

1949 Martindale Rd, Martindale

GRNSW

DRAWING LIST

Drawing No.	Drawing Title	Revision	Date
0000	Cover Sheet	F	20.05.22
0001	Site Plan	O	20.05.22
0002	Locality Plan	F	20.05.22
0003	Site Analysis Plan Overall	E	20.05.22
0004	Site Analysis	D	11.10.21
0005	Materials	G	11.10.21
0006	Site Plan - Staged Construction	A	20.05.22
0009	Kennel Layout Plan	D	20.05.22
1000	Farmstead Plan	M	20.05.22
1001	Detailed Farmstead Plan	J	20.05.22
1002	Detailed Farmstead Roof Plan	F	11.10.21
1010	Typical Kennel Plan	L	11.10.21
1011	Typical Kennel Roof Plan	G	11.10.21
2000	Farmstead Elevations	G	11.10.21
2010	Typical Kennel Elevation	G	11.10.21
3000	Farmstead Sections	F	11.10.21
3010	Kennel Section	G	11.10.21
9000	Photomontage - Aerial View	C	11.10.21
9001	Photomontage - Farmstead Courtyard	C	11.10.21
9002	Photomontage - Kennel	C	11.10.21
NP001	Notification Plans - Site Plan	C	20.05.22
NP002	Notification Plans - Farmstead Plan	C	20.05.22
NP003	Notification Plans - Farmstead Elevations	B	11.10.21
NP004	Notification Plans - Kennel Plan	B	11.10.21
NP005	Notification Plans - Kennel Elevations	B	11.10.21

LEGEND

AW	ALUMINIUM WINDOW
CON	CONCRETE EXPOSED
FC	FIBRE CEMENT
LV	ALUMINIUM LOUVRES - FIXED
MDR	METAL DECK ROOF
MF	METAL FENCE - CHAIN-LINK
MSC	METAL SHEET CLADDING
PEB	PEBBLE BALLAST TO ROOF
PV	PHOTO-VOLTAIC CELLS
RE	RAMMED EARTH
STP	STEEL - PAINT FINISH



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Nominated Architects

Alec Tzannes 4174
Amy Dowse 8926

Rev	Date	For
A	28.07.21	Pre-DA Submission
B	23.08.21	For Information
C	09.09.21	For Community Engagement
D	08.10.21	Draft DA
E	11.10.21	Development Application
F	20.05.22	Development Application

Legend

Client Greyhound Racing NSW 02 8324 7600 wbillett@gmsw.com.au	Hydraulic Engineer Warren Smith & Partners 0410 450 045 mswan@warrensmith.com.au
Planner GYDE Consulting 02 8270 3500 stephenk@gyde.com.au	Acoustic Consultant Stantec 02 8484 7025 olivier.gaussen@stantec.com
Specialist Architect Therian 07 5657 6709 bryan@therian.com.au	Landscape Architect Aspect Studios 02 9699 7182 matthew.shaw@aspect-studios.com
Land Surveyor CMS Surveyors 02 9971 4802 tcools@cmssurveyors.com.au	Bushfire Consultant Black Ash 0419 203 853 corey.shackleton@blackash.com.au

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Scale

@ A3

N.T.S

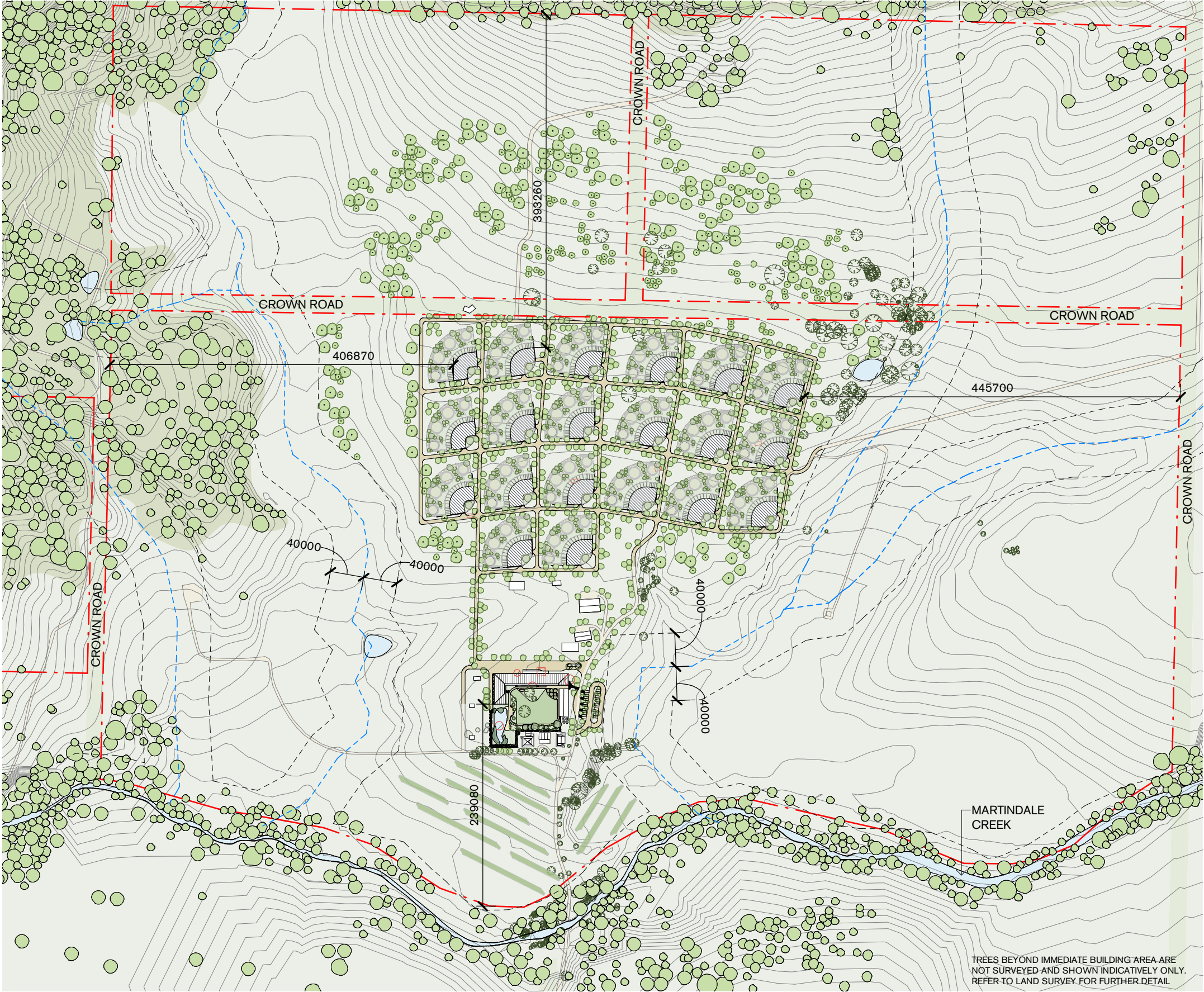
North



Project Bylong Park Farmstay	Address 1949 Martindale Road Martindale NSW 2328	Status NOT FOR CONSTRUCTION
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Drawing
Cover Sheet

Drawn TS	Checked TZ
Project No. 20034	Drawing No. 0000
Revision F	



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Amy Dowse 8926

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H	22.09.21	For Information
I	23.09.21	For Information
J	06.10.21	For Information
K	07.10.21	For Information
L	08.10.21	Draft DA
M	11.10.21	Development Application
N	23.03.22	For Coordination
O	20.05.22	Development Application

Legend

- Watercourse and 40m Exclusion Zone
- Existing Unsealed Road
- Proposed Unsealed Road

Client

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Scale

1 : 5000 @ A3

0 50 100 150
m

North



Project

Bylong Park Farmstay

Address

1949 Martindale Road
Martindale NSW 2328

Status

NOT FOR CONSTRUCTION

Drawing

Site Plan

Drawn

TS

Checked

TZ

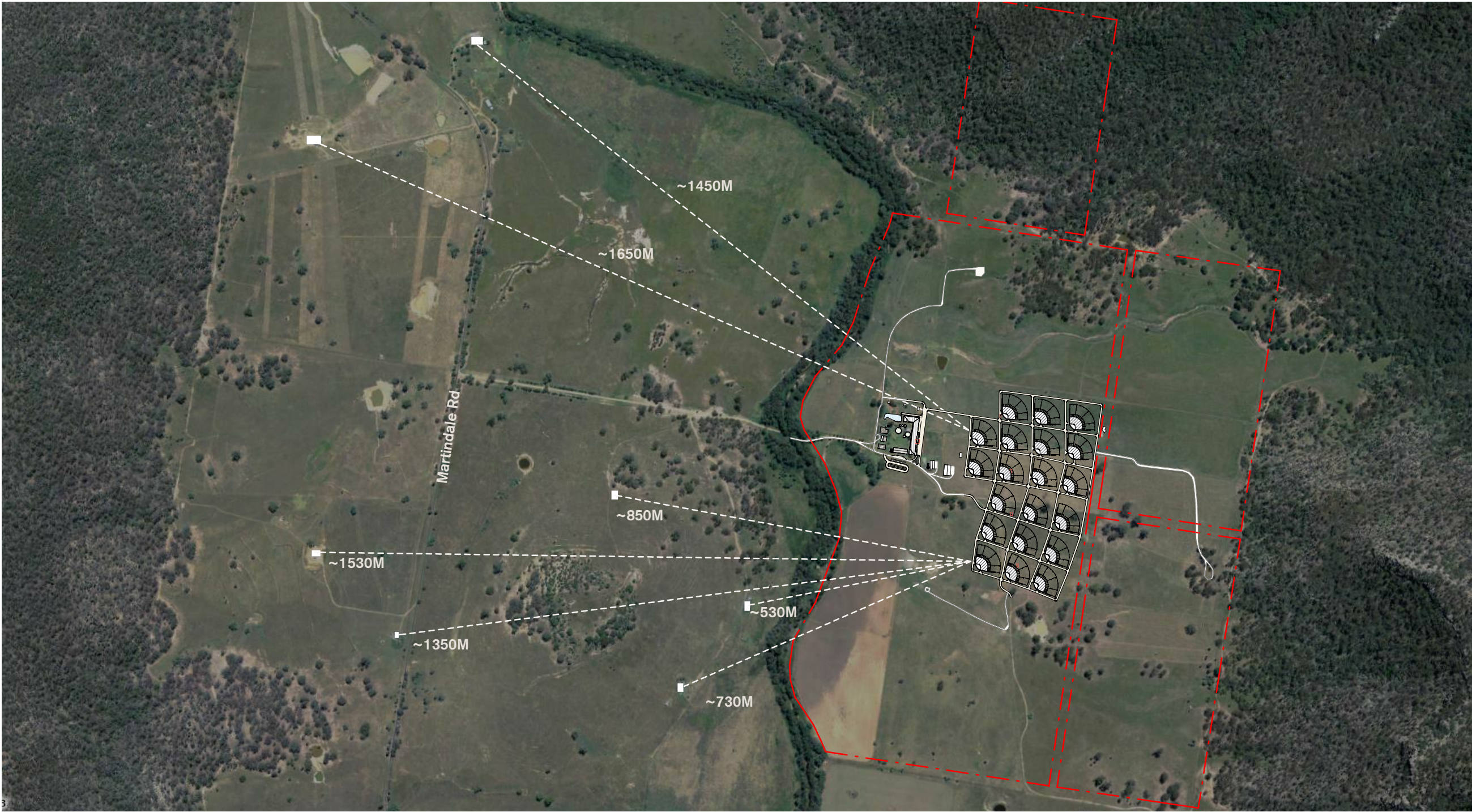
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20034

