

Architectural Drawing Set #220

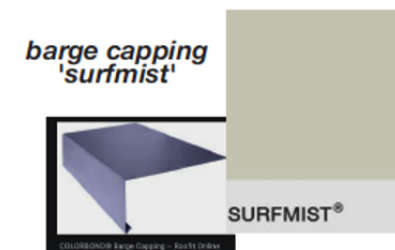
DA Issue

NSW RFI

Amendment C

External Colours and Finishes Schedule - Industrial Modern

- 1 cover page - external finishes and materials
- 2 plan: site and site analysis detail
- 3 plan: level 1 (ground level) floor plan
- 4 plan: level 2 floor plan
- 5 plan: level 3 floor plan
- 6 plan: west wing fire escape (detail)
- 7 plan: east wing fire escape (detail)
- 8 elevations : north and south and facade analysis
- 9 elevations: east and west
- 10 sections: 1-1, 2-2
- 11 sections: 3-3, 4-4
- 12 plan and section: front entry stair details
- 13 plan and section: fire exit path connection details
- 14 section: west wing fire escape detail
- 15 section : east wing fire escape detail
- 16 plan and section: rear path detail
- 17 biodiversity
- 18 site calculations

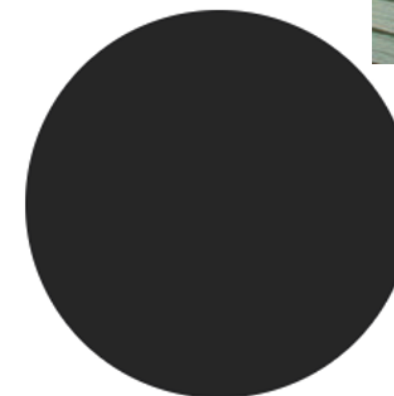


Barge capping & under eaves



MorClad timber look for
main lodge.

Colour: Monument matt



Monument®



Colorbond vertical for porticos
Colour: Monument Matt

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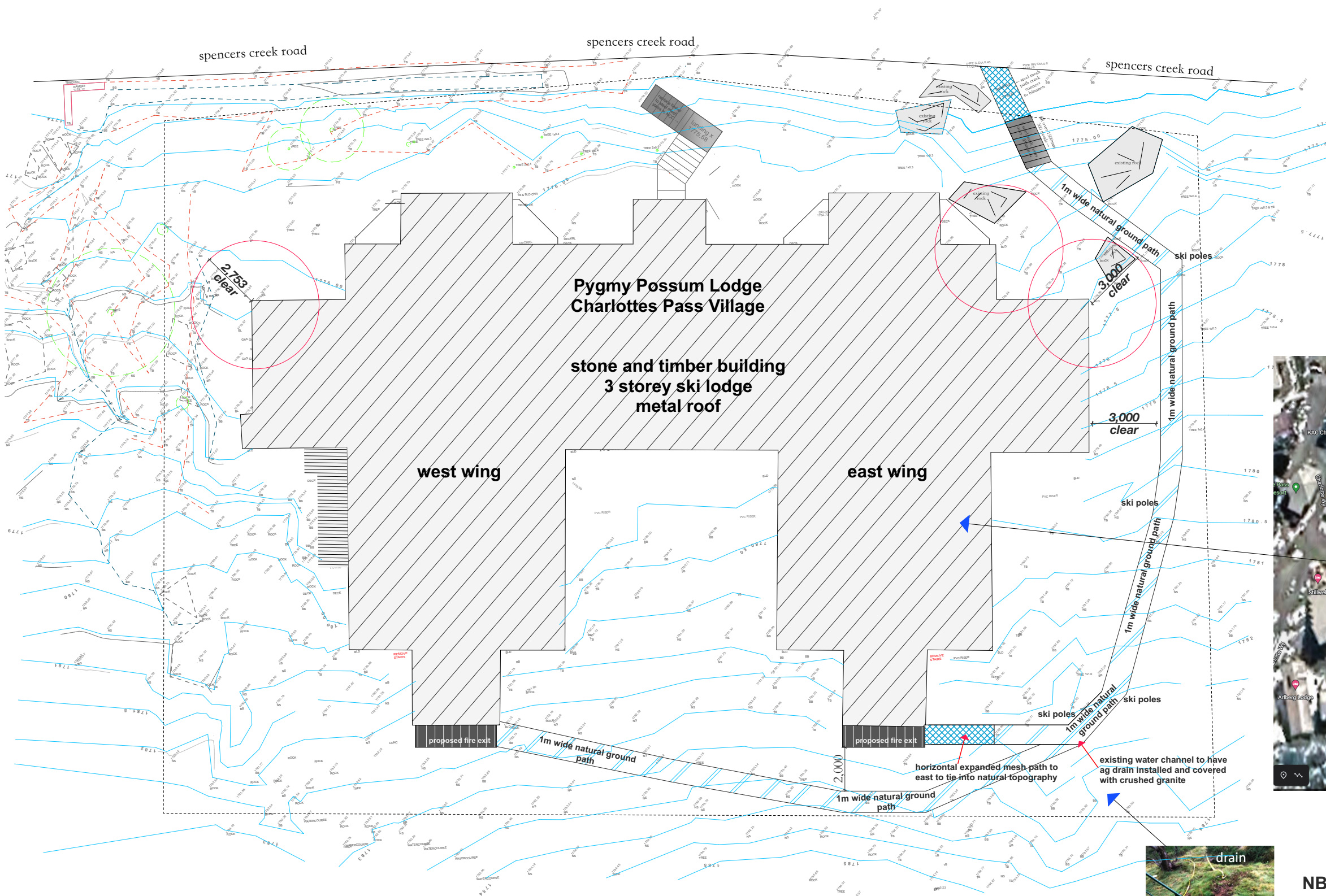
info@precisionplanning.com.au

Plan Set Date: Thursday, 19 December 2024

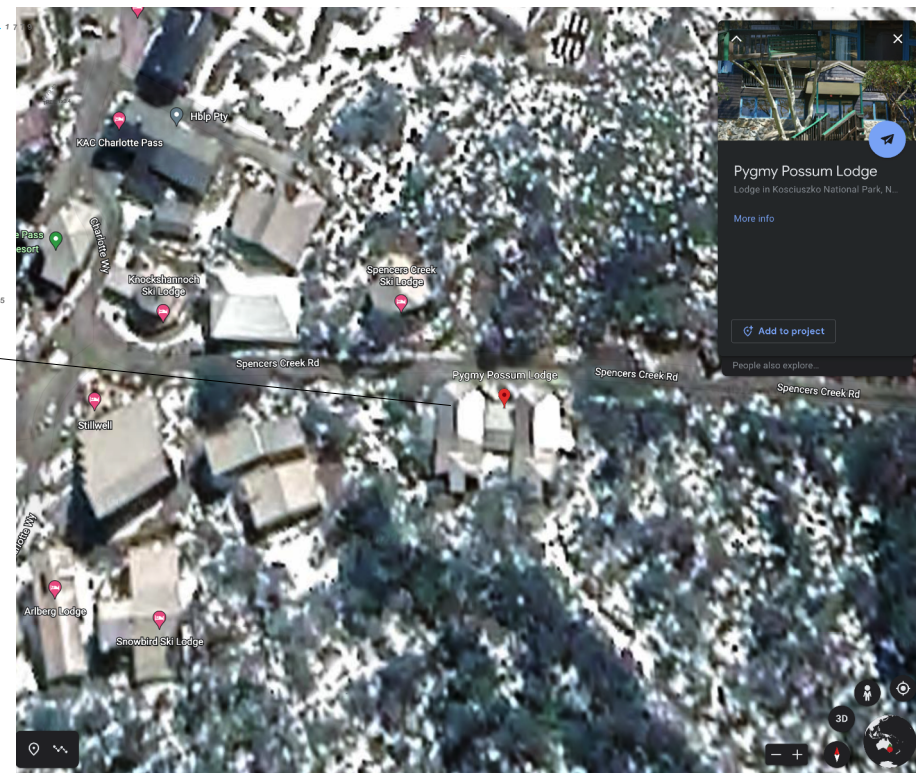
Project Reference: #220

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site plan 1:200



location plan
(google earth courtesy)

NB: Exit path to run from rear exits to road
most areas to be natural and with minimal disturbance
locally recycled sleepers or granite steps to be added
as required
Main transitions marked with reflective ski poles

ds	DEC24	C	Plan Corrections
ds	Sept	B	Path Modification
ds	May	A	NSW RFI
by	date		revision

Date	19/12/24
Drawn	DS
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Scale	1:200 @ A3
Drawing No.	
#220-	2

spencers creek road

spencers creek road

spencers creek road

Notes for BCA upgrades

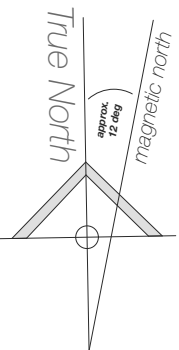
Ground Level

1. Ground floor columns shall be fully encased with the PROMATECT 100 system 20mm thick board in a manner which forms a sealed shaft around the metal column and in accordance with the manufacturer's tested system.
2. All PVC pipe penetrations through the first floor slab to be fitted with Promseal retrofit collars to achieve a FRL of -/90/90.
3. Additional emergency lighting shall be provided to all external exits (including front door) in accordance with BCA E4.2 and AS/NZs2293.1 -2018
4. Exit signage for main lodge front exit to comply with E4.5.
5. Upgrade fire alarm system to incorporate a strobe light on the primary entrance. Light to comply with AS1670.1 – 2018.
6. Fire orders to be upgraded to reflect upgraded hose reel & extinguisher locations. Orders to be posted throughout building to comply with BCA G4.9.
7. Emergency spitfire lighting to be installed along exit path on level 1.

Legend

- existing walls
- existing elements for removal/demolition
- emergency lighting 'spitfire' to be installed where required : certification to be provided
- exit lighting in portico to AS/NZ 2293.1

Spitfire Emergency Light



level 1 floor plan (ground floor)

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PO Box 4344 North Rocks NSW 2151

email: info@precisionplanning.com.au

Studio Director - Daniel Sutton

Contact: 0416 110 281

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General Notes/ Spec/ DISCLAIMER

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Contact Precision Planning with any dimension queries.

