

PROPOSED DEVELOPMENT - A. KOSINAR
MUNJARRA SKI CLUB - 13 BOBUCK LANE THREDBO NSW 2625

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Alterations & Additions [External Stairs & Bike Storage Area]

TZ

DESIGN

building design
interiors
kitchens | bathrooms

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NSW
GOVERNMENT

Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 10683

Granted on the 15 August 2023

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Project Details

PROJECT TYPE
ALTERATIONS & ADDITIONS
- EXTERNAL STAIRS & BIKE STORAGE AREA

Applicant - A. KOSINAR / MUNJARRA SKI CLUB
Location - 13 BOBUK LANE THREDBO NSW 2625
Deposited Plan Number - 1119757
Lot Number - 704

General Notes

1. These drawings are copyright and shall remain the property of TZ Design Pty Ltd. Unauthorised amendment, retension, copying and use of these documents, in any form whatsoever, is strictly prohibited.
2. These drawings are to be read in conjunction with all other consultants documents.
3. All dimensions in millimetres unless noted otherwise. Figured dimensions are to be used in preference to scaling from drawings. Any discrepancies shall be immediately referred to TZ Design. Setting out of the works by the architectural drawings unless noted otherwise.
4. Contractor must verify all dimensions on site before commencing any work or making any shop drawings which must be approved before manufacture.
5. All workmanship and materials to comply with the Building Code of Australia, relevant Australian Standards, and the requirements of all associated authorities having jurisdiction over the works.
6. Refer to the specification. The specification forms part of these drawings.
7. These drawings are intended as a guide only. Whilst every care has been taken in the preparation of these documents, no liability is assumed for the material contained herein.
8. No warranty is given or implied as to the accuracy of the whole or any part.
9. These drawings form part of the proprietor's requirements for the design and construction of this project. The builder may vary the works described in these drawings with the prior approval of TZ Design.
10. Contractors should make their own investigations and satisfy themselves with respect to all aspects of the project, including existing conditions, adjoining properties and access to the site.

Specification Notes

GENERAL NOTES
All construction is to be in accordance with the National Construction Code 2019.
Concrete construction is to comply with AS3600.
Masonry construction is to comply with AS3700.
Steel construction is to comply with AS4100.
Timber construction is to comply with AS1720.1, AS1684 and the Timber Framing Code.
Stairs and landings are to comply with Part 3.9.1 of the NCC.
Balustades/Handrails are to comply with Part 3.9.2 of the NCC.
Damp and weatherproofing is to be in accordance with Part 2.2 of the NCC.
WC doors are to comply with the NCC.
Lighting in all areas is to comply with Part 3.8.4 of the NCC.
Ventilation is to comply with Part 3.8.5 of the NCC.
All dimensions and levels on plans are to be confirmed on site prior to commencing construction.
Where possible all new construction is to match existing when extending and/or renovating.
All dimensions are in millimetres unless noted otherwise.
STRUCTURAL ENGINEERING NOTE
Refer to Structural Engineering Design & Specification for all structural components. Any discrepancies with Architectural Drawings shall be immediately referred to TZ Design.

Construction in Bushfire-Prone Areas [BAL-12.5] - AS 3959:2018

5.7 VERANDAS, DECKS, STEPS & LANDINGS
5.7.1 General
Decking may be spaced.
There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

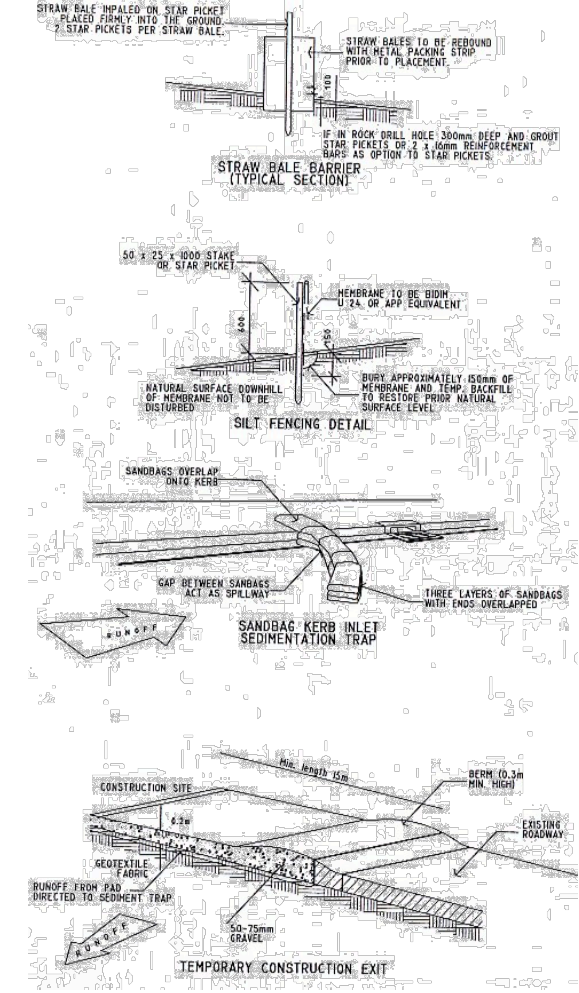
5.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps & landings
5.7.2.1 Materials to enclose a subfloor space
This Standard does not provide construction requirements for the materials used to enclose a subfloor space except where those materials are less than 400mm from the ground. Where the materials used to enclose a subfloor space are less than 400mm from the ground, they shall comply with Clause 5.4.
5.7.2.2 Supports
This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.
5.7.2.3 Framing
This Standard does not provide construction requirements for the framing of verandas, pergolas, decks, ramps or landings [ie. bearers and joists].
5.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings
This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300mm from a glazed element. Decking, stair treads and the trafficable surfaces of ramps and landings less than 300mm [measured horizontally at deck level] from glazed elements that are less than 400mm [measured vertically] from the surface of the deck [see Figure D2, Appendix D] shall be made from-
[a] non-combustible material; or
[b] bushfire-resisting timber [see Appendix F]; or
[c] a timber species as specified in Paragraph E1, Appendix E; or
[d] uPVC; or
[e] a combination of any items [a], [b], [c] or [d].


