

Architecture

Interiors

Access

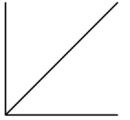
Heritage

[sqcgroup.com.au](http://sqcgroup.com.au)



## Schedule of Changes

Royal Australian Navy Ski Club Lodge  
29 January 2026



## Full Legal & Company Address

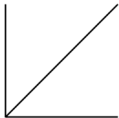
Richard Small & Phil Quinton Architects Pty Ltd;  
trading as SQC Group, SQC Architecture,  
Peppermint Room

ABN: 83 074 611 215  
Unit 3, Level 1, 22 Thynne Street, Bruce ACT 2617  
02 6278 8500  
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### Contact Officer

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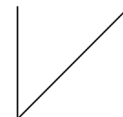
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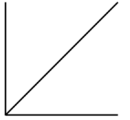
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| Version | Date       | Prepared by | Reviewed by |
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| 01      | 29/01/2026 | SF          | DT          |



## Project Summary

| ITEM                                                           | DETAIL                                                                                                                                                                                                                             |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DA 23/1999 – Tourist Accommodation and associated works</b> |                                                                                                                                                                                                                                    |
| <b>DESCRIPTION OF WORKS</b>                                    | Renovation and upgrades to the existing RAN Ski Club Lodge, including replacing the existing bedrooms building wing with a new modern and compliant one, upgrading vertical circulations and refreshing the existing common areas. |
| <b>PROJECT NAME</b>                                            | Ski Lodge Alterations                                                                                                                                                                                                              |
| <b>ADDRESS</b>                                                 | 32 Bobuck Lane, Thredbo, NSW                                                                                                                                                                                                       |
| <b>LOT &amp; DP</b>                                            | LOT: 814 DP: 1119757                                                                                                                                                                                                               |
| <b>SUBURB / LOCATION</b>                                       | Thredbo, Kosciuszko National Park                                                                                                                                                                                                  |
| <b>BUILDING CLASSIFICATION</b>                                 | 3                                                                                                                                                                                                                                  |
| <b>BUILDING TYPE</b>                                           | A                                                                                                                                                                                                                                  |
| <b>NUMBER OF STOREYS</b>                                       | 4                                                                                                                                                                                                                                  |



# Schedule of Changes

The information herein presented reflects the changes to the design related to DA 23/1999 for the RAN Ski Club lodge in Thredbo, originally lodged on 27 February 2023. The changes described below are the result of addressing the Request for Additional Information (reference EF23/1999) of 24 March 2023.

The original design submitted was prepared by MACO Project Designs, and the latest design was prepared by SQC Group. Due to the change of designer, the drawings names and numbers are different, therefore a description of what has changed to the project is briefly outlined below.

A Document Transmittal capturing the drawings name, number and revisions changes is appended to this report.

## Façades and Outside

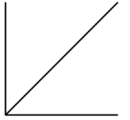
- **Façades articulation (North and West).** Both façades were redesigned to suit the adjusted internal layout, increase fire separation between levels, and improve water proofing by reducing the number of joints and protrusions to external elements.
- **External finishes** updated, including façades cladding materials, balcony balustrade solution, and window frames.
- **West side external stairs layout.** Fire egress was modified to suit amended layout and existing site characteristics.
- **Modified extent of back retention wall** (Refer Geotech report) to improve buildability.
- **Modified interface areas between RAN Ski Lodge and House of Ullr,** to simplify Geotechnical requirements for the proposed site works that affect both blocks.

## Entry Level

- **Entry portico, airlock and foyer configuration** modified for access compliance and improved circulations.
- **Lift size adjusted** for access compliance (all floors).
- **Parking layout and dimensions** for access compliance and improved circulations.
- **Carpark doors dimensions** to suit modified parking layout.

## Ground Level

- **Widened corridors** for access compliance.
- Reflected more **accurate dimensions** and layout of **existing stairs**.
- **Lodge Manager and Apartment unit layout update** for improved circulations, and increased flexibility of space utilization.

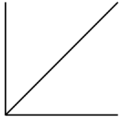


## First Floor

- **Replace boiler room for plant room** with enhanced access and circulations (new metal deck).
- **Amended bathroom layout** for access compliance. Left hand toilet.
- **Larger cleaner's closet.**
- **Widened corridors** for access compliance.
- Reflected more **accurate dimensions/layout** of **existing stairs.**
- **Standardised North bedrooms** dimensions to include a robe, functional ensuite and bed area.
- **Enlarged South bedrooms** dimensions to include a robe, functional ensuite and bed area.
- **Bedroom 4 ensuite layout** changes for access compliance. Right hand toilet.
- **External West wall realignment** for better architectural articulation.
- **North façade spandrel** design upgrade.
- **Modifications to existing Pantry and Cool Room** for access and functionality improvements.

## Second Floor

- **Amended bathroom layout** for access compliance. Right hand toilet.
- **Larger cleaner's closet.**
- **Widened corridors** for access compliance.
- Reflected more **accurate dimensions/layout** of **existing stairs.**
- **Standardised North bedrooms** dimensions to include a robe, functional ensuite and bed area.
- **Enlarged South bedrooms** dimensions to include a robe, functional ensuite and bed area.
- **Bedroom 4 ensuite layout** changes for access compliance. Left hand toilet.
- **External West wall realignment** for better architectural articulation.
- **North façade spandrel** design upgrade.
- No changes to existing **lounge and deck.**
- **Raised roof level** over bedrooms for height clearance and compliance.
- Slight modification to **roof shape.**



