ROYAL RANDWICK RACECOURSE HOTEL

ARCHITECTURAL DRAWINGS
DEVELOPMENT APPLICATION - MAY 2012

VIEW 1 - LOOKING SOUTH WEST FROM ALISON ROAD

IMAGE RENDERED BY HAYCRAFT DULOY Pty. Ltd. T: 9555 4433

DA DRAWING LIST

		SCALE
A-0000	DA DRAWING LIST	NTS
A-0001	DESIGN METHODOLOGY 1	NTS
A-0002	DESIGN METHODOLOGY 2	NTS
A-0003	DESIGN METHODOLOGY 3	NTS
A-0004	DESIGN METHODOLOGY 4	NTS
A-0005	SITE LOCATION & ANALYSIS	1:1000
A-0006	SITE PLAN	1:500
A-1000	LEVEL B1 PLAN	1:200
A-1001	GROUND LEVEL PLAN	1:200
A-1002	LEVEL 1 PLAN	1:200
A-1003	LEVEL 2 PLAN	1:200
A-1004	LEVEL 3 PLAN	1:200
A-1005	LEVEL 4 PLAN	1:200
A-1006	LEVEL 5 PLAN	1:200
A-1007	LEVEL 6 PLAN	1:200
A-1008	LEVEL 7 PLAN	1:200
A-1009	LEVEL 8 ROOF PLAN	1:200
A-1010	ROOF PLAN	1:200
A-2000	ELEVATIONS	1:200
A-2001	ELEVATIONS	1:200
A-3001	SECTION B-B	1:100
A-3002	SECTION C-C	1:100
A-3003	SECTION D-D	1:100
A-8000	TURNSTILE BUILDING	1:50
A-8001	TRACKSIDE BAR	1:100
A-9000	SIGNAGE PLAN	1:200
A-9001	SIGNAGE PLAN	1:200
A-9100	SHADOW DIAGRAMS 1	NTS
A-9101	SHADOW DIAGRAMS 2	NTS

DA LEGEND

BE	Brickwork Existing, made good
BR	Brickwork Rendered, paint finish
CO2	Concrete, off form class 2, sealed finish
CPT	Carpet
FC	Fibrous Cement sheet cladding, 6mm, paint finish
GAF	Glazing Aluminium Framed
GB	Glazed Balustrade
GL	Glazing Louvres
GCP	Glazing Coloured Print
MVF	Metal Vertical Fin, paint finish
ML	Metal Louvres, powdercoat finish
MSC	Steel Column, paint finish
MST	Metal galvanised Steel Trellis with planting
TE1	Tile External
TD	Timber Deck

DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

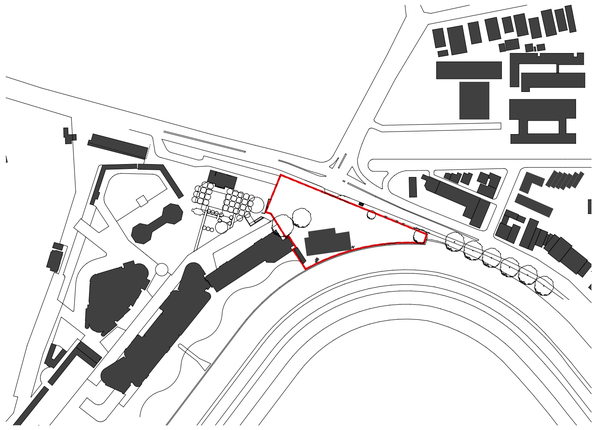
PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
DRAWING LIST

DRAWN BY	JB
CHECKED	JC
SCALES	NTS
DATE	MAY 2012
PHASE	PA
DRAWING NO	A-0000
REVISION	-

Site Diagram



Existing Site Conditions

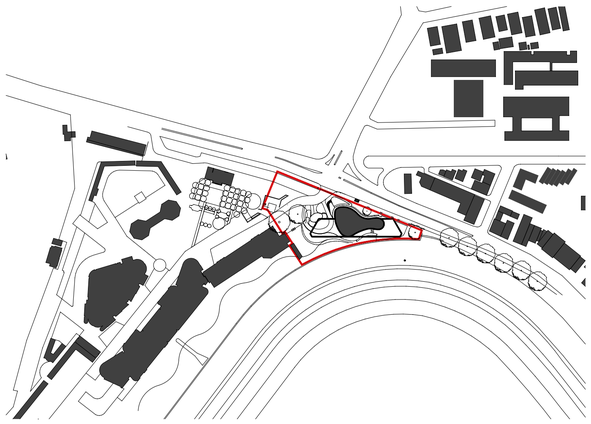


Figure Ground Diagram indicating podium; which relates to Royal Randwick's lanscape setting and maximises views into the site.

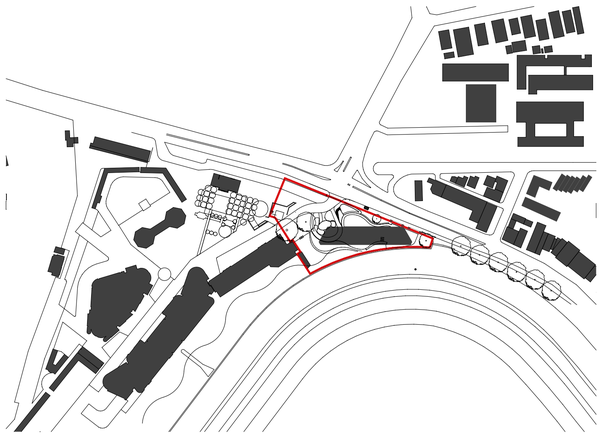


Figure Ground Diagram indicating proposed hotel room wings which relate to the form and scale of the surrounding buildings.

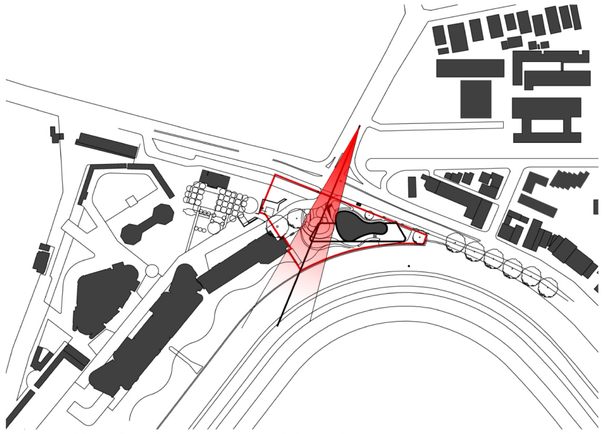
Built Form and Urban Design

The proposed hotel is located on a triangular piece of land between the Racetrack, Alison Road and the Spectator Precinct.

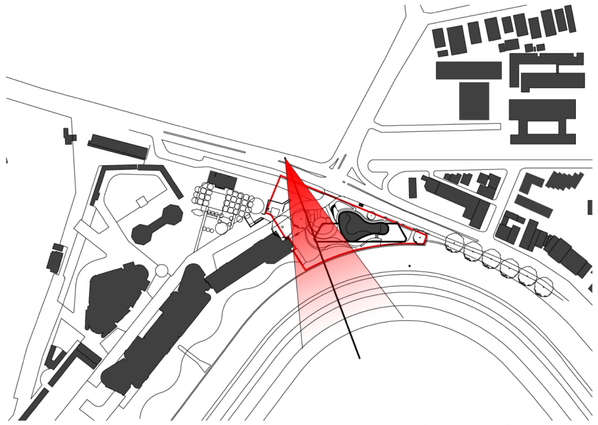
As there are no height controls the bulk and scale of the proposed building is relative to the officals stand, new grandstand and other surrounding buildings such as the TAFE. No overshadowing occurs to surrounding properties as the shadows fall onto the track.

View Corridors

Impacts on Views and Vistas to and from Key Buildings, Structures, Spaces and Across the Site from the Public Domain



Heritage Vista One shows the shape of the podium maintains the important heritage view corridor.



Heritage Vista Two shows the view into the site is maintained form Alison Road.

Built Form and Urban Design

The building sits in a landscape setting and will be viewed in the round. The proposed massing has been developed with the aid of computer animation, allowing the study not only of the building's form in relation to its surroundings, but also of the building as seen by people passing by the site, as this is how most people will view the building.

DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

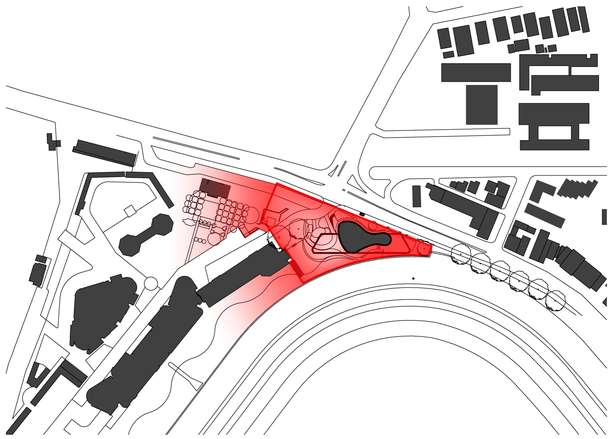
PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

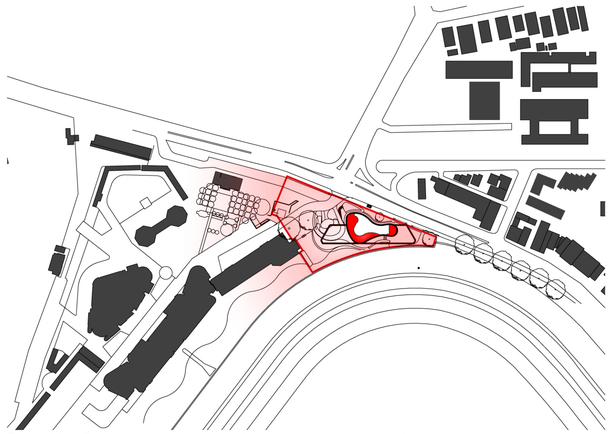
DRAWING TITLE
DESIGN METHODOLGY 1

DRAWN BY JB
CHECKED JC
SCALES NTS
DATE MAY 2012
PHASE PA
DRAWING NO A-0001
REVISION -

Open Space



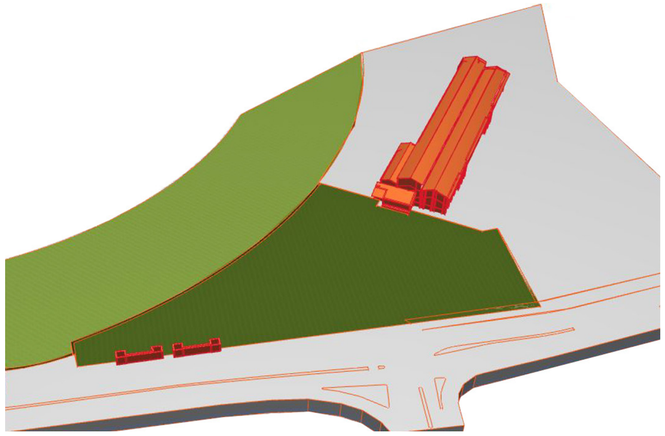
Open Space Diagram indicating connectivity, open spaces and edges



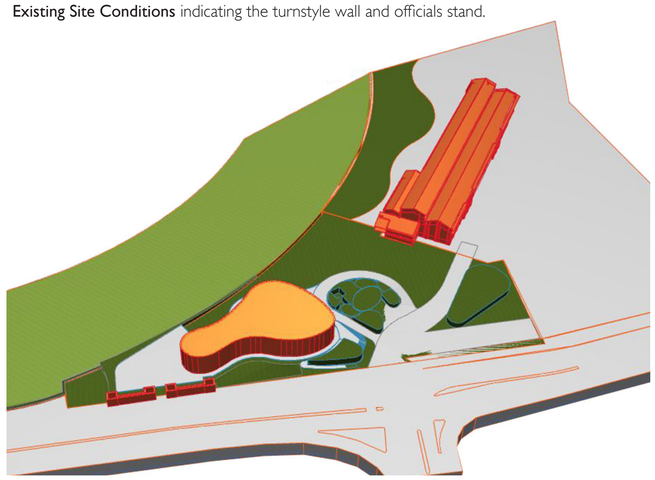
Open Use Diagram indicating the internal open space within the podium.

3D Diagram

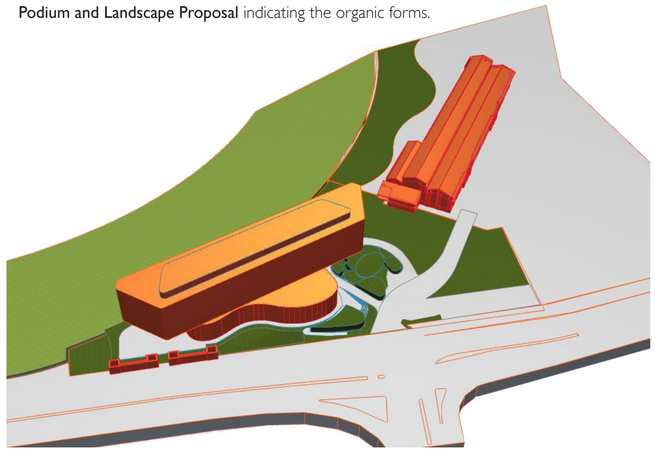
The Height, Bulk and Scale of the Proposed Development within the Context of the Locality



Existing Site Conditions indicating the turnstyle wall and officials stand.



Podium and Landscape Proposal indicating the organic forms.



Hotel Rooms indicating the bulk and scale relates to the surrounding context.

Building Form

The building is organized into two major components: the two-storey podium containing the Hotel's function rooms, (including the one-storey roof terrace located above,) and the elevated five-storey wing containing the 170 hotel rooms. These two parts are separated vertically by an outdoor terrace and pool.

The proportion of the massing of the building has been determined so that it sits comfortably with the existing Official Stand and the new stands currently under construction.

Along the trackside the Hotel takes on the guise of a grandstand, its terrace stepping down to the track. Facing the track, the hotel room wing has an interesting and unusual articulation with set-down balconies. The ends of the hotel wing have been shaped to be formally integrated with the site.

DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

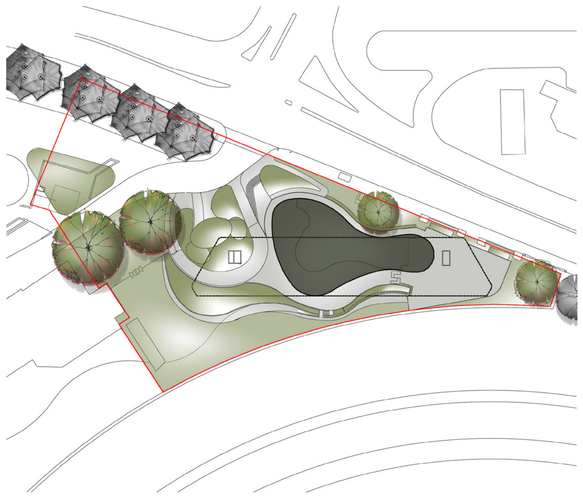
DRAWING TITLE
DESIGN METHODOLOGY 2

DRAWN BY	JB
CHECKED	JC
SCALES	
DATE	MAY 2012
PHASE	PA
DRAWING NO	A-0002
REVISION	-

Landscape

Landscape and Open Space Concepts that Assist in Reducing Visual Impacts, Including Planting Layout and Species

Podium and Landscape Diagram indicating the organic forms.



Podium, Landscape and Hotel Diagram indicating the hotel wing above.

The Landscape Setting

The podium is derived from Royal Randwick's landscape setting, generated in organic forms, which extend into the Hotel's outside terraces and vehicle access paths.

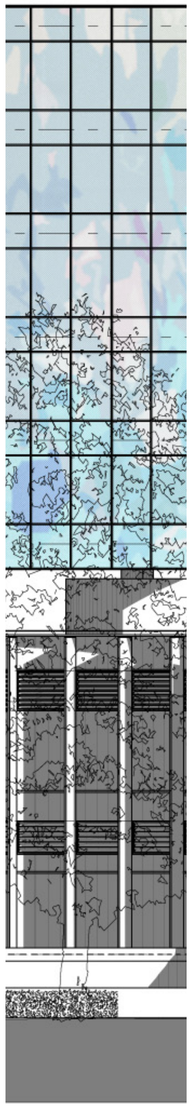
The new landscape takes it's queue from the historic Royal Randwick gardens which are all contained by manicured box hedges. The new shaped terraced gardens are layered up with hedge forms of varying species accentuating the organic garden shapes and making a connection to the early landscapes. The centre of each of the garden terraces are planted with a rich tapestry of coloured plants for fragrance and visual interest.

Two new Plane trees are proposed to Alison Road, one as an extension of the existing line of trees to the east of the site and another in the natural recess of the podium form, acting as a full stop to the long line of plane tees to Alison Road.

The hotel accommodation wing overhangs the podium to the east and west, creating generous outdoor areas for Hotel entrance and trackside viewing platforms, as well as maximising views into the racetrack along the Darley Road vista.

Primary Elements

Facade, Building Articulation, Materials and Choice of Colours



Elevation Study indicating the facade imagery and its intergration with the Parkland Setting

Building Materials

The podium is sheathed in steel vertical glazing fins and glass infill, and extends past the roof to make a continuous balcony for the Level 3 roof terrace. The entire form nestles into a landscape setting of hedges and grass terraces.

Conceived as an eggcrate of hotel rooms, the hotel accommodation wing has balconies overlooking Royal Randwick, maximising the connection to the track along the highly trafficked Alison Road, the building has a 'glazed wrap', which offers magnificent views to the Centennial Parklands, whilst minimising the continual street noise and grime.