- Confirm Window/door/skylight sizes prior to order.

- No underground services search has been conducted.

It is advised to do a 'Dial Before You Dig' before construction work commences.

Termite Protection:

Termimesh/Kordon Blanket or similar termite protection system is to be used in the protection against subterranean termites in accordance with AS3660.1-2000 and to manufacturer's specifications.

ds	DEC24	C	Plan Corrections
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by	date		revision

DA Issue

Alterations and Additions

Pygmy Possum Lodge,

Lot 108, DP 1242013

Charlotte Pass Village

for Elouera Ski Club

in association with

Ken George - Architect

email: kengeorge@bigpond.com

Date	19/12/24
Drawn	DS
Checked	
Scale	1:100 @ A2
Drawing No.	
	#220- 3
	C

Legend

existing walls
existing elements
for removal/demolition

emergency lighting 'spitfire'
to be installed where required:
certification to be provided

exit lighting in portico to AS/NZ 2293.1

Spitfire Emergency Light



Balustrades to be replaced and
comply with BCA clause D2.16

Notes for BCA upgrades

Level 2

1. "SOU bathrooms W9-W14 & E9-E14 to have existing fans removed and holes blanked to achieve a 60mm fire resistance. New exhaust fans to directly connect to the atmosphere via a non-combustable bulkhead pipe and not enter the void space between level 2 and 3.
 2. SOU bathrooms W9-W14 & E9-E14 to have non-locking lever door handles to comply with D2.21 of BCA
 3. All SOU exit doors to be fitted with lockable lever action handles to comply with D2.21 of BCA
 4. Exit doors from SOU corridor to front & rear stairs to be replaced with 45mm MDF door sets to FRL-/60/30 rating with self-closing mechanism & factory fitted flame proof glass. Doors to be smoke sealed. Floor seal to be Lorient 8009, side & top to be sealed with Kilago IS7087 compression seals. Seals to conform with BCA C3.4
 5. All exit doors to be marked "Open Inwards". Specifically, games room, kitchens, rear fire exit. Signage letters to be a minimum 75mm in height & in a colour contrasting with surrounding.
 6. All exit doors to be fitted with a lever handle, to comply with D2.21 of BCA
 7. New rear exit door to be signed EXIT to comply with E4.5 of BCA. All existing exit signage to be relocated & reinstalled to correctly identify new exits to egressing occupants.
 8. New rear exit to have external exit lighting to comply with E4.2 of BCA.
 9. Electrical meters & distribution boards (lounge dining) to be suitably clad in non-combustible or fire protective coverings to comply with BCA D2.7.
 10. Internal stairs. All internal balustrades to comply with D2.16 and 865mm high.
 11. Fire hose in lounges to be decommissioned after sprinkler system installed & replaced by adequate portable extinguishers in accordance with AS2444 -2001
 12. Existing extinguishers to meet AS2444-2001 in location, size and signage.
 13. All internal stairs to have floor to ceiling height increased to 2100mm if possible or to 2000mm for head height compliance (currently 1950mm)
 14. In rear exit (east wing only) the lower step is a winder. Signage to be installed "CAUTION Watch Your Step" in 50-75mm high letters with contrasting textured strips on the treads.
 15. External exit from East wing kitchen. This riser exceeds 190mm. A 1000mm (NS) x 2000mm (EW) landing to be positioned 150mm below the kitchen doorstep. The landing will abut the building on the kitchen side. Construction to be in galvanised mesh with 25mmx25mm RHS Perimeter gal steel and cross braced at mid point. Platform mounted on concrete footings.
- Balustrades**
All balustrades to be replaced with steel or aluminium to D16 standard. That is 1000mm height & no lower rung above 150mm & no opening greater than 125mm. Applies to Level 2 east and west dining areas and games room balcony

level 2 floor plan

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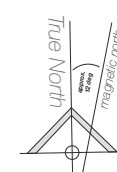
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Building Designers

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ds	DEC24	C	Plan Corrections
ds	Sept	B	Path Modification
ds	May	A	NSW RFI
by	date		revision

DA Issue

Alterations and Additions

Pygmy Possum Lodge,

Lot 108, DP 1242013

Charlotte Pass Village

for Elouera Ski Club

in association with
Ken George - Architect
email: kengeorge@bigpond.com

Date	19/12/24
Drawn	DS
Checked	
Scale	1:100 @ A2
Drawing No.	
	#220- 4

C

spencers creek road

spencers creek road

spencers creek road

Balustrades to be replaced and comply with BCA clause D2.16

Notes for BCA upgrades

Level 3

1. SOU bathrooms W1-W8 & E1-E8 will be retro fitted with a fire damper, to maintain the fire resistance of the SOU ceiling.

OR
To be installed with exhaust fans which are directly connected to the atmosphere via a non-combustable bulkhead pipe. If this option is taken to the existing bathroom roof penetration to be suitably sealed to achieve a 60-minute fire resistance.

2. SOU bathrooms W1-W8 & E1-E8 to have non-locking lever door handles to comply with D2.21 of BCA

3. All SOU exit doors to be fitted with lockable lever action handles to comply with D2.21 of BCA

4. Exit doors from SOU corridor to front & rear stairs to be replaced with 45mm MDF door sets to FRL-/60/30 rating with self-closing mechanism & factory fitted flame proof glass. Doors to be smoke sealed. Floor seal to be Lorient 8009, side & top to be sealed with Kilago IS7087 compression seals. Seals to conform with BCA C3.4

5. Quiet lounge room doors to be replaced with 45mm MDF door sets to FRL-/60/30 rating with self-closing mechanism & factory fitted flame proof glass. Doors to be smoke sealed. Floor seal to be Lorient 8009, side & top to be sealed with Kilago IS7087 compression seals. Seals to conform with BCA

Balustrades

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level 3 floor plan

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Studio Director - Daniel Sutton

Contact: 0416 110 281

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by	date		revision

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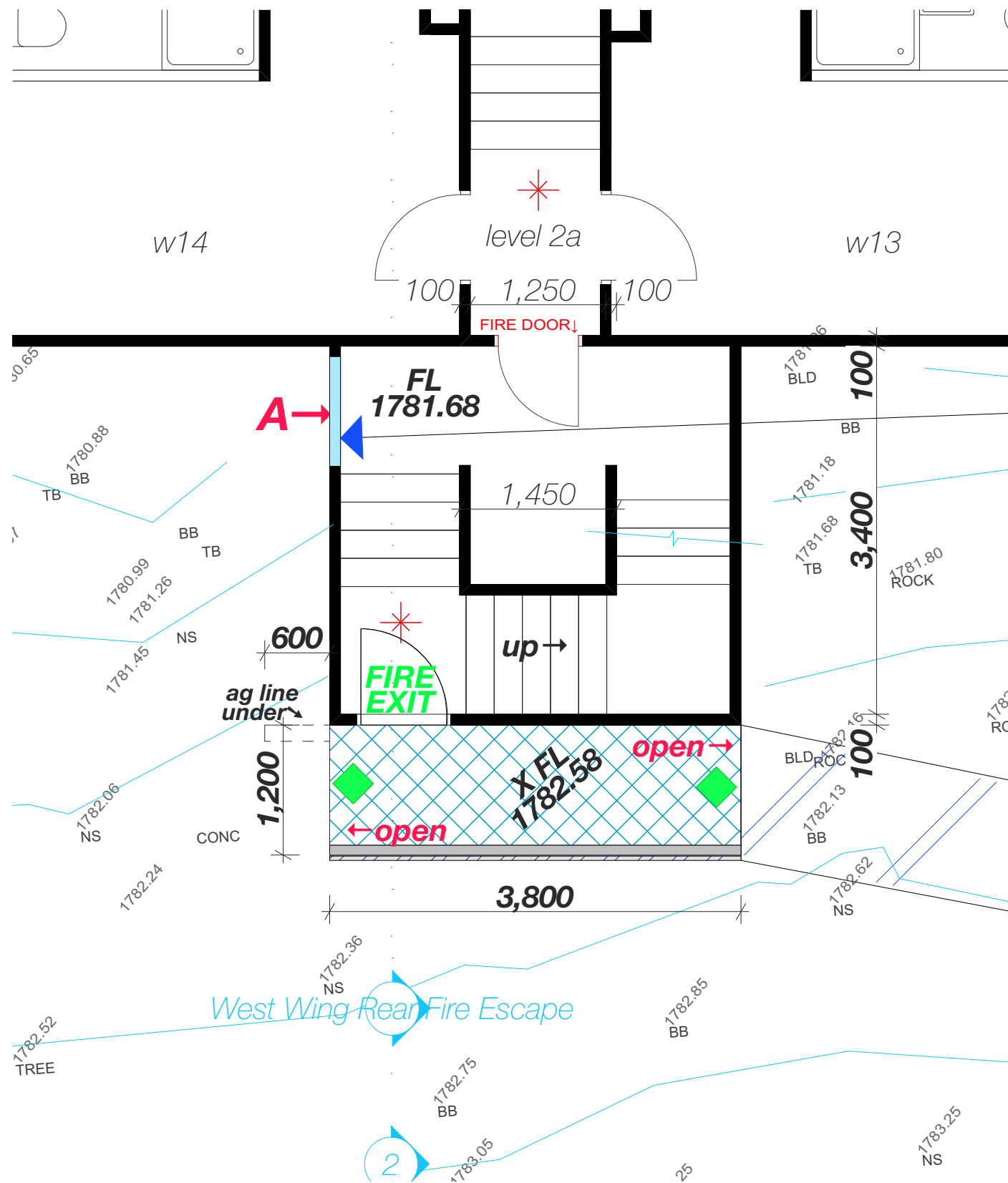
in association with

