

Elouera Ski Club Ltd
PO Box 135
Darlinghurst, NSW 1300

Project 215571.02
20 September 2024
R.002.Rev0
MJJ

Attention: Jon Barber
Email: jon.barber@eloueraskiclub.asn.au

Additional Geotechnical Comment

Proposed Additions

Lot 108 DP1242013, Charlotte Pass NSW

As requested, the writer has reviewed the provided revised architectural drawings for the purposes of providing additional geotechnical comment on the realigned path at the rear (upslope) of the lodge. Architectural details were presented in Drawings 1 – 18 dated 9 September 2024, prepared by Precision Planning Pty Ltd (see attached drawings) and were provided by Elouera Ski Club.

It is understood that NSW Department of Planning provided feedback to Elouera Ski Club regarding the appropriateness of fire egress path passing through the eastern fire exit. In response, it is further understood that Elouera Ski Club has proposed to deviate the path around the eastern fire exit such that pathways from both fire exists are largely independent. It is also understood that the overall proposed development is essentially unchanged from previous development plans aside minor amendments which were discussed in a previous letter (Doc. 215571.02.R.001.Rev0) by Douglas Partners Pty Ltd dated 15 May 2024.

Comment on the proposed path is provided below:

- Page 16 of the architectural drawings detail the cross section of the path being approximately 1 m wide and necessitating a maximum cut of 0.4 m and no fill.
- The surface of the path will be covered by granite flag stones.
- The immediate downslope and upslope edges would have coir logs installed to minimise the risk of surface erosion and allow vegetation to re-establish over the cut soil surface.

Based on the details provided, the proposed path is anticipated to not impact the global stability of the site and the depth of cut and treatment measures considered appropriate.

From an overall geotechnical perspective, the recommendations provided by Douglas Partners Pty Ltd in our 22 July 2022 letter report still apply, and are unchanged for the proposed development.

We trust the above is in accordance with your present requirements. If you have any questions please contact the undersigned.

Please contact the undersigned if you have any questions on this matter.

Yours faithfully

Douglas Partners Pty Ltd

A handwritten signature in black ink, appearing to be 'MJ'.

for **Michael Jones**
Principal

Reviewed by

A handwritten signature in black ink, appearing to be 'CR'.

Colin Reid
Senior Associate

Attachments: About this Report
Architectural Plans (18 pages)

Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at

the time of construction as are indicated in the report; and

- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

continued next page

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

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Architectural Drawing Set #220

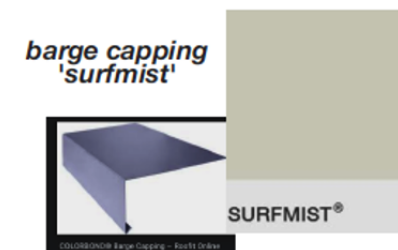
DA Issue

NSW RFI

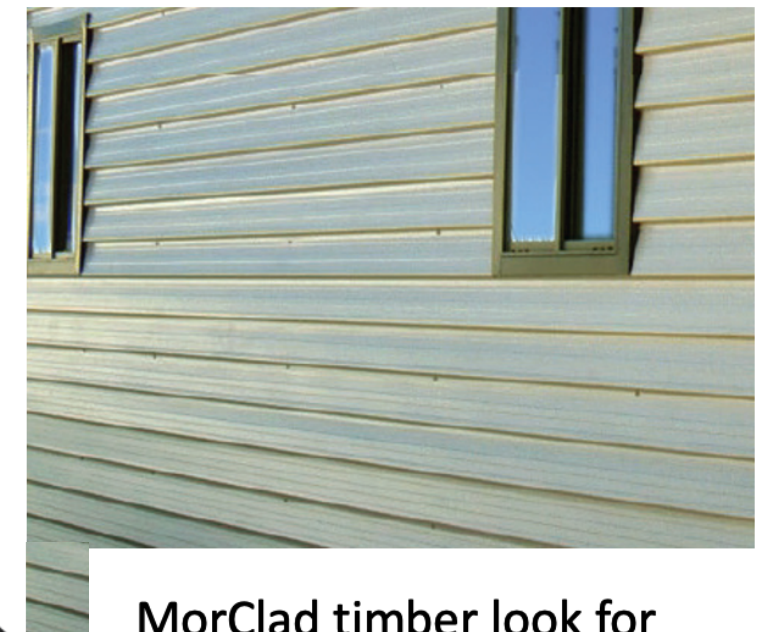
Amendment B

- 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

External Colours and Finishes Schedule - Industrial Modern

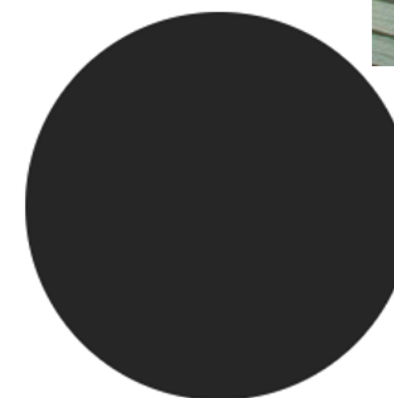


Barge capping & under eaves



MorClad timber look for
main lodge.

Colour: Monument matt



Monument®



Colorbond vertical for porticos
Colour: Monument Matt

www.precisionplanning.com.au

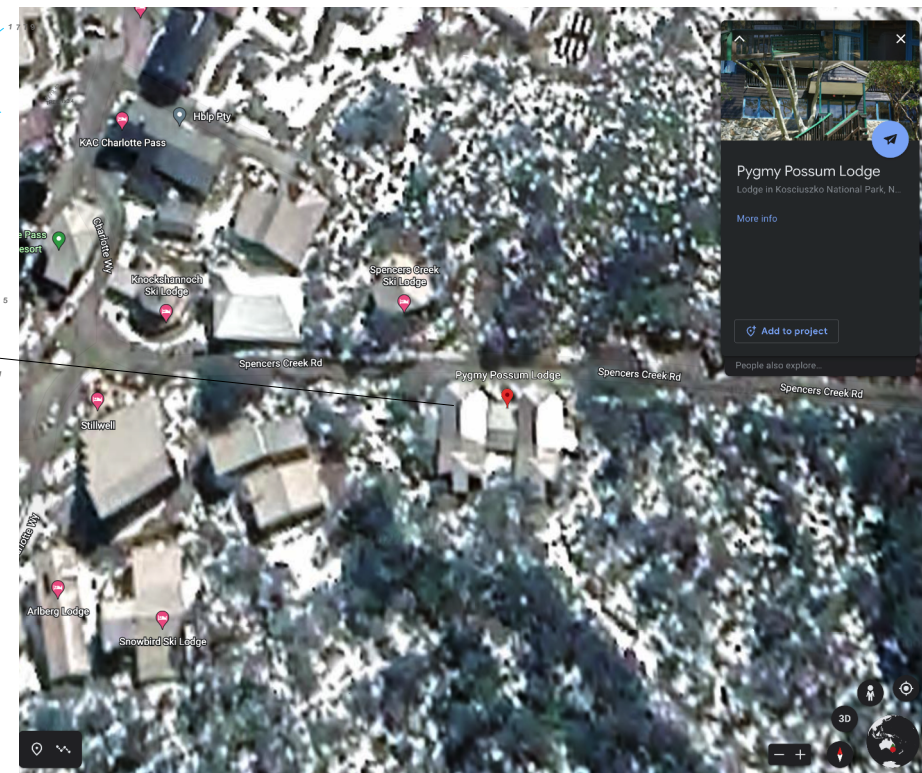
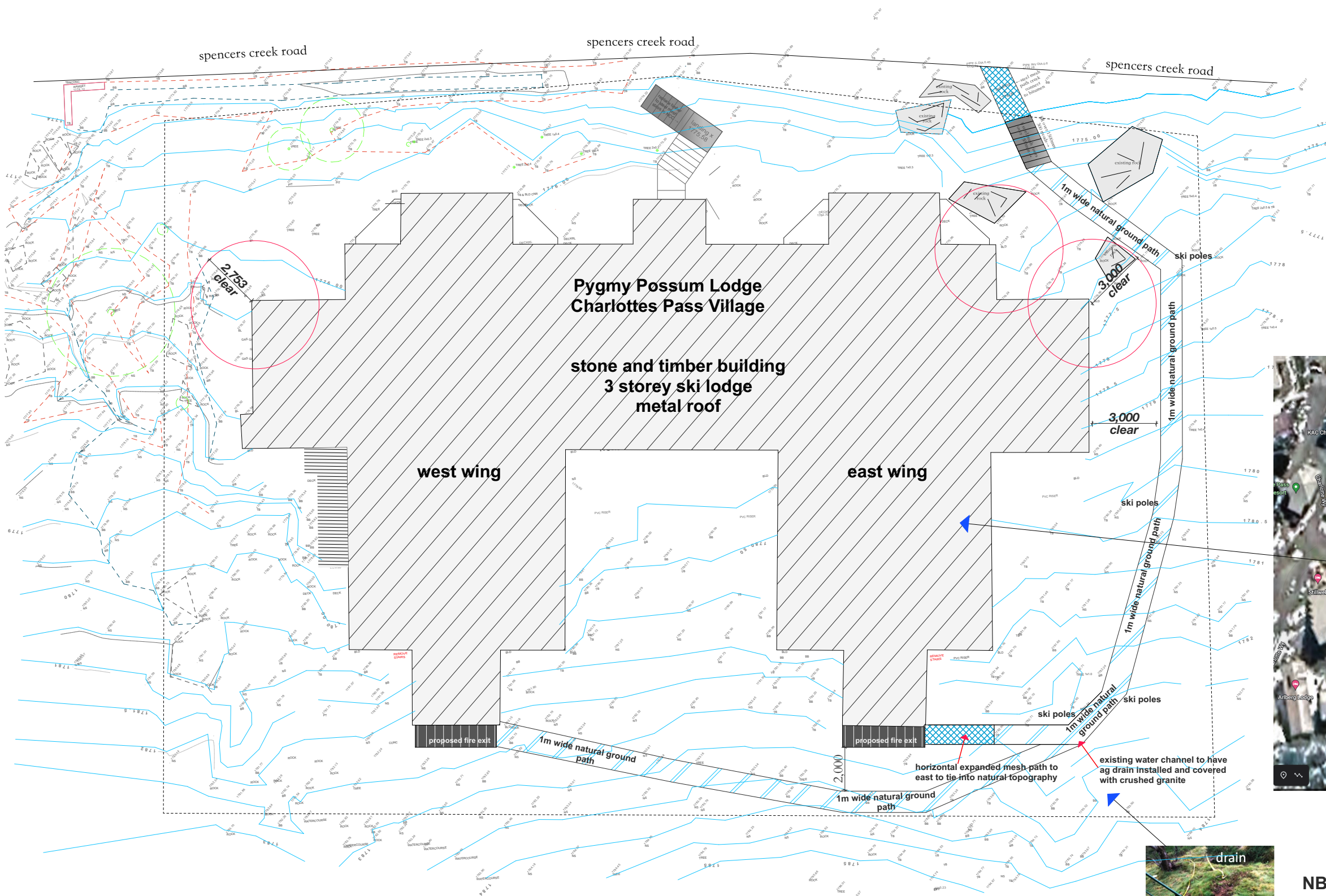
info@precisionplanning.com.au