Drawing No. Revision

0001

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APPROXIMATE DISTANCES TO NEIGHBOURING STRUCTURES SHOWN DASHED WHITE



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Legend

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Scale

1 : 10000 @
A3

North



Project

Bylong Park Farmstay

Address

1949 Martindale Road
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Status

NOT FOR CONSTRUCTION

Drawing

Locality Plan

Drawn

RW

Checked

TZ

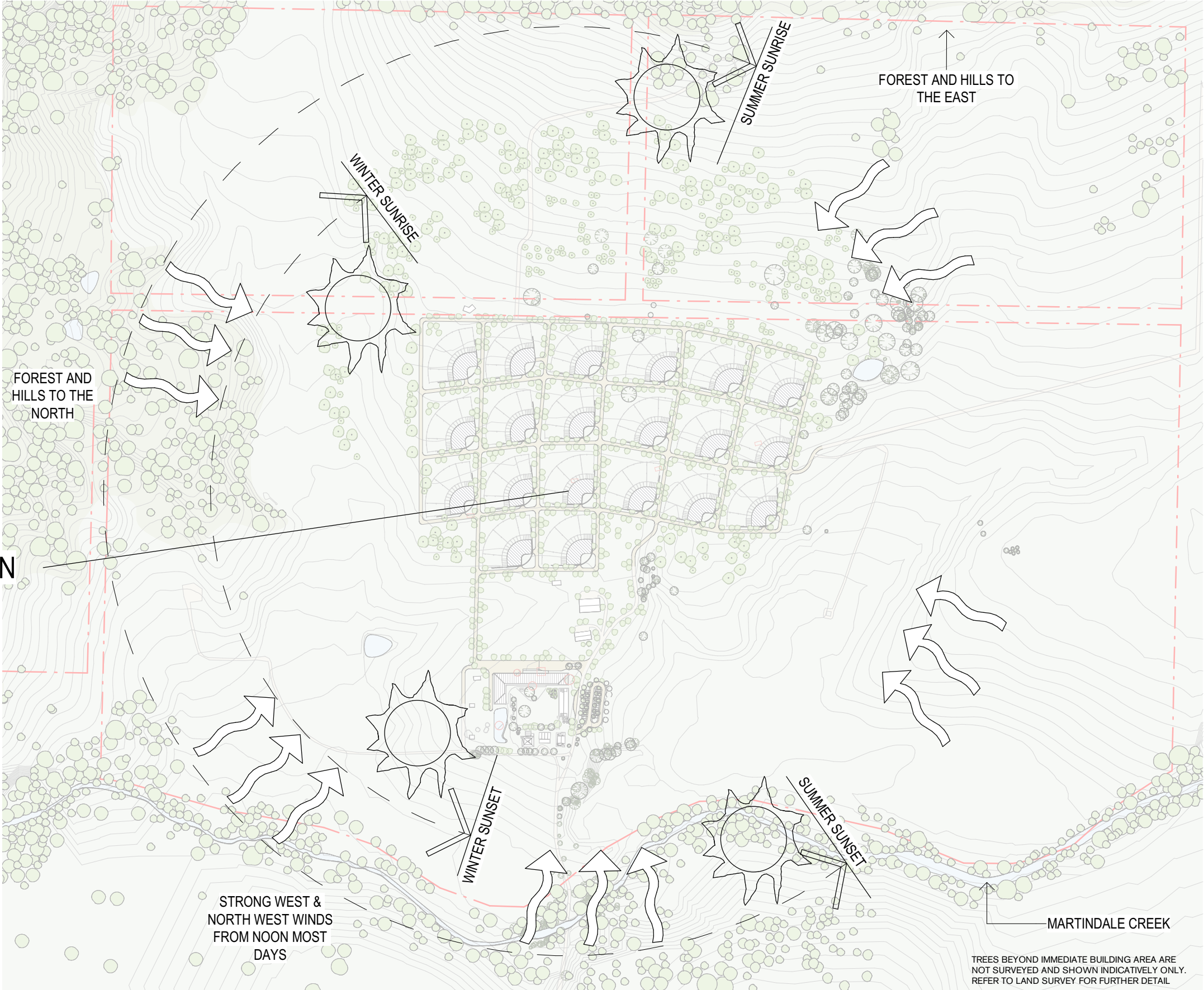
Project No.

20034

Drawing No. Revision

0002

F



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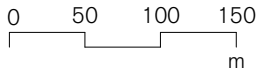
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Scale

1 : 5000 @ A3



North



Project
Bylong Park Farmstay

Address
1949 Martindale Road
Martindale NSW 2328

Status
NOT FOR CONSTRUCTION

Drawing
Site Analysis Plan Overall

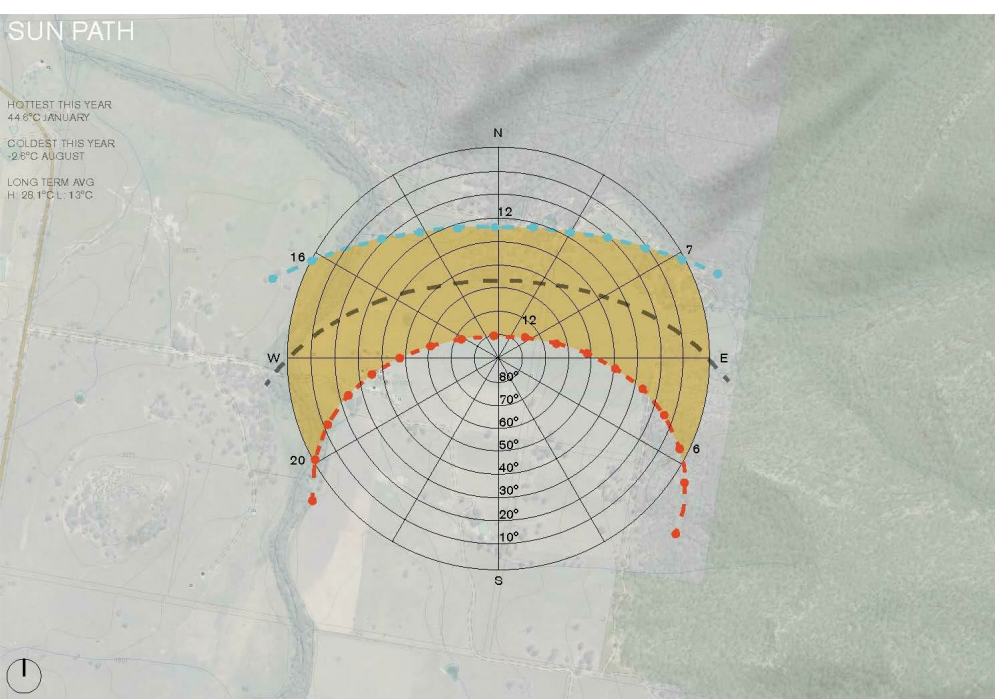
Drawn TS	Checked TZ
Project No. 20034	Drawing No. Revision 0003 E



ZONES



TOPOGRAPHY



SUN PATH
2021 Hottest Recorded Temp: 44.6°C
2021 Coldest Recorded Temp: -2.6°C
Long Term Average: H: 28.1°C L: 1.3°C



CROWN LAND AND ROADS



WATERCOURSES
Rainfall Yearly Average: 425.1mm



WINDROSE
(Williamtown RAAF - Bureau of Meteorology)
Strong W & NW Winds from noon most days



CON
CONCRETE FLOOR AND DATUM WALL



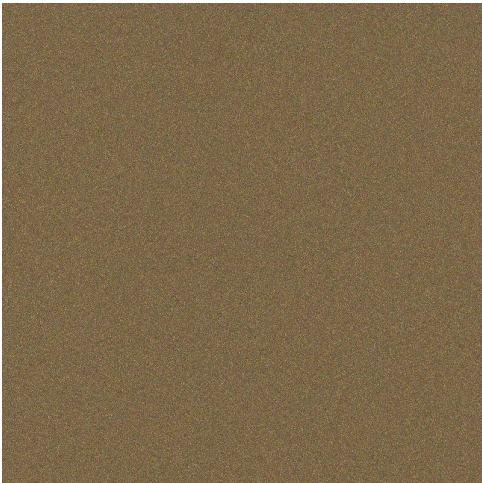
RE
RAMMED EARTH AT THE KENNELS BUILDING



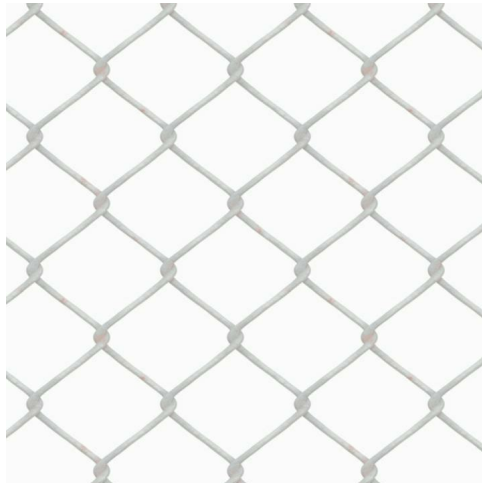
MDR
METAL DECK ROOF



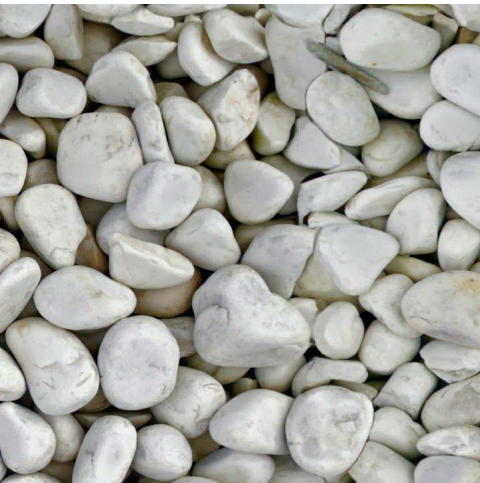
AW
ALUMINIUM WINDOW GLAZING



STP
PAINT FINISH TO STEELWORK



MF
GALVANISED CHAIN-LINK FENCE



PEB
DRAINAGE PEBBLES



LV
EXTRUDED FIXED ALUMINIUM LOUVRES



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F	08.10.21	Draft DA
G	11.10.21	Development Application

Legend

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Scale

@ A3

North

Project
Bylong Park Farmstay

Address
1949 Martindale Road
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Status
NOT FOR CONSTRUCTION