Ken George - Architect

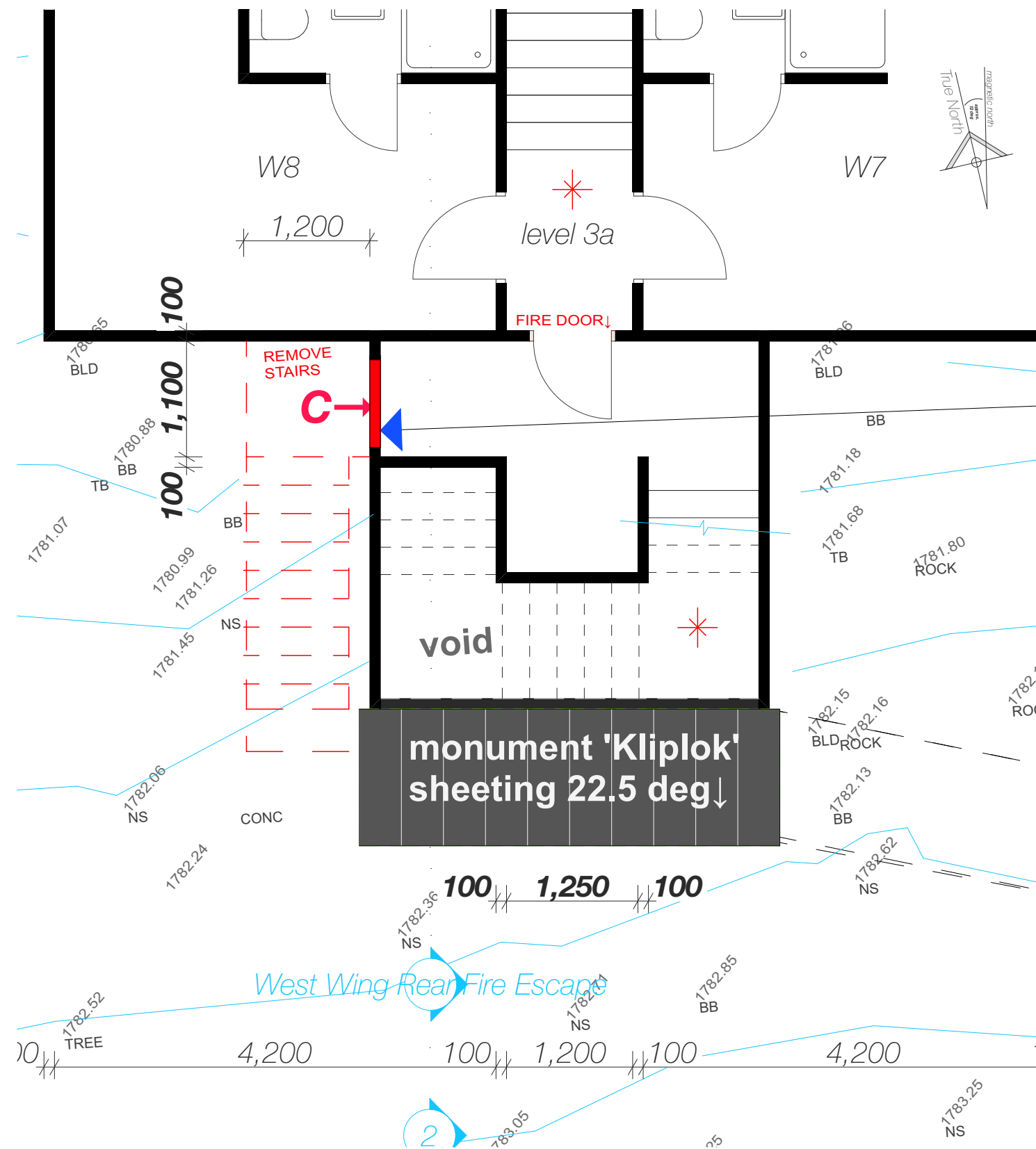
email: kengeorge@bigpond.com

Date	19/12/24
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Scale	1:100 @ A2
Drawing No.	
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C



west wing fire escape
[plan view] scale 1:50 - Level 2



west wing fire escape
[plan view] scale 1:50 - Level 3



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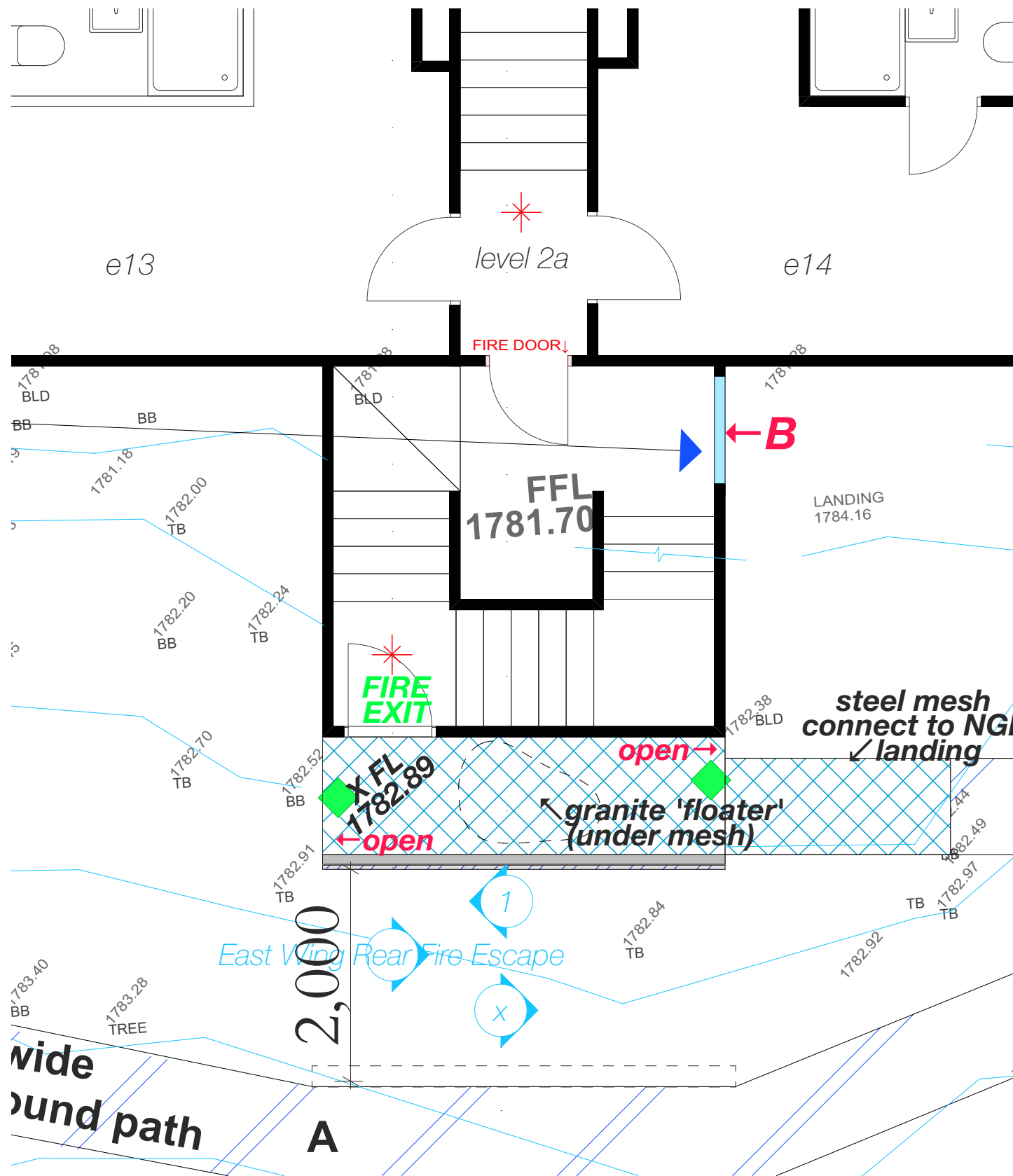
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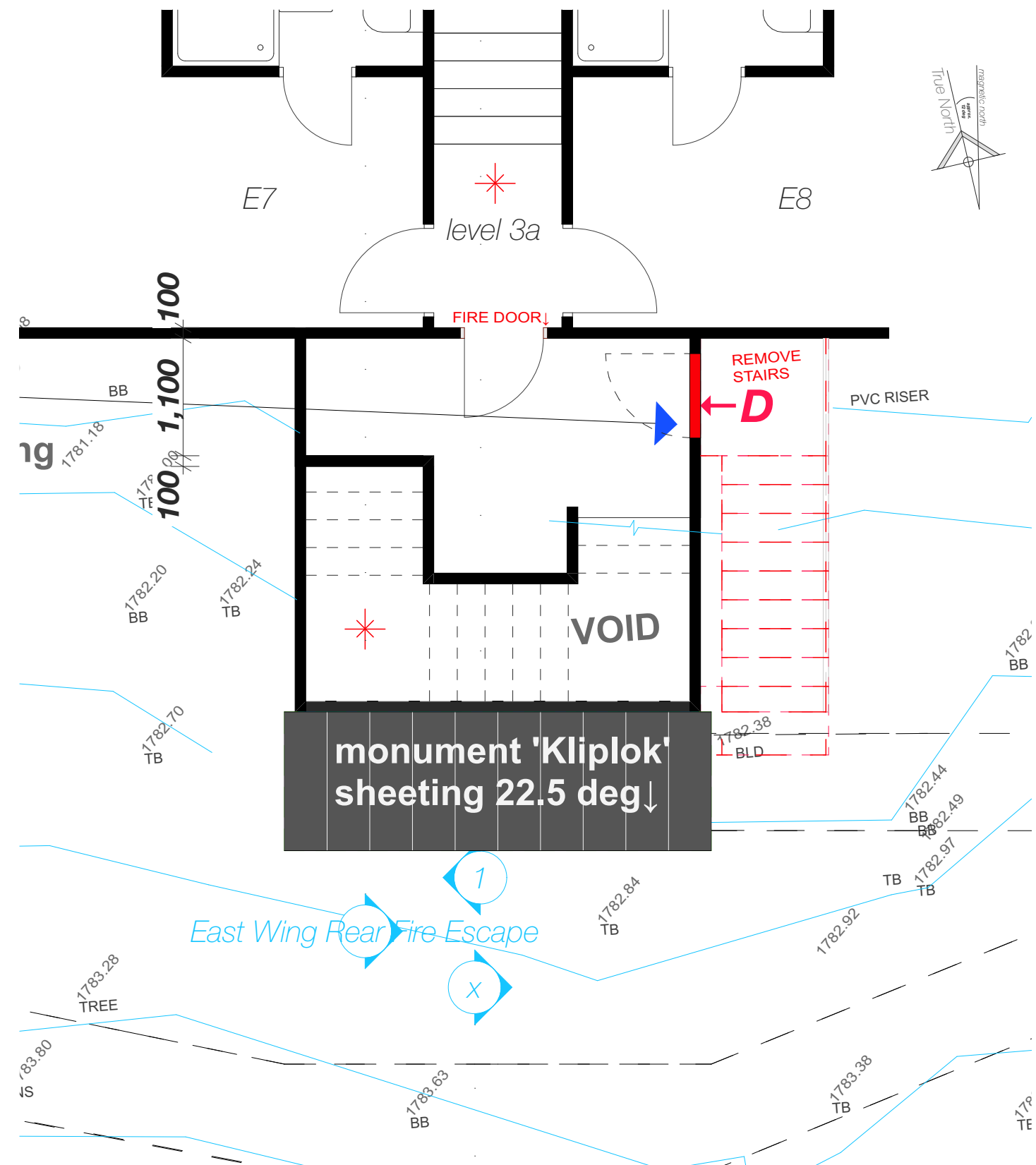
email: kenged@bigpond.com

