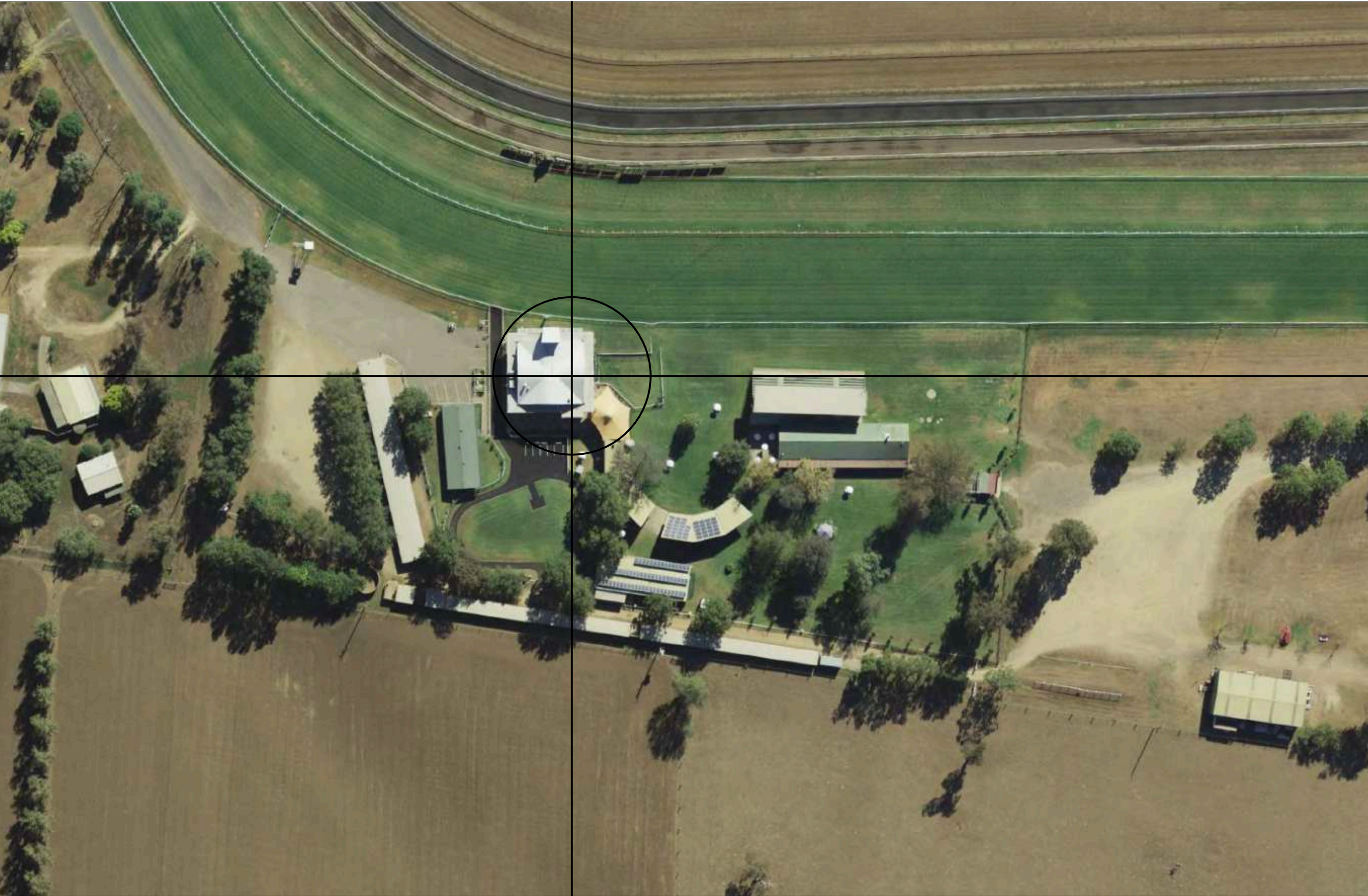


# MUSWELLBROOK RACING CLUB - FUNCTION CENTRE

35 Racecourse Road, Muswellbrook, NSW, 2333

## SITE LOCATION



## Drawing List

Layout ID	Layout Name
<strong>General</strong>	
DA-000-001	Cover Sheet
DA-000-002	Site Location
DA-000-003	Planning Controls - LEP
DA-000-004	Existing Conditions
<strong>Site Plans</strong>	
DA-100-001	Site / Carpark Plan
DA-100-002	Carpark Plans
<strong>Existing / Demolition Plans</strong>	
DA-101-001	Ground Floor Demolition Plan
DA-101-002	First Floor Demolition Plan
<strong>General Arrangement Plans</strong>	
DA-110-001	Ground Floor
DA-110-002	First Floor
DA-110-003	Tower Access Plan
DA-110-004	Roof Plan
DA-110-005	Ground Floor - DA Comparison
DA-110-006	First Floor - DA Comparison
<strong>General Arrangement Elevation</strong>	
DA-210-001	East & North Elevation
DA-210-002	West & South Elevation
<strong>General Arrangement Sections</strong>	
DA-310-001	Section A & B
DA-310-002	Sections C & D
DA-310-003	Section E
<strong>Door Schedules</strong>	
DA-660-001	Door Schedule
<strong>Window Schedules</strong>	
DA-661-001	Window Schedules
<strong>External Perspectives</strong>	
DA-800-001	Perspectives
DA-800-002	Perspectives
DA-800-003	Perspectives

## General Notes

ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE.

ALL BUILDING WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT AND REGULATIONS, THE BUILDING CODE OF AUSTRALIA, AND APPROVED PLANS.

BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS ON COUNCIL PROPERTY.

ALL CONCRETE FOOTINGS, FLOOR SLABS, COLUMNS, AND ROOF FRAMING TO STRUCTURAL ENGINEER'S DETAIL.

ALL STORMWATER REQUIREMENTS, EXTERNAL RL'S AND DRIVEWAY LEVELS TO CIVIL ENGINEER'S DETAILS IF REQUIRED.

ALL LANDSCAPE AREAS, EXISTING TREES, AND DRIVEWAY TO LANDSCAPE PLANS IF REQUIRED.

## Site Constraints

Land Zoning	RU1: Primary Production
Maximum FSR	N/A
Maximum Building Height	12m - 12.9m
Heritage	N/A
Bushfire Prone Land	Bushfire Prone Land (Non-EPI): Vegetation Category 3
Acid Sulfate Soils	Class 4

FOR \$4.55 SUBMISSION



Architecture | Planning | Interiors

**NEWCASTLE**  
Level 3, 23 Watt St  
(P.O. Box 958)  
Newcastle NSW 2300  
P 02 4929 1845

**CENTRAL COAST**  
1/28 Adelaide St  
(P.O. Box 4400)  
East Gosford NSW 2250  
P 02 4321 0553

www.ckds.com.au

E admin@ckds.com.au

© CKDS Architecture PTY Limited ABN 12 129 231 269

Notes:  
This information contained in this document is copyright and may not be used or reproduced for any other project or purpose.  
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.  
Drawings are to be used in conjunction with all contract documents.  
Use figured dimensions only. Do not scale from drawings.  
CKDS cannot guarantee the accuracy of content and format for copies of drawings issued electronically.  
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

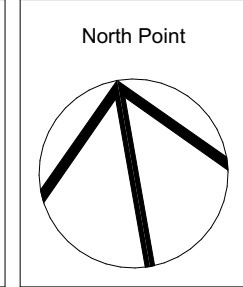
Nominated Architects: Cairne King NSW ARB 7974 / Stuart Campbell NSW ARB 7545

Issue	revision	description	date	verified
A		Prelim \$4.55- For Review & Comment	15/11/2023	A
B		\$4.55- For Review & Comment	27/11/2023	B
C		Issue for \$4.55 Submission	7/12/2023	C

key plan



North Point



consultants

Civil/Structural Engineers

Electrical Engineer

clients



project

**Muswellbrook Racing Club - Function Centre**  
35 Racecourse Road  
Muswellbrook  
NSW 2333  
LOT 150 -/DP708030

drawing title

General

Cover Sheet

**NOT FOR CONSTRUCTION**

drawing scale

AS SHOWN

EF

BL

7/12/2023

project #

22073

drawing #

**DA-000-001**

issue

**C**

This document is the copyright of CKDS Architecture PTY Limited.  
Check and verify all dimensions on site.  
Refer any discrepancies to the designer before proceeding with the work.  
Do not scale drawings manually or electronically.  
Drawing shall not be used for construction until issued for construction by designer.



Site Location

Site Description

The proposed site is known as Muswellbrook Race Club at 35 Racecourse Rd, Muswellbrook NSW 2333. It is located 2.5kms west of the town centre, off Denman Road. The racecourse precinct is named Skellatar Park, and houses the RN Webber Racing Centre and Silk Restaurant.

The racecourse precinct utilises 5 tracks; course proper, B-grass, sand, cinders and dirt. This makes Muswellbrook Race Club one of the largest Regional Training Centres in Country NSW. The racecourse precinct includes the RN Webber Racing Centre which houses the Silk Restaurant, and is popular for events such as weddings, birthdays and corporate functions. It is also used by members and sponsors on race days.

The intention of the expansion and refurbishment of the Multi-Purpose Function Centre is to meet the current functional and spatial standards of Racing NSW and set the club up to provide one of the most modern racing facilities and function facilities in Country Racing. This will benefit race day participants and patrons who will now experience first class facilities, and also provides a great asset to the local community to utilise and be proud of.

Access exists from both Sydney Road and Sheppard Avenue which collectively run the perimeter of the site.

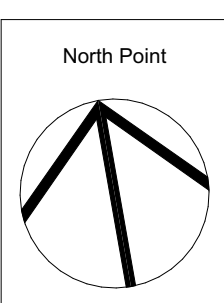
The surrounding area consists of low density lots zoned RU1: primary production.



1 Location Map  
NTS

issue	revision	description	date	verified
01		\$4.55- For Review & Comment	27/11/2023	01
B		Issue for \$4.55 Submission	7/12/2023	B

key plan
----------



consultants
Civil/Structural Engineers
Mechanical Engineer

Electrical Engineer
Hydraulic Engineer



clients
project
<b>Muswellbrook Racing Club - Function Centre</b>
35 Racecourse Road
Muswellbrook
NSW 2333
LOT 150 -/DP708030

drawing title
General
Site Location
NOT FOR CONSTRUCTION

drawing scale	drawn	verified	date
AS SHOWN	EF	BL	7/12/2023
project #	drawing #	issue	
22073	DA-000-002	B	
This document is the copyright of CKDS Architecture PTY Limited. Check and verify all dimensions on site. Refer any discrepancies to the designer before proceeding with the work. Do not scale drawings manually or electronically. Drawing shall not be used for construction until issued for construction by designer.			







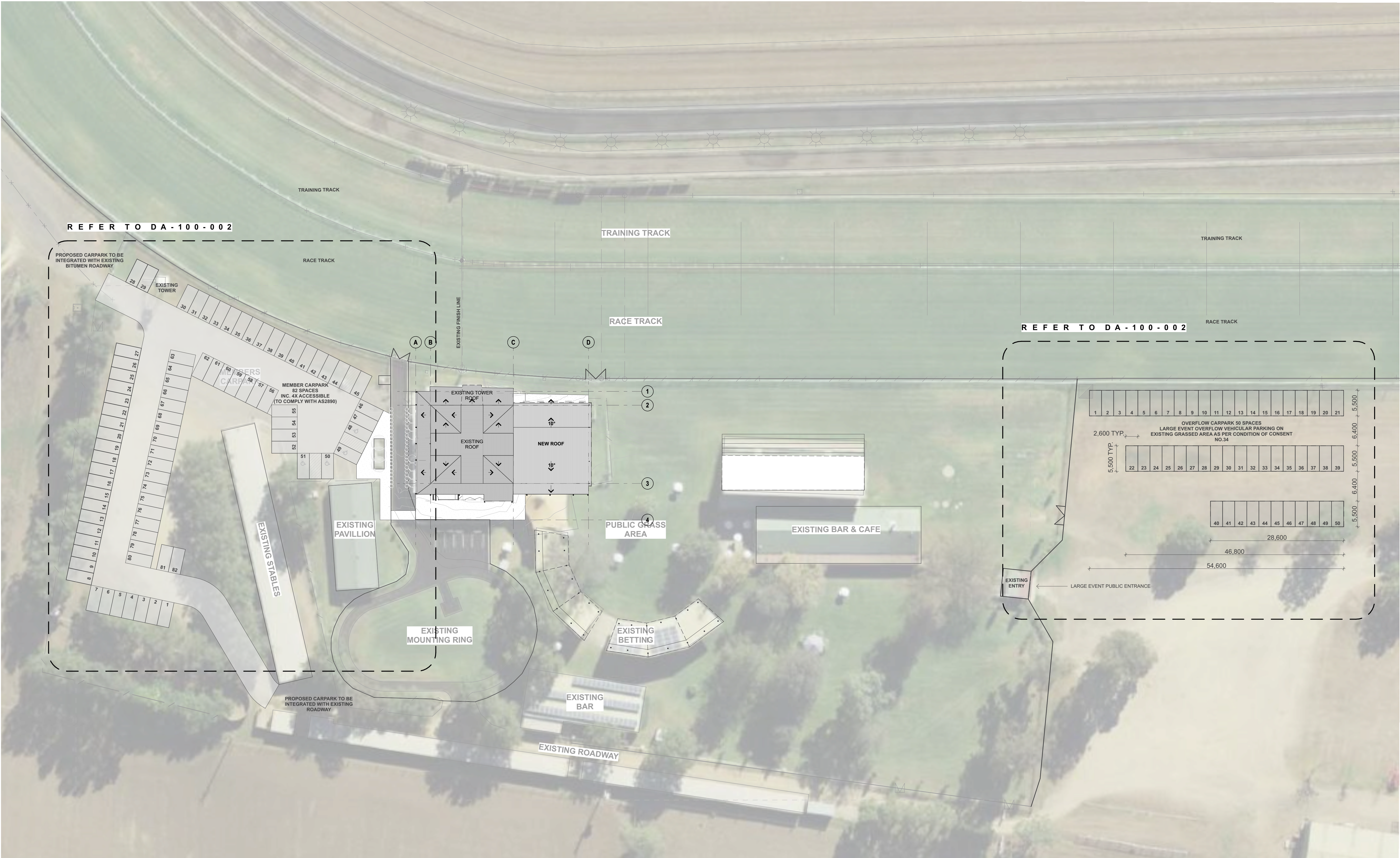


## Muswellbrook Racing Club - Function Centre: Existing Site Conditions

35 Racecourse Road, Muswellbrook








1 Site / Carpark Plan  
SCALE 1:400 @ A1

FOR \$4.55 SUBMISSION



Architecture | Planning | Interiors

**NEWCASTLE**  
Level 3, 23 Watt St  
(P.O. Box 958)  
Newcastle NSW 2300  
P 02 4929 1845  
www.ckds.com.au

**CENTRAL COAST**  
1/28 Adelaide St  
(P.O. Box 440)  
East Gosford NSW 2250  
P 02 4321 0553  
E admin@ckds.com.au

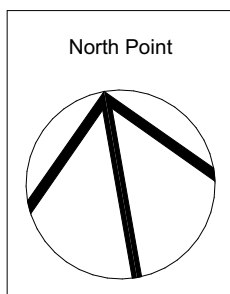
© CKDS Architecture PTY Limited ABN 12 129 231 269

Notes:  
This information contained in this document is copyright and may not be used or reproduced for any other project or purpose.  
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.  
Drawings are to be used in conjunction with all contract documents.  
Use figure dimensions only. Do not scale from drawings.  
CKDS cannot guarantee the accuracy of content and format for copies of drawings issued electronically.  
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Nominated Architects: Cairne King NSW ARB 7574 / Stuart Campbell NSW ARB 7545

Issue	revision	description	date	verified
A		Prelin \$4.55: For Review & Comment	15/11/2023	A
B		\$4.55: For Review & Comment	27/11/2023	B
C		Issue for \$4.55 Submission	7/12/2023	C

key plan



consultants  
Civil/Structural Engineers

Electrical Engineer

clients  
  
MUSWELLBROOK  
RACE CLUB

project  
**Muswellbrook Racing Club - Function Centre**  
35 Racecourse Road  
Muswellbrook  
NSW 2333  
LOT 150 /-DP708030

drawing title  
Site Plans  
Site / Carpark Plan

NOT FOR CONSTRUCTION

drawing scale	drawn	verified	date
AS SHOWN	EF	BL	7/12/2023
project #	drawing #	issue	
22073	DA-100-001	C	
<small>This document is the copyright of CKDS Architecture PTY Limited. Check and verify all dimensions on site. Refer any discrepancies to the designer before proceeding with the work. Do not scale drawings manually or electronically. Drawing shall not be used for construction until issued for construction by designer.</small>			