5.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps & landings
5.7.3.1 Supports
This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.
5.7.3.2 Framing
This Standard does not provide construction requirements for the framing of verandas, pergolas, decks, ramps or landings [ie. bearers and joists].
5.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings
This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300mm from a glazed element. Decking, stair treads and the trafficable surfaces of ramps and landings less than 300mm [measured horizontally at deck level] from glazed elements that are less than 400mm [measured vertically] from the surface of the deck [see Figure D2, Appendix D] shall be made from-
[a] non-combustible material; or
[b] bushfire-resisting timber [see Appendix F]; or
[c] a timber species as specified in Paragraph E1, Appendix E; or
[d] a combination of any items [a], [b], or [c].

5.7.4 Balustrades, handrails or other barriers
This Standard does not provide construction requirements for balustrades, handrails and other barriers.

5.7.5 Veranda posts
Veranda posts-
[a] shall be timber mounted on galvanised mounted shoes or stirrups with a clearance of not less tan 75mm above the adjacent finished ground level; or
[b] less than 400mm [measured vertically] from the surface of the deck or ground [see Figure D2, Appendix D] shall be made from-
[i] non-combustible material; or
[ii] bushfire-resisting timber [see Appendix F]; or
[iii] a timber species as specified in Paragraph E1, Appendix E; or
[iv] a combination of any items [a] or [b].

Erosion/Sediment Control Details





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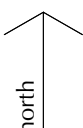
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LOT 704 / DP 1119757
ALTERATIONS & ADDITIONS TO EXISTING EXTERNAL STAIRS & PROPOSED BIKE STORAGE AREA

1. Site / Location Plan

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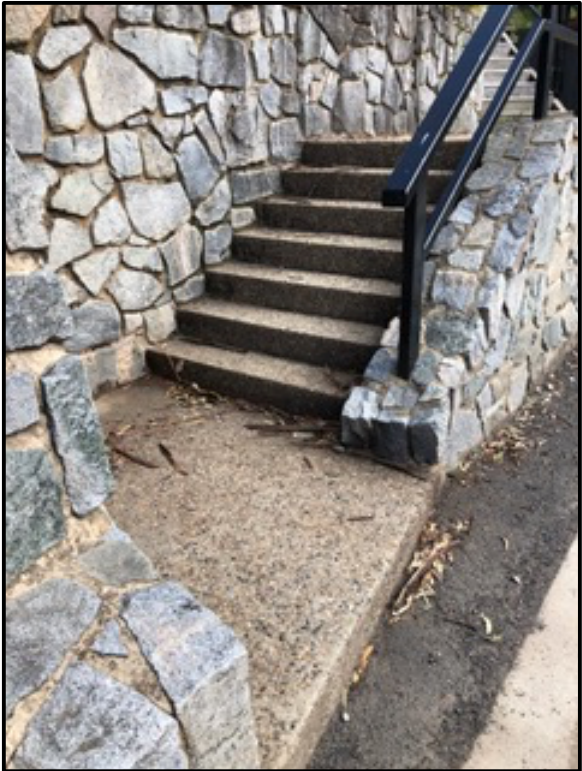
Revisions:		
A	Existing and proposed plans issued for review.	24.01.20
B	Proposed plans revised as discussed.	03.02.20
C	Stair widths revised.	21.02.20
D	Issued for Development Application.	12.05.21



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PROPOSED DEVELOPMENT - A. KOSINAR
ALTERATIONS & ADDITIONS
MUNJARRA 13 BOBUCK LANE THREDBO NSW 2625

Drawing Title			
SITE / LOCATION PLAN			
Date	Scale	Drawing No.	Revision
09.12.19	NOT TO SCALE	306-04	D



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PROPOSED DEVELOPMENT - A. KOSINAR
ALTERATIONS & ADDITIONS
MUNJARRA 13 BOBUCK LANE THREDBO NSW 2625

Drawing Title
SITE PHOTOS

Date	Scale	Drawing No.	Revision
09.12.19	NOT TO SCALE	306-06	D