

Development Application

Thredbo - Lot 768, Thredbo, NSW, 2625



Perspective looking west along Diggings Terrace

DRAWING LIST

Layout ID	Layout Name	Revision
DA000	Title Page	A
DA100	Site Analysis	A
DA101	Site Plan	A
DA200	Ground Floor Plan	A
DA201	Mezzanine	A
DA202	Level 1	A
DA203	Level 2	A
DA204	Level 3	A
DA205	Level 4	A
DA206	Level 5	A
DA207	Roof	A
DA208	Unit Plans	A
DA300	Elevations - Sheet 1	A
DA301	Elevations - Sheet 2	A
DA302	Elevations - Sheet 3	A
DA303	Sections - Sheet 1	A
DA304	Sections - Sheet 2	A
DA305	Sections - Sheet 3	A
DA400	Shadow Diagrams	A

DEVELOPMENT SUMMARY

Site Area (m²)		4,961		
Site Coverage (% of Site Area)	Required	Proposed (m²)	Proposed (%)	
	45%	3,420	68.9%	
	NSA (m²)	-	3,231	
	NLA (m²)	-	153	
	GFA (m²)	-	4,806	
FSR (X:1)	-	0.97		

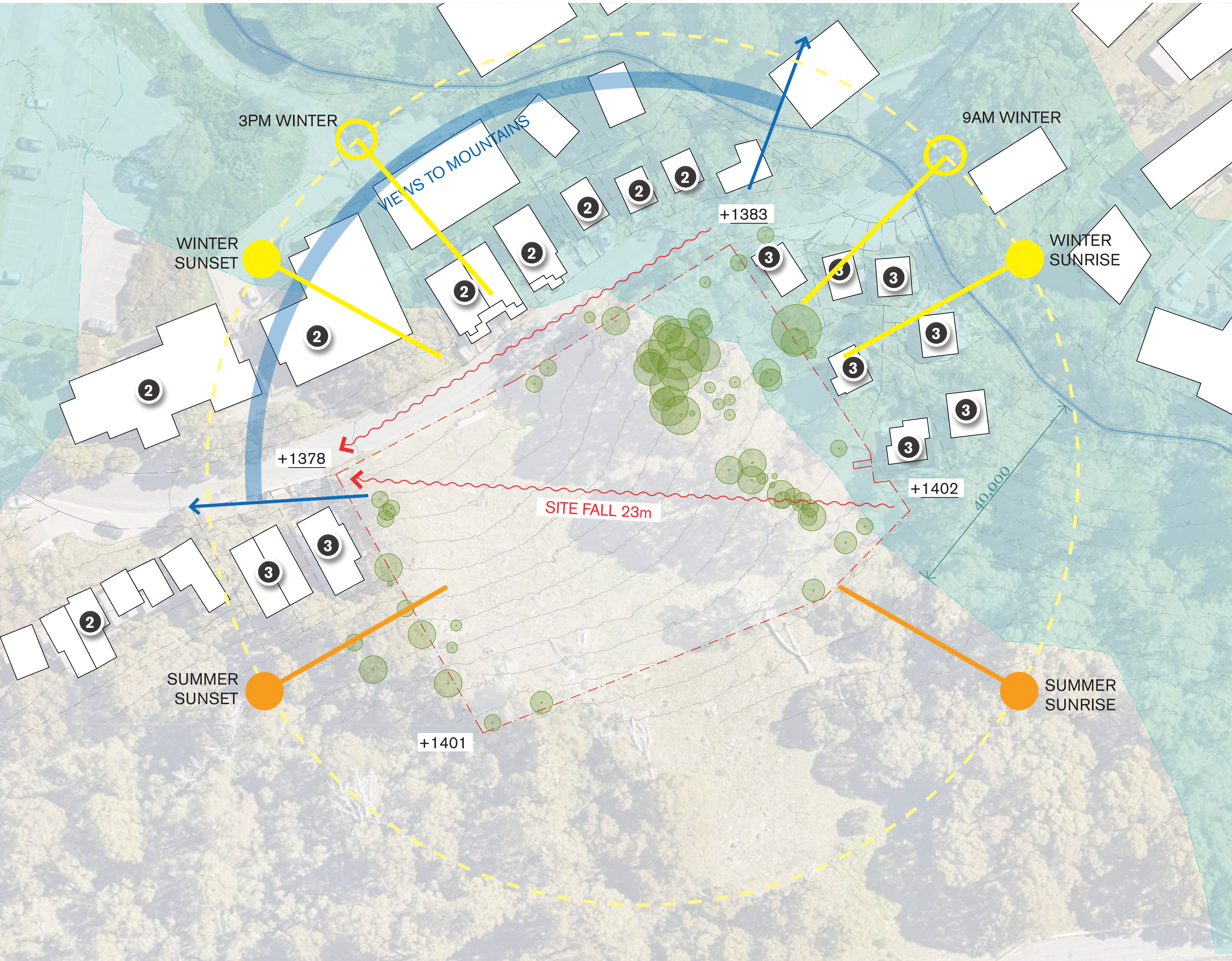
PROPOSED RESIDENTIAL UNITS				
LEVEL	Unit Types			Total Units
	Accessible Studio	2B Terrace	3B Lodge	
0. Ground (Main Entry)	47m²	118m²	118m²	0
1. Mezzanine	0	0	0	0
2. Level 1 (F&B)	2	0	0	2
3. Level 2 (Terrace Entry)	0	0	0	0
4. Level 3 (Lodge Entry)	0	14	0	14
5. Level 4	0	0	5	5
6. Level 5				
Roof				
Subtotal	2	14	5	21
	10%	67%	24%	

PROPOSED AREAS				
RESIDENTIAL	F&B	COMMUNAL	BOH	TOTAL GFA
m²	m²	m²	m²	m²
0	0	110	47	176
94	0	224	4	323
0	153	442	131	743
910	0	44	7	1028
1107	0	195	0	1410
560	0	0	0	560
560	0	0	0	560
3231	153	1015	189	4806

CAR PARKING SPACES
9
11
20



## SITE ANALYSIS



**Note:** Position of adjacent creek is approximate based on the watercourses shown on the SEPP (Kosciuszko Nation Park - Alpine Resort) 2007 - Thredbo Alpine Resort Map, combined with LIDAR data contours obtained from survey drawing LOT768-A2 250 provided by Veris 13/10/2020. Centre line and bank position to be confirmed by detailed survey.

## SITE PHOTOS



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**NOTES**

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REFER TO SITE SURVEY FOR ALL INFORMATION RELATING TO EXISTING SITE CONDITIONS.

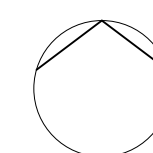
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AND NEW LANDSCAPE WORKS.

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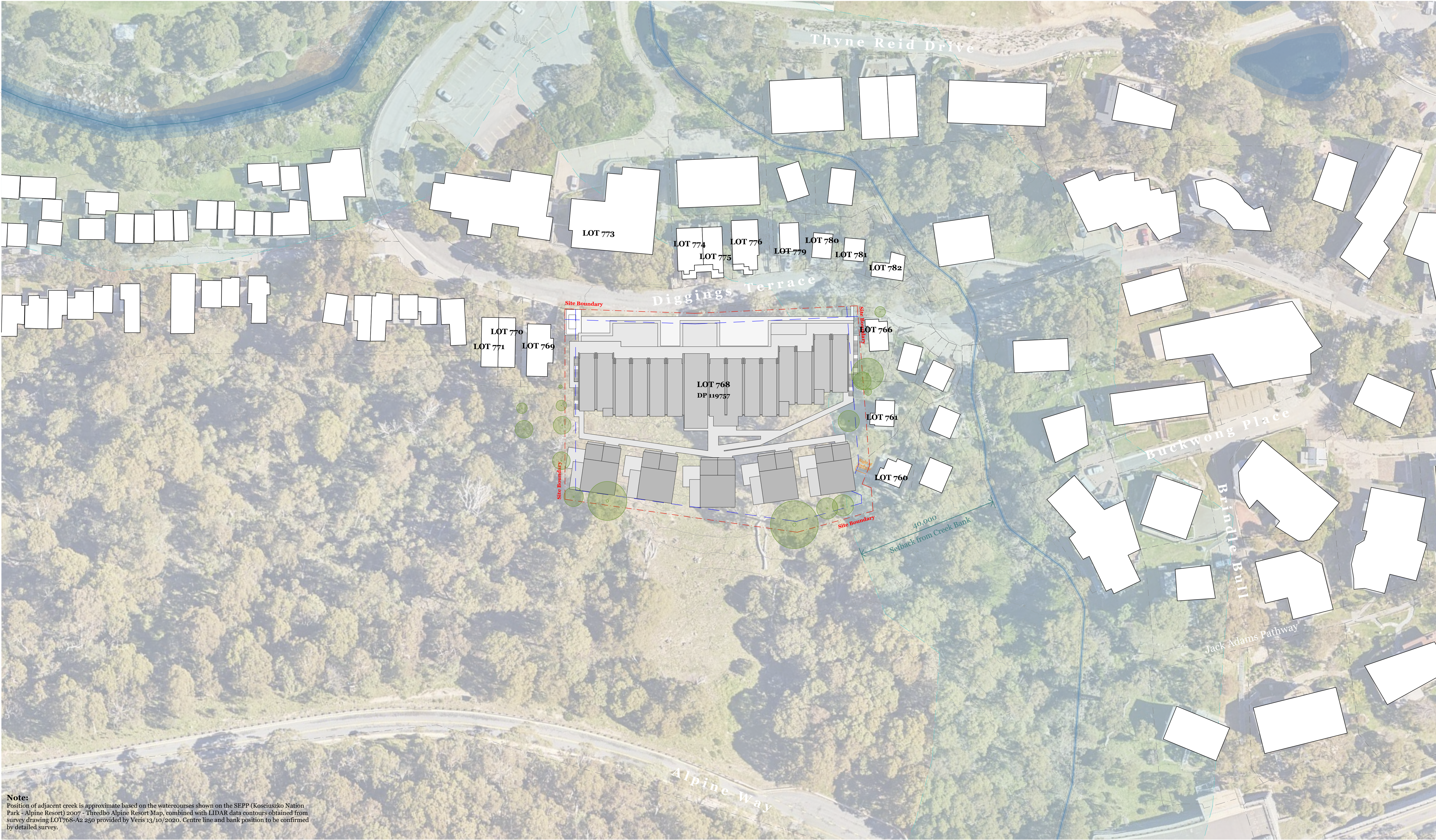


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David Randerson 8542

**DKO**

Project Name	Thredbo - Lot 768	Project Number	12656
Project Address	Diggings Terrace, Thredbo, NSW 2625	Drawing Name	Site Analysis
		Scale	1:0.52, 1:1.05, 1:1.06 @ A1
		Date	June 2022
Client	Le Hunte Properties	Drawing Number	<b>DA100</b>
		Revision	<b>A</b>





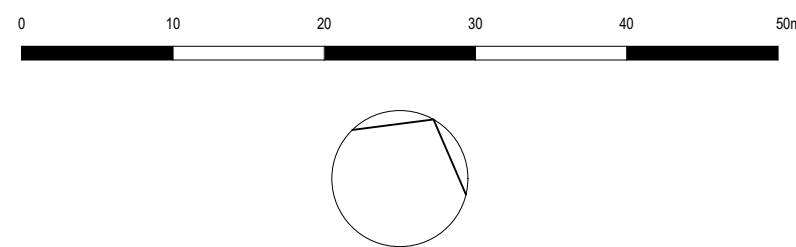
**Note:**  
Position of adjacent creek is approximate based on the watercourses shown on the SEPP (Kosciuszko Nation Park - Alpine Resort) 2007 - Thredbo Alpine Resort Map, combined with LIDAR data contours obtained from survey drawing LOT768-A2 250 provided by Veris 13/10/2020. Centre line and bank position to be confirmed by detailed survey.

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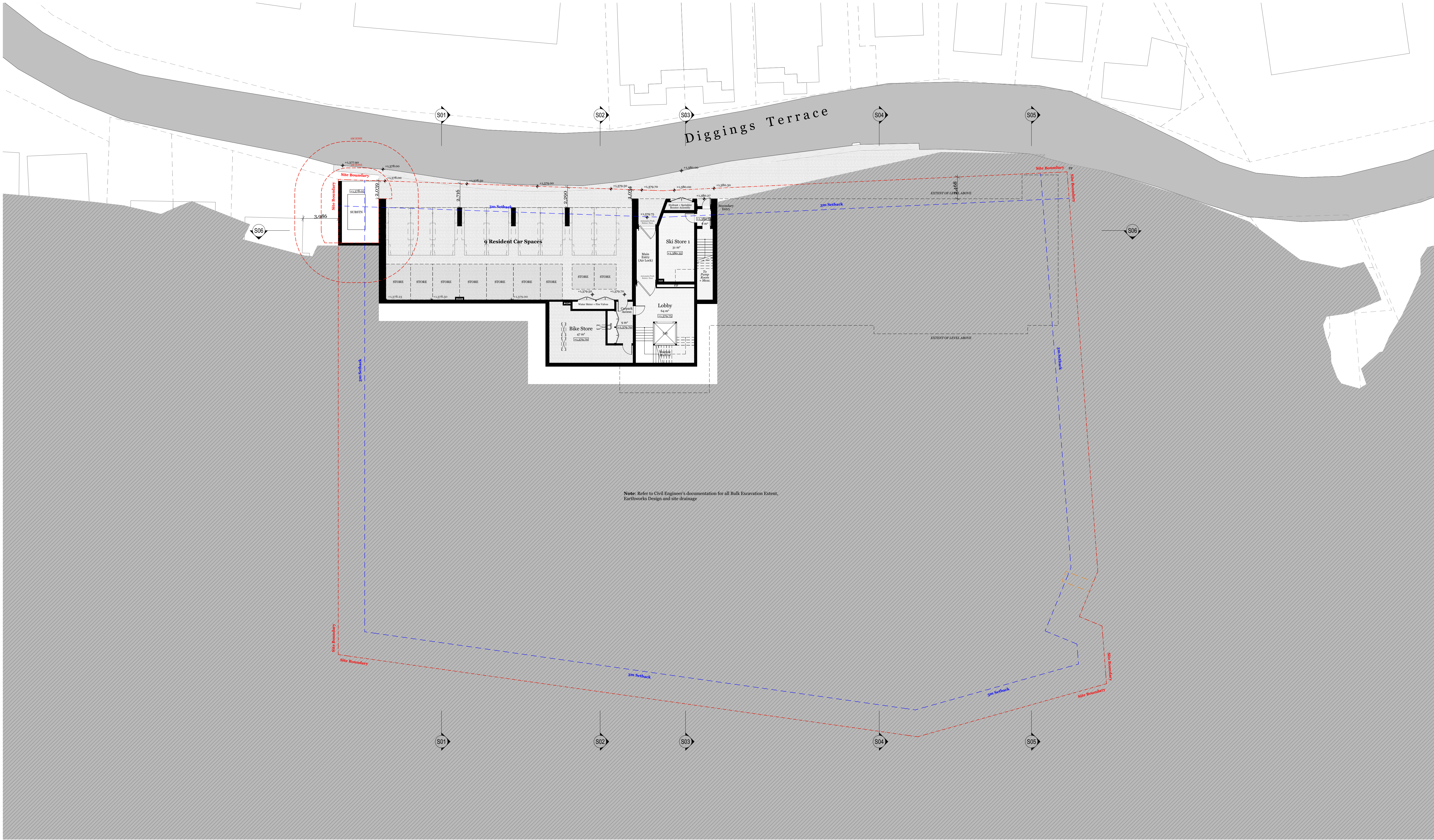