Date	19/12/24
Drawn	DS
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Scale	1:50 @ A3
Drawing No.	
#220-	6

C



east wing fire escape
[plan view] scale 1:50 - Level 2



east wing fire escape
[plan view] scale 1:50 - Level 3

ds	date	revision
ds	DEC24	C Plan Corrections
ds	Sept	B Path Modification
ds	May	A NSW RFI
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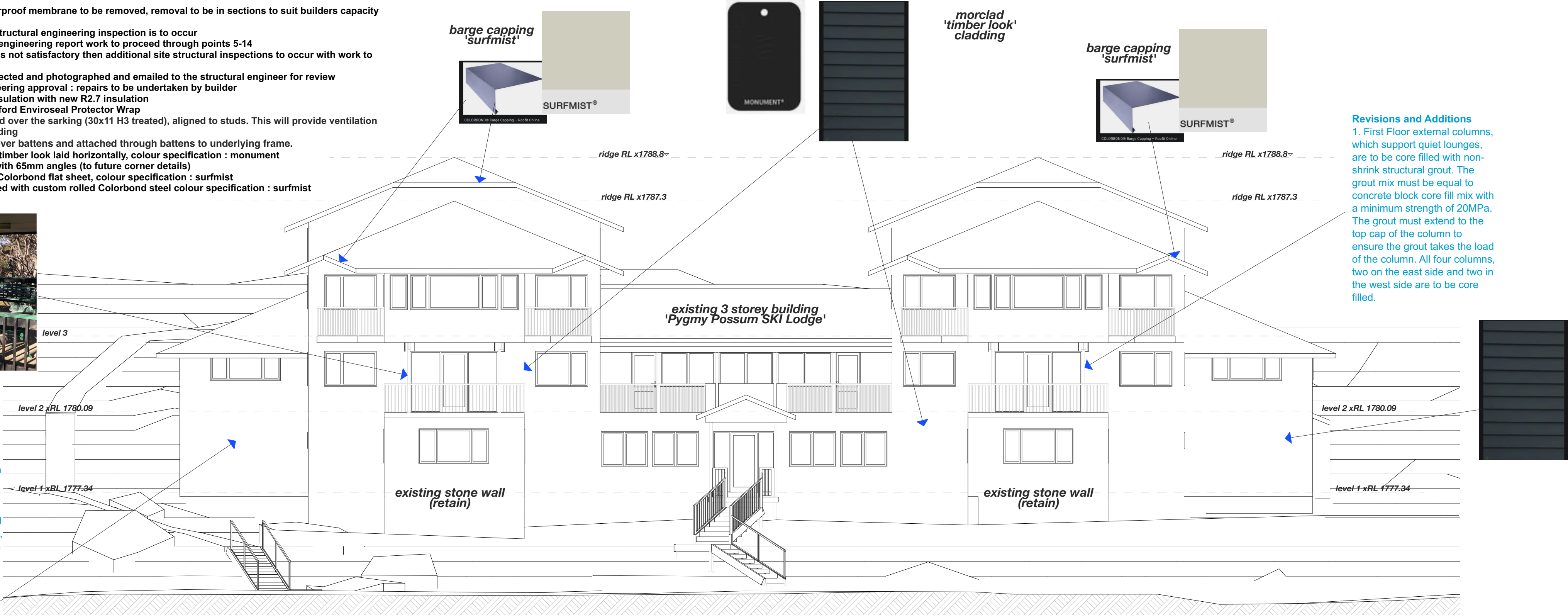
Date	19/12/24
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Scale	1:50 @ A3
Drawing No.	
#220-	7

- Notes**
- Existing cladding and waterproof membrane to be removed, removal to be in sections to suit builders capacity and scaffolding available
 - When first area opened, a structural engineering inspection is to occur
 - Subject to initial structural engineering report work to proceed through points 5-14
 - If the structural inspection is not satisfactory then additional site structural inspections to occur with work to follow points 5-14
 - All fame damage to be inspected and photographed and emailed to the structural engineer for review
 - Subject to structural engineering approval : repairs to be undertaken by builder
 - Replace all existing R2.5 insulation with new R2.7 insulation
 - Wall to be sealed with Bradford Enviroseal Protector Wrap
 - Vertical strip batten installed over the sarking (30x11 H3 treated), aligned to studs. This will provide ventilation between the sarking and cladding
 - Cladding to be installed over battens and attached through battens to underlying frame.
 - Cladding to use Moreclad timber look laid horizontally, colour specification : monument
 - All corners to be flashed with 65mm angles (to future corner details)
 - Eaves to be covered with Colorbond flat sheet, colour specification : surfmist
 - Barge Boards to be covered with custom rolled Colorbond steel colour specification : surfmist



Revisions and Additions

1. First Floor external columns, which support quiet lounges, are to be core filled with non-shrink structural grout. The grout mix must be equal to concrete block core fill mix with a minimum strength of 20MPa. The grout must extend to the top cap of the column to ensure the grout takes the load of the column. All four columns, two on the east side and two in the west side are to be core filled.



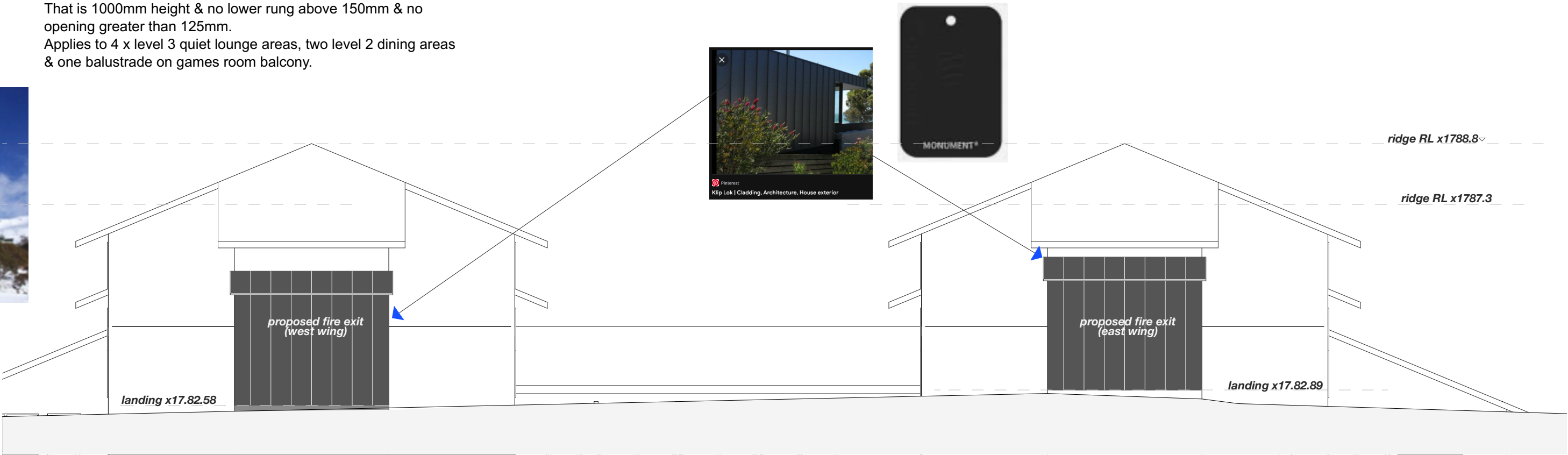
north elevation front facade

Balustrades

All balustrades to be replaced with steel or aluminium to D16 standard.
That is 1000mm height & no lower rung above 150mm & no opening greater than 125mm.
Applies to 4 x level 3 quiet lounge areas, two level 2 dining areas & one balustrade on games room balcony.



existing photo (east wing)



south elevation rear facade



existing photo (west wing)



existing photo (west wing)

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DA Issue

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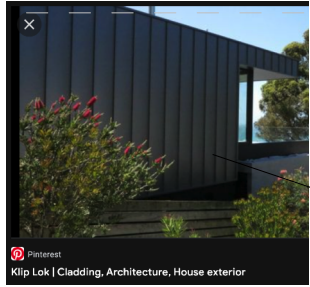
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#220-	8
	C

