

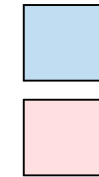
existing balcony with new timber decking & new min 1m high steel balustrade in Dulux Monument finish

Proposed First Floor Plan
SCALE 1:100

new installed window W04 & W05 - 1120W x 1320H aluminium frames in Black Ash Finish
new installed window W06 - 600W x 1000H aluminium frames in Black Ash Finish

add new door and enclosing stairwall & re-construct stair to ensure compliance: max 6 winders, max 190mm risers, min 240mm treads, min 2m clear headroom at all points on stair

Legend:



Unauthorised Works
(Asbuilt)

New Proposed Works

rooms along this rear retaining wall slightly deeper than DA approval

rooms along this rear retaining wall slightly deeper than DA approval

new service enclosure

new sycon linea weatherboard vertical cladding with paint finish 'Dulux Oolong' to match existing

new external steel columns & staircase in Dulux Monument finish with Weldlock grating to treads - design in accordance with Engineer's drawings dated December 2022.

add new door enclosing stair & re-construct stair as required to ensure compliance: max 6 winders, max 190mm risers, min 240mm treads, min 2m clear headroom at all points on stair



Department of Planning
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1a) Modification Application

No 23/16950 MOD 2 granted on the 14 May 2024

In respect to DA 9373

Signed H Clark

Sheet No 24 of 33

Proposed Ground Floor Plan
SCALE 1:100

new installed window W06 - 500W x 1200H aluminium frames in Black Ash Finish

basement not subject of this application shown in green

wall waterproofing to be resolved via DCO; not part of subject application

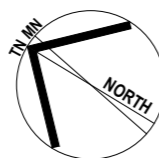
new sycon linea weatherboard vertical cladding with paint finish 'Dulux Oolong' to match existing

new external steel columns & staircase in Dulux Monument finish with Weldlock grating to treads - design in accordance with Engineer's drawings dated December 2022.



Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 40 966 067 144
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

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ISSUE	DATE	DESCRIPTION
A	27.11.2023	Final Issue to Council

PROJECT:
Alterations and Additions to an existing tourist accommodation building
Melaleuca 1, 4A Diggins Terrace Thredbo Village, Kosciuszko NSW

CLIENT:
John Moran
Melaleuca 1, 4A Diggins Terrace Thredbo Village, Kosciuszko NSW


SHEET TITLE:
Proposed Ground & First Floor Plan

SCALE: 1:100 @ A3 SHEET SIZE: DWG NO: REVISION:

DRAWN: AndrewW

A3 DA10

a



Department of Planning
Housing and Infrastructure

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Approved Section 4.55 (1a) Modification Application