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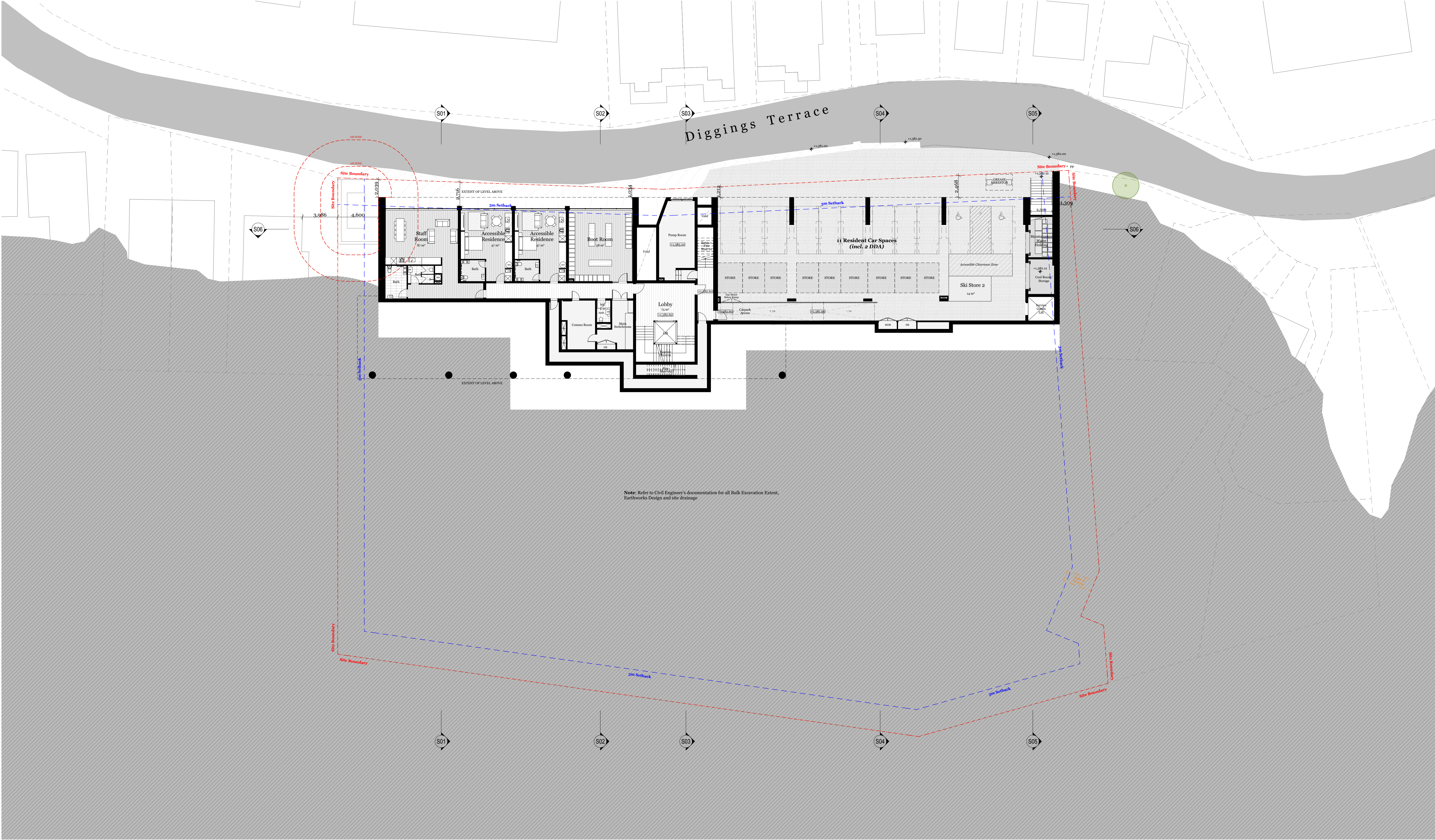


Project Name	Thredbo - Lot 768	Project Number	12656
Project Address	Diggings Terrace, Thredbo, NSW 2625	Drawing Name	Site Plan
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		Date	June 2022
Client	Le Hunte Properties	Drawing Number	DA101
		Revision	A

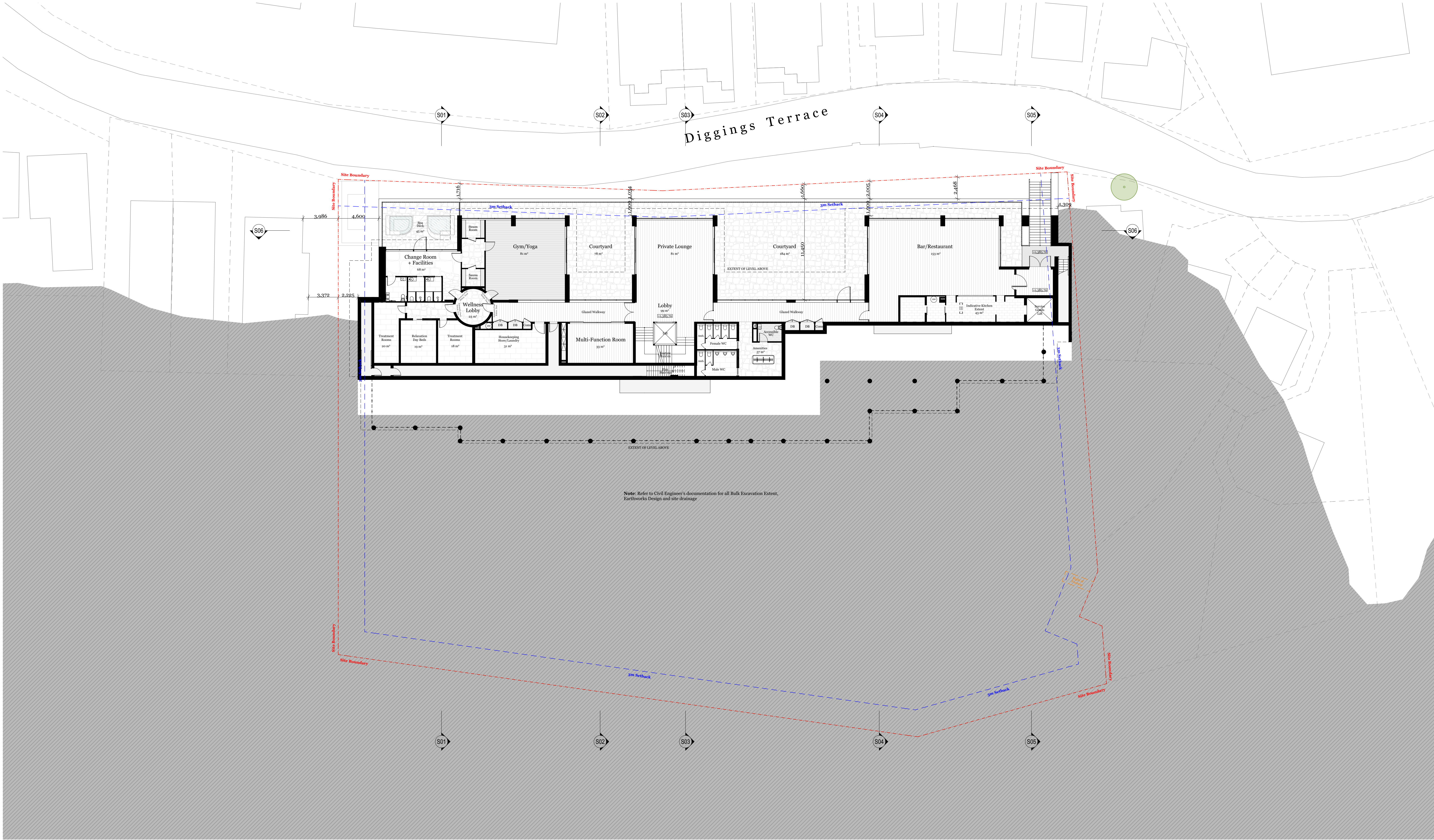




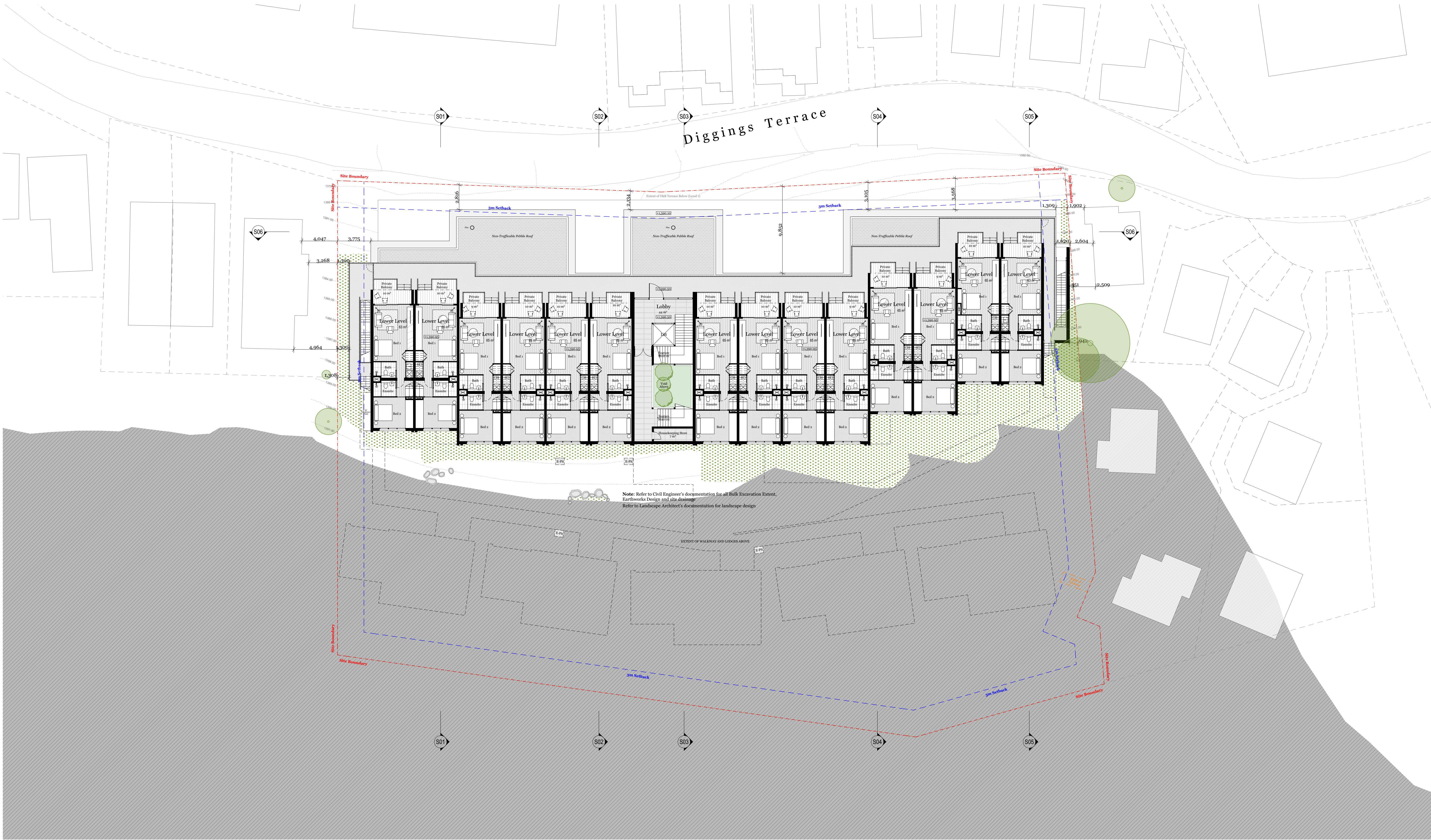










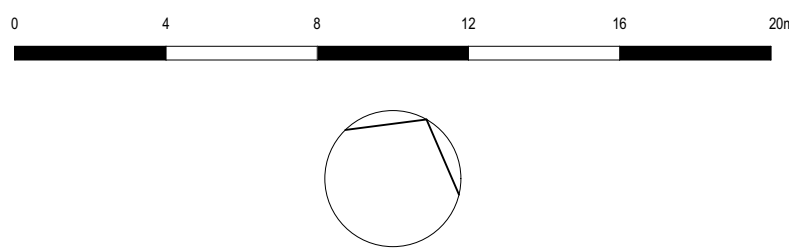


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Project Name	Thredbo - Lot 768
Project Address	Diggings Terrace, Thredbo, NSW 2625
Client	Le Hunte Properties

Project Number	12656
Drawing Name	Level 2
Scale	1:200 @ A1
Date	June 2022
Drawing Number	DA203
Revision	A



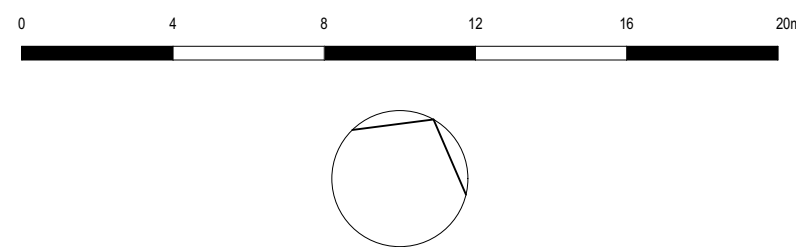


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Project Name  
Project Address  
Client  
Thredbo - Lot 768  
Diggings Terrace,  
Thredbo, NSW 2625  
Le Hunte Properties

Project Number  
Drawing Name  
Scale  
Date  
Drawing Number  
Revision  
12656  
Level 3  
1:200 @ A1  
June 2022  
DA204  
A