Plan Set Date: Monday, 9 September 2024

Project Reference: #220

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location plan
(google earth courtesy)

site plan 1:200



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	Sept	B	Path Modification
ds	May	A	NSW RFI
by	date		revision

Date	9/9/24
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spencers creek road

spencers creek road

spencers creek road

Notes for BCA upgrades

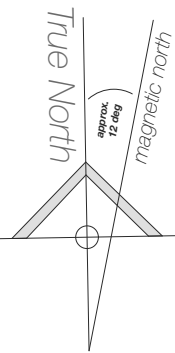
Ground Level

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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email: info@precisionplanning.com.au

Studio Director - Daniel Sutton

Contact: 0416 110 281

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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/sky/light 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	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	9/9/24
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	#220- 3
	B

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 will be retro fitted with a fire damper, to maintain the fire resistance of the SOU ceiling.
 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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Studio Director - Daniel Sutton

Contact: 0416 110 281

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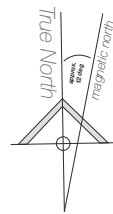
- Confirm Window/door/skylight sizes prior to order.

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ds	Sept	B	Path Modification
ds	May	A	NSW RFI
by	date		revision

DA Issue

Alterations and Additions

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Lot 108, DP 1242013

Charlotte Pass Village

for Elouera Ski Club

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

Date	9/9/24
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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.
 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

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 3 east and west wing quiet room balconies

level 3 floor plan

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Studio Director - Daniel Sutton
Contact: 0416 110 281

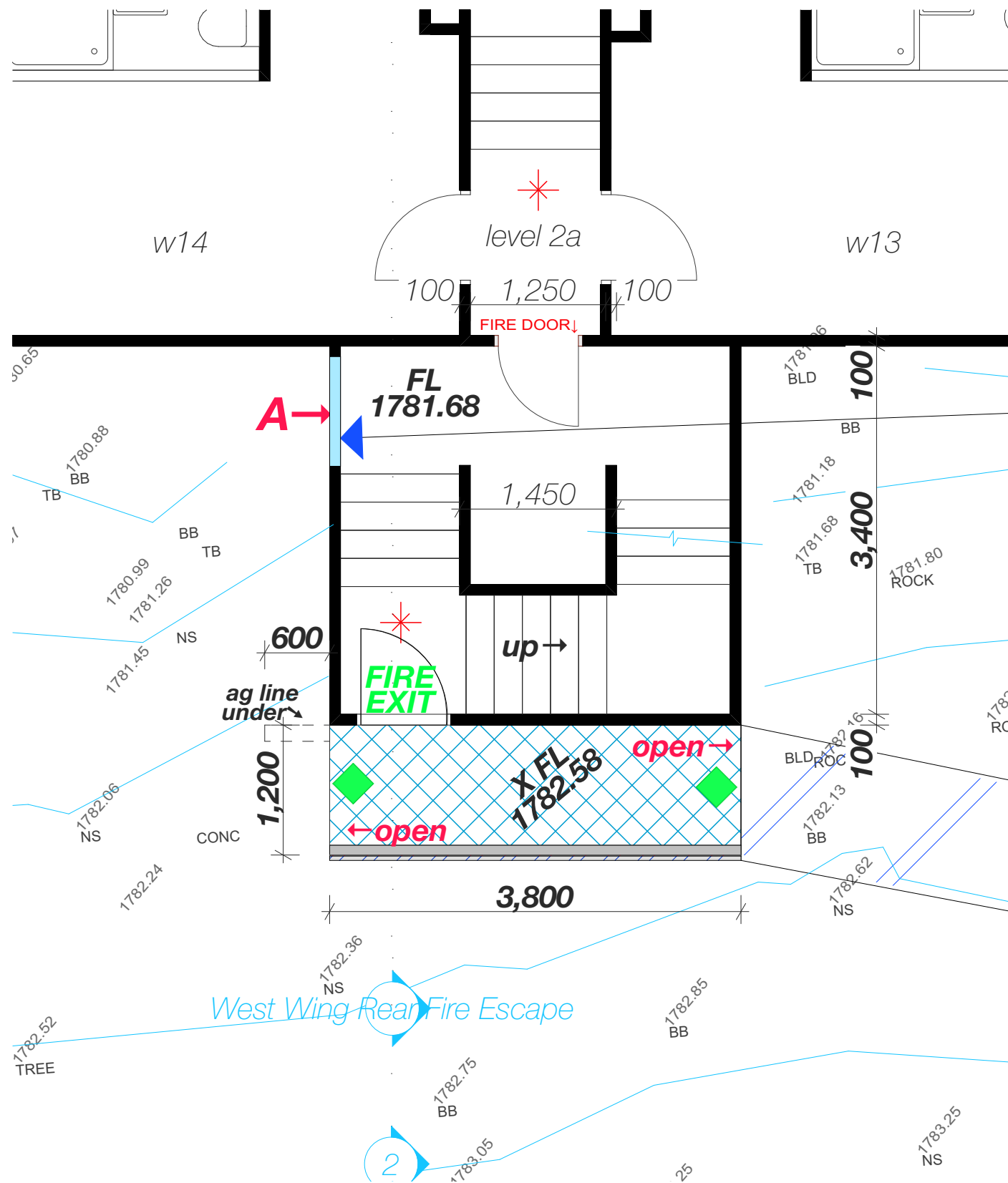
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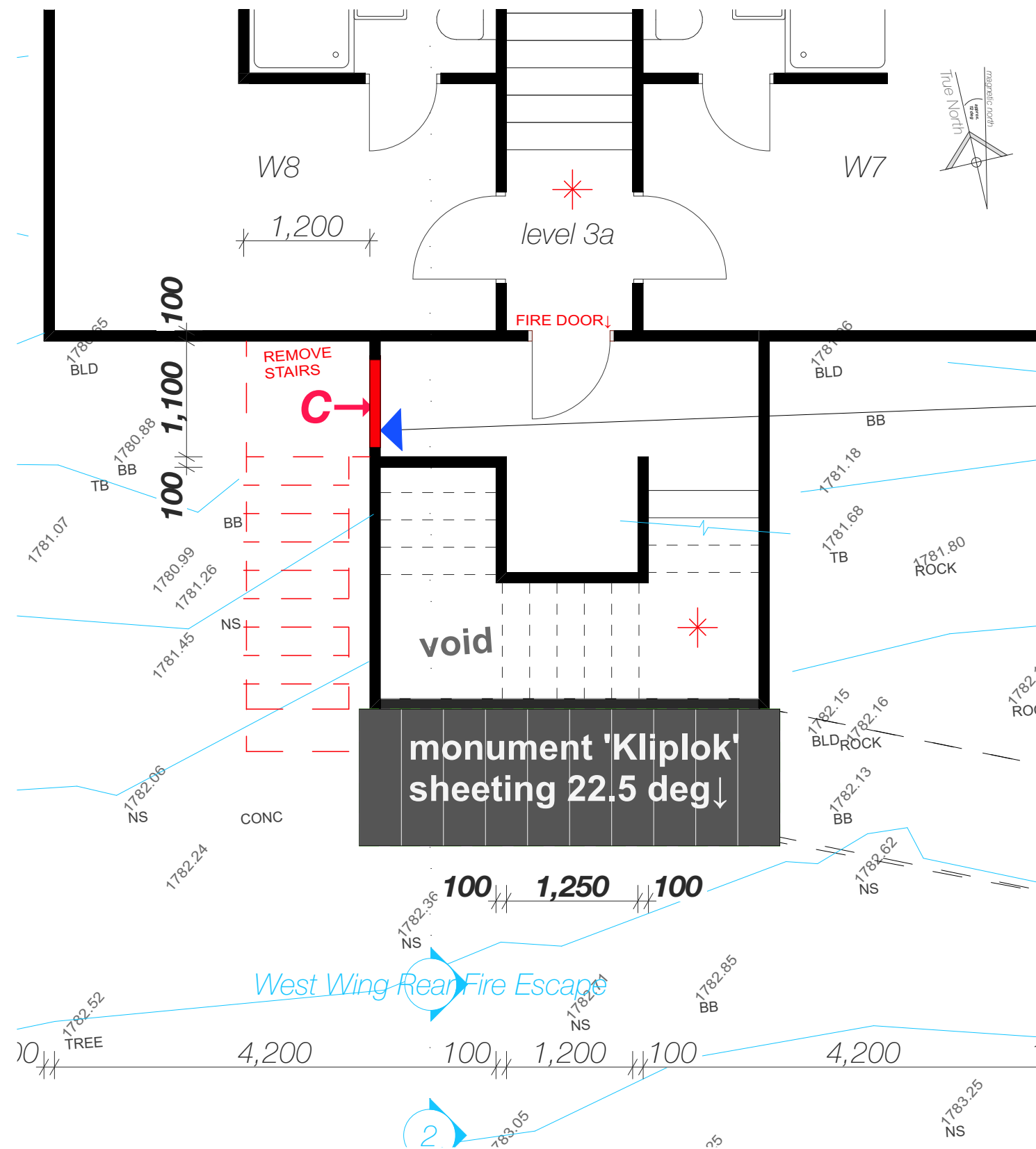
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by	date		revision		