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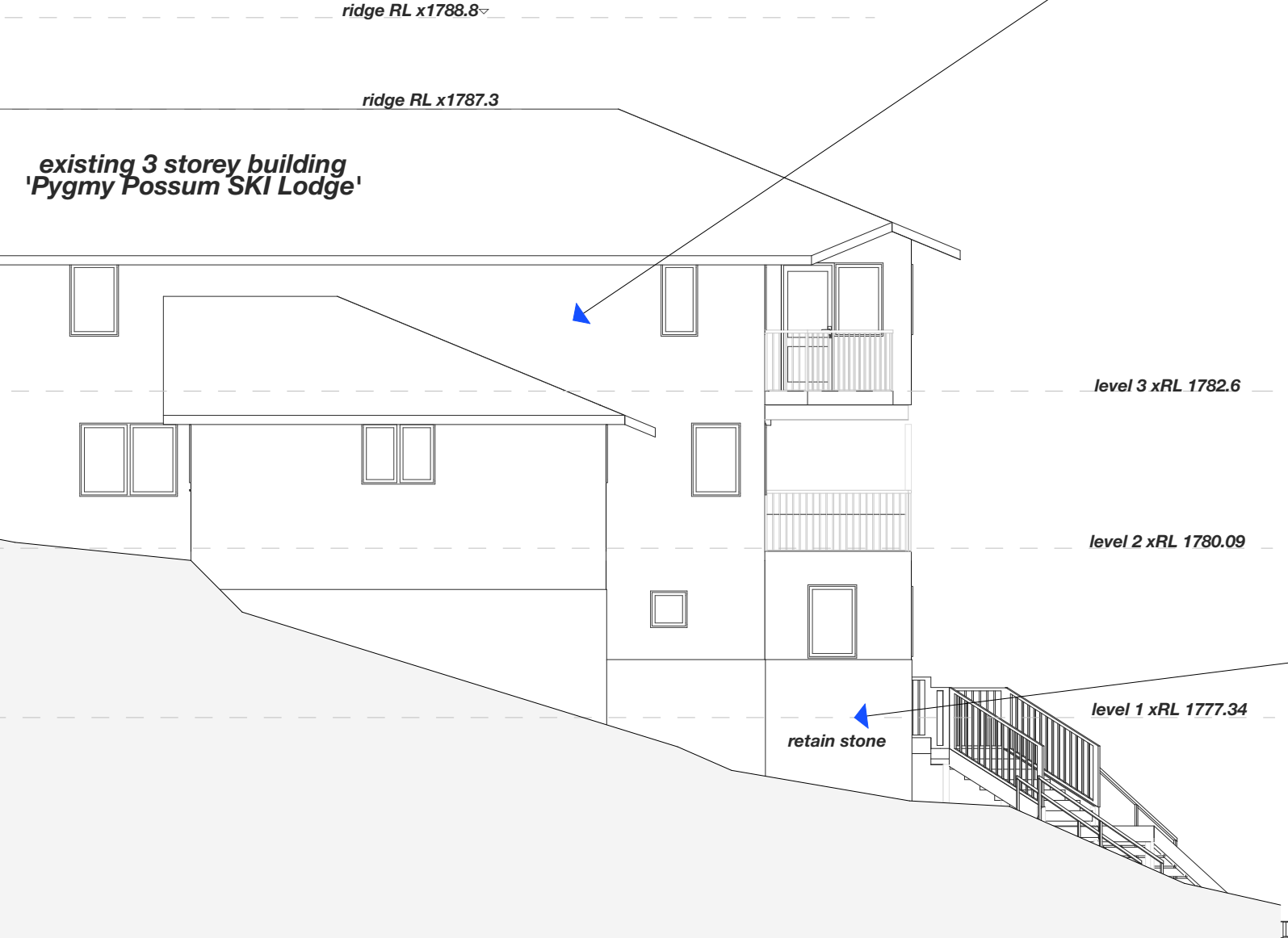
existing single glazed doors at to be infilled with gyprock, timber frame, F2.7 insulation and steel cladding



existing photo
(east wing front)

east elevation

west elevation



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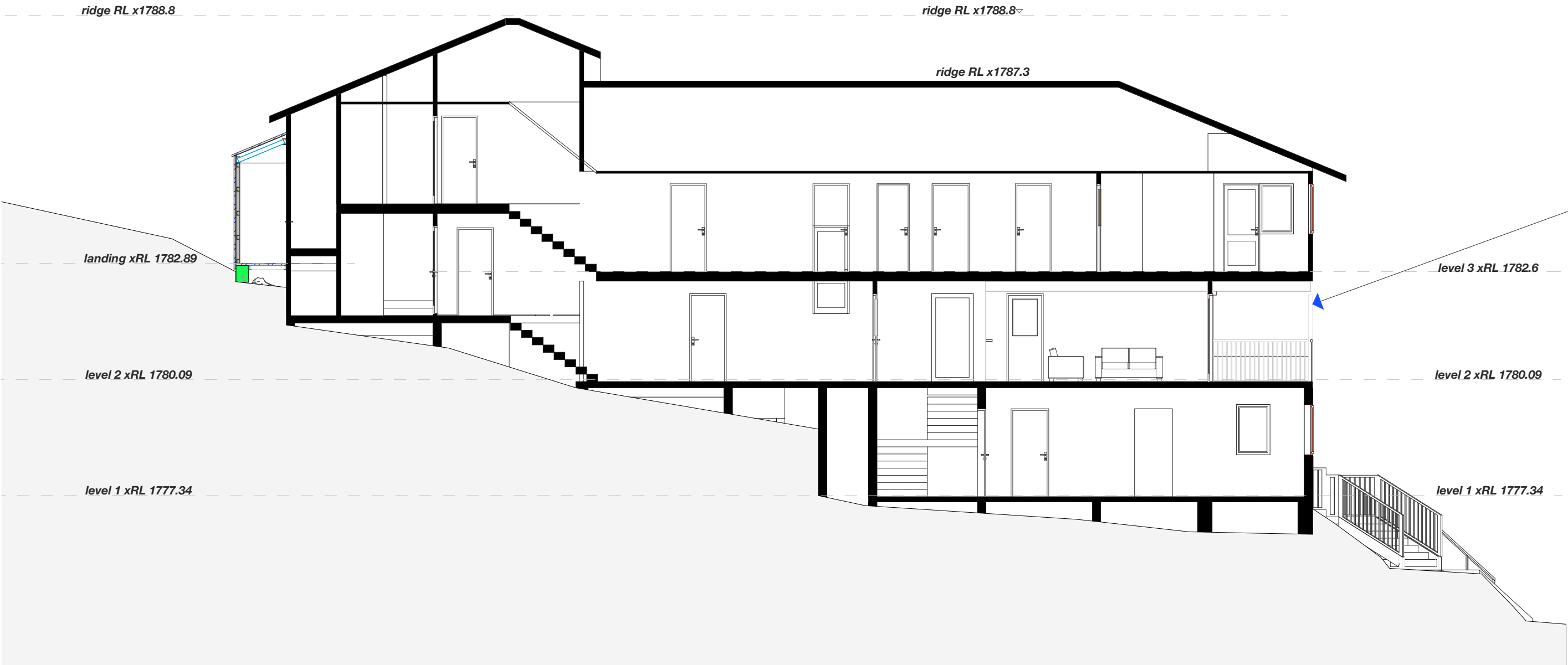
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Revisions and Additions

1. First Floor external columns, which support quiet lounges, are to be core filled with non-shrink structural grout. The grout mix must be equal to concrete block core fill mix with a minimum strength of 20MPa. The grout must extend to the top cap of the column to ensure the grout takes the load of the column. All four columns, two on the east side and two in the west side are to be core filled.



section 1-1



Revisions and Additions

1. First Floor external columns, which support quiet lounges, are to be core filled with non-shrink structural grout. The grout mix must be equal to concrete block core fill mix with a minimum strength of 20MPa. The grout must extend to the top cap of the column to ensure the grout takes the load of the column. All four columns, two on the east side and two in the west side are to be core filled.

section 2-2

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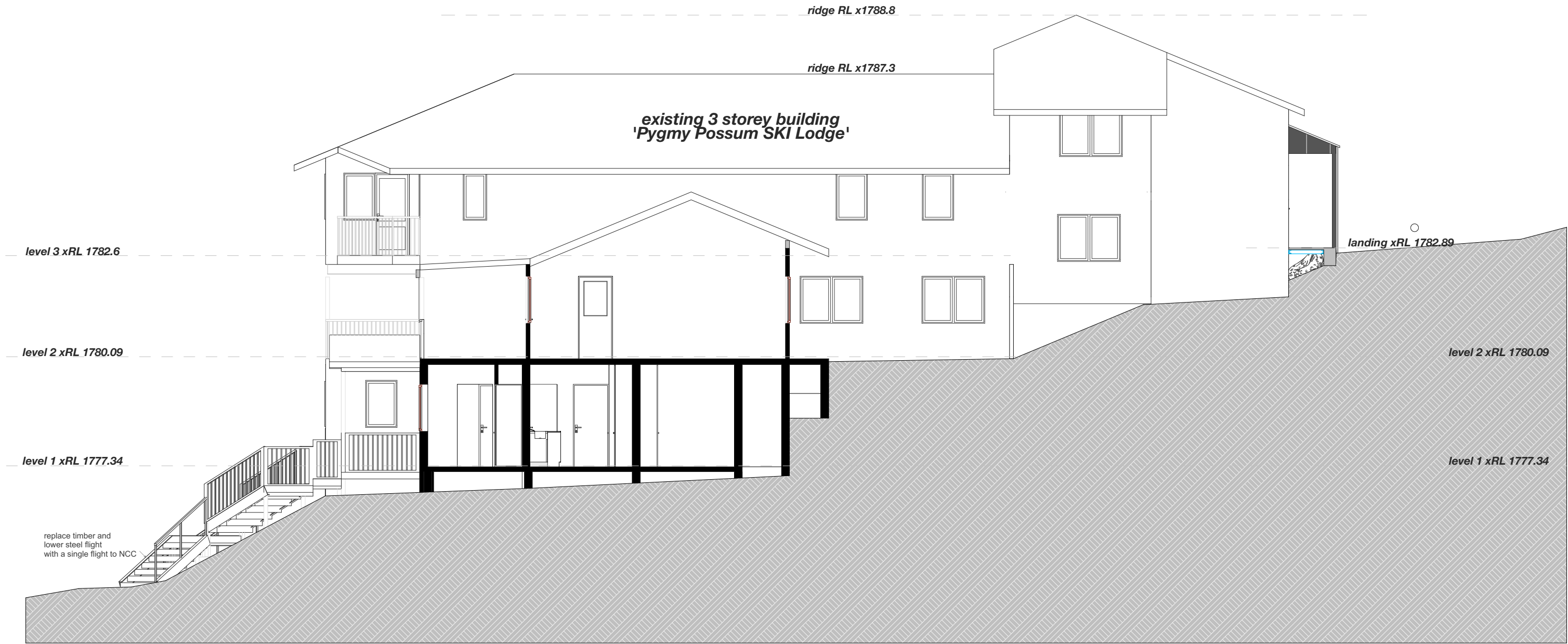
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 - Eaves to be covered with Colorbond flat sheet, colour specification : surfmist
 - Barge Boards to be covered with custom rolled Colorbond steel colour specification : surfmist