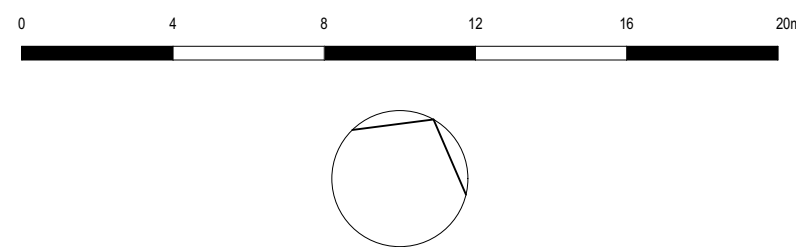


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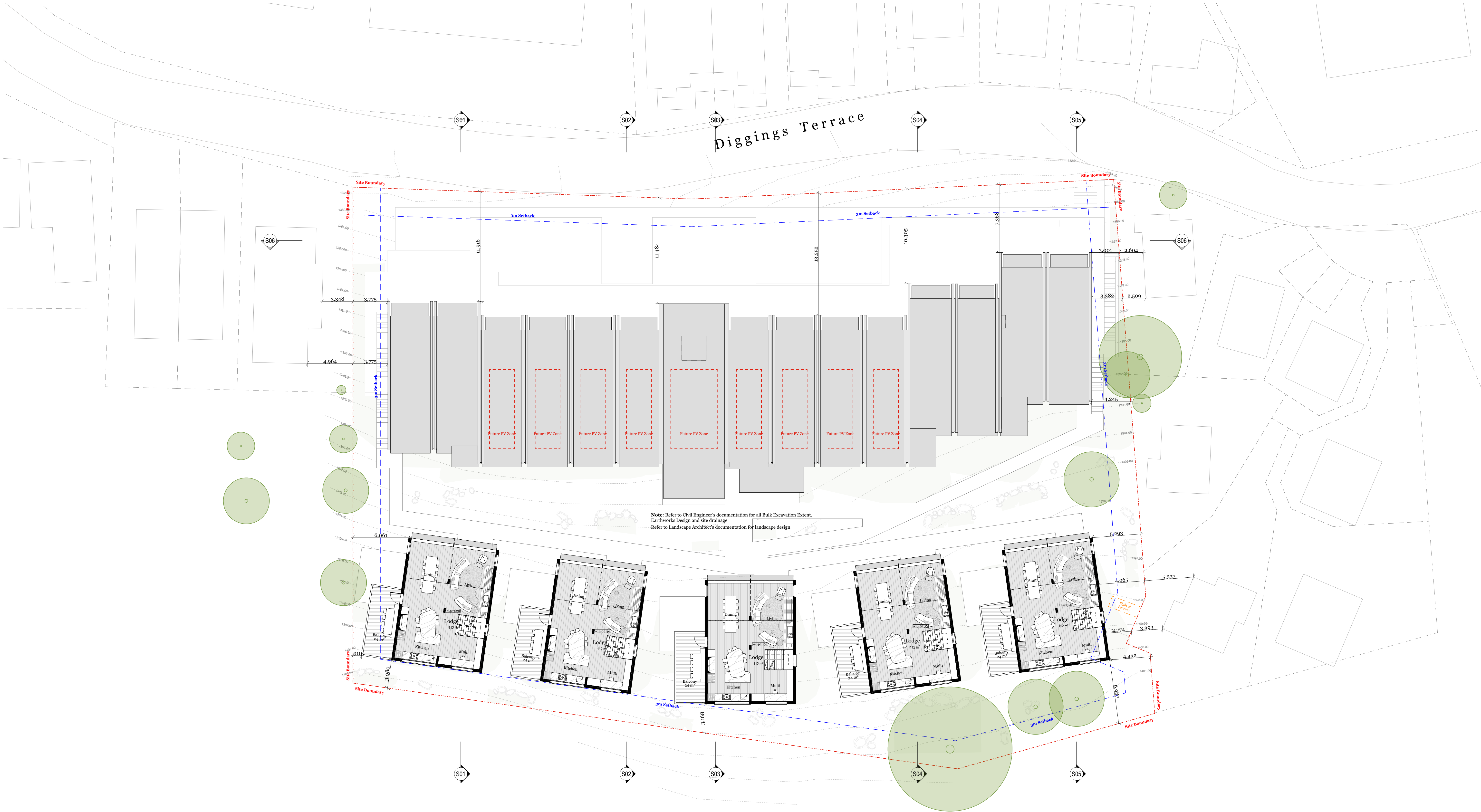
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Project Name	Thredbo - Lot 768
Project Address	Diggings Terrace, Thredbo, NSW 2625
Client	Le Hunte Properties

Project Number	12656
Drawing Name	Level 4
Scale	1:200 @ A1
Date	June 2022
Drawing Number	DA205
Revision	A



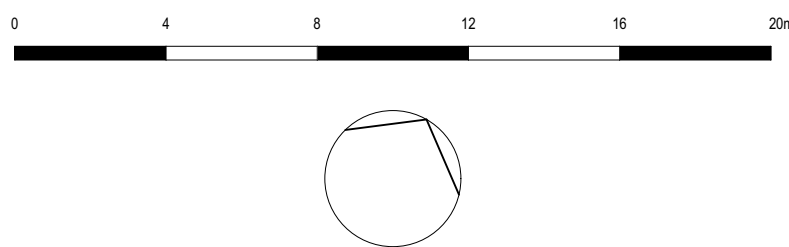


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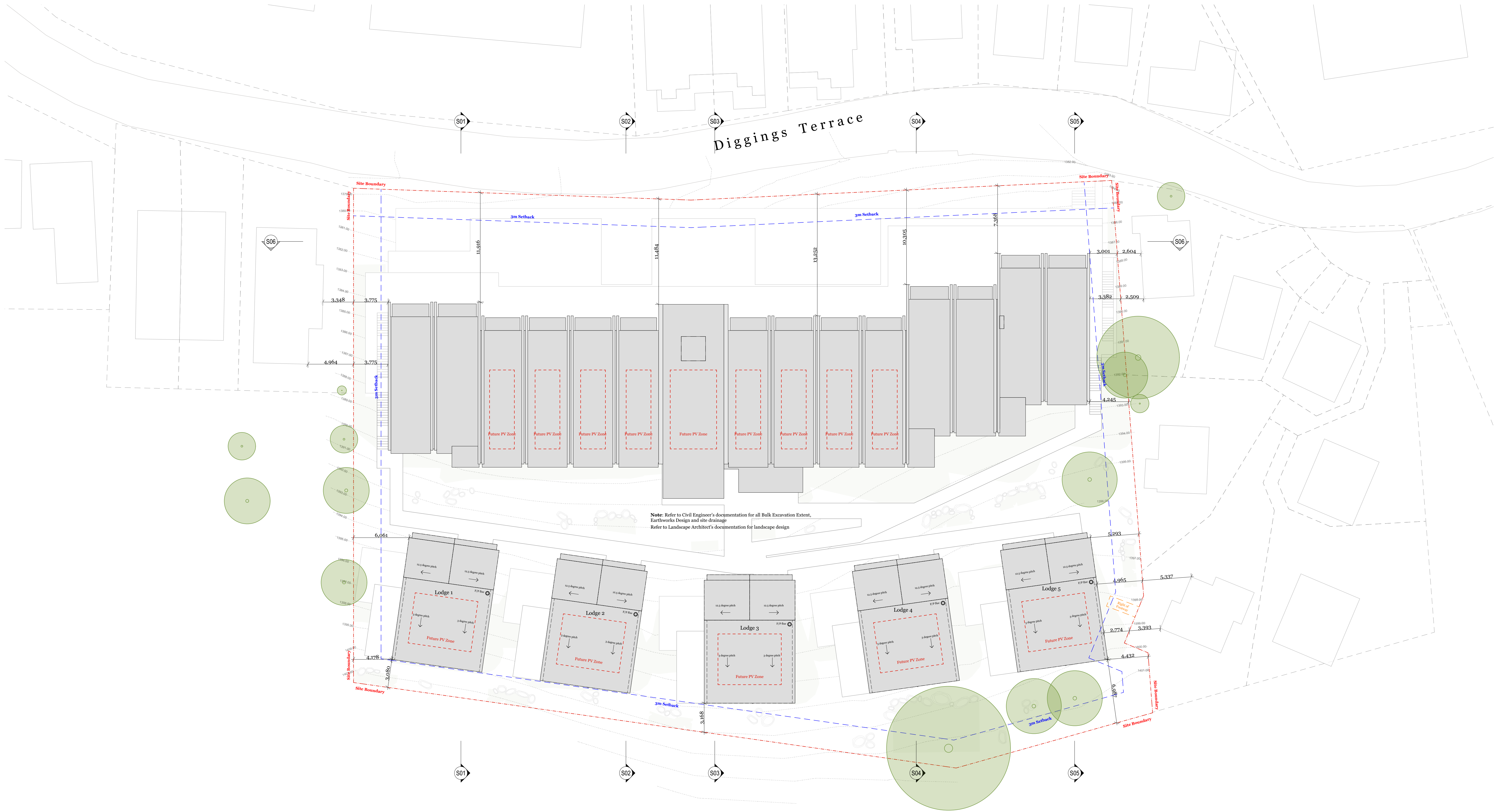


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Project Name	Thredbo - Lot 768	Project Number	12656
Project Address	Diggings Terrace, Thredbo, NSW 2625	Drawing Name	Level 5
Client	Le Hunte Properties	Scale	1:200 @ A1
Drawing Number	DA206	Date	June 2022
Revision	A		



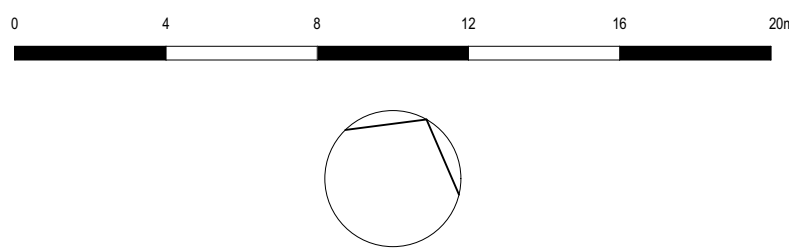


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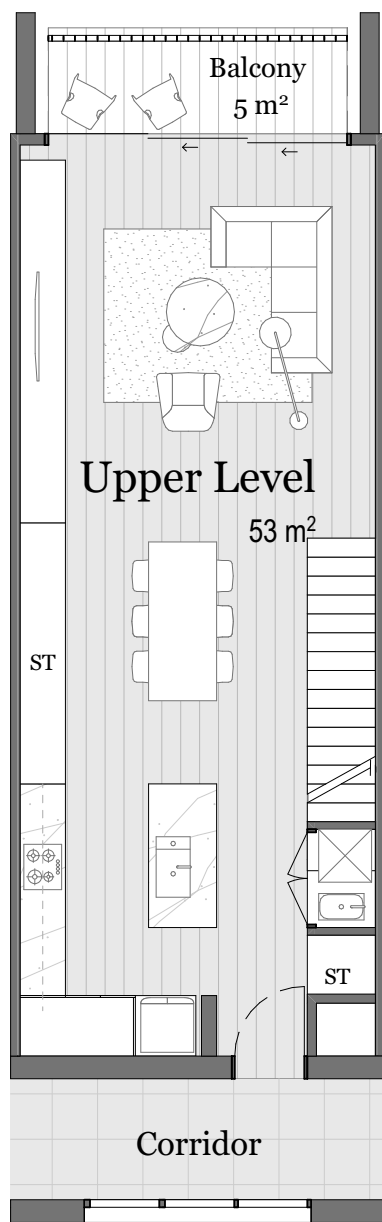


Project Name	Thredbo - Lot 768	Project Number	12656
Project Address	Diggings Terrace, Thredbo, NSW 2625	Drawing Name	Roof
Client	Le Hunte Properties	Scale	1:200 @ A1
Drawing Number	DA207	Date	June 2022
Revision	A		

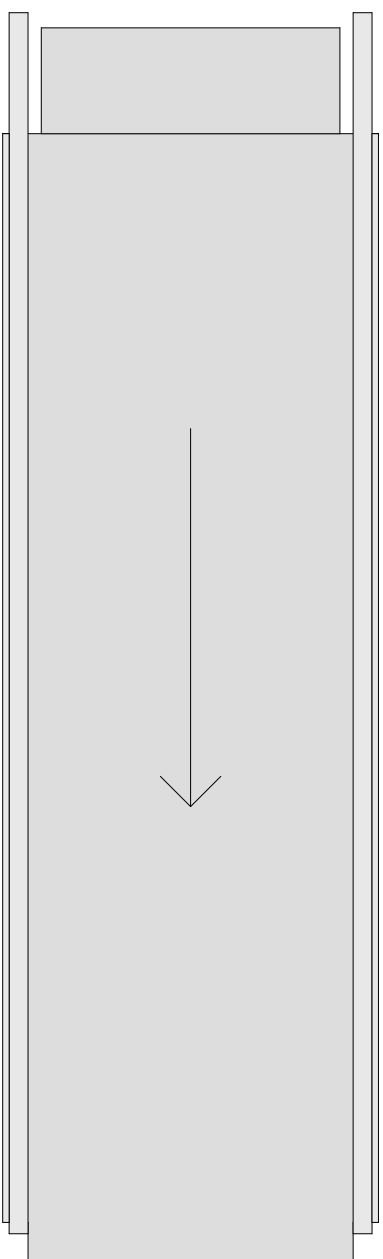




Lower Floor  
(Level 2)



Upper Floor  
(Level 3)



Roof  
(Level 4)

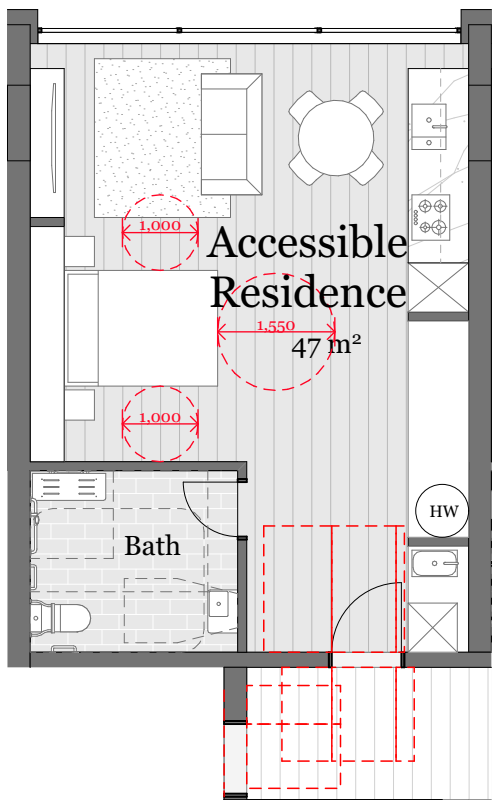
Typical Terrace

Typical Terrace Areas

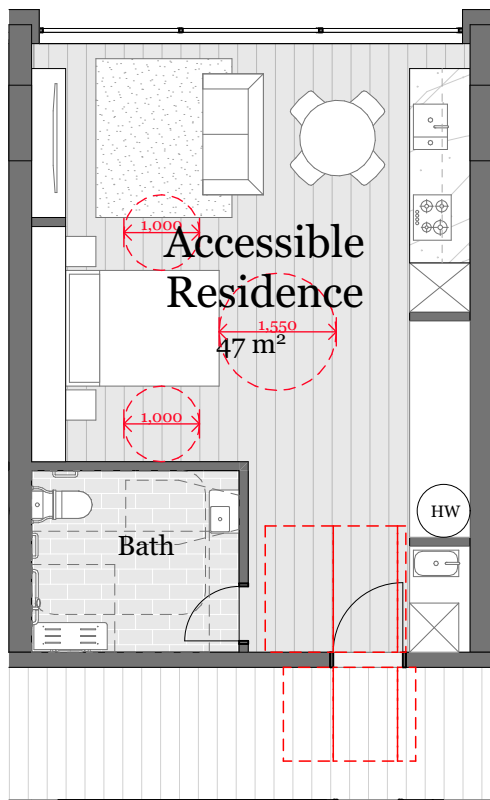
	Internal m²	External m²
Lower Level	65	10
Upper Level	53	5
TOTAL	118	15

