



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 22/11154

Granted on the 27 April 2023

Signed S Butler

Sheet No 2 of 8

Sequoia 5 Penthouse Refurbishment

15 Diggings Terrace, Thredbo, NSW 2625

Kent & Desley Walker

Development Application

General Notes - Approval Documentation (AD)

General notes, abbreviations & specifications Refer also to any general notes, abbreviations and specifications provided in relation to this document set. Note that written specifications, where provided, take precedence to the extent of any discrepancy.	Conservation management plan Refer to the Conservation Management Plan. Coordinate the requirements of the Conservation Management Plan with the intent of the project documentation. Where a discrepancy is identified notify the Project Administrator for direction prior to proceeding with the part of the works affected by the discrepancy.	"Required" means required by the contract documents, and/or by the Local or Statutory Authorities and/or to contribute to complete the execution of the works in accordance with the intent of the documentation.	Hydraulic works Stormwater drainage, waste water drainage, fresh water, gas supply and other hydraulic services are to be designed and constructed to achieve the design intent implied by the architectural documentation, coordinate with other structure and services and in accordance with the Local Authority, Statutory Authority, Hydraulic and/or Civil Works Consultant's requirements. Coordinate with the hydraulic consultant and contractors to ensure that all required certifications are provided in accordance with the relevant service authority and statutory requirements to the PCA's satisfaction.
Coordination Where applicable refer to and coordinate information contained in the architectural drawings, and the documentation of other consultants. Notify discrepancies between architectural and/or other consultant's documentation and/or statutory or other authority requirements to the Project Administrator for direction prior to proceeding with the part of the works affected by the discrepancy.	Levels Levels shown are consistent with the datum and benchmarks shown on the associated detail survey. Unless noted otherwise surveyed levels are indicated relative to the Australian Height Datum. Prior to the commencement of construction, levels and datum are to be confirmed on site by a licensed surveyor with reference to the site survey documents.	"Selected" means a material, finish, fitting or fixture to be selected by the Architect, Project Administrator and/or Proprietor. Refer to the relevant specification or schedule. If no selection is apparent notify the Project Administrator for direction.	Mechanical works Mechanical works including air-conditioning, ventilation, exhaust etc. are to be designed and constructed to achieve the design intent implied by the architectural documentation, coordinate with other structure and services and be accordance with the Local Authority, Statutory Authority, Mechanical Consultant's requirements. Coordinate with the mechanical consultant and contractors to ensure that all required certifications are provided in accordance with the relevant service authority and statutory requirements to the PCA's satisfaction.
Detail Drawings Unless noted otherwise, where available, refer to detail drawings for set-out and detailed construction information. Where a discrepancy arises drawings at larger scales generally take precedence over drawings at smaller scales to the extent of any discrepancy. Notify discrepancies to the Project Administrator for direction prior to proceeding with the part of the works affected by the discrepancy.	Falls Finish surfaces in wet and/or external areas to fall, as required and in accordance with NCC and AS requirements, to facilitate effective drainage.	"Refurbish" means to repair any existing damage and return the element to a standard of operation and finish generally consistent with a similar new element.	Structural works Foundations, footings, reinforced concrete, slabs, retaining walls, framing, bracing, tie-down and other structural elements are to be constructed to achieve the design intent implied by the relevant aspects of the structural engineer's design and specification, architectural documentation and other design and services consultant's documentation. Coordinate the structural works with the architectural documentation and other design and services consultant's documentation as required.
Units of measurement Unless noted otherwise: - Dimensions are shown in millimetres; and - Levels are shown in meters	INTERPRETATION "Approved" or "Approval" UNO means, depending upon the context of the related part of the works, to the approval of the Project Administrator or party authorised by the Project Administrator to grant approval, or as approved by the relevant consent authority in relation to the related part of the works.	"UNO" means "unless noted otherwise".	Provide cleats, brackets, holes, spacers, etc as required to achieve the implied design intent whether specifically detailed or not. Where cleats, brackets, holes, spacers, etc are required and are not specifically detailed, submit proposed details to the Project Administrator for approval prior to fabrication.
Access and Mobility Compliance Report Where applicable refer to and execute the works in accordance with the current Access and Mobility Compliance Report. Where a discrepancy arises between the requirements of the Access and Mobility Compliance Report and this documentation the Access and Mobility Report will take precedence to the extent of the discrepancy. Where Compliance with the requirements of this Report will require a physical change to any part of the works illustrated by this documentation, notify the Project Administrator for direction prior to proceeding with the affected part of the works.	"BCA (Building Code of Australia)" refers to the current and/or applicable edition of the BCA. Any reference made to the BCA or Building Code of Australia, unless in relation to a specific provision of a previous issue of the BCA, is to be interpreted to refer to the current and/or applicable edition of the BCA.	