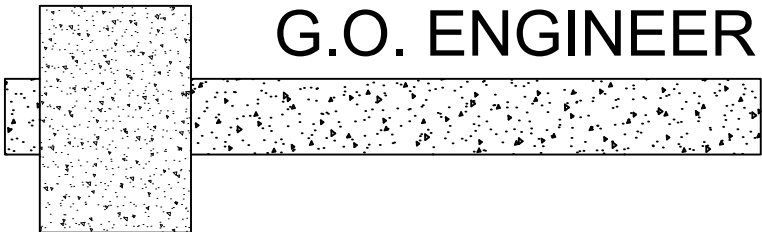


# STRUCTURAL ALTERATIONS AT SOUTHERN ALP SKI LODGE, CHARLOTTE PASS, NSW 2624



G.O. ENGINEERING CONSULTANTS P/L

ACN 111 921 389

## STRUCTURAL DRAWING LIST

SHEET NO.	REVISION	TITLE
S01	-	COVER
S02	-	SPECIFICATIONS
S03	-	GROUND FLOOR PLAN
S04	-	FIRST FLOOR PLAN
S05	-	SECOND FLOOR PLAN
S06	-	STAIRCASE ELEVATION
S07	-	STAIRCASE DETAILS



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 15 of 23

ISSUE DATE:- 24.03.2022

All workmanship and materials to conform with latest edition of the Building Code of Australia and relevant Australian Standards.

The contractor is to confirm all dimensions prior to commencing any works on site.

Refer to specification for other relevant information details.

### G.O. ENGINEERING CONSULTANTS

ABN 61 111 921 389  
Structural, Civil &  
Project Management ENGINEERS

153 Commissioner St  
Cooma NSW 2630

Phone: (02) 6452 4699  
Fax: (02) 6452 4996  
reception@goengineering.com.au

Drawing Title:  
STRUCTURAL ALTERATIONS  
AT SOUTHERN ALP SKI LODGE,  
CHARLOTTE PASS, NSW 2624

Client:  
Tim Moore

Structural Sheet No. S01 of 7

Scale: NTS  
Date: 24.03.2022  
Drawing No: 20210316

COVER  
Sheet Size:- A3  
Designed: D. Crawford  
Drawn: M. Essa  
Checked: G Bowland

Approved:  
**DRAFT**

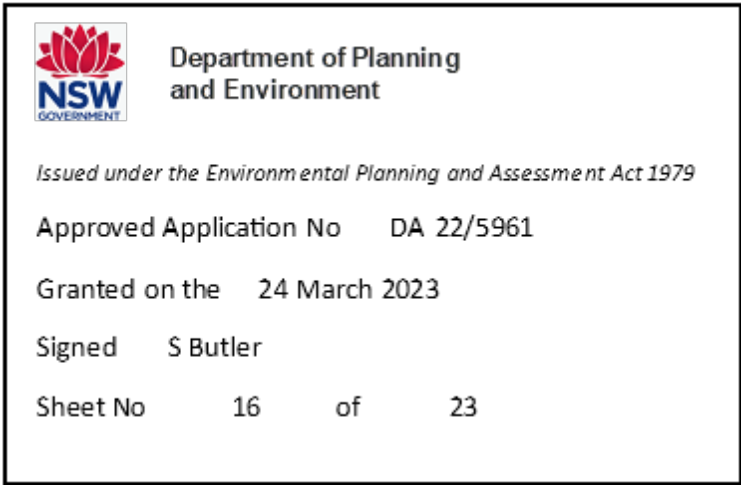
Geoff Bowland MIEAust CPEng

ISSUE	DATE	AMENDMENT	INITIALS

This document is Copyright and shall not be copied without written approval, nor shall it be used except for the Development and the Site Specified.

NOTES:

- 1. All workmanship and materials to conform with the latest edition of the building code of Australia and relevant Australian standards.
- 2. It is not implied or guaranteed that all structural designs and details shown in these plans are complete. The scope of the work has been determined by the Engineer based on the information supplied by the client or the clients consultants. The Engineer will provide further designs if required, but is not responsible for any associated cost where design details have not been specifically requested.
- 3. All dimensions on these plans should be checked on site by the builder and verified using Architectural plans and other contract documents. Discrepancies to be referred to the Architect or Engineer.
- 4. DO NOT SCALE FROM THESE DRAWINGS
- 5. Reference to UNO = Unless Noted Otherwise & NA = Not Applicable.



SITE CONDITIONS:

- 1. Stability/Vegetation - NA
- 2. Drainage - NA
- 3. Soil Type/profile - NA
- 4. AS2870.1 - 2011 site classification - S
- 5. AS4055 - 2011 wind classification N3.0 50m/s (Vh,u).
- 6. AS1170.3 - 2002 Roof Design Snow Load for altitude 1765 m, for roof pitch 10° at CHARLOTTE PASS, NSW 2624 - Sr = 15.7 kPa, Sg = 17 kPa

CONCRETE:

- 1. All concrete works to be in accordance with AS3600 2001
- 2. Concrete strength cover and durability details (refer AS3600)  
Footings - 25MPa  
Concrete Slab - 25MPa  
Core Fill - 25MPa
- 3. All reinforcement to be adequately supported on bar chairs in correct positions.
- 4. Concrete to be formed as required by AS3610 and compacted in accordance with AS3600 and AS3610 to achieve specified or relevant density durability and strength.
- 5. All reinforced fabric to be lapped one mesh panel plus 25mm and reinforcement bars lapped 40 bar diameters, UNO.

FOOTINGS:

- 1. Footings and slabs on ground designs conform with AS 2870-1996.

