

**BUSHFIRE RATING**  
 1. MIN BAL 29 FOR ALL REPLACEMENT WORK FOR CLADDING, WINDOWS, DOORS, ROOF WORK AND BALCONIES.  
 2. REPLACEMENT WINDOWS WITH OPERABLE PARTS TO BE SCREENED.  
 3. NEW GLAZED DOORS TO THE NORTH AND WEST ELEVATIONS TO ACHIEVE BAL 29 RATING.  
 4. NEW ROOF OVER QUIET LOUNGE ROOF AND KITCHEN AREA TO BE CONSTRUCTED TO BAL 29.  
 5. ALL NEW WORK OR WORK THAT MODIFIES OPENINGS TO BE BAL FZ.  
 6. REFER TO AS1530.8:2018 AND AS1530.8.2:2018 FOR WORKMANSHIP, PERFORMANCE AND MATERIALS.  
 7. REFER TO AS3959:2016 FOR CONSTRUCTION REQUIREMENTS.

- LEGEND**
- CO CONCRETE FLOOR
  - CPT CARPET
  - CT TILES
  - FB NEW FASCIA BOARD AND SOFFIT LINING
  - FCB FACE CONCRETE BLOCKWORK
  - FEK EXHAUST FAN (WALL MOUNTED)
  - FG FIXED GLAZING
  - FH FIRE HYDRANT
  - MBR MEMBRANE ROOF
  - MCD METAL CLADDING
  - MDR METAL DECK ROOF
  - R1 RAILING TYPE 1
  - R2 RAILING TYPE 2
  - RCS REINFORCED CONCRETE SLAB TO STRUCTURAL ENGINEER'S DETAILS
  - RB RENDERED MASONRY
  - RSP RENDER SET PLASTER FINISH
  - RWS RETAINING WALL
  - SG SNOW GUARD/RETAINER
  - SP STONE PAVING
  - SR SERVICE RISER
  - STC STONE CLADDING
  - TF TIMBER FLOORING
  - W WASTE PIPE/STACK
  - VP VENT PIPE
  - NEW WINDOW/GLAZED DOOR IN EXISTING OPENING
  - NEW GLAZED DOOR IN EXISTING DOOR OPENING
  - NEW DOOR IN EXISTING OPENING

- 85.15 NEW SPOT LEVEL
- 85.15 EXISTING SPOT LEVEL

**WALL NOTES:**

- A. EXISTING STUD WALL: REMOVE EXISTING CLADDING AND SUBSTRATE INCLUDING INSULATION, AND INSTALL NEW METAL CLADDING, 25 X 50 FIXING BATTENS, INSULATION AND SARKING
- Ar. EXISTING STUD WALL: REMOVE EXISTING CLADDING AND SUBSTRATE AND REVIEW CONDITION OF INSULATION AND SARKING, AND INSTALL NEW METAL CLADDING, 25 X 50 FIXING BATTENS, INSULATION AND SARKING
- A+. EXISTING MASONRY WALL: REMOVE EXISTING CLADDING AND SUBSTRATE AND INSTALL NEW METAL TOP HAT BATTENS, SARKING, AND METAL CLADDING.
- B. TYPE A CLADDING AS SPECIFIED
- C. TYPE B CLADDING AS SPECIFIED
- D. REMOVE EXISTING CAPPING FROM TOP OF WALL AND REPLACE WITH NEW COLORBOND IN SPECIFIED COLOUR (INSTALL CAPPING IF NONE IN PLACE)
- E. INSTALL INSULATED WALL PANEL TO WALL BEHIND NEW CLADDING (LOWER SECTION ONLY IF TWO TYPES OF CLADDING)
- F. ROOF TIE DOWNS TO STRUCTURAL ENGINEER'S DETAILS
- G. REMOVE LOWER SECTION OF TIMBER CLADDING AND SARKING AND INSTALL NEW METAL TOP HATS, SARKING AND METAL CLADDING. REPAINT EXISTING TIMBER CLADDING THAT IS TO REMAIN.

**BCA SECTION J NOTES**

- 1. NEW ROOF AND CEILING CONSTRUCTION: INSTALL INSULATION TO PROVIDE A COMBINED ROOF AND CEILING SYSTEM WITH TOTAL THERMAL RESISTANCE OF R 4.8 PART J1.1(6)
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- 5. FOR NEW EXTERNAL DOORS PROVIDE DRAFT PROTECTION TO THE BOTTOM AND AIR SEALS TO OTHER EDGES, PART J3.4(c)
- 6. NEW EXHAUST FANS MUST BE EQUIPPED WITH SELF CLOSING DAMPER OR SIMILAR.
- 7. NEW ROOFS, CEILINGS, WALLS, WINDOW AND DOOR FRAMES MUST BE ENCLOSED BY INTERNAL LINING SYSTEMS THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS OR BE SEALED AT JUNCTIONS AND PENETRATIONS BY CLOSE FITTING ARCHITRAVE, SKIRTING, CORNICE, EXPANDING FOAM, RUBBER COMPRESSIBLE STRIP, CAULKING OR THE LIKE. THESE REQUIREMENTS DO NOT APPLY TO OPENINGS, GRILLES OR THE LIKE REQUIRED FOR SMOKE HAZARD MANAGEMENT.

- H 16.01.23 AMENDED DA: BAL RATING NOTE AMENDED.
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- 2 30.09.20 CLIENT/CONSULTANT ISSUE
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**POREBSKI ARCHITECTS**  
 ARCHITECTURE • INTERIORS • HERITAGE

**PROPOSED ALTERATIONS AT SOUTHERN ALPS SKI CLUB LODGE**  
 4 SPENCERS CREEK ROAD  
 CHARLOTTE PASS  
 LOT 107 DP 1242013