# Appendix

Document Transmittal



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sqcgroup.com.au

## Document transmittal register

**Project.** 24024.01  
**Client.** Royal Australian Navy (RAN)  
**Design Project Manager.** Daniel Trevino  
**Project Delivery Leader.** Daniel Trevino  
**Project No.** 24024.01  
**Current date.** Monday - 02/02/26

|      | Issue date. |    |    |    |    |  |  |  |  |  |
|------|-------------|----|----|----|----|--|--|--|--|--|
|      | day         | 22 | 11 | 09 | 27 |  |  |  |  |  |
|      | month       | 11 | 08 | 10 | 01 |  |  |  |  |  |
| year |             | 22 | 25 | 25 | 26 |  |  |  |  |  |

| No.                                                   | Drawing name.      |
|-------------------------------------------------------|--------------------|
| <b>Original DA drawings (by MACO Project Designs)</b> |                    |
| A000                                                  | COVER SHEET        |
| A001                                                  | SITE PLAN          |
| A002                                                  | LOCATION PLAN      |
| A101                                                  | BASEMENT LEVEL     |
| A102                                                  | GROUND LEVEL       |
| A103                                                  | 1ST FLOOR LEVEL    |
| A104                                                  | UPPER FLOOR        |
| A105                                                  | ROOF LEVEL         |
| A201                                                  | NORTH ELEVATION    |
| A202                                                  | SOUTH ELEVATION    |
| A301                                                  | SECTION            |
| A302                                                  | SECTION            |
| A401                                                  | SHADOW DIAGRAM     |
| A402                                                  | SHADOW DIAGRAM     |
| A501                                                  | ENVIRONMENTAL PLAN |

| Issue. |                          |  |
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|                                         |                        |
|-----------------------------------------|------------------------|
| <b>A000 - General site information.</b> |                        |
| A000                                    | COVER SHEET            |
| A002                                    | GENERAL NOTES          |
| A010                                    | LOCATION PLAN          |
| A020                                    | SITE PLAN - EXISTING   |
| A021                                    | SITE PLAN - DEMOLISHED |
| A022                                    | SITE PLAN - PROPOSED   |

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|                                          |                           |
|------------------------------------------|---------------------------|
| <b>A100 - Architectural floor plans.</b> |                           |
| A030                                     | ENTRY LEVEL - EXISTING    |
| A031                                     | GROUND LEVEL - EXISTING   |
| A032                                     | LEVEL 1 - EXISTING        |
| A033                                     | LEVEL 2 - EXISTING        |
| A040                                     | ROOF PLAN - EXISTING      |
| A050                                     | ENTRY LEVEL - DEMOLITION  |
| A051                                     | GROUND LEVEL - DEMOLITION |
| A052                                     | LEVEL 1 - DEMOLITION      |
| A053                                     | LEVEL 2 - DEMOLITION      |
| A100                                     | ENTRY LEVEL - PROPOSED    |
| A101                                     | GROUND LEVEL - PROPOSED   |
| A102                                     | LEVEL 1 - PROPOSED        |
| A103                                     | LEVEL 2 - PROPOSED        |

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| A160 | ROOF PLAN - PROPOSED |
|------|----------------------|

| A200 - Elevations. |                         |
|--------------------|-------------------------|
| A201               | ELEVATIONS - EXISTING   |
| A202               | ELEVATIONS - EXISTING   |
| A203               | ELEVATIONS - DEMOLITION |
| A204               | ELEVATIONS - DEMOLITION |
| A205               | ELEVATIONS - PROPOSED   |
| A206               | ELEVATIONS - PROPOSED   |

| A300 - SECTIONS |                       |
|-----------------|-----------------------|
| A301            | SECTIONS - EXISTING   |
| A302            | SECTIONS - EXISTING   |
| A303            | SECTIONS - EXISTING   |
| A304            | SECTIONS - DEMOLITION |
| A305            | SECTIONS - DEMOLITION |
| A306            | SECTIONS - DEMOLITION |
| A320            | SECTIONS - PROPOSED   |
| A321            | SECTIONS - PROPOSED   |
| A322            | SECTIONS - PROPOSED   |

| A400 - A500 Details. |                                |
|----------------------|--------------------------------|
| A460                 | INTERNAL STAIRS                |
| A461                 | EXTERNAL STAIRS                |
| A465                 | SHARED AREA WITH HOUSE OF ULLR |
| A480                 | FAÇADE DESIGN                  |
| A500                 | TYPICAL BEDROOM                |

| A800 - Presentation material. |                    |
|-------------------------------|--------------------|
| A822                          | 3D COURTYARD SPACE |
| A823                          | 3D COURTYARD SPACE |
| A824                          | 3D COURTYARD SPACE |

| A900 - Specification and Schedules. |                             |
|-------------------------------------|-----------------------------|
| A900                                | ARCHITECTURAL SPECIFICATION |
| A910                                | EXTERNAL FINISHES SCHEDULE  |
| A920                                | DOOR HARDWARE SCHEDULE      |
| A930                                | SECTION J ASSESSMENT        |
| A940                                | MINIMUM DOCUMENTATION REQS  |
| A950                                | INTERIOR FINISHES SCHEDULE  |
| A960                                | FF & E SCHEDULE             |
| A970                                | FURNITURE SCHEDULE          |
| A980                                | SIGNAGE SCHEDULE            |
|                                     |                             |

| Receiver.   | Name.                       |
|-------------|-----------------------------|
| Client.     | Royal Australian Navy (RAN) |
| Client rep. | Phil Gregory                |
| PM.         | Paul Larkin                 |

PDF, DWG, Revit  
 Info, Preliminary, Approval, Tender,  
 Construction, Contract, Grant  
 Works as Executed

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30 YEARS