TIMBER:

- 1. All timber construction to comply with Australian Framing Code AS1684.2 - 2010.
- 2. Bracing and tie down detail to comply with AS 1684.2-2010.
- 3. For external use, use Class 1 or Class 2 HW or Treated Timbers.

STEEL:

- 1. All steel construction to comply with AS4100 steel structures code and AISC Connection Details.

BUSH FIRE:

- 1. BAL 40 Bush fire prone area.
- 2. All construction to comply to AS1530.4 and AS3959.

All workmanship and materials to conform with latest edition of the Building Code of Australia and relevant Australian Standards.

The contractor is to confirm all dimensions prior to commencing any works on site.

Refer to specification for other relevant information details.

**G.O. ENGINEERING CONSULTANTS**  
ABN 61 111 921 389  
Structural, Civil & Project Management ENGINEERS

153 Commissioner St  
Cooma NSW 2630

Phone: (02) 6452 4699  
Fax: (02) 6452 4996  
reception@goengineering.com.au

Drawing Title:  
STRUCTURAL ALTERATIONS  
AT SOUTHERN ALP SKI LODGE,  
CHARLOTTE PASS, NSW 2624

Client:  
Tim Moore

Structural Sheet No. S02 of 7

Scale: NTS  
Date: 24.03.2022  
Drawing No: 20210316

SPECIFICATIONS

Sheet Size:- A3  
Designed: D. Crawford  
Drawn: M. Essa  
Checked: G Bowland

Approved:

**DRAFT**

Geoff Bowland MIEAust CPEng

ISSUE	DATE	AMENDMENT	INITIALS

This document is Copyright and shall not be copied without written approval, nor shall it be used except for the Development and the Site Specified.



Department of Planning  
and Environment

Issued under the Environmental Planning and Assessment Act 1979

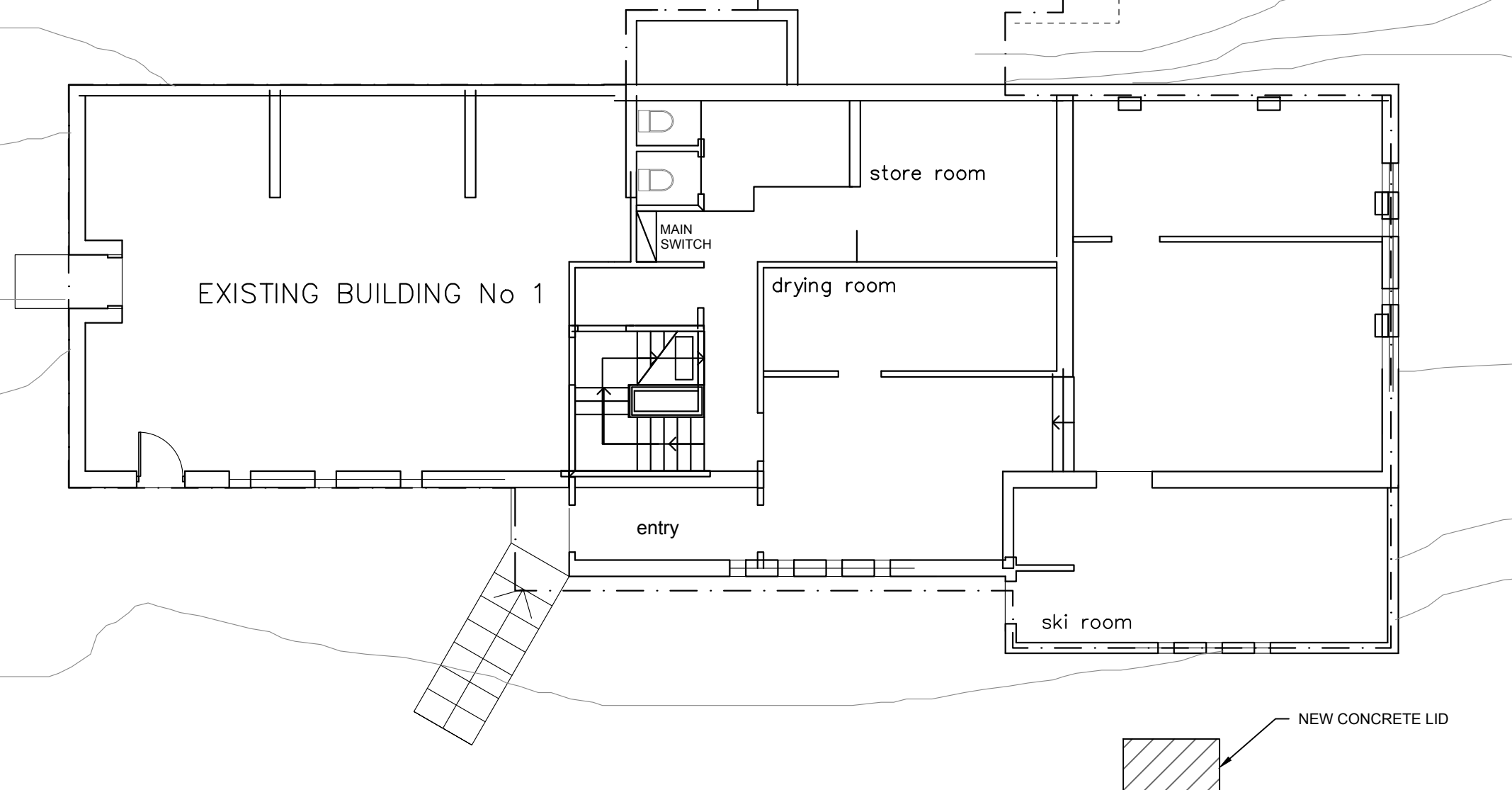
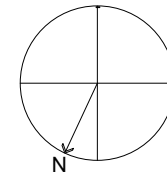
Approved Application No DA 22/5961

Granted on the 24 March 2023

Signed S Butler

Sheet No 17 of 23

outline of buildings above shown dotted



GROUND FLOOR PLAN  
SCALE 1:100

All workmanship and materials to conform with latest edition of the Building Code of Australia and relevant Australian Standards.