Lodge Areas

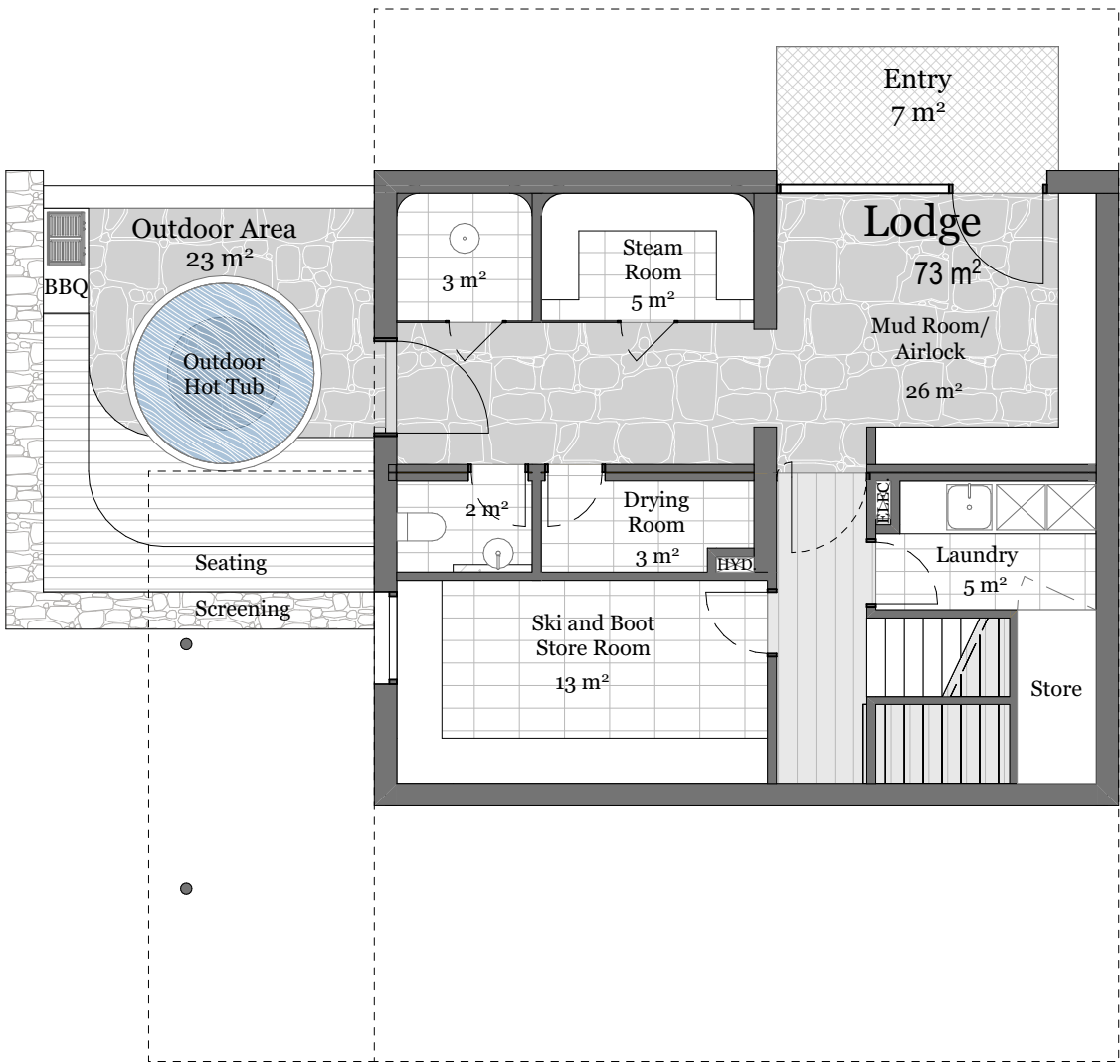
	Internal m²	External m²
Lower Level	73	30
Mid Level	112	-
Upper Level	112	24
TOTAL	297	54



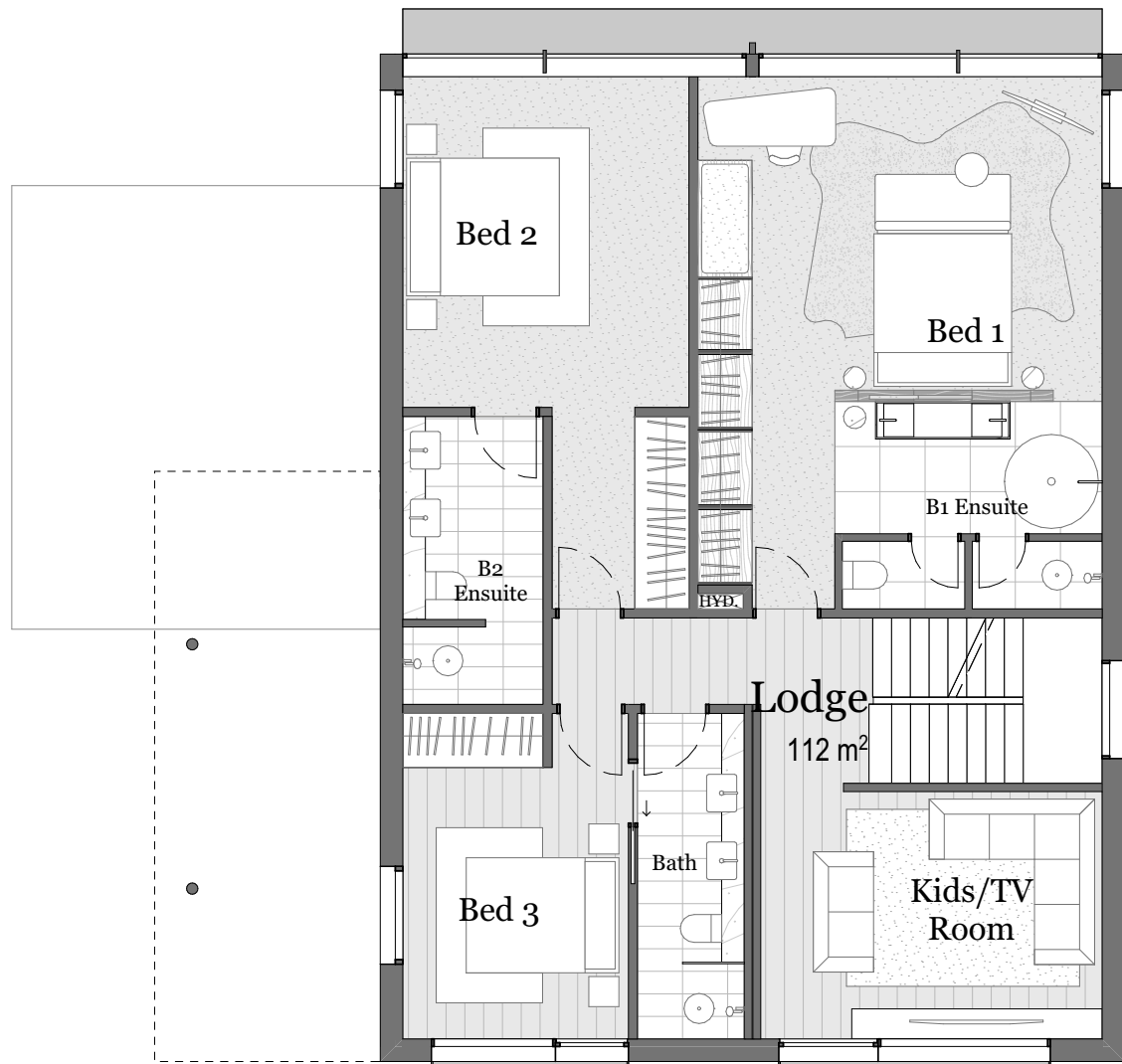
Accessible Residence A



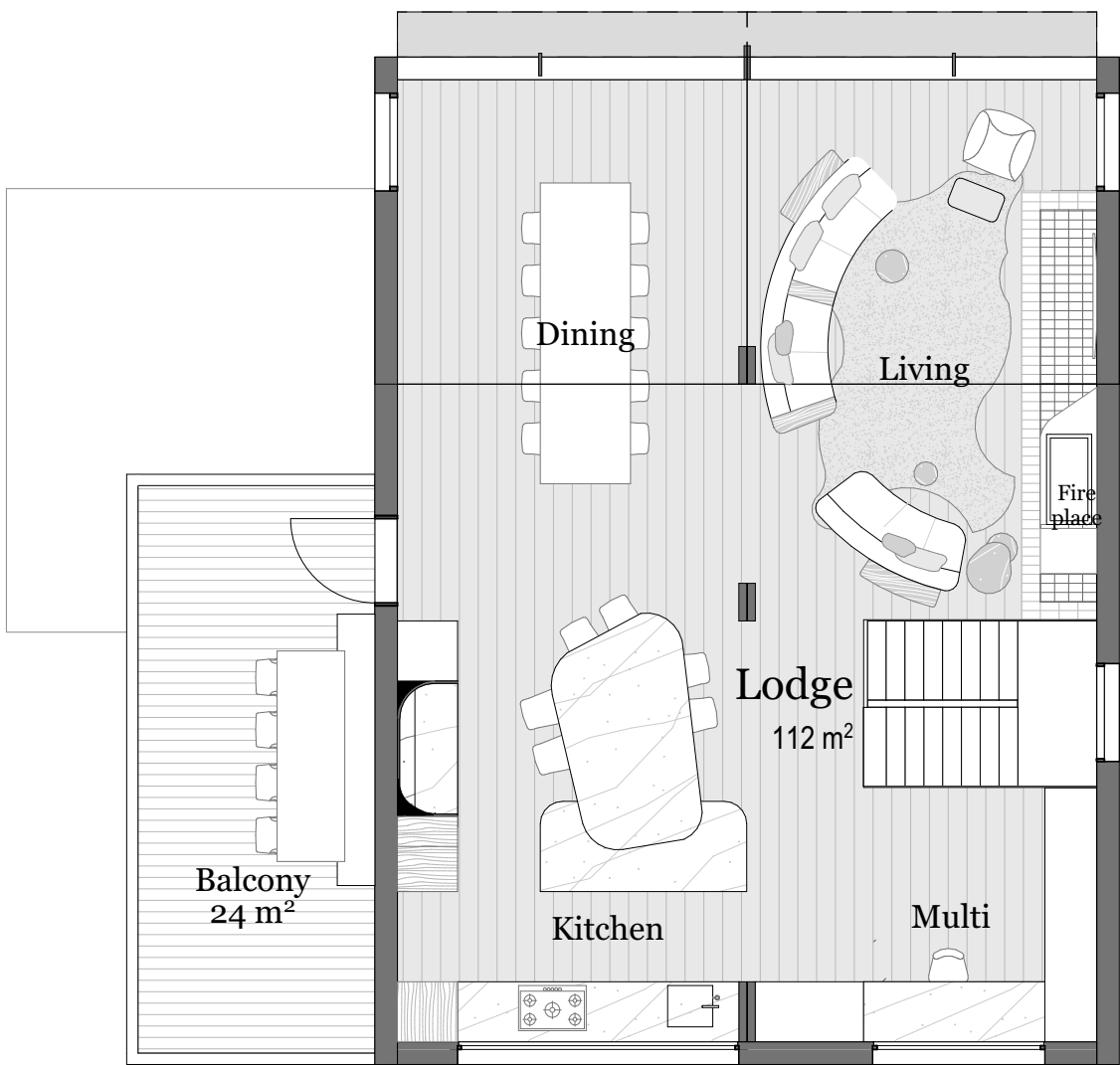
Accessible Residence B



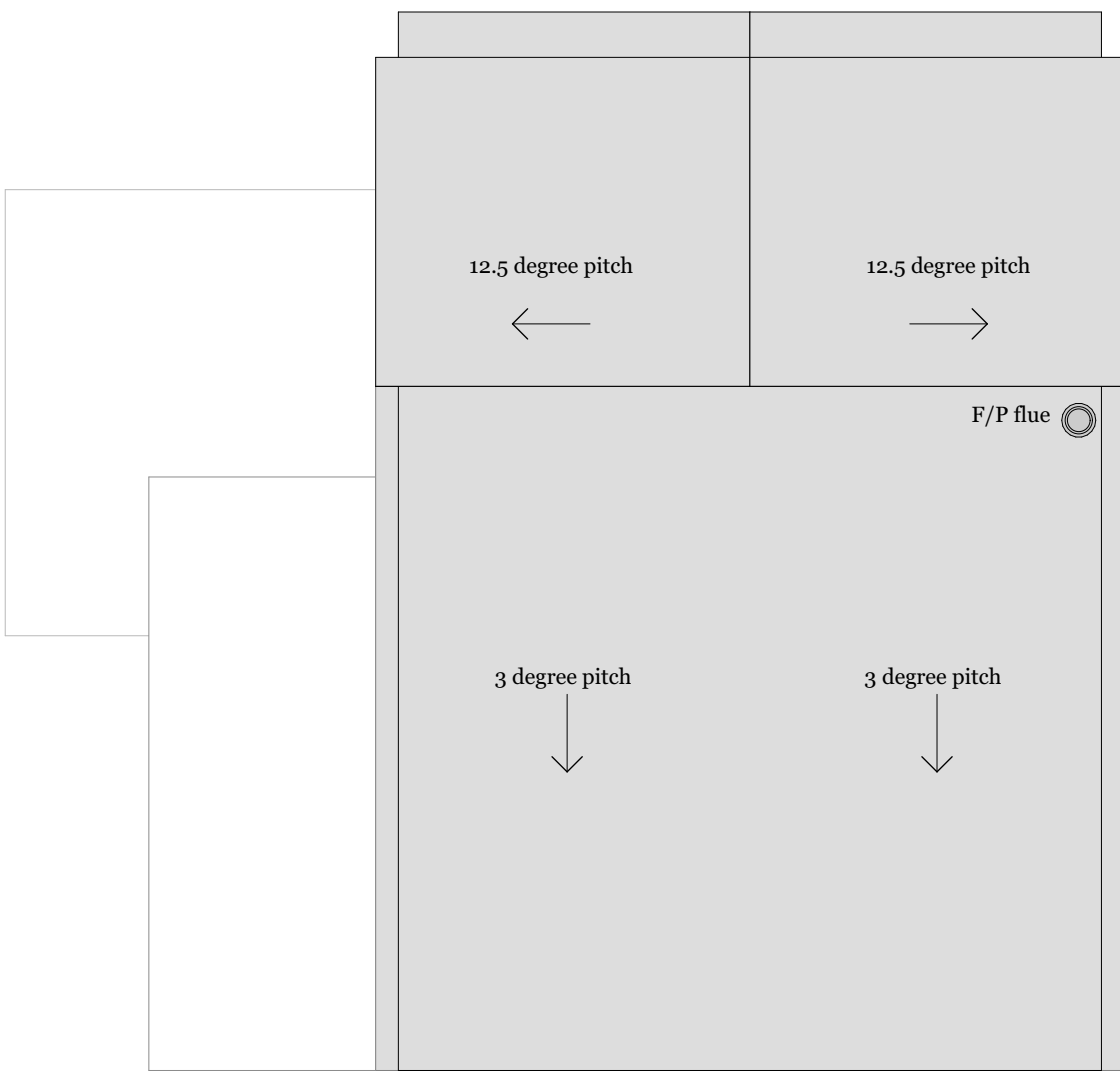
Entry Floor  
(Level 3)