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Charlotte Pass Village
for Ellouera Ski Club
in association with
Ken George - Architect
email: kengeorge@bigpond.com

Date	9/9/24
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Drawing No.	#220- 5



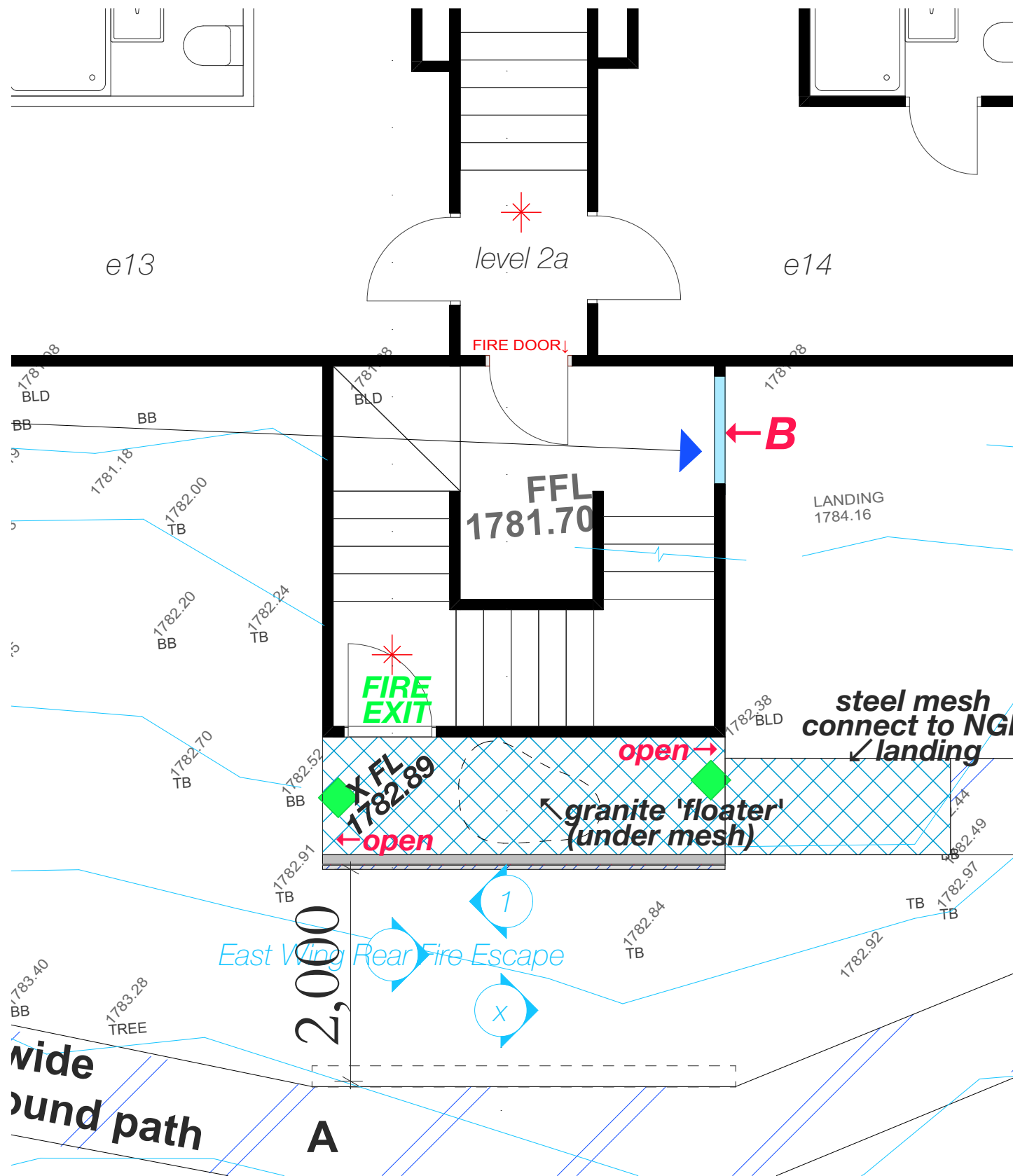
west wing fire escape
[plan view] scale 1:50 - Level 2



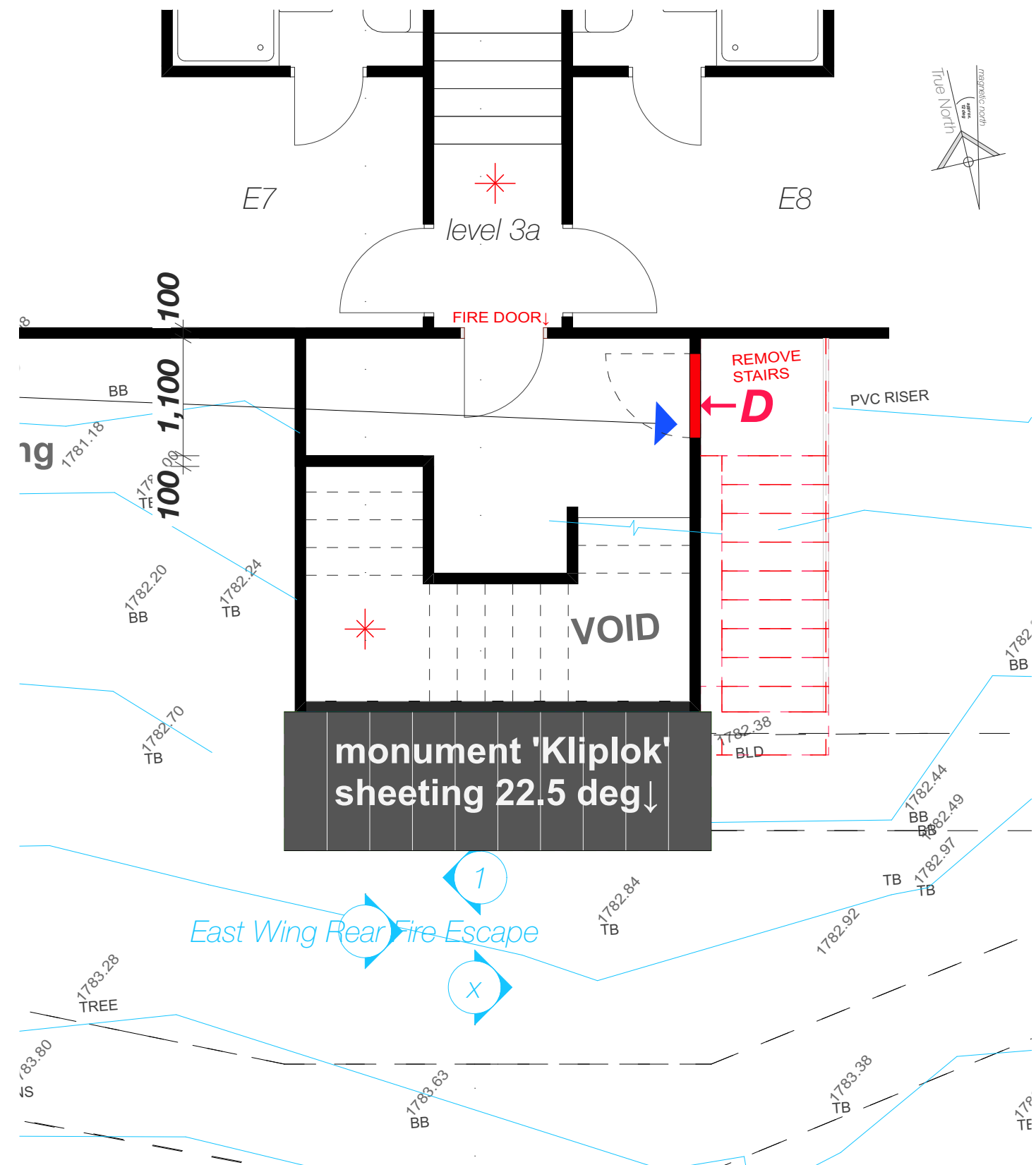
west wing fire escape
[plan view] scale 1:50 - Level 3