The contractor is to confirm all dimensions prior to commencing any works on site.

Refer to specification for other relevant information details.

## G.O. ENGINEERING CONSULTANTS

ABN 61 111 921 389  
Structural, Civil &

Project Management ENGINEERS

153 Commissioner St  
Cooma NSW 2630

Phone: (02) 6452 4699  
Fax: (02) 6452 4996  
reception@goengineering.com.au

Drawing Title:  
STRUCTURAL ALTERATIONS  
AT SOUTHERN ALP SKI LODGE,  
CHARLOTTE PASS, NSW 2624

Client:  
Tim Moore

Structural Sheet No. S03 of 7

Scale: AS SHOWN  
Date: 27.01.2021  
Drawing No: 20210105

### SITE PLAN AND PHOTOS

Sheet Size:- A3  
Designed: D. Crawford  
Drawn: M. Essa  
Checked: G Bowland

Approved:

# DRAFT

Geoff Bowland MIEAust CPEng

ISSUE	DATE	AMENDMENT	INITIALS

This document is Copyright and shall not be copied without written approval, nor shall it be used except for the Development and the Site Specified.



Department of Planning  
and Environment

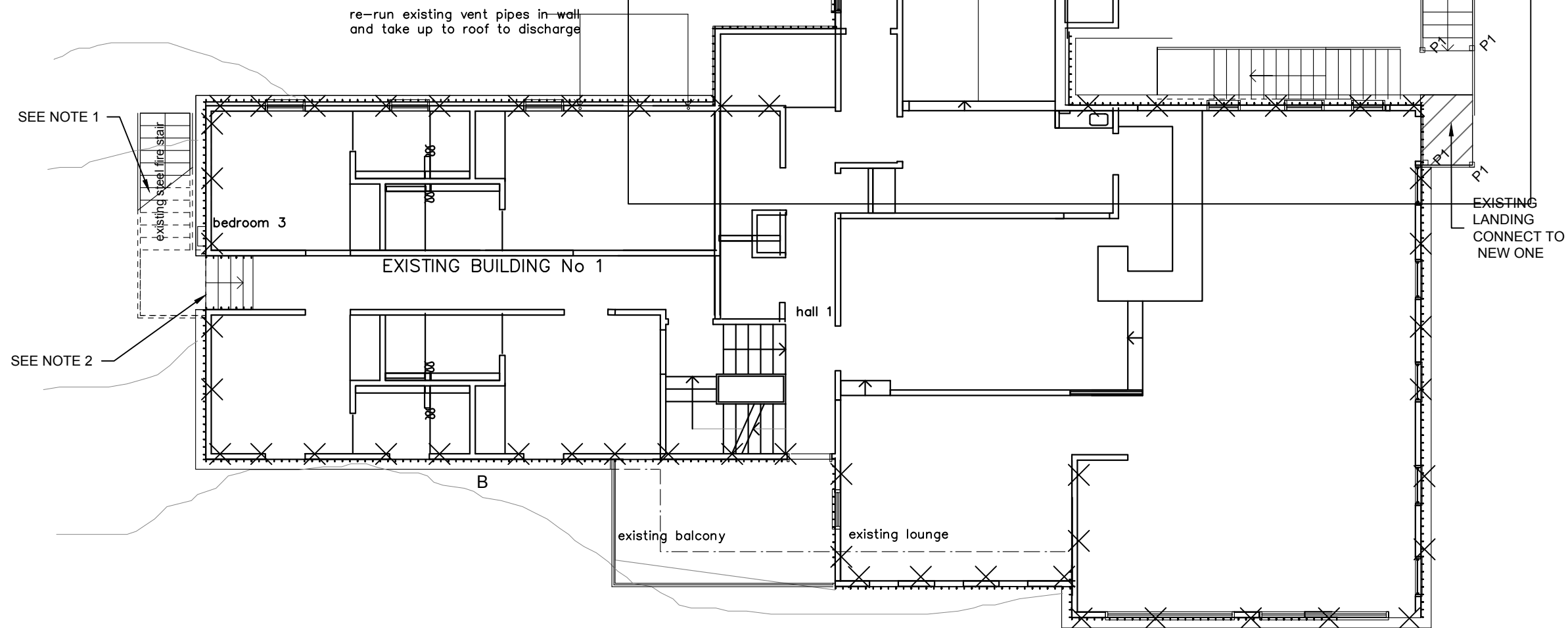
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 22/5961

Granted on the 24 March 2023

Signed S Butler

Sheet No 18 of 23



## NOTES :

1. EXISTING STAIRCASE TO BE DEMOLISHED AND CONSTRUCT A NEW ONE. SEE CONSTRUCTION DESIGN OF SHEET 5.
2. REPLACE EXISTING TIMBER STAIR CASE WITH STEEL STEPS.
3. STAIRS ARE TO BE REMOVED DURING CONSTRUCTION TO ACCESS WALLS.

## FIRST FLOOR PLAN

SCALE 1:100

DATA SPECIFICATIONS		
SYMBOL	SPECIFICATIONS	MAX SPAN
P1	89 x 3.0 SHS POST. SEE NOTE 2.	
PF1	ø300 PIERS MINIMUM 500 INTO FIRM GROUND	

All workmanship and materials to conform with latest edition of the Building Code of Australia and relevant Australian Standards.