Bedroom Floor  
(Level 4)



Living Floor  
(Level 5)



Roof  
(Level 6)

Lodge





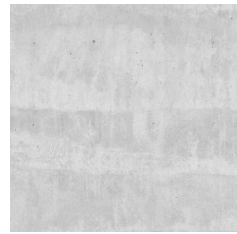
## NORTH ELEVATION



## SOUTH ELEVATION



EF-01  
Stone  
Grey colour or similar



EF-02  
Off Form Concrete



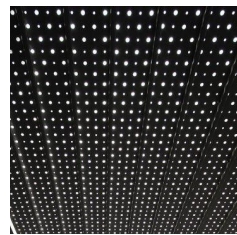
EF-03  
Metal  
Matte dark bronze  
colour or similar



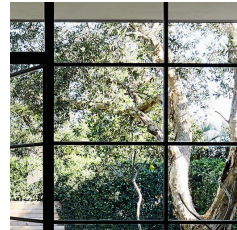
EF-04  
Metal  
Matte dark grey or  
similar



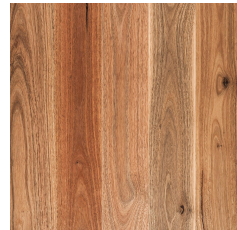
EF-05  
Metal  
Matte black colour or  
similar



EF-06  
Perforated Metal  
Matte black colour or  
similar



EF-07  
Clear glazing



EF-08  
Timber





## INTERNAL NORTH ELEVATION



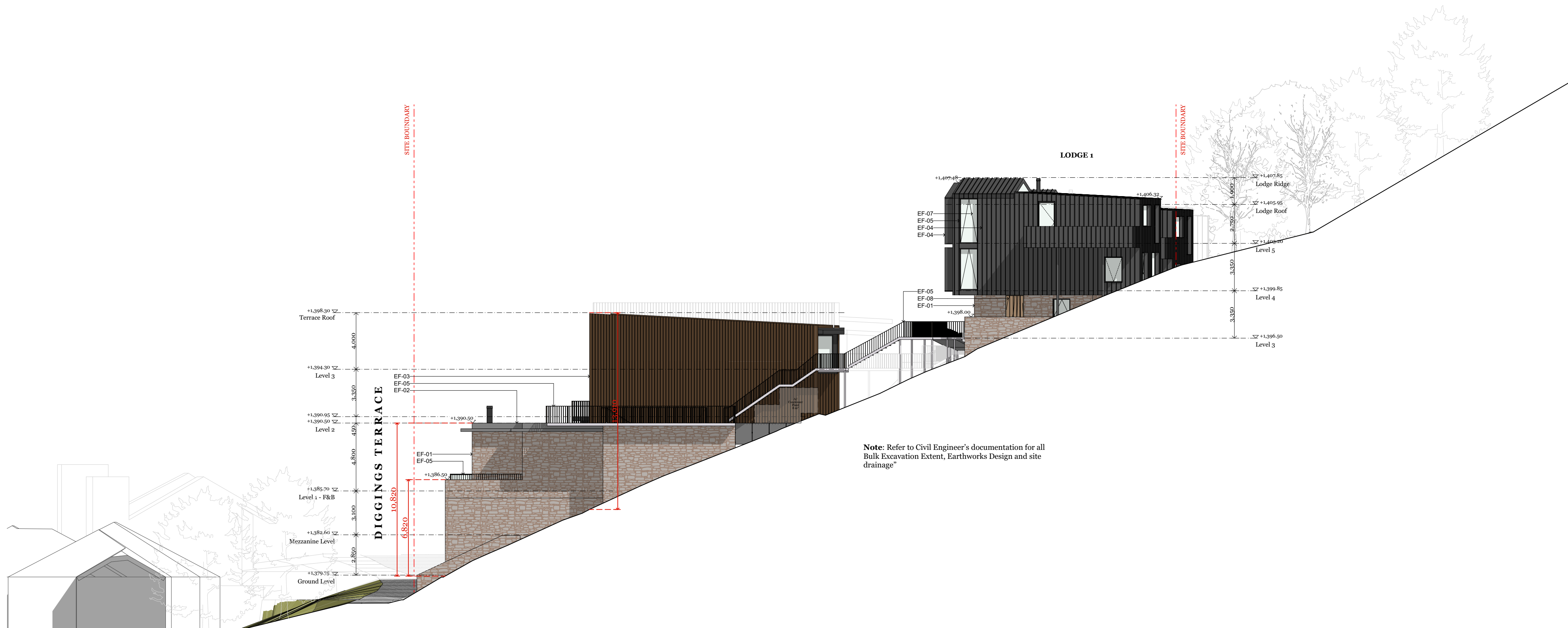
## INTERNAL SOUTH ELEVATION

- EF-01  
Stone  
Grey colour or similar
- EF-02  
Off Form Concrete
- EF-03  
Metal  
Matte dark bronze  
colour or similar
- EF-04  
Metal  
Matte dark grey or  
similar
- EF-05  
Metal  
Matte black colour or  
similar
- EF-06  
Perforated Metal  
Matte black colour or  
similar
- EF-07  
Clear glazing
- EF-08  
Timber





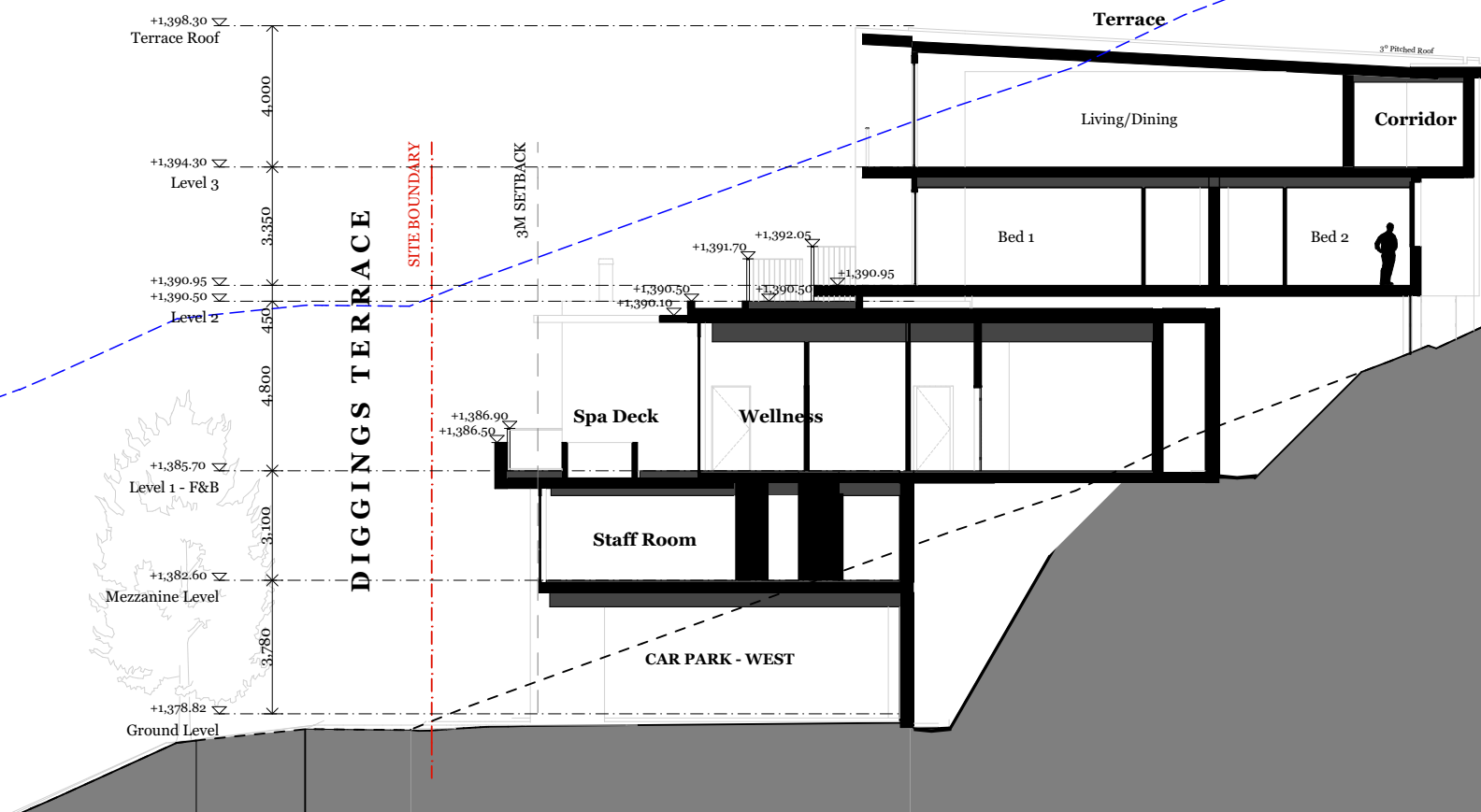
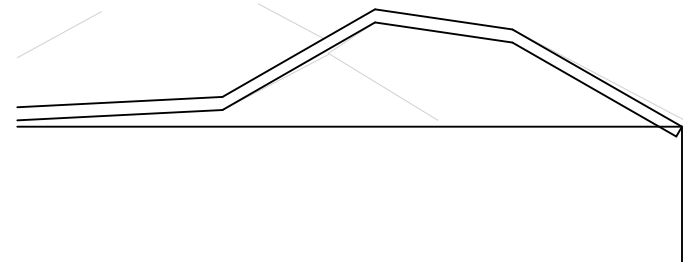
**EAST ELEVATION**



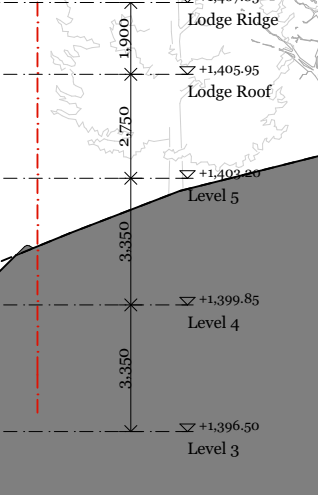
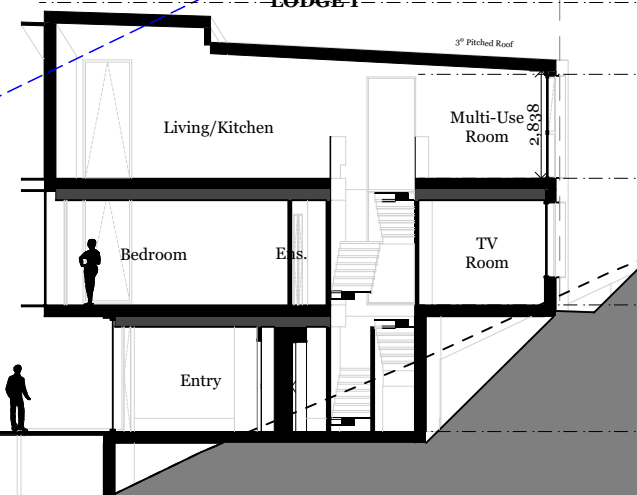
**WEST ELEVATION**

- EF-01  
Stone  
Grey colour or similar
- EF-02  
Off Form Concrete
- EF-03  
Metal  
Matte dark bronze  
colour or similar
- EF-04  
Metal  
Matte dark grey or  
similar
- EF-05  
Metal  
Matte black colour or  
similar
- EF-06  
Perforated Metal  
Matte black colour or  
similar
- EF-07  
Clear glazing
- EF-08  
Timber