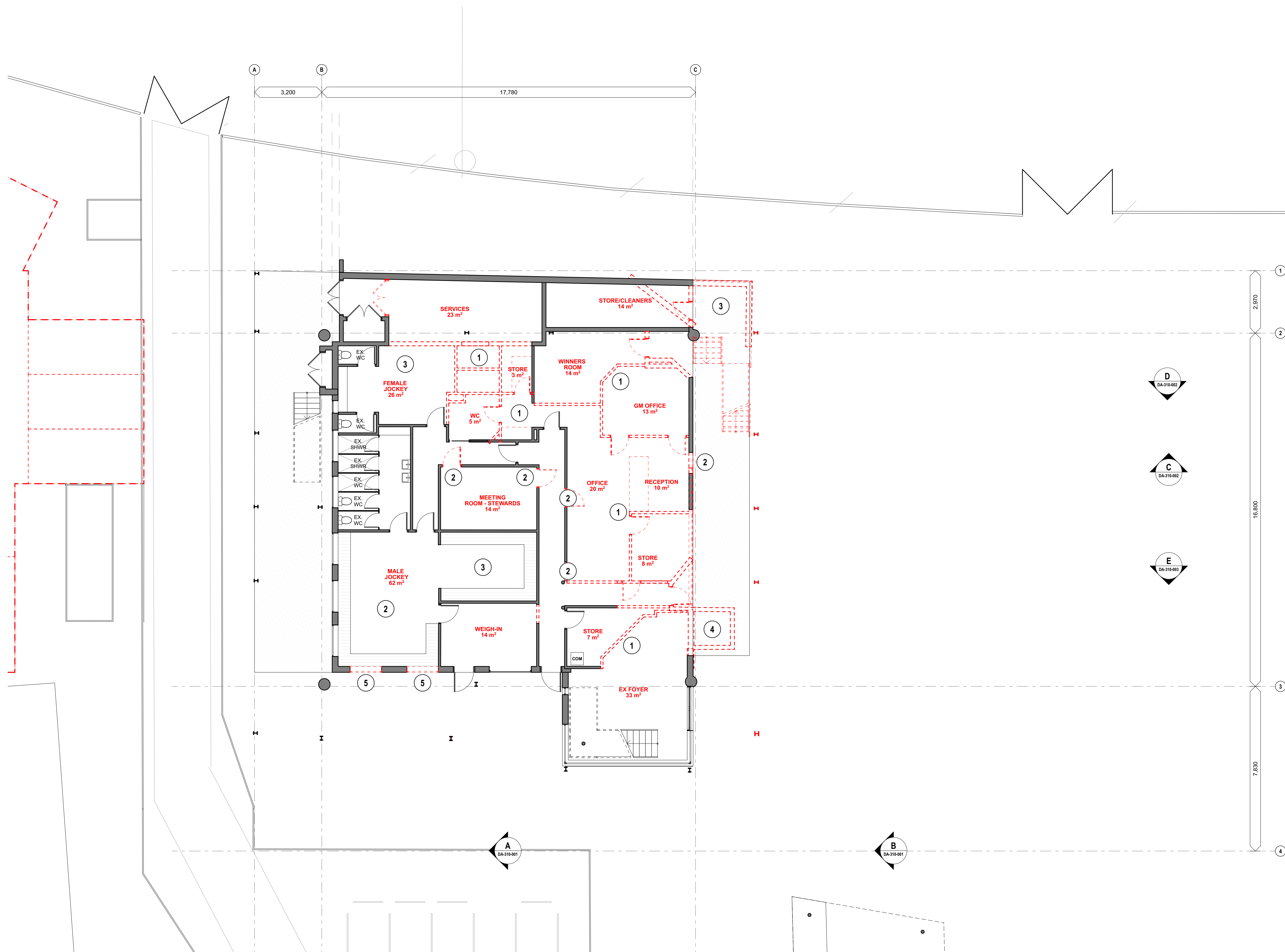






## LEGEND

- 1 WALL/DOOR AND FLOORING TO BE REMOVED AND PREPPED
- 2 HOLE WITHIN EXISTING WALL FOR NEW DOOR / WINDOW
- 3 JOINERY, BENCH SEATING TO BE REMOVED
- 4 LIFT, STAIRS AND BALCONY TO BE DEMOLISHED
- 5 EXISTING DOOR/WINDOW TO BE DEMOLISHED AND HOLE INFILL TO MATCH EXISTING WALL
- 6 EXISTING KITCHEN TO BE DEMOLISHED. EQUIPMENT TO BE RETAINED FOR NEW KITCHEN. EXISTING COOL ROOM TO BE RETAINED.
- 7 EXISTING BAR TO BE RETAINED, SURFACES TO BE PREPARED FOR NEW PAINT / SURFACES
- 8 EXISTING STAIRS LOWERED FLOOR TO BE FILL TO MATCH REMAINING FLOOR AREA
- 9 EXISTING WET AREAS TO BE REMOVED AND SURFACES PREPPED FOR NEW FIXTURES/ FITTINGS/SURFACES



1 Ground Floor - Existing / Demolition  
SCALE 1:100 @ A1

**FOR \$4.55 SUBMISSION**

© CKDS Architecture PTY Limited ABN 12 129 231 269

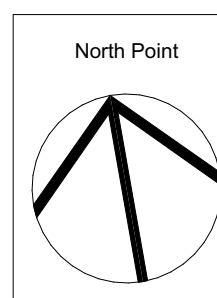
**Notes:**

- The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.
- Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.
- Drawings are to be read in conjunction with all contract documents.
- Use figured dimensions only. Do not scale from drawings.
- CKDS cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
- The completion of the issue details checked and authorised section ends in confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545

issue	revision	description	date	verified
A		Prelim \$4.55 - For Review & Comment	15/11/2023	A
B		\$4.55 - For Review & Comment	27/11/2023	B
C		Issue for \$4.55 Submission	7/12/2023	C

key plan



consultants \_\_\_\_\_  
Civil/Structural Engineers

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer



project \_\_\_\_\_

**Muswellbrook Racing Club - Function Centre**

35 Racecourse Road  
Muswellbrook  
NSW 2333  
LOT 150 I-/DP708030

drawing title \_\_\_\_\_

**Existing / Demolition Plans**

## Ground Floor Demolition Plan

**NOT FOR CONSTRUCTION**

drawing scale \_\_\_\_\_ drawn \_\_\_\_\_ verified \_\_\_\_\_ date \_\_\_\_\_

project # 22073 drawing # DA-101-001 issue C

This document is the copyright of CKDS Architecture PTY Limited.  
Check and verify all dimensions on site.  
Refer any discrepancies to the designer before proceeding with the work.  
Do not scale drawings manually or electronically.  
Drawing shall not be used for construction until issued for construction by designer.



## LEGEND

- 
- Architectural floor plan of the existing structure, showing various rooms and their areas. The plan includes dimensions, room names, and area calculations. Key rooms include EX BAR, EX STORE, EX KITCHEN, EX MALE, EX FEMALE, EX DIS, EX SEATING, EX COLD ROOM, EX TAB, EX SERVERY, EX AIRLOCK, EX STAIRS TO TOWER, EX STORE, EXISTING FOYER, and EXISTING TOWER ABOVE. The plan also shows a LIFT and EX SEATING area. Dimensions are provided for the overall structure and individual rooms. The plan is oriented with North at the top.
- Overall dimensions: 3.200 (width), 17.780 (length).
- Room areas and details:
- EX BAR: 8 m<sup>2</sup>
  - EX STORE: 8 m<sup>2</sup>
  - EX KITCHEN: 32 m<sup>2</sup>
  - EX MALE: 11 m<sup>2</sup>
  - EX FEMALE: 13 m<sup>2</sup>
  - EX DIS: 3 m<sup>2</sup>
  - EX SEATING: APPROX 120 PEOPLE, 213 m<sup>2</sup>
  - EX COLD ROOM: 6 m<sup>2</sup>
  - EX TAB: 6 m<sup>2</sup>
  - EX SERVERY: 11 m<sup>2</sup>
  - EX AIRLOCK: 11 m<sup>2</sup>
  - EX STAIRS TO TOWER: 3 m<sup>2</sup>
  - EX STORE: 3 m<sup>2</sup>
  - EXISTING FOYER
  - EXISTING TOWER ABOVE
  - LIFT: 4 m<sup>2</sup>
- Dimensions (vertical): 2.520, 7.084, 1.110, 3.640, 4.986, 10, 3.775, 4.045.
- Dimensions (horizontal): 3.200, 17.780.
- Orientation: North arrow pointing up.
- Scale: 1:500.

**ckds** **NEWCASTLE** **CENTRAL COAST**  
 Level 3, 23 Watt St  
 P.O. Box 585  
 Newcastle NSW 2300  
 P 02 4929 1843

**126 Adelaide St**  
 (P.O. Box 409)  
 East Gosford NSW 2250  
 P 02 4321 0503

Architecture | Planning | Interiors

[www.ckds.com.au](http://www.ckds.com.au) [admin@ckds.com.au](mailto:admin@ckds.com.au)

issue	revision	description	date	verified
A		Prelim \$4.55 - For Review & Comment	15/11/2023	A
B		\$4.55 - For Review & Comment	27/11/2023	B
C		Issue for \$4.55 Submission	7/12/2023	C

**North Point**

Hydraulic Engineer



**MUSWELLBROOK**  
RACE CLUB

**NOT FOR CONSTRUCTION**

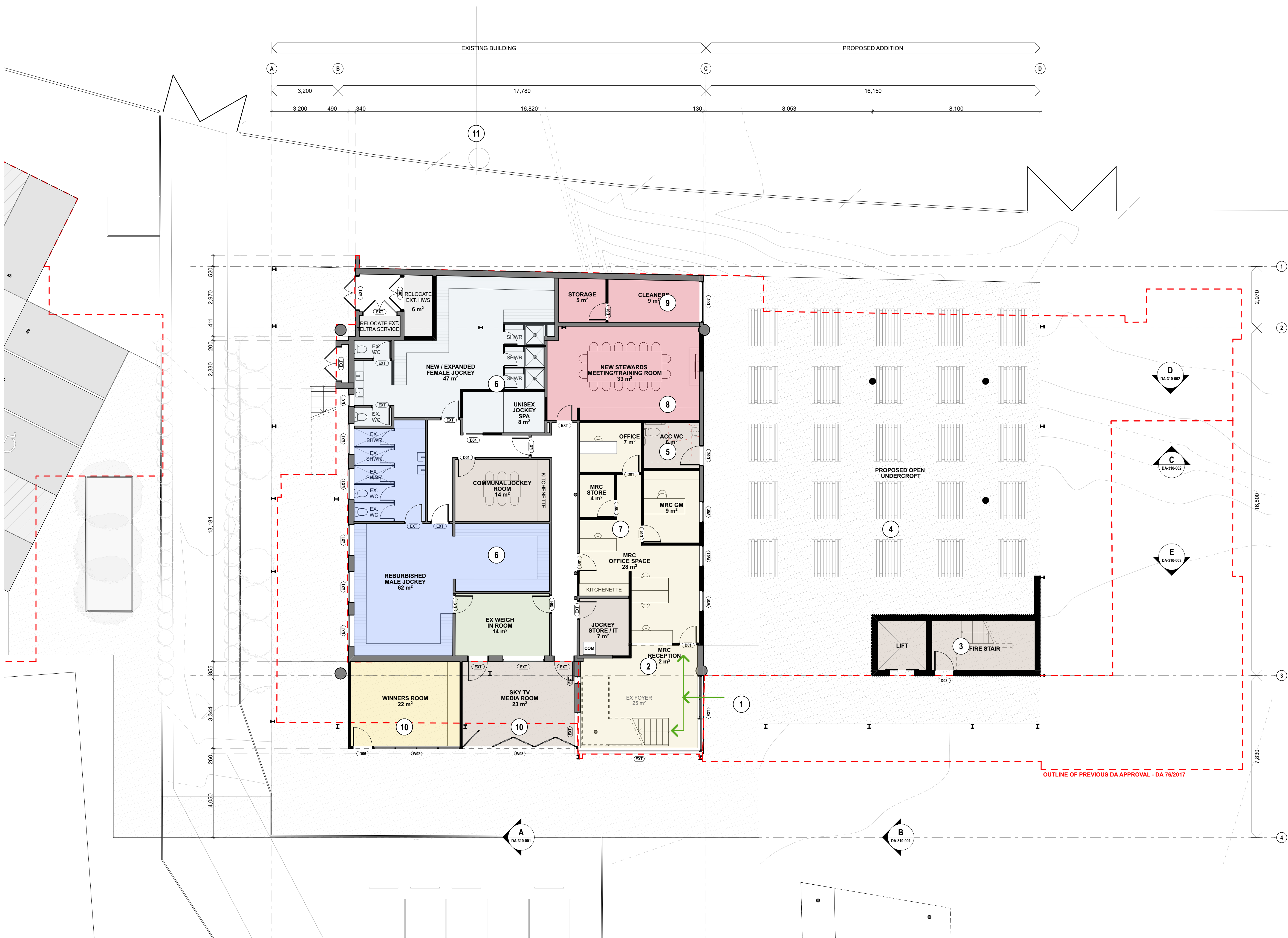
This document is the copyright of CKDS Architecture PTY Limited.  
Check and verify all dimensions on site.  
Refer any discrepancies to the designer before proceeding with the work.  
Do not scale drawings manually or electronically.  
Drawing shall not be used for construction until issued for construction by designer.

**FOR \$4.55 SUBMISSION**



Area Schedule					
Room Names	Room	Occupants	Existing Area	Approved DA	Proposed Area
Entry/Entry/Circulation	R001	1	14m <sup>2</sup>	65m <sup>2</sup>	
Function Space 92	R002	126	21m <sup>2</sup>	172m <sup>2</sup>	
Bar Area	R003	4	200m <sup>2</sup>	148m <sup>2</sup>	
Betting Counter	R004	4	25m <sup>2</sup>	40m <sup>2</sup>	
Service	R005	6	11m <sup>2</sup>	17m <sup>2</sup>	
Male Toilets	R007	5	11m <sup>2</sup>	20m <sup>2</sup>	11m <sup>2</sup>
Female Toilets	R008	5	13m <sup>2</sup>	22m <sup>2</sup>	15m <sup>2</sup>
Accessible WC	R009	1	3m <sup>2</sup>	6m <sup>2</sup>	8m <sup>2</sup>
Airlock	R010		11m <sup>2</sup>	3m <sup>2</sup>	8m <sup>2</sup>
Storage	R011		13m <sup>2</sup>	6m <sup>2</sup>	44m <sup>2</sup>
Kitchen	R012	10	13m <sup>2</sup>	48m <sup>2</sup>	51m <sup>2</sup>
Circulation (Gross Area)			15m <sup>2</sup>	23m <sup>2</sup>	26m <sup>2</sup>
<b>Total Area</b>			<b>340m<sup>2</sup></b>	<b>715m<sup>2</sup></b>	<b>691m<sup>2</sup></b>
MRC Reception/Entry	R013	4	30m <sup>2</sup>	34m <sup>2</sup>	27m <sup>2</sup>
MRC Office	R014	2	33m <sup>2</sup>	54m <sup>2</sup>	25m <sup>2</sup>
MRC Old Office	R015	1	13m <sup>2</sup>	20m <sup>2</sup>	14m <sup>2</sup>
MRC Storeroom	R016		11m <sup>2</sup>	11m <sup>2</sup>	4m <sup>2</sup>
Staff Kitchenette	R017		3m <sup>2</sup>	3m <sup>2</sup>	3m <sup>2</sup>
Accessible WC	R018	1	5m <sup>2</sup>	6m <sup>2</sup>	6m <sup>2</sup>
Stewards Room/Training	R019	8	16m <sup>2</sup>	48m <sup>2</sup>	33m <sup>2</sup>
Female Jockey Room	R020	15 (future growth)	20m <sup>2</sup>	45m <sup>2</sup>	47m <sup>2</sup>
Male Jockey Room	R021	20	62m <sup>2</sup>	80m <sup>2</sup>	62m <sup>2</sup>
Communal Jockey Room	R022	8			8m <sup>2</sup>
Unisex Jockey San Room	R023	4			
Weighting Room	R024		14m <sup>2</sup>	14m <sup>2</sup>	14m <sup>2</sup>
Jockey Storage	R025		7m <sup>2</sup>	7m <sup>2</sup>	7m <sup>2</sup>
Winners Room	R026	20	14m <sup>2</sup>	22m <sup>2</sup>	22m <sup>2</sup>
Media Room	R027				23m <sup>2</sup>
<b>Under-croft (Future Stage)</b>	R028	TBC		280m <sup>2</sup>	(265m <sup>2</sup> )
Lift/Stairs	R029		3m <sup>2</sup>	15m <sup>2</sup>	18m <sup>2</sup>
Planners Room/Store	R030		14m <sup>2</sup>	14m <sup>2</sup>	14m <sup>2</sup>
Services Room	R031		2m <sup>2</sup>	4m <sup>2</sup>	4m <sup>2</sup>
Circulation (Gross Area)			5m <sup>2</sup>	20m <sup>2</sup>	14m <sup>2</sup>
<b>Total Area</b>			<b>922m<sup>2</sup></b>	<b>676m<sup>2</sup></b>	<b>391m<sup>2</sup> (265m<sup>2</sup> Future)</b>
<b>Total Net Area</b>			<b>339m<sup>2</sup></b>	<b>133m<sup>2</sup></b>	<b>133m<sup>2</sup></b>
<b>Total Gross Building Area</b>			<b>1339m<sup>2</sup></b>	<b>1339m<sup>2</sup></b>	<b>1339m<sup>2</sup></b>