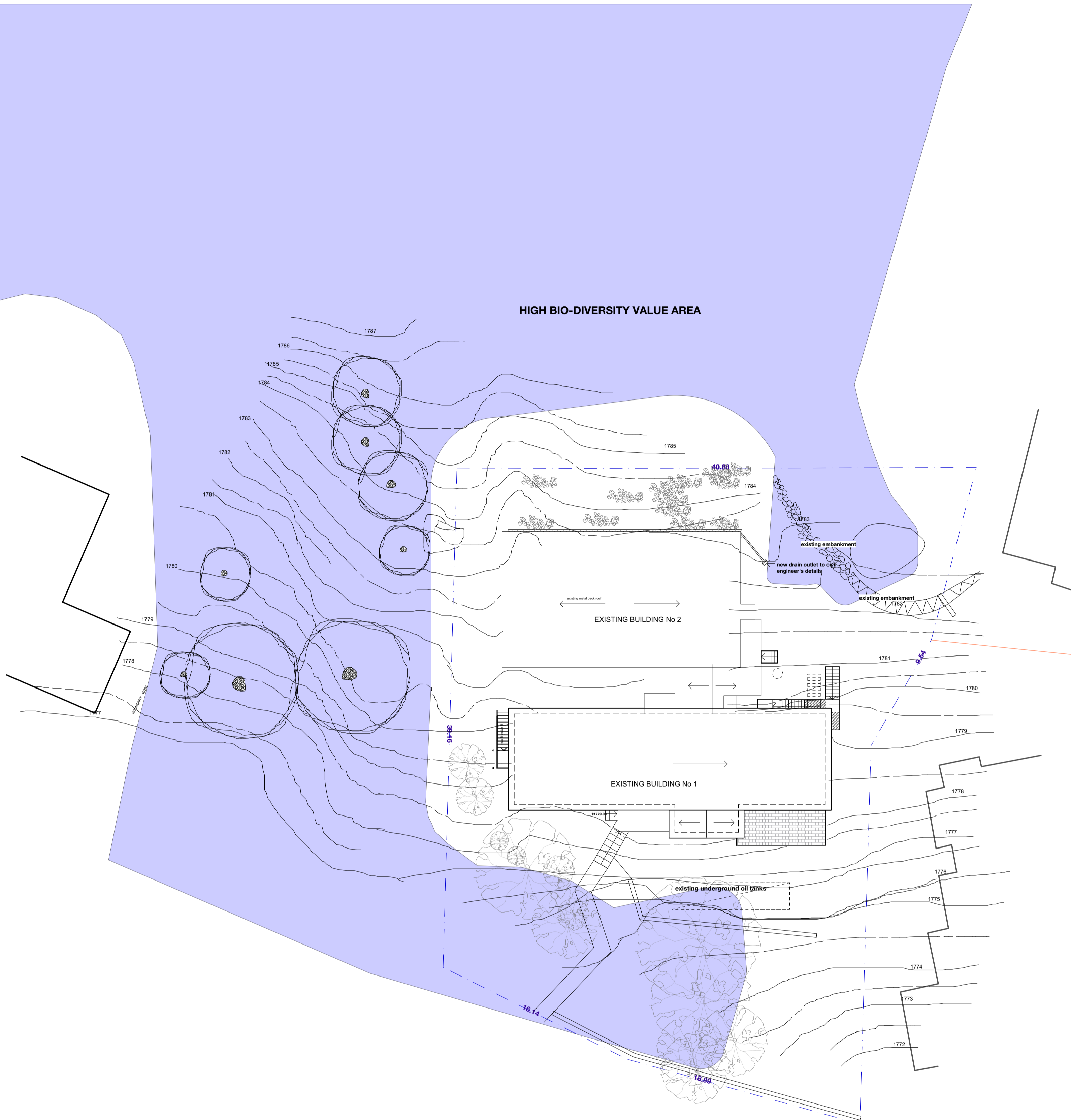
FOR: SOUTHERN ALPS SKI CLUB  
 Drawing:

**SITE PLAN**

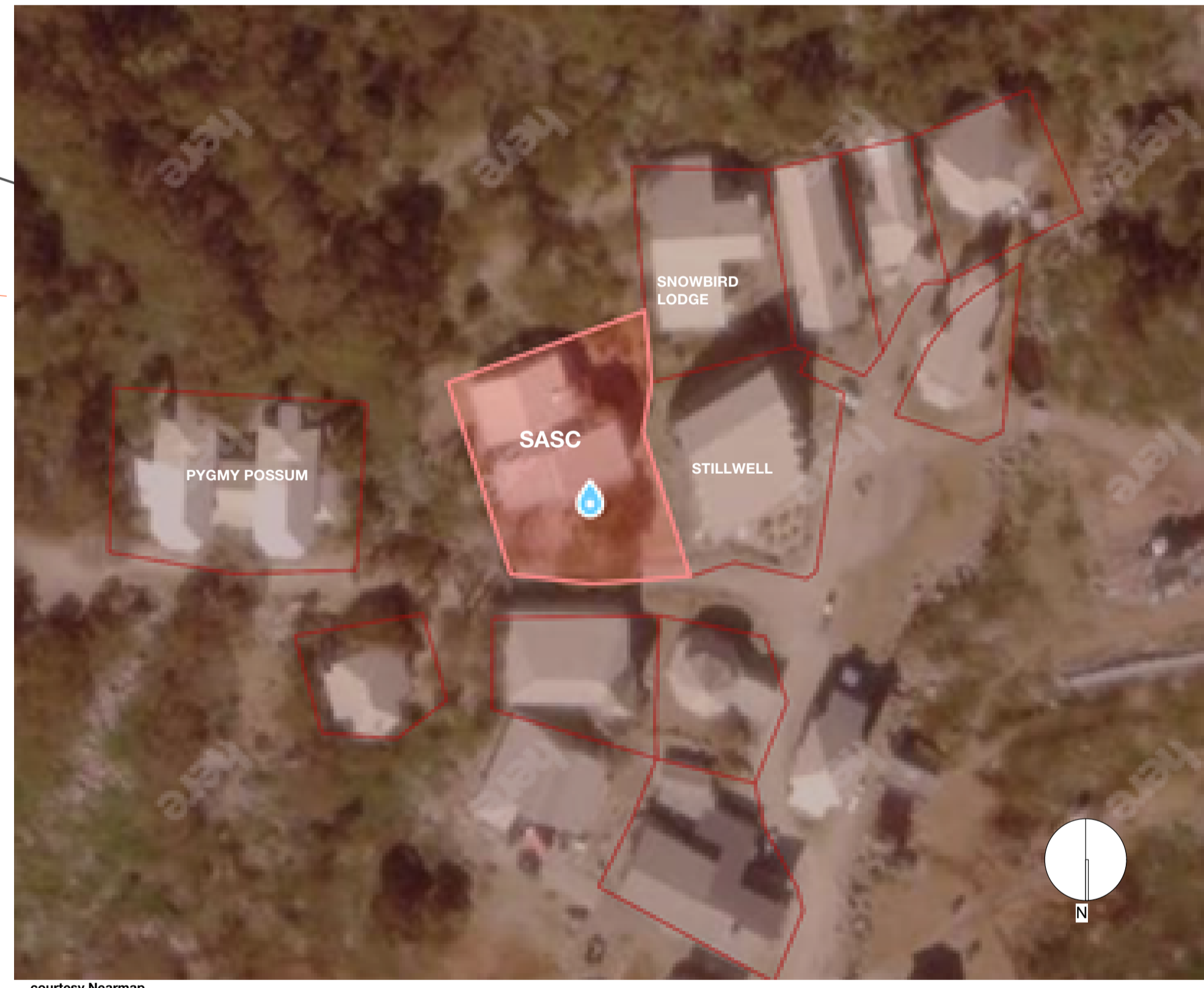
POREBSKI ARCHITECTS Pty Ltd  
 Nominated Architect  
 Alex Heyko-Porebski (NSW 6877, AREV 17067, BCAD 5533)

97 Ross Street Chippendale NSW 2008  
 Tel (02) 9310 1234 Fax (02) 9310 1266  
 Builders Contractors shall verify job dimensions before any work commences. All shop drawings shall be submitted to the Architect and manufacturer shall not commence prior to the return of amended shop drawings. The Builder and Contractors shall coordinate all services prior to construction to ensure the order of installation and that sufficient space will be allowed for, for all services and structure. Refer to figured dimensions etc. Do not scale from this drawing.