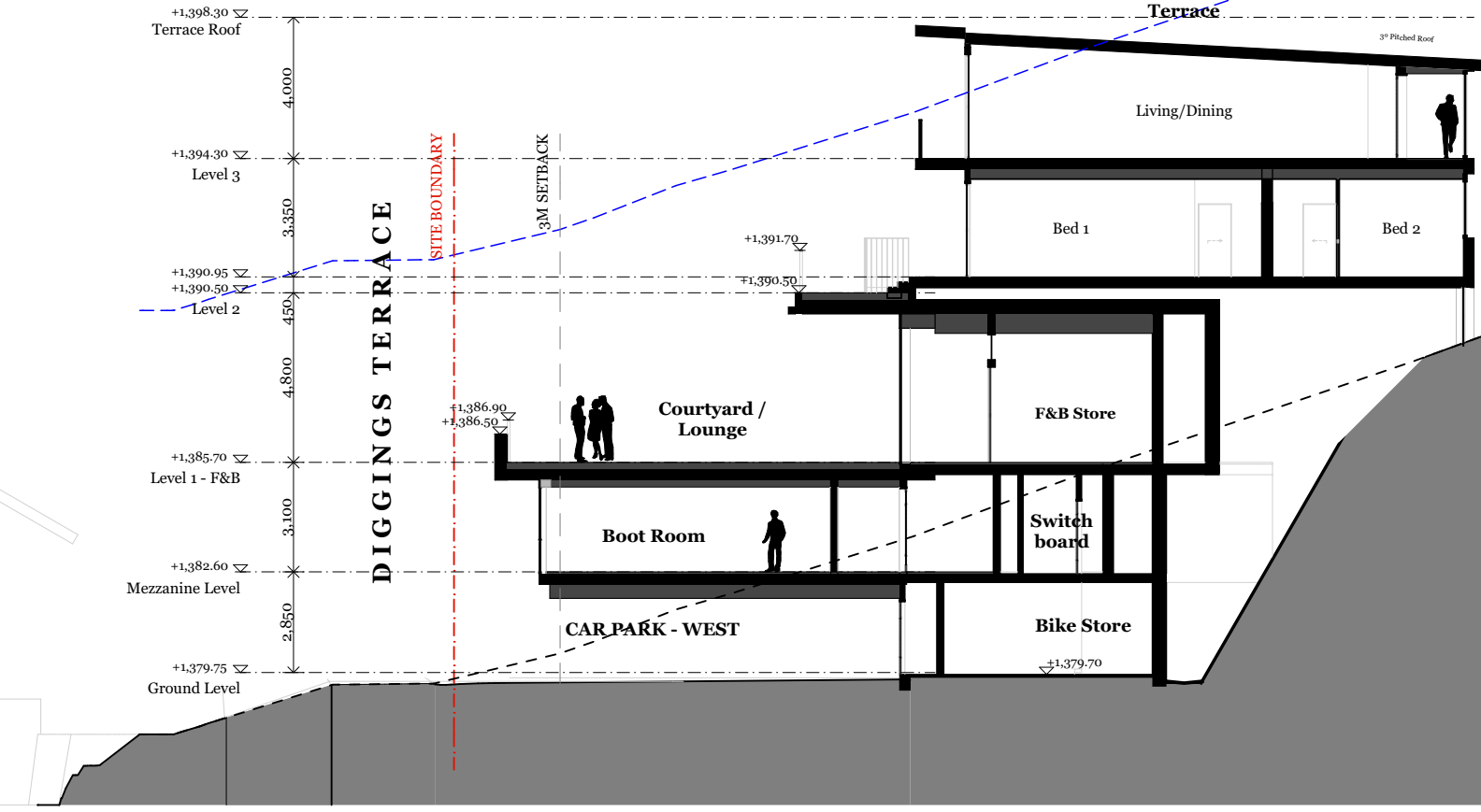




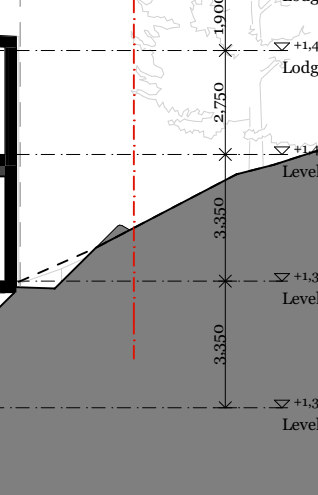
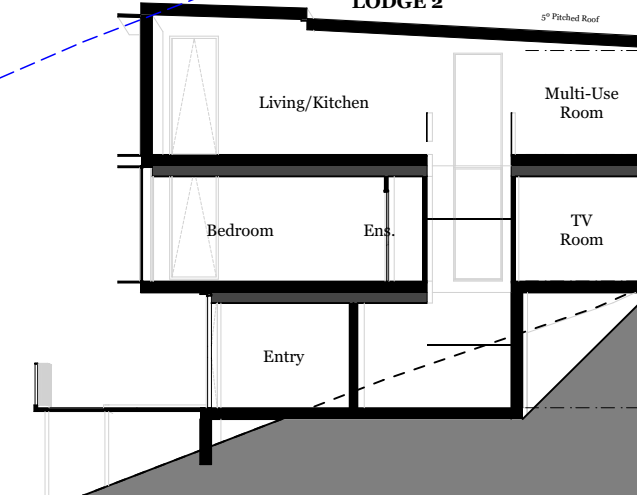
Note: Refer to Civil Engineer's documentation for all Bulk Excavation Extent, Earthworks Design and site drainage.



## SECTION 1



Note: Refer to Civil Engineer's documentation for all Bulk Excavation Extent, Earthworks Design and site drainage.



## SECTION 2

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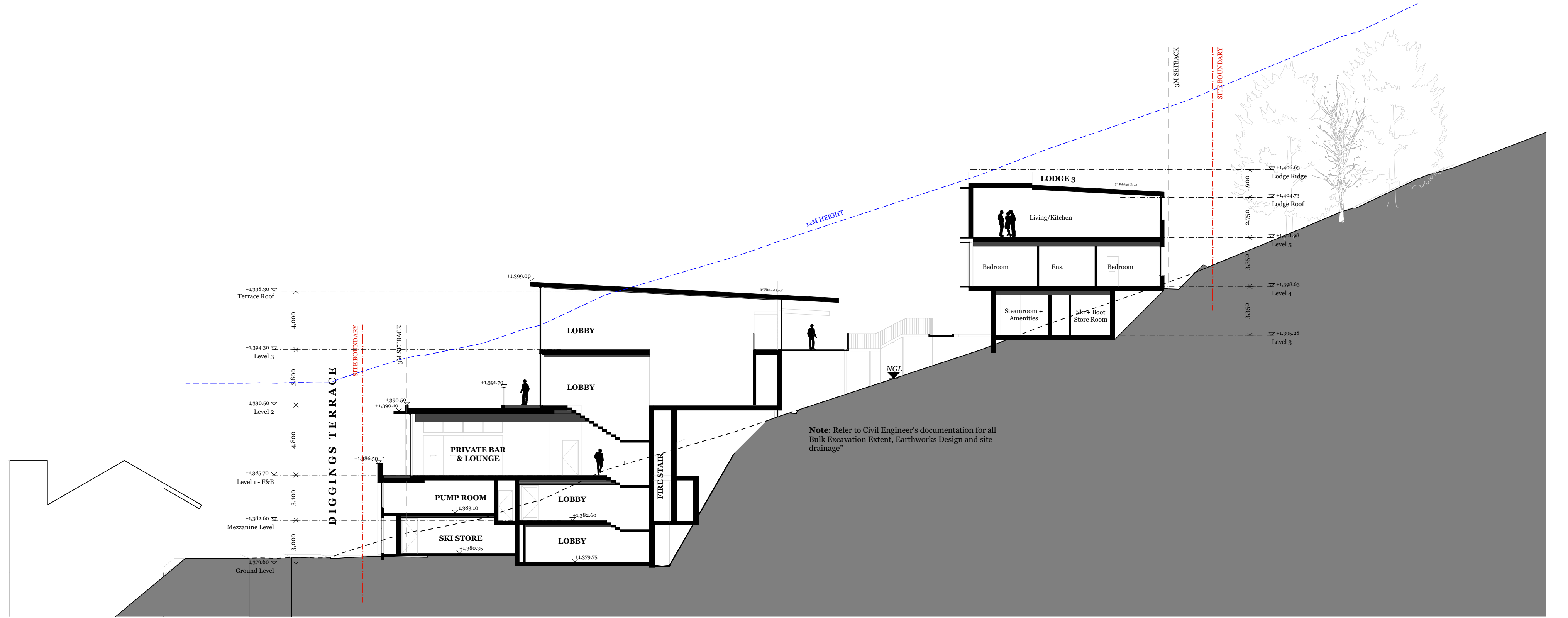
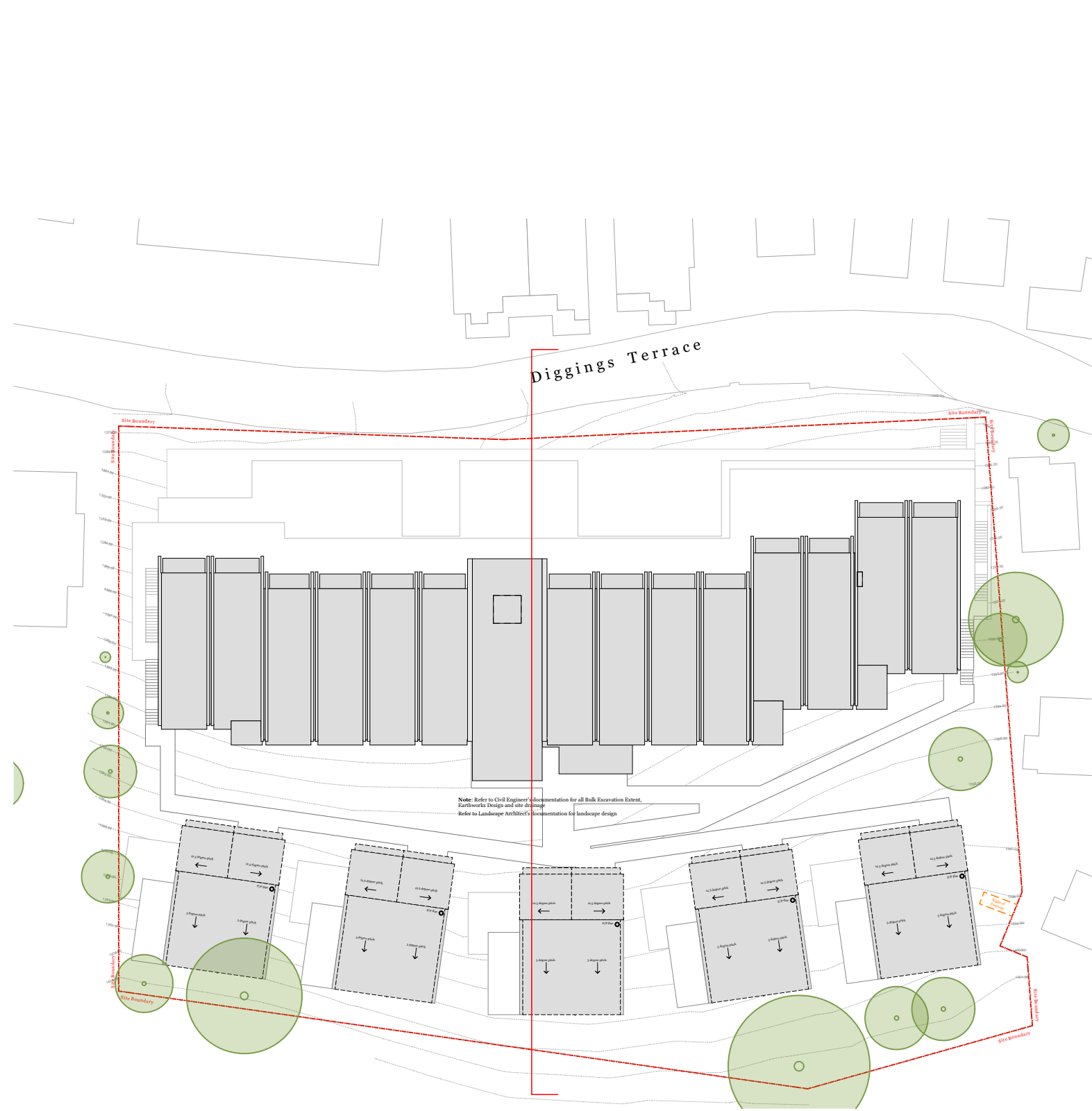
DKO Architecture (NSW) Pty Ltd  
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NSW: Nominated Architects  
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David Randerson 8542

**DKO**

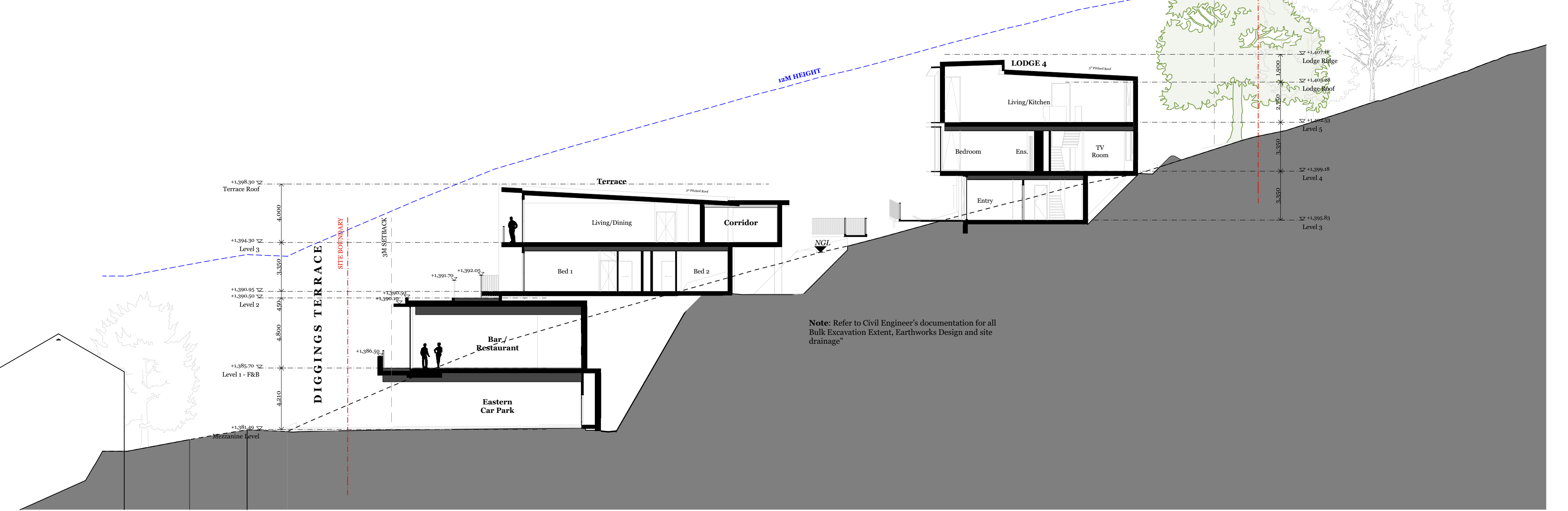
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Project Address	Diggings Terrace, Thredbo, NSW 2625
Client	Le Hunte Properties

Project Number	12656
Drawing Name	Sections - Sheet 1
Scale	1:200 @ A1
Date	June 2022
Drawing Number	DA303
Revision	A