- 1 UPGRADE EXISTING GLASS SLIDING DOORS TO EXISTING FOYER. TO BE COMPLY WITH FIRE EGRESS REQUIREMENTS
- 2 ENTRANCE TO NEW ADMINISTRATION AND RECEPTION AREA
- 3 NEW LIFT AND STAIRS TO PROVIDE COMPLIANT ACCESS AND FIRE EGRESS
- 4 PROVISION FOR ALL AV / IT, ELECTRICAL AND HYDRAULIC SERVICES FOR FUTURE NEEDS
- 5 NEW UNISEX COMPLIANT ACCESSIBLE WC TO BE PROVIDED
- 6 EXPANDED MALE AND FEMALE JOCKEY ROOMS
- 7 NEW OPEN OFFICE SPACE, GM OFFICE AND KITCHENETTE FACILITIES
- 8 NEW STEWARDS MEETING AND TRAINING ROOM
- 9 STORAGE AREA FOR CLEANERS AND CHEMICALS - ACCESS LOCATION **TBC**
- 10 NEW WINNERS AND SKY MEDIA ROOM WITH OPERABLE WALL TO MOUNTING AREA
- 11 RETENTION OF EXISTING FINISH LINE LOCATION

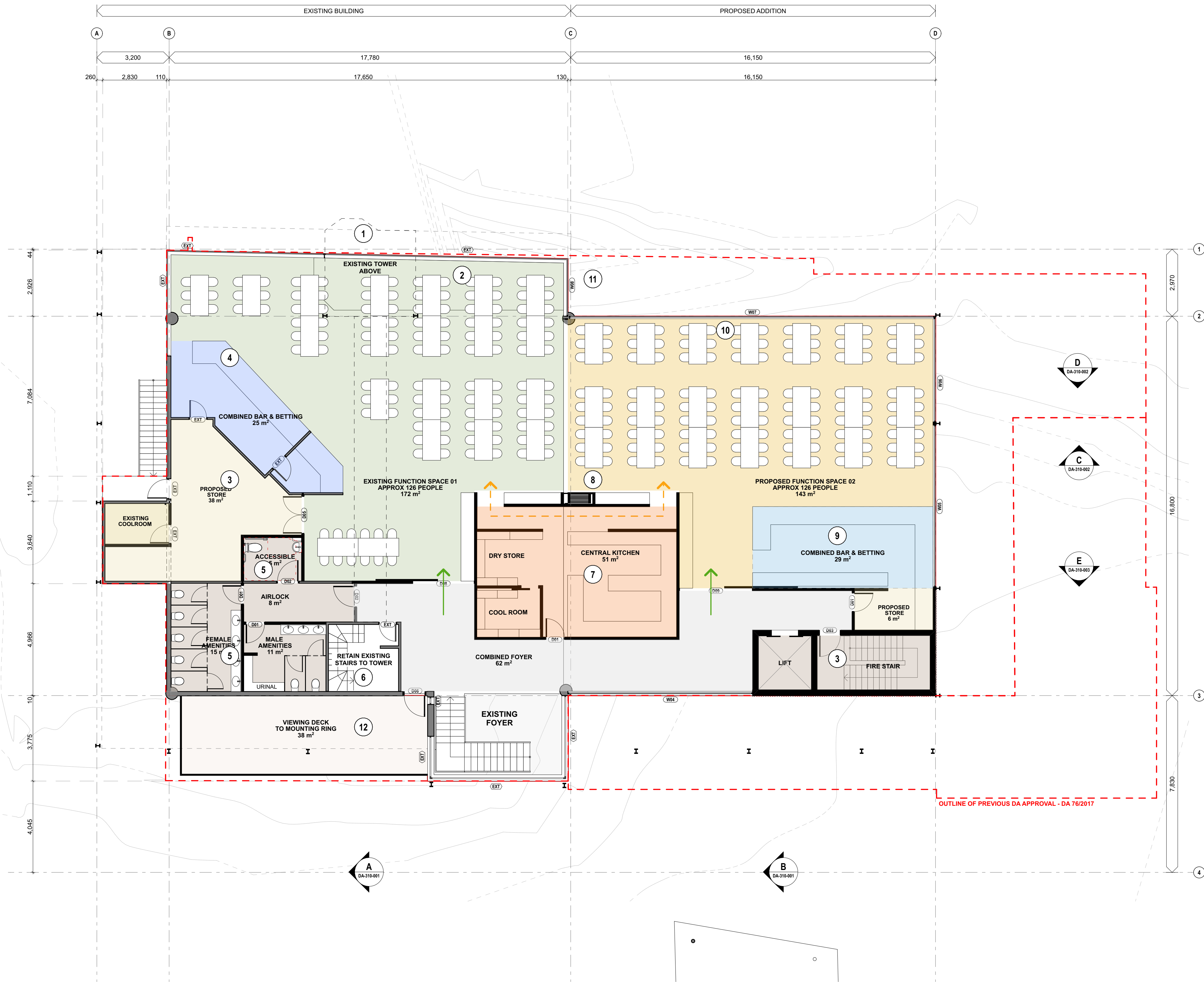


**FOR S4.55 SUBMISSION**



Room Name	Room	Occupants	Existing Area	Approved Area	Proposed Area
Entry Foyer/Circulation	R001	1	213'3"	444'3"	621'3"
Exhibition Space 01	R002	128	213'3"	210'3"	191'3"
Exhibition Space 02	R003	126	230'3"	230'3"	163'3"
Office	R004	4	25'0"	40'0"	16'0"
Betting Counter	R005	4	6'0"	7'0"	6'0"
Service	R006	6	11'0"	17'0"	-
<b>Male Toilets</b>					
Female Toilets	R007	5	13'0"	20'0"	11'0"
Accessible WC	R008	1	3'0"	8'0"	5'0"
Altoink	R009	1	3'0"	8'0"	5'0"
Storage	R010	11	30'0"	30'0"	44'0"
Storage	R011	10	30'0"	48'0"	44'0"
Circulation (Gross Area)	R012	1	15'0"	23'0"	26'0"
<b>Total Area</b>			<b>340'3"</b>	<b>607'3"</b>	<b>691'3"</b>
<b>MRC Reception/Entry</b>	R013	2	33'0"	34'0"	27'0"
<b>MRC Office</b>	R014	4	30'0"	54'0"	25'0"
<b>MRC OM Office</b>	R015	1	13'0"	13'0"	13'0"
<b>MRC Storeroom</b>	R016	1	11'0"	11'0"	4'0"
<b>Staff Kitchenette</b>	R017	1	6'0"	3'0"	3'0"
<b>Accessible WC</b>	R018	1	6'0"	6'0"	6'0"
<b>Stewards Room/Training</b>	R019	8	14'0"	48'0"	33'0"
<b>Female Jockey Room</b>	R020	15 (future growth)	20'0"	45'0"	47'0"
<b>Male Jockey Room</b>	R021	20	62'0"	80'0"	62'0"
<b>Female Jockey Room</b>	R022	20	-	-	-
<b>Unisex Jockey Spa Room</b>	R023	4	-	-	8'0"
<b>Highlights Room</b>	R024	8	14'0"	14'0"	7'0"
<b>Jockey Storage</b>	R025	20	7'0"	7'0"	7'0"
<b>Media Room</b>	R026	20	14'0"	20'0"	23'0"
<b>Media Room</b>	R027	3	-	-	23'0"
<b>Under-croft (Future Stage)</b>	R028	TBC	-	280'0"	(265'0")
<b>Lift/Ramps</b>	R029	3	3'0"	15'0"	18'0"
<b>Reception/Store</b>	R030	1	14'0"	6'0"	6'0"
<b>Services Room</b>	R031	1	3'0"	4'0"	3'0"
<b>Circulation (Gross Area)</b>	R032	4	322'0"	475'0"	315'0"
<b>Total Net Area</b>			<b>59'0"</b>	<b>133'0"</b>	<b>96'0"</b>
<b>Total Gross Buildable Area</b>			<b>662'0"</b>	<b>131'0"</b>	<b>131'0"</b>

- 1 RETAIN EXISTING FINISH POINT AND RACE CALL TOWER POSITION
- 2 RAISE FLOOR OF LOWER FLOOR VIEWING AREA TO NORTH AND ADDED TO FUNCTION SPACE 01
- 3 NEW LIFT AND STAIRS TO PROVIDE COMPLIANT ACCESS AND FIRE EGRESS
- 4 EXISTING BAR TO BE RETAINED
- 5 INCREASE OF WC'S AND BASINS TO MALE AND FEMALE BATHROOMS
- 6 RETAIN EXISTING ACCESS AND STAIRS TO THE TOWER
- 7 CENTRAL KITCHEN WITH POTENTIAL LAYOUT SHOWN. THROUGH CORRIDOR BETWEEN FUNCTION ROOMS AND ACCESS TO THE 'PASS'
- 8 JOINERY UNIT WITH CUPBOARD FOR BIFOLD DOORS TO BE CONCEALED WHEN NOT REQUIRED
- 9 BARS & BETTING AREA PROVIDED ALONG THE SOUTH OF THE FUNCTION ROOMS TO COMBINE THE SERVICES AND MAXIMISE THE UNOBSTRUCTED OPEN AREA ALONG THE NORTH TO THE TRACK
- 10 STEP NEW FUNCTION ROOM TOWARDS SOUTH TO ALIGN WITH EXISTING ROOF LINE AND PROVIDE EXISTING ROOF FORM EXTENSION OVER NEW FUNCTION SPACE
- 11 STEP OF NEW FUNCTION SPACE PROVIDES BETTER OUTLOOK TOWARDS THE EAST DOWN THE TRACK
- 12 NEW VIEWING DECK OVER PROPOSED MEDIA / WINNERS ROOM BELOW

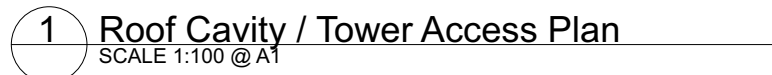


1 Proposed First Floor Plan  
SCALE 1:100 @ A1



Room Name	Room	Occupants	Existing Area	Approved DA	Proposed Area
Entry Foyer/Circulation	R001	1	14"	14"	62"
Function Space 01	R002	128	21"	216"	172"
Function Space 02	R003	1	128	120"	144"
Bar Area	R004	4	25m <sup>2</sup>	40m <sup>2</sup>	48m <sup>2</sup>
Receiving Counter	R005	1	6m <sup>2</sup>	1m <sup>2</sup>	6m <sup>2</sup>
Seating	R006	6	11m <sup>2</sup>	17m <sup>2</sup>	17m <sup>2</sup>
Male Toilets	R007	5	11m <sup>2</sup>	20m <sup>2</sup>	11m <sup>2</sup>
Female Toilets	R008	5	13m <sup>2</sup>	22m <sup>2</sup>	16m <sup>2</sup>
Accessible WC	R009	1	3m <sup>2</sup>	4m <sup>2</sup>	48m <sup>2</sup>
Airlock	R010	-	11m <sup>2</sup>	3m <sup>2</sup>	8m <sup>2</sup>
Storage	R011	-	11m <sup>2</sup>	3m <sup>2</sup>	48m <sup>2</sup>
Kitchen	R012	10	15m <sup>2</sup>	48m <sup>2</sup>	51m <sup>2</sup>
Circulation (Gross Area)	-	-	13m <sup>2</sup>	23m <sup>2</sup>	26m <sup>2</sup>
<b>Total Area</b>	-	-	<b>340' 11"</b>	<b>714' 0"</b>	<b>714' 0"</b>
MRC Reception/Entry	R013	2	33m <sup>2</sup>	34m <sup>2</sup>	27m <sup>2</sup>
MRC Office	R014	4	33m <sup>2</sup>	54m <sup>2</sup>	25m <sup>2</sup>
MRC OM Office	R015	2	13m <sup>2</sup>	20m <sup>2</sup>	20m <sup>2</sup>
MRC Storeroom	R016	-	11m <sup>2</sup>	11m <sup>2</sup>	4m <sup>2</sup>
Staff Kitchen	R017	-	3m <sup>2</sup>	3m <sup>2</sup>	3m <sup>2</sup>
Accessible WC	R018	1	6m <sup>2</sup>	6m <sup>2</sup>	6m <sup>2</sup>
Stewards Room/Training	R019	8	14 m <sup>2</sup>	48m <sup>2</sup>	43m <sup>2</sup>
Female Jockey Room	R020	15 (future 20 seats)	26m <sup>2</sup>	45m <sup>2</sup>	37m <sup>2</sup>
<b>Male Jockey Room</b>	<b>R021</b>	<b>20</b>	<b>62m<sup>2</sup></b>	<b>80m<sup>2</sup></b>	<b>62m<sup>2</sup></b>
Common Jockey Room	R022	8	4	-	8m <sup>2</sup>
Unisex Jockey Spa Room	R023	-	-	-	-
Weigh-in Room	R024	-	14m <sup>2</sup>	14m <sup>2</sup>	14m <sup>2</sup>
Jockey Storage	R025	4	7m <sup>2</sup>	7m <sup>2</sup>	7m <sup>2</sup>
Winning Room	R026	14	14m <sup>2</sup>	22m <sup>2</sup>	22m <sup>2</sup>
Media Room	R027	3	6m <sup>2</sup>	-	-
<b>Undercroft (Future Stage)</b>	<b>R028</b>	<b>TBC</b>	<b>-</b>	<b>280m<sup>2</sup></b>	<b>(265m<sup>2</sup>)</b>
Lift Shafts	-	-	3m <sup>2</sup>	15m <sup>2</sup>	16m <sup>2</sup>
Heaters Room/Store	-	-	14m <sup>2</sup>	6m <sup>2</sup>	48m <sup>2</sup>
Services Room	R031	-	2m <sup>2</sup>	4m <sup>2</sup>	8m <sup>2</sup>
Circulation (Gross Area)	-	-	50m <sup>2</sup>	50m <sup>2</sup>	50m <sup>2</sup>
<b>Total Area</b>	-	-	<b>922m<sup>2</sup></b>	<b>676m<sup>2</sup></b>	<b>391m<sup>2</sup> (265m<sup>2</sup> Future)</b>
<b>Total Net Area</b>	-	-	<b>392m<sup>2</sup></b>	<b>133m<sup>2</sup></b>	<b>133m<sup>2</sup></b>
<b>Total Gross Building Area</b>	-	-	<b>1314m<sup>2</sup></b>	<b>809m<sup>2</sup></b>	<b>524m<sup>2</sup></b>

- 1 RETAIN EXISTING ACCESS AND STAIRS TO THE TOWER
- 2 RETENTION OF EXISTING WALKWAY TO THE EXISTING TOWER
- 3 RETENTION OF EXISTING TOWER
- 4 RETAIN EXISTING WALLS AROUND ROOF CAVITY SPACE
- 5 NEW FLOOR AND WALLS WITHIN ROOF CAVITY ABOVE FUNCTION SPACE 01 ENTRANCE AND PROPOSED KITCHEN FOR ADDITIONAL STORAGE
- 6 OPEN AREA TO FLOOR SPACE BELOW
- 7 REMOVAL OF EXISTING BALUSTRADE TO THE WALKWAY AND NEW FLOOR TO BE INCORPORATED WITH EXISTING FLOOR LEVEL
- 7 ALLOWANCE FOR LIFT AND FIRE STAIR OVERRUN