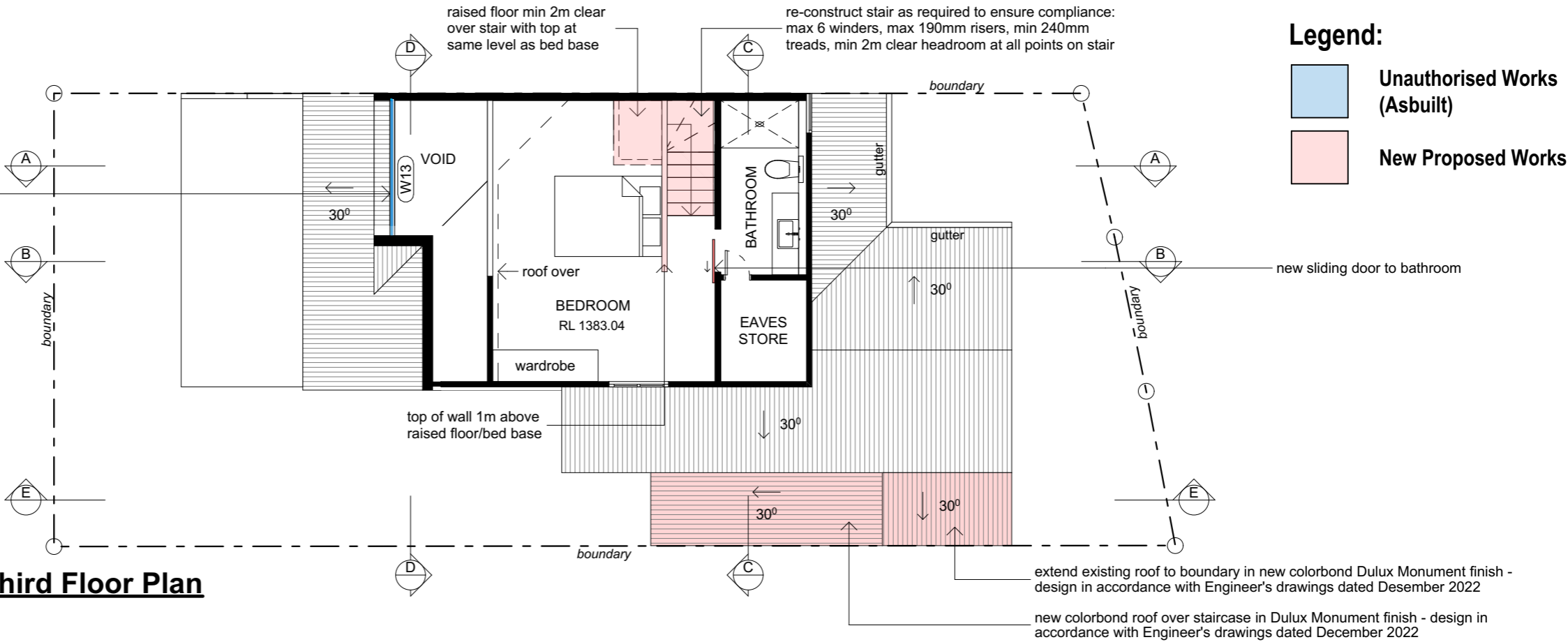
No 23/16950MOD 2 granted on the 14 May 2024

In respect to DA 9373

Signed H Clark

Sheet No 25 of 33

Proposed Third Floor Plan
SCALE 1:100



extend existing privacy screen by 1250mm and clad in scyon linea weatherboard vertical cladding paint finish 'Dulux Oolong' to match existing in accordance with approved s4.55 (1A) 15.01.21