Scale 1:200/  
 NTS AT A3  
 Project Architect Date  
 AHP SEPT 2020  
 Drawn Checked  
 AHP AHP  
 Drawing No Issue  
 602.A.01 H



**SITE PLAN**



**LOCATION PLAN**

**Department of Planning and Environment**

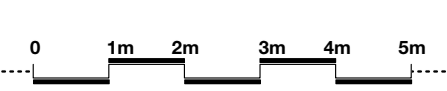
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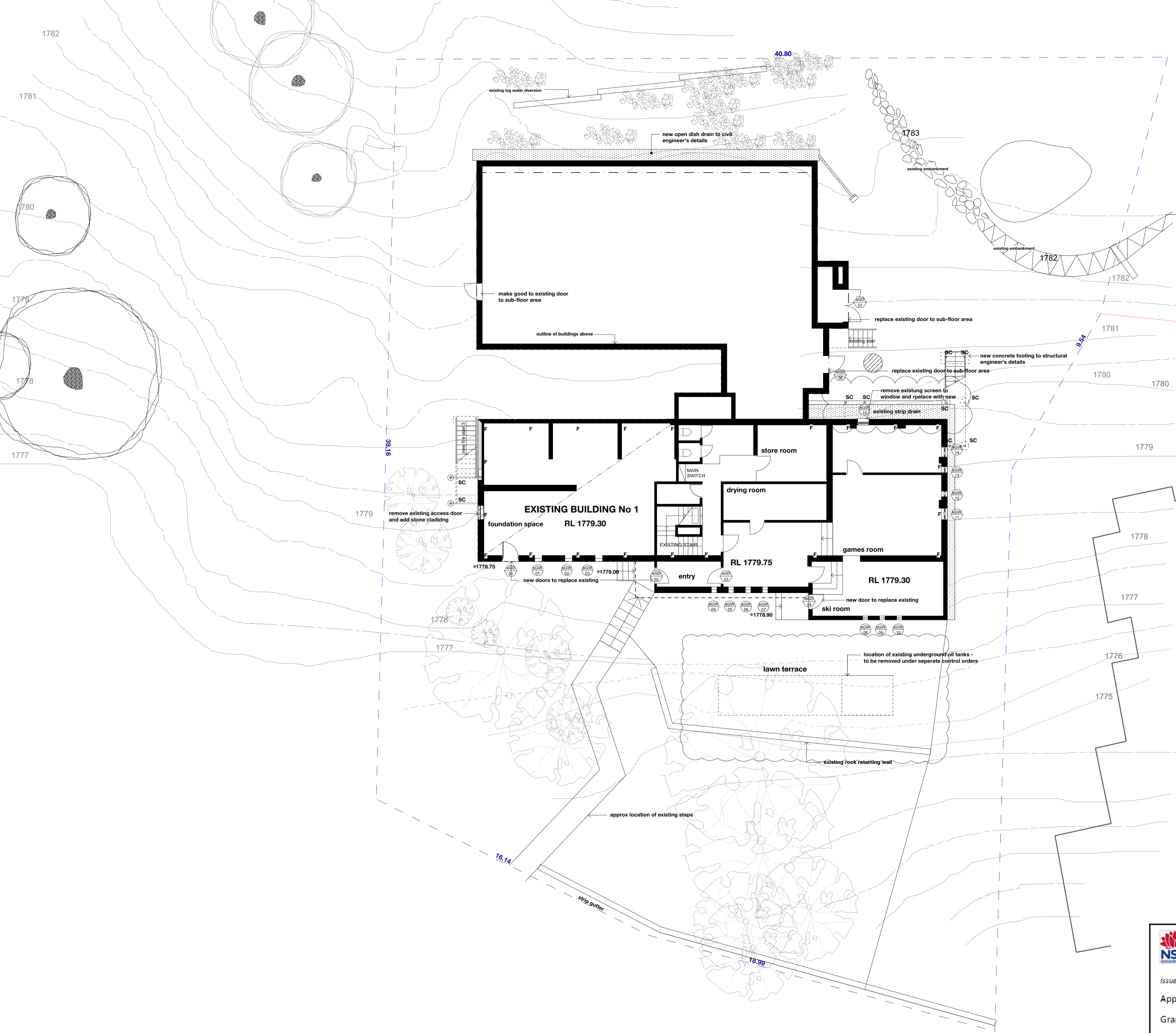
Approved Application No DA 22/5961

Granted on the 24 March 2023

Signed S Butler

Sheet No 5 of 23





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**POREBSKI ARCHITECTS**  
ARCHITECTURE • INTERIORS • HERITAGE

Project:  
**PROPOSED ALTERATIONS AT SOUTHERN ALPS SKI CLUB LODGE 4 SPENCERS CREEK ROAD CHARLOTTE PASS LOT 107 DP 1242013**

FOR: SOUTHERN ALPS SKI CLUB

Drawing:  
**GROUND/ENTRY FLOOR PLAN**

Department of Planning and Environment  
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 22/5961