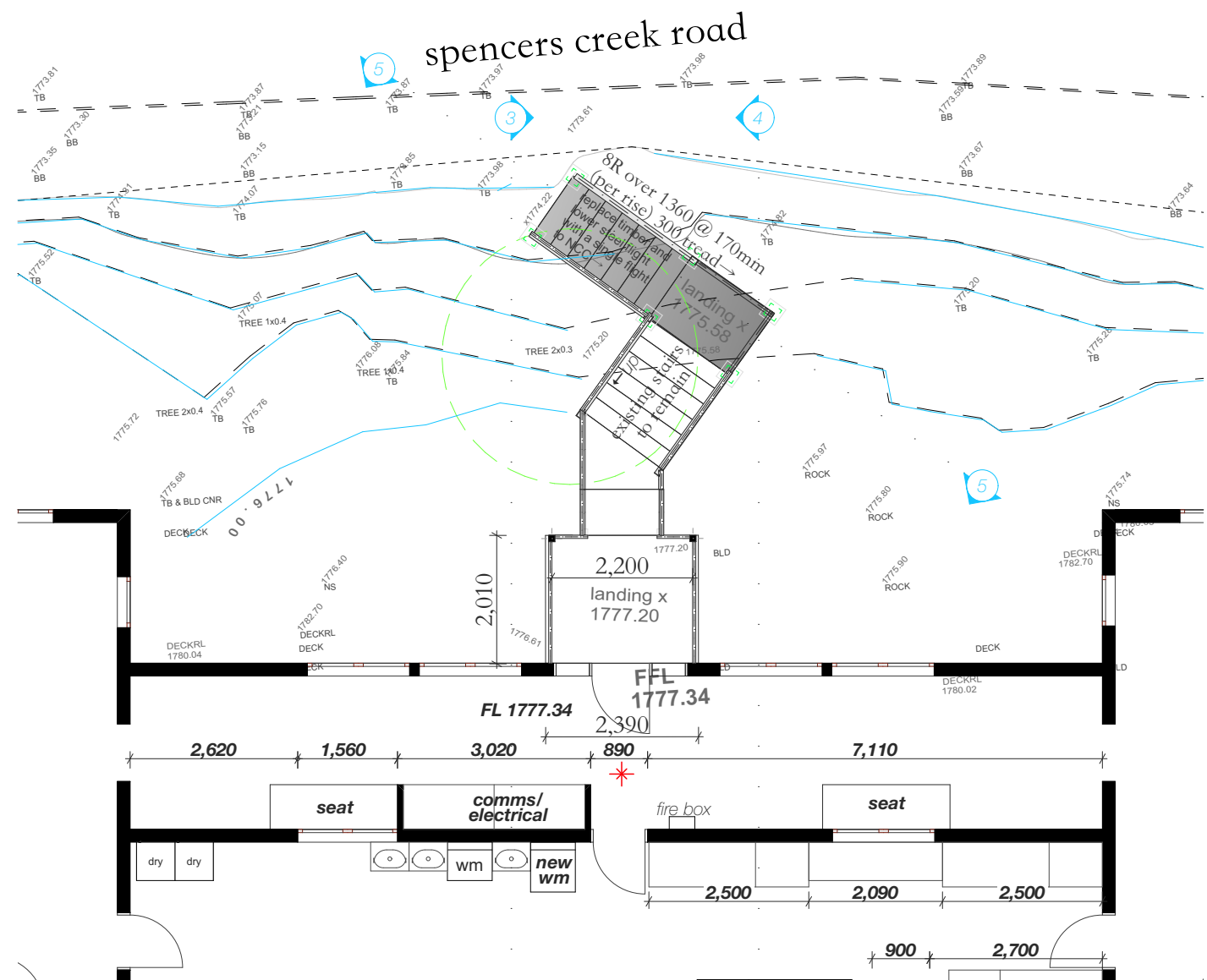
section 3-3



section 4-4

ds	DEC24	C	Plan Corrections
ds	Sept	B	Path Modification
ds	May	A	NSW RFI
by	date		revision

Date	19/12/24
Drawn	DS
Checked	
Scale	1:100 @ A2
Drawing No.	
#220-	11
	C



main entry stair detail:
plan view



section 5-5

Notes : Entry Stairs

1. Replace lower timber flight and lower steel flight with a single steel flight to NCC.
2. Construction to match higher steel flight with 170mm risers over 300mm treads.
3. Construction in galvanised steel and mesh in keeping with higher flight.
4. Stairs and landing to be 1m wide.
5. Handrail balustrade to be installed on uphill side of flight closest to building only.
6. Balustrade construction on top rail timber only to retain 'look and feel' of lodge entry.
7. This balustrade is required for guidance. the stairs are virtually on natural ground level.
8. Six new footings to geotechnical specifications.

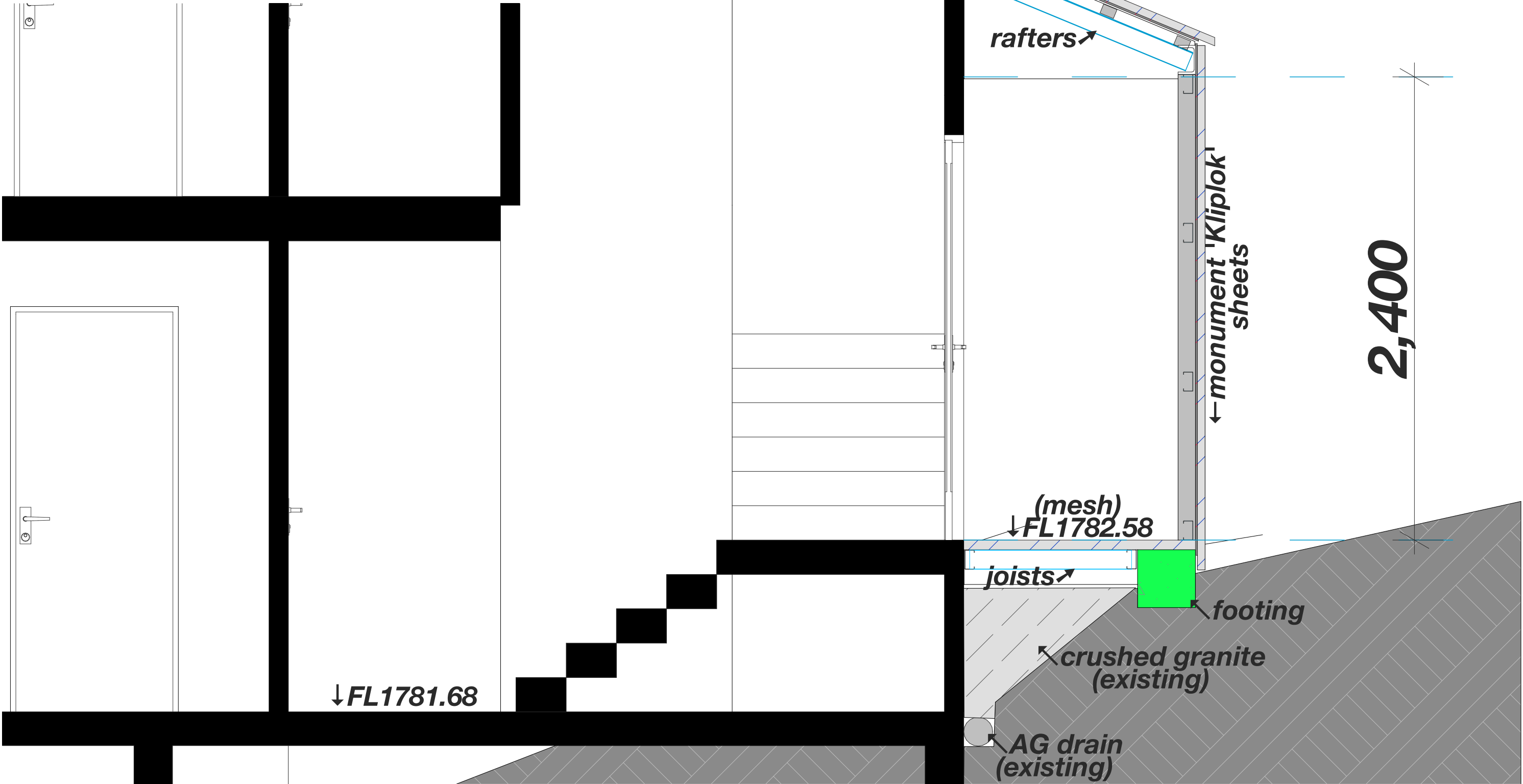


lower balustrade
to be simple
handrail

ds	DEC24	C	Plan Corrections
ds	Sept	B	Path Modification
ds	May	A	NSW RFI
by	date		revision

Date	19/12/24
Drawn	DS
Checked	
Scale	1:100 @ A3
Drawing No.	
#220-	12

*Wall, Roof and Floor framing steel RHS as detailed in Camstruct 'Fire Escape details'