The 'glazed wrap' wall to the Alison Road side of the hotel wing is a flush laminated curtain wall, with a durable pattern printed on the interlayer, containing abstracted equine imagery, expressive of the hotels unique trackside location. Predominantly blue and green in colour, the facade is melded in with the parkland setting. A plant room covers most of the roof and is shaped to compliment the overall composition of the building. The connecting fire stair structures are conceived as green walls, clad in mesh for vines to grow over, vertically extending the landscape.

DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

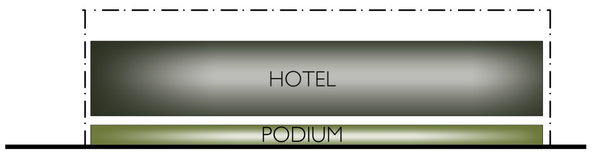
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

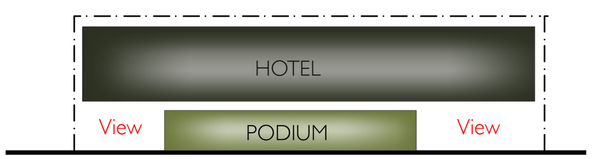
ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
DESIGN METHODOLOGY 3

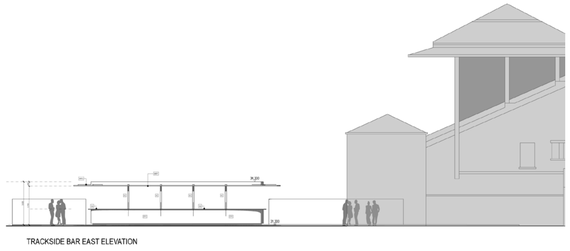
DRAWN BY JB
CHECKED JC
SCALES
DATE MAY 2012
PHASE PA
DRAWING NO A-0003
REVISION -



Building Height Diagram indicating the maximum one storey podium footprint, that covers the entire site and blocks views into rhe racecourse.



Building Height Diagram indicating the two storey podium with smaller footprint to maximise views into the racecourse.



Trackside Bar Elevation indicating the long simple form.

Heritage STET

The geometry of the podium and Alison Road retains the vista into the racecourse from Darley Road, and the shaping of the western end of the hotel allows a clear view of the Alison Road end of the Official Stand as well as the retained fig trees.
Embraced by the new arrangement, the Turnstile Wall on Alison Road offers a natural backdrop to the eastern terrace.
[Refer Heritage Report.]

Trackside Bar

A new free standing trackside bar is proposed so as not to interfer with the Officials Stand.

Environmental and Residential Amenity

There will be no impact on surrounding residential uses. As highlighted the proposals shadows fall over the track having no solar access implications on neighbouring properties. The accoustic impacts are minor due to the closed facade fronting Alison Road. The building opens onto the track so any noise escape will be directed onto the racecourse. No windows overlook any residential properties, eliminating privacy issues.

DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

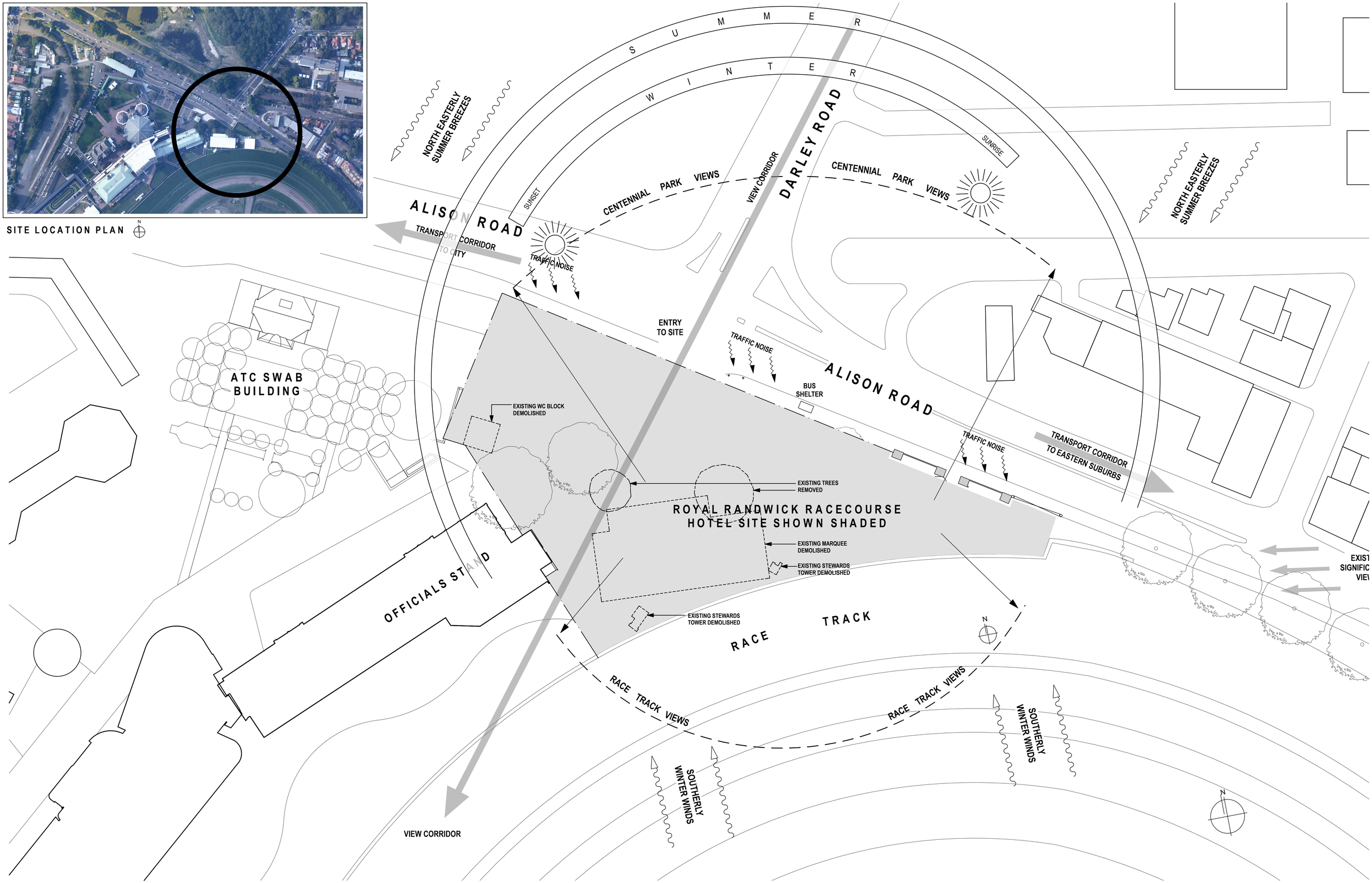
PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
DESIGN METHODOLOGY 4

DRAWN BY JB
CHECKED JC
SCALES
DATE MAY 2012
PHASE PA
DRAWING NO A-0004
REVISION -

SITE LOCATION PLAN



DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

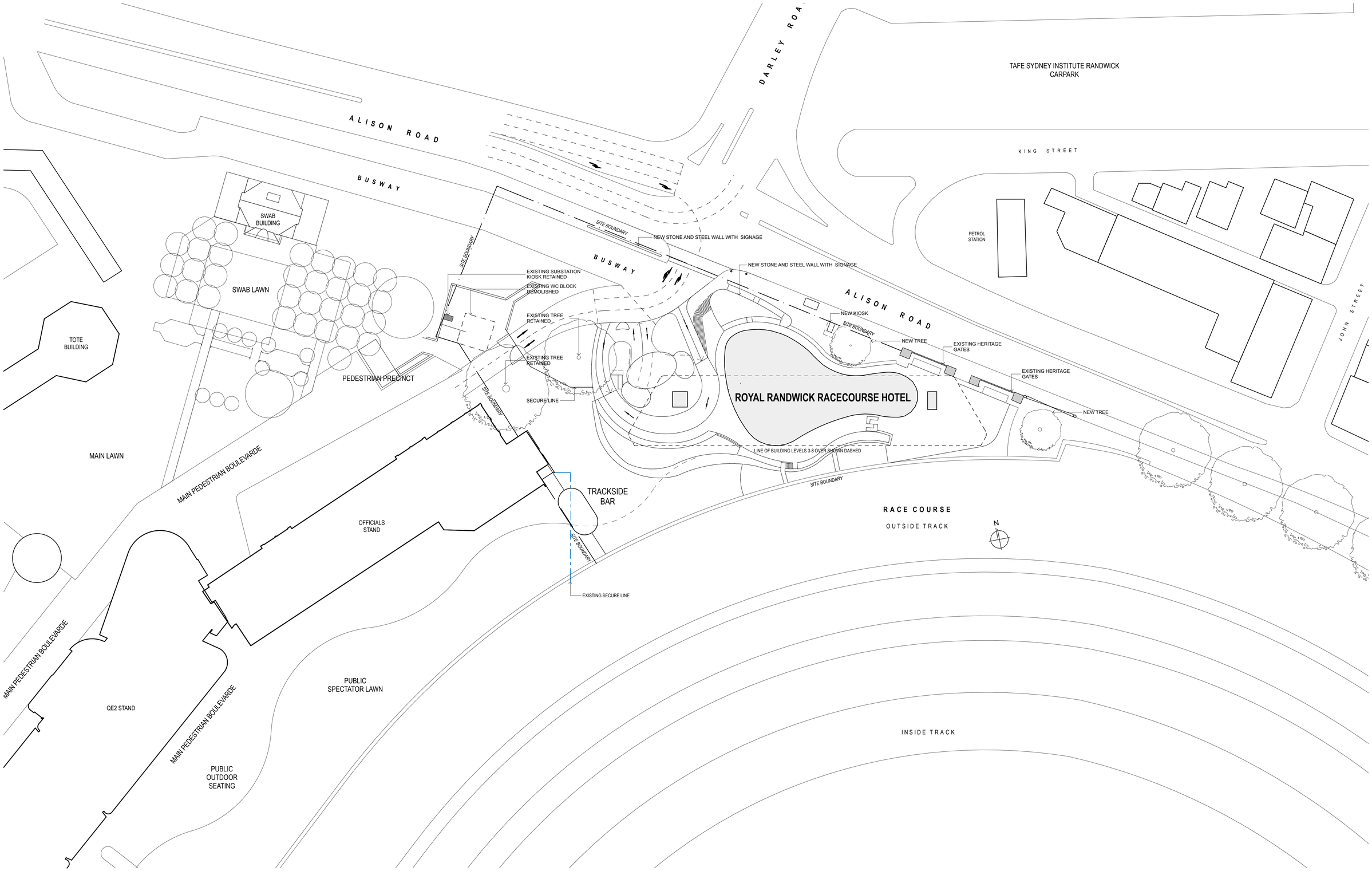
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
SITE LOCATION PLAN & ANALYSIS

DRAWN BY	JB
CHECKED	JC
SCALES	1:500/A1 1:1000/A3
DATE	MAY 2012
PHASE	PA
DRAWING NO	A-0005
REVISION	-



DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FACADE CONSULTANT
AECOM
T (02) 8934 0564

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

PCA
CITY PLAN SERVICES
T (02) 9270 3500

TOWN PLANNER
URBIS
T (02) 8223 9900

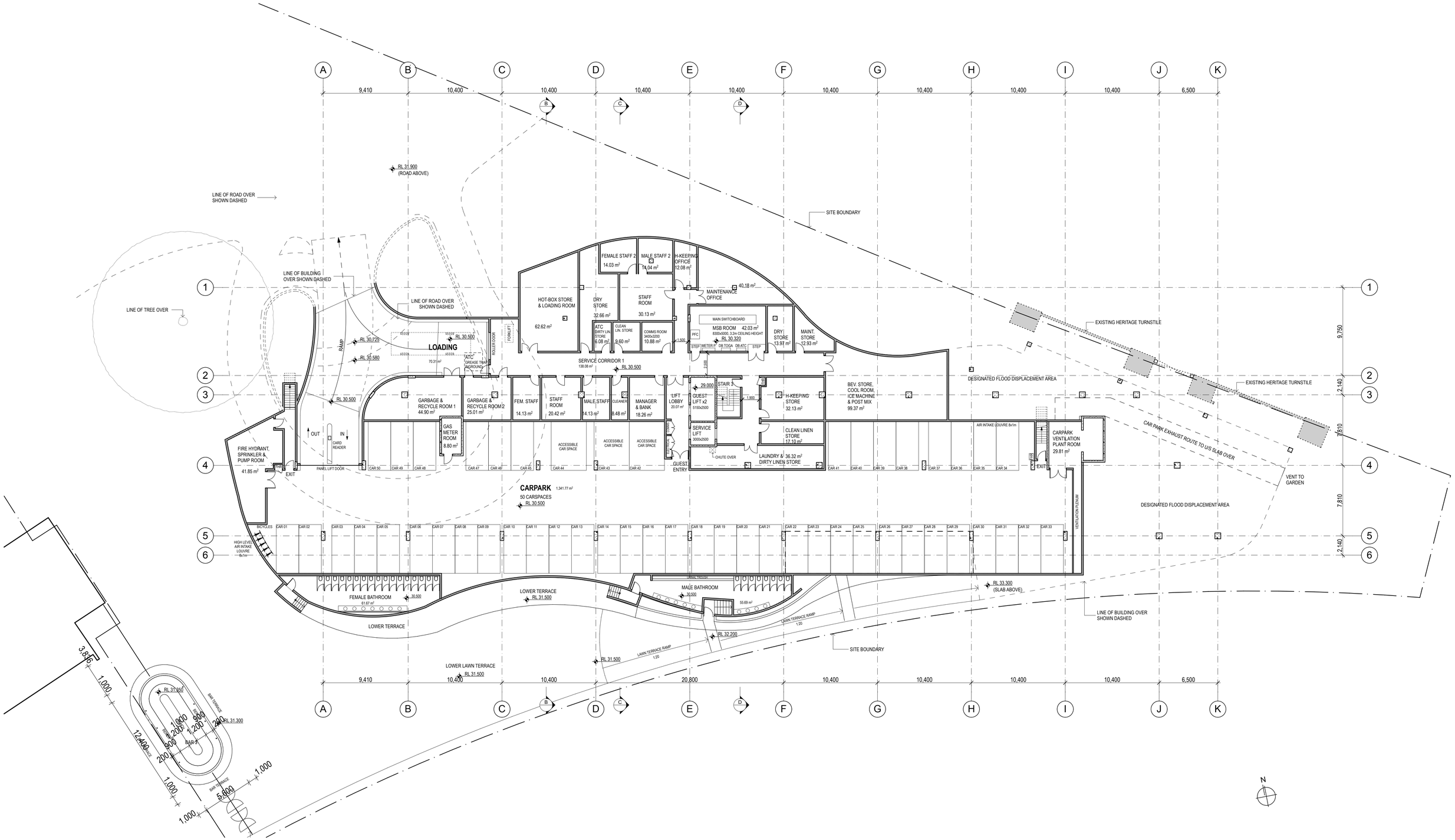
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
SITE PLAN

DRAWN BY	JB
CHECKED	JC
SCALES	1:500/A1 1:1000/A3
DATE	MAY 2012
PHASE	PA
DRAWING NO	A-0006
REVISION	-



DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
LEVEL B1 PLAN

SCALES 1:200/A1 1:400/A3

PHASE PA

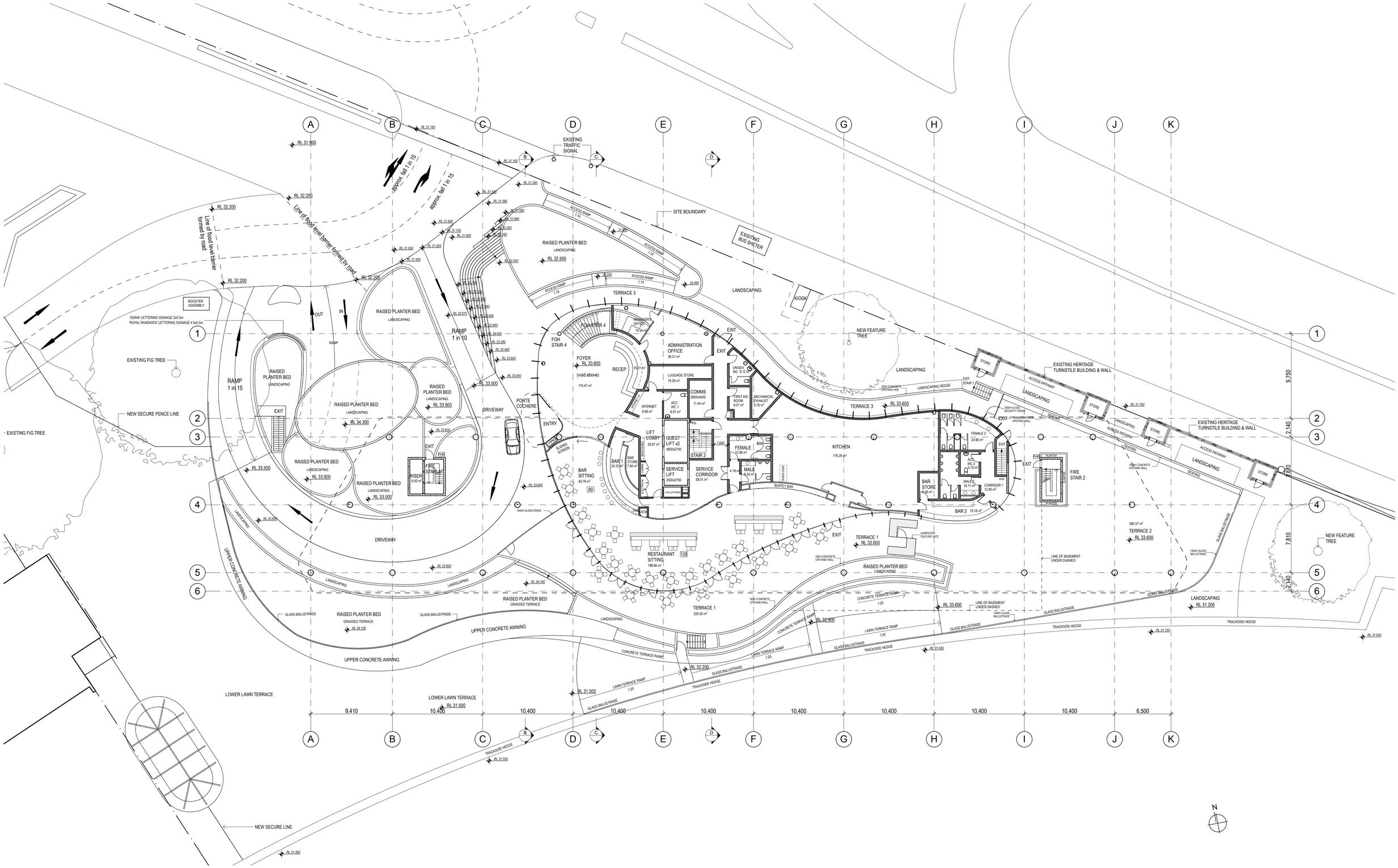
DRAWING NO A-1000

DRAWN BY JB

CHECKED JC

DATE MAY 2012

REVISION -



DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FACADE CONSULTANT
AECOM
T (02) 8934 0564