Drawing
Materials

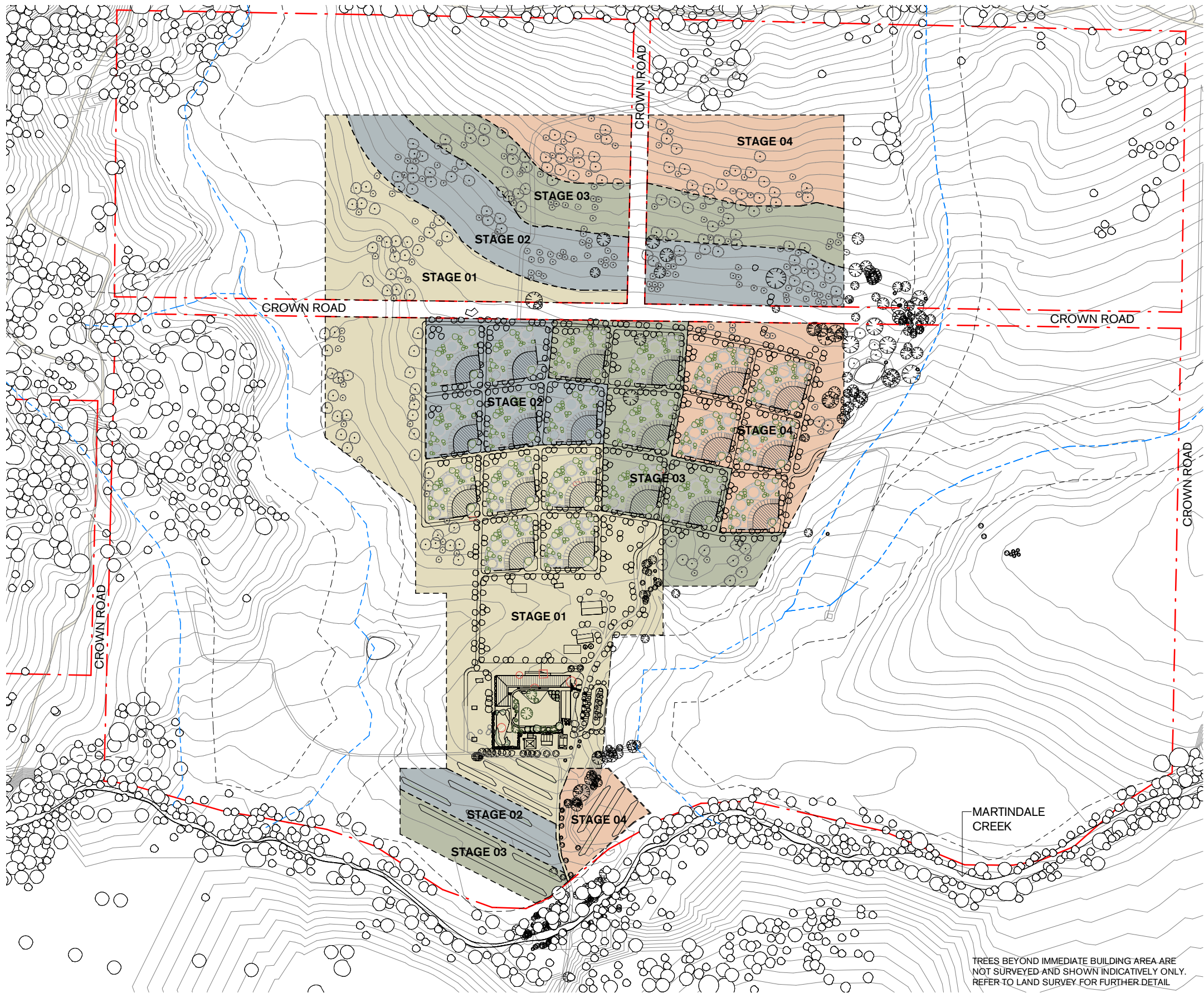
Drawn TS	Checked TZ
Project No. 20034	Drawing No. Revision 0005 G

- STAGE 01:**
- 5 X KENNELS BUILDINGS (INCLUDING LANDSCAPING AND SURROUNDING ROADS)
 - VETERINARY CLINIC AND SUPPORTING SERVICES BUILDING
 - RENOVATION OF EXISTING STABLE BUILDING TO OUTDOOR TRAINING AREA
 - RENOVATION TO EXISTING COTTAGES
 - LANDSCAPING TO FARMSTEAD COURTYARD
 - WATER TREATMENT AND WATER STORAGE TANKS
 - SEWERAGE, WASTE TREATMENT PLANT, PLUMBING WORKS AND IRRIGATION FIELD
 - STORMWATER MANAGEMENT BASIN ASSOCIATED WITH CONSTRUCTED KENNELS (STAGE 01 & 02)
 - LANDSCAPING AND REFORESTATION WEST OF KENNEL CLUSTERS
 - EARTH MOUNDS TO BE CONSTRUCTED FROM BULK EARTH WORKS EAST OF FARMSTEAD

- STAGE 02:**
- 5 X KENNEL BUILDINGS (INCLUDING LANDSCAPING AND SURROUNDING ROADS)
 - SEWERAGE TO CONNECT KENNELS TO TREATMENTS SYSTEM
 - LANDSCAPING AND REFORESTATION WEST OF KENNEL CLUSTERS
 - EARTH MOUNDS TO BE CONSTRUCTED FROM BULK EARTH WORKS EAST OF FARMSTEAD

- STAGE 03:**
- 5 X KENNEL BUILDINGS (INCLUDING LANDSCAPING AND SURROUNDING ROADS)
 - SEWERAGE TO CONNECT KENNELS TO TREATMENTS SYSTEM
 - STORMWATER MANAGEMENT BASIN ASSOCIATED WITH CONSTRUCTED KENNELS (STAGE 03 & 04)
 - LANDSCAPING AND REFORESTATION WEST OF KENNEL CLUSTERS
 - EARTH MOUNDS TO BE CONSTRUCTED FROM BULK EARTH WORKS EAST OF FARMSTEAD

- STAGE 04:**
- 5 X KENNEL BUILDINGS (INCLUDING LANDSCAPING AND SURROUNDING ROADS)
 - SEWERAGE TO CONNECT KENNELS TO TREATMENTS SYSTEM
 - LANDSCAPING AND REFORESTATION WEST OF KENNEL CLUSTERS
 - EARTH MOUNDS TO BE CONSTRUCTED FROM BULK EARTH WORKS EAST OF FARMSTEAD



TREES BEYOND IMMEDIATE BUILDING AREA ARE NOT SURVEYED AND SHOWN INDICATIVELY ONLY. REFER TO LAND SURVEY FOR FURTHER DETAIL



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Nominated Architects

Alec Tzannes 4174
Amy Dowse 8926

Rev	Date	For
A	20.05.22	Development Application

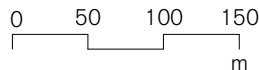
Legend

Client Greyhound Racing NSW 02 8324 7600 wbillett@gmsw.com.au	Hydraulic Engineer Warren Smith & Partners 0410 450 045 mswan@warrensmith.com.au
Planner GYDE Consulting 02 8270 3500 stephenk@gyde.com.au	Acoustic Consultant Stantec 02 8484 7025 olivier.gaussen@stantec.com
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Land Surveyor CMS Surveyors 02 9971 4802 ttools@cmsurveyors.com.au	Bushfire Consultant Black Ash 0419 203 853 corey.shackleton@blackash.com.au

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Scale

1 : 5000 @ A3



North



Project
Bylong Park Farmstay

Address
1949 Martindale Road
Martindale NSW 2328

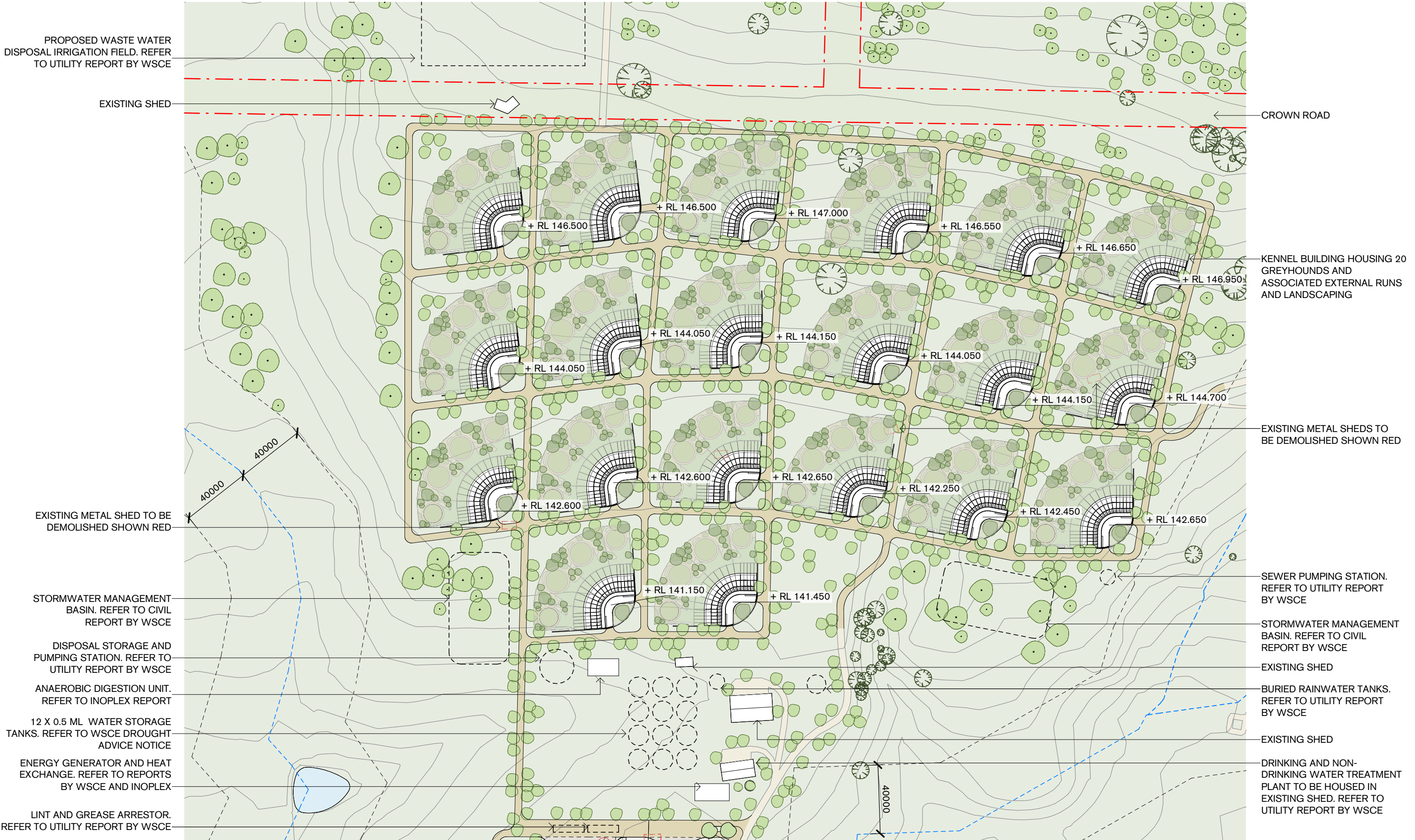
Status
NOT FOR CONSTRUCTION


Drawing
Site Plan - Staged
Construction

Drawn
JM

Checked
TZ

Project No. 20034
Drawing No. 0006
Revision A





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Rev	Date	For
A	03.05.20	For Information
B	08.10.21	Draft DA
C	11.10.21	Development Application
D	20.05.22	Development Application