**FOR \$4.55 SUBMISSION**

 <b>Architecture   Planning   Interiors</b>  <a href="http://www.ckds.com.au">www.ckds.com.au</a> e <a href="mailto:admin@ckds.com.au">admin@ckds.com.au</a>		© CKDS Architecture PTY Limited    ABN 12 129 231 269		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:5%;">issue</th> <th style="width:15%;">revision</th> <th style="width:40%;">description</th> <th style="width:15%;">date</th> <th style="width:10%;">verified</th> </tr> </thead> <tbody> <tr> <td>S1</td> <td></td> <td>\$4.55: For Review &amp; Comment</td> <td>21/11/2023</td> <td>I</td> </tr> <tr> <td>B</td> <td></td> <td>Issue for \$4.55 Submission</td> <td>7/12/2023</td> <td>B</td> </tr> </tbody> </table>		issue	revision	description	date	verified	S1		\$4.55: For Review & Comment	21/11/2023	I	B		Issue for \$4.55 Submission	7/12/2023	B
		issue	revision			description	date	verified												
S1		\$4.55: For Review & Comment	21/11/2023	I																
B		Issue for \$4.55 Submission	7/12/2023	B																
<p><b>Notes:</b> The information contained in this document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work. Drawings are to be read in conjunction with all contract documents. If there are any discrepancies between drawings: CKDS cannot guarantee the accuracy of content and format for copies of drawings issued from this drawing. The completion of the issue details checked and authorised section below in confirmation of the status of the drawing. This drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.</p> <p align="right"><i>Notarised Architects: Camie King NSW ABN 7974 / Stuart Campbell NSW ABN 7545</i></p>																				

key plan	 North Point	consultants <u>Civil/Structural Engineers</u>	Electrical Engineer	clients	project
Mechanical Engineer	Hydraulic Engineer	 <b>MUSWELLBROOK RACE CLUB</b>			

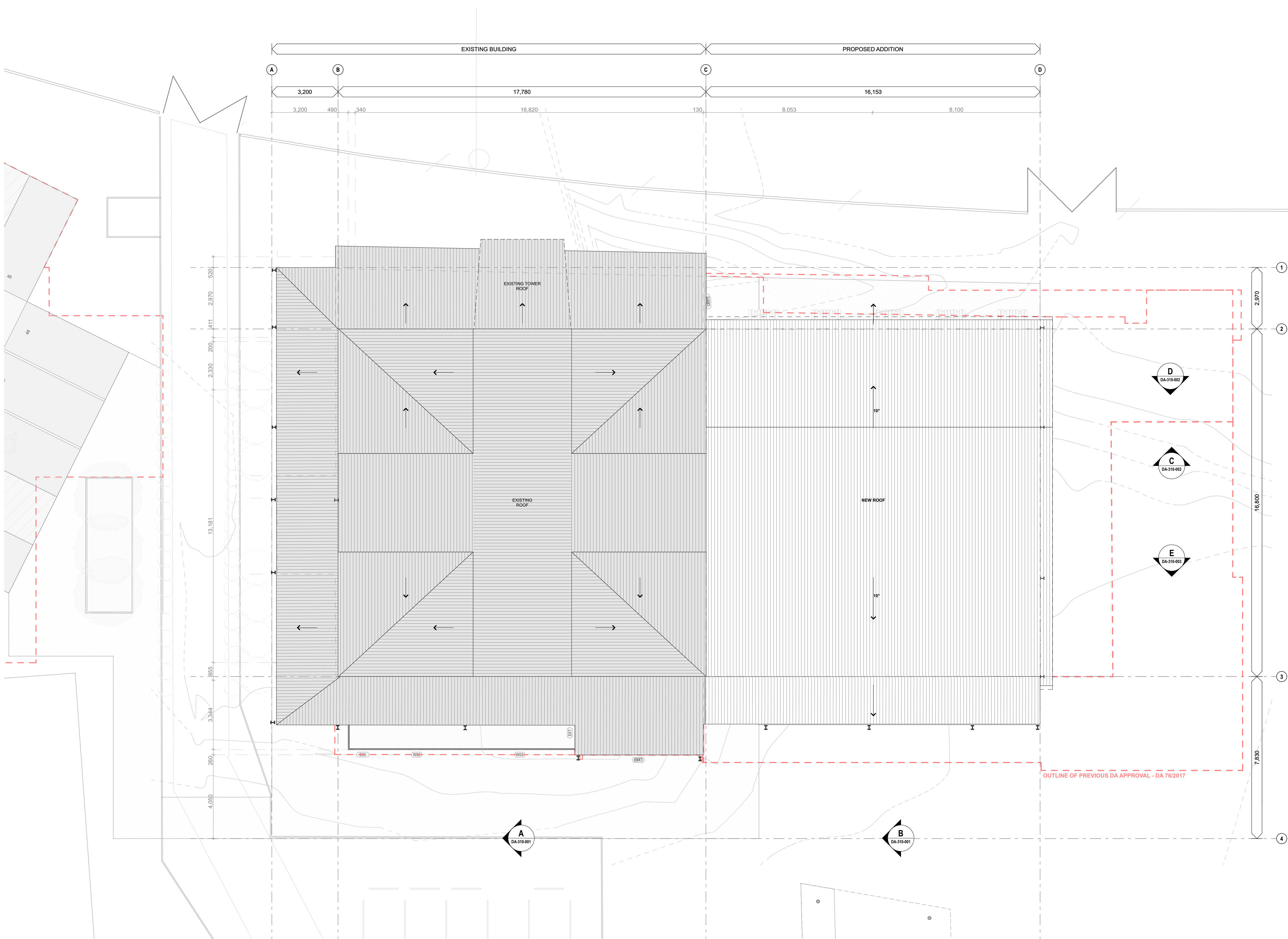
<b>Muswellbrook Racing Club - Function Centre</b>  35 Racecourse Road Muswellbrook NSW 2333 LOT 150 /L-DP/078030	<div style="float: right; font-size: x-small;">drawing scale      drawn                  verified                  date</div> <div style="clear: both;"></div> <div style="float: right; font-size: x-small;">AS SHOWN                  EF                  BL                  7/12/2023</div> <div style="clear: both;"></div> <div style="float: right; font-size: x-small;">project #                  drawing #                  issue</div> <div style="clear: both;"></div> <div style="float: right; font-size: x-small;"><b>22073                  DA-110-003                  B</b></div> <div style="clear: both;"></div> <div style="font-size: x-small;">This document is the copyright of CKDS Architecture PTY Limited. Check and verify all dimensions on site. Refer any discrepancies to the design team before proceeding with the work. Do not scale drawings manually or electronically. Drawing shall not be used for construction until issued for construction by designer.</div>
<h2 style="margin: 0;">General Arrangement Plans</h2> <h3 style="margin: 0;">Tower Access Plan</h3> <h1 style="margin: 0; letter-spacing: 5px;">NOT FOR CONSTRUCTION</h1>	



NOTE:  
PRELIMINARY AUTHORITY CONTROL INFORMATION SUBJECT TO  
PLANNER AND COUNCIL REVIEW AND FURTHER INVESTIGATION

## Area Schedule

Room Names	Room	Occupants	Existing Area	Approved DA	Proposed Area
Entry Foyer/Circulation	R001	1	44m²	62m²	
Function Space 01	R002	128	213m²	216m²	172m²
Function Space 02	R003	128	230m²	143m²	
Bar Area	R004	4	25m²	40m²	48m²
Betting Counter	R005	4	8m²	1m²	6m²
Servery	R006	6	11m²	17m²	-
Male Toilets	R007	5	11m²	20m²	11m²
Female Toilets	R008	5	13m²	22m²	15m²
Accessible WC	R009	1	3m²	8m²	5m²
Airlock	R010	-	11m²	30m²	8m²
Storage	R011	-	32m²	48m²	51m²
Kitchen	R012	10	15m²	22m²	26m²
Circulation (Gross Area)	-	-	340m²	715m²	591m²
Total Area	-	-			
MRC Reception/Entry	R013	2	33m²	34m²	27m²
MRC Office	R014	4	30m²	54m²	25m²
MRC CM Office	R015	1	13m²	20m²	8m²
MRC Storeroom	R016	-	11m²	11m²	4m²
Staff Kitchenette	R017	-	3m²	3m²	3m²
Accessible WC	R018	1	5m²	5m²	6m²
Stewards Room/Training	R019	8	14 m²	48m²	33m²
Female Jockey Room	R020	15 (future growth)	26m²	45m²	47m²
Male Jockey Room	R021	20	62m²	80m²	62m²
Communal Jockey Room	R022	8	-	14m²	14m²
Unisex Jockey Spa Room	R023	4	-	14m²	8m²
Waighin Room	R024	-	14m²	14m²	14m²
Jockey Storage	R025	-	7m²	7m²	7m²
Winners Room	R026	20	14m²	22m²	22m²
Media Room	R027	3	-	23m²	23m²
Under-croft (Future Stage)	R028	TBC	-	280m²	(265m²)
Lift/Stairs	R029	-	3m²	15m²	18m²
Cleaners Room/Store	R030	-	14m²	5m²	14m²
Services Room	R031	-	20m²	4m²	6m²
Circulation (Gross Area)	-	-	50m²	29m²	49m²
Total Area	-	-	323m²	876m²	391m² (265m² Future)
Total Net Area	-	-	997m²	1338m²	907m²
Total Gross Building Area	-	-	962m²	1381m²	982m²



1 Roof Plan  
SCALE 1:100 @ A1

FOR \$4.55 SUBMISSION



Architecture | Planning | Interiors

**NEWCASTLE**  
Level 3, 23 Watt St  
(P.O. Box 558)  
Newcastle NSW 2300  
P 02 4929 1843

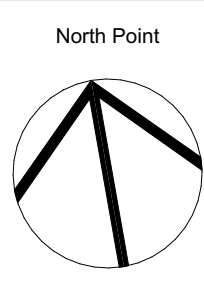
**CENTRAL COAST**  
1/28 Adelaide St  
(P.O. Box 440)  
East Gosford NSW 2250  
P 02 4321 0553

www.ckds.com.au  
E admin@ckds.com.au

© CKDS Architecture PTY Limited ABN 12 129 231 269  
Notes:  
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.  
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.  
Drawings are to be used in conjunction with all contract documents.  
Use figured dimensions only. Do not scale from drawings.  
CKDS cannot guarantee the accuracy of content and format for copies of drawings issued electronically.  
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.  
Nominated Architects: Cairne King NSW ARB 7574 / Stuart Campbell NSW ARB 7545

Issue	revision	description	date	verified
A		Prelin \$4.55- For Review & Comment	15/11/2023	A
B		\$4.55- For Review & Comment	27/11/2023	B
C		Issue for \$4.55 Submission	7/12/2023	C

key plan



consultants  
**Civil/Structural Engineers**

Electrical Engineer



project  
**Muswellbrook Racing Club - Function Centre**  
35 Racecourse Road  
Muswellbrook  
NSW 2333  
LOT 150 +/-DP708030

drawing title  
General Arrangement Plans  
Roof Plan  
**NOT FOR CONSTRUCTION**

drawing scale	drawn	verified	date
AS SHOWN	EF	BL	7/12/2023
project #	drawing #	issue	
22073	DA-110-004	C	
<small>This document is the copyright of CKDS Architecture PTY Limited. Check and verify all dimensions on site. Refer any discrepancies to the designer before proceeding with the work. Do not scale drawings manually or electronically. Drawing shall not be used for construction until issued for construction by designer.</small>			



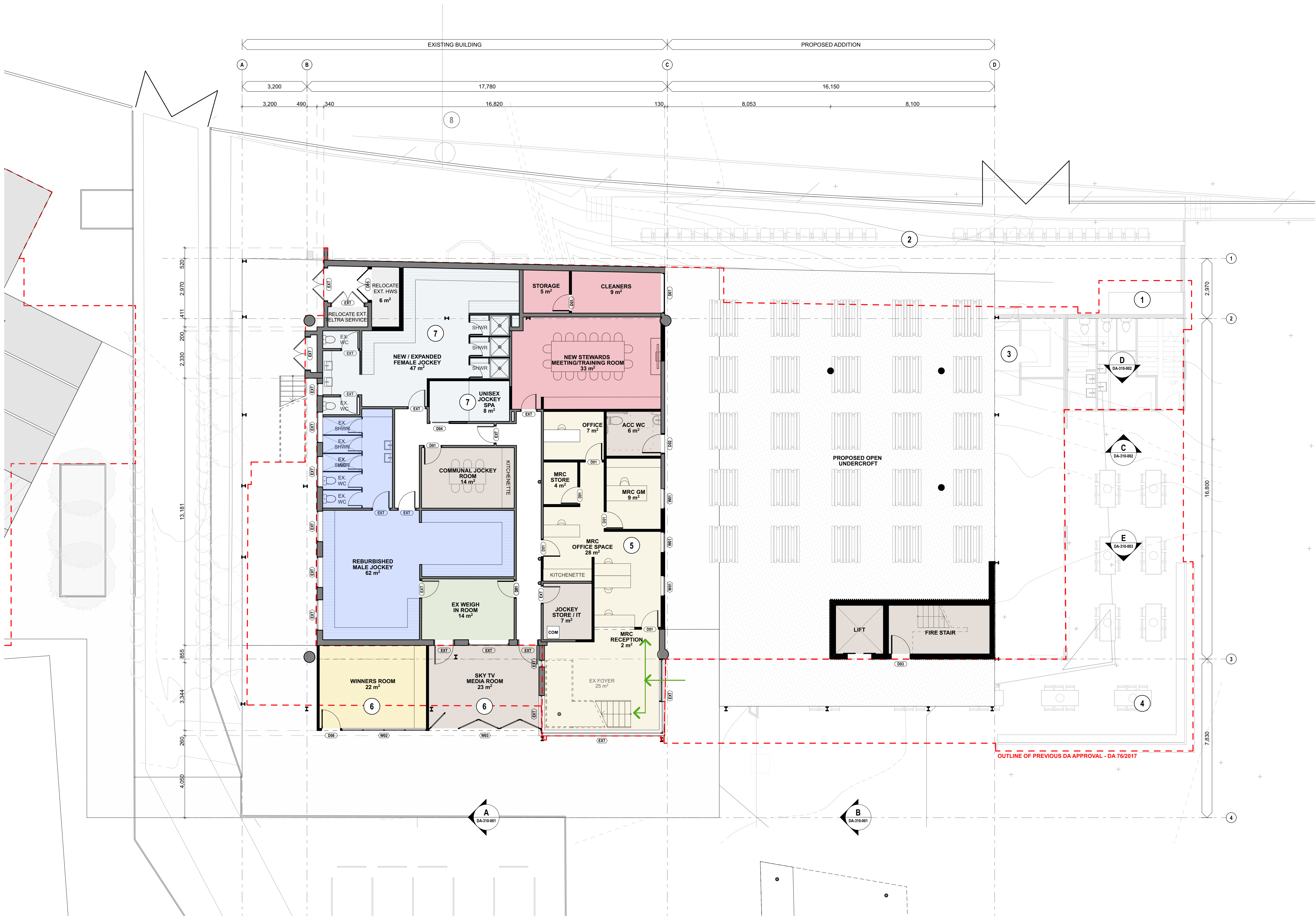
NOTE:  
PRELIMINARY AUTHORITY CONTROL INFORMATION SUBJECT TO  
PLANNER AND COUNCIL REVIEW AND FURTHER INVESTIGATION