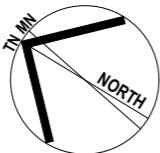
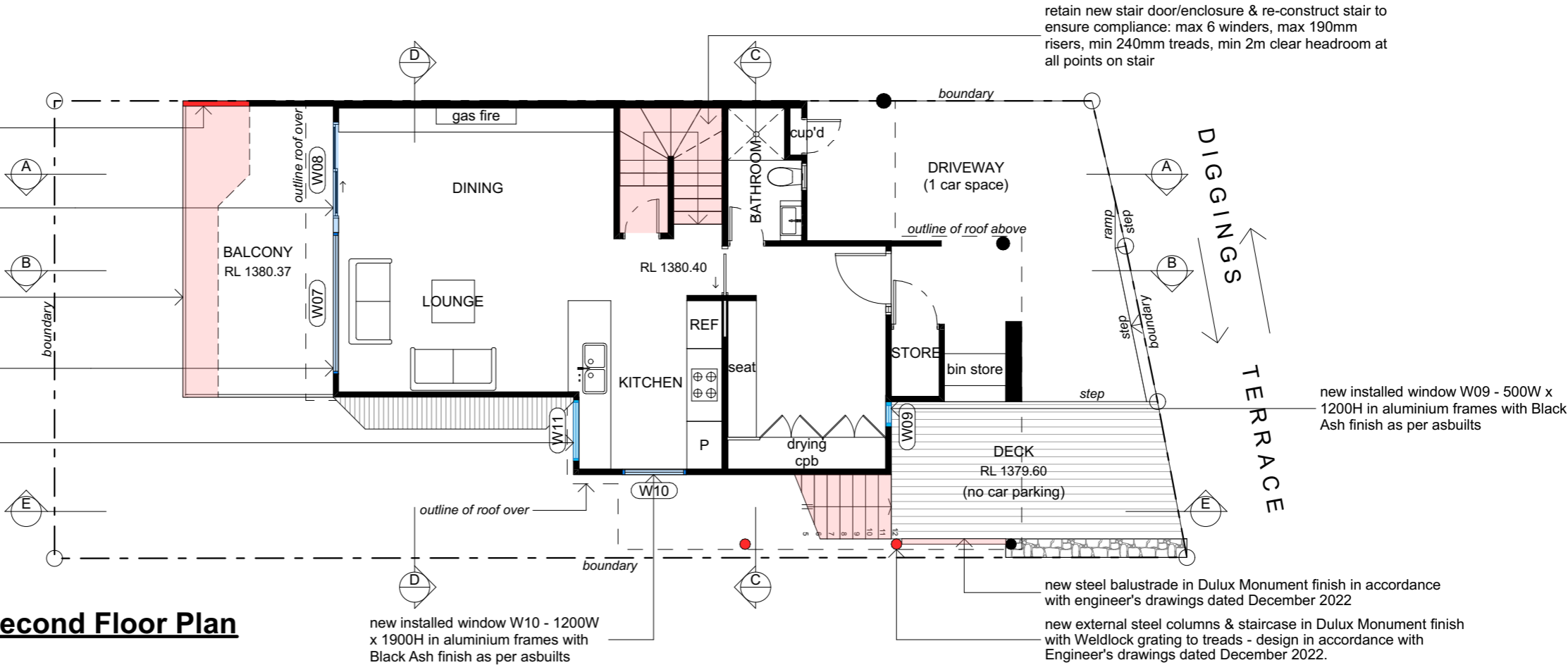
new installed window W08 - 1800W x 2100H in aluminium frames with Black Ash finish as per asbuilts

extend existing balcony with new timber decking & new min 1m high steel balustrade in Dulux Monument finish in accordance with approved s4.55 (1A) 15.01.21

new installed window W07 - 2650W x 1350H in aluminium frames with Black Ash finish as per asbuilts

new installed window W11 - 1150W x 1050H in aluminium frames with Black Ash finish as per asbuilts

Proposed Second Floor Plan
SCALE 1:100



ISSUE	DATE	DESCRIPTION
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PROJECT:
Alterations and Additions to an existing tourist accommodation building
Melaleuca 1, 4A Diggins Terrace Thredbo Village, Kosciuszko NSW