The contractor is to confirm all dimensions prior to commencing any works on site.

Refer to specification for other relevant information details.

## G.O. ENGINEERING CONSULTANTS

ABN 61 111 921 389

Structural, Civil &

Project Management ENGINEERS

153 Commissioner St  
Cooma NSW 2630

Phone: (02) 6452 4699

Fax: (02) 6452 4996

reception@goengineering.com.au

Drawing Title:

STRUCTURAL ALTERATIONS  
AT SOUTHERN ALP SKI LODGE,  
CHARLOTTE PASS, NSW 2624

Client:

Tim Moore

Structural Sheet No. S04 of 7

Scale: 1:100

Date: 24.03.2022

Drawing No: 20210316

FIRST FLOOR PLAN

Sheet Size:- A3

Designed: D. Crawford

Drawn: M. Essa

Checked: G Bowland

Approved:

# DRAFT

Geoff Bowland MIEAust CPEng

ISSUE	DATE	AMENDMENT	INITIALS

This document is Copyright and shall not be copied without written approval, nor shall it be used except for the Development and the Site Specified.

All workmanship and materials to conform with latest edition of the Building Code of Australia and relevant Australian Standards.

The contractor is to confirm all dimensions prior to commencing any works on site.

Refer to specification for other relevant information details.

**G.O. ENGINEERING CONSULTANTS**  
ABN 61 111 921 389  
Structural, Civil &  
Project Management ENGINEERS

153 Commissioner St  
Cooma NSW 2630

Phone: (02) 6452 4699  
Fax: (02) 6452 4996  
reception@goengineering.com.au

Drawing Title:  
**STRUCTURAL ALTERATIONS  
AT SOUTHERN ALP SKI LODGE,  
CHARLOTTE PASS, NSW 2624**

Client:  
Tim Moore

Structural Sheet No. S05 of 7

Scale: 1:100  
Date: 24.03.2022  
Drawing No: 20210316

**SECOND FLOOR PLAN**

Sheet Size:- A3  
Designed: D. Crawford  
Drawn: M. Essa  
Checked: G Bowland

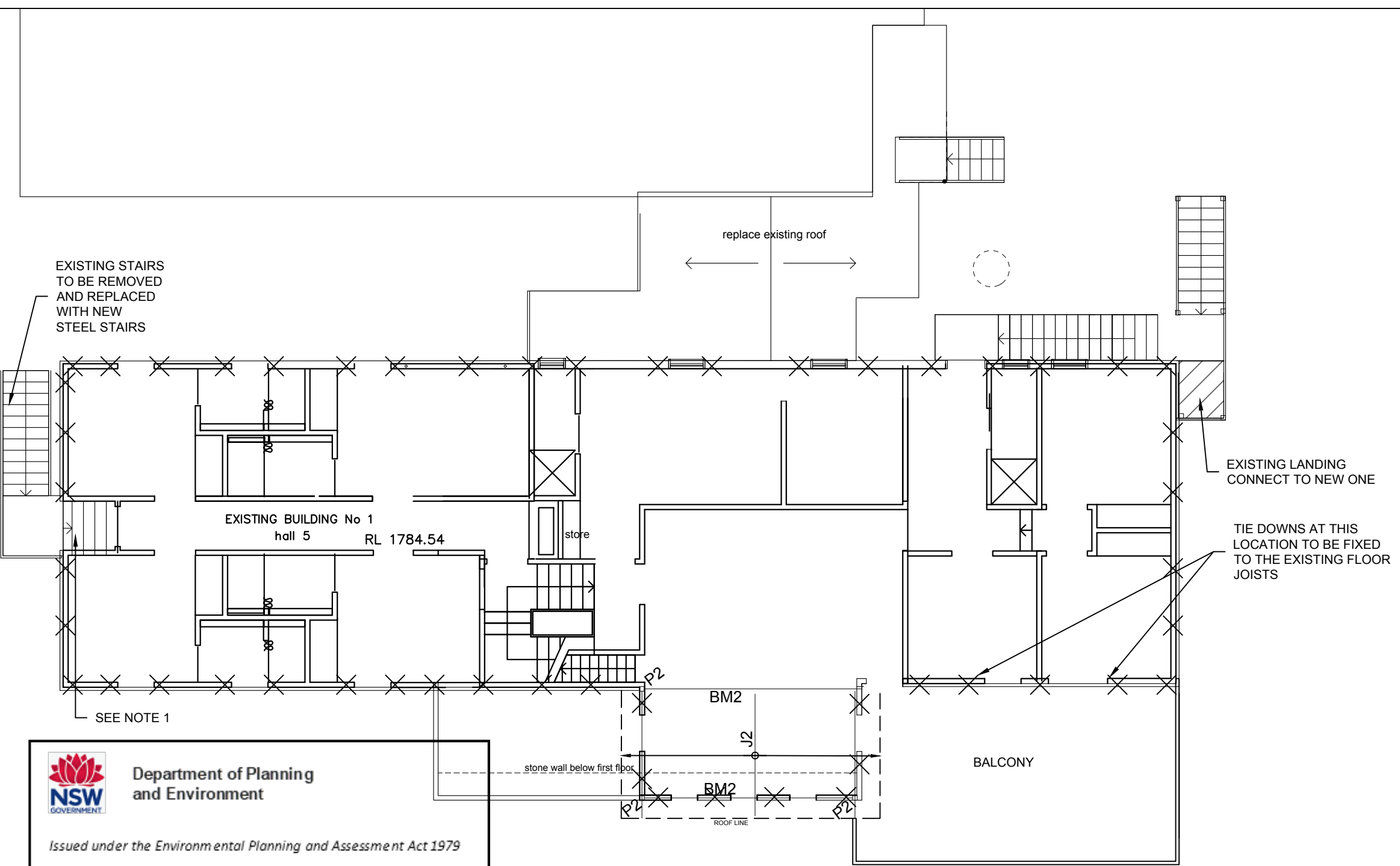
Approved:

**DRAFT**

Geoff Bowland MIEAust CPEng

ISSUE	DATE	AMENDMENT	INITIALS

This document is Copyright and shall not be copied without written approval, nor shall it be used except for the Development and the Site Specified.