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

PCA
CITY PLAN SERVICES
T (02) 9270 3500

TOWN PLANNER
URBIS
T (02) 8223 9900

CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

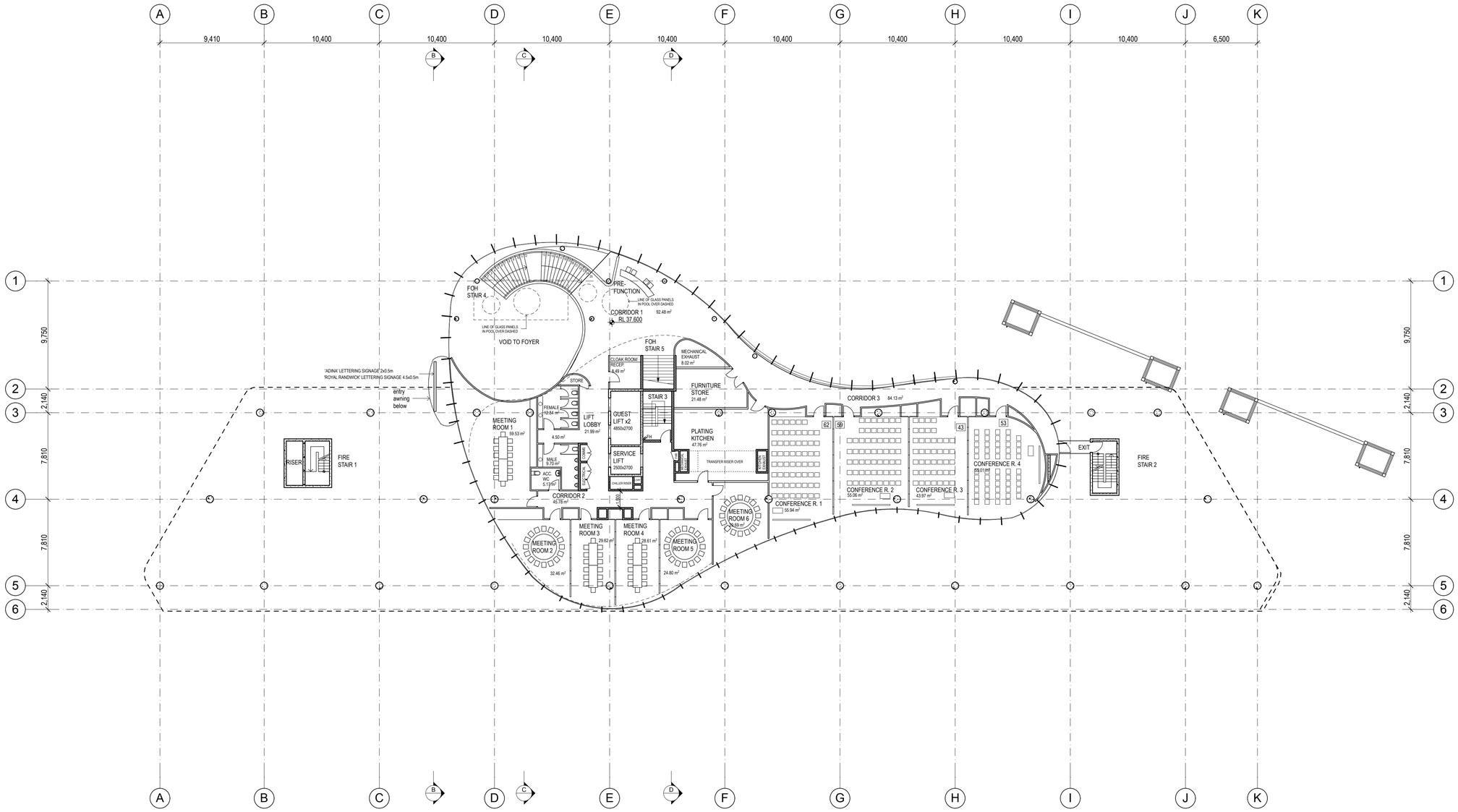
DRAWING TITLE
GROUND LEVEL PLAN

DRAWN BY	JB
CHECKED	JC
DATE	MAY 2012
REVISION	-

SCALES 1:200/A1 1:400/A3

PHASE PA

DRAWING NO A-1001



DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

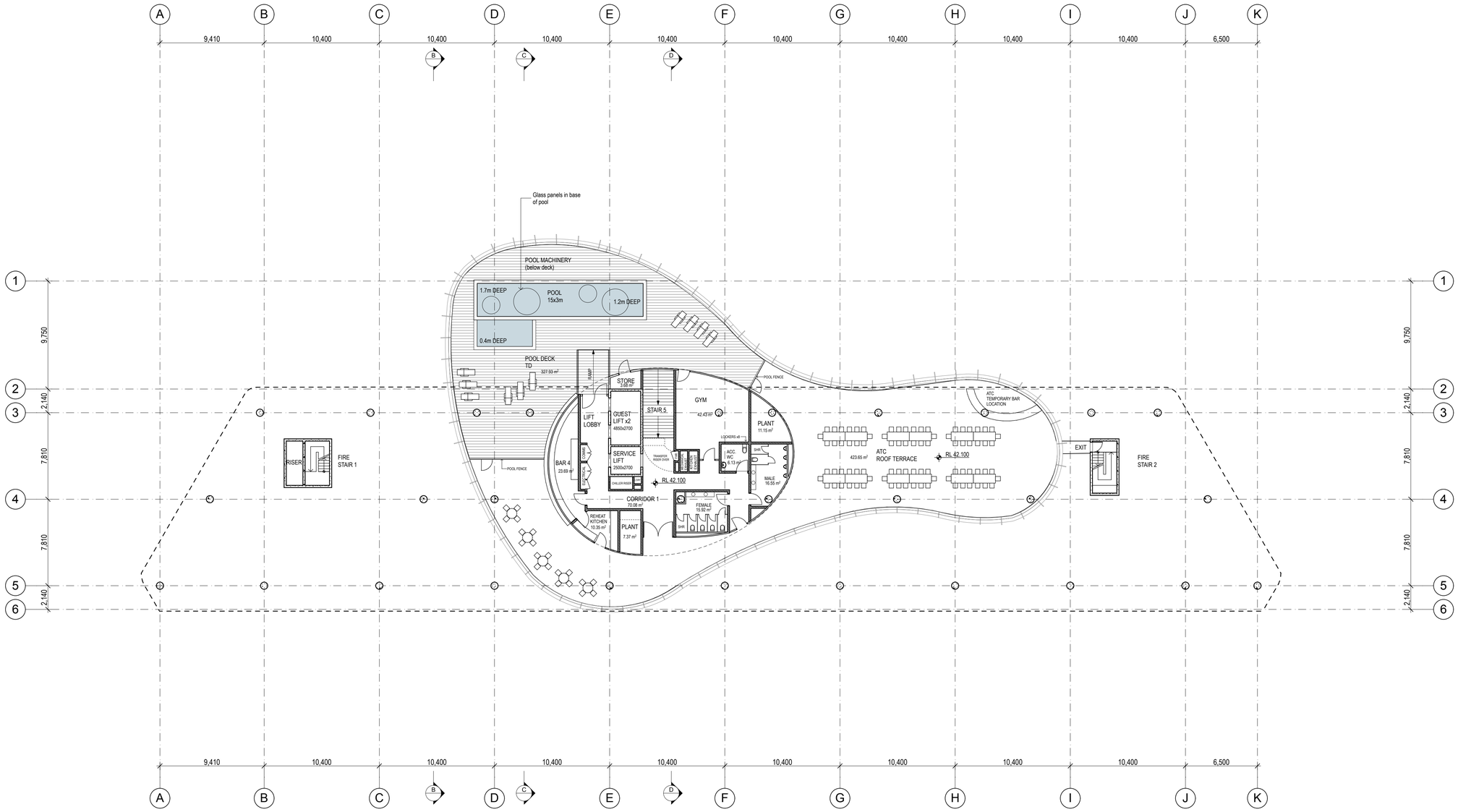
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
LEVEL 1 PLAN

DRAWN BY JB
CHECKED JC
SCALES 1:200/A1 1:400/A3
DATE MAY 2012
PHASE PA
DRAWING NO A-1002
REVISION -



N

DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FACADE CONSULTANT
AECOM
T (02) 8934 0564

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

PCA
CITY PLAN SERVICES
T (02) 9270 3500

TOWN PLANNER
URBIS
T (02) 8223 9900

CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
LEVEL 2 PLAN

SCALES 1:200/A1 1:400/A3

PHASE PA

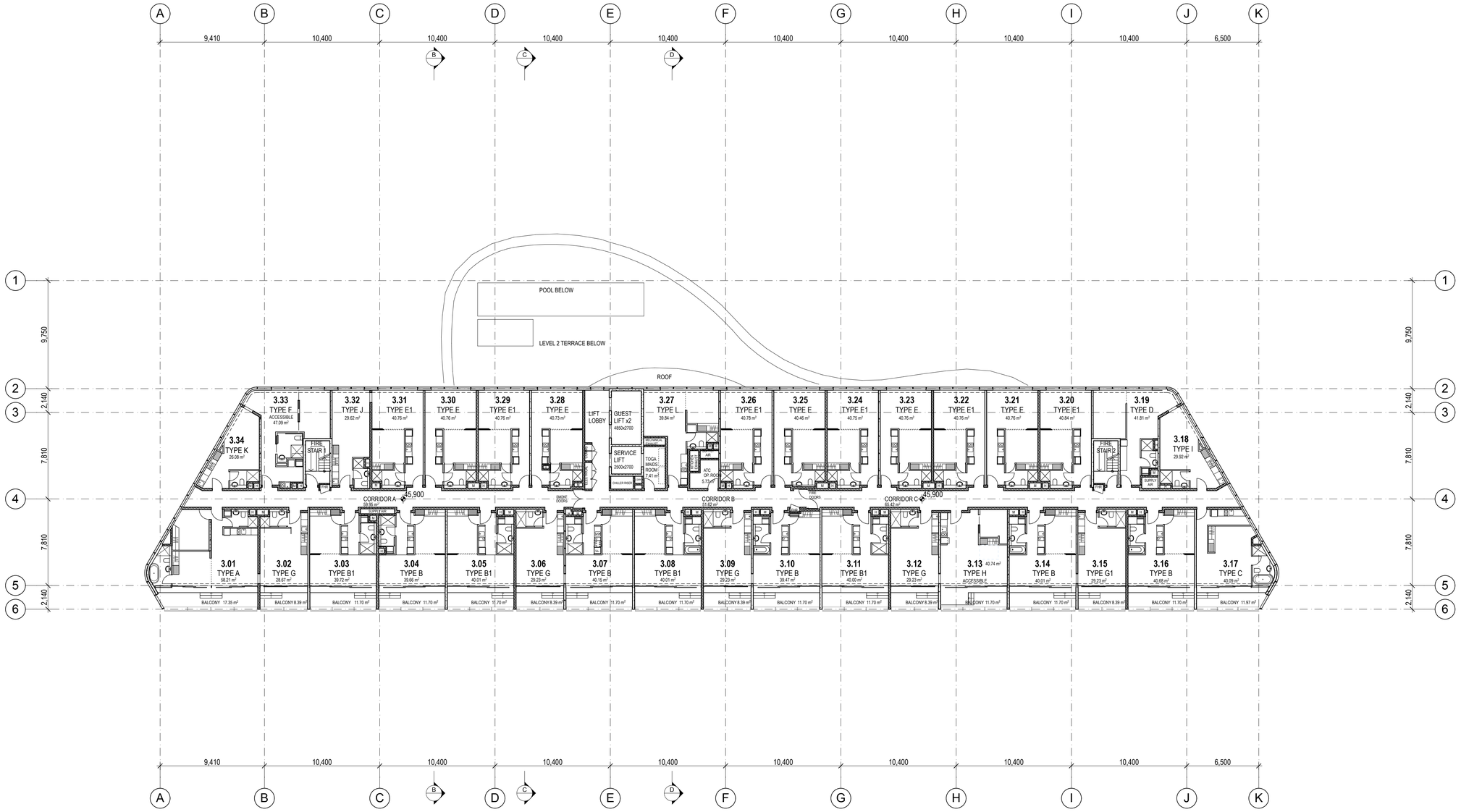
DRAWING NO A-1003

DRAWN BY JB

CHECKED JC

DATE MAY 2012

REVISION -



DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

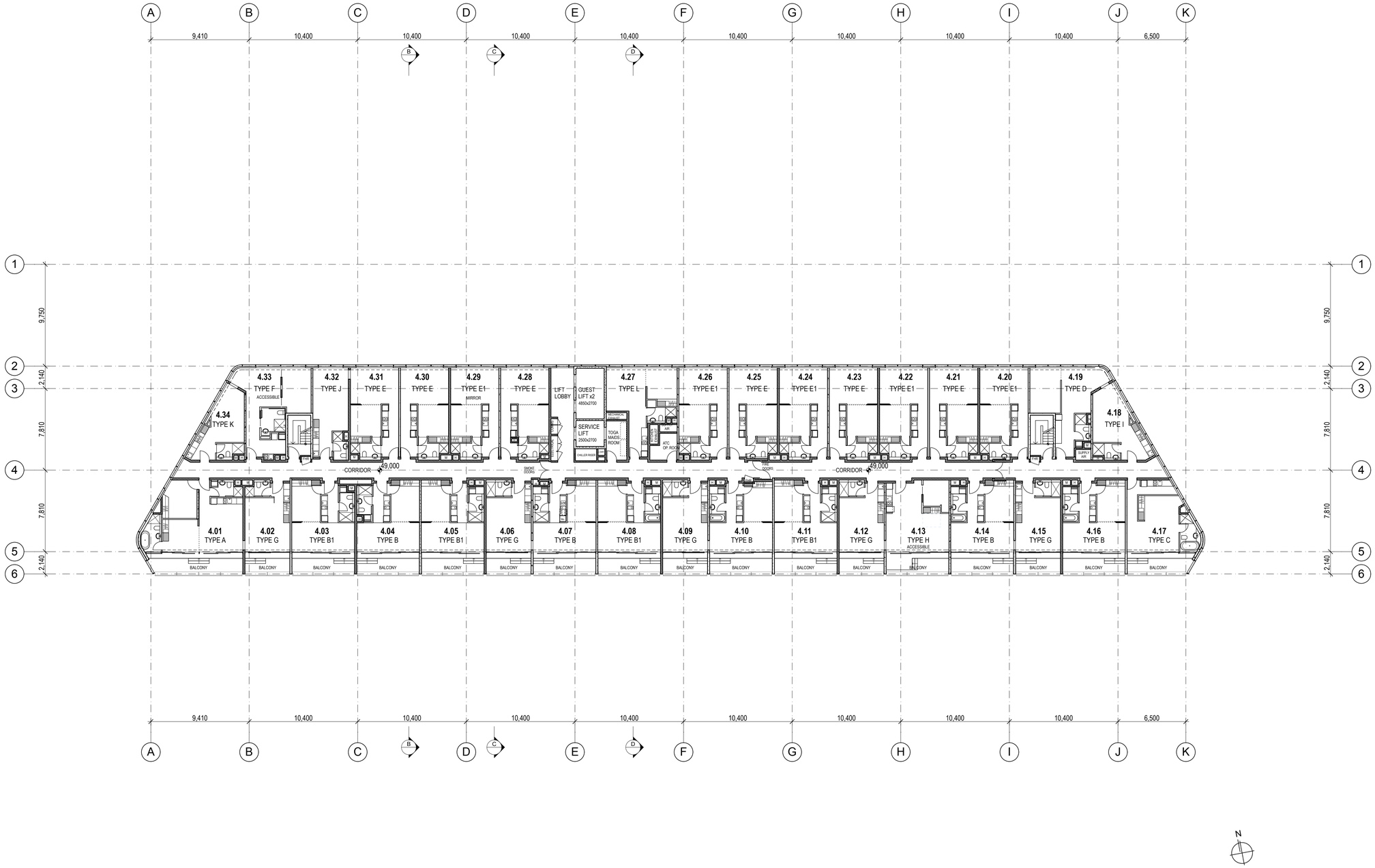
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
LEVEL 3 PLAN