Legend

- Watercourse and 40m Exclusion Zone
- Existing Unsealed Road
- Proposed Unsealed Road

Client

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Scale: 1 : 2000 @ A3

0 20 40 60 m

North

Project

Bylong Park Farmstay

Address

1949 Martindale Road
Martindale NSW 2328

Status

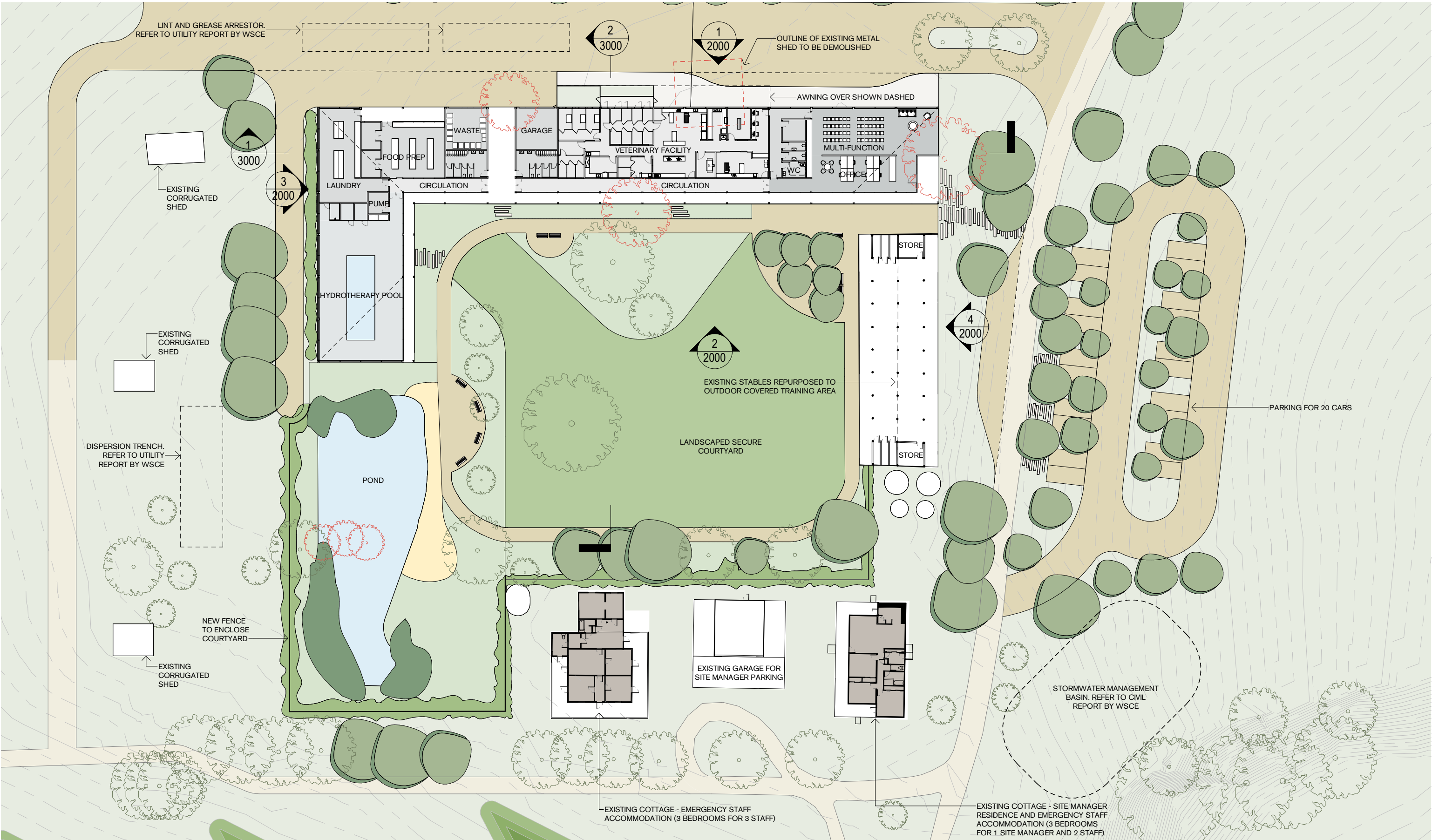
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Drawing

Kennel Layout Plan

Drawn	Checked
TS	AT

Project No.	Drawing No.	Revision
20034	0009	D



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L	08.04.22	For Coordination
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Legend

- Existing Tree Removed
- Existing Tree Retained
- New Tree Proposed
- Existing Unsealed Road
- Proposed Unsealed Road

Client

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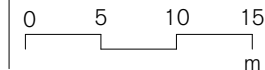
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Scale

1 : 500 @ A3



North



Project

Bylong Park Farmstay

Address

1949 Martindale Road
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Status

NOT FOR CONSTRUCTION

Drawing

Farmstead Plan

Drawn

TS

Checked

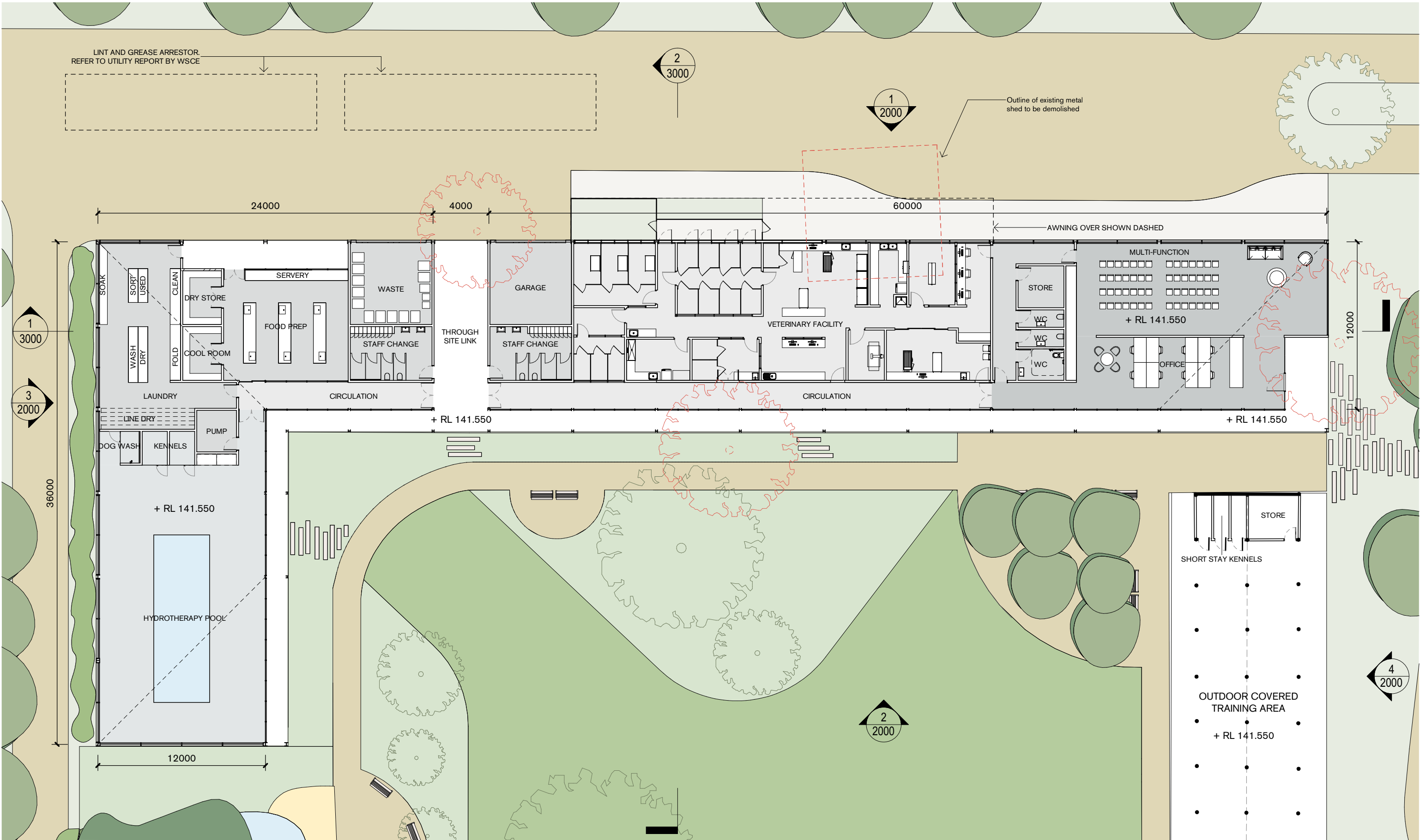
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Project No.

20034

Drawing No. Revision

1000 M





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Legend

-  Existing Tree Removed
-  Existing Tree Retained
-  New Tree Proposed

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Tzannes

Scale 1 : 250 @ A3

0 2.5 5 7.5 m

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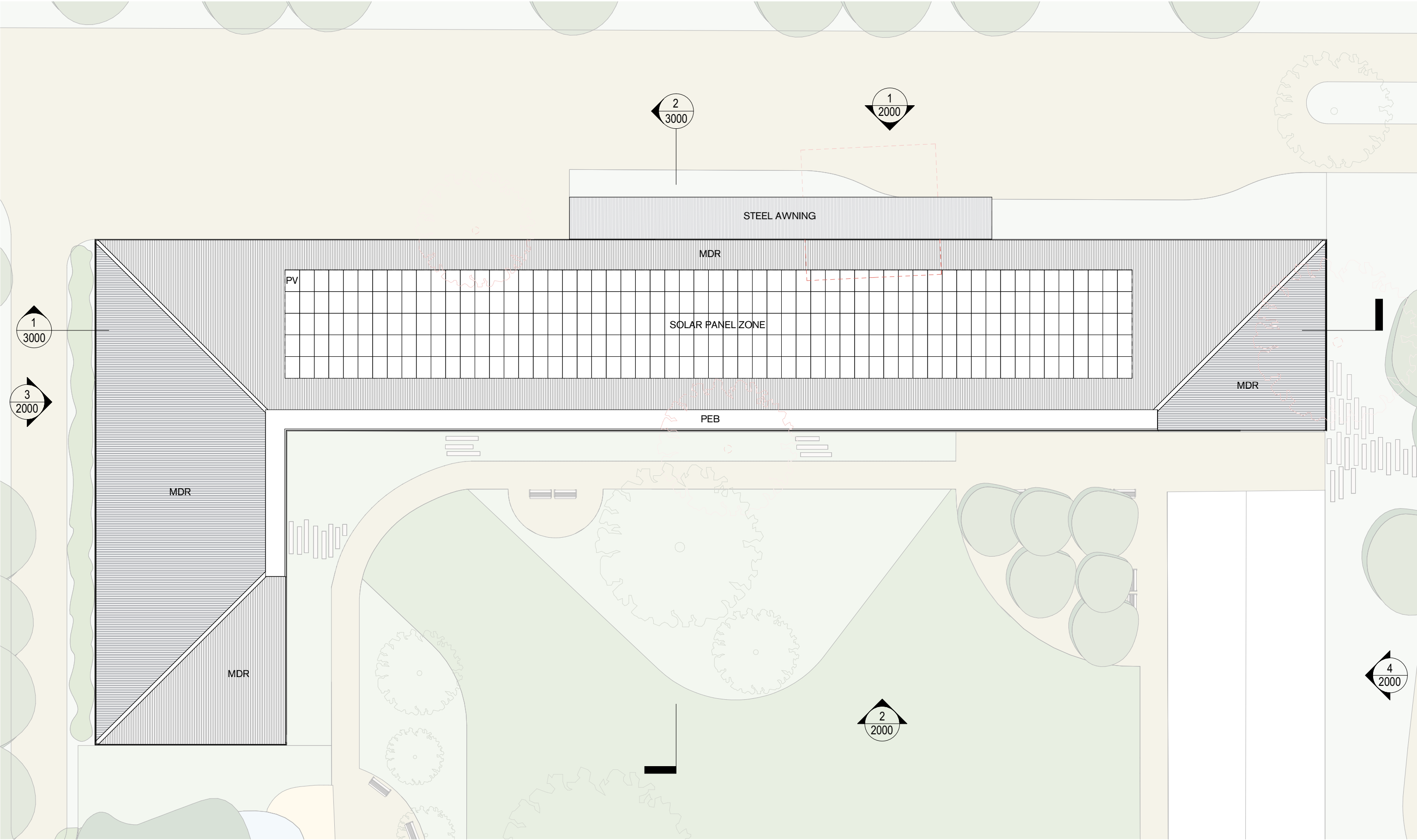
NOT FOR CONSTRUCTION