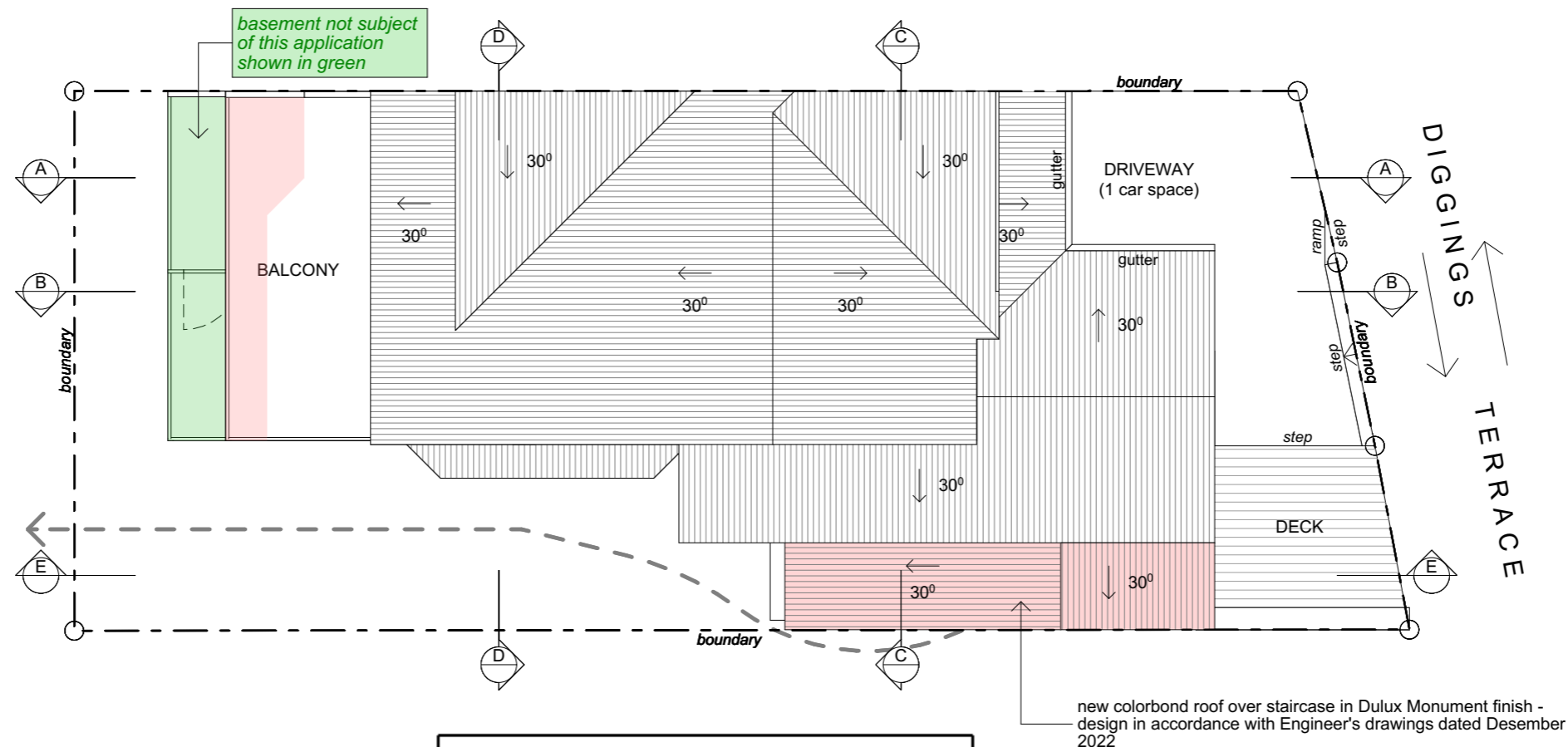
CLIENT:
John Moran
Melaleuca 1, 4A Diggins Terrace Thredbo Village, Kosciuszko NSW

SHEET TITLE:
Proposed Second & Third Floor Plan

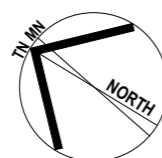
SCALE: 1:100 @ A3
DRAWN: AndrewW

SHEET SIZE: A3
DWG NO: DA11
REVISION: a

- **Unauthorised Works (Asbuilt)**
- **New Proposed Works**



SCALE 1:100



ISSUE	DATE	DESCRIPTION
A	27.11.2023	Final Issue to Council

PROJECT:

**Alterations and Additions to an existing
tourist accommodation building**

Melaleuca 1, 4A Diggins Terrace Thredbo Village, Kosciuszko NSW

CLIENT:

John Moran

Melaleuca 1, 4A Diggins Terrace Thredbo Village, Kosciuszko NSW

SHEET TITLE:
Site & Roof Plan

SCALE: 1:100 @ A3
DRAWN: AndrewW

SHEET SIZE: DWG NO:

A3 DA12

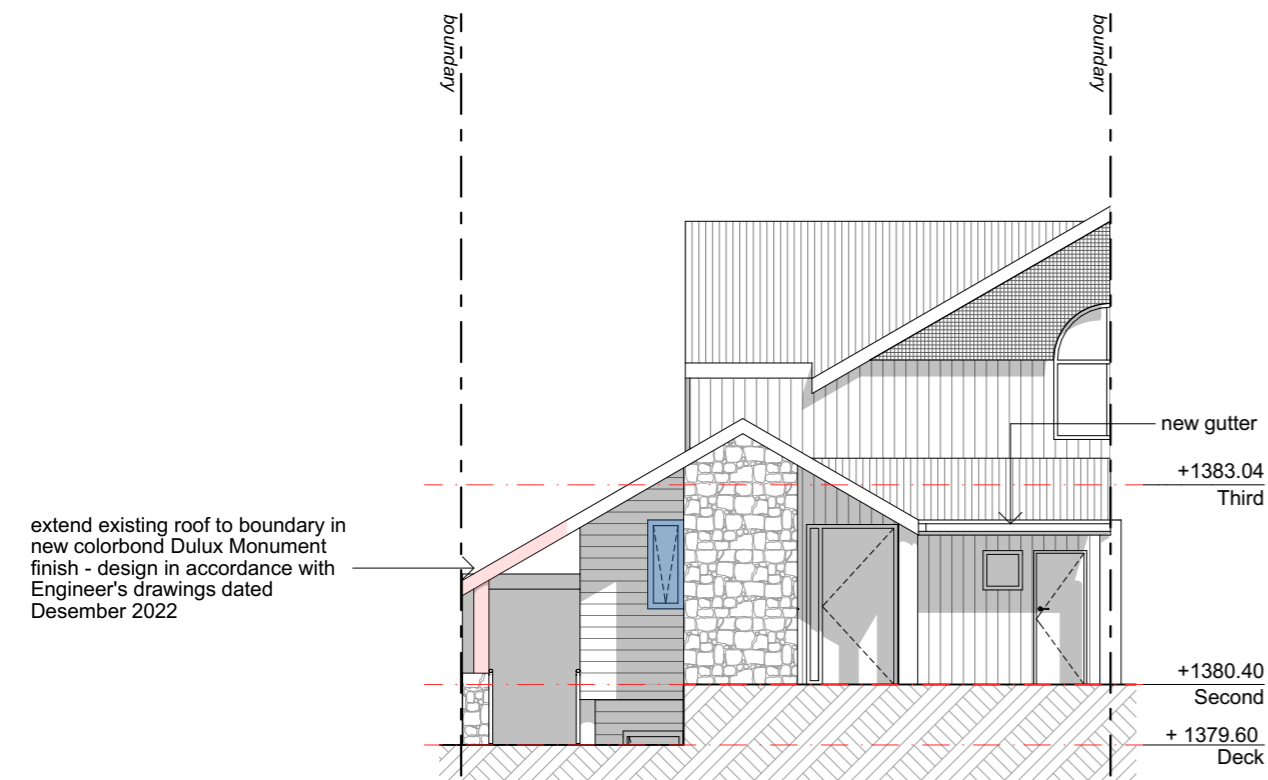
REVISION:

a

Legend:

Unauthorised Works (Asbuilt)

New Proposed Works




Proposed South Elevation
SCALE 1:100

extend existing privacy screen in accordance with approved s4.55 (1A) 15.10.21

extend existing balcony with new timber decking & new min 1m high steel balustrade in Dulux Monument finish accordance with approved s4.55(1A) 15.01.21

existing balcony with new timber decking & new min 1m high steel balustrade in Dulux Monument finish