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

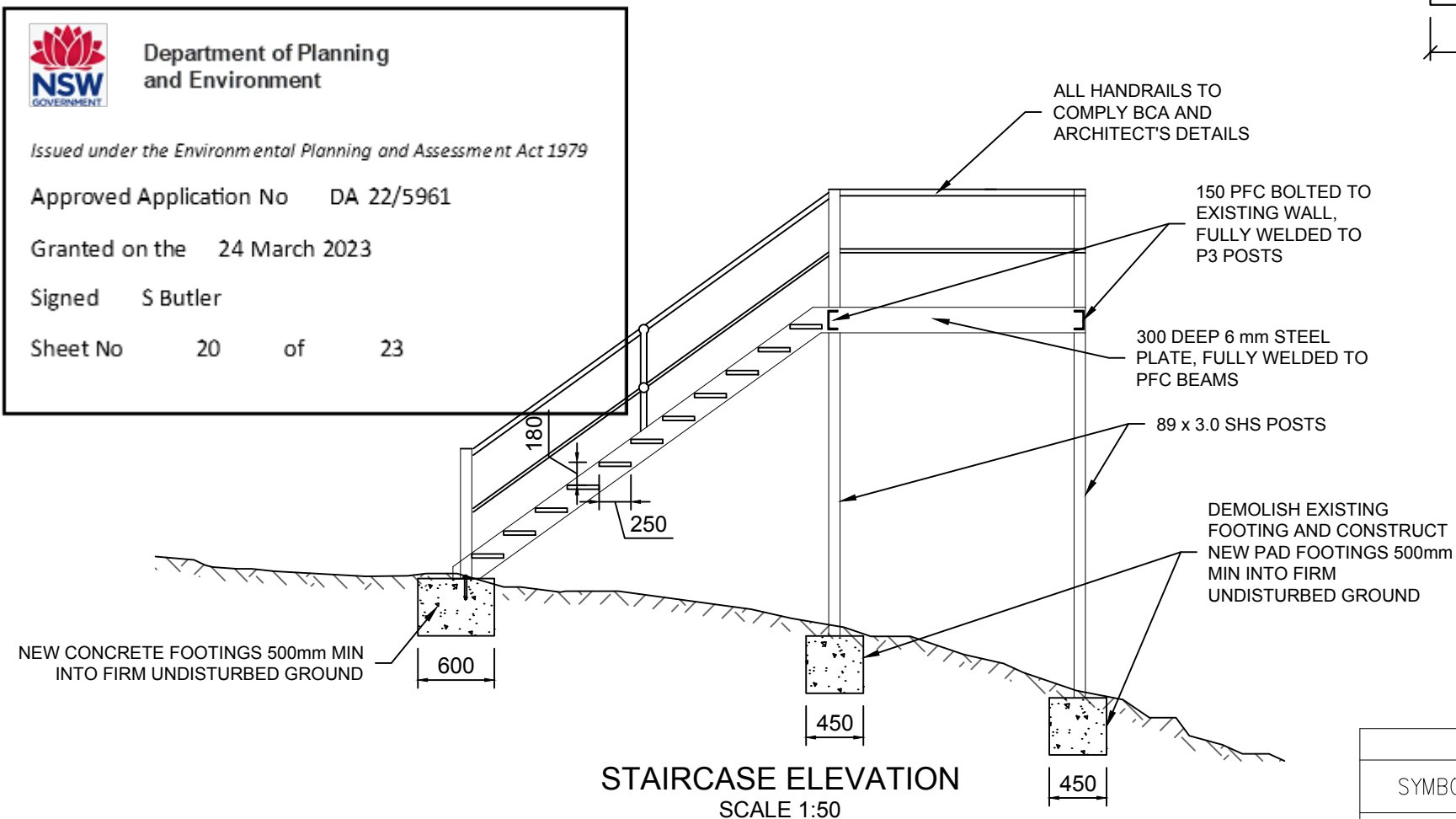
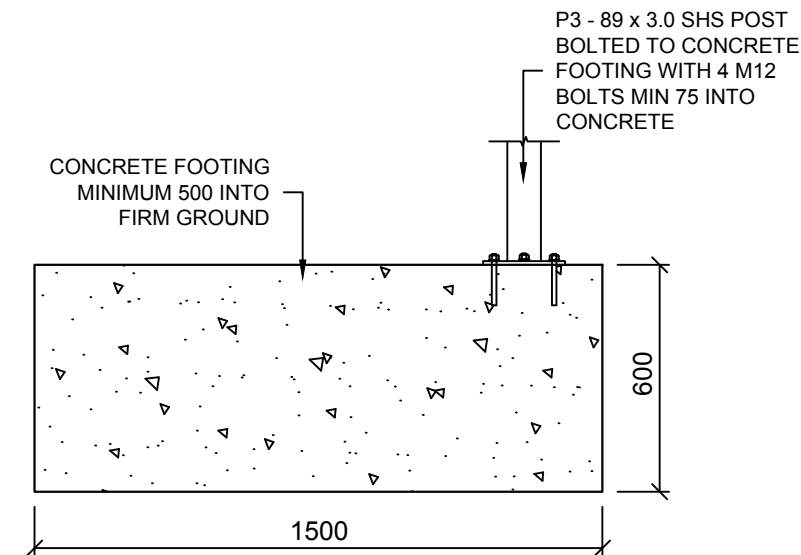
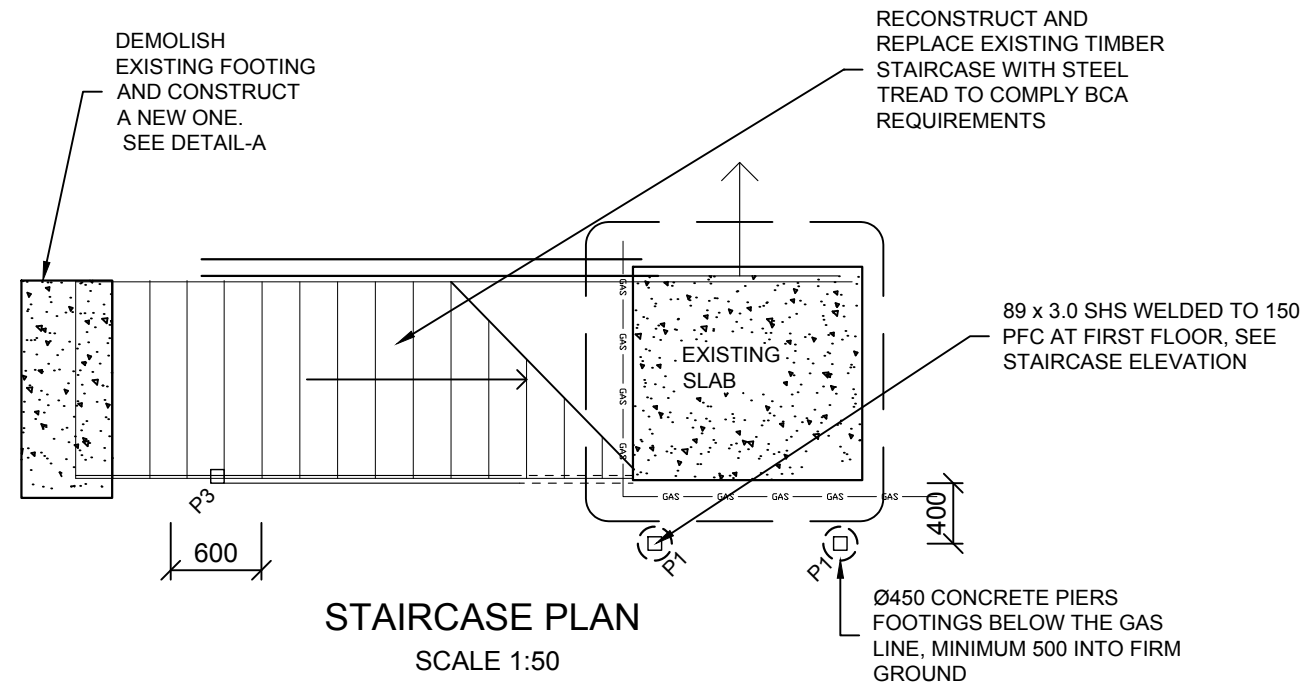
Signed S Butler