DRAWN BY	JB
CHECKED	JC
SCALES	1:200/A1 1:400/A3
DATE	MAY 2012
PHASE	PA
DRAWING NO	A-1004
REVISION	-



N

DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

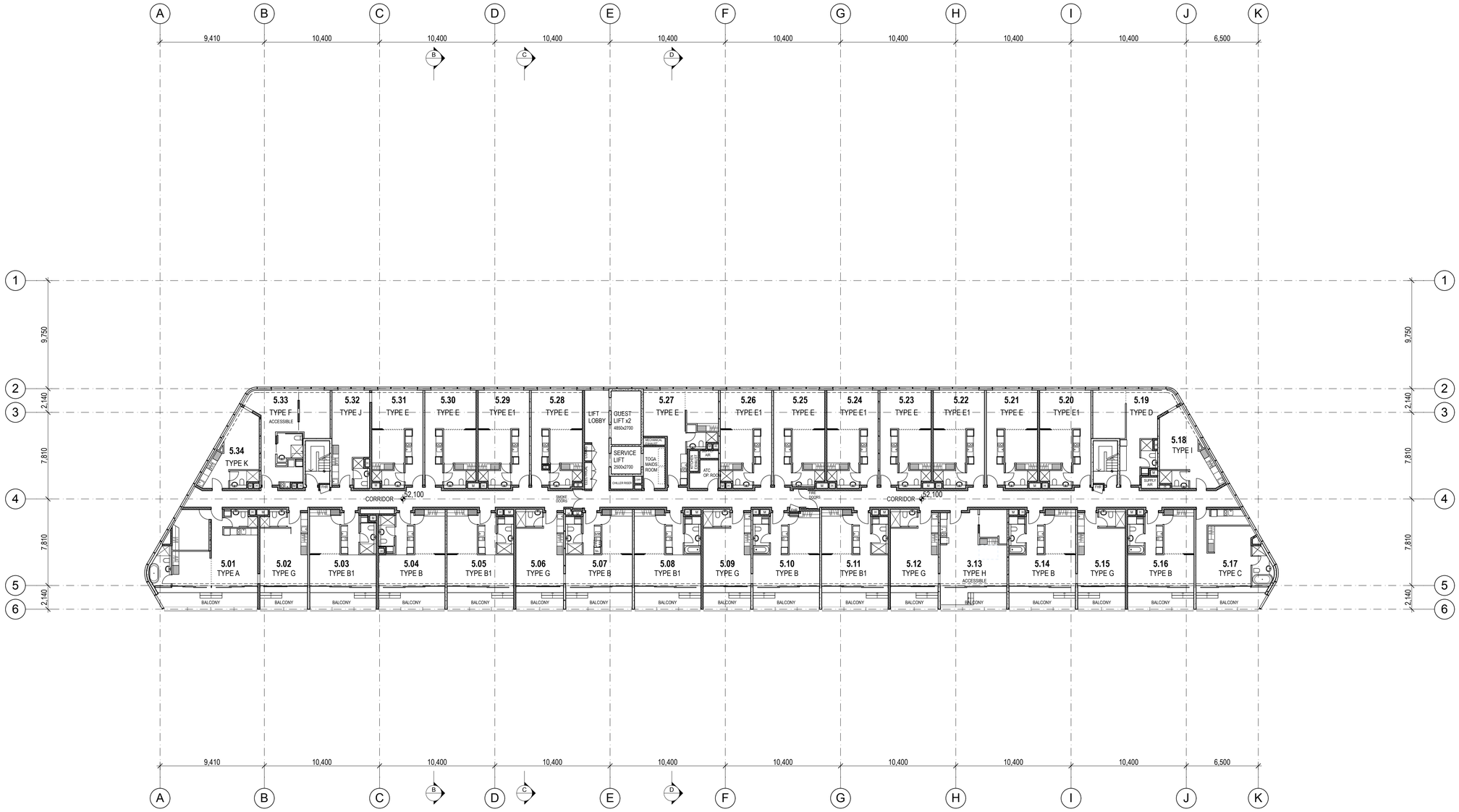
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
LEVEL 4 PLAN

DRAWN BY	JB
CHECKED	JC
SCALES	1:200/A1 1:400/A3
DATE	MAY 2012
PHASE	PA
DRAWING NO	A-1005
REVISION	-



DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

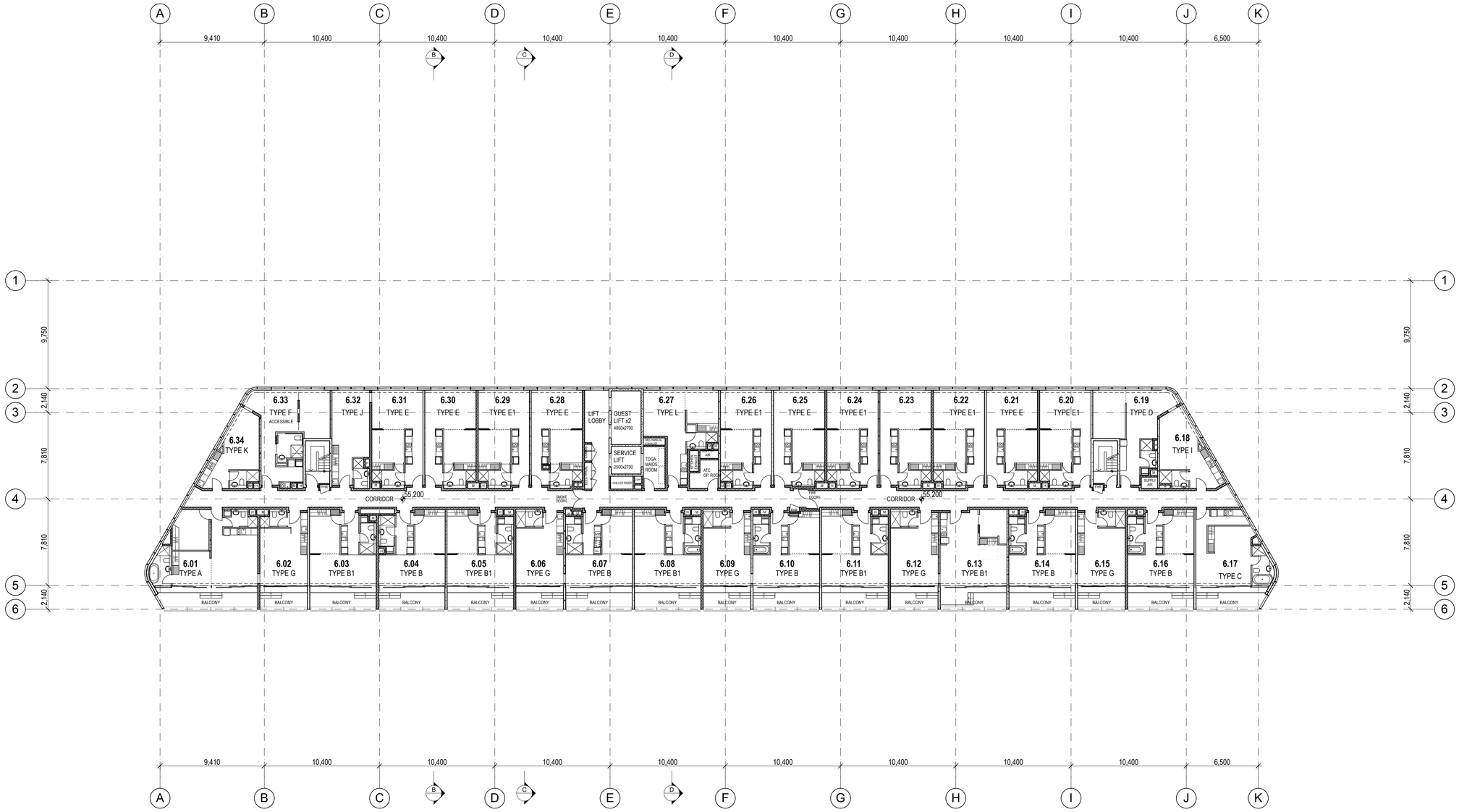
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
LEVEL 5 PLAN

DRAWN BY	JB
CHECKED	JC
SCALES	1:200/A1 1:400/A3
DATE	MAY 2012
PHASE	PA
DRAWING NO	A-1006
REVISION	-



N

DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FACADE CONSULTANT
AECOM
T (02) 8934 0564

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

PCA
CITY PLAN SERVICES
T (02) 9270 3500

TOWN PLANNER
URBIS
T (02) 8223 9900

CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
LEVEL 6 PLAN

SCALES 1:200/A1 1:400/A3

PHASE PA

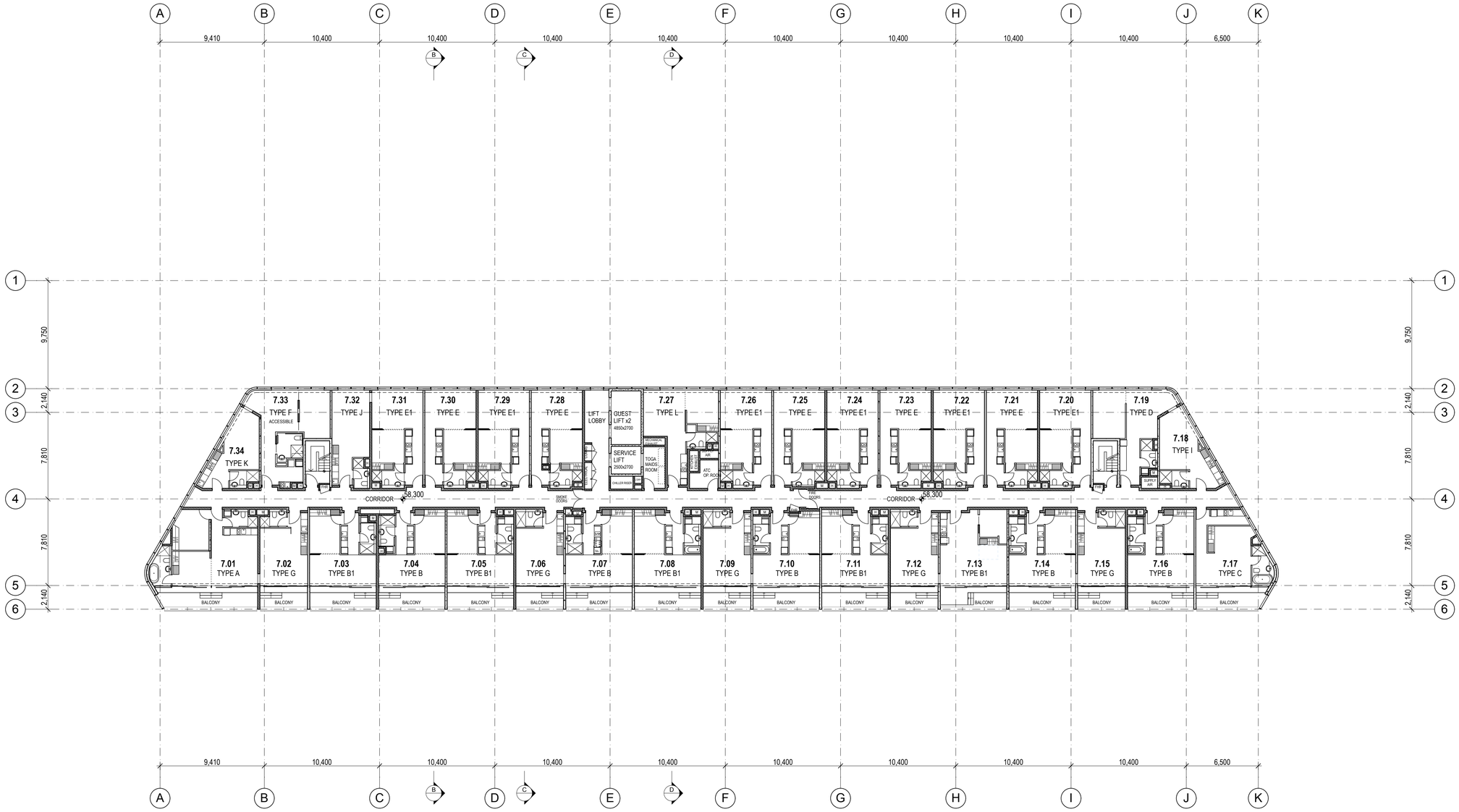
DRAWING NO A-1007

DRAWN BY JB

CHECKED JC

DATE MAY 2012

REVISION -



N

DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

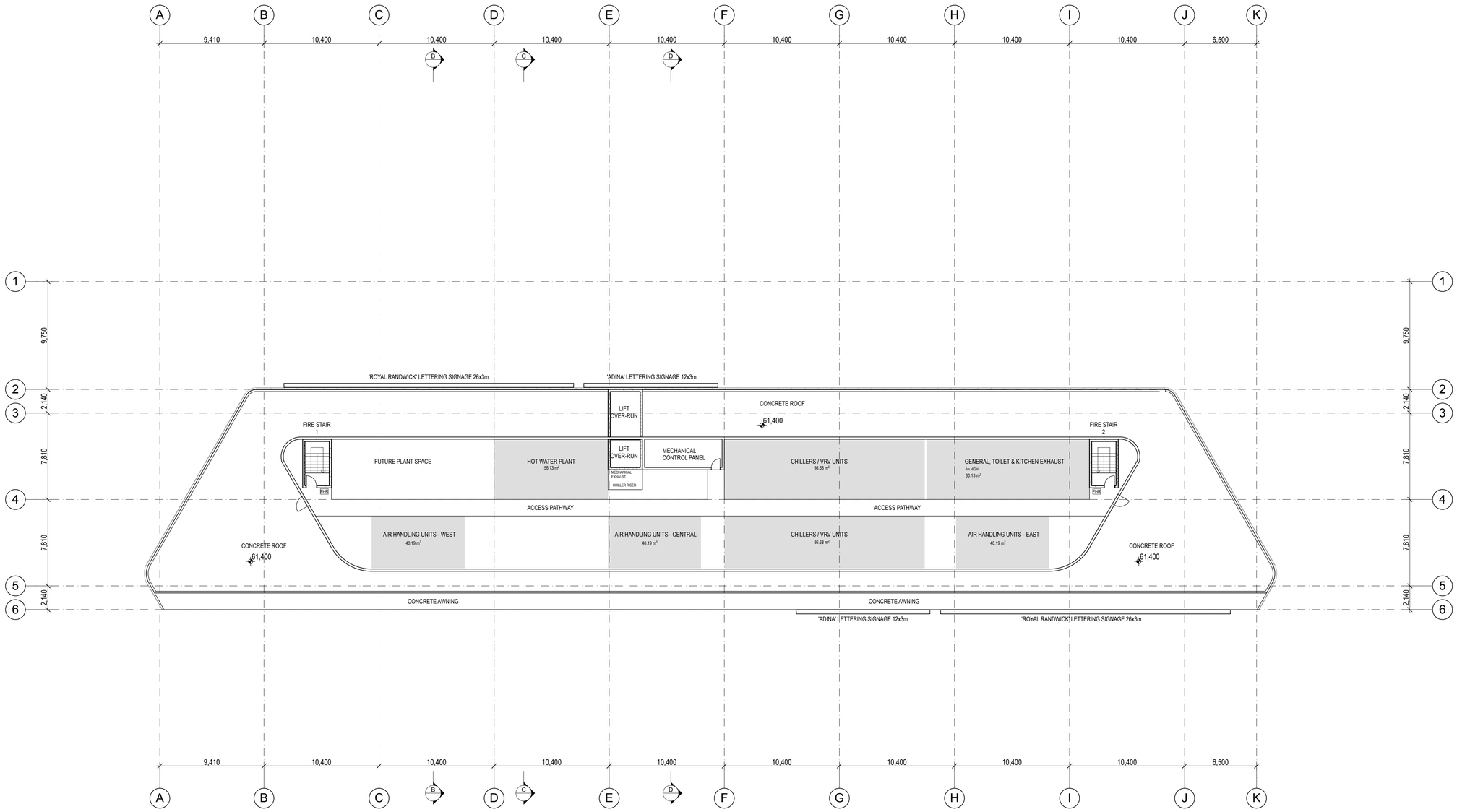
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
LEVEL 7 PLAN