basement not subject of this application shown in green



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Housing and Infrastructure

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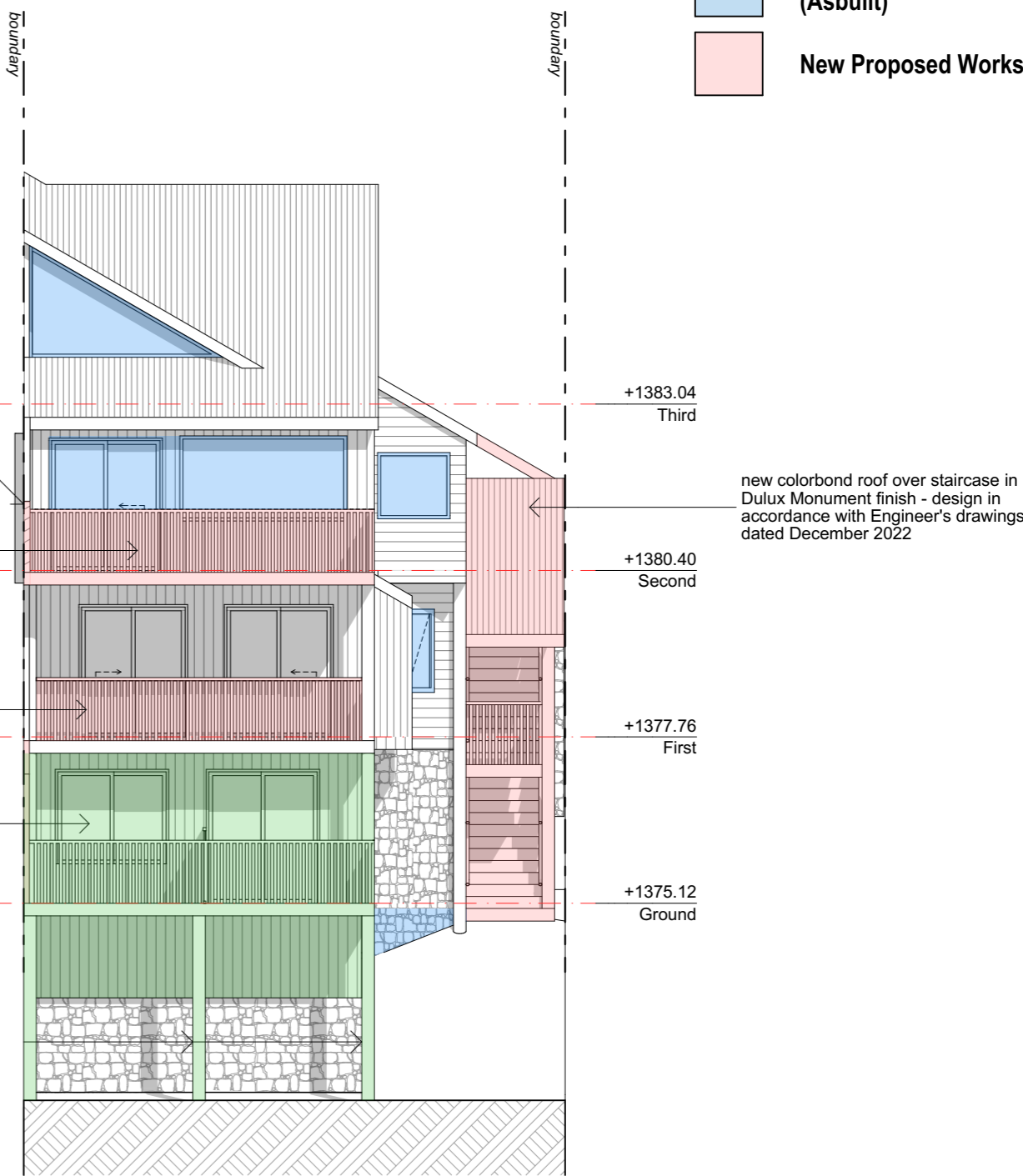
Approved Section 4.55 (1a) Modification Application

No 23/16950 MOD 2 granted on the 14 May 2024

In respect to DA 9373

Signed H Clark

Sheet No 27 of 33