## Area Schedule

Room Names	Room	Occupants	Existing Area	Approved DA	Proposed Area
Entry Foyer/Circulation	R001	1	14m <sup>2</sup>	44m <sup>2</sup>	62m <sup>2</sup>
Function Space 01	R002	128	213m <sup>2</sup>	216m <sup>2</sup>	172m <sup>2</sup>
Function Space 02	R003	128	230m <sup>2</sup>	143m <sup>2</sup>	172m <sup>2</sup>
Bar Area	R004	4	25m <sup>2</sup>	40m <sup>2</sup>	48m <sup>2</sup>
Betting Counter	R005	4	8m <sup>2</sup>	1m <sup>2</sup>	8m <sup>2</sup>
Servery	R006	6	11m <sup>2</sup>	17m <sup>2</sup>	-
Male Toilets	R007	5	11m <sup>2</sup>	20m <sup>2</sup>	11m <sup>2</sup>
Female Toilets	R008	5	13m <sup>2</sup>	22m <sup>2</sup>	15m <sup>2</sup>
Accessible WC	R009	1	3m <sup>2</sup>	8m <sup>2</sup>	5m <sup>2</sup>
Airlock	R010	-	11m <sup>2</sup>	30m <sup>2</sup>	8m <sup>2</sup>
Storage	R011	-	32m <sup>2</sup>	48m <sup>2</sup>	44m <sup>2</sup>
Kitchen	R012	10	32m <sup>2</sup>	48m <sup>2</sup>	51m <sup>2</sup>
Circulation (Gross Area)	-	-	15m <sup>2</sup>	23m <sup>2</sup>	28m <sup>2</sup>
Total Area	-	-	340m <sup>2</sup>	715m <sup>2</sup>	591m <sup>2</sup>
MRC Reception/Entry	R013	2	33m <sup>2</sup>	34m <sup>2</sup>	27m <sup>2</sup>
MRC Office	R014	4	30m <sup>2</sup>	54m <sup>2</sup>	25m <sup>2</sup>
MRC GM Office	R015	1	13m <sup>2</sup>	20m <sup>2</sup>	8m <sup>2</sup>
MRC Storeroom	R016	-	11m <sup>2</sup>	11m <sup>2</sup>	4m <sup>2</sup>
Staff Kitchenette	R017	1	3m <sup>2</sup>	3m <sup>2</sup>	3m <sup>2</sup>
Accessible WC	R018	1	5m <sup>2</sup>	5m <sup>2</sup>	6m <sup>2</sup>
Stewards Room/Training	R019	8	14 m <sup>2</sup>	48m <sup>2</sup>	33m <sup>2</sup>
Female Jockey Room	R020	15 (future growth)	26m <sup>2</sup>	45m <sup>2</sup>	47m <sup>2</sup>
Male Jockey Room	R021	8	62m <sup>2</sup>	80m <sup>2</sup>	62m <sup>2</sup>
Communal Jockey Room	R022	8	14m <sup>2</sup>	14m <sup>2</sup>	14m <sup>2</sup>
Unisex Jockey Spa Room	R023	4	14m <sup>2</sup>	14m <sup>2</sup>	8m <sup>2</sup>
Weightin Room	R024	-	14m <sup>2</sup>	14m <sup>2</sup>	14m <sup>2</sup>
Jockey Storage	R025	-	7m <sup>2</sup>	7m <sup>2</sup>	7m <sup>2</sup>
Winners Room	R026	20	14m <sup>2</sup>	22m <sup>2</sup>	22m <sup>2</sup>
Media Room	R027	3	14m <sup>2</sup>	22m <sup>2</sup>	23m <sup>2</sup>
Under-croft (Future Stage)	R028	TBC	-	280m <sup>2</sup>	(265m <sup>2</sup> )
Lift/Stairs	R029	-	3m <sup>2</sup>	15m <sup>2</sup>	18m <sup>2</sup>
Cleaners Room/Store	R030	-	14m <sup>2</sup>	14m <sup>2</sup>	14m <sup>2</sup>
Services Room	R031	-	23m <sup>2</sup>	6m <sup>2</sup>	6m <sup>2</sup>
Circulation (Gross Area)	-	-	50m <sup>2</sup>	29m <sup>2</sup>	49m <sup>2</sup>
Total Area	-	-	323m <sup>2</sup>	876m <sup>2</sup>	391m <sup>2</sup> (265m <sup>2</sup> Future)
Total Net Area	-	-	997m <sup>2</sup>	1338m <sup>2</sup>	907m <sup>2</sup>
Total Gross Building Area	-	-	862m <sup>2</sup>	1381m <sup>2</sup>	982m <sup>2</sup>

## Ground Floor Comparison to DA 76/2017

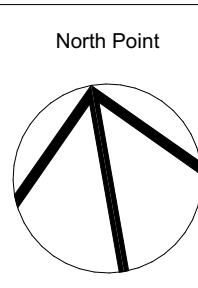
- REMOVAL OF NEW TOWER AND RETAINING EXISTING TOWER
- REMOVAL OF ADDITIONAL GRANDSTAND
- REMOVAL OF GROUND FLOOR BAR / KITCHEN AND ENTERTAINMENT AREA
- REDUCTION IN OUTDOOR SEATING AREA
- RETENTION AND RECONFIGURATION OF EXISTING OFFICE AND RECEPTION SPACES
- RELOCATION OF WINNERS ROOM AND MEDIA ROOM
- RECONFIGURATION OF EXISTING INTERNAL LAYOUT TO PROVIDE:
  - INCREASED FEMALE JOCKEY ROOM AND ADDITIONAL AMENITIES
  - UNISEX JOCKEY SPA FACILITIES
- RETENTION OF EXISTING FINISH LINE LOCATION



1 Ground Floor - Future Plan  
SCALE 1:100 @ A1

issue	revision	description	date	verified
A		Prelin S4.55: For Review & Comment	15/11/2023	A
B		S4.55: For Review & Comment	27/11/2023	B
C		Issue for S4.55 Submission	7/12/2023	C

key plan



consultants  
**Civil/Structural Engineers**

Electrical Engineer



project  
**Muswellbrook Racing Club - Function Centre**  
35 Racecourse Road  
Muswellbrook  
NSW 2333  
LOT 150 /-DP708030

drawing title  
General Arrangement Plans  
**Ground Floor - DA Comparison**  
**NOT FOR CONSTRUCTION**

drawing scale	drawn	verified	date
AS SHOWN	EF	BL	7/12/2023
project #	drawing #	issue	
22073	DA-110-005	C	
This document is the copyright of CKDS Architecture PTY Limited. Check and verify all dimensions on site. Refer any discrepancies to the designer before proceeding with the work. Do not scale drawings manually or electronically. Drawing shall not be used for construction until issued for construction by designer.			



Room Names	Room	Occupants	Existing Area	Approved DA	Proposed Area
Entry/Foyer/Circulation	R001	1	44m <sup>2</sup>	62m <sup>2</sup>	62m <sup>2</sup>
Function Space 01	R002	126	21m <sup>2</sup>	161m <sup>2</sup>	172m <sup>2</sup>
Function Space 02	R003	4	13m <sup>2</sup>	220m <sup>2</sup>	220m <sup>2</sup>
Bar Space	R004	4	25m <sup>2</sup>	40m <sup>2</sup>	40m <sup>2</sup>
Betting Counter	R005	6	11m <sup>2</sup>	17m <sup>2</sup>	17m <sup>2</sup>
Male Toilets	R007	5	11m <sup>2</sup>	20m <sup>2</sup>	6m <sup>2</sup>
Female Toilets	R008	5	13m <sup>2</sup>	22m <sup>2</sup>	15m <sup>2</sup>
Accessible WC	R009	1	3m <sup>2</sup>	5m <sup>2</sup>	5m <sup>2</sup>
Airlock	R010	1	11m <sup>2</sup>	39m <sup>2</sup>	39m <sup>2</sup>
Storage	R011	1	5m <sup>2</sup>	6m <sup>2</sup>	44m <sup>2</sup>
Kitchen	R012	10	13m <sup>2</sup>	48m <sup>2</sup>	51m <sup>2</sup>
Circulation (Gross Area)	R013	1	15m <sup>2</sup>	23m <sup>2</sup>	26m <sup>2</sup>
<b>Total Area</b>			<b>344m<sup>2</sup></b>	<b>714m<sup>2</sup></b>	<b>901m<sup>2</sup></b>
MRC Reception/Entry	R013	2	33m <sup>2</sup>	34m <sup>2</sup>	27m <sup>2</sup>
MRC Office	R014	4	30m <sup>2</sup>	54m <sup>2</sup>	25m <sup>2</sup>
1312 Old Office	R015	4	13m <sup>2</sup>	22m <sup>2</sup>	22m <sup>2</sup>
MRC Storeroom	R016	1	11m <sup>2</sup>	41m <sup>2</sup>	4m <sup>2</sup>
Staff Kitchenette	R017	3m <sup>2</sup>	3m <sup>2</sup>	3m <sup>2</sup>	3m <sup>2</sup>
Accessible WC	R018	1	5m <sup>2</sup>	6m <sup>2</sup>	6m <sup>2</sup>
Stewards Room/Training	R019	8	14m <sup>2</sup>	48m <sup>2</sup>	33m <sup>2</sup>
Female Jockey Room	R020	15 (future growth)	20m <sup>2</sup>	45m <sup>2</sup>	47m <sup>2</sup>
<b>Male Jockey Room</b>	R021	20	62m <sup>2</sup>	80m <sup>2</sup>	62m <sup>2</sup>
Communal Jockey Room	R022	8	4	1	8m <sup>2</sup>
Unisex Jockey San Room	R023	4	1	1	1m <sup>2</sup>
Weighting Room	R024	24	14m <sup>2</sup>	14m <sup>2</sup>	14m <sup>2</sup>
Jockey Storage	R025	4	7m <sup>2</sup>	7m <sup>2</sup>	7m <sup>2</sup>
Winners Room	R026	20	14m <sup>2</sup>	22m <sup>2</sup>	22m <sup>2</sup>
Media Room	R027	9	3m <sup>2</sup>	13m <sup>2</sup>	13m <sup>2</sup>
<b>Under-croft (Future Stage)</b>	R028	TBC		280m <sup>2</sup>	(265m <sup>2</sup> )
Lift/Stairs	R029	3m <sup>2</sup>	3m <sup>2</sup>	15m <sup>2</sup>	16m <sup>2</sup>
Planners Room/Store Services Room	R030	10	14m <sup>2</sup>	8m <sup>2</sup>	8m <sup>2</sup>
Store Services Room	R031	5	2m <sup>2</sup>	4m <sup>2</sup>	4m <sup>2</sup>
<b>Circulation (Gross Area)</b>			<b>66m<sup>2</sup></b>	<b>131m<sup>2</sup></b>	<b>131m<sup>2</sup></b>
<b>Total Area</b>			<b>929m<sup>2</sup></b>	<b>676m<sup>2</sup></b>	<b>991m<sup>2</sup> (265m<sup>2</sup> Future)</b>
<b>Total Gross Building Area</b>			<b>663m<sup>2</sup></b>	<b>131m<sup>2</sup></b>	<b>131m<sup>2</sup></b>

- 1 REMOVAL OF NEW TOWER AND RETAINING EXISTING TOWER
- 2 REMOVAL OF ADDITIONAL GRANDSTAND
- 3 RELOCATION OF KITCHEN TO FIRST FLOOR TO SERVICE FUNCTION SPACES 01 & 02
- 4 REDUCTION IN OUTDOOR SEATING AREA
- 5 RECONFIGURATION OF EXISTING AMENITIES
- 6 RETENTION OF EXISTING BAR & COOL ROOM AND CONVERSION OF EXISTING KITCHEN TO STORAGE
- 7 REDUCTION AND RECONFIGURATION OF PROPOSED FUNCTION SPACE



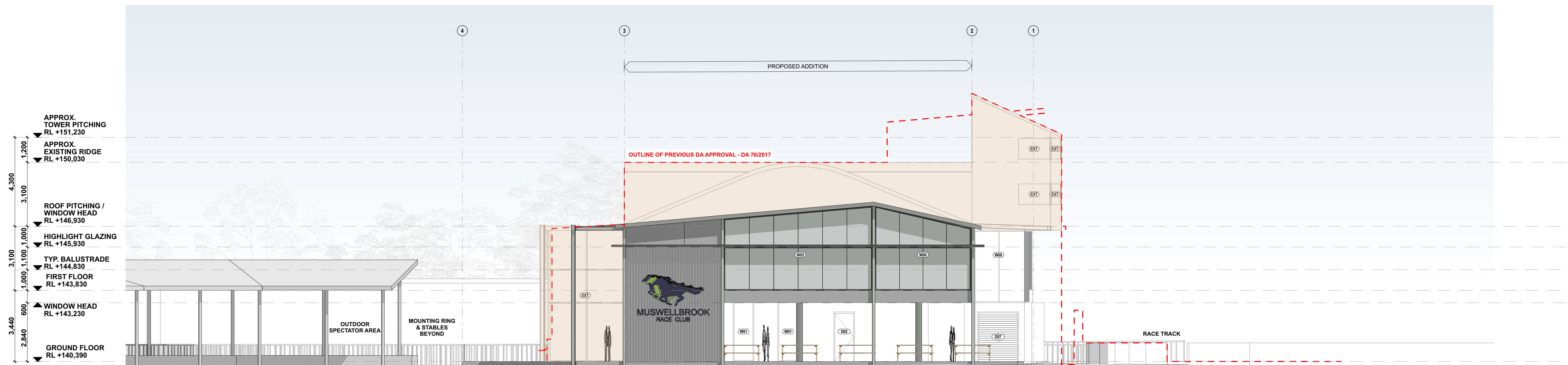
**FOR S4.55 SUBMISSION**



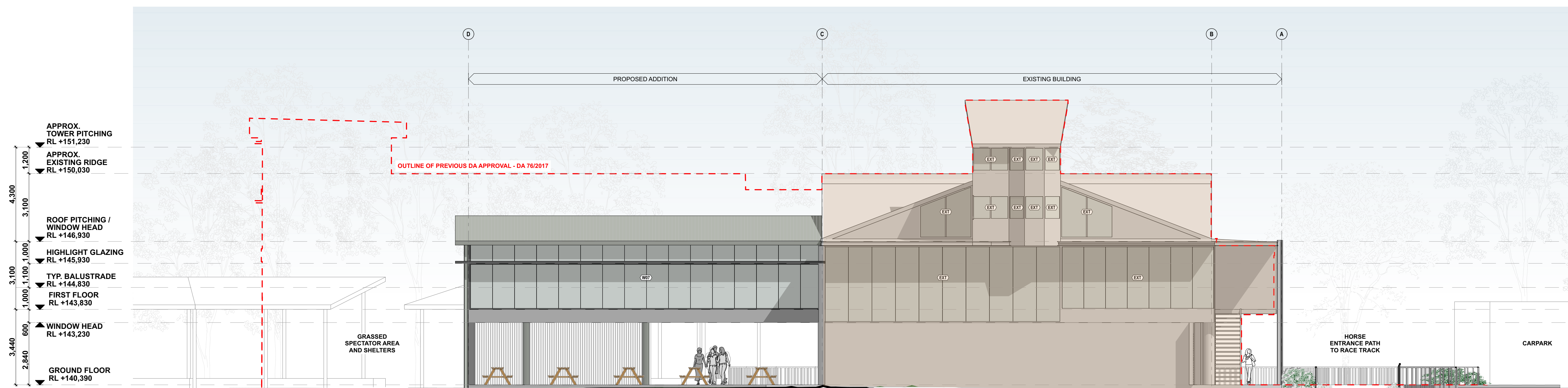
EXTENT OF EXISTING FACADE  
FINISHES TO BE RETAINED AND MADE GOOD



REPRESENTATION OF EXISTING SITE LANDSCAPING  
EXTENT TO BE CONFIRMED OF SITE



1 East Elevation  
SCALE 1:100 @ A1



2 North Elevation  
SCALE 1:100 @ A1

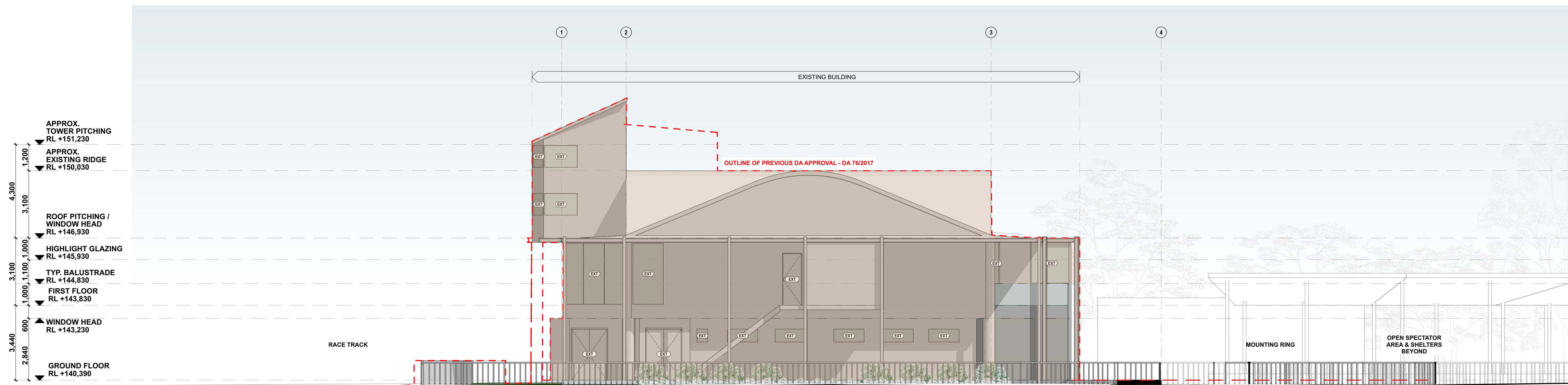
[illegible]