DRAWN BY	JB
CHECKED	JC
SCALES	1:200/A1 1:400/A3
DATE	MAY 2012
PHASE	PA
DRAWING NO	A-1008
REVISION	-



DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

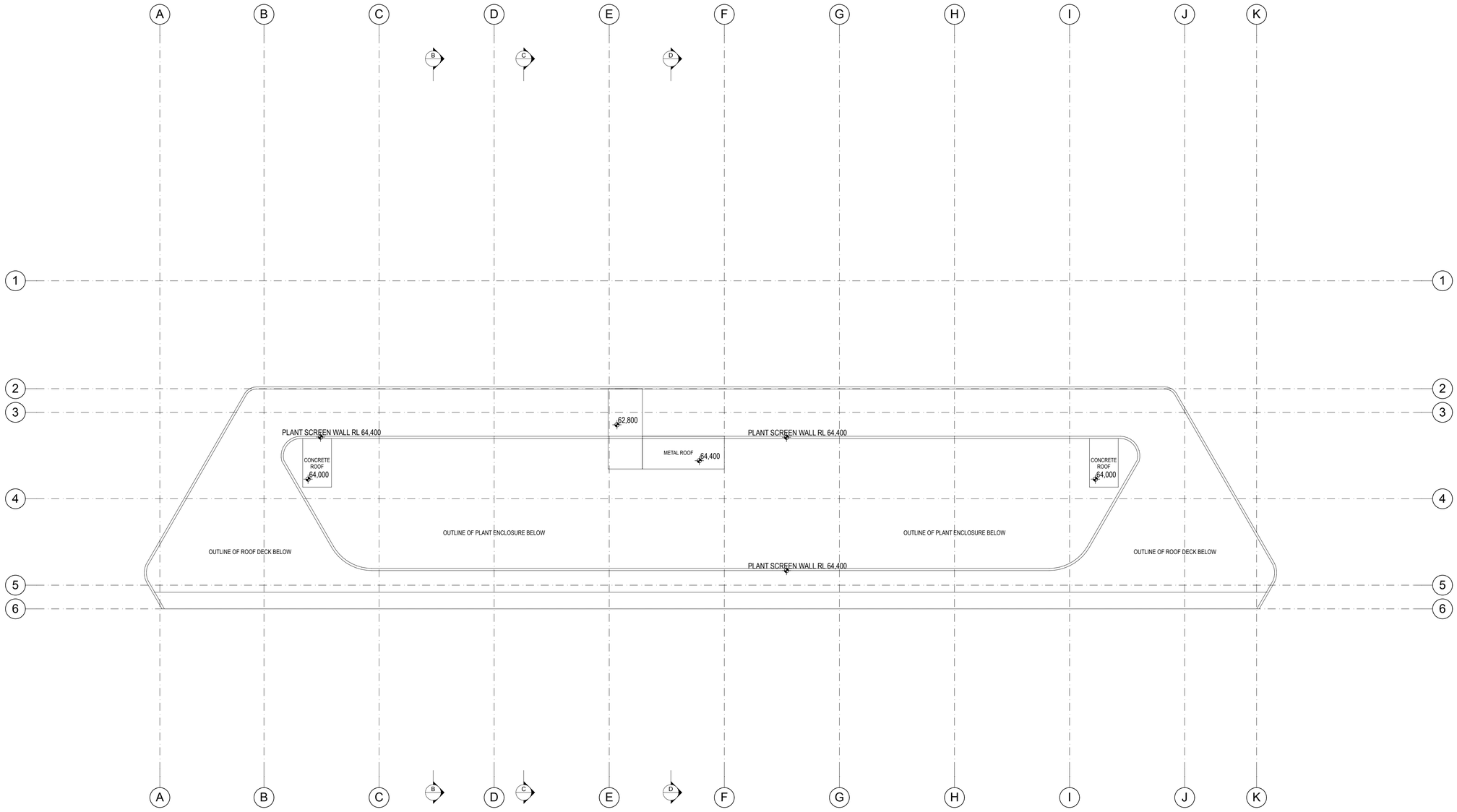
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
LEVEL 8 ROOF PLAN

DRAWN BY JB
CHECKED JC
SCALES 1:200/A1 1:400/A3
DATE MAY 2012
PHASE PA
DRAWING NO A-1009
REVISION -



DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FACADE CONSULTANT
AECOM
T (02) 8934 0564

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

PCA
CITY PLAN SERVICES
T (02) 9270 3500

TOWN PLANNER
URBIS
T (02) 8223 9900

CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
ROOF PLAN

SCALES 1:200/A1 1:400/A3

PHASE PA

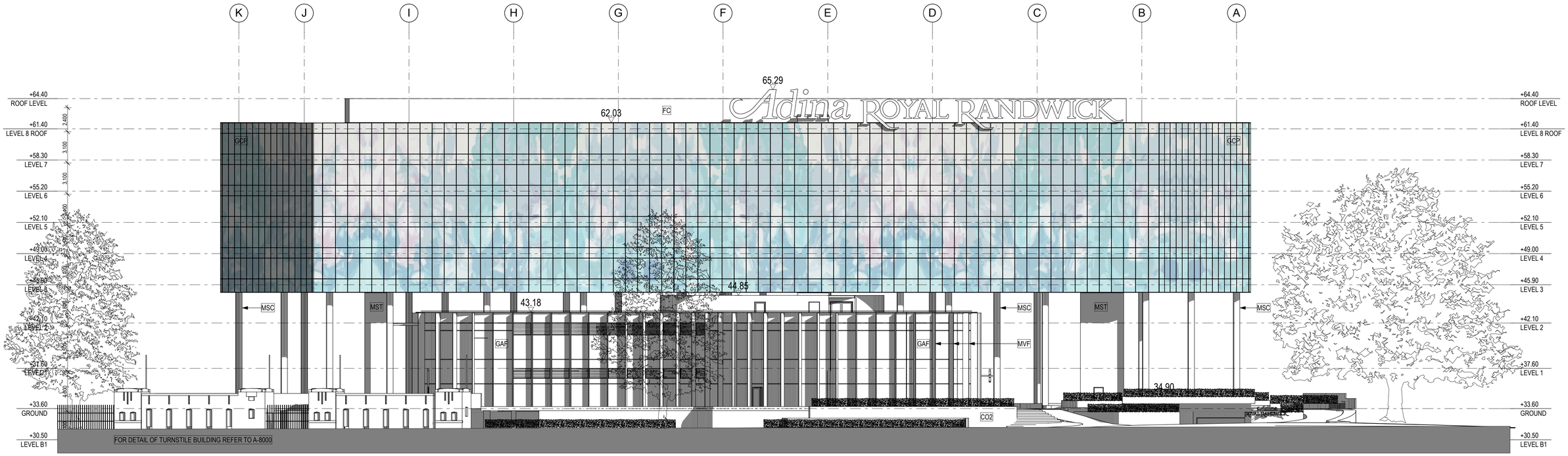
DRAWING NO A-1010

DRAWN BY JB

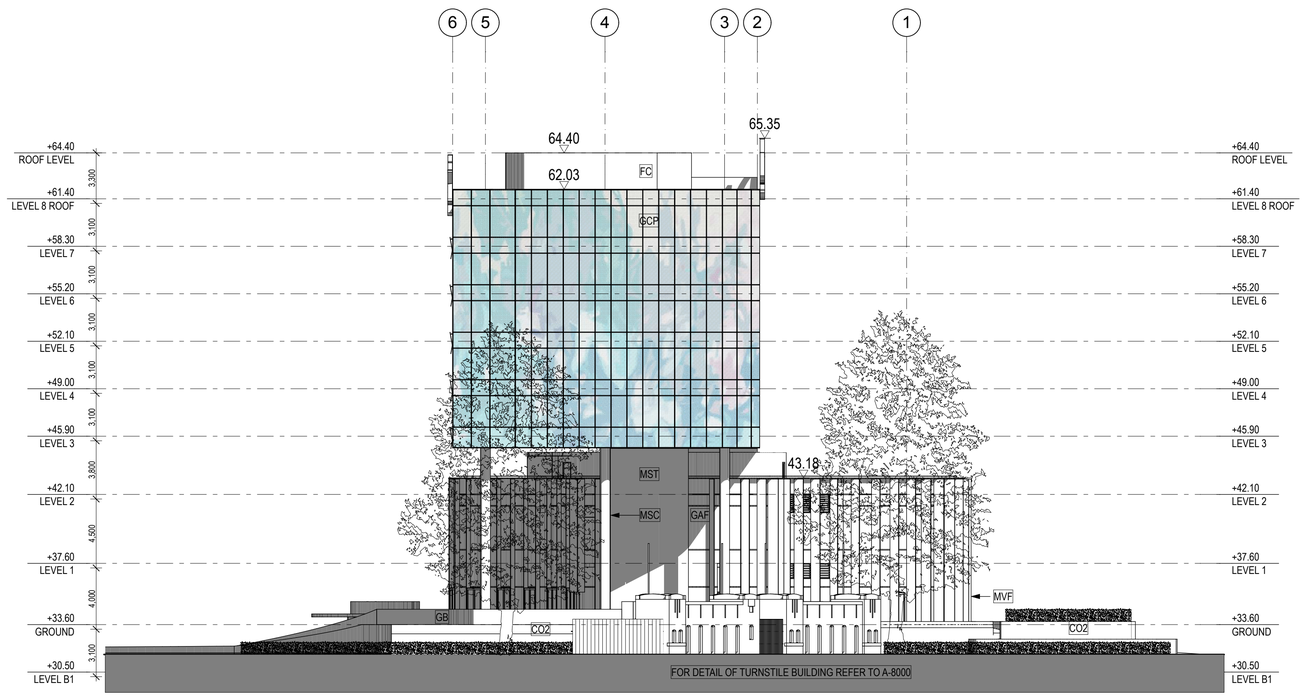
CHECKED JC

DATE MAY 2012

REVISION -



NORTH ELEVATION



EAST ELEVATION

DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

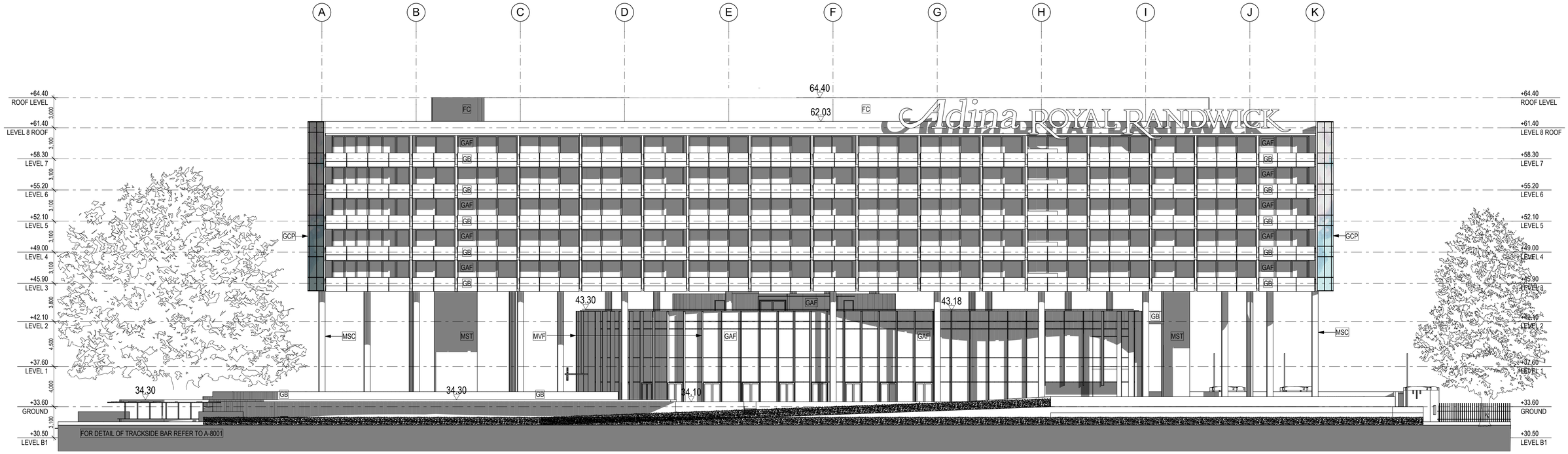
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

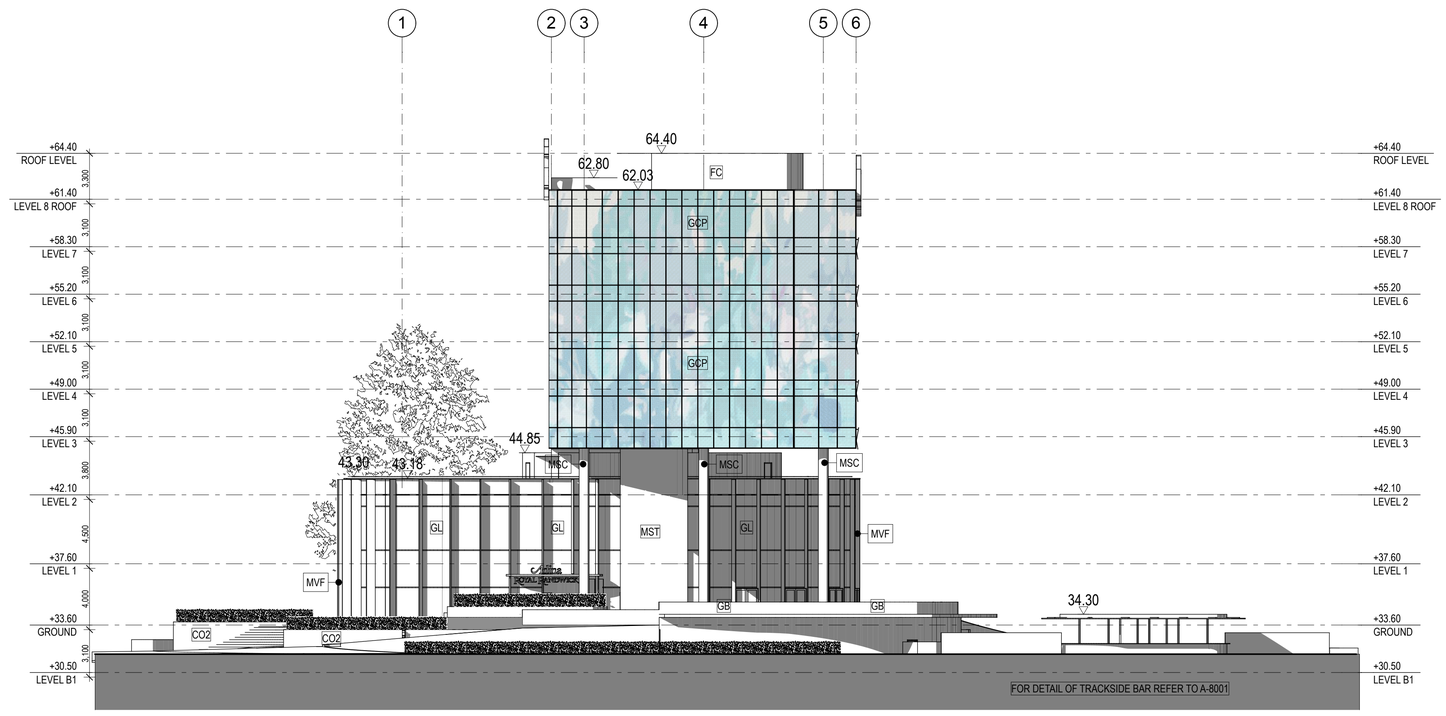
ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
ELEVATIONS

DRAWN BY JB
CHECKED JC
SCALES
DATE MAY 2012
PHASE PA
DRAWING NO A-2000
REVISION -



SOUTH ELEVATION



WEST ELEVATION

DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

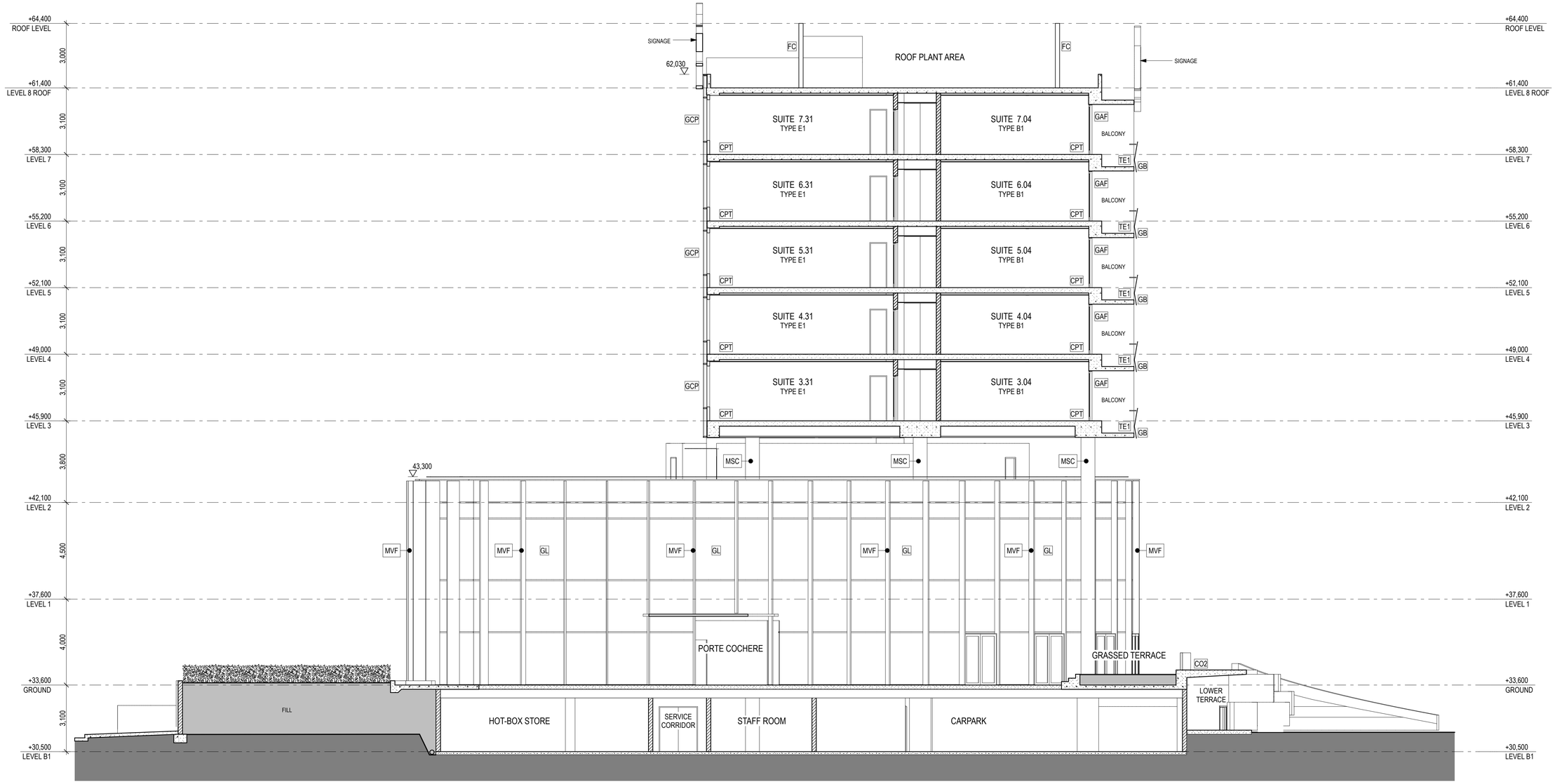
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
ELEVATIONS