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by	date		revision

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



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

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ds	May	A	NSW RFI
by	date		revision

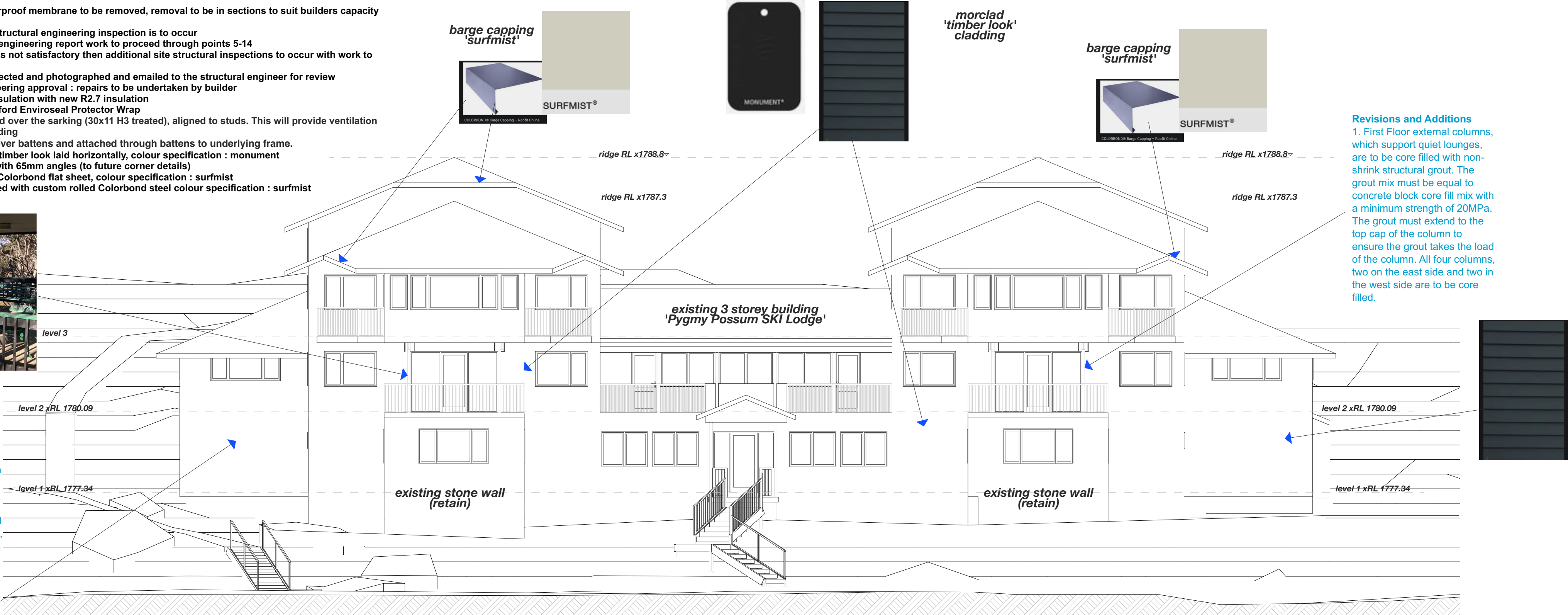
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Drawing No.	#220- 7

- 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.



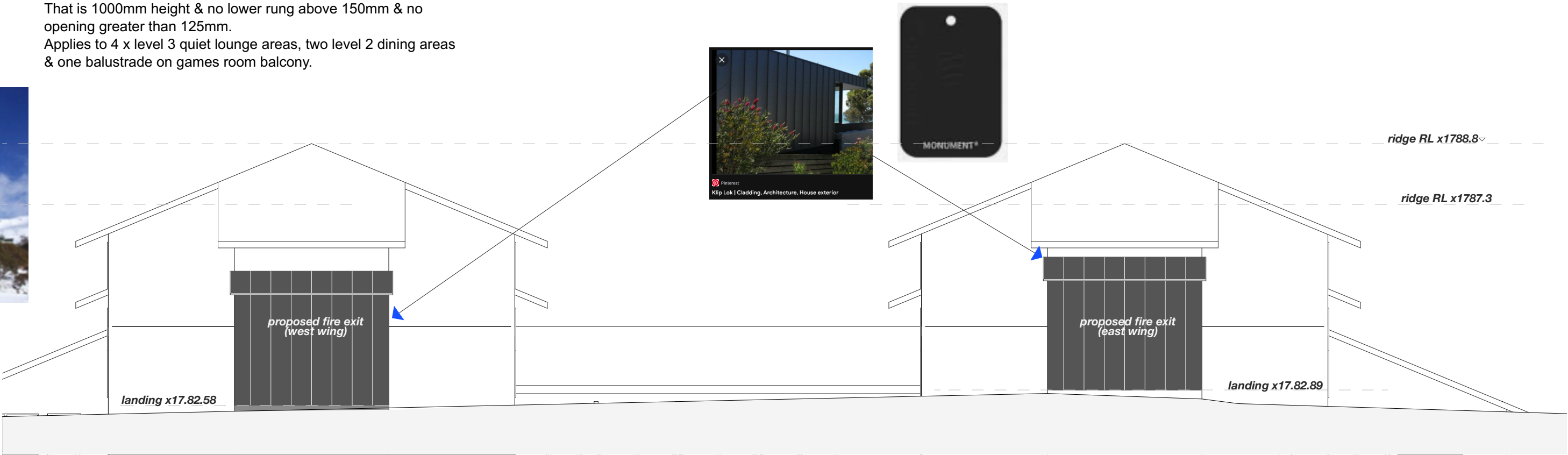
north elevation front facade

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

Alterations and Additions

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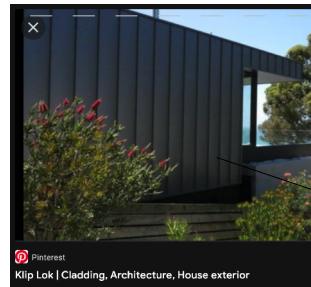
Charlotte Pass Village

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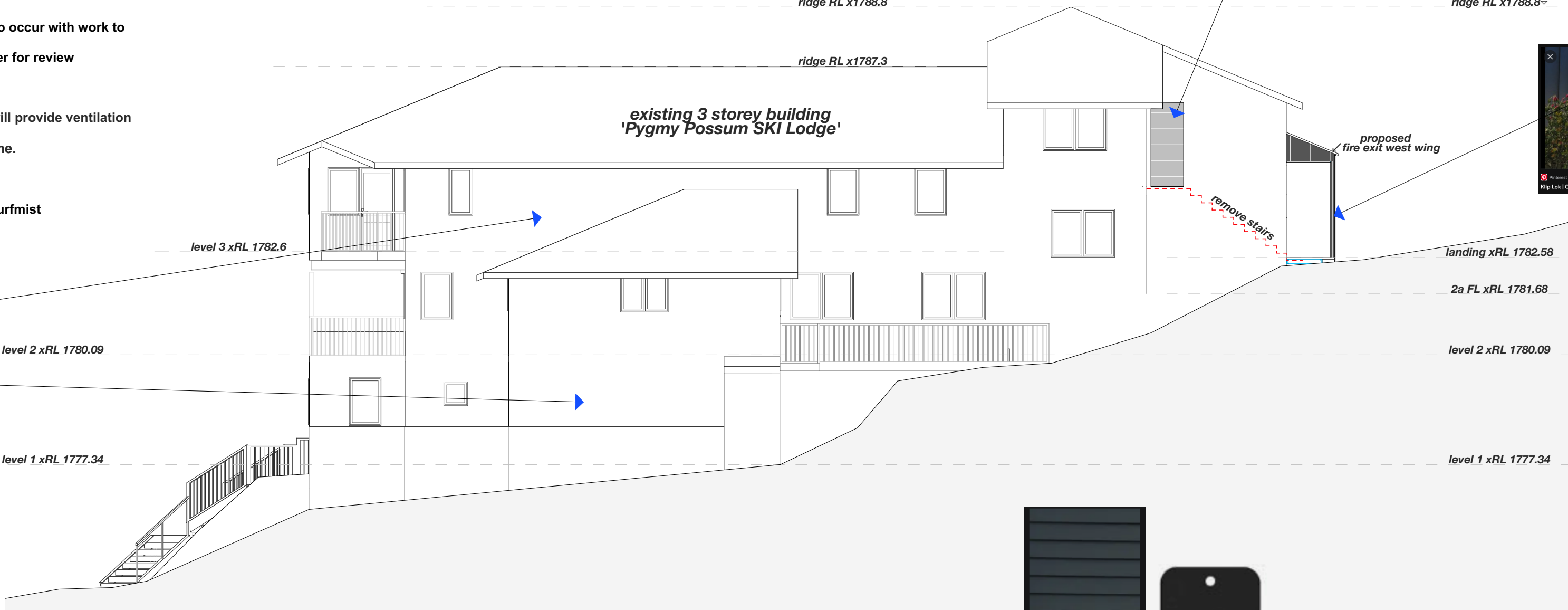
in association with
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email: kengeorge@bigpond.com