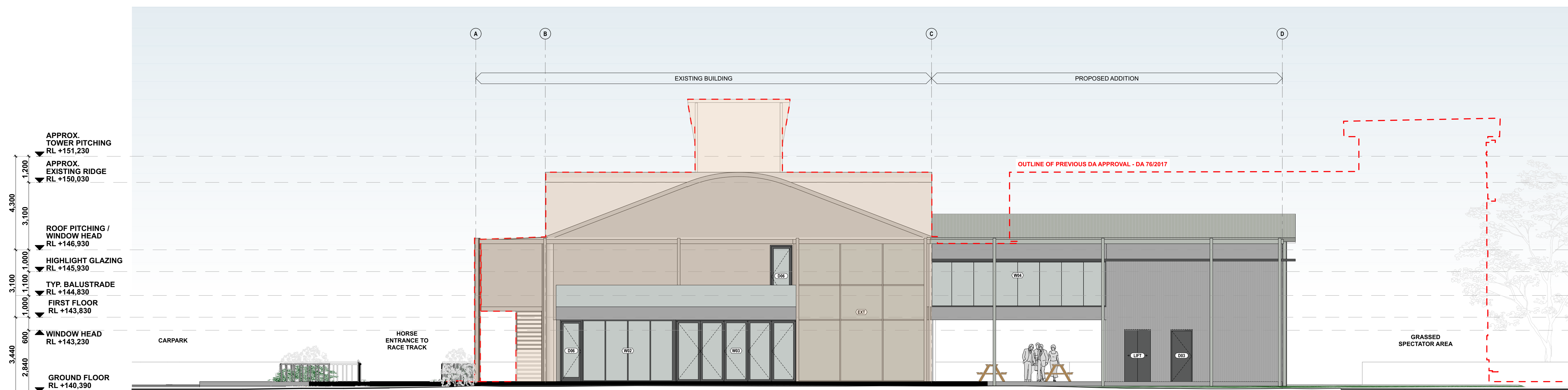
EXTENT OF EXISTING FACADE  
FINISHES TO BE RETAINED AND MADE GOOD



REPRESENTATION OF EXISTING SITE LANDSCAPING  
EXTENT TO BE CONFIRMED OF SITE



1 West Elevation  
SCALE 1:100 @ A1

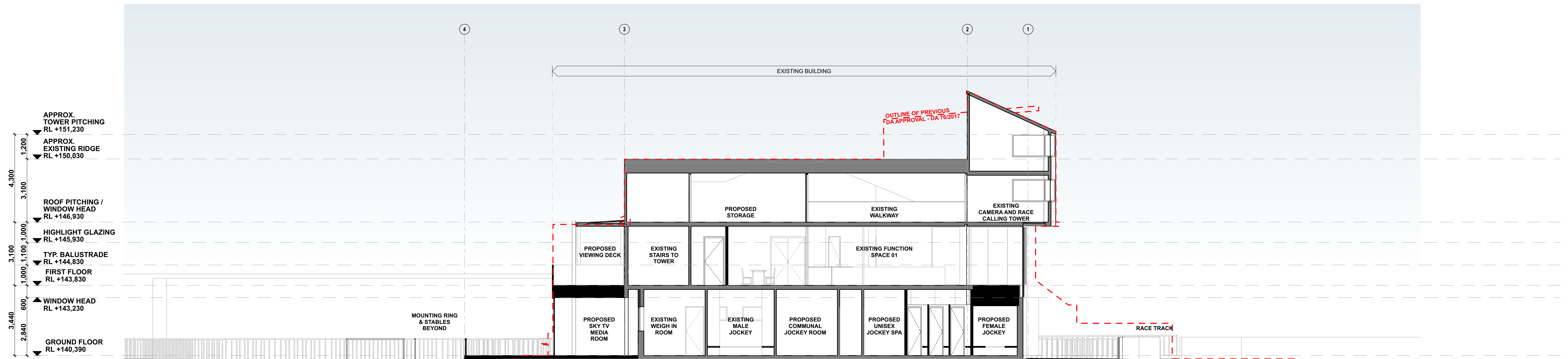


2 South Elevation  
SCALE 1:100 @ A1

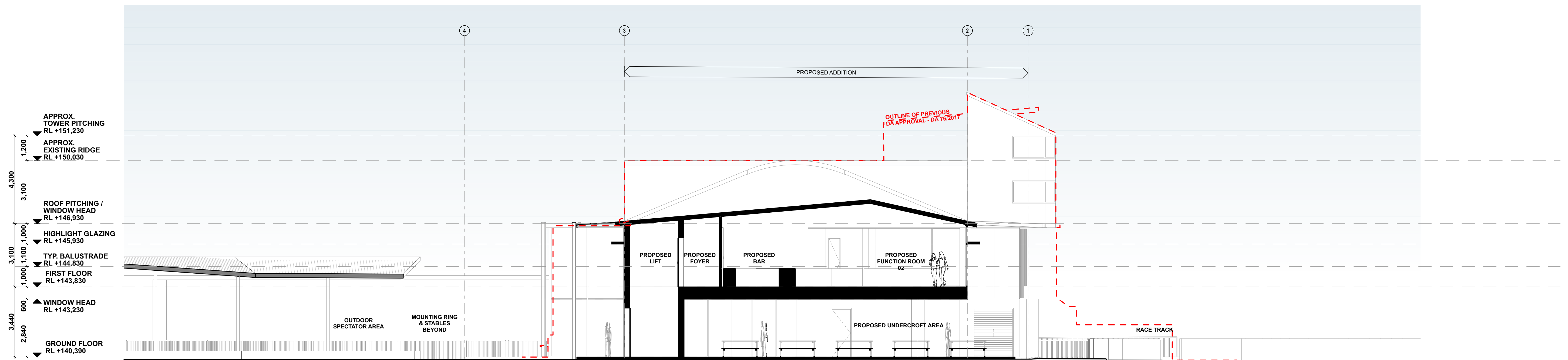
[illegible]



--- OUTLINE OF PREVIOUS DA APPROVAL - DA 76/2017



1 Section A  
SCALE 1:100 @ A1



2 Section B  
SCALE 1:100 @ A1

[illegible]

key plan

consultants - <u>Civil/Structural Engineers</u>	<u>Electrical Engineer</u>
<u>Mechanical Engineer</u>	<u>Hydraulic Engineer</u>

clients



**MUSWELLBROOK**  
RACE CLUB

project

**Muswellbrook Racing Club - Function Centre**

35 Racecourse Road  
Muswellbrook  
NSW 2333  
LOT 150 I-/DP708030

drawing title

General Arrangement Sections

Section A & B

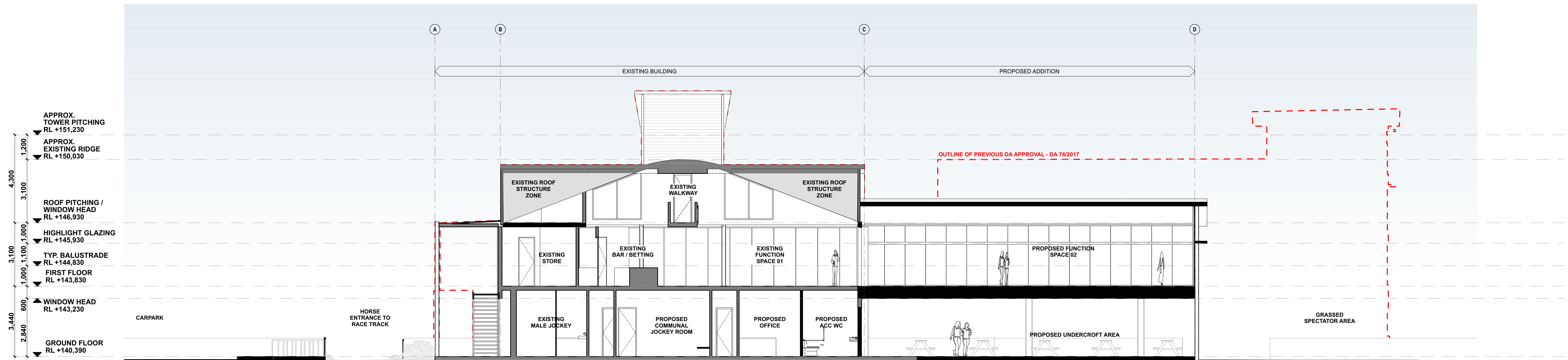
**NOT FOR CONSTRUCTION**

drawing scale	drawn	verified	date
AS SHOWN	EF	BL	7/12/2023
project #	drawing #		issue
<b>22073</b>	<b>DA-310-001</b>		<b>B</b>

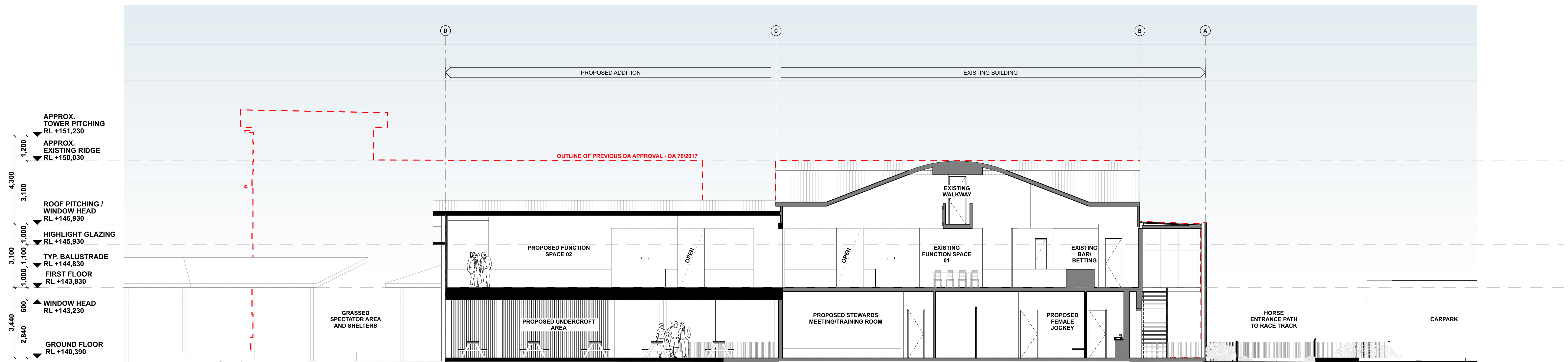
This document is the copyright of CKDS Architecture PTY Limited.  
 Refer and verify all dimensions on site.  
 Resolve any discrepancies to the drawings before proceeding with the work.  
 Do not use drawings manually or electronically.  
 Drawing shall not be used for construction or design for construction by designer.



--- OUTLINE OF PREVIOUS DA APPROVAL - DA 76/2017



1 Section C  
SCALE 1:100 @ A1



2 Section D  
SCALE 1:100 @ A1

[illegible]

- key plan

consultants \_\_\_\_\_  
Civil/Structural Engineers \_\_\_\_\_

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer



project

**Muswellbrook Racing Club - Function Centre**

35 Racecourse Road  
Muswellbrook  
NSW 2333  
LOT 150 -/DP708030

drawing title

General Arrangement Sections

Sections C & D

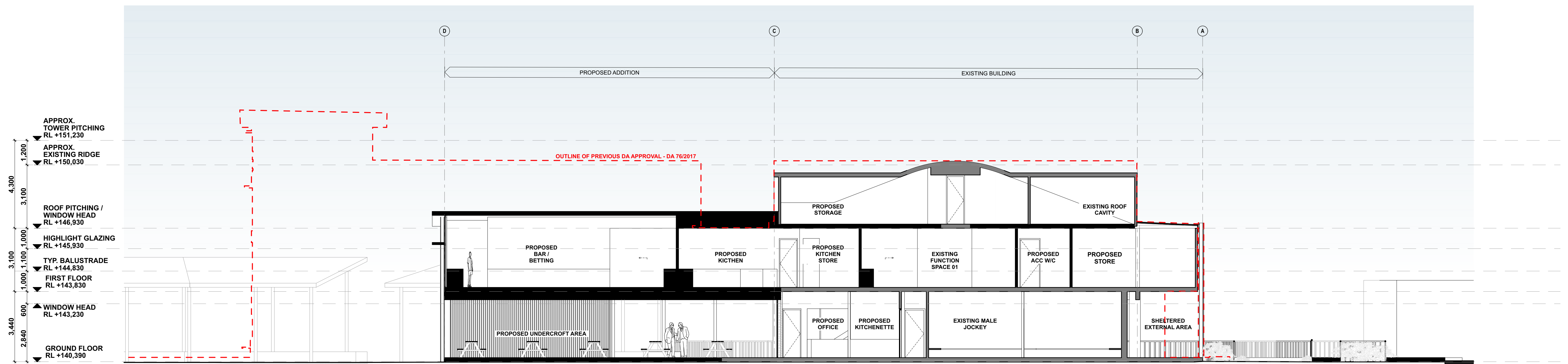
**NOT FOR CONSTRUCTION**

drawing scale	drawn	verified	date
AS SHOWN	EF		7/12/2023
project #	drawing #	issue	
22073	<b>DA-310-002</b>	<b>B</b>	

This document is the copyright of CKDS Architecture PTY Limited.  
 Check and verify all dimensions on site.  
 Refer any discrepancies to the designer before proceeding with the work.  
 Do not scale drawings manually or electronically.  
 Drawings shall not be used for construction until issued for construction by designer.



--- OUTLINE OF PREVIOUS DA APPROVAL - DA 76/2017



1 Section E  
SCALE 1:100 @ A1

**FOR S4.55 SUBMISSION**

[illegible]

key plan

---

consultants \_\_\_\_\_  
Civil/Structural Engineers \_\_\_\_\_

Mechanical Engineer

Electrical Engineer

Hydraulic Engineer

clients



project —

**Muswellbrook  
Club - Function**

35 Racecourse Road  
Muswellbrook  
NSW 2333  
LOT 150 -/DP708030

—drawing title

## General Arrangement Sections

Section E

**NOT FOR CONSTRUCTION**

drawing scale \_\_\_\_\_ drawn \_\_\_\_\_ verified \_\_\_\_\_ date \_\_\_\_\_

AS SHOWN	EF	BL	7/12/2023
----------	----	----	-----------

project #	drawing #	issue
22073	DA-310-003	B

This document is the copyright of CKDS Architecture PTY Limited.  
Check and verify all dimensions on site.  
Refer any discrepancies to the designer before proceeding with the work.  
Do not scale drawings manually or electronically.  
Drawing shall not be used for construction until issued for construction by designer.



Provide proprietary, powder coat finish, aluminium framed glazed windows and doors as documented, designed in accordance with the NCC/BCA, AS1428.1-2009, AS 2047-1999 and AS 2047.1- 2001 and the Acoustic Engineer's requirements, suitable for a marine environment C4 Marine - High.

Install to manufacturers written specifications, including installation manual, by a specialist firm approved by the manufacturer, with proprietary hardware, flashings, sills, matching finish trim, sealants and other associated items for a complete assembly. Ensure warranty conditions are met.

The contractor shall provide AFRC whole of system thermal ratings for the proposed window systems to confirm that the proposed system meets the project thermal requirements. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions and the NCC/BCA.

The installed systems shall be structurally adequate, capable of accommodating all design building and thermal movements, wind loads and isolated from any building loads. Contractor to confirm extent of structural deflections with the Structural Engineer prior to fabrication and confirm detailed installation requirements. Refer to Door and Window Schedule(s).

Provide shop drawings for review by Contract Administrator, architect and structural engineer. Provide Samples of typical sections and finishes and a Door and Window Schedule. Finishes: Powdercoat finish applied by (Dulux) manufacturer approved applicators suitable for marine environment C4 Marine with a design life of 25 years. Colour(s) and gloss levels as selected and approved by sample.

**Glazing:** All glass shall be selected in conformance with AS1288.

Protection of openable windows: Submit a certificate of on-site fall prevention testing to conform to AS 5203 and the BCA.