DRAWN BY	JB
CHECKED	JC
SCALES	
DATE	MAY 2012
PHASE	PA
DRAWING NO	A-2001
REVISION	-



DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

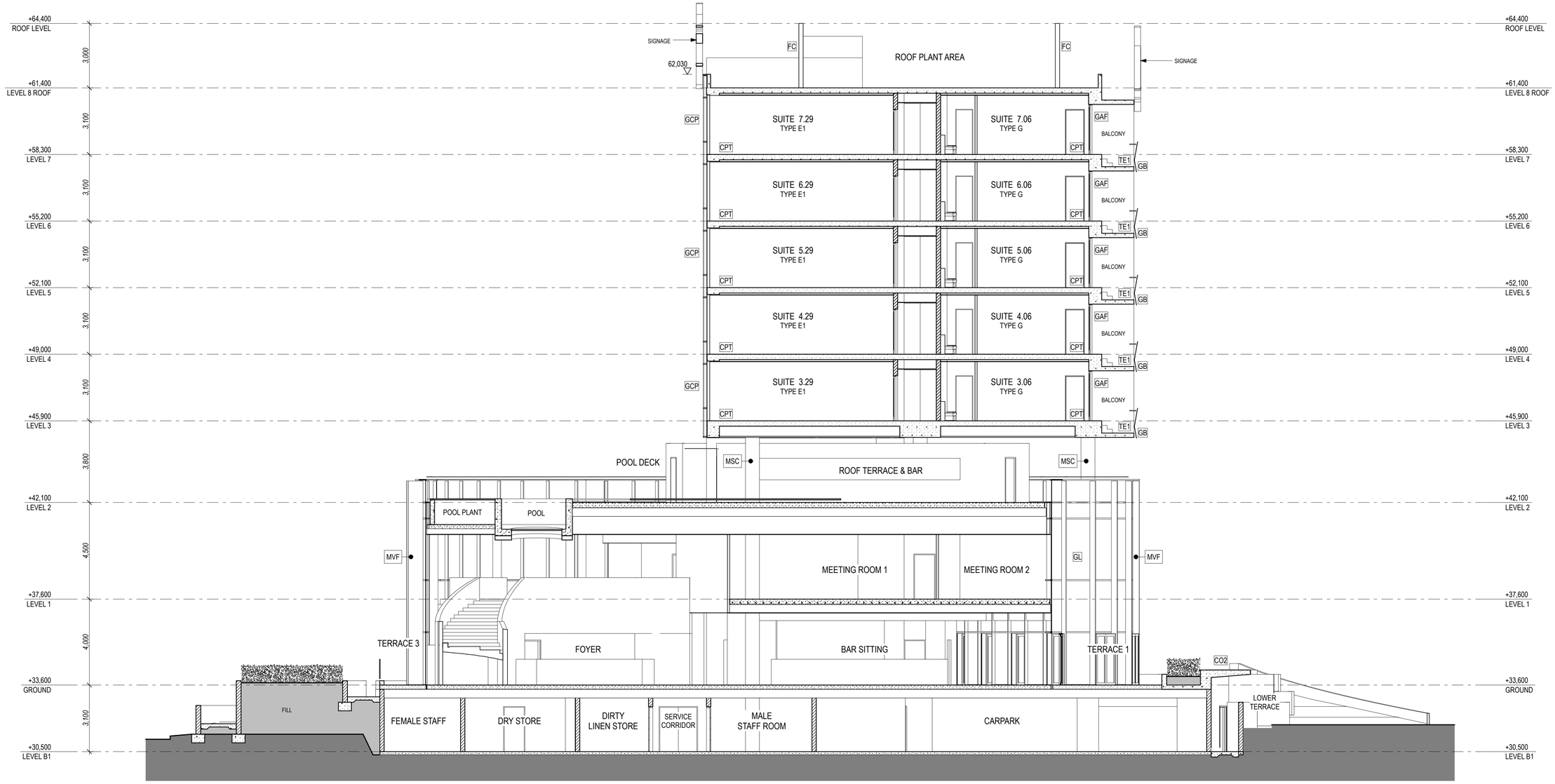
ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
SECTION B-B

DRAWN BY	JB
CHECKED	JC
DATE	MAY 2012
REVISION	-

SCALES

PHASE	DRAWING NO
PA	A-3001



DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

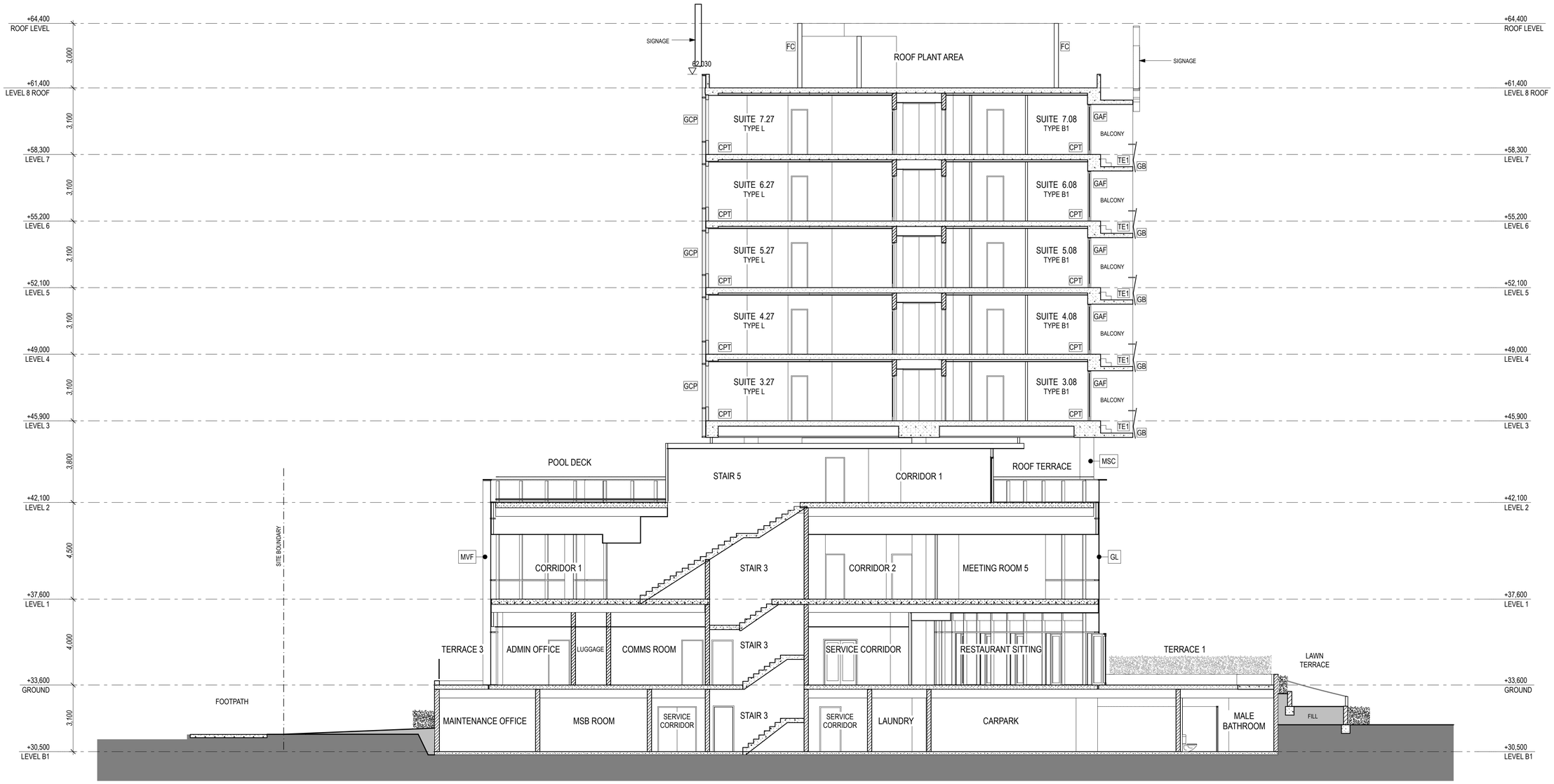
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
SECTION C-C

DRAWN BY	JB
CHECKED	JC
SCALES	
DATE	MAY 2012
PHASE	PA
DRAWING NO	A-3002
REVISION	-



DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FACADE CONSULTANT
AECOM
T (02) 8934 0564

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

PCA
CITY PLAN SERVICES
T (02) 9270 3500

TOWN PLANNER
URBIS
T (02) 8223 9900

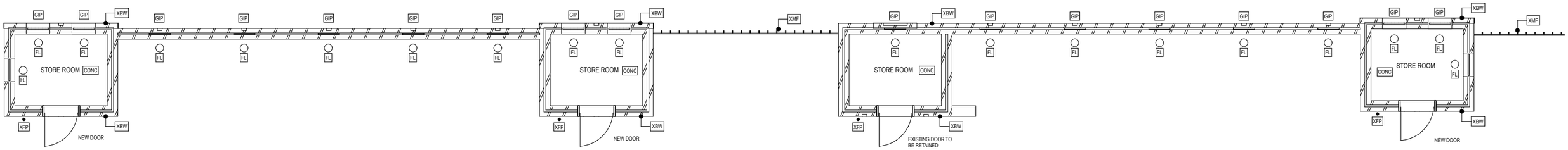
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

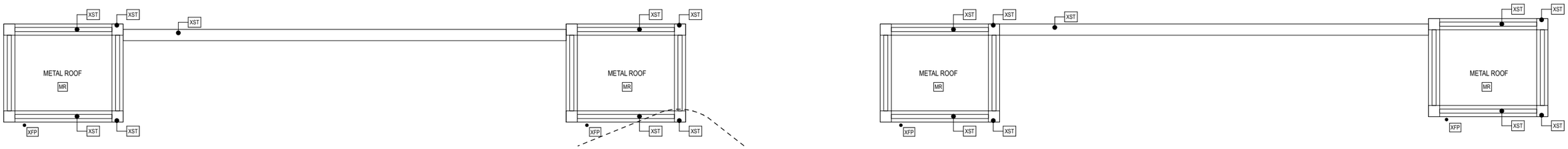
ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
SECTION D-D

DRAWN BY	JB
CHECKED	JC
SCALES	
DATE	MAY 2012
PHASE	PA
DRAWING NO	A-3003
REVISION	-



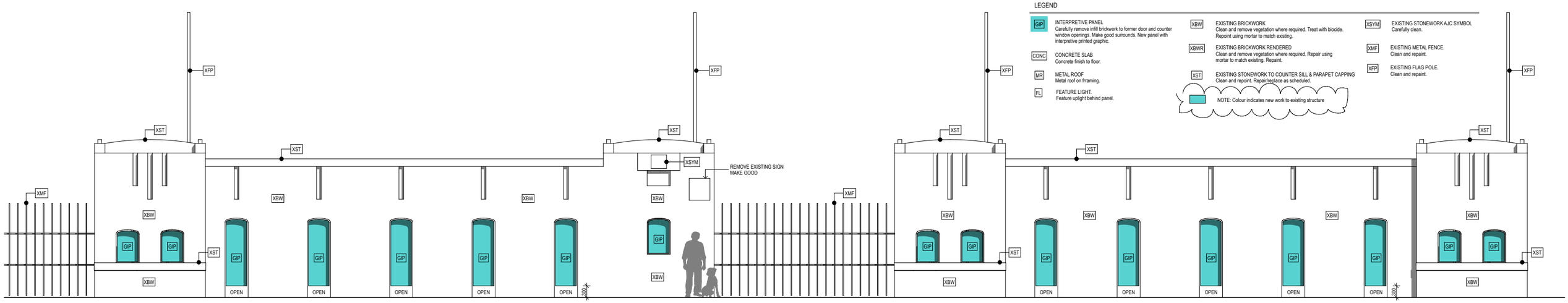
TURNSTILE BUILDING GROUND PLAN



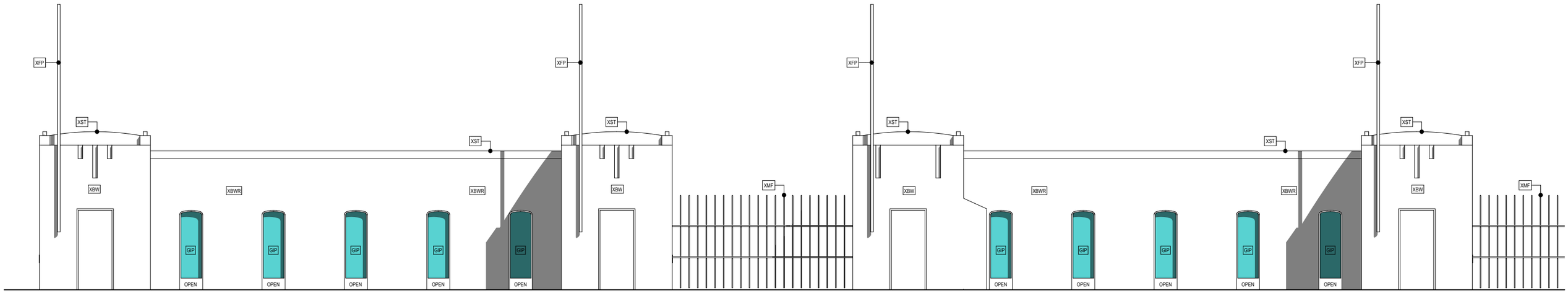
TURNSTILE BUILDING ROOF PLAN

LEGEND

GIP	INTERPRETIVE PANEL Carefully remove infill brickwork to former door and counter window openings. Make good surrounds. New panel with interpretive printed graphic.
CONC	CONCRETE SLAB Concrete finish to floor.
MR	METAL ROOF Metal roof on firraming.
FL	FEATURE LIGHT. Feature uplight behind panel.
XBW	EXISTING BRICKWORK Clean and remove vegetation where required. Treat with biocide. Repoint using mortar to match existing.
XBWR	EXISTING BRICKWORK RENDERED Clean and remove vegetation where required. Repair using mortar to match existing. Repaint.
XST	EXISTING STONEWORK TO COUNTER SILL & PARAPET CAPPING Clean and repoint. Repair/replace as scheduled.
	NOTE: Colour indicates new work to existing structure
XSYM	EXISTING STONEWORK AJC SYMBOL Carefully clean.
XMF	EXISTING METAL FENCE. Clean and repaint.
XFP	EXISTING FLAG POLE. Clean and repaint.



TURNSTILE BUILDING FRONT ELEVATION



TURNSTILE BUILDING REAR ELEVATION

PRELIMINARY 12/06/12

DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE
12.06.12	B	COLOUR ADDED TO INDICATE GLASS INTERPRETIVE PANELS

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FACADE CONSULTANT
AECOM
T (02) 8934 0564

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

PCA
CITY PLAN SERVICES
T (02) 9270 3500

TOWN PLANNER
URBIS
T (02) 8223 9900

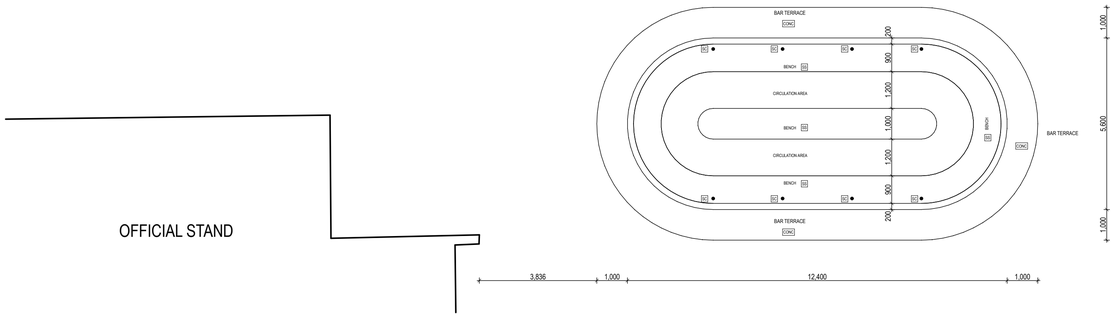
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

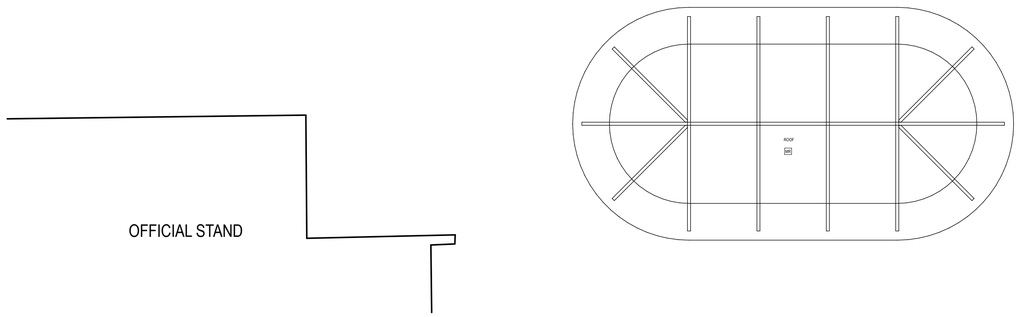
ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
TURNSTILE BUILDING