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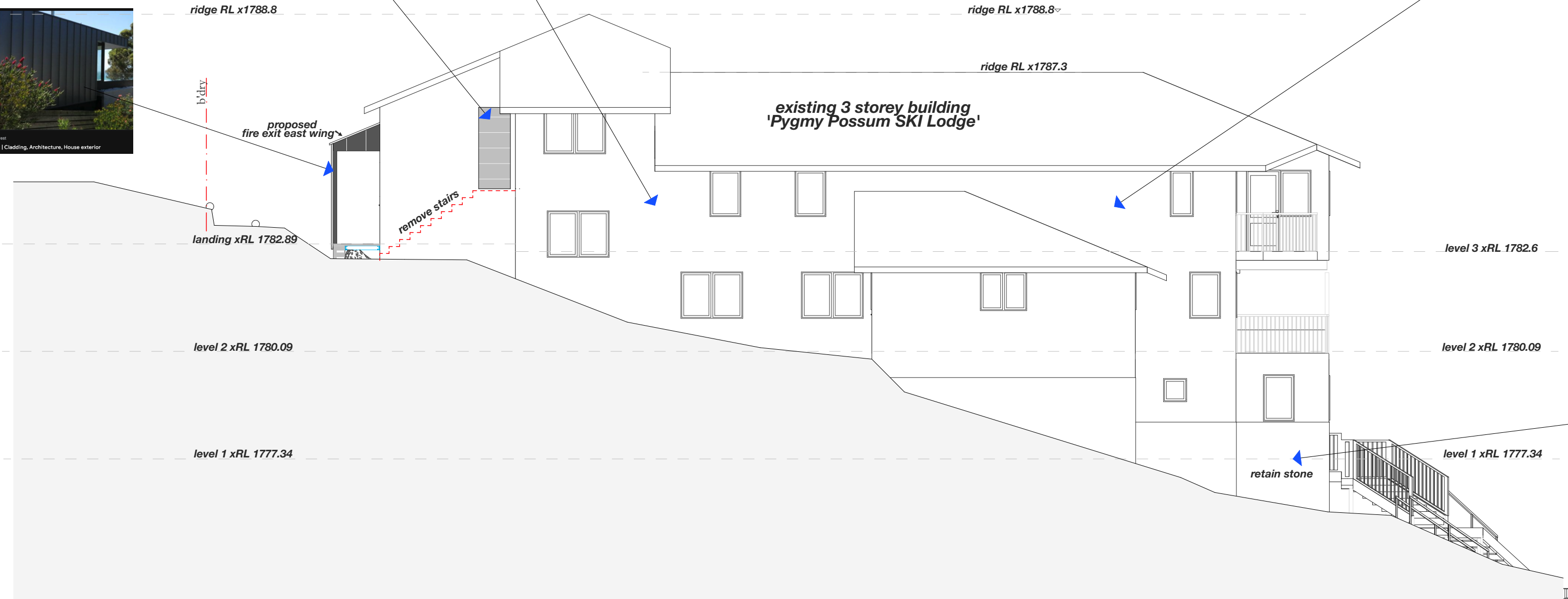
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 - Cladding to be installed over battens and attached through battens to underlying frame.
 - Cladding to use Moreclad timber look laid horizontally, colour specification : monument
 - All corners to be flashed with 65mm angles (to future corner details)
 - Eaves to be covered with Colorbond flat sheet, colour specification : surfmist
 - Barge Boards to be covered with custom rolled Colorbond steel colour specification : surfmist



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



west elevation



east elevation



existing photo (east wing front)

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by	date		revision

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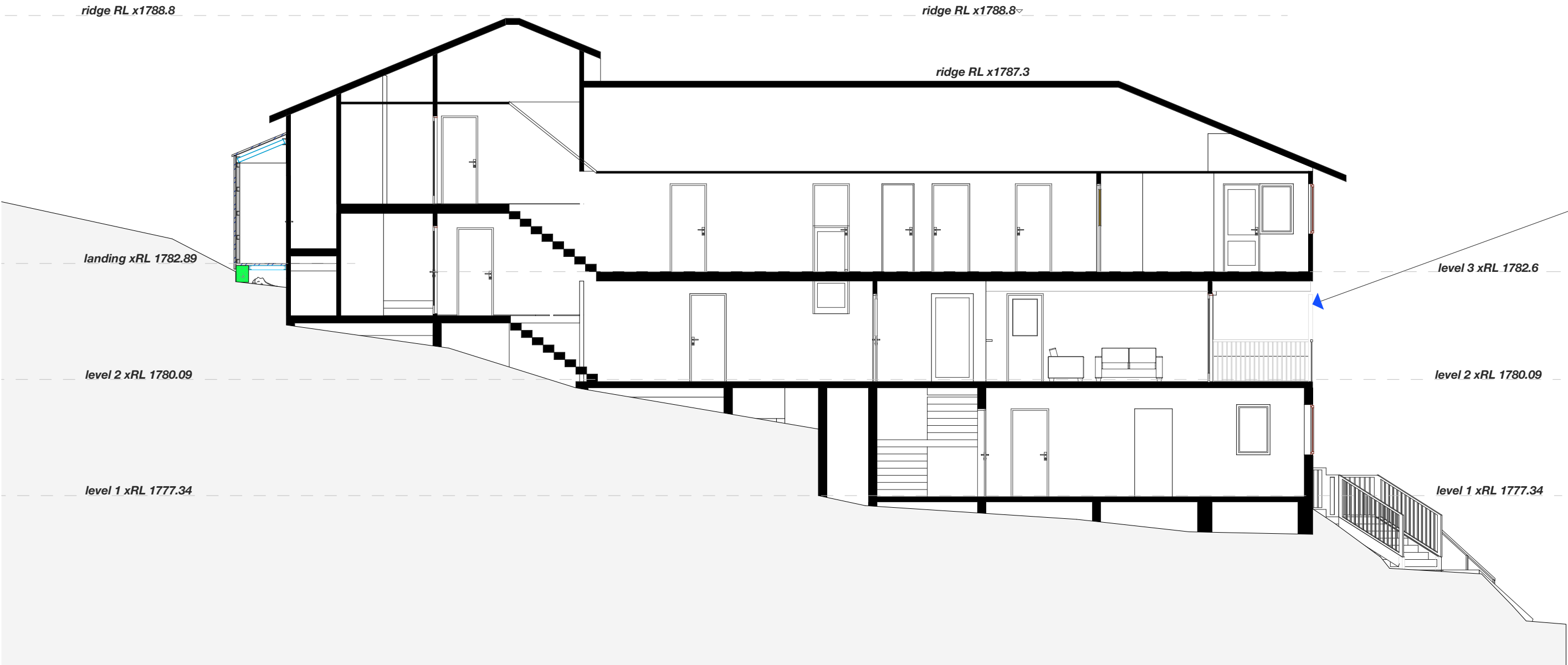
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 - Barge Boards to be covered with custom rolled Colorbond steel colour specification : surfmist

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.