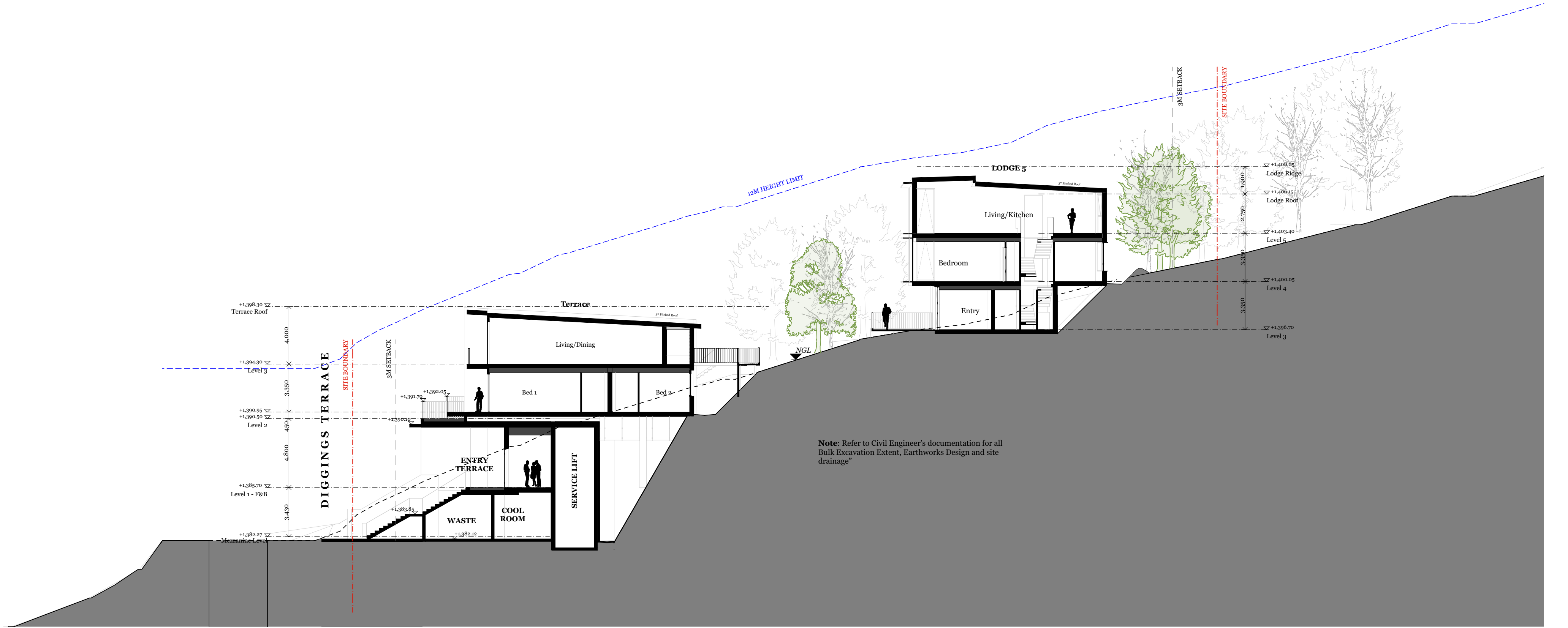


SECTION 3

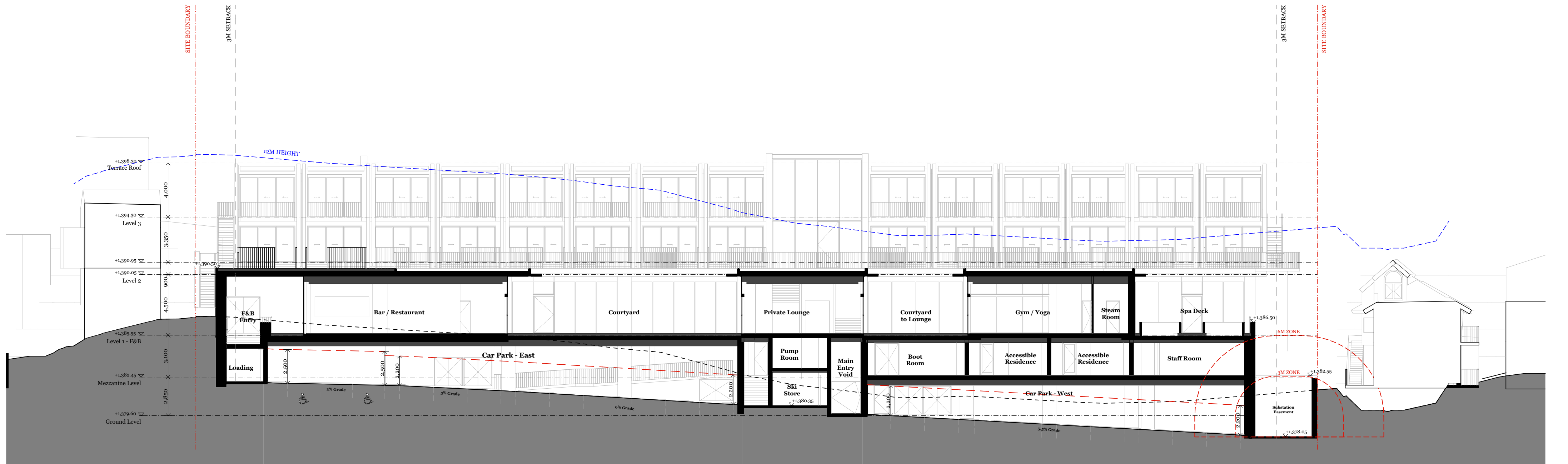


SECTION 4



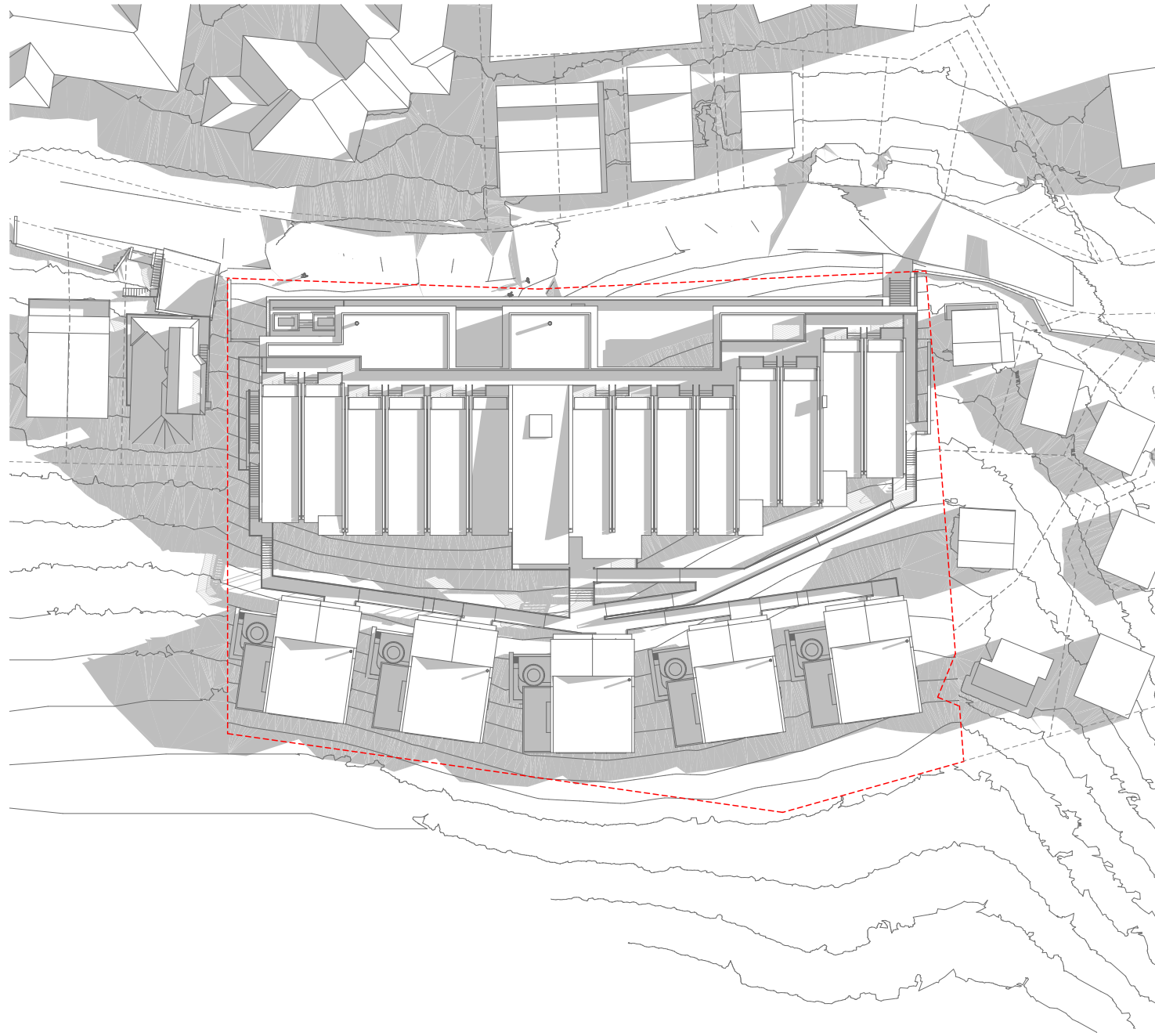


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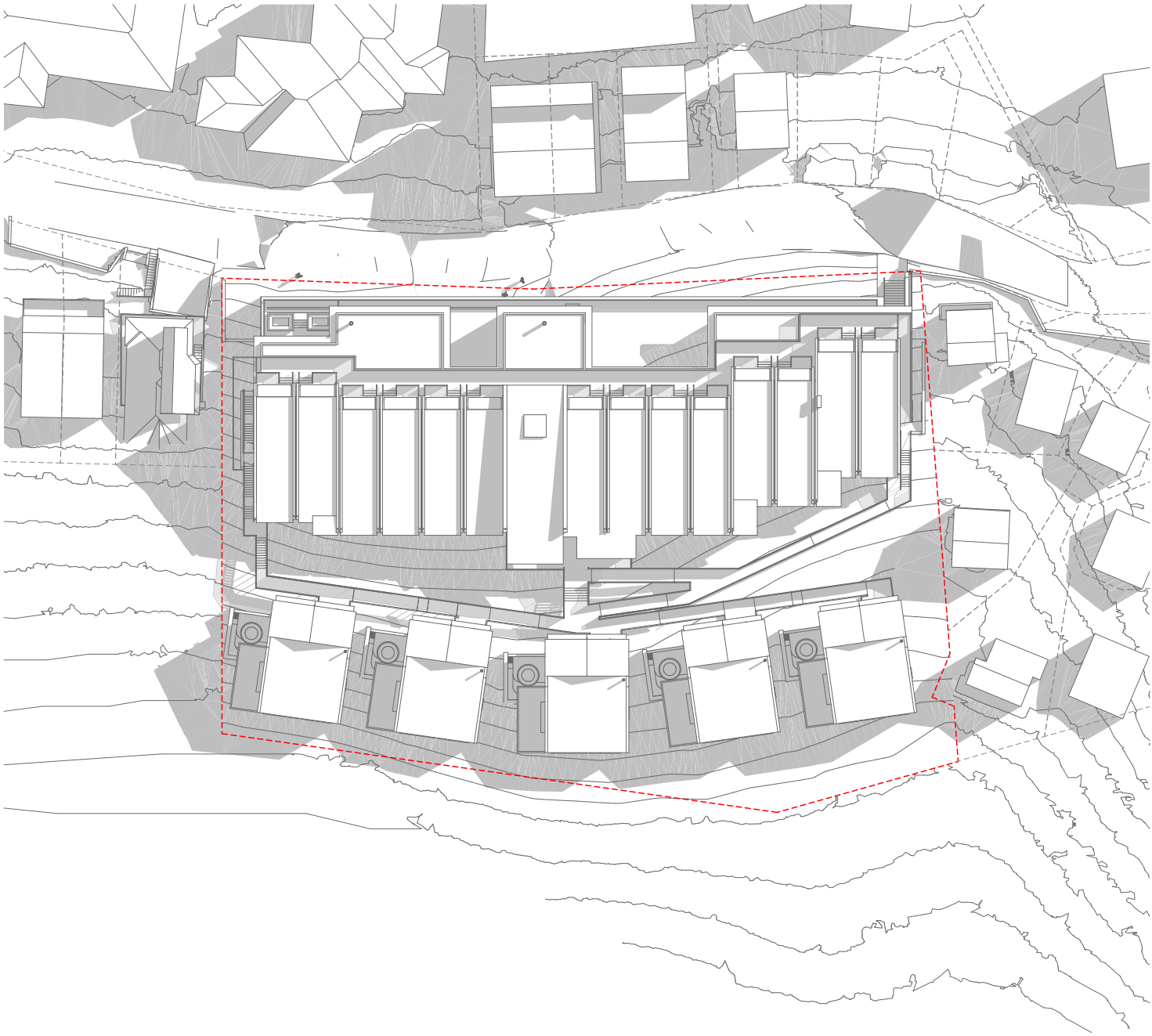


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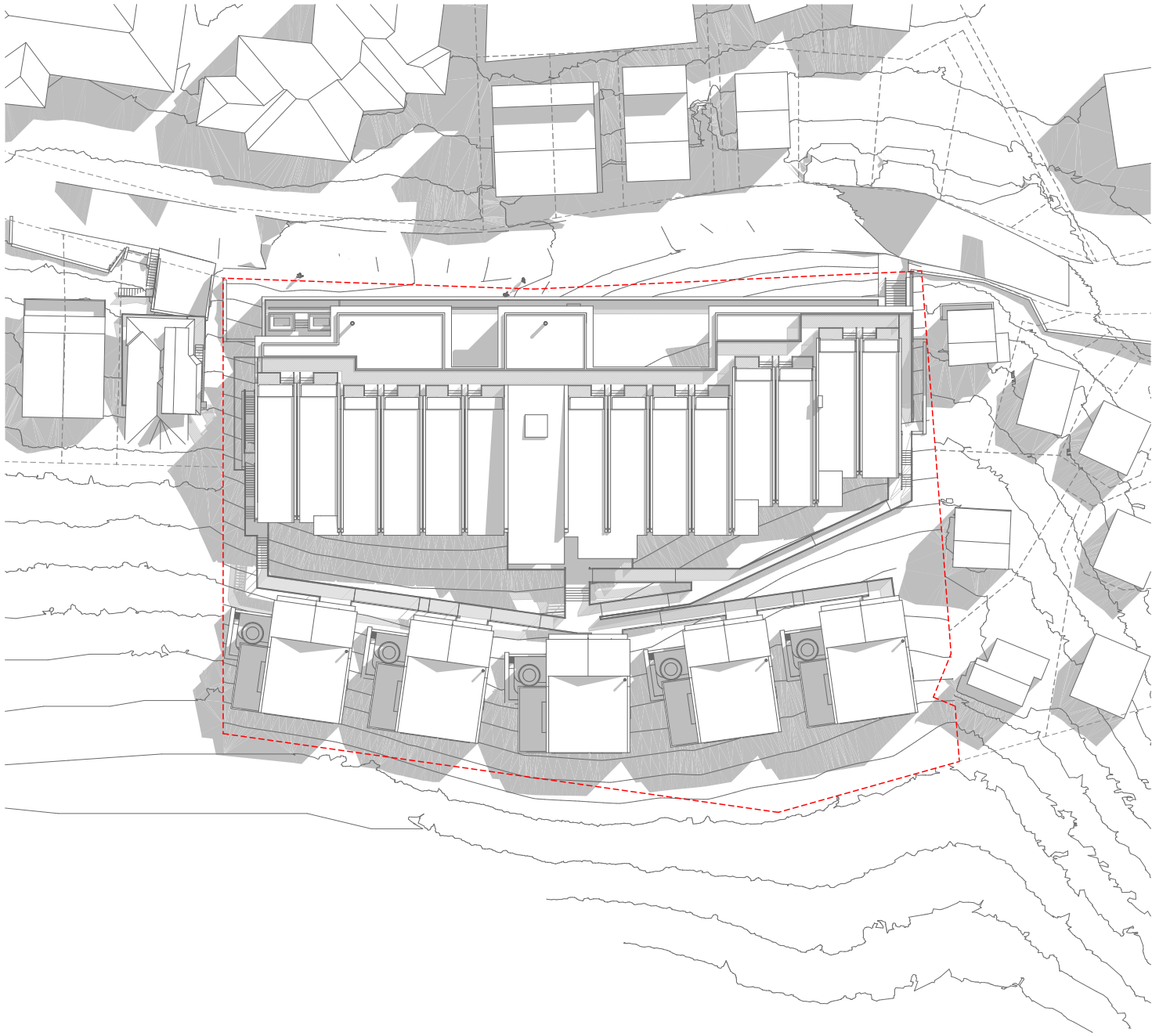