Fire-resistance level: To AS 1530.4.

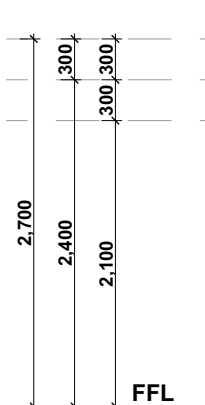
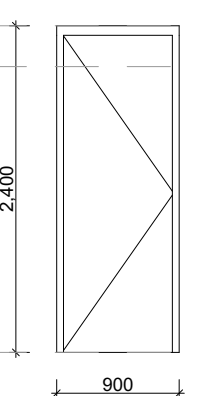
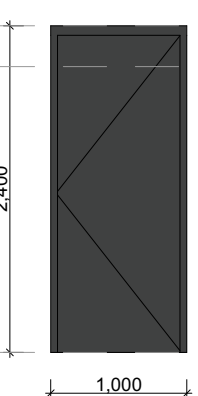
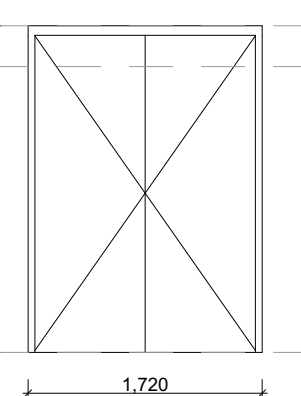
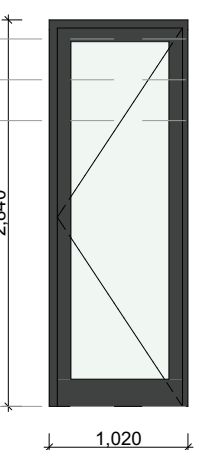
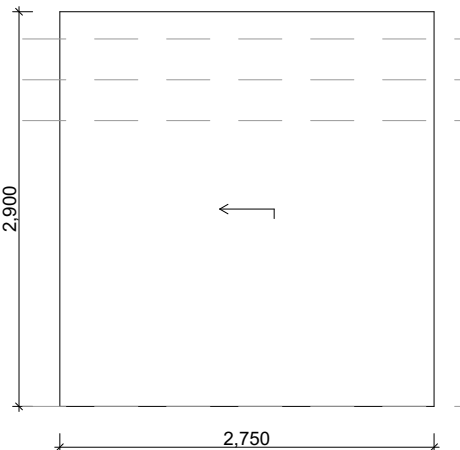
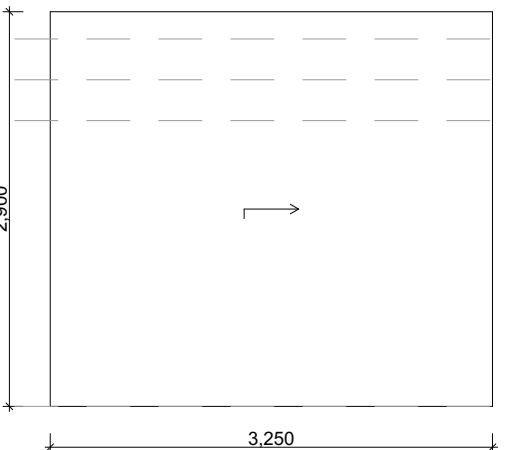
Tests: The contractor shall provide a tested aluminium framed glazed window and door suite in conformance with the requirements of AS2047.

The contractor shall allow to carry out façade wind load calculations in accordance with the requirements of AS1170.2.

The Door and Window fabricator is responsible for the integrity of the door and window system. All seals, beads, adaptors and the like shall be installed in accordance with the manufacturer's specifications and installation manual to ensure watertightness.

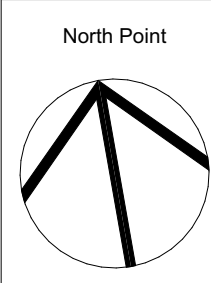
- Provide flashings to AS/NZS 2040, backing rod & sealant to all internal & external edges, storm mould angles and external aluminium trim as required to ensure water tightness between the frame and the building structure to AS2047.
- Provide folded aluminium capping and feature infill between windows as documented.
- Make junctions so that no fixings such as pins, screws, and the like shall be visible on exposed surfaces. Should visible fixings be required, only countersunk head stainless steel fixings shall be acceptable.
- Mechanical penetrations in sub-head to be provided by window manufacturers with locations to be taken from mechanical documentation. Manufacturer to provide vermin proof mesh to openings.
- Glazing system acoustic performance in accordance with acoustic engineers report.

1. Refer to window manufacturers literature for accurate sizing allowing for clearances and tolerances in openings
2. Windows must allow for ease in stud framing for reveals according to window manufacturers requirements
3. All windows viewed from outside
4. Confirm sliding direction off floor plans
5. All sizes and dimensions specified to be confirmed on site (COS) after structural work is complete
6. Provide adhesive safety motifs to glazing where required by Australian Standards
7. Provide handles to be at 1000mm high to centre from FFL to comply with AS1428.1 & AS2499
8. Door handles to be selected from Manufacturers range - provide range for selection
9. Windows to be selected from Manufacturers range - provide range for selection
10. Awning windows to be provided with internal lockable window assembly
11. Structural openings to be provided with structural openings
12. Glazed panels to be divided equally across window suite unless indicated otherwise.

Door / Window Number	D01	D02	D03	D05	D06	D08	D09
							
<b>Nominal W x H Size</b>	900x2,400	1,000x2,400	1,000x2,400	1,720x2,400	1,020x2,840	2,750x2,900	3,250x2,900
<b>Quantity</b>	4	2	1	1	1	1	1
<b>Door Type</b>	SC	SC	SC	SC	SC	SC	SC
<b>Material</b>	ST	ST	ST	ST	ST	ST	ST
<b>Finish</b>	PF	PF	PF	PF	PF	PF	PF
<b>Sign</b>	Y	Y	Y	Y	Y	Y	Y
<b>Lock</b>	Y	Y	Y	Y	Y	Y	Y
<b>Comments</b>							

[illegible]

key plan



consultants \_\_\_\_\_

Electrical Engineer

Hydraulic Engineer

clients



project

**Muswellbrook Racing Club - Function Centre**  
35 Racecourse Road  
Muswellbrook  
NSW 2333  
LOT 150 -/DP708030

— drawing title

## Door Schedules

## Door Schedule

**NOT FOR CONSTRUCTION**

- drawing scale    ———— drawn    ———— verified    ———— date

AS SHOWN      EF      BL      7/12/2023

project # \_\_\_\_\_ drawing # \_\_\_\_\_ issue # \_\_\_\_\_

This document is the copyright of CKDS Architecture PTY Limited.  
Check and verify all dimensions on site.  
Refer any discrepancies to the designer before proceeding with the work.  
Do not scale drawings manually or electronically.  
Drawing shall not be used for construction until issued for construction by designer.

**FOR \$4.55 SUBMISSION**



Provide proprietary, powder coat finish, aluminum framed glazed windows and doors as documented, designed in accordance with the NCCBCA, AS1428 + 2009 and AS2047 + 1999 and AS1428 + 2009, and the Acoustic Engineering requirements, suitable for a marine environment CA Marine - High.

Install to manufacturer's written specifications, including installation manual, by a specialist firm approved by the manufacturer, with proprietary hardware, flashings, seals, matching finish trim, and other and other associated items for a complete assembly. Ensure warranty conditions are met.

The contractor shall provide AFRC whole of system thermal ratings for the proposed window systems to confirm that the proposed system meets the project thermal requirements. Total U-values shall be provided in accordance with AS1428 in accordance with National Fire Rating Standard (NFRC) conditions and the NCCBCA.

The installed systems shall be structurally adequate, capable of accommodating all design loads and external forces and moments arising from any building load or wind loading to conform to structural design requirements of the Structural Engineer prior to fabrication and confirm detailed installation requirements. Refer to Door and Window Schedule(s).

Provide shop drawings, for review by Contract Administrator, architect and structural engineer, showing all details, dimensions and fixings and in accordance with Door and Window Schedule.

Finishes: Powdercoat finish applied by (Dulux) manufacturer approved applicators suitable for a marine environment CA Marine with a design life of 25 years. Colour(s) and gloss levels as selected and approved by the Architect.

**Glazing:** All glass shall be selected in conformance with AS1288.

Protection of openable windows: Submit a certificate of on-site fall prevention testing to conform to AS 5203 and the BCA.

**Fire-resistance level:** To AS 1530.4.

**Tests:** The contractor shall provide a tested aluminium framed glazed window and door suite in conformance with the requirements of AS2047.

The contractor shall allow to carry out facade wind load calculations in accordance with the requirements of AS1170.2.

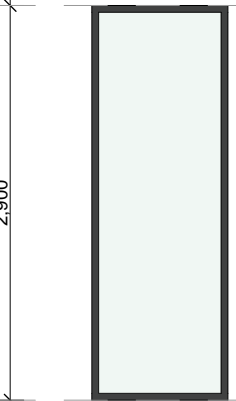
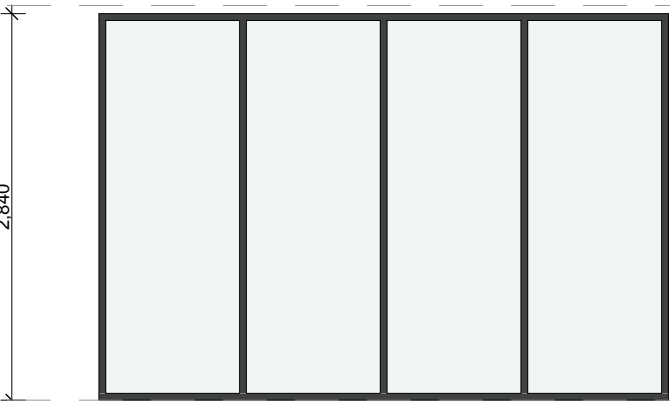
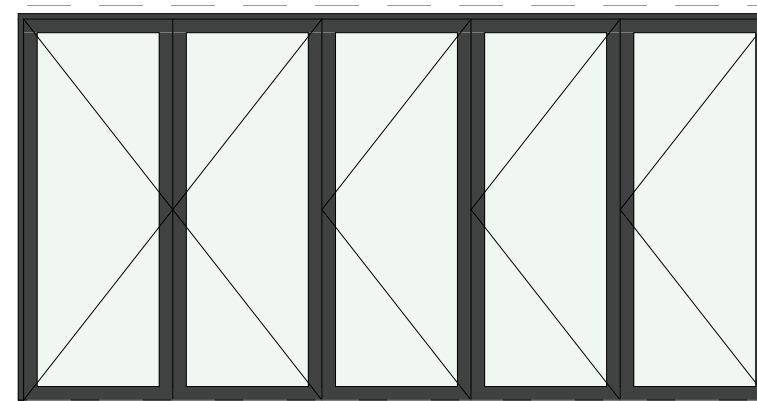
The Door and Window fabricator is responsible for the integrity of the door and window system, including the hardware and the life shall be installed in accordance with the manufacturer's specifications and installation manual to ensure weather-tightness.

- Provide sub-head & sub-toe to all windows and doors.
- Provide flashings and sealant to all windows and doors, sealant to all internal & external edges, storm bolts and external aluminium trim as required to ensure water tightness between the door and window frame.
- Provide folded aluminium clapping and feature infill between windows as documented.
- Provide all junctions between windows and doors to be sealed, and the life shall be visible on the surface. Substrate penetrations is required, only colour-matched stainless steel fixings shall be acceptable.

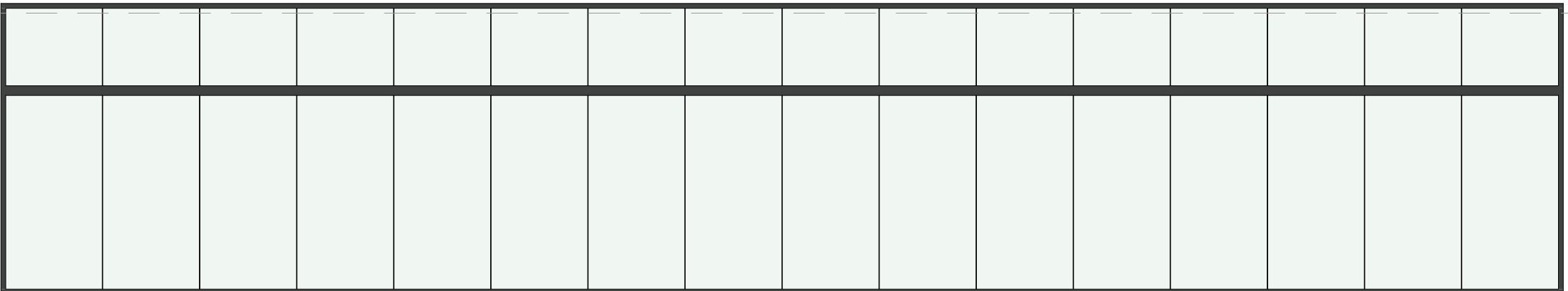
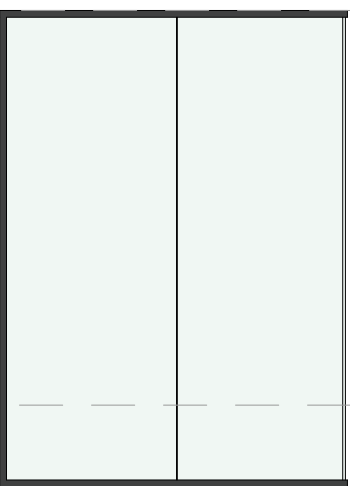
Provide all penetrations in sub-head to be provided by window manufacturers with locations to be taken from mechanical documentation. Manufacturer to provide vermin proof mesh to all windows and doors.

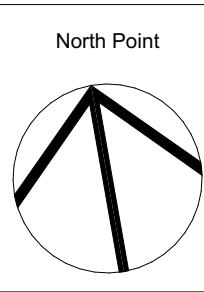
-Glazing system acoustic performance in accordance with acoustic engineers report.

1. Refer to window manufacturers literature for accurate sizing allowing for clearances and tolerances in openings
2. Builders must allow tolerance in stud framing for reveals according to window manufacturers requirements
3. All windows viewed from outside
4. Confirm sliding direction off floor plans
5. All sizes and dimensions supplied to be confirmed on site (COS) after structural work is complete
6. Provide adhesive safety motifs to glazing where required by Australian Standards
  - All door handles to be at 1000mm high centre from FFL to comply with AS1288.1 & AS4599.
7. Door handles to be selected from Manufacturers range - provide range for selection
8. Provide information to be provided to the contractor for the Bathrooms and Bedrooms
9. Awaiting windows to be provided with internal lockable window assembly
10. Awaiting information to allow manufacturer to structural opening
11. Glazed panels to be divided equally across window suite unless indicated otherwise.