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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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**

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:

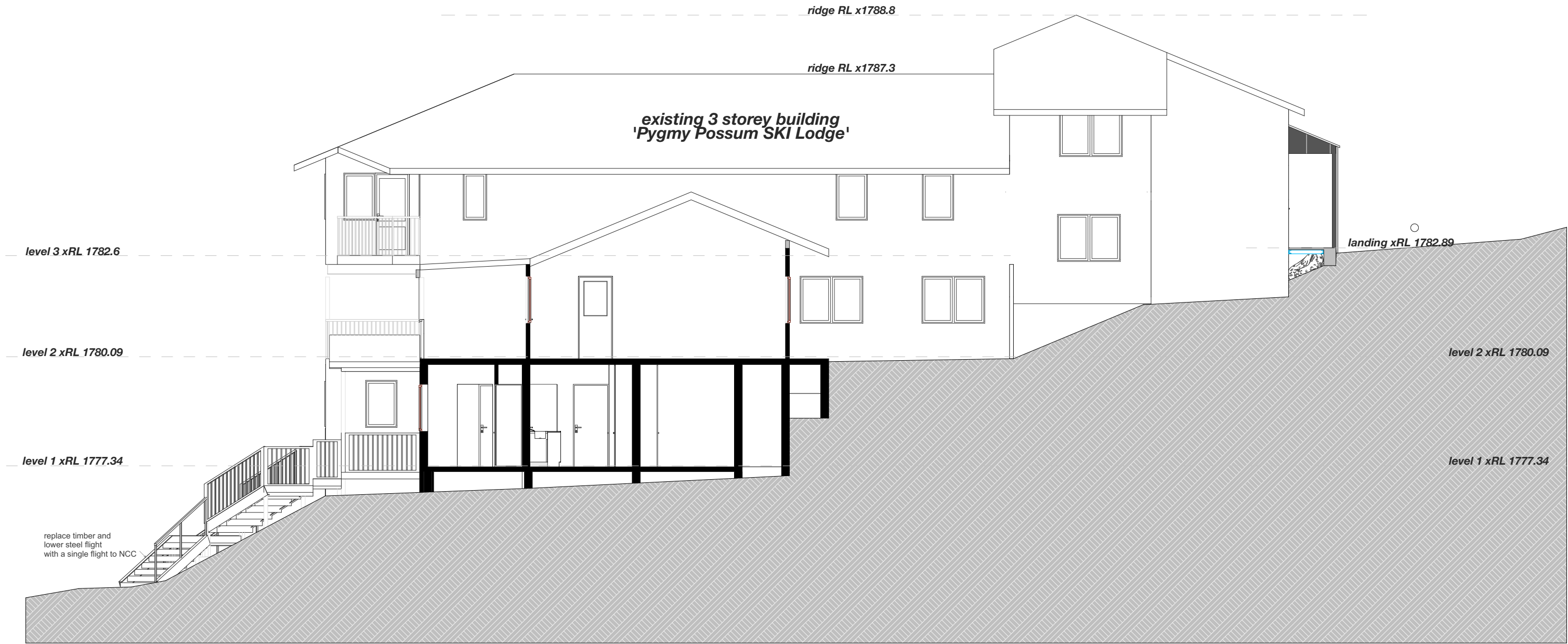
Termimesh/Kordon Blanket or similar termite protection system is to be used in the protection against subterranean termites in accordance with AS3660.1-2000 and to manufacturer's specifications.

ds	Sept	B	Path Modification
ds	May	A	NSW RFI
by	date		revision

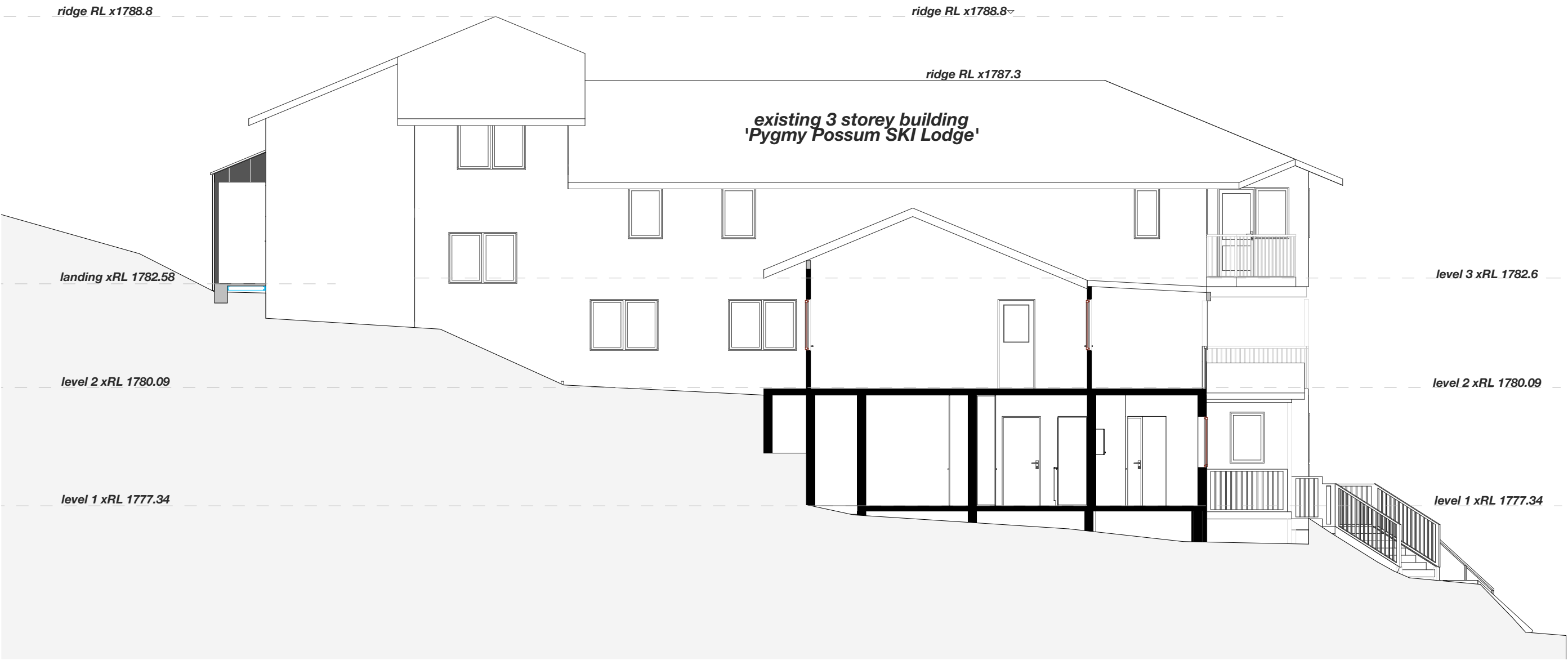
DA Issue
Alterations and Additions
Pygmy Possum Lodge,
Lot 108, DP 1242013
Charlotte Pass Village
for Elouera Ski Club
in association with
Ken George - Architect
email: kengeorge@bigpond.com