DRAWN BY JB
CHECKED JC
SCALES 1:50/A1 1:100/A3
DATE MAY 2012
PHASE PA
DRAWING NO A-8000
REVISION B

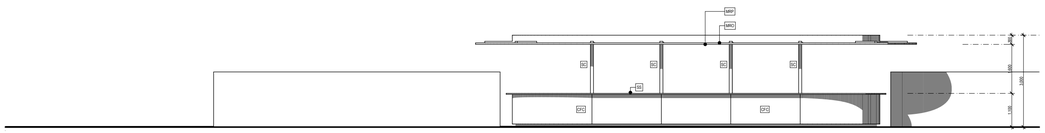


TRACKSIDE BAR GROUND PLAN

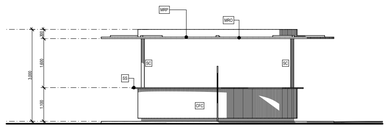


TRACKSIDE BAR ROOF PLAN

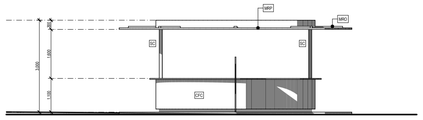
TRACKSIDE BAR EAST ELEVATION



TRACKSIDE BAR WEST ELEVATION



TRACKSIDE BAR SOUTH ELEVATION



TRACKSIDE BAR NORTH ELEVATION

LEGEND

CFC	CFC CLADDING 'NATURA' CFC cladding 'Natura Pro' on metal framing on blockwork.	MR	METAL ROOF Metal roof on framing.
SC	STEEL COLUMN Steel column stainless finish.	MRP	METAL ROOF EDGE PROFILE Metal roof edge profile paint finish.
CONC	CONCRETE SLAB Concrete finish to floor.	MRO	METAL ROOF OUTRIGGER Metal roof outrigger paint finish.
		SS	STAINLESS STEEL BENCHTOP

DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

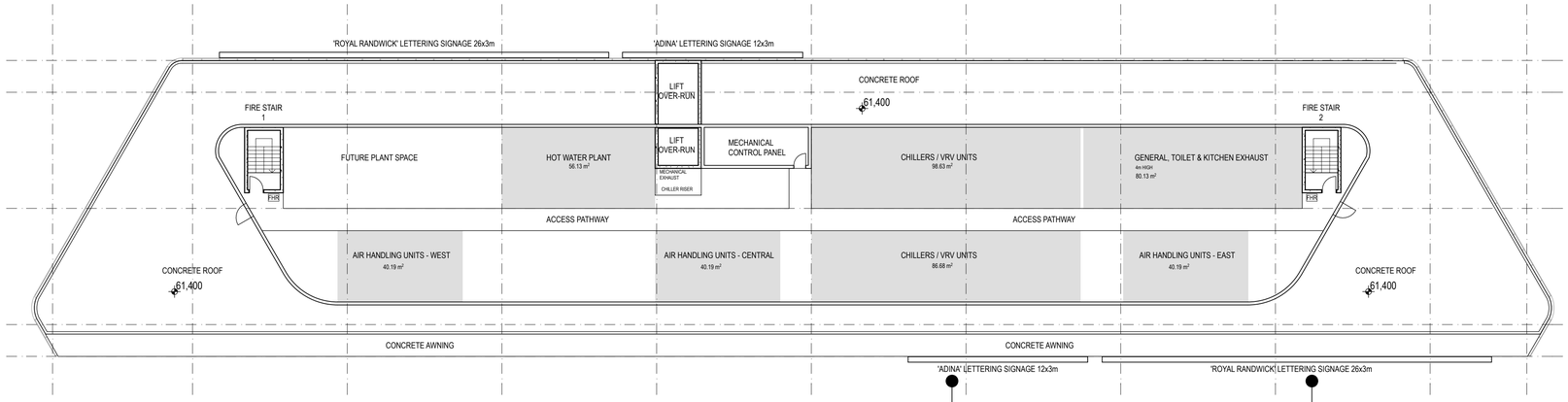
ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
TRACKSIDE BAR

DRAWN BY JB
CHECKED JC
SCALES 1:100/A1 1:200/A3
DATE MAY 2012
PHASE PA
DRAWING NO A-8001
REVISION -

Internally Illuminated roof signage with 3000 mm high lettering, incorporating 'Adina' standard logo & 'Royal Randwick' trademark logo.

Adina 3000mm ROYAL RANDWICK 3000mm



Adina 3000mm ROYAL RANDWICK 3000mm

Internally Illuminated roof signage with 3000 mm high lettering, incorporating 'Adina' standard logo & 'Royal Randwick' trademark logo.

CARPARK ENTRY SIGNAGE

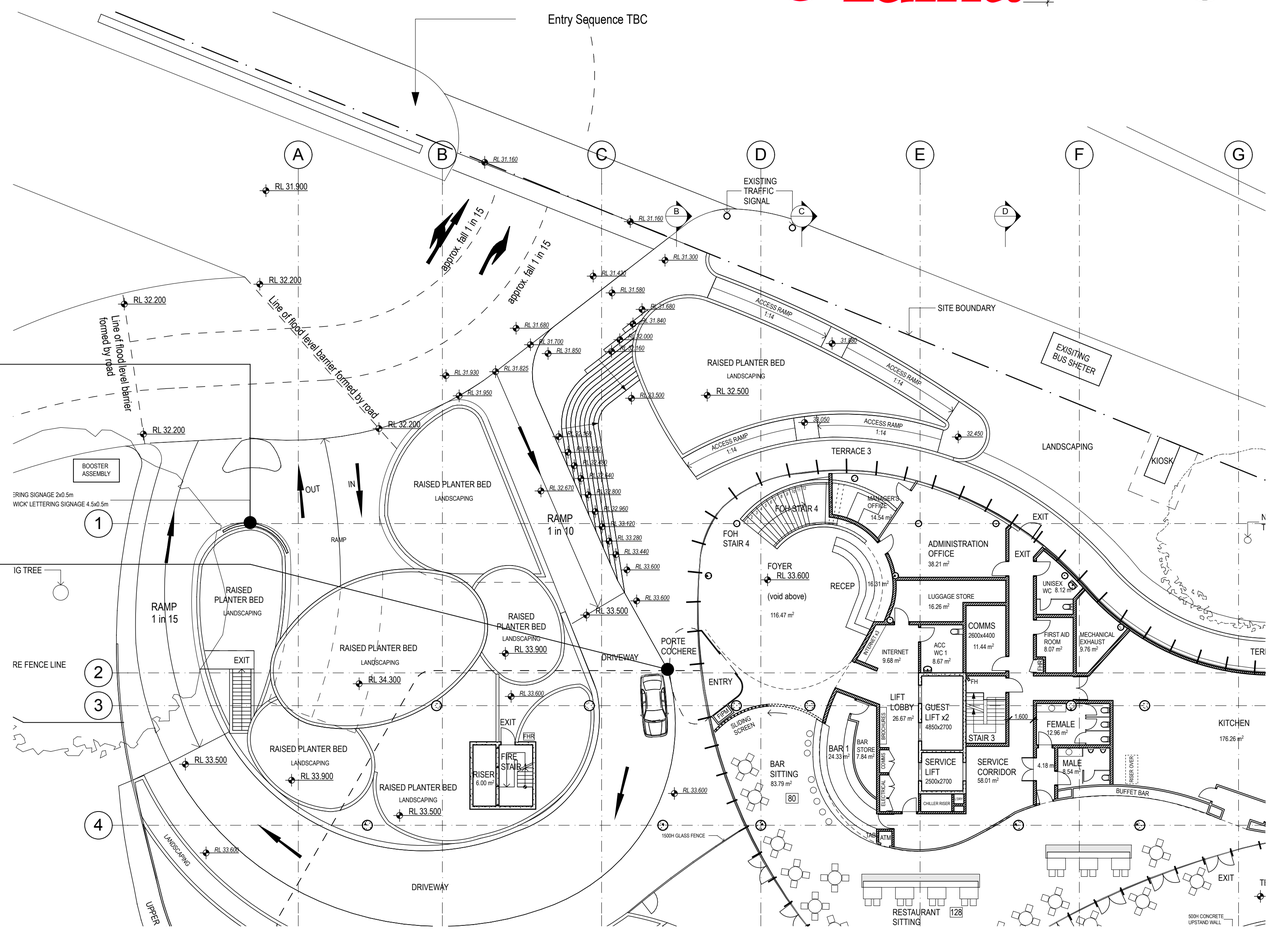
2000 mm long internally illuminated 'Adina' Logo sign with raised lettering → Adina 500mm

4400mm long internally illuminated 'Royal Randwick' Logo sign with raised lettering → ROYAL RANDWICK 500mm

MAIN ENTRANCE SIGNAGE

2000 mm long internally illuminated 'Adina' Logo sign with raised lettering → Adina 500mm

4400mm long internally illuminated 'Royal Randwick' Logo sign with raised lettering → ROYAL RANDWICK 500mm



DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

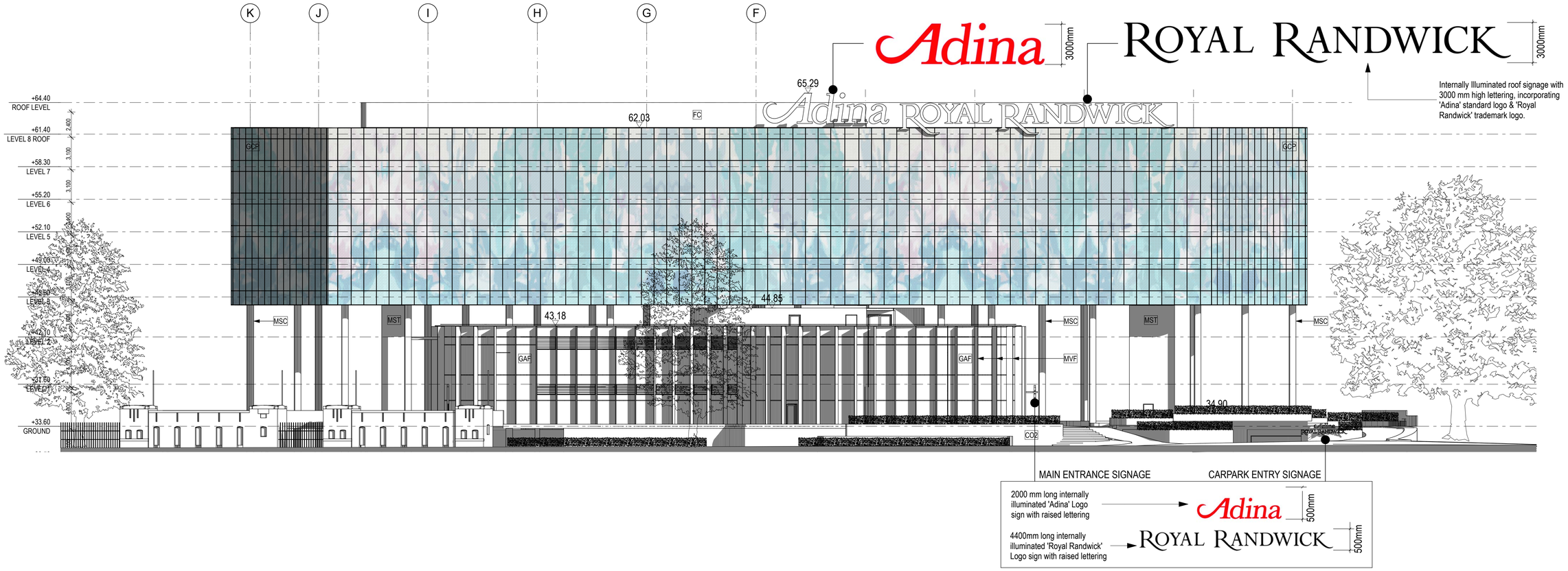
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

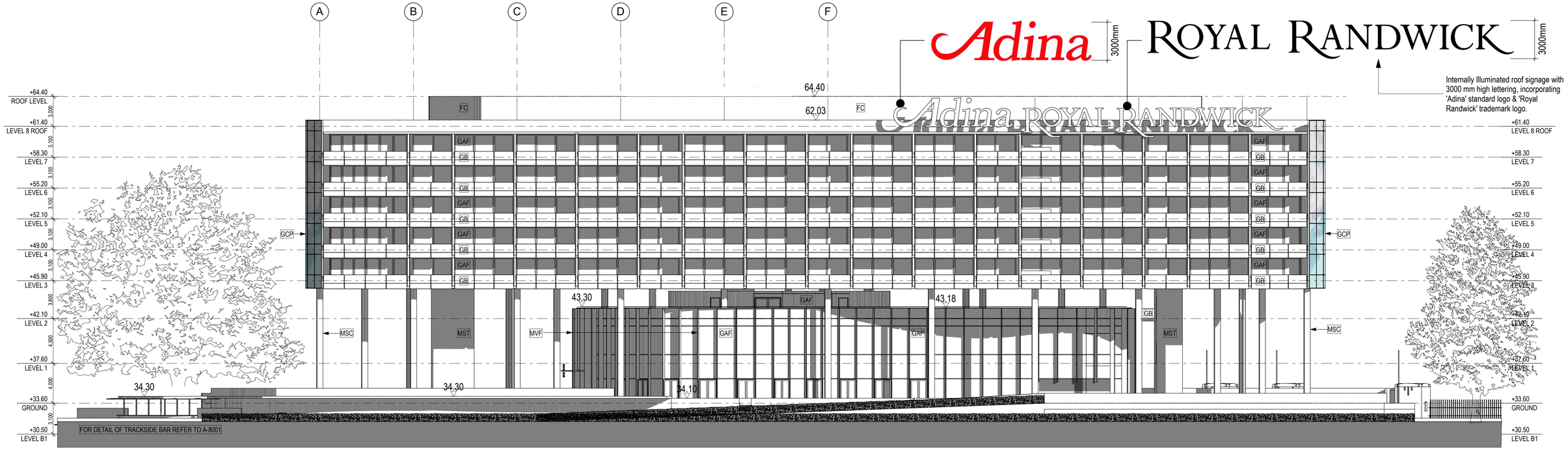
PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
SIGNAGE PLAN

DRAWN BY	JB
CHECKED	JC
SCALES	
DATE	MAY 2012
PHASE	PA
DRAWING NO	A-9000
REVISION	-





DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER BROWN CONSULTING T (02) 9004 8855	ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER WSP T (02) 8907 0900	FACADE CONSULTANT AECOM T (02) 8934 0564	PCA CITY PLAN SERVICES T (02) 9270 3500
QUANTITY SURVEYOR SLATTERY AUSTRALIA PTY LTD T (02) 9423 8850	TRAFFIC ENGINEER PARKING CONSULTANTS INTERNATIONAL T (02) 9968 1844	FIRE ENGINEER RAW FIRE T (02) 9299 6605	TOWN PLANNER URBIS T (02) 8223 9900

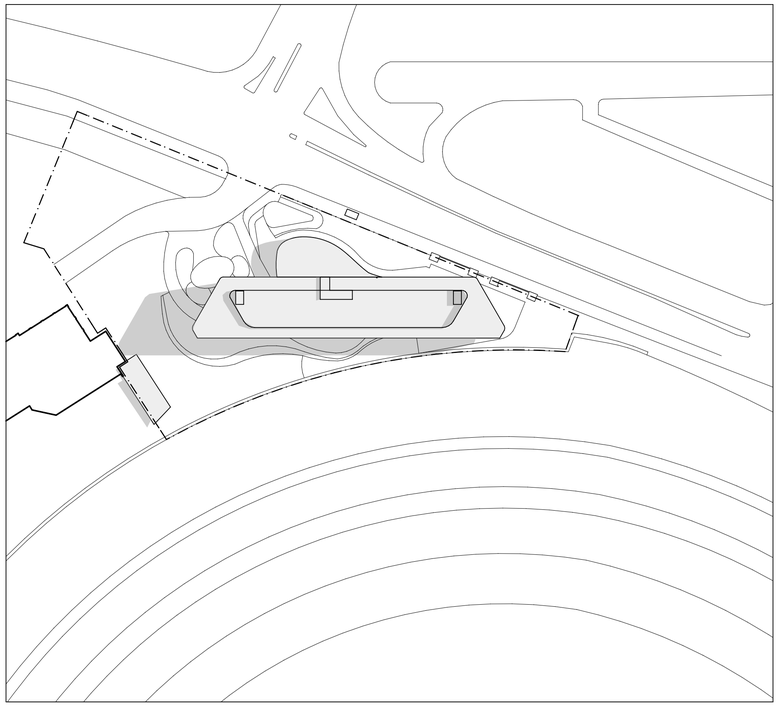
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

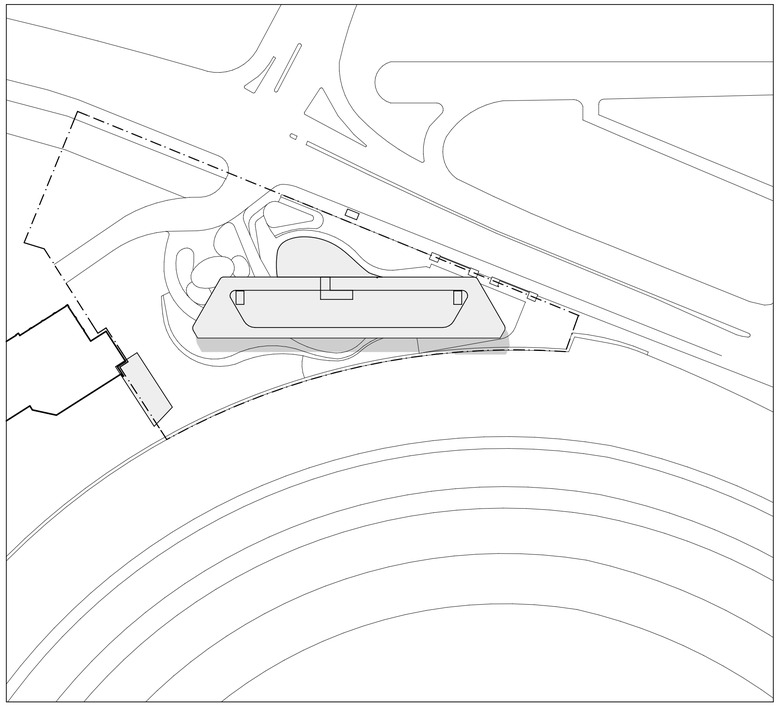
ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
SIGNAGE PLAN