Granted on the 24 March 2023

Signed S Butler

Sheet No 6 of 23

Scale  
1:100/  
1:200 AT A3

Project Architect Date  
AHP SEPT 2020

Drawn Checked  
AHP AHP

Drawing No Issue  
**602.A.02 H**

Department of Planning and Environment

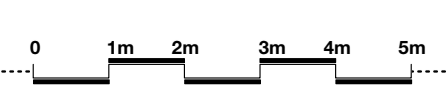
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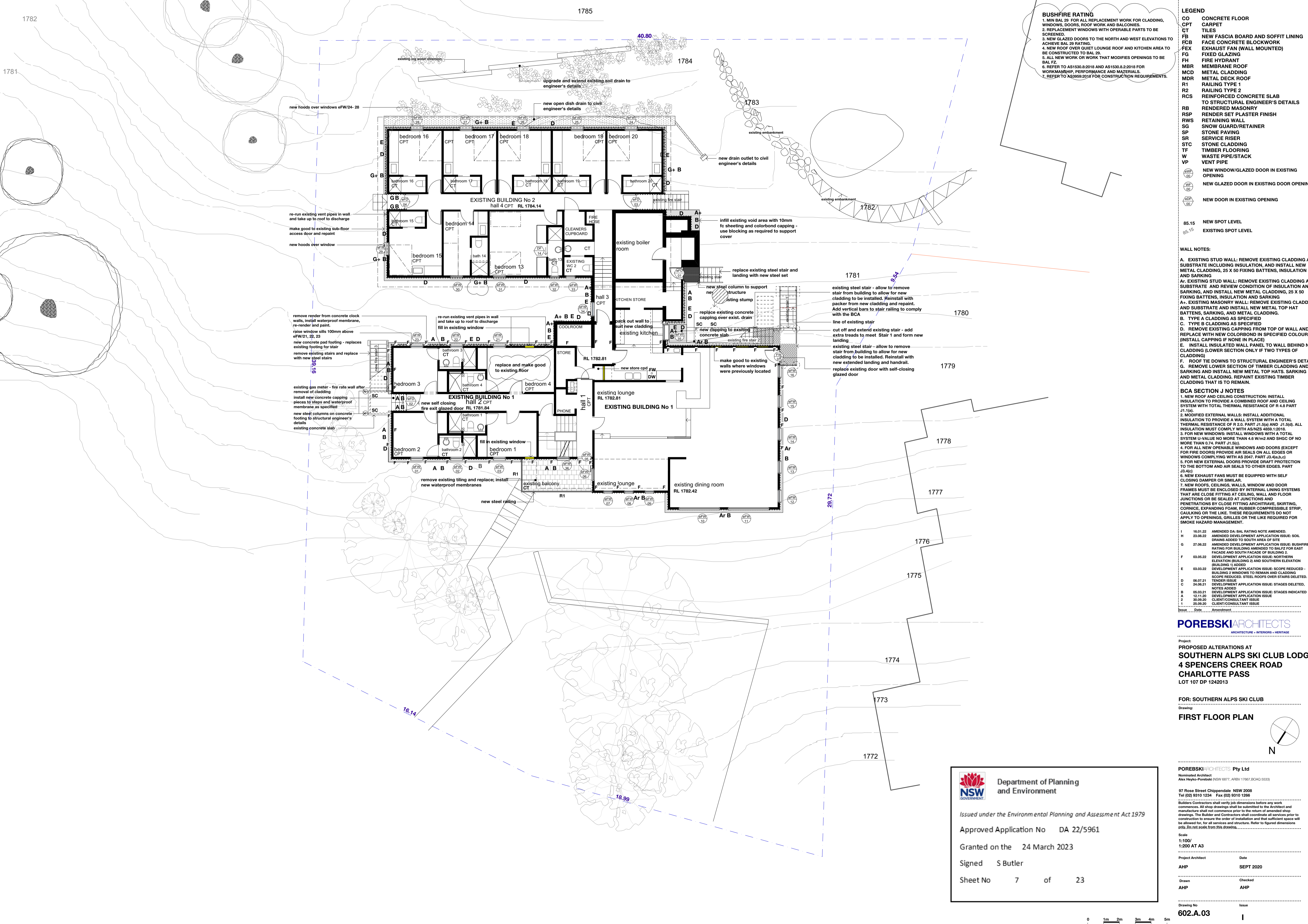
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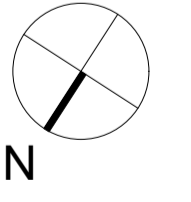
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 ARCHITECTURE • INTERIORS • HERITAGE

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FOR: SOUTHERN ALPS SKI CLUB  
 Drawing:  
**FIRST FLOOR PLAN**



POREBSKI ARCHITECTS Pty Ltd  
 Nominated Architect  
 Alex Hayko-Porebski (NSW 6877, AREV 17067, BCAD 5533)

97 Ross Street Chippendale NSW 2008  
 Tel (02) 9310 1234 Fax (02) 9310 1266

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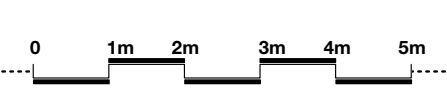
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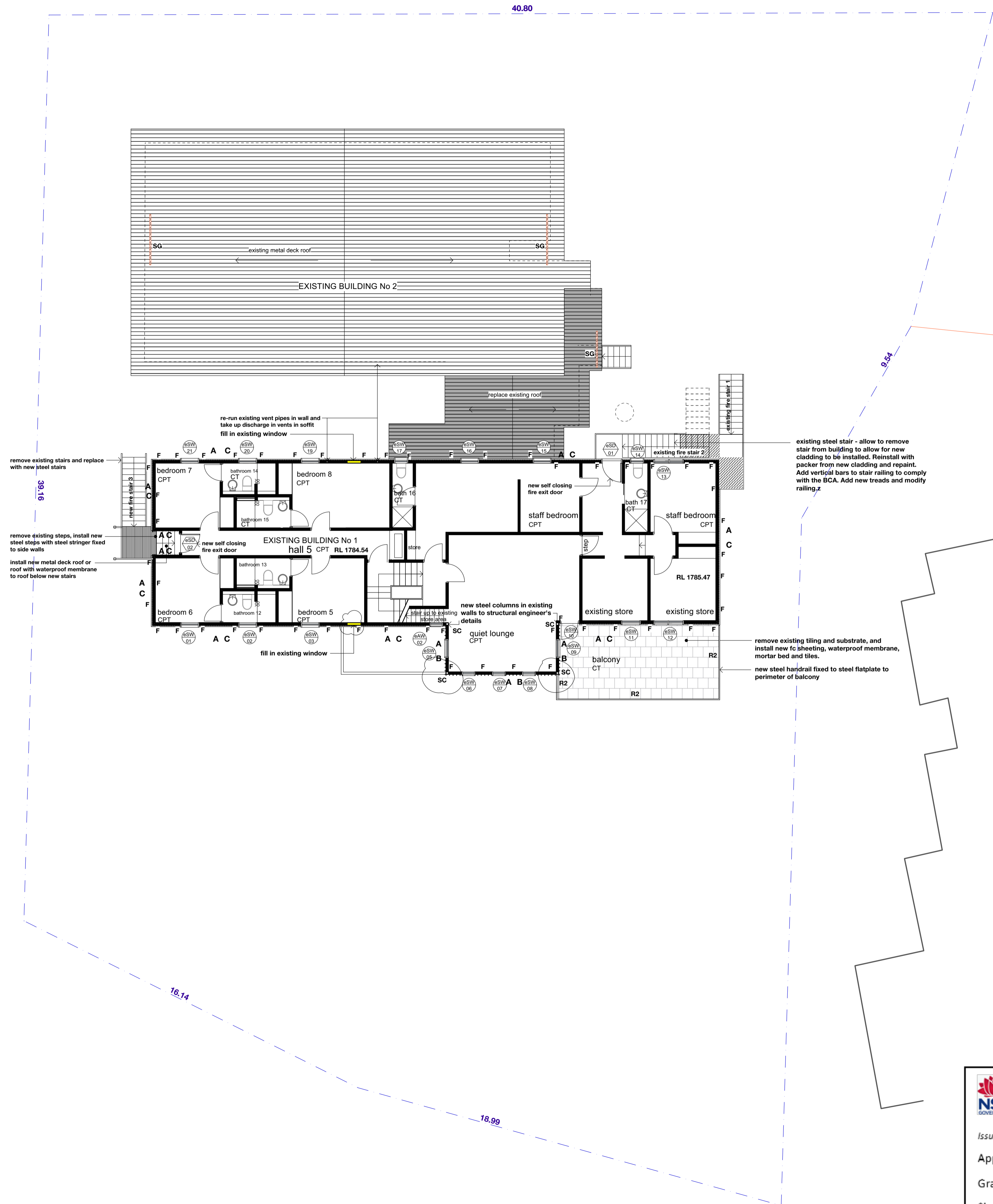
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Project Architect Date  
 AHP SEPT 2020