Drawing

Detailed Farmstead Plan

Drawn	Checked
RW	TZ

Project No.	Drawing No.	Revision
20034	1001	J





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Sydney, Australia

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Nominated Architects

Alec Tzannes 4174
Amy Dowse 8926

Rev	Date	For
A	28.07.21	Pre-DA Submission
B	10.08.21	For Information
C	23.08.21	For Information
D	09.09.21	For Community Engagement
E	08.10.21	Draft DA
F	11.10.21	Development Application

Legend

-  Existing Tree Removed
-  Existing Tree Retained
-  New Tree Proposed

Client

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02 8324 7600
wbillett@gmsw.com.au

Planner

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Tzannes

Scale

1 : 250 @ A3

0 2.5 5 7.5 m

North



Project

Bylong Park Farmstay

Address

1949 Martindale Road
Martindale NSW 2328

Status

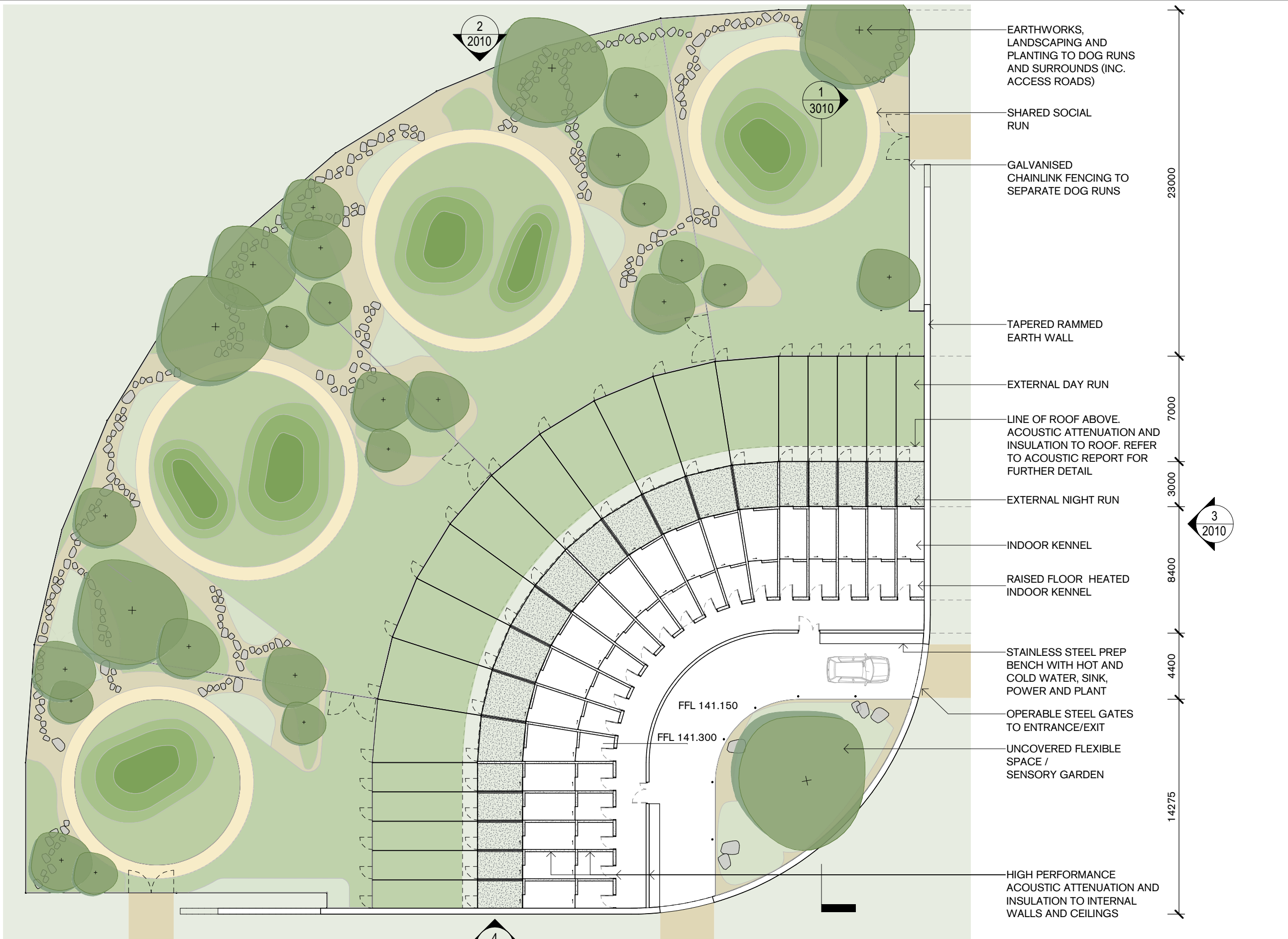
NOT FOR CONSTRUCTION

Drawing

Detailed Farmstead Roof Plan

Drawn	Checked
RW	TZ

Project No.	Drawing No.	Revision
20034	1002	F



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Amy Dowse 8926

Rev	Date	For
E	10.08.21	For Information
F	13.08.21	For Information
G	23.08.21	For Information
H	26.08.21	For Information
I	09.09.21	For Community Engagement
J	06.10.21	For Information
K	08.10.21	Draft DA
L	11.10.21	Development Application

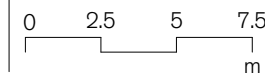
Legend

Client Greyhound Racing NSW 02 8324 7600 wbillett@gmsw.com.au	Hydraulic Engineer Warren Smith & Partners 0410 450 045 mswan@warrensmith.com.au
Planner GYDE Consulting 02 8270 3500 stephenk@gyde.com.au	Acoustic Consultant Stantec 02 8484 7025 olivier.gaussen@stantec.com
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Scale

1 : 250 @ A3



North



Project Bylong Park Farmstay	Address 1949 Martindale Road Martindale NSW 2328	Status NOT FOR CONSTRUCTION
--	---	---------------------------------------

Drawing
Typical Kennel Plan

Drawn RW	Checked TZ
Project No. 20034	Drawing No. Revision 1010 L



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Amy Dowse 8926

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D	23.08.21	For Information
E	09.09.21	For Community Engagement
F	08.10.21	Draft DA
G	11.10.21	Development Application

Legend

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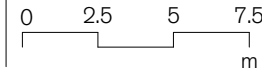
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corey.shackleton@blackash.com.au

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Scale

1 : 250 @ A3



North



Project

Bylong Park Farmstay

Address

1949 Martindale Road
Martindale NSW 2328

Status

NOT FOR CONSTRUCTION

Drawing

Typical Kennel Roof Plan

Drawn

RW

Checked

TZ

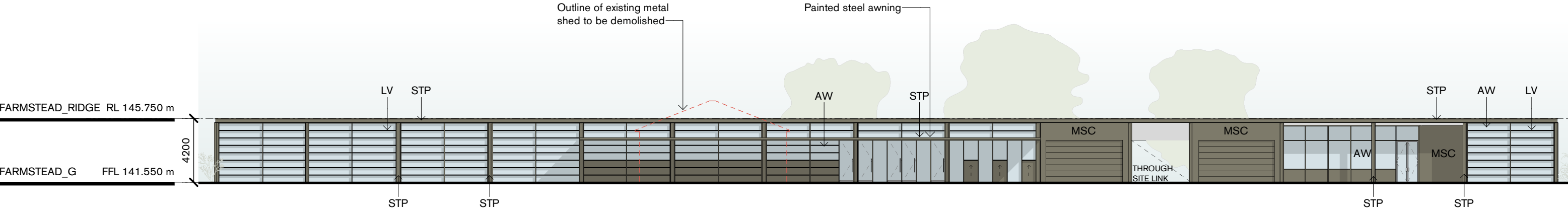
Project No.

20034

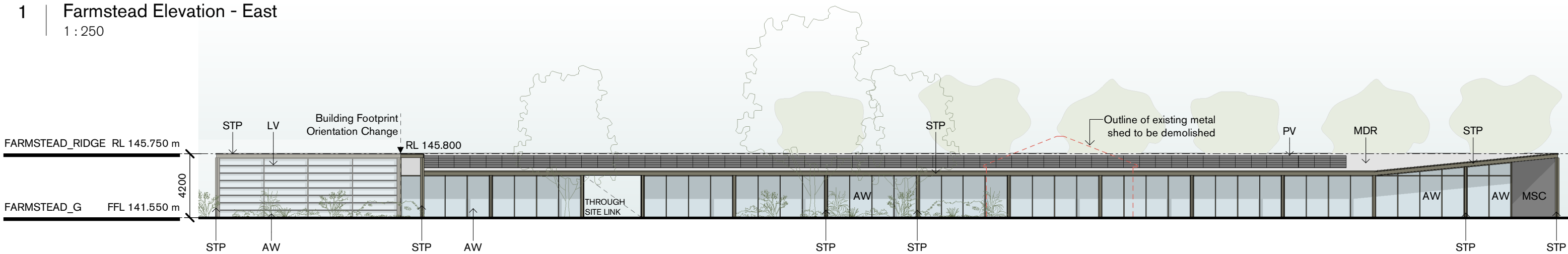
Drawing No. Revision

1011

G



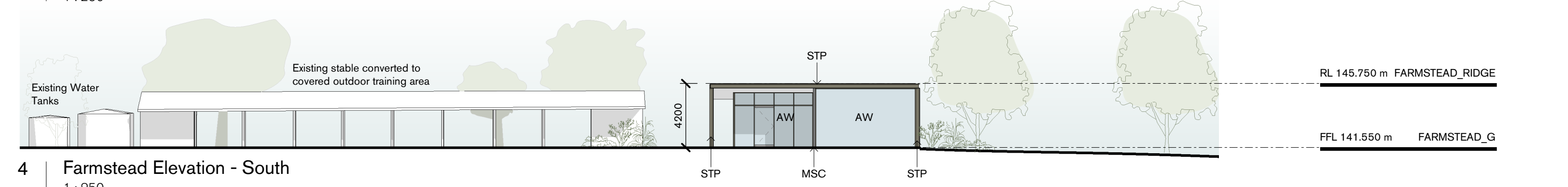
1 | Farmstead Elevation - East
1 : 250




2 | Farmstead Elevation - West
1 : 250



3 | Farmstead Elevation - North
1 : 250



4 | Farmstead Elevation - South
1 : 250



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F	08.10.21	Draft DA
G	11.10.21	Development Application