Door / Window Number	W01	W02	W03	
<div><div>HEAD</div><div>2,500</div><div>FFL</div></div>				
	Quantity	3	1	1
	U-Value	Refer to JV3 Report for Requirements	Refer to JV3 Report for Requirements	Refer to JV3 Report for Requirements
	SHGC	Refer to JV3 Report for Requirements	Refer to JV3 Report for Requirements	Refer to JV3 Report for Requirements
	Comments			

Door / Window Number	W04	W05	W06
<div><div><div>HIGHLIGHT GLAZING</div><div><div><div>HEAD</div><div>FFL</div></div><div><div>4,070</div><div>1,970</div><div>2,100</div></div></div><div><div><div>2,100</div><div>8,180</div></div></div></div></div>	<div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div><div><div>8,180</div></div></div></div></div>	<div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div><div><div>7,170</div></div></div></div></div>	<div><div><div><div><div></div><div></div><div></div><div></div><div></div></div><div><div>4,635</div></div></div></div></div>
Quantity	1	1	1
U-Value	Refer to JV3 Report for Requirements	Refer to JV3 Report for Requirements	Refer to JV3 Report for Requirements
SHGC	Refer to JV3 Report for Requirements	Refer to JV3 Report for Requirements	Refer to JV3 Report for Requirements
Comments			

Door / Window Number	W07	W08
		
Quantity	1	1
U-Value	Refer to JV3 Report for Requirements	Refer to JV3 Report for Requirements
SHGC	Refer to JV3 Report for Requirements	Refer to JV3 Report for Requirements
Comments		

[illegible]



**LIGHTWEIGHT CLADDING**  
STANDING SEAM CORRUGATED  
CLADDING - LONGLINE OR SIMILAR

LIGHT TO MEDIUM TONE  
POWDERCOAT



**LIGHTWEIGHT CLADDING**  
FIBRE CEMENT CLADDING PANELS

MEDIUM GREY - TO MATCH  
EXPOSED CONCRETE



**EXPOSED CONCRETE**

MEDIUM GREY



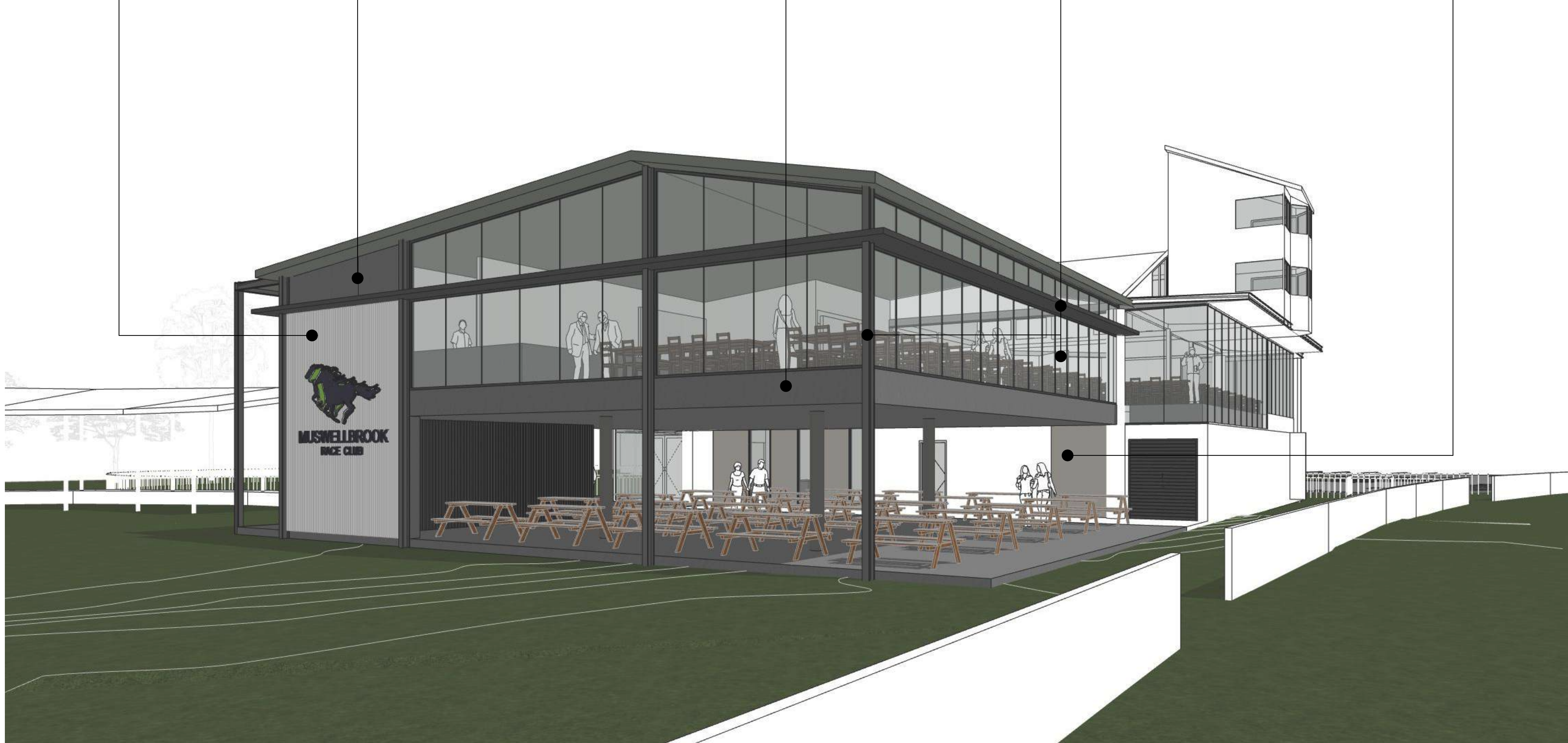
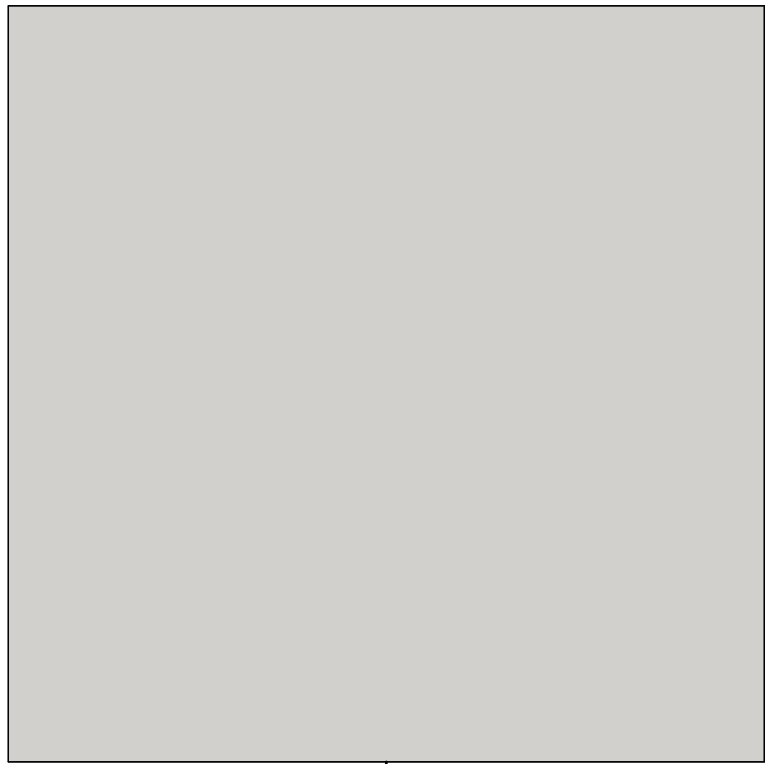
**EXPOSED STRUCTURE / AWNINGS /  
FASCIAS / WINDOW FRAMES**

DARK GREY / BLACK POWDERCOAT



**RENDERED WALL**

LIGHT BROWN PAINT FINISH  
TO MATCH EXISTING RENDERED  
WALLS



**1 North East Perspective**  
SCALE 1:117.93 @ A1

FOR \$4.55 SUBMISSION



Architecture | Planning | Interiors

**NEWCASTLE**  
Level 3, 23 Watt St  
(P.O. Box 958)  
Newcastle NSW 2300  
P 02 4929 1843

**CENTRAL COAST**  
1/28 Adelaide St  
(P.O. Box 4400)  
East Gosford NSW 2250  
P 02 4321 0553

www.ckds.com.au

E admin@ckds.com.au

© CKDS Architecture PTY Limited ABN 12 129 231 269  
Notes:  
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.  
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.  
Drawings are to be used in conjunction with all contract documents.  
Use figure dimensions only. Do not scale from drawings.  
CKDS cannot guarantee the accuracy of content and format for copies of drawings issued electronically.  
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorized for issue.  
Nominated Architects: Cairne King NSW ARB 7574 / Stuart Campbell NSW ARB 7545

Issue	revision	description	date	verified
A		Prelin \$4.55- For Review & Comment	15/11/2023	A
B		\$4.55- For Review & Comment	27/11/2023	B
C		Issue for \$4.55 Submission	7/12/2023	C

key plan

consultants  
**Civil/Structural Engineers**

Mechanical Engineer

Electrical Engineer

Hydraulic Engineer

clients



MUSWELLBROOK  
RACE CLUB


project  
**Muswellbrook Racing  
Club - Function Centre**  
35 Racecourse Road  
Muswellbrook  
NSW 2333  
LOT 150 /-DP708030

drawing title  
External Perspectives  
Perspectives  
**NOT FOR CONSTRUCTION**

drawing scale	drawn	verified	date
AS SHOWN	EF	BL	7/12/2023
project #	drawing #	issue	
22073	DA-800-001	C	
<small>This document is the copyright of CKDS Architecture PTY Limited. Check and verify all dimensions on site. Refer any discrepancies to the designer before proceeding with the work. Do not scale drawings manually or electronically. Drawing shall not be used for construction until issued for construction by designer.</small>			



--	--



—

Architecture | Planning | Interiors

[www.ckds.com.au](http://www.ckds.com.au)

E [admin@ckds.com.au](mailto:admin@ckds.com.au)

Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545

issue	revision	description	date	verified
01		\$4.95 - For Review & Comment	27/11/2023	01
B		Issue for \$4.95 Submission	7/12/2023	B

[illegible][illegible]

**MUSWELLBROOK**  
RACE CLUB

External Perspectives

Perspectives

**NOT FOR CONSTRUCTION**

drawing scale	drawn	verified	date
AS SHOWN	EF	CL	7/12/2023
project #	drawing #	issue	
<b>22073</b>	<b>DA-800-002</b>	<b>B</b>	

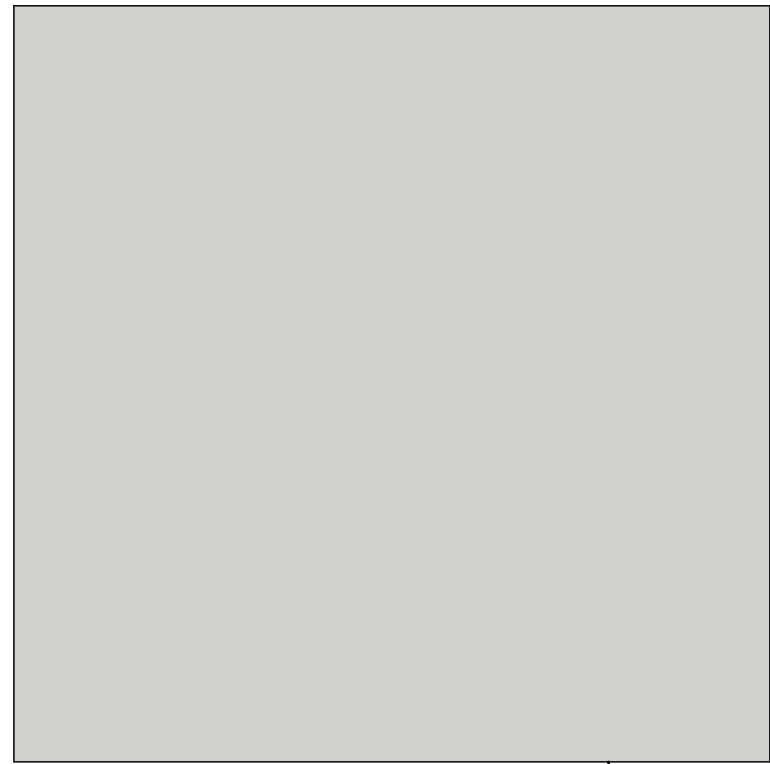
This document is the copyright of CKDS Architecture PTY Limited.  
Check and verify all dimensions on site.  
Do not alter any dimensions on the drawing before proceeding with the work.  
Do not scale drawings manually or electronically.  
Drawing shall not be used for construction until issued for construction by designer.

FOR S4.55 SUBMISSION



RENDERED WALL

LIGHT BROWN PAINT FINISH  
TO MATCH EXISTING RENDERED  
WALLS



EXPOSED CONCRETE

MEDIUM GREY



LIGHTWEIGHT CLADDING  
FIBRE CEMENT CLADDING PANELS

MEDIUM GREY - TO MATCH  
EXPOSED CONCRETE



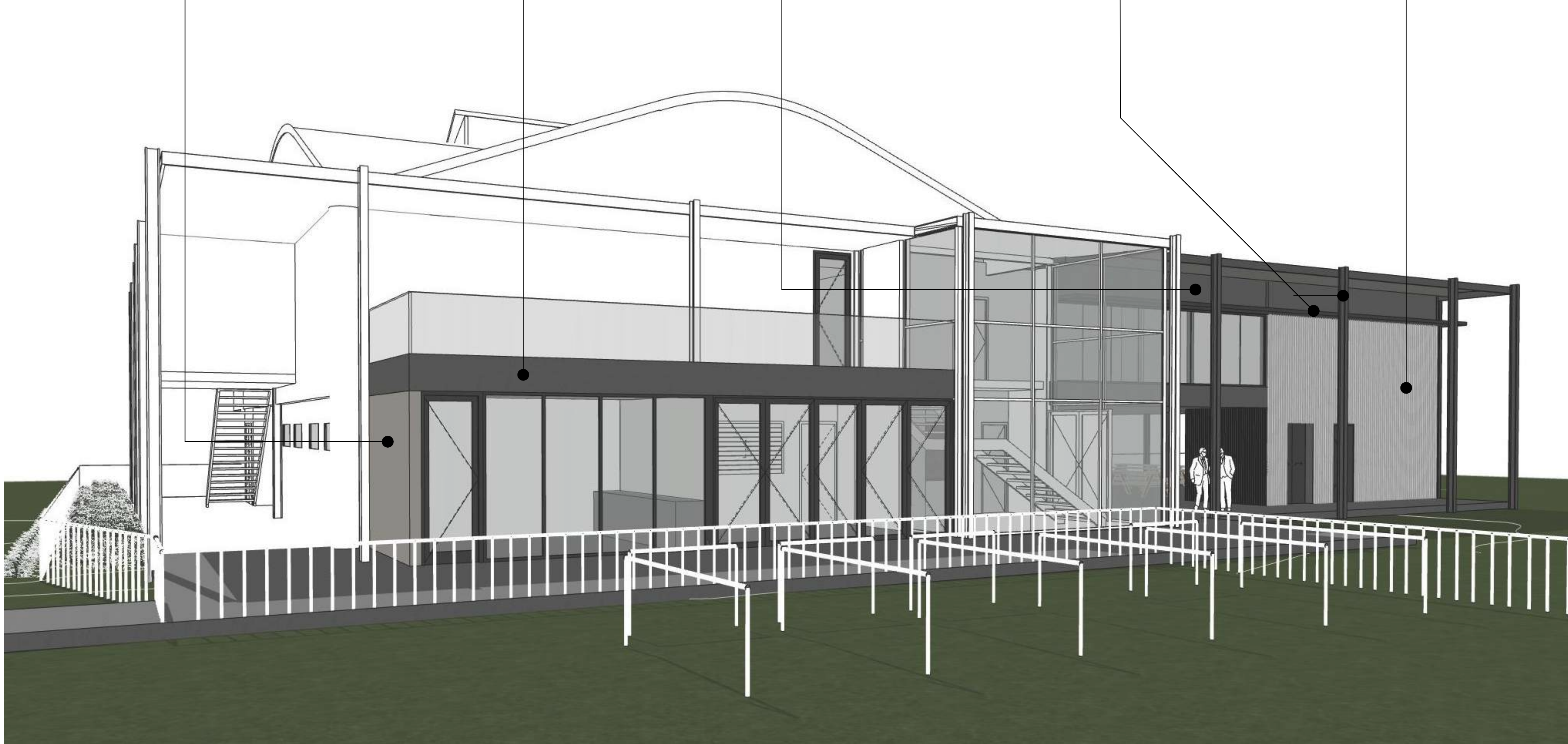
EXPOSED STRUCTURE / AWNINGS /  
FASCIAS / WINDOW FRAMES

DARK GREY / BLACK POWDERCOAT



LIGHTWEIGHT CLADDING  
STANDING SEAM CORRUGATED  
CLADDING - LONGLINE OR SIMILAR

LIGHT TO MEDIUM TONE  
POWDERCOAT



1 South West Perspective  
SCALE 1:105.28 @ A1

FOR \$4.55 SUBMISSION

Issue	revision	description	date	verified
01		\$4.55- For Review & Comment	27/11/2023	01
B		Issue for \$4.55 Submission	7/12/2023	B

key plan
----------

consultants Civil/Structural Engineers
Mechanical Engineer

Electrical Engineer
Hydraulic Engineer



clients
project <b>Muswellbrook Racing Club - Function Centre</b> 35 Racecourse Road Muswellbrook NSW 2333 LOT 150 /-DP708030

drawing title
External Perspectives Perspectives <b>NOT FOR CONSTRUCTION</b>

drawing scale	drawn	verified	date
AS SHOWN	EF	BL	7/12/2023
project #	drawing #	issue	
22073	DA-800-003	B	
This document is the copyright of CKDS Architecture PTY Limited. Check and verify all dimensions on site. Refer any discrepancies to the designer before proceeding with the work. Do not scale drawings manually or electronically. Drawing shall not be used for construction until issued for construction by designer.			