Date	9/9/24
Drawn	DS
Checked	
Scale	
Drawing No.	
#220-	10
	B

- 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



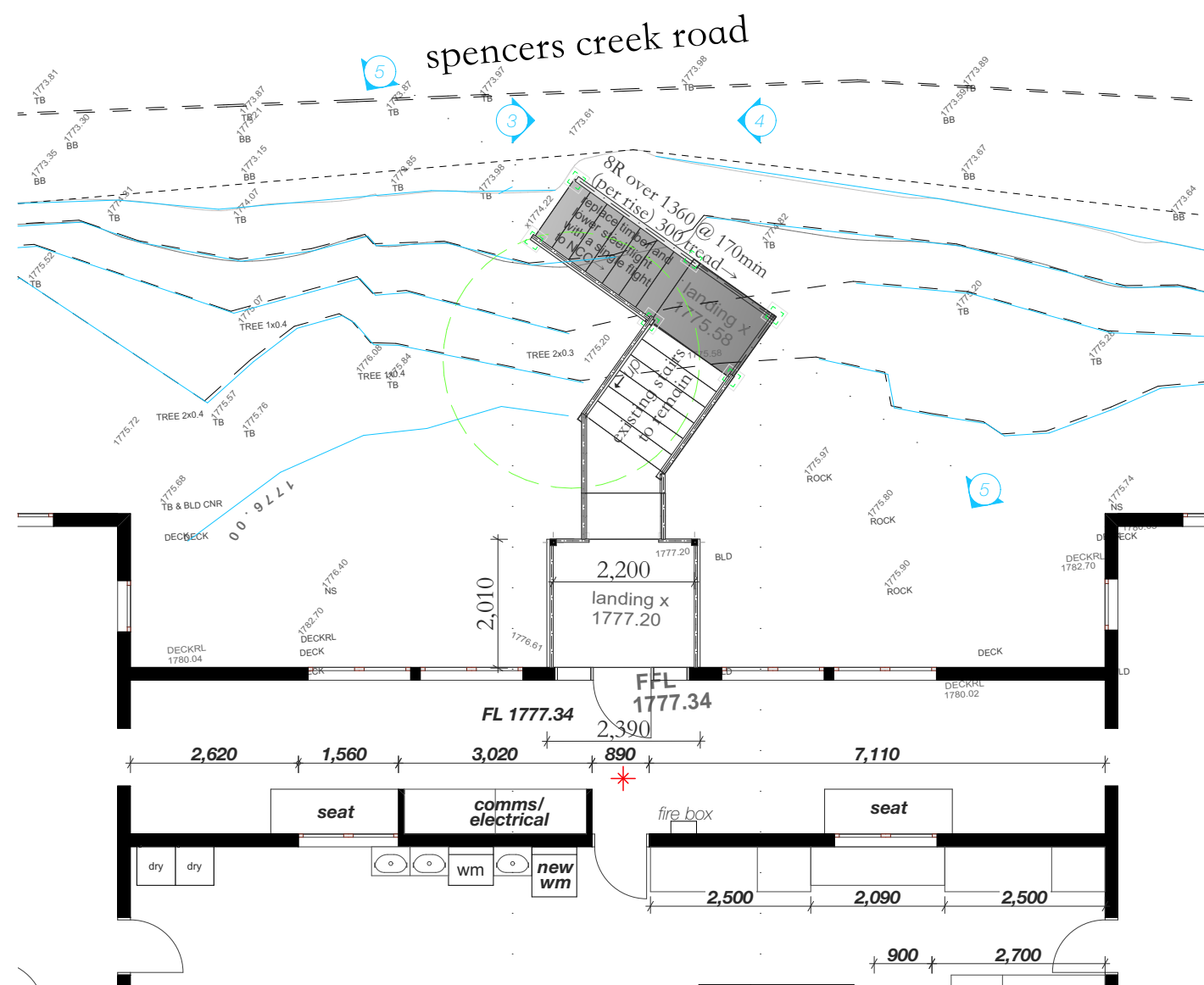
section 3-3



section 4-4

ds	Sept	B	Path Modification
ds	May	A	NSW RFI
by	date		revision

Date	9/9/24
Drawn	DS
Checked	
Scale	
Drawing No.	
#220-	11
	B



main entry stair detail:
plan view



section 5-5

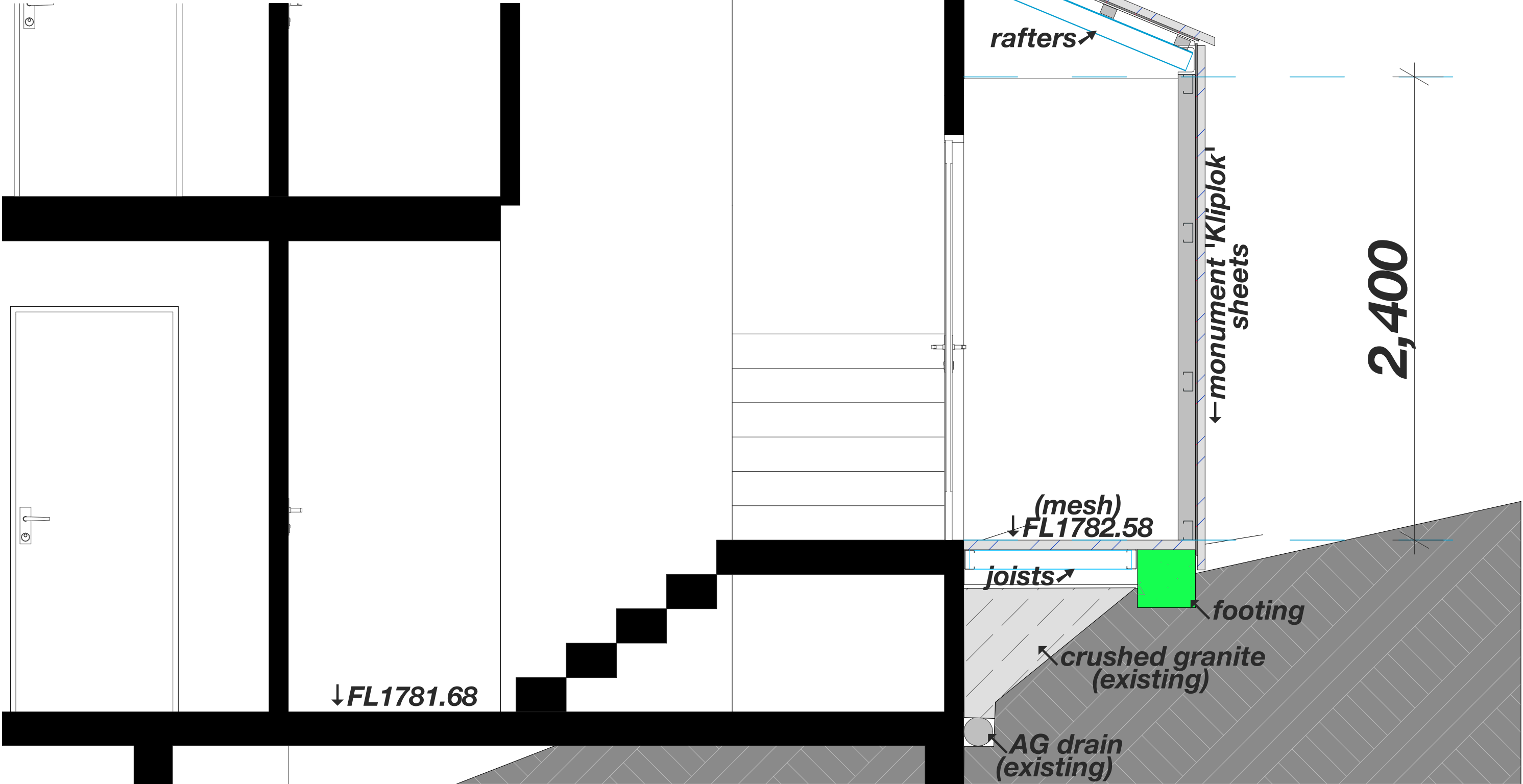
Notes : Entry Stairs

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

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

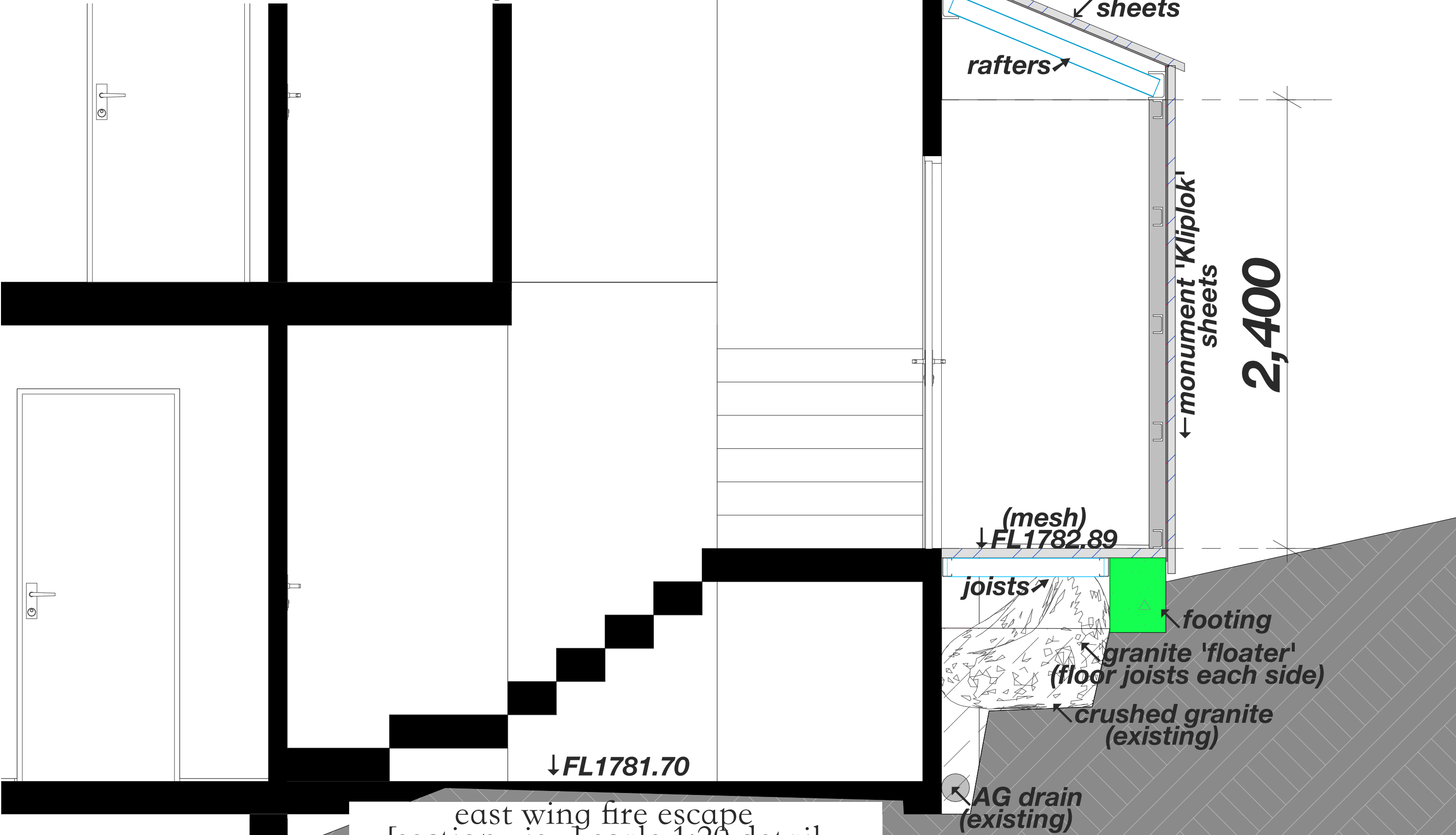


west wing fire escape
[section view] scale 1:20 detail

ds	Sept	B	Path Modification
ds	May	A	NSW RFI
by	date		revision

Date	9/9/24
Drawn	DS
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Scale	
Drawing No.	
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	B