Sheet No 19 of 23

**NOTES**

1. THE EXISTING FEW STEPS FROM THE BUILDING WILL BE MAINTAINED AND NEW STEEL STAIR WILL START FROM THE LANDING.

DATA SPECIFICATIONS		
SYMBOL	SPECIFICATIONS	MAX SPAN
P2	100 x 5.0 SHS POST FIXED TO THE FIRST FLOOR. SEE NOTE 1.	
J2	Z150-15 PURLINS @450 CRS	2.3 m
BM2	200 UB 29.8 BOLTED TO P2 POSTS	4.6 m
×	N12 TIE DOWN RODS CLASS 3 8.8S, SNUG TIGHT OVER THE TOP PLATE AND INTO THE FOOTINGS.	



DATA SPECIFICATIONS		
SYMBOL	SPECIFICATIONS	MAX SPAN
P1	89 x 3.0 SHS POST BOLTED TO CONCRETE FOOTING WITH 4 M12 BOLTS, MIN 75 INTO THE FOOTING	

All workmanship and materials to conform with latest edition of the Building Code of Australia and relevant Australian Standards.

The contractor is to confirm all dimensions prior to commencing any works on site.

Refer to specification for other relevant information details.

## G.O. ENGINEERING CONSULTANTS

ABN 61 111 921 389  
Structural, Civil &  
Project Management ENGINEERS  
153 Commissioner St  
Cooma NSW 2630

Phone: (02) 6452 4699  
Fax: (02) 6452 4996  
reception@goengineering.com.au

Drawing Title:  
STRUCTURAL ALTERATIONS  
AT SOUTHERN ALP SKI LODGE,  
CHARLOTTE PASS, NSW 2624

Client:  
Tim Moore

Structural Sheet No. S06 of 7

Scale: 1:50  
Date: 24.03.2022  
Drawing No: 20210316

### STAIRCASE ELEVATION

Sheet Size:- A3  
Designed: D. Crawford  
Drawn: M. Essa  
Checked: G Bowland

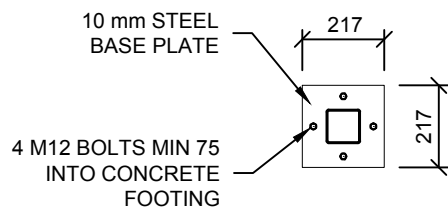
Approved:

# DRAFT

Geoff Bowland MIEAust CPEng

ISSUE	DATE	AMENDMENT	INITIALS

This document is Copyright and shall not be copied without written approval, nor shall it be used except for the Development and the Site Specified.