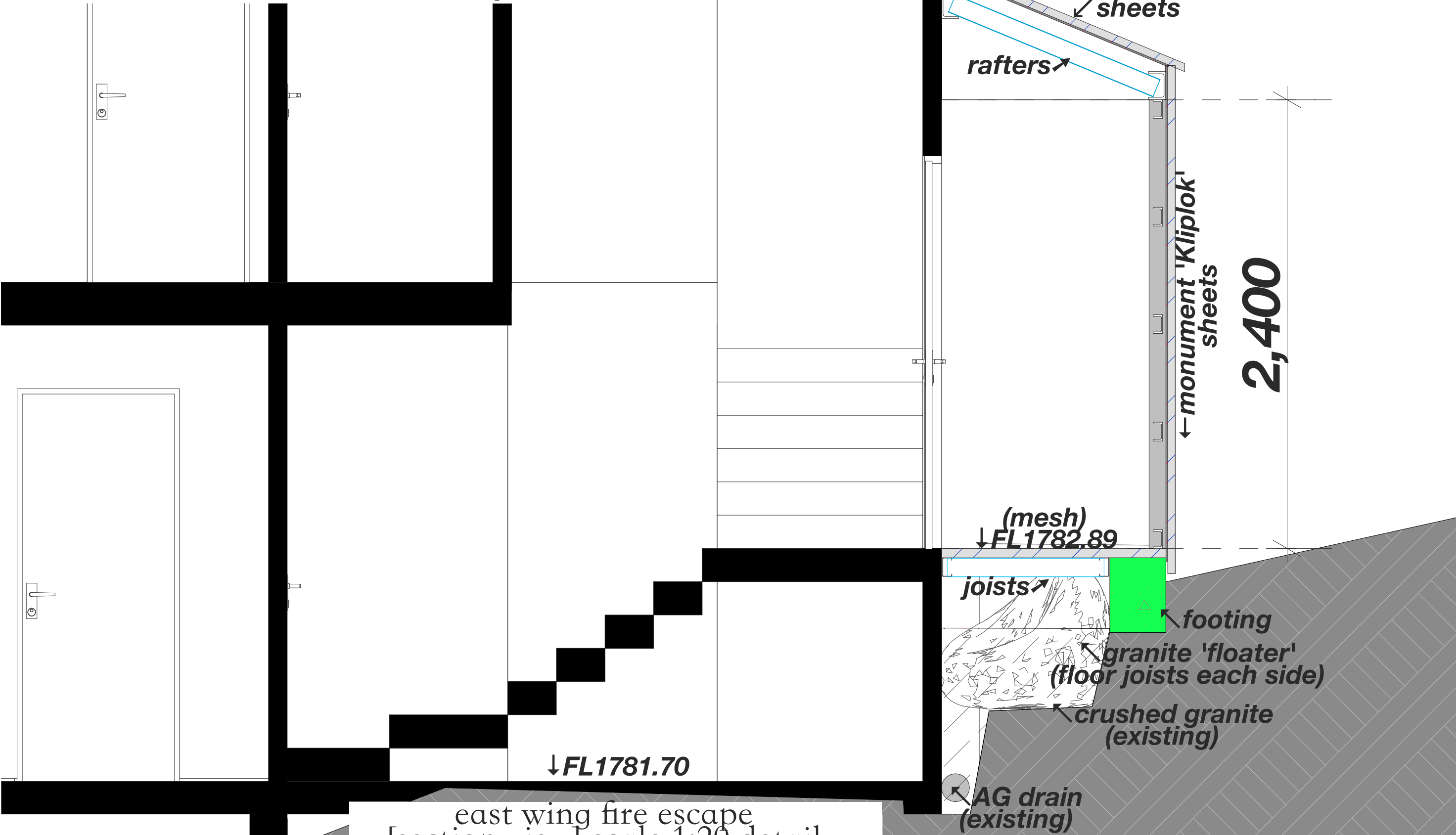


west wing fire escape
[section view] scale 1:20 detail

ds	DEC24	C	Plan Corrections
ds	Sept	B	Path Modification
ds	May	A	NSW RFI
by	date		revision

Date	19/12/24
Drawn	DS
Checked	
Scale	1:20 @ A3
Drawing No.	
#220-	14

***Wall, Roof and Floor framing steel RHS as detailed in Camstruct 'Fire Escape details'**



east wing fire escape
[section view] scale 1:20 detail



Building Designers

www.precisionplanning.com.au

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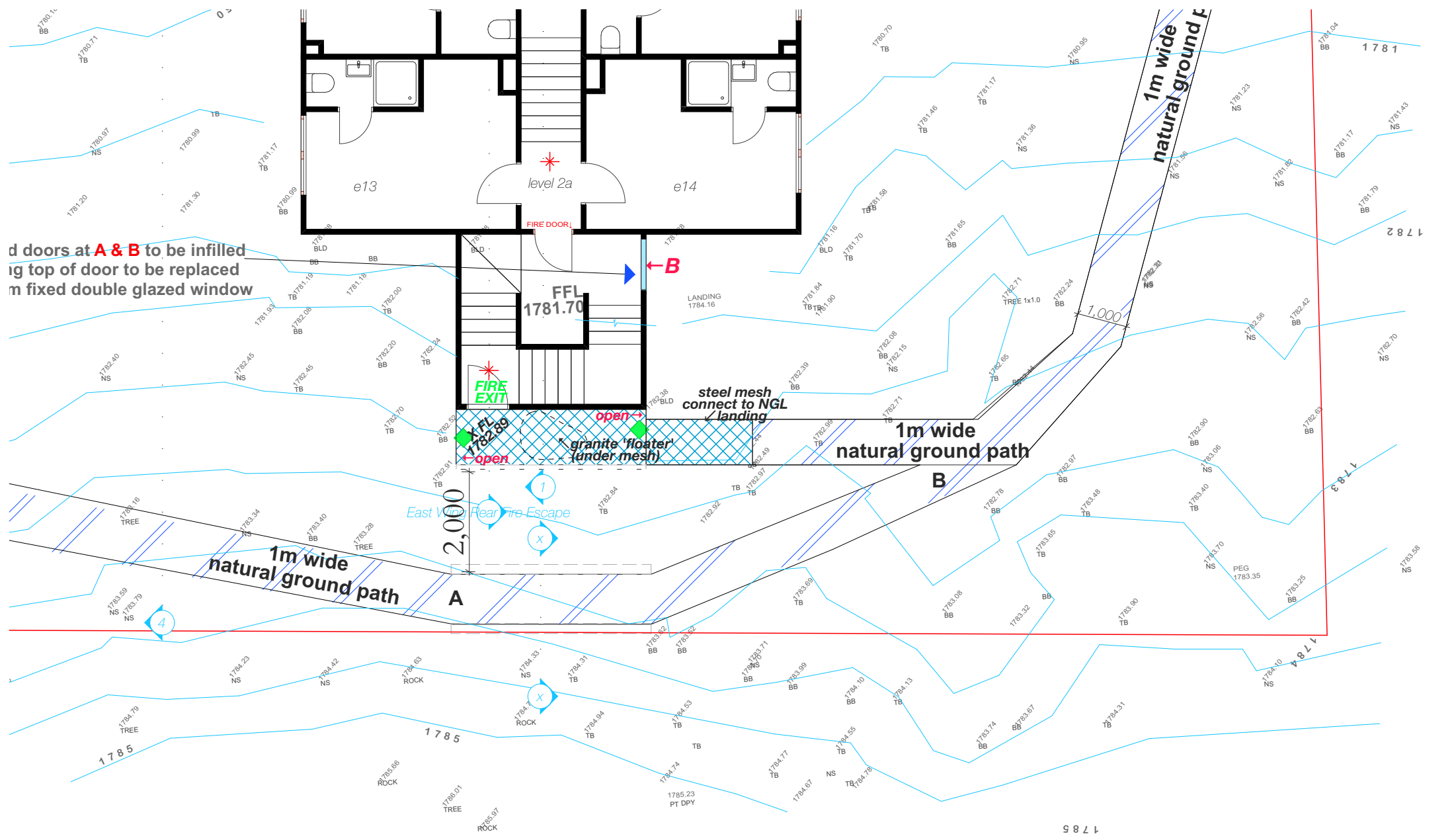
General Notes/ Spec: DISCLAIMER
This Plan is intended for Council DA or Certifier Submission (CDC) only
Builder and Contractors to check and ensure:
- Boundary peg-out and registered survey is completed prior to concrete pour and other construction works, **CHECK SETBACKS** builder/surveyor to mark boundaries prior to construction and setout, **CONFIRM** all dimensions on-site, **PRIOR TO BUILDING WORKS**
- Confirm Window/door/skylight sizes prior to order.
- No underground services search has been conducted.
It is advised to do a 'Dial Before You Dig' before construction work commences.
Termite Protection:
Termimesh/Kordon Blanket or similar termite protection system is to be used in the protection against subterranean termites in accordance with AS3660.1-2000 and to manufacturer's specifications.

ds	DEC24	C	Plan Corrections
ds	Sept	B	Path Modification
ds	May	A	NSW RFI
by	date		revision

DA Issue
Alterations and Additions
Pygmy Possum Lodge,
Lot 108, DP 1242013
Charlotte Pass Village
for Elouera Ski Club
in association with
Ken George - Architect
email: kenged@bigpond.com

Date	19/12/24
Drawn	DS
Checked	
Scale	1:20 @ A3
Drawing No.	
#220-	15

C



rear path fire exit detail plan
scale 1:100

Notes : Fire Exit Connection Details and
Section

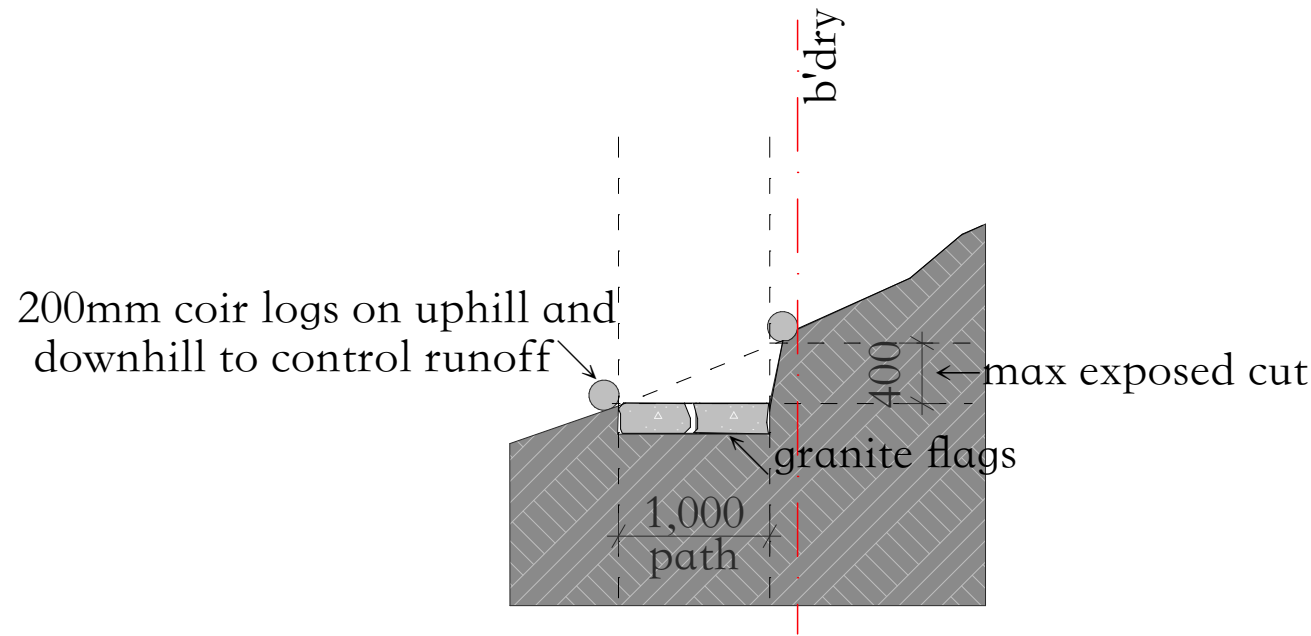
Path between A and B to have less than 1:12 longitudinal slope and zero (flat) cross fall slope to control erosion and regeneration all earthworks are limited to :