Drawn Checked  
 AHP AHP

Drawing No Issue  
 602.A.03 1





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- | Issue No. | Date     | Description  |
|-----------|----------|--|
| H         | 16.01.23 | AMENDED DA: BAL RATING NOTE AMENDED - BAL RATING REDUCED   |
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| C         | 24.06.21 | DEVELOPMENT APPLICATION ISSUE: STAGES DELETED, NOTES ADDED   |
| B         | 05.03.21 | DEVELOPMENT APPLICATION ISSUE: STAGES INDICATED  |
| A         | 12.11.20 | DEVELOPMENT APPLICATION ISSUE  |
| 2         | 30.09.20 | CLIENT/CONSULTANT ISSUE  |
| 1         | 20.09.20 | CLIENT/CONSULTANT ISSUE  |

**Revision History**

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**POREBSKI ARCHITECTS**  
 ARCHITECTURE • INTERIORS • HERITAGE

Project:  
**PROPOSED ALTERATIONS AT SOUTHERN ALPS SKI CLUB LODGE 4 SPENCERS CREEK ROAD CHARLOTTE PASS LOT 107 DP 1242013**

FOR: SOUTHERN ALPS SKI CLUB

Drawing:

**SECOND FLOOR PLAN**

**NSW GOVERNMENT** Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 22/5961

Granted on the 24 March 2023

Signed S Butler

Sheet No 8 of 23

**POREBSKI ARCHITECTS Pty Ltd**  
 Nominated Architect  
 Alex Heyko-Porebski (NSW 6877, AREV 17067, BCAD 5533)

97 Ross Street Chippendale NSW 2008  
 Tel (02) 9310 1234 Fax (02) 9310 1266

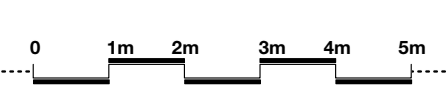
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Scale  
 1:100/  
 1:200 AT A3

Project Architect Date  
 AHP SEPT 2020

Drawn Checked  
 AHP AHP

Drawing No Issue  
 602.A.04 H



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  2. REPLACEMENT WINDOWS WITH OPERABLE PARTS TO BE SCREENED.
  3. NEW GLAZED DOORS TO THE NORTH AND WEST ELEVATIONS TO ACHIEVE BAL 29 RATING.
  4. NEW ROOF OVER QUIET LOUNGE ROOF AND KITCHEN AREA TO BE CONSTRUCTED TO BAL 29.
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- CO CONCRETE FLOOR
  - CPT CARPET
  - CT TILES
  - FB NEW FASCIA BOARD AND SOFFIT LINING
  - FCB FACE CONCRETE BLOCKWORK
  - FEK EXHAUST FAN (WALL MOUNTED)
  - FG FIXED GLAZING
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  - MBR MEMBRANE ROOF
  - MCD METAL CLADDING
  - MDR METAL DECK ROOF
  - R1 RAILING TYPE 1
  - R2 RAILING TYPE 2
  - RCS REINFORCED CONCRETE SLAB TO STRUCTURAL ENGINEER'S DETAILS
  - RB RENDERED MASONRY
  - RSP RENDER SET PLASTER FINISH
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Project:  
**PROPOSED ALTERATIONS AT SOUTHERN ALPS SKI CLUB LODGE 4 SPENCERS CREEK ROAD CHARLOTTE PASS**  
LOT 107 DP 1242013

FOR: SOUTHERN ALPS SKI CLUB  
Drawing:

**ROOF PLAN**

Project Architect: AHP  
Date: SEPT 2020  
Drawn: AHP  
Checked: AHP

Scale: 1:100 / 1:200 AT A3  
Drawing No: 602.A.05  
Issue: H

**Department of Planning and Environment**

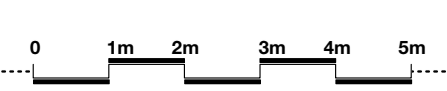
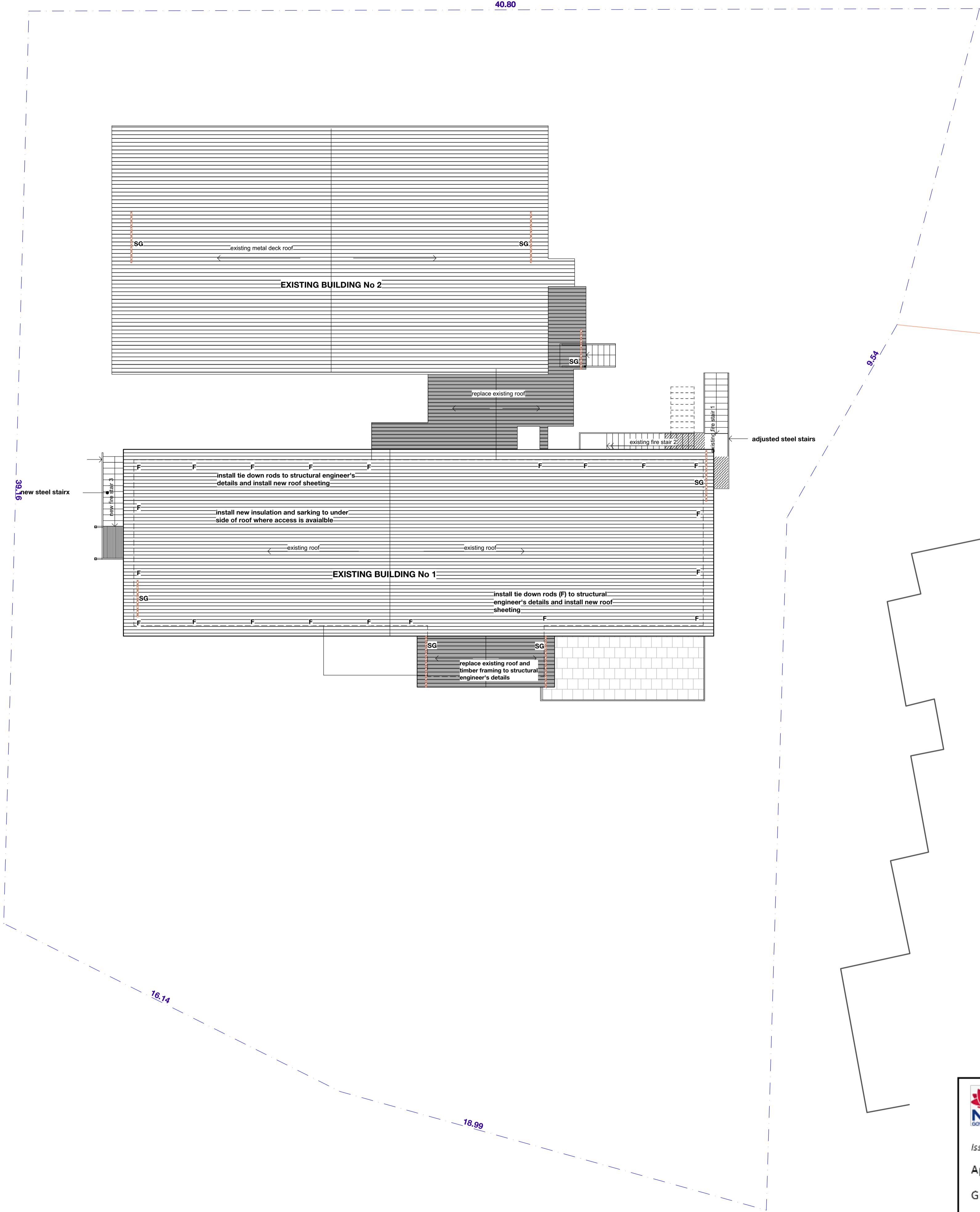
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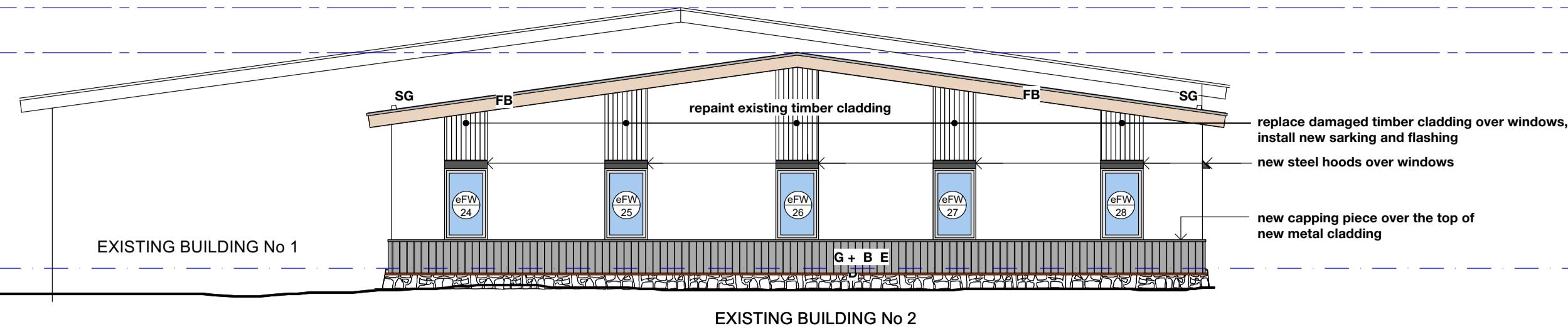
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Sheet No 9 of 23

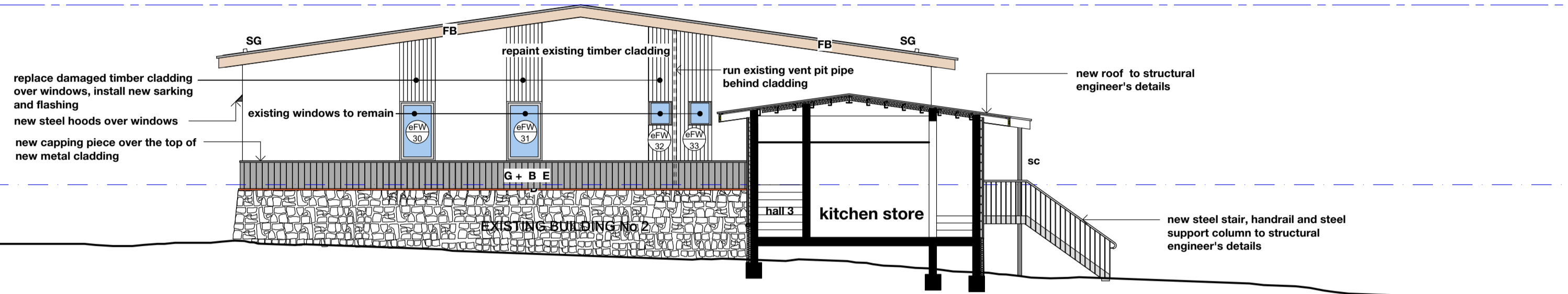


ridge building 1 RL 1789.63  
ridge building 2 RL 1788.69



SOUTHERN ELEVATION (BUILDING 2)

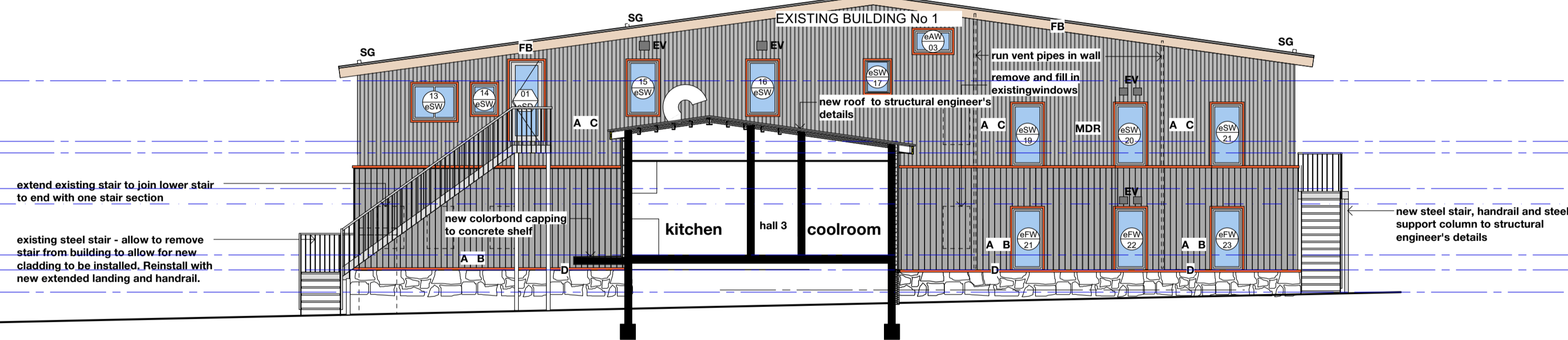
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NORTHERN ELEVATION (BUILDING 2)