P1 BASE PLATE DETAIL  
SCALE 1:20



Department of Planning  
and Environment

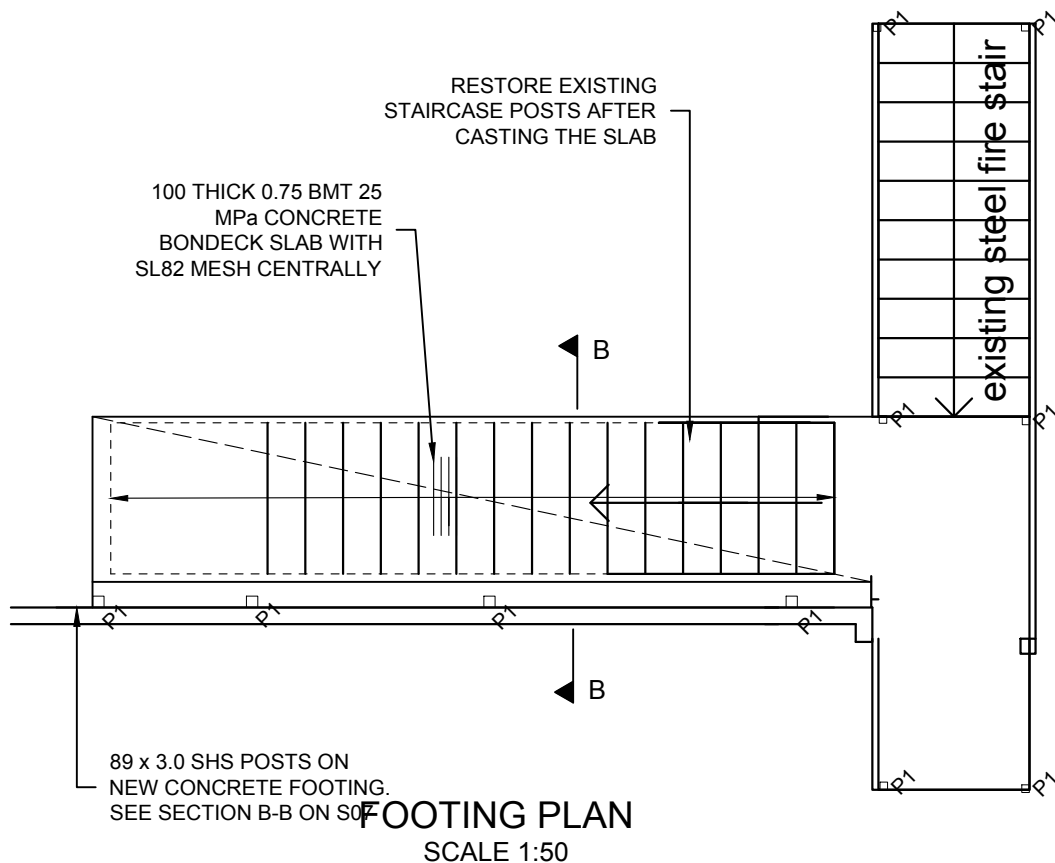
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 22/5961