Legend

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Scale
1 : 250 @ A3

0 2.5 5 7.5 m

North

Project
Bylong Park Farmstay

Address
1949 Martindale Road
Martindale NSW 2328

Status
NOT FOR CONSTRUCTION

Drawing
Farmstead Elevations

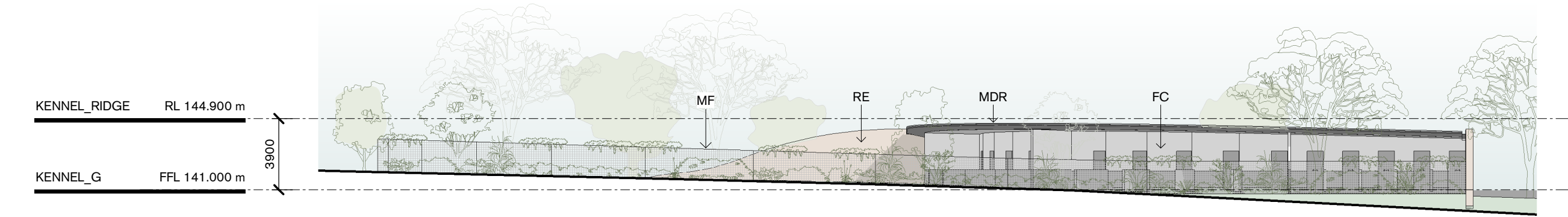
Drawn
TS

Checked
TZ

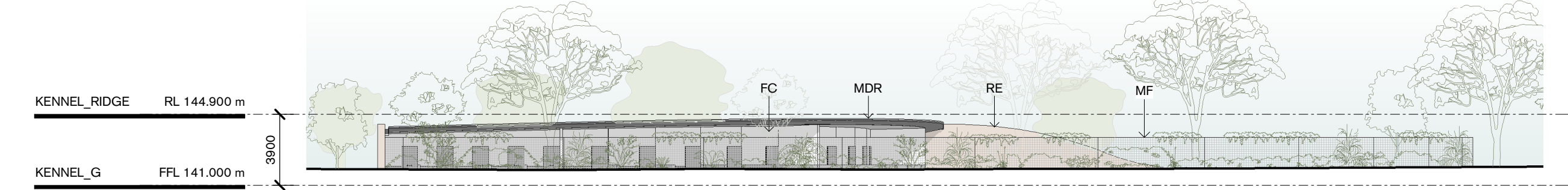
Project No.
20034

Drawing No.
2000

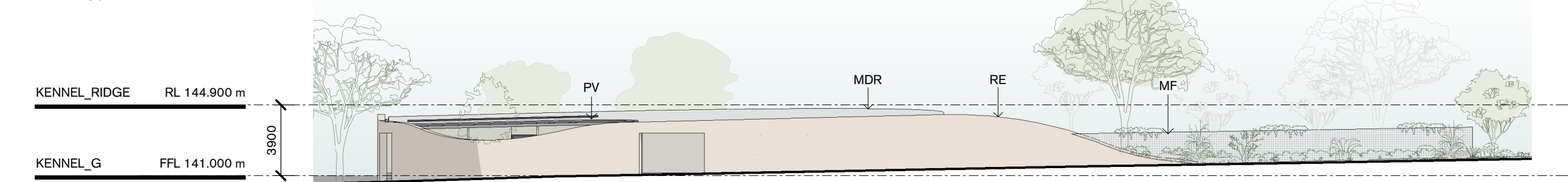
Revision
G



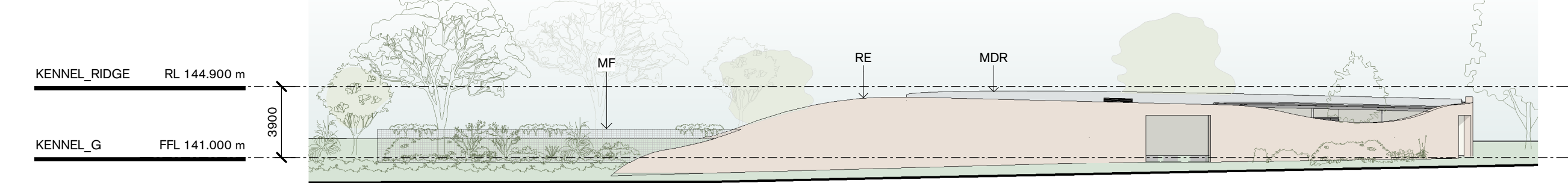
1 Kennel Elevation - North
1 : 250



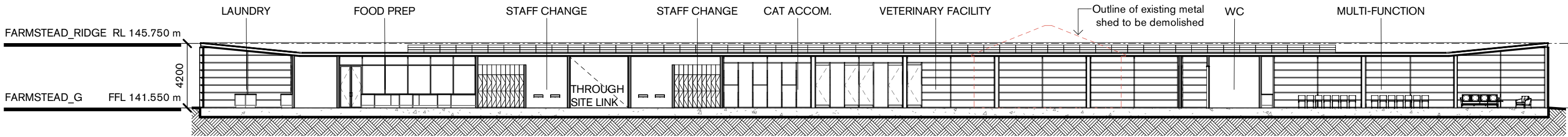
2 Kennel Elevation - East
1 : 250



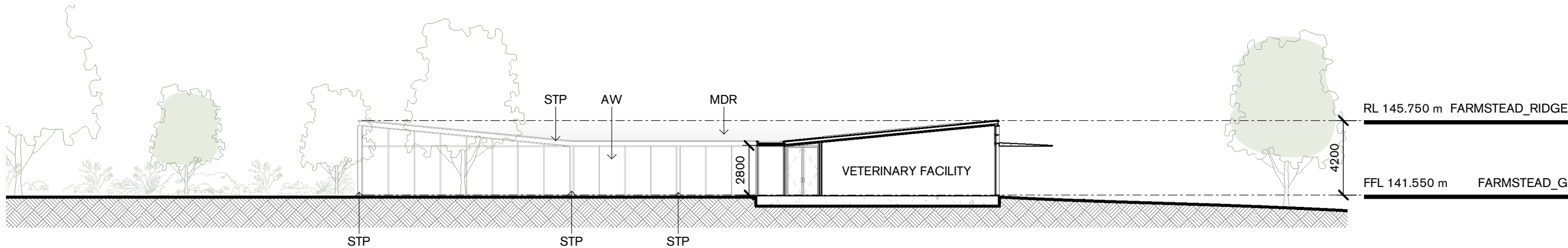
3 Kennel Elevation - South
1 : 250



4 Kennel Elevation - West
1 : 250



1 | Farmstead Section - NS
1 : 250



2 | Farmstead Section - EW
1 : 250



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D	09.09.21	For Community Engagement
E	08.10.21	Draft DA
F	11.10.21	Development Application

Legend

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Scale
1 : 250 @ A3

North

Project
Bylong Park Farmstay

Address
1949 Martindale Road
Martindale NSW 2328

Status
NOT FOR CONSTRUCTION

Drawing
Farmstead Sections

Drawn
TS

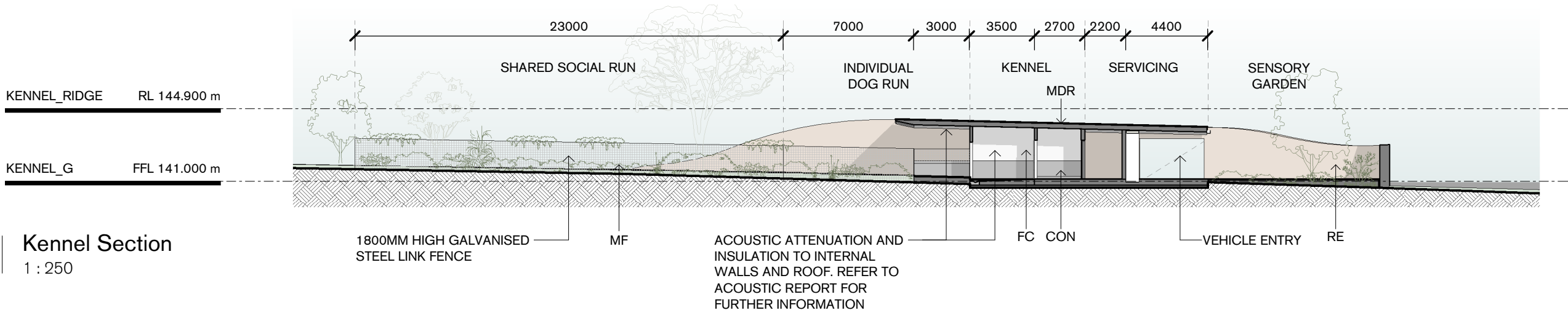
Checked
TZ

Project No.
20034

Drawing No.
3000

Revision
F

1 Kennel Section
1 : 250



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F	08.10.21	Draft DA
G	11.10.21	Development Application

Legend

Client

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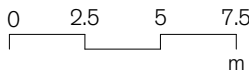
Bushfire Consultant

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0419 203 853 corey.shackleton@blackash.com.au

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Scale

1 : 250 @ A3



North

Project

Bylong Park Farmstay

Address

1949 Martindale Road

Martindale NSW 2328

Status

NOT FOR CONSTRUCTION

Drawing

Kennel Section

Drawn

RW

Checked

TZ

Project No.

20034

Drawing No. Revision

3010

G



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Nominated Architect
Alec Tzannes 4174

Rev	Date	For
A	09.09.21	For Community Engagement
B	08.10.21	Draft DA
C	11.10.21	Development Application

Legend

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Scale

@ A3

North

Project

Bylong Park Farmstay

Address

1949 Martindale Road
Martindale NSW 2328

Status

NOT FOR CONSTRUCTION

Drawing

Photomontage - Aerial View

Drawn

JM

Checked

TZ

Project No.