EXECUTION OF THE WORKS General Compliance Execute the works in compliance with the relevant provisions of the current editions (as amended at the time of execution of the works) of: - The National Construction Code (NCC) and Building Code of Australia (BCA), refer to the BCA Compliance Schedule for reference where provided with this documentation; - Applicable Australian and other published Standards, codes and policies; - Relevant requirements of Local and/or Statutory Authorities applicable to the execution of the works; and - Where available, the associated BCA and/or Development Consent Compliance Report.	Existing Buildings & Structures including finished levels & details of external works Details of existing buildings and structures, including finished levels and details of external works shown are consistent w ith the associated detail survey and may also reflect measurements on site. Confirm the veracity, in regard to location, extent and levels of existing building elements on site. Where a discrepancy arises notify the Project Administrator for direction prior to proceeding with associate works to the extent that they are affected by the discrepancy.
Acoustic Compliance Report Where applicable refer to and execute the works in accordance with the current Acoustic Compliance Report. Where a discrepancy arises between the requirements of the Acoustic Compliance Report and this documentation the Acoustic Compliance Report will take precedence to the extent of the discrepancy. Where Compliance with the requirements of this Report will require a physical change to any part of the works illustrated by this documentation, notify the Project Administrator for direction prior to proceeding with the affected part of the works.	"Documentation" means the current version of the complete documents for the works including the relevant drawings, specifications from all consultants and the relevant statutory requirements.	Where a discrepancy arises between the requirements of the above mentioned codes, standards and policies, and this documentation the relevant code, standards and/or policy(ies) shall take precedence to the extent of the discrepancy. Where compliance will require a physical change to any part of the works described by this documentation, notify the Project Administrator for direction prior to proceeding with the affected part of the works.	Erosion & Sediment Control Apply erosion and sediment control measures in accordance with the Local Authority and, where applicable, Hydraulic or Civil Works Consultant's requirements to avoid erosion, sedimentation and/or contamination of the site, surrounds and stormwater drainage system. Apply measures to ensure that the site remains free of water and to prevent water flow over the new work. Erosion & sediment control measures are to be effective from commencement of the works (including demolition) and maintained throughout the course of the works until the site is fully stabilised.
Fire Engineering (and/or Alternate Solution) Report Where applicable refer to and execute the works in accordance with the current Fire Engineering (and/or Alternate Solution) Report. Where a discrepancy arises between the requirements of this documentation and any applicable Fire Engineering (and/or Alternate Solution) the Fire Engineering (and/or Alternate Solution) will take precedence to the extent of the discrepancy. Where Compliance with the requirements of this Report will require a physical change to any part of the works illustrated by this documentation, notify the Project Administrator for direction prior to proceeding with the affected part of the works.	"If (where or as) required" is a conditional term for work which may be shown on or implied by the documentation for the practical construction and whole completion of the works or works that are required by legislation or other relevant authority requirements.	Electrical works Electrical works including general power, lighting, security, audio visual, point-of-sale etc. are to be designed and constructed to achieve the design intent implied by the architectural documentation, coordinate with other structure and services and be accordance with the Local Authority, Statutory Authority, Electrical Consultant's requirements. Coordinate with the electrical consultant and contractors to ensure that all required certifications are provided in accordance with the relevant service authority and statutory requirements to the PCA's satisfaction.	
	"NCC (National Construction Code)" refers to the current and/or applicable edition of the NCC. Note that from May 2011 the NCC incorporates the BCA.		
	"PCA" means "Principal Certifying Authority".		
	"Principal" has the same meaning as "owner", "client" and "proprietor" and refers to the party to whom the Contractor is legally bound, under the terms of the construction contract, to construct the works. "Project administrator" has the same meaning as "Contract administrator", "architect" or "superintendent" as applicable to a particular project and is the person appointed by the "owner", "principal" and/or "proprietor" with authority to issue approvals and/or instructions under the contract.		
	"Proprietary" means identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.		
	"Provide" means to supply and install.		

Drawing List - Development Application - DA2			
Sheet Number	Rev	Rev Date	Sheet Name
DA2-0000	03	20/09/22	Cover Sheet
DA2-0500	03	20/09/22	Site Plan
DA2-1000	03	20/09/22	General Arrangement Plan - Demolition
DA2-1001	03	20/09/22	General Arrangement - Proposed
DA2-1003	03	20/09/22	General Arrangement - Roof Plan
DA2-4100	01	20/09/22	General Arrangement Sections - Proposed
DA2-6400	03	20/09/22	Stair Well and Handrail



Photo Source: Thredbo Ski Accomodation

Rev	Date	Amendments
01	10/06/22	Issued for Information
02	15/06/22	Development Application Issue
03	20/09/22	Amended Development Application Issue: Incl various amnds in response to DoPE RFI dated 27.07.2022 incl colour shading of DA scope added; Water-stops added to wet area downneys; Alt soil for Store added to scope of DA; various compliance upgrades law AED Report #12125 dated 15.06.2022 added

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Development Application

Scale @ A1	Drawn by	Checked by
Scale @ A3		
Project Start Date	Issue Date	Sheet Issue Date
Project #	Zone	Disc
Drawing #	Rev	