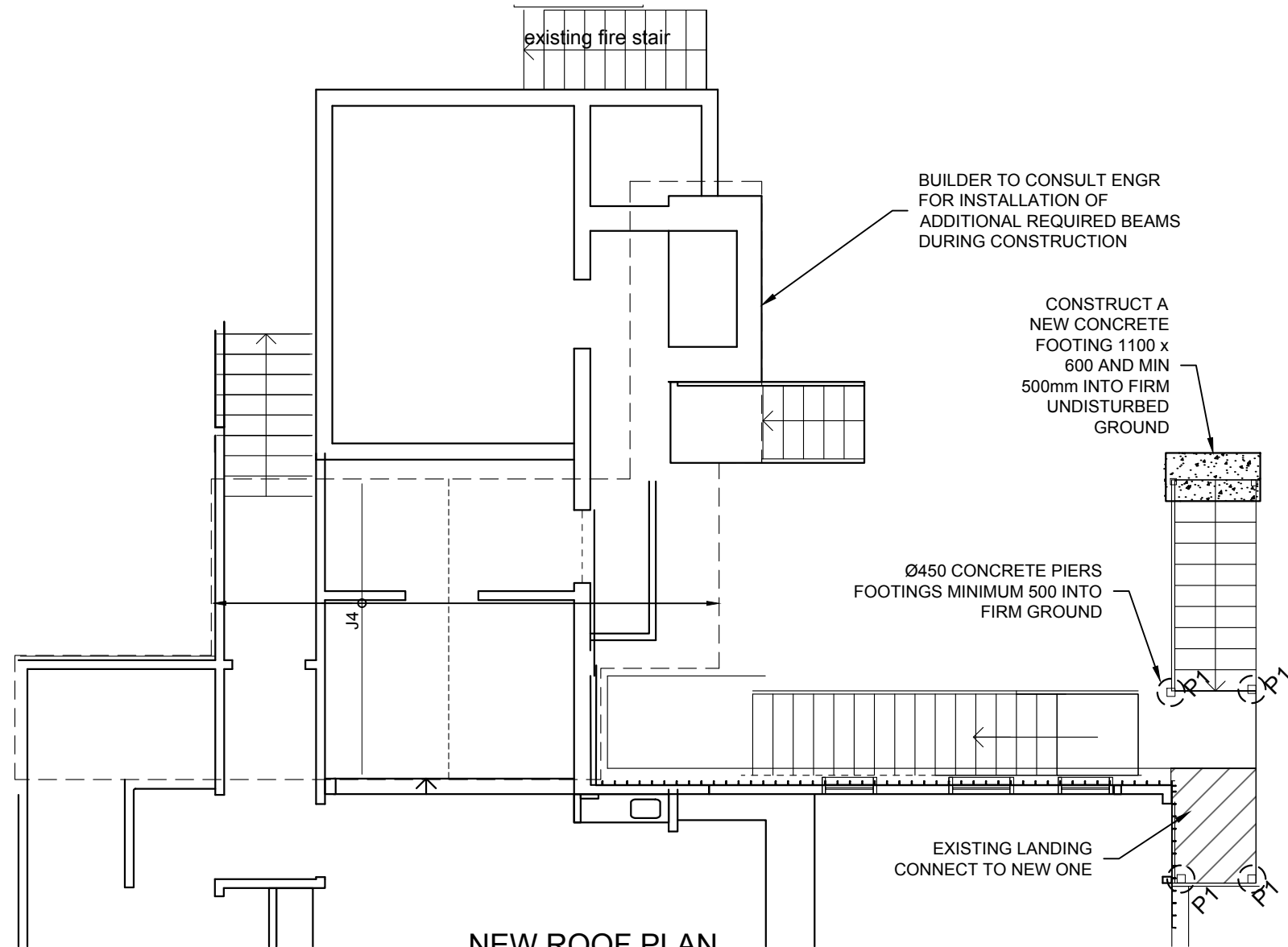
Granted on the 24 March 2023

Signed S Butler

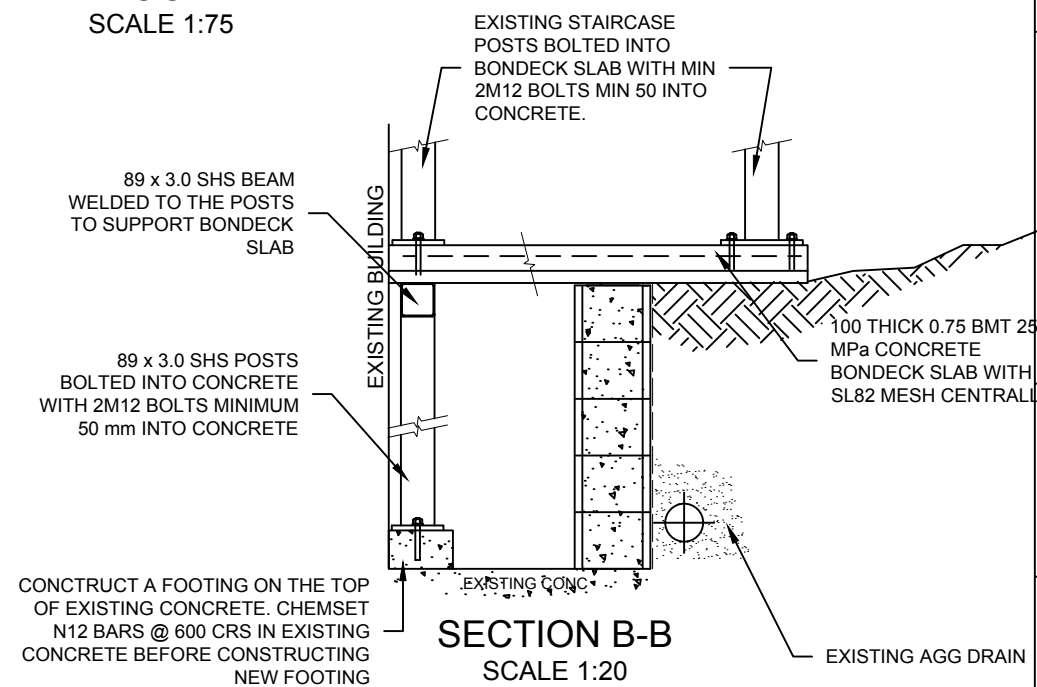
Sheet No 21 of 23



FOOTING PLAN  
SCALE 1:50



NEW ROOF PLAN  
SCALE 1:75



SECTION B-B  
SCALE 1:20

DATA SPECIFICATIONS

SYMBOL	SPECIFICATIONS	MAX SPAN
J4	Z150-24 PURLINS @450 CRS	3.7 m
P1	89 x 3 SHS POSTS	

All workmanship and materials to conform with latest edition of the Building Code of Australia and relevant Australian Standards.

The contractor is to confirm all dimensions prior to commencing any works on site.

Refer to specification for other relevant information details.

G.O. ENGINEERING  
CONSULTANTS

ABN 61 111 921 389

Structural, Civil &

Project Management ENGINEERS

153 Commissioner St  
Cooma NSW 2630

Phone: (02) 6452 4699

Fax: (02) 6452 4996

reception@goengineering.com.au

Drawing Title:

STRUCTURAL ALTERATIONS  
AT SOUTHERN ALP SKI LODGE,  
CHARLOTTE PASS, NSW 2624

Client:

Tim Moore

Structural Sheet No. S07 of 7

Scale: AS SHOWN

Date: 24.03.2022

Drawing No: 20210316

STAIRCASE DETAILS

Sheet Size:- A3

Designed: D. Crawford

Drawn: M. Essa

Checked: G Bowland

Approved:

DRAFT

Geoff Bowland MIEAust CPEng

ISSUE DATE AMENDMENT INITIALS

ISSUE	DATE	AMENDMENT	INITIALS

This document is Copyright and shall not be copied without written approval, nor shall it be used except for the Development and the Site Specified.