20034

Drawing No. Revision

9000

C



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Nominated Architect
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Rev	Date	For
A	09.09.21	For Community Engagement
B	08.10.21	Draft DA
C	11.10.21	Development Application

Legend

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Tzannes

Scale

@ A3

Project Bylong Park Farmstay	Drawing Photomontage - Farmstead Courtyard
Address 1949 Martindale Road Martindale NSW 2328	Drawn JM
Status NOT FOR CONSTRUCTION	Checked TZ
Project No. 20034	Drawing No. Revision 9001 C



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Nominated Architect
Alec Tzannes 4174

Rev	Date	For
A	09.09.21	For Community Engagement
B	08.10.21	Draft DA
C	11.10.21	Development Application

Legend

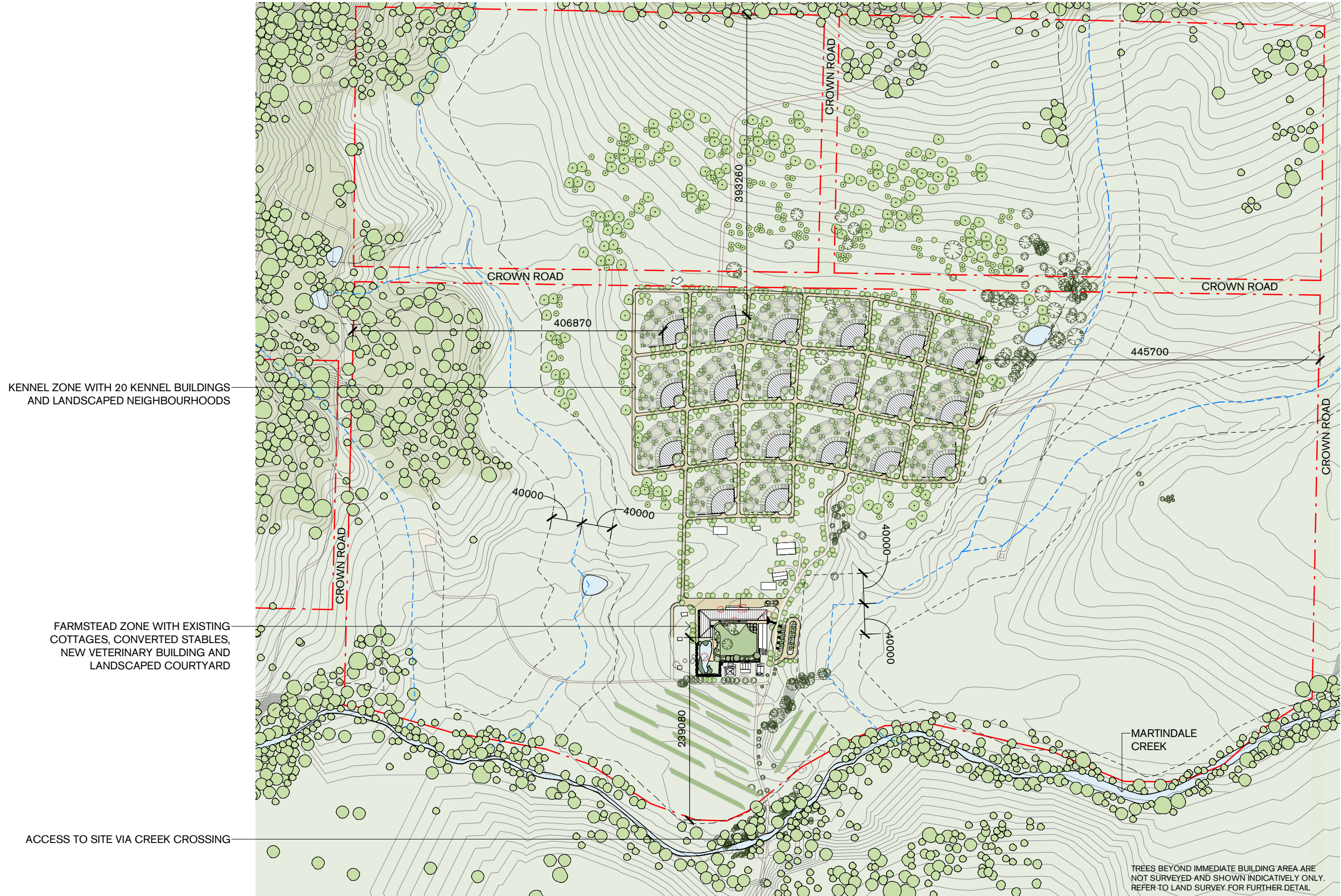
Client Greyhound Racing NSW 02 8324 7600 wbillett@gmsw.com.au	Hydraulic Engineer Warren Smith & Partners 0410 450 045 mswan@warrensmith.com.au
Planner GYDE Consulting 02 8270 3500 stephenk@gyde.com.au	Acoustic Consultant Stantec 02 8484 7025 olivier.gaussen@stantec.com
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Tzannes

Scale

@ A3

Project Bylong Park Farmstay	Drawing Photomontage - Kennel		
Address 1949 Martindale Road Martindale NSW 2328	Drawn JM	Checked TZ	
Status NOT FOR CONSTRUCTION	Project No. 20034	Drawing No. 9002	Revision C



KENNEL ZONE WITH 20 KENNEL BUILDINGS
AND LANDSCAPED NEIGHBOURHOODS

FARMSTEAD ZONE WITH EXISTING
COTTAGES, CONVERTED STABLES,
NEW VETERINARY BUILDING AND
LANDSCAPED COURTYARD

ACCESS TO SITE VIA CREEK CROSSING

TREES BEYOND IMMEDIATE BUILDING AREA ARE
NOT SURVEYED AND SHOWN INDICATIVELY ONLY.
REFER TO LAND SURVEY FOR FURTHER DETAIL



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Nominated Architects
Alec Tzannes 4174
Amy Dowse 8926

Rev	Date	For
A	08.10.21	Draft DA
B	11.10.21	Development Application
C	20.05.22	Development Application

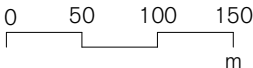
Legend
Watercourse and 40m
Exclusion Zone
Existing Unsealed Road
Proposed Unsealed Road

Client Greyhound Racing NSW 02 8324 7600 wbillett@gmsw.com.au	Hydraulic Engineer Warren Smith & Partners 0410 450 045 mswan@warrensmith.com.au
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Tzannes

Scale

1 : 5000 @ A3



North



Project
Bylong Park Farmstay

Address
1949 Martindale Road
Martindale NSW 2328

Status
NOT FOR CONSTRUCTION

Drawing
Notification Plans - Site Plan

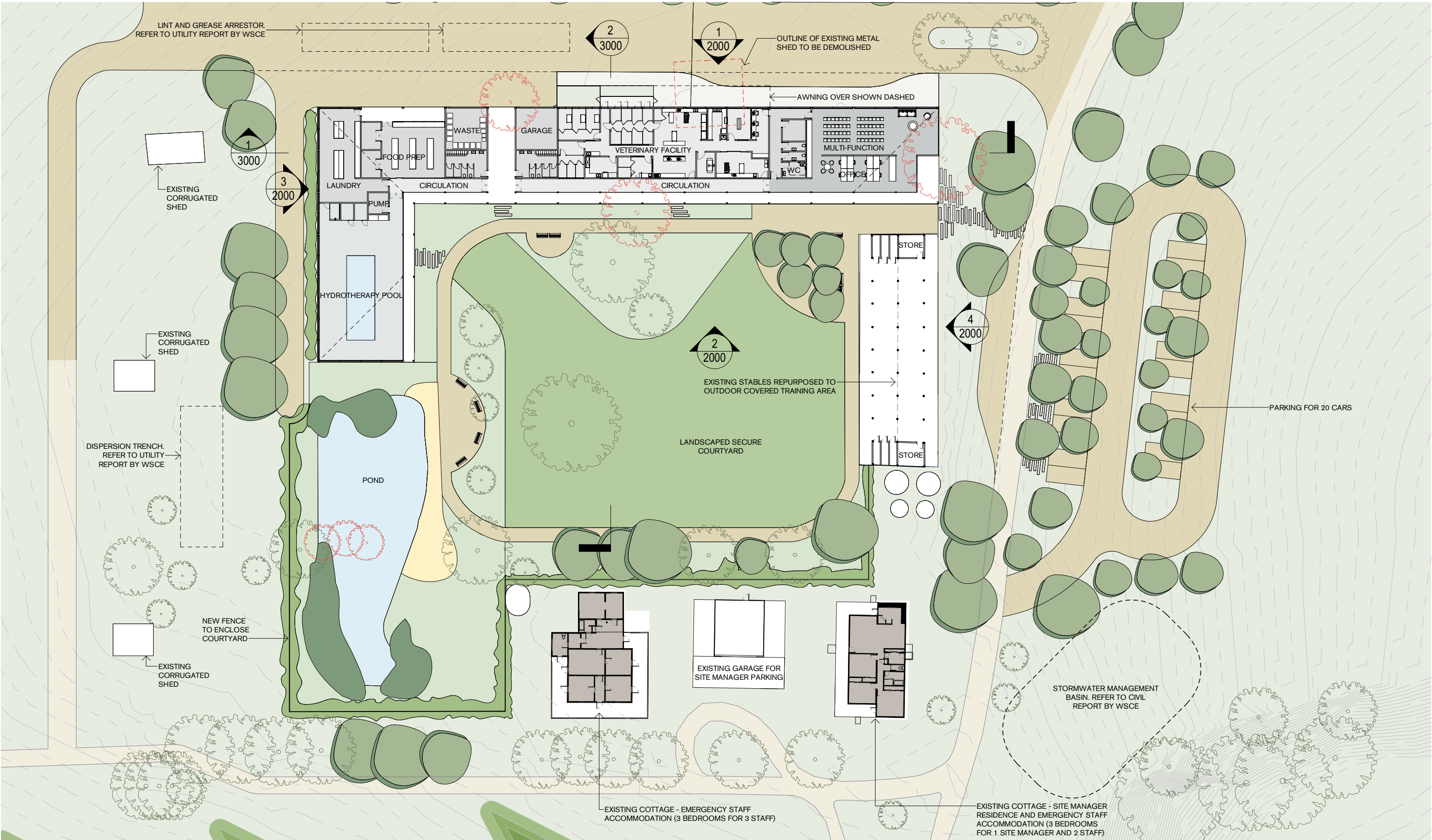
Drawn
TS

Checked
TZ

Project No.
20034

Drawing No.
NP001

Revision
C



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Nominated Architects

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Amy Dowse 8926

AW	ALUMINIUM WINDOW
CON	CONCRETE EXPOSED
FC	FIBRE CEMENT
LV	ALUMINIUM LOUVRES - FIXED
MDR	METAL DECK ROOF
MF	METAL FENCE - CHAIN-LINK
MSC	METAL SHEET CLADDING
PEB	PEBBLE BALLAST TO ROOF
PV	PHOTO-VOLTAIC CELLS
RE	RAMMED EARTH
STP	STEEL - PAINT FINISH

Rev	Date	For
A	08.10.21	Draft DA
B	11.10.21	Development Application
C	20.05.22	Development Application

Legend

	Existing Tree Removed
	Existing Tree Retained
	New Tree Proposed
	Existing Unsealed Road
	Proposed Unsealed Road

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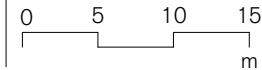
Landscape Architect
Aspect Studios
02 9699 7182
matthew.shaw@aspect-studios.com

