Title.
BUILDING ELEVATIONS 2
Scale. 1 : 125 @ A1
Sheet. 11 of 12
Project No. 44840
Drawn. CM
Checked. KG
Revision. B

Drawing No.

**44840-
A10**

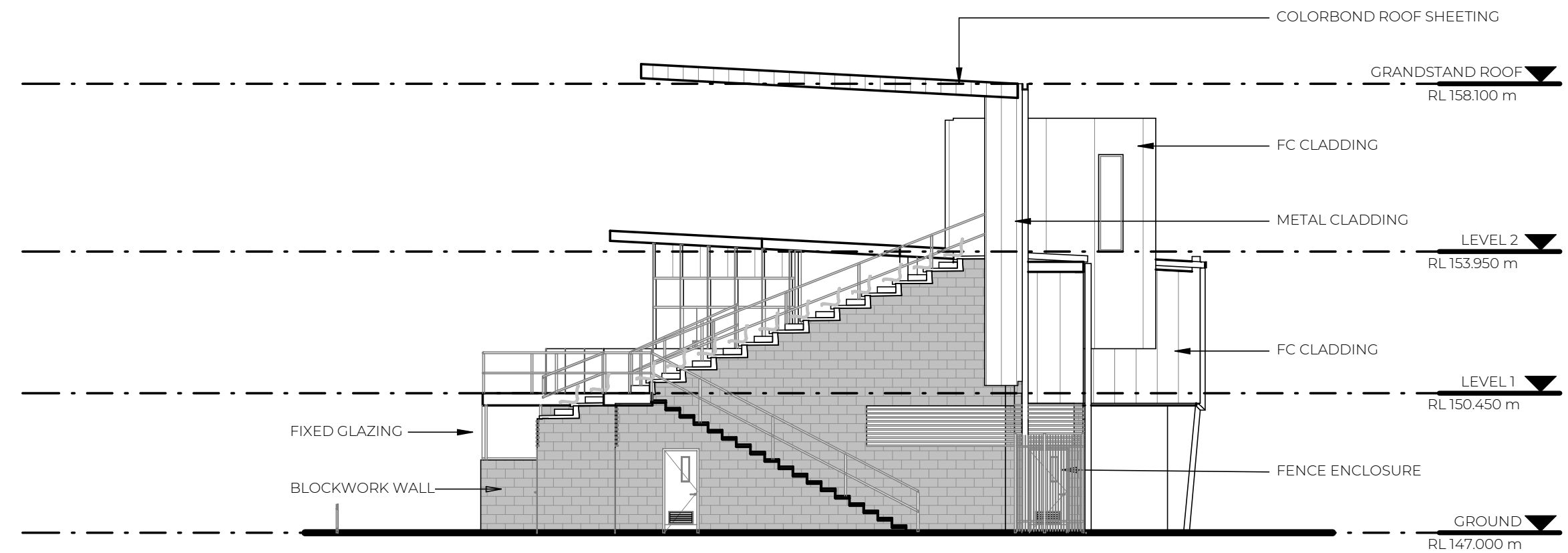


19

ELEVATION. GHD PLAN - EAST ELEVATION

Scale 1 : 125 @ A1

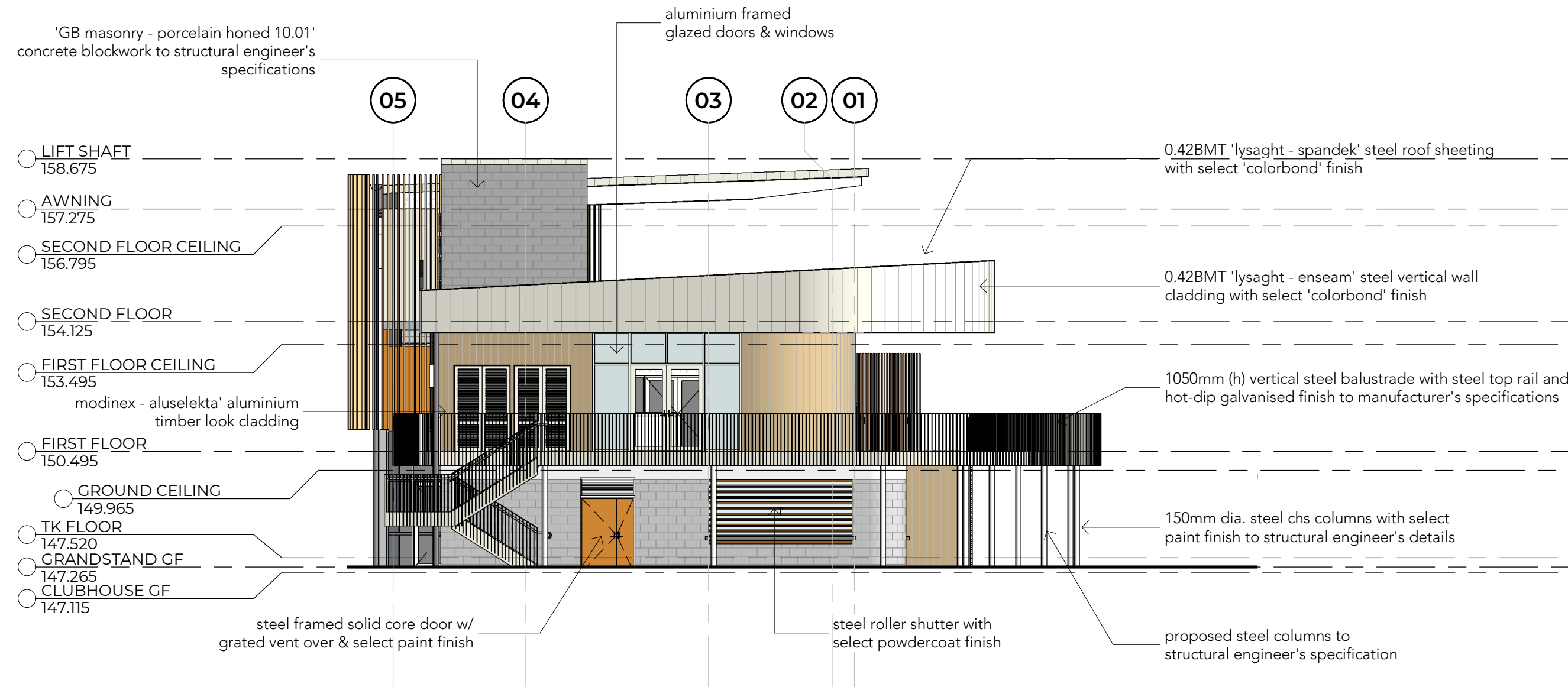
0 1250 2500 5000 12500



20

ELEVATION. GHD PLAN - WEST ELEVATION

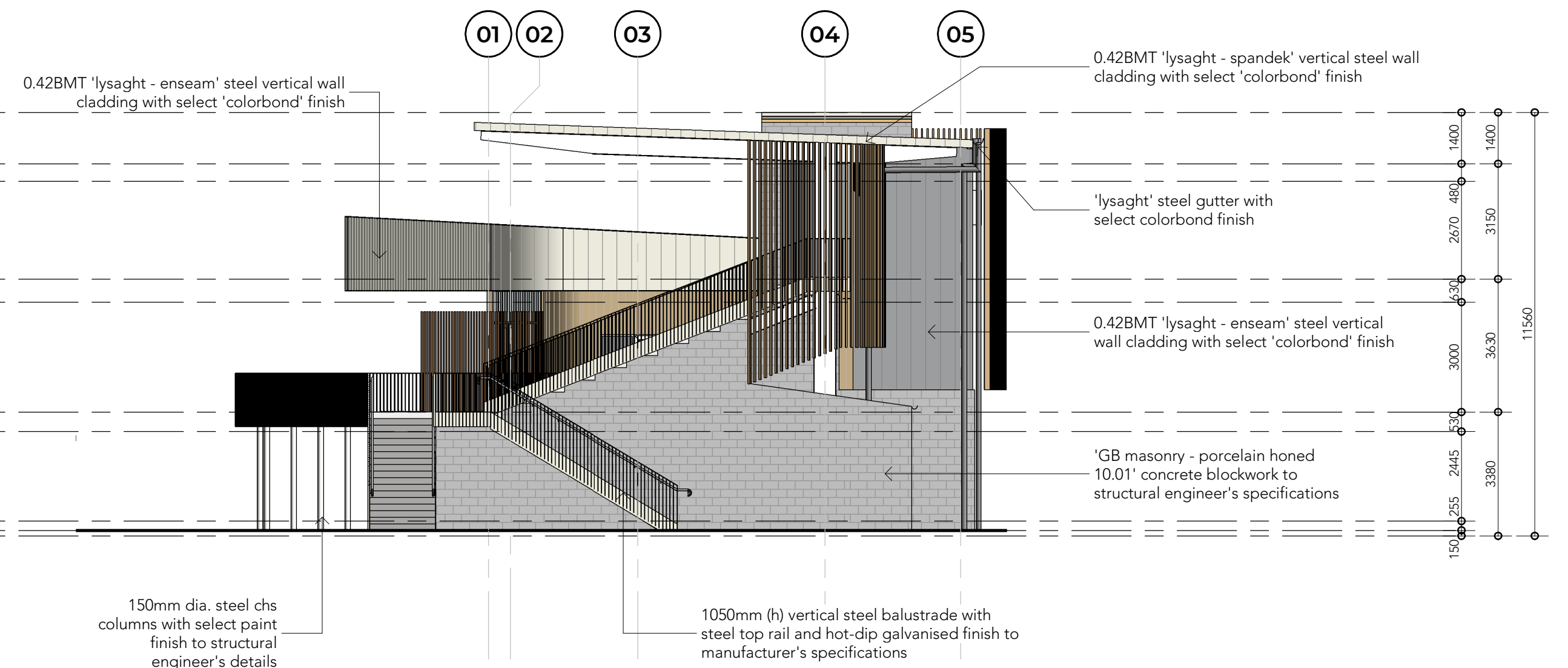
Scale 1 : 125 @ A1



21

ELEVATION. EAST ELEVATION

Scale 1 : 125 @ A1



22

ELEVATION. WEST ELEVATION

Scale 1 : 125 @ A1

ISSUED FOR MODIFIED DA

BARNSON PTY LTD

address. Unit 1, 36 Darling Street
Dubbo NSW 2830
phone. 1300 BARNSON (1300 227 676)
email. generalenquiry@barnson.com.au
web. barnson.com.au

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS' DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES, DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

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.
BUILDING ELEVATIONS 3
Scale. 1 : 125 @ A1
Sheet. 12 of 12
Project No. 44840
Drawn. CM
Checked. KG
Revision. B

Drawing No.

44840-
A11