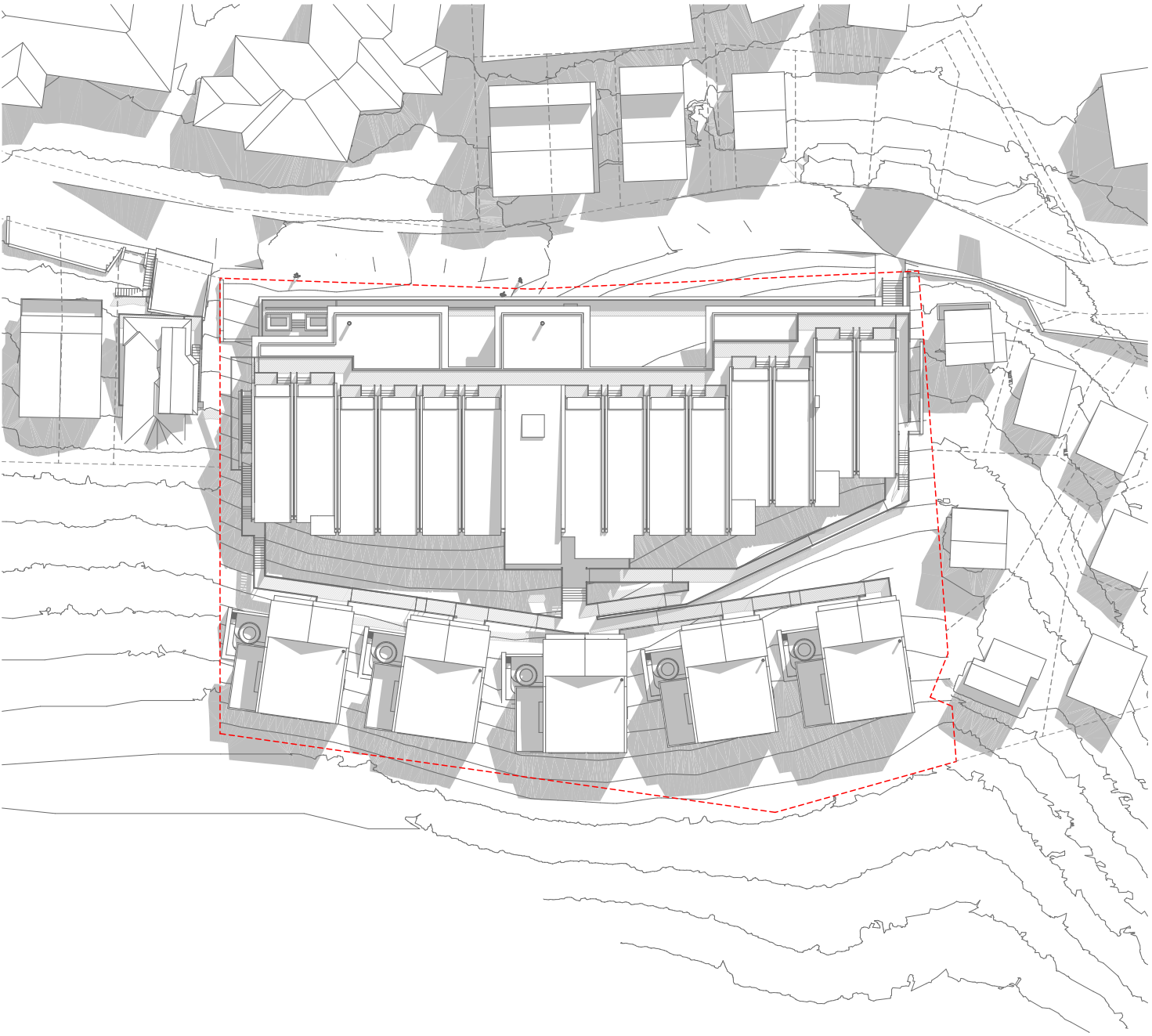
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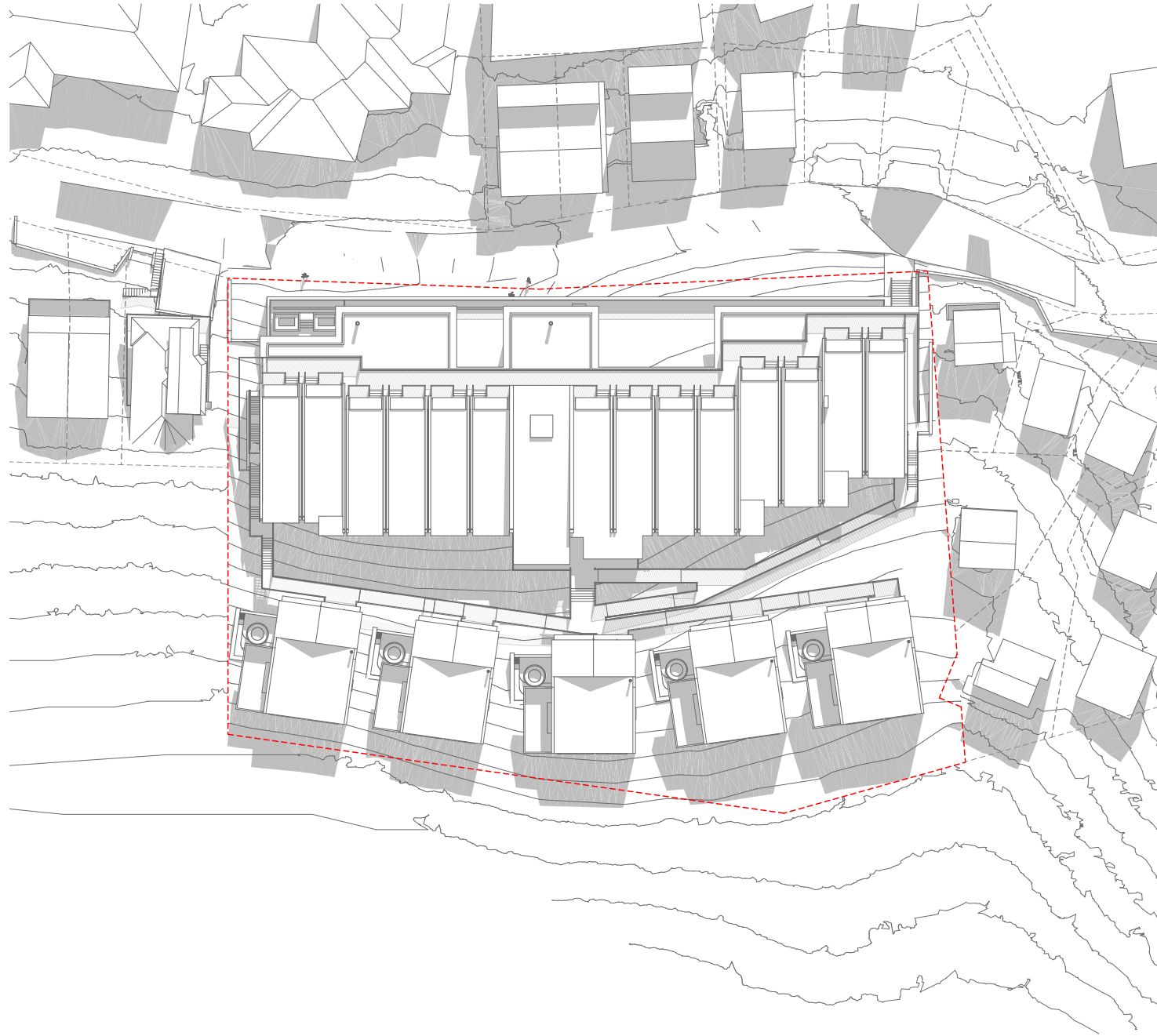
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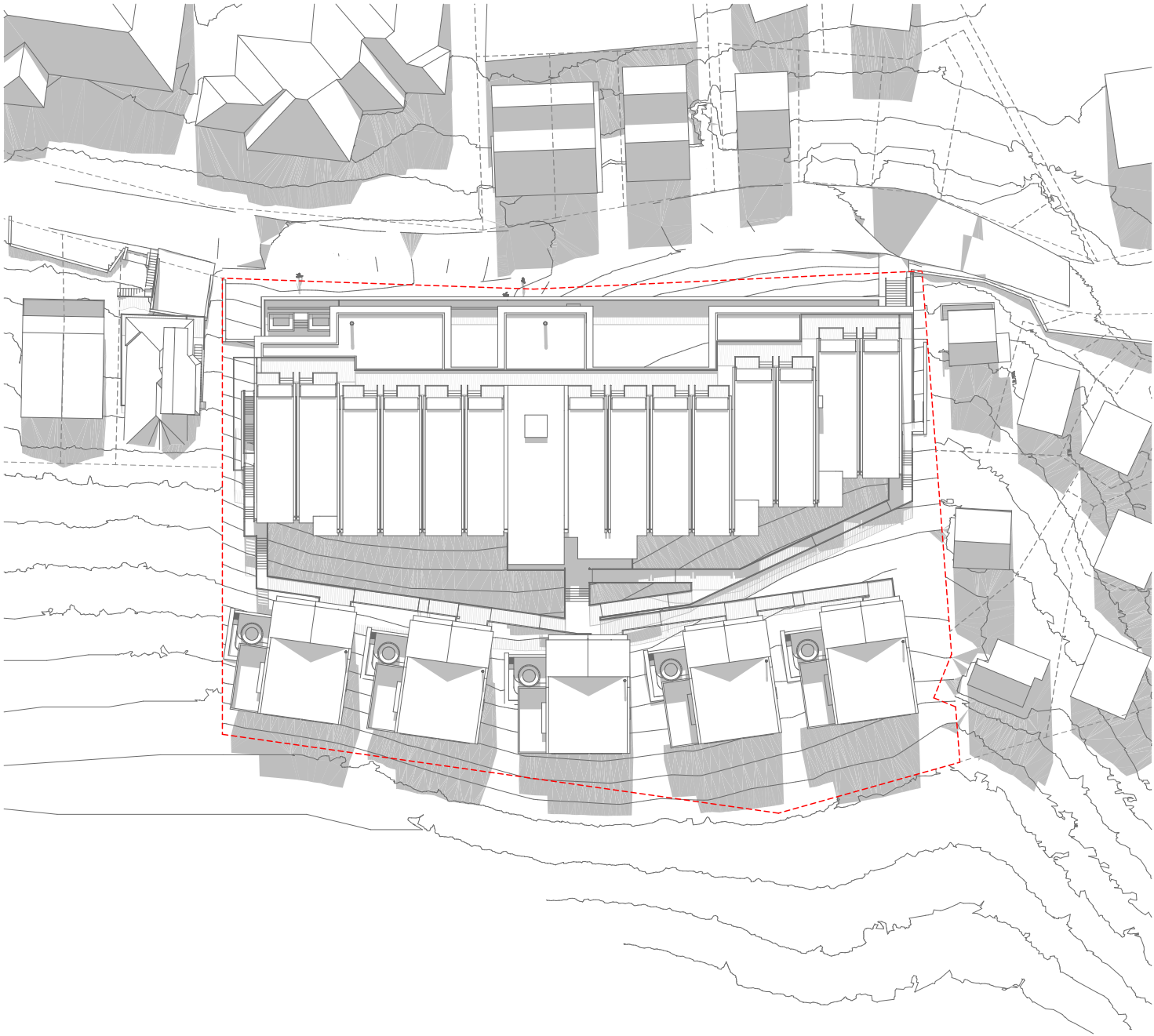
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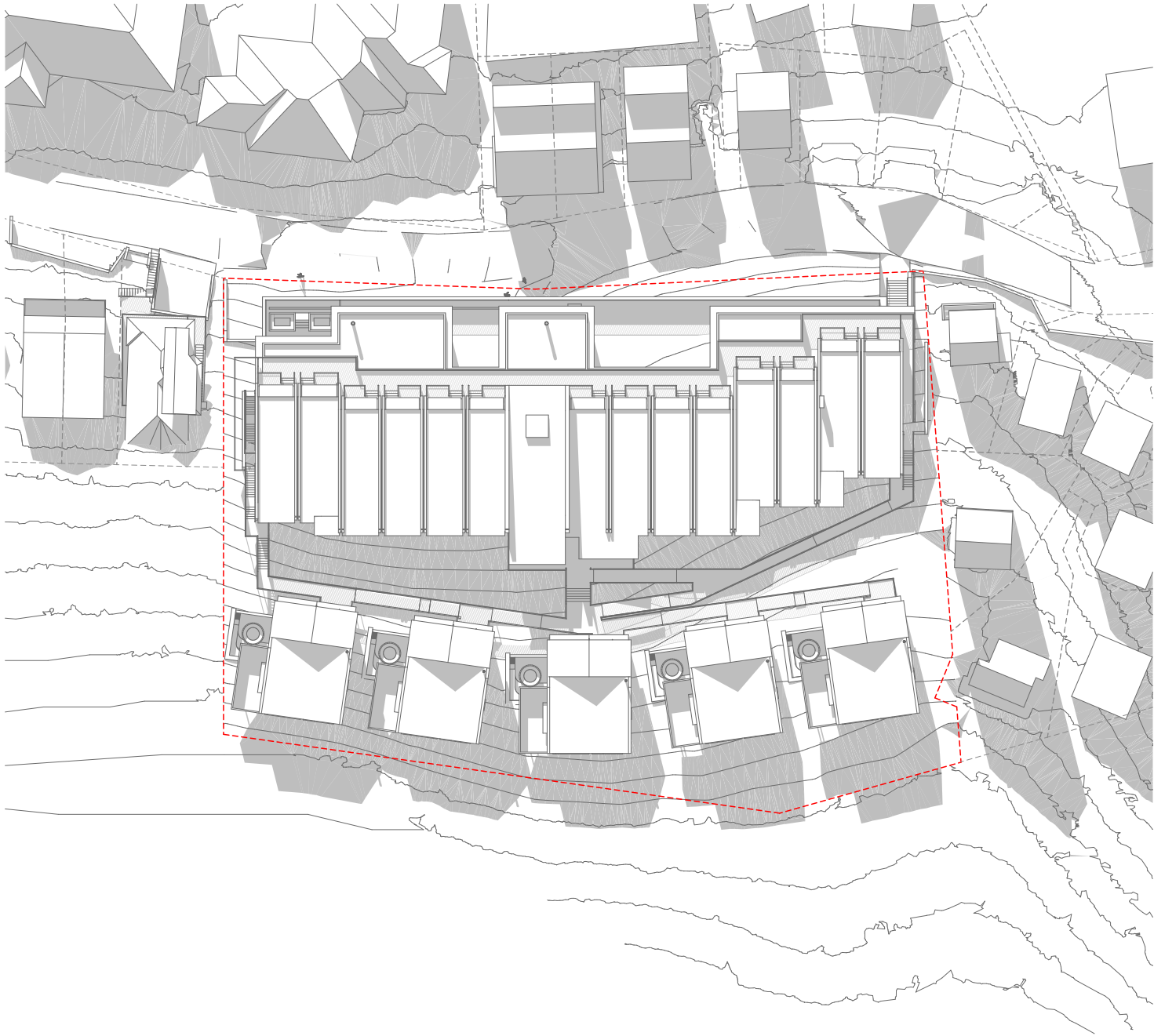
21 June - 12 pm



21 June - 1 pm



21 June - 2 pm



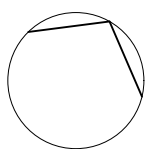
21 June - 3 pm

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Project Name	Thredbo - Lot 768	Project Number	12656
Project Address	Diggings Terrace, Thredbo, NSW 2625	Drawing Name	Shadow Diagrams
		Scale	1:700 @ A1
		Date	June 2022
Client	Le Hunte Properties	Drawing Number	DA400
		Revision	A