ridge building 1 RL 1789.63

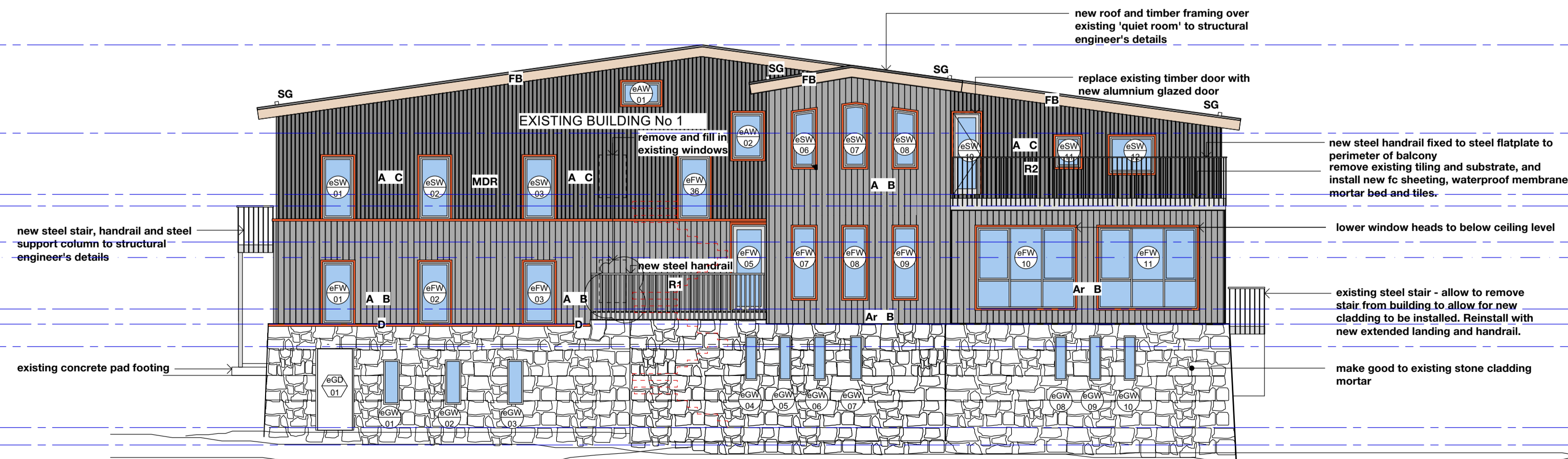
store rooms RL 1787.35  
upper lounge RL 1785.77  
staff bedroom RL 1785.47  
upper bedrooms RL 1784.54  
bedrooms building 2 RL 1784.14  
lounging room RL 1782.81  
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bedrooms RL 1781.84



SOUTHERN ELEVATION (BUILDING 1)

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85.15 NEW SPOT LEVEL  
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FOR: SOUTHERN ALPS SKI CLUB

SOUTHERN ELEVATION  
NORTHERN ELEVATION

POREBSKI ARCHITECTS Pty Ltd  
Nominated Architect  
Alex Hayko-Porebski (NSW 6877, AREG 17067, BCAD 5533)

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Drawn Checked  
AHP AHP

Issue  
Drawing No 602.A.06 H

0 1m 2m 3m 4m 5m

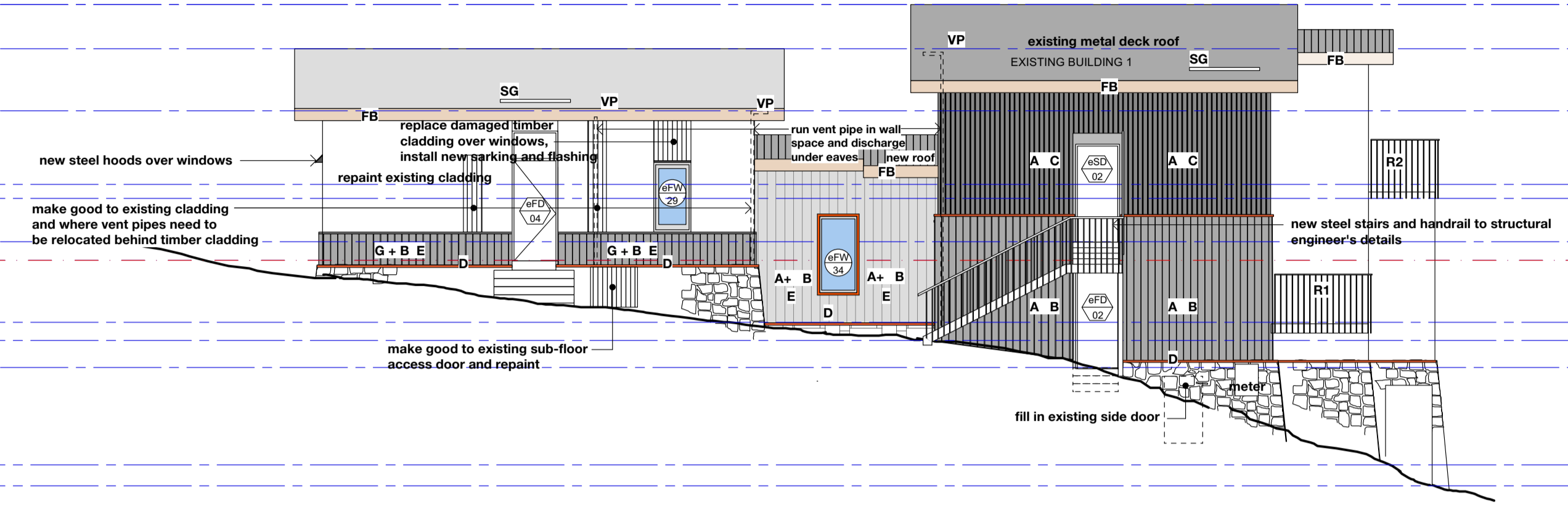
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entry RL 1779.75

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**EASTERN ELEVATION**

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  5. FOR NEW EXTERNAL DOORS PROVIDE DRAFT PROTECTION TO THE BOTTOM AND AIR SEALS TO OTHER EDGES, PART J3.4(c)
  6. NEW EXHAUST FANS MUST BE EQUIPPED WITH SELF CLOSING DAMPER OR SIMILAR.
  7. NEW ROOFS, CEILINGS, WALLS, WINDOW AND DOOR FRAMES MUST BE ENCLOSED BY INTERNAL LINING SYSTEMS THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS OR BE SEALED AT JUNCTIONS AND PENETRATIONS BY CLOSE FITTING ARCHITRAVE, SKIRTING, CORNICE, EXPANDING FOAM, RUBBER COMPRESSIBLE STRIP, CAULKING OR THE LIKE. THESE REQUIREMENTS DO NOT APPLY TO OPENINGS, GRILLES OR THE LIKE REQUIRED FOR SMOKE HAZARD MANAGEMENT.