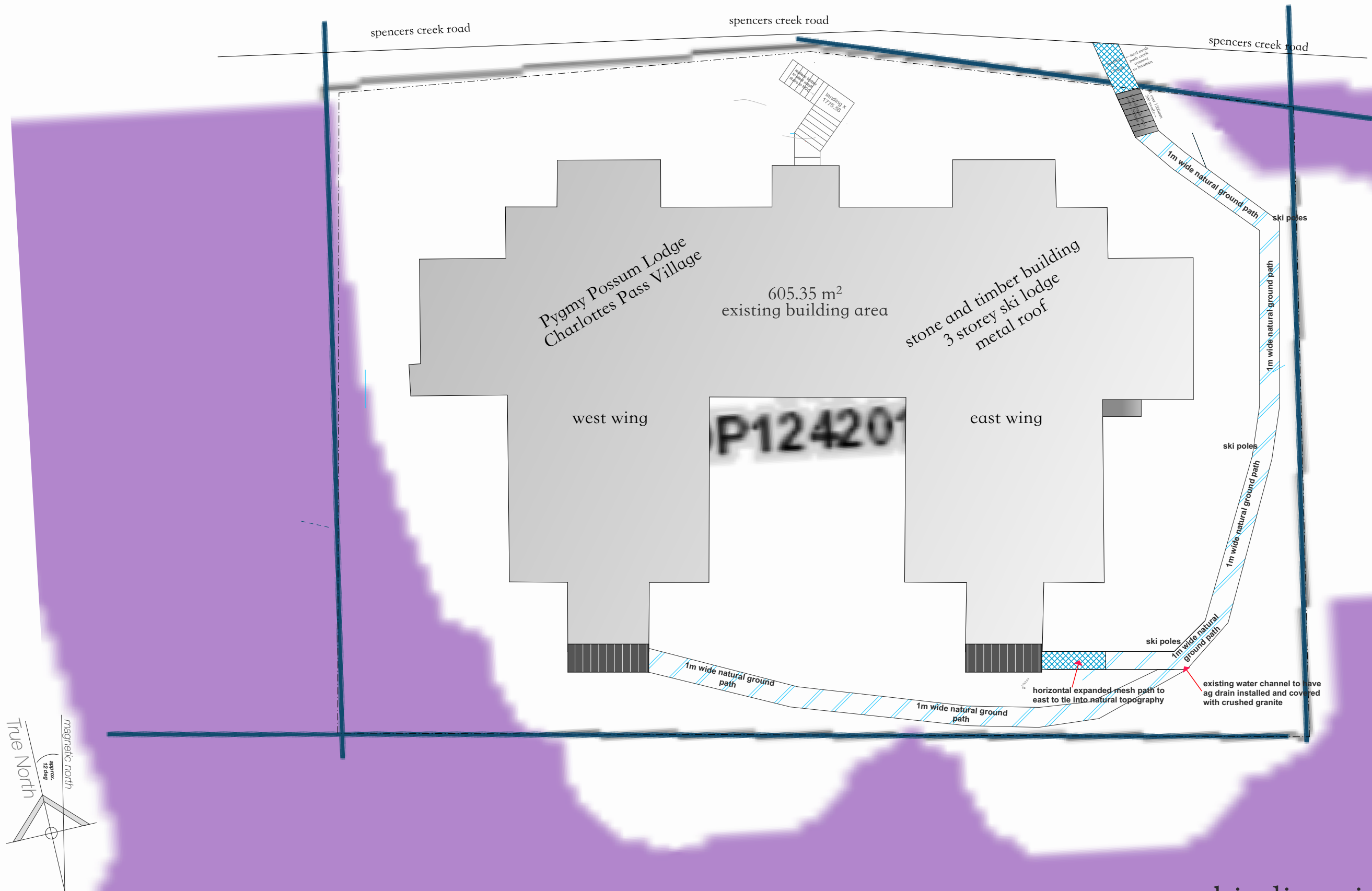
***Wall, Roof and Floor framing steel RHS as detailed in Camstruct 'Fire Escape details'**



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

ds	Sept	B	Path Modification
ds	May	A	NSW RFI
by	date		revision

Date	9/9/24
Drawn	DS
Checked	
Scale	
Drawing No.	
#220-	15



biodiversity influence site plan scale 1:200

ds	Sept	B	Path Modification
ds	May	A	NSW RFI
by	date		revision

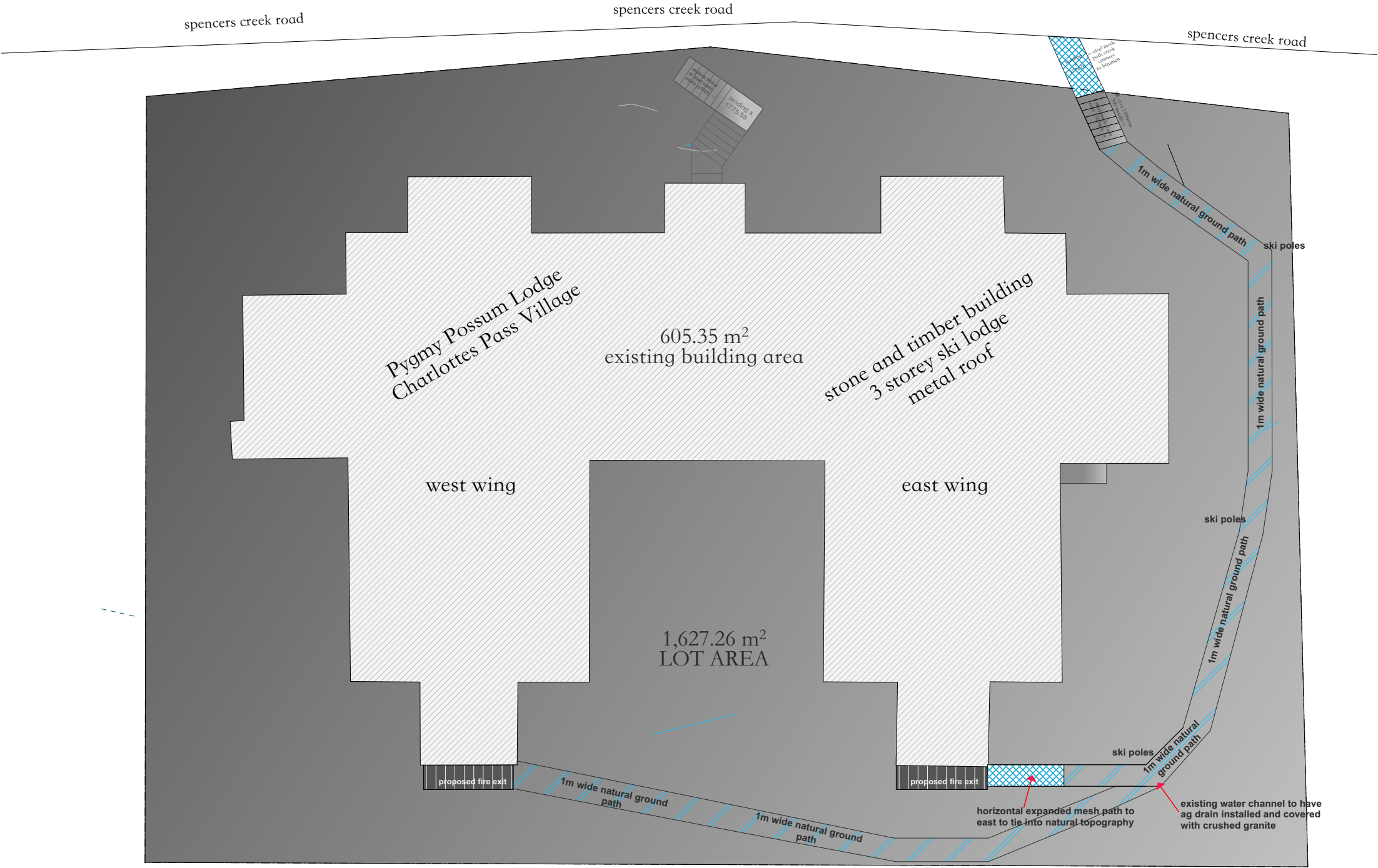
DA Issue

Alterations and Additions

Pygmy Possum Lodge,
Lot 108, DP 1242013
Charlotte Pass Village
for Elouera Ski Club

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

Date	9/9/24
Drawn	DS
Checked	
Scale	
Drawing No.	
#220-	17
	B



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

site calculations and
building envelope
scale 1:200

ds	Sept	B	Path Modification
ds	May	A	NSW RFI
by	date		revision

Date	9/9/24
Drawn	DS
Checked	
Scale	
Drawing No.	
#220-	18
	B