- 1. 400mm cut
- 2. 0mm fill

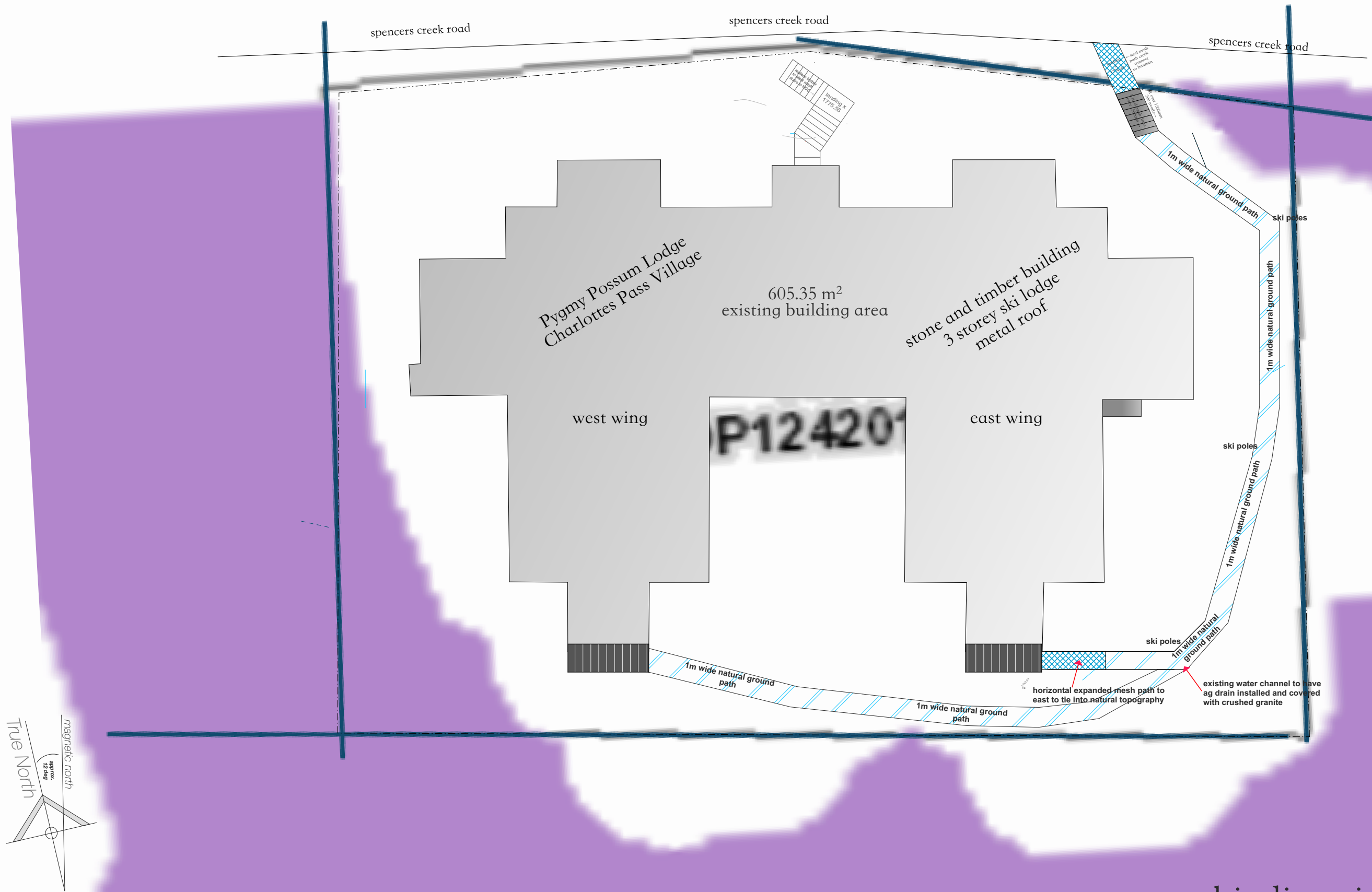
Exposed earth areas to be covered with 150mm to 200mm granite flagstones infilled with 15-20mm crushed granite.

Downhill and uphill sides of path to be buttressed with 200mm coir logs.

Any steps required to be in granite to suit pathway.
Transition points to be marked with reflective ski poles.



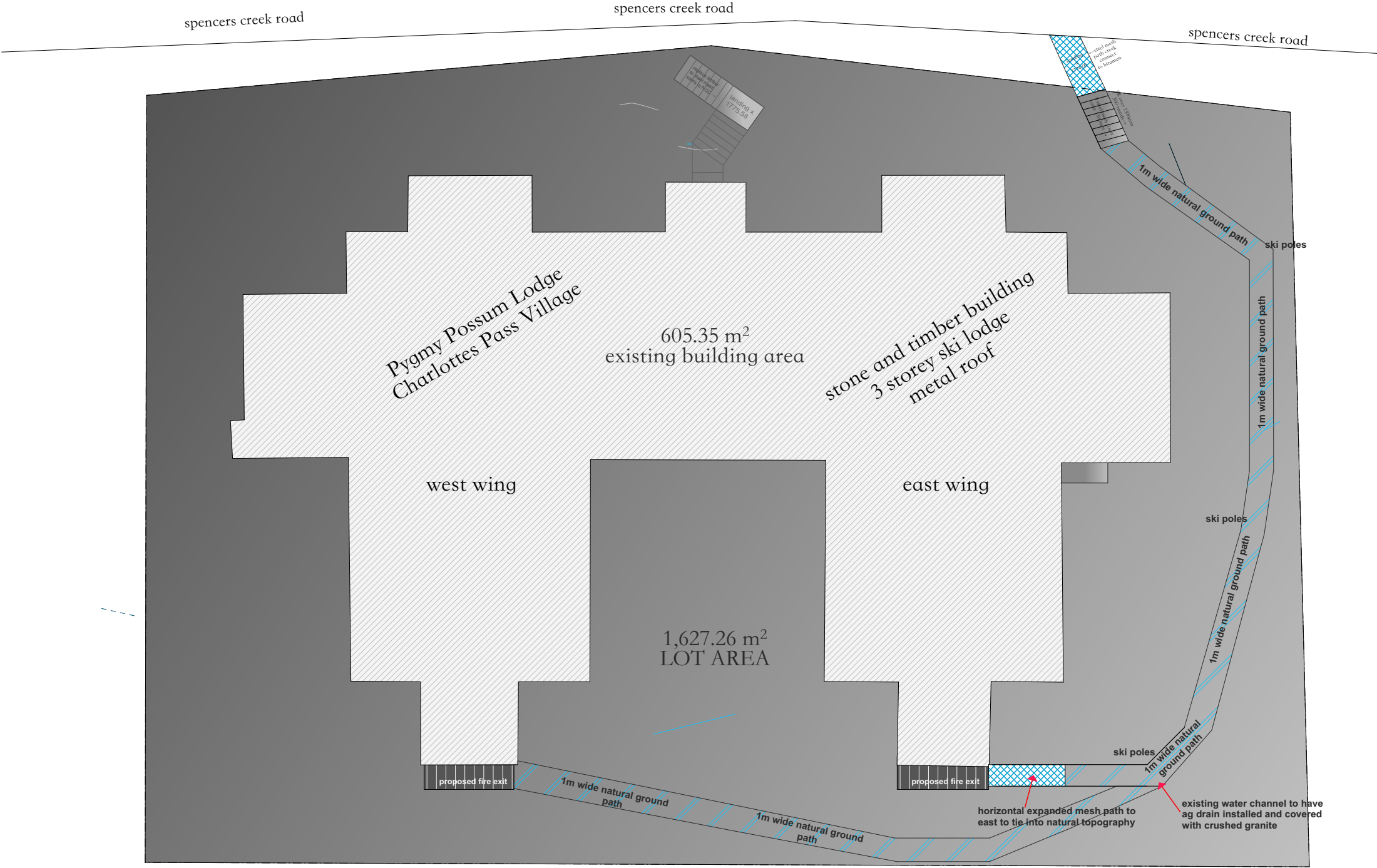
section x-x
scale 1:50



biodiversity influence site plan scale 1:200

ds	DEC24	C	Plan Corrections
ds	Sept	B	Path Modification
ds	May	A	NSW RFI
by	date		revision

Date	19/12/24
Drawn	DS
Checked	
Scale	1:200 @ A3
Drawing No.	
#220-	17



site area = 1627.26sqm (by calc)
building envelope = 605.35sqm (by calc)

site calculations and
building envelope
scale 1:200

ds	DEC24	C	Plan Corrections
ds	Sept	B	Path Modification
ds	May	A	NSW RFI
by	date		revision

Date	19/12/24
Drawn	DS
Checked	
Scale	
Drawing No.	
#220-	18