- H 16.01.23 AMENDED DA: BAL RATING NOTE AMENDED - BAL RATING REDUCED
- G 27.06.22 AMENDED DEVELOPMENT APPLICATION ISSUE: BUSHFIRE RATING FOR BUILDING AMENDED TO BAL FZ FOR EAST FACADE AND SOUTH FACADE OF BUILDING 2
- F 03.05.22 DEVELOPMENT APPLICATION ISSUE: NORTHERN ELEVATION (BUILDING 2) AND SOUTHERN ELEVATION (BUILDING 1) ADDED
- E 03.03.22 DEVELOPMENT APPLICATION ISSUE: SCOPE REDUCED - BUILDING 2 WINDOWS TO REMAIN AND CLADDING SCOPE REDUCED. STEEL ROOFS OVER STAIRS DELETED
- D 06.07.21 TENDER ISSUE
- C 24.06.21 DEVELOPMENT APPLICATION ISSUE: STAGES DELETED, NOTES ADDED
- B 05.03.21 DEVELOPMENT APPLICATION ISSUE: STAGES INDICATED
- A 12.11.20 DEVELOPMENT APPLICATION ISSUE
- 2 30.09.20 CLIENT/CONSULTANT ISSUE
- 1 20.09.20 CLIENT/CONSULTANT ISSUE

ridge building 1 RL 1789.63

store rooms RL 1787.35

upper lounge RL 1785.77

staff bedroom RL 1785.47

upper bedrooms RL 1784.54

bedrooms building 2 RL 1784.14

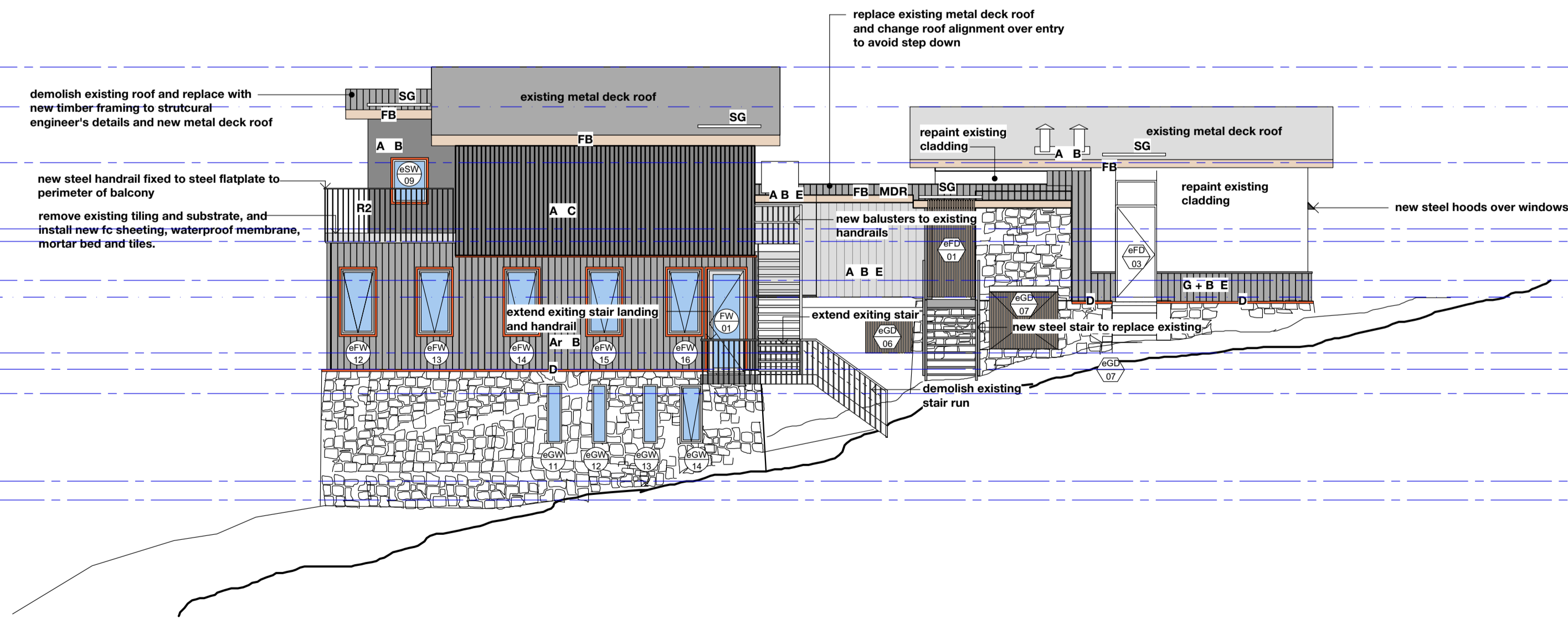
lounge room RL 1782.81

dining room RL 1782.42

bedrooms RL 1781.84

entry RL 1779.75

store room RL 1779.30



ridge building 2 RL 1788.69

bedrooms building 2 RL 1784.14

**WESTERN ELEVATION**

**POREBSKI ARCHITECTS**  
ARCHITECTURE • INTERIORS • HERITAGE

PROPOSED ALTERATIONS AT  
**SOUTHERN ALPS SKI CLUB LODGE**  
4 SPENCERS CREEK ROAD  
CHARLOTTE PASS  
LOT 107 DP 1242013

FOR: SOUTHERN ALPS SKI CLUB  
Drawing:

**EASTERN ELEVATION**  
**WESTERN ELEVATION**

POREBSKI ARCHITECTS Pty Ltd  
Nominated Architect  
Alex Hayko-Porebski (NSW 6877, AREV 17667, BQAO 5533)

Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 22/5961

Granted on the 24 March 2023

Signed S Butler

Sheet No 11 of 23

97 Ross Street Chippendale NSW 2008  
Tel (02) 9310 1234 Fax (02) 9310 1266

Builders/Contractors shall verify job dimensions before any work commences. All shop drawings shall be submitted to the Architect and manufacturer shall not commence prior to the return of amended shop drawings. The Builder and Contractors shall coordinate all services prior to construction to ensure the order of installation and that sufficient space will be allowed for, for all services and structure. Refer to figured dimensions etc. Do not derive from this drawing.

Scale  
1:100/  
1:200 AT A3

Project Architect Date  
AHP SEPT 2020

Drawn Checked  
AHP AHP

Drawing No Issue  
602.A.07 H