Bushfire Consultant
Black Ash
0419 203 853
corey.shackleton@blackash.com.au

Tzannes

Scale

1 : 500 @ A3



North



Project

Bylong Park Farmstay

Address

1949 Martindale Road
Martindale NSW 2328

Status

NOT FOR CONSTRUCTION

Drawing

Notification Plans -
Farmstead Plan

Drawn

TS

Checked

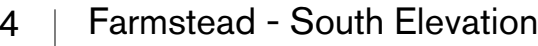
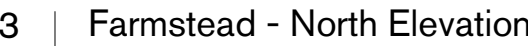
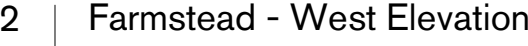
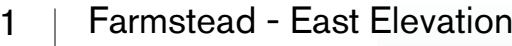
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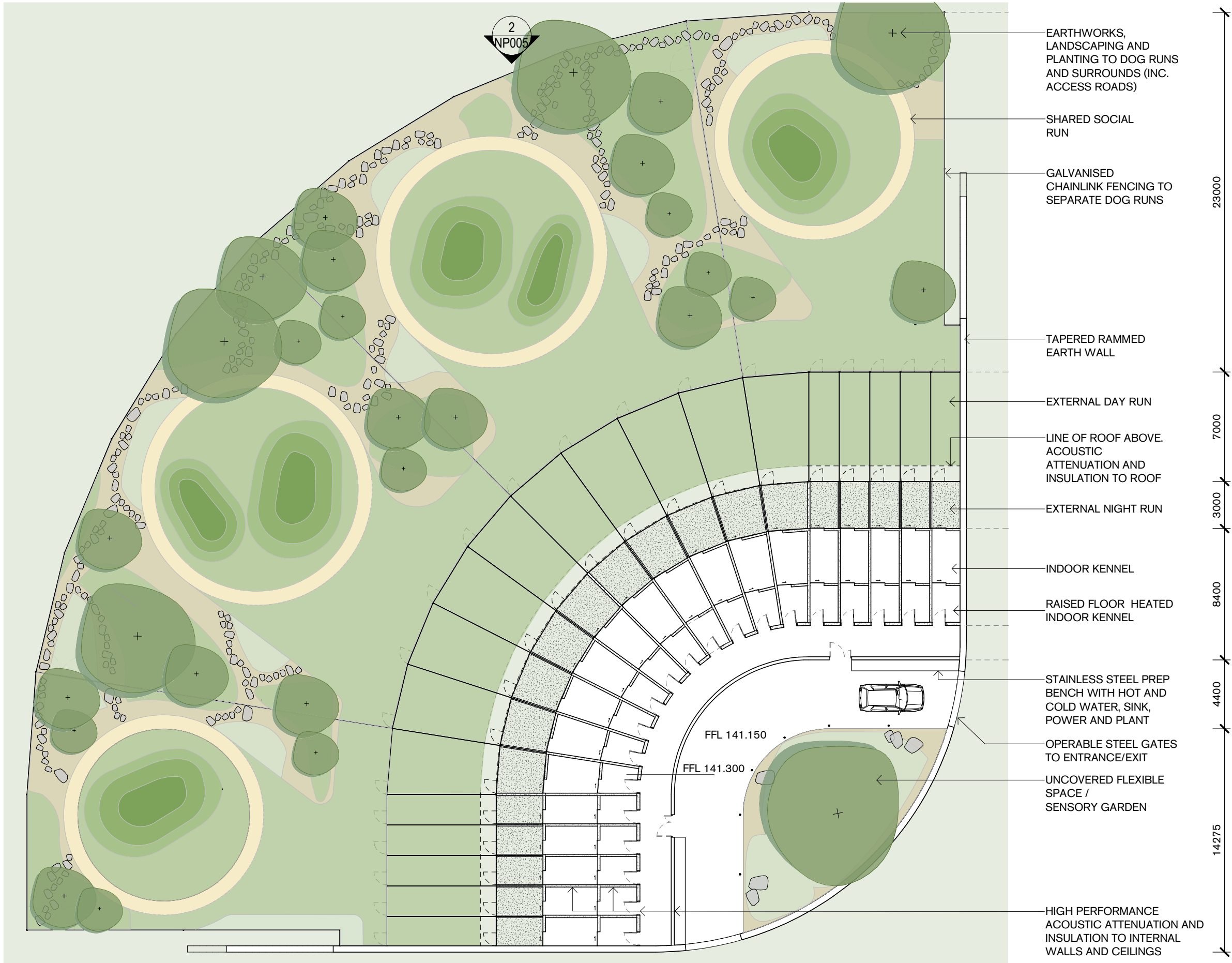
Project No.

20034

Drawing No. Revision

NP002 C





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Nominated Architects

Alec Tzannes 4174
Amy Dowse 8926

AW	ALUMINIUM WINDOW
CON	CONCRETE EXPOSED
FC	FIBRE CEMENT
LV	ALUMINIUM LOUVRES - FIXED
MDR	METAL DECK ROOF
MF	METAL FENCE - CHAIN-LINK
MSC	METAL SHEET CLADDING
PEB	PEBBLE BALLAST TO ROOF
PV	PHOTO-VOLTAIC CELLS
RE	RAMMED EARTH
STP	STEEL - PAINT FINISH

Rev	Date	For
A	08.10.21	Draft DA
B	11.10.21	Development Application

Legend



Client

Greyhound Racing NSW
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Planner
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Specialist Architect
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Acoustic Consultant
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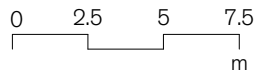
Landscape Architect
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Bushfire Consultant
Black Ash
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Tzannes

Scale

1 : 250 @ A3



North



Project

Bylong Park Farmstay

Address

1949 Martindale Road
Martindale NSW 2328

Status

NOT FOR CONSTRUCTION

Drawing

Notification Plans - Kennel
Plan

Drawn

TS

Checked

TZ

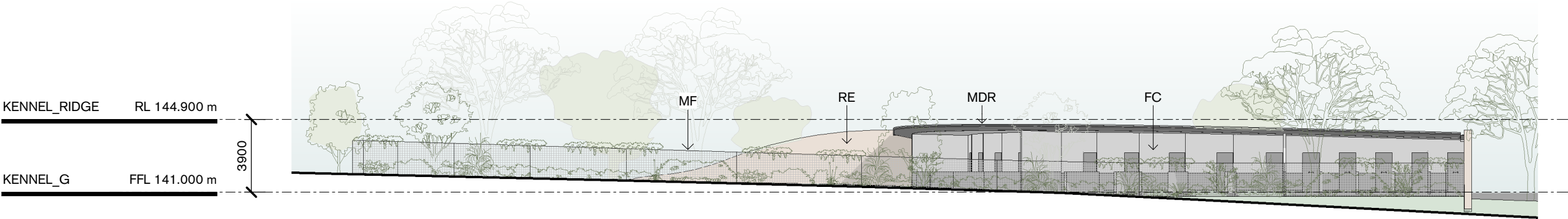
Project No.

20034

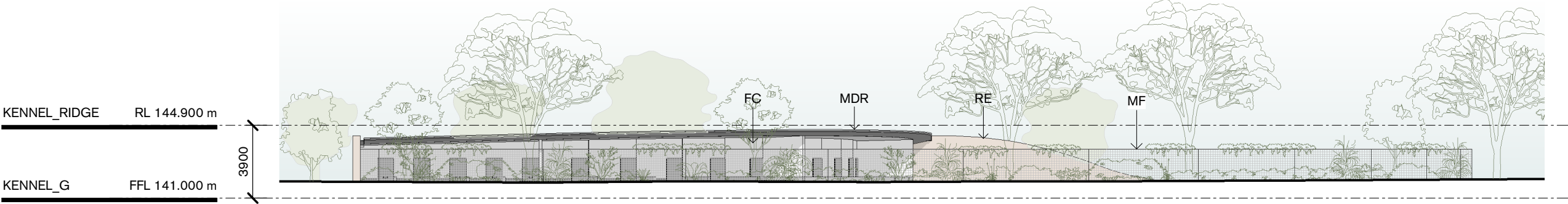
Drawing No. Revision

NP004

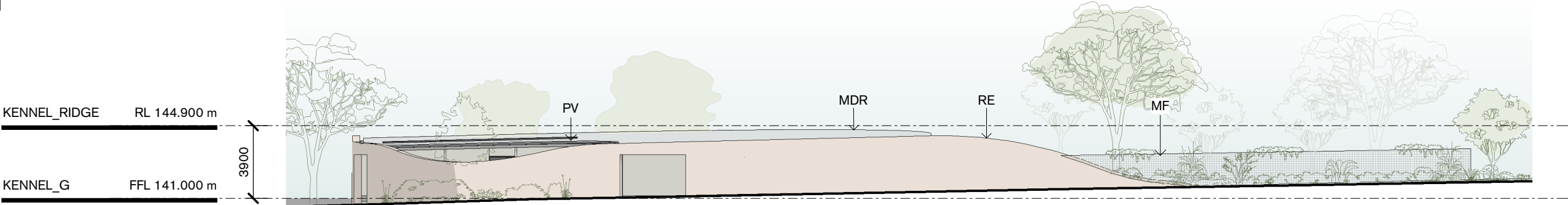
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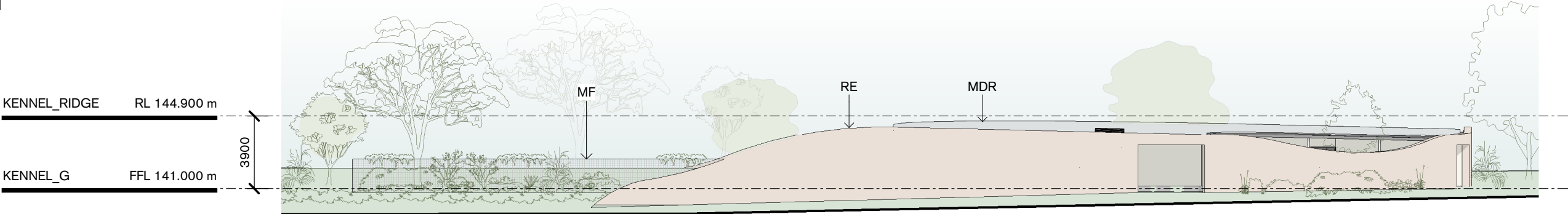
1 Kennel Elevation - North



2 Kennel Elevation - East



3 Kennel Elevation - South



4 Kennel Elevation - West



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Amy Dowse 8926

Rev	Date	For
A	08.10.21	Draft DA
B	11.10.21	Development Application

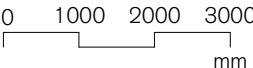
Legend

Client Greyhound Racing NSW 02 8324 7600 wbillett@gmsw.com.au	Hydraulic Engineer Warren Smith & Partners 0410 450 045 mswan@warrensmith.com.au
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Land Surveyor CMS Surveyors 02 9971 4802 ttools@cmsurveyors.com.au	Bushfire Consultant Black Ash 0419 203 853 corey.shackleton@blackash.com.au

Tzannes

Scale

1 : 250 @ A3



North

Project
Bylong Park Farmstay

Address
1949 Martindale Road
Martindale NSW 2328

Status
NOT FOR CONSTRUCTION

Drawing
Notification Plans - Kennel
Elevations

Drawn
TS

Checked
TZ

Project No.
20034

Drawing No.
NP005

Revision
B