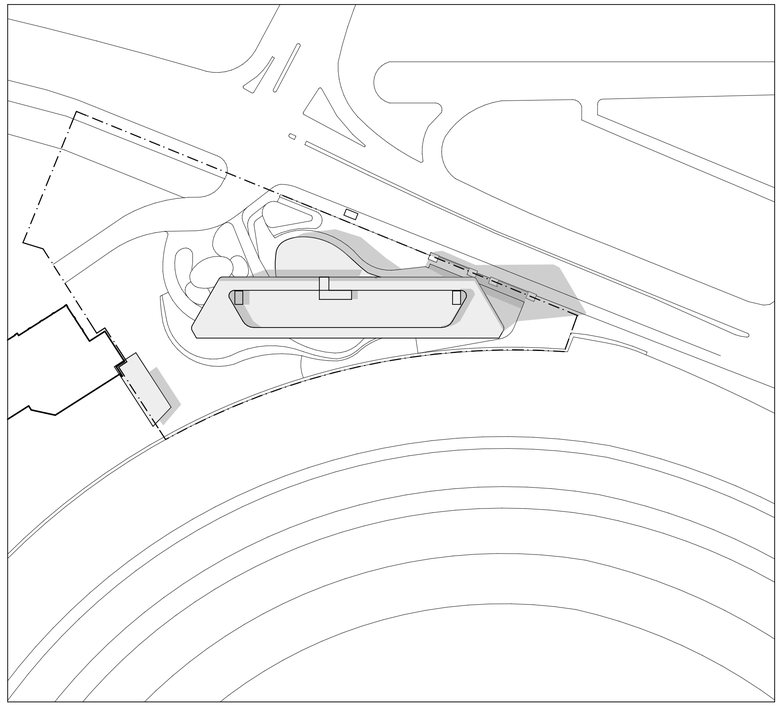
DRAWN BY	JB
CHECKED	JC
SCALES	
DATE	MAY 2012
PHASE	PA
DRAWING NO	A-9001
REVISION	-



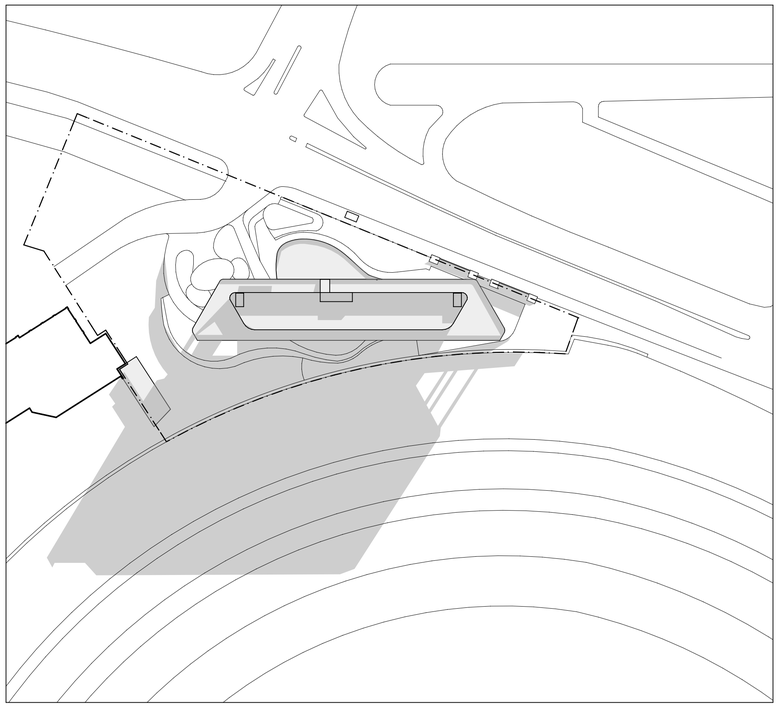
DECEMBER 21, 9AM



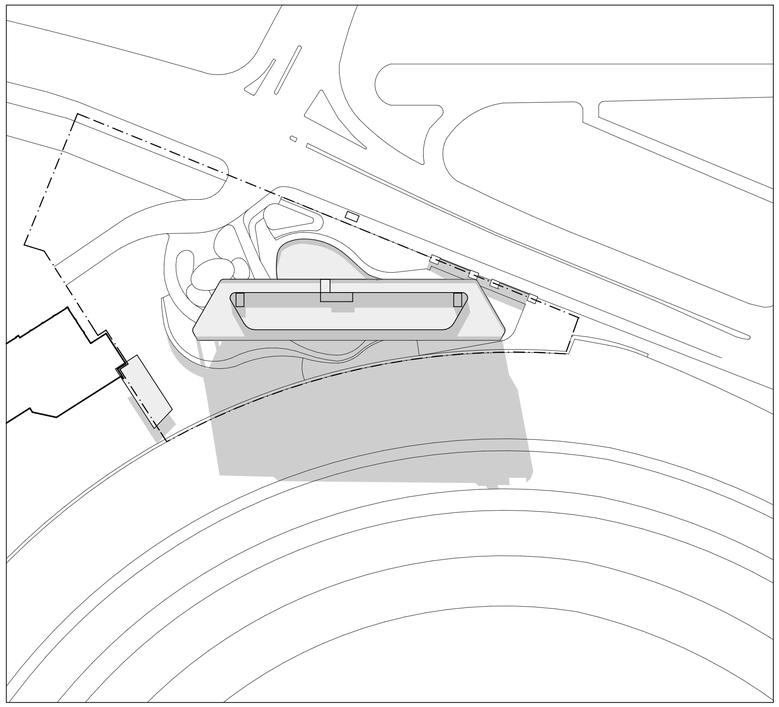
DECEMBER 21, 12PM



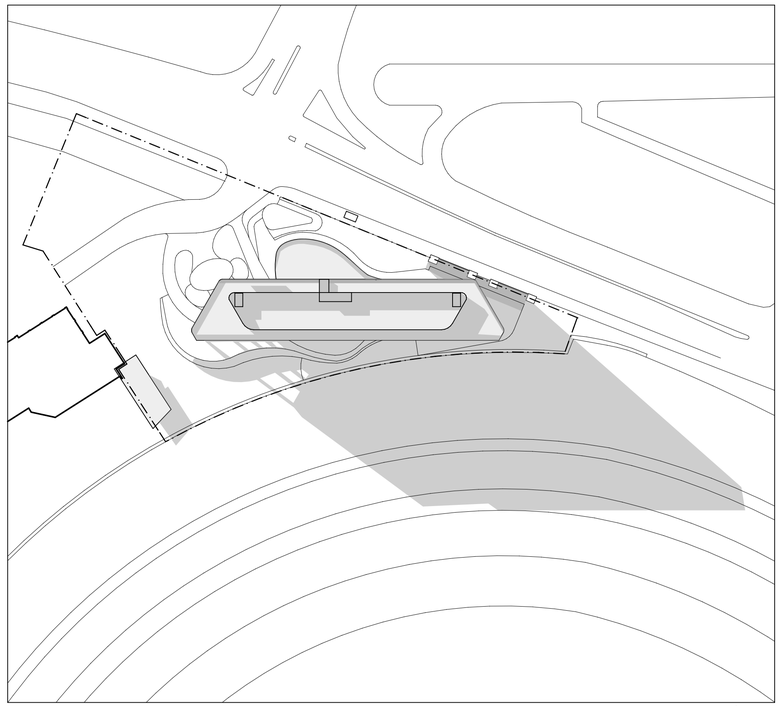
DECEMBER 21, 3PM



JUNE 21, 9AM



JUNE 21, 12PM



JUNE 21, 3PM

N

DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FACADE CONSULTANT
AECOM
T (02) 8934 0564

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

PCA
CITY PLAN SERVICES
T (02) 9270 3500

TOWN PLANNER
URBIS
T (02) 8223 9900

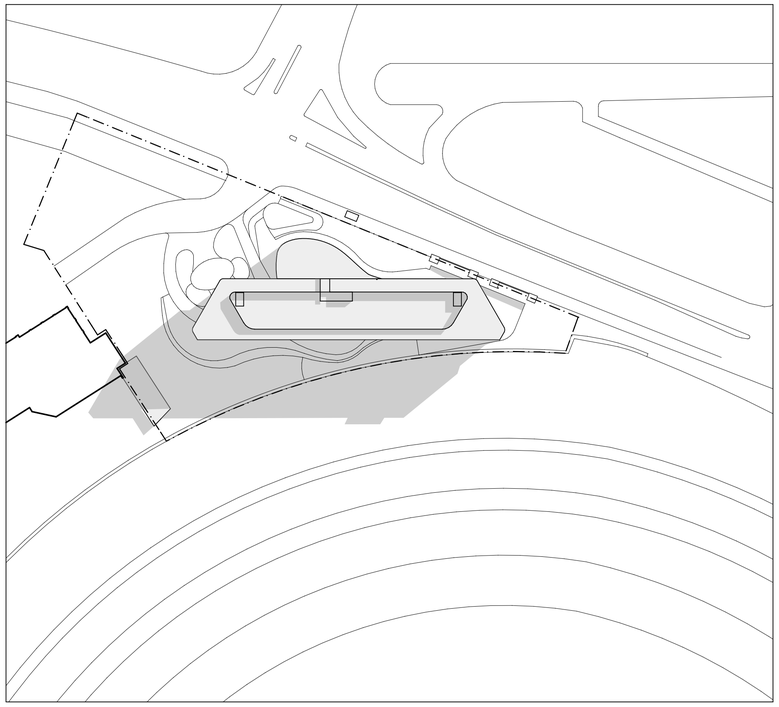
CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

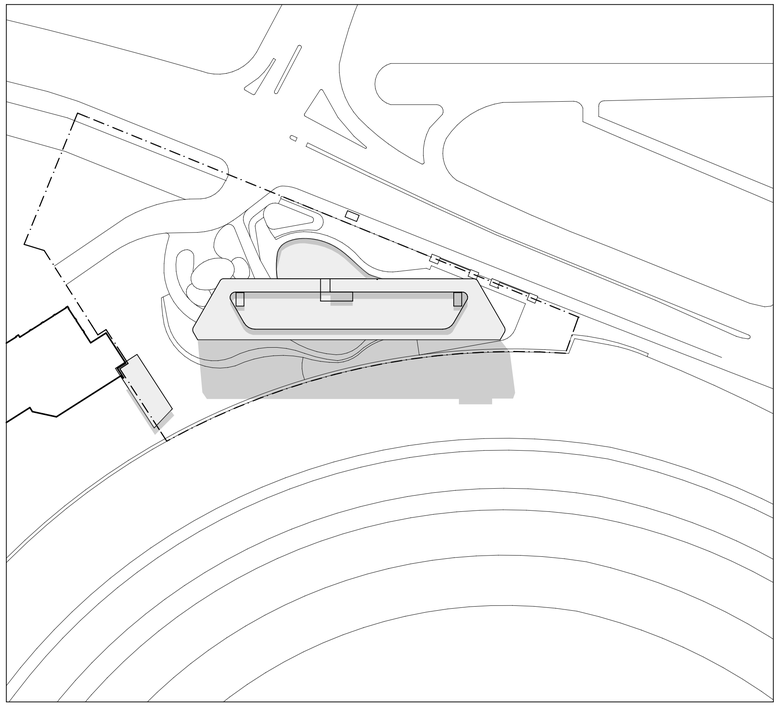
ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
SHADOW DIAGRAMS 1

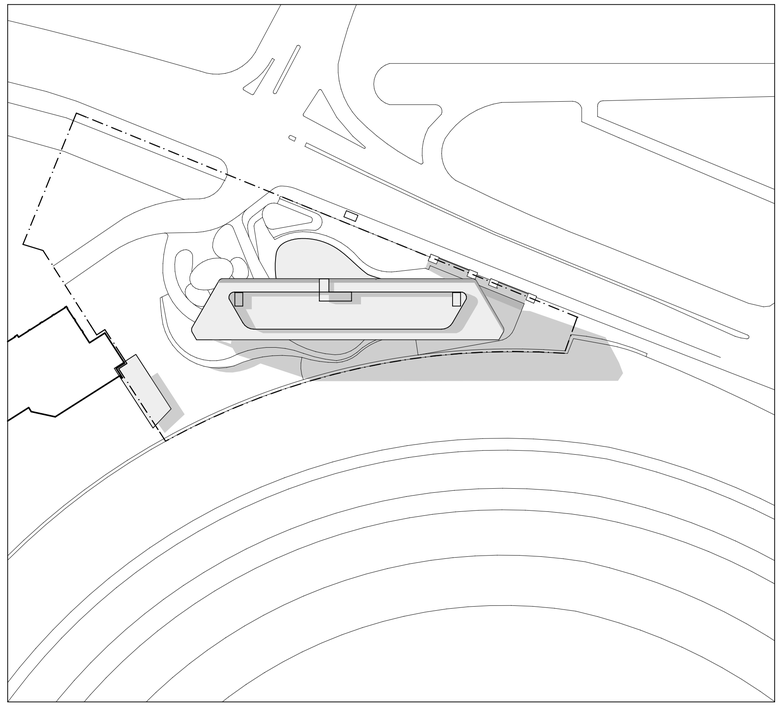
DRAWN BY JB
CHECKED JC
SCALES 1:1000/A1 1:2000/A3
DATE MAY 2012
PHASE PA
DRAWING NO A-9100
REVISION -



MARCH 21, 9AM



MARCH 21, 12PM



MARCH 21, 3PM

DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

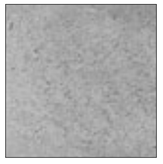
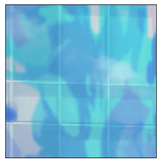
ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
SHADOW DIAGRAMS 2

DRAWN BY JB
CHECKED JC
SCALES 1:1000/A1 1:2000/A3
DATE MAY 2012
PHASE PA
DRAWING NO A-9101
REVISION -

MATERIALS & FINISH LEGEND

EXTERNAL

CODE	SAMPLE	MATERIAL/FINISH	LOCATION
CO2		CONCRETE OFF-FORM (CLASS 2C FINISH)	GROUND LEVEL TERRACE, AWNING & ENTRY WALLS
GCP *DETAIL VIEW*		GLAZING ALUMINIUM FRAMED WITH COLOURED PATTERN INTERALYER	LEVELS 3-7 GLASS CURTAIN WALL FACADE TO PARK-SIDE ROOMS
GCP *DISTANT VIEW*		GLAZING ALUMINIUM FRAMED WITH COLOURED PATTERN INTERALYER	LEVELS 3-7 GLASS CURTAIN WALL FACADE TO PARK-SIDE ROOMS
GAF GL GB		GLAZING ALUMINIUM FRAMED GLAZING LOUVRES GLASS BALUSTRADE	LEVELS G-2 FACADE LEVELS 3-7 TRACKSIDE ROOMS
MVF MSC		METAL VERTICAL FIN PAINT FINISH METAL STEEL COLUMN PAINT FINISH	LEVELS G-2 FACADE & COLUMNS
MCL		METAL CLADDING	UNDERSIDE OF LEVEL 3
MST		METAL STEEL TRELLIS WITH PLANTING	LEVELS G-2 EXTERNAL - VERTICAL ACCESS CORES

INTERNAL

CODE	SAMPLE	MATERIAL/FINISH	LOCATION
CO2		TIMBER	GROUND LEVEL FEATURE WALLS, SCREENS & JOINERY - VISIBLE FROM EXTERIOR
PB		PLASTERBOARD WITH PAINT FINISH - COLOURS TO BE DETERMINED	ALL LEVELS WALLS & CEILINGS

DATE	REV	NOTES :
22.05.12	A	PROJECT APPLICATION ISSUE

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepencies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

STRUCTURAL & CIVIL ENGINEER
BROWN CONSULTING
T (02) 9004 8855

ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER
WSP
T (02) 8907 0900

FACADE CONSULTANT
AECOM
T (02) 8934 0564

PCA
CITY PLAN SERVICES
T (02) 9270 3500

QUANTITY SURVEYOR
SLATTERY AUSTRALIA PTY LTD
T (02) 9423 8850

TRAFFIC ENGINEER
PARKING CONSULTANTS INTERNATIONAL
T (02) 9968 1844

FIRE ENGINEER
RAW FIRE
T (02) 9299 6605

TOWN PLANNER
URBIS
T (02) 8223 9900

CLIENT:
AUSTRALIAN TURF CLUB LTD
T (02) 9663 8400

PROJECT :
ROYAL RANDWICK RACECOURSE HOTEL
PROJECT ADDRESS
Royal Randwick Racecourse
Alison Road, Randwick, NSW 2031
PROJECT NO : 10025

ARCHITECT
TONKIN ZULAIKHA GREER ARCHITECTS
117 Reservoir Street
Surry Hills, NSW 2010
ABN: 46002722349
P: (02) 9215 4900
F: (02) 9215 4901
EMAIL jim@tzg.com.au

DRAWING TITLE
MATERIALS & FINISHES

DRAWN BY JB
CHECKED JC
SCALES
DATE MAY 2012
PHASE PA
DRAWING NO A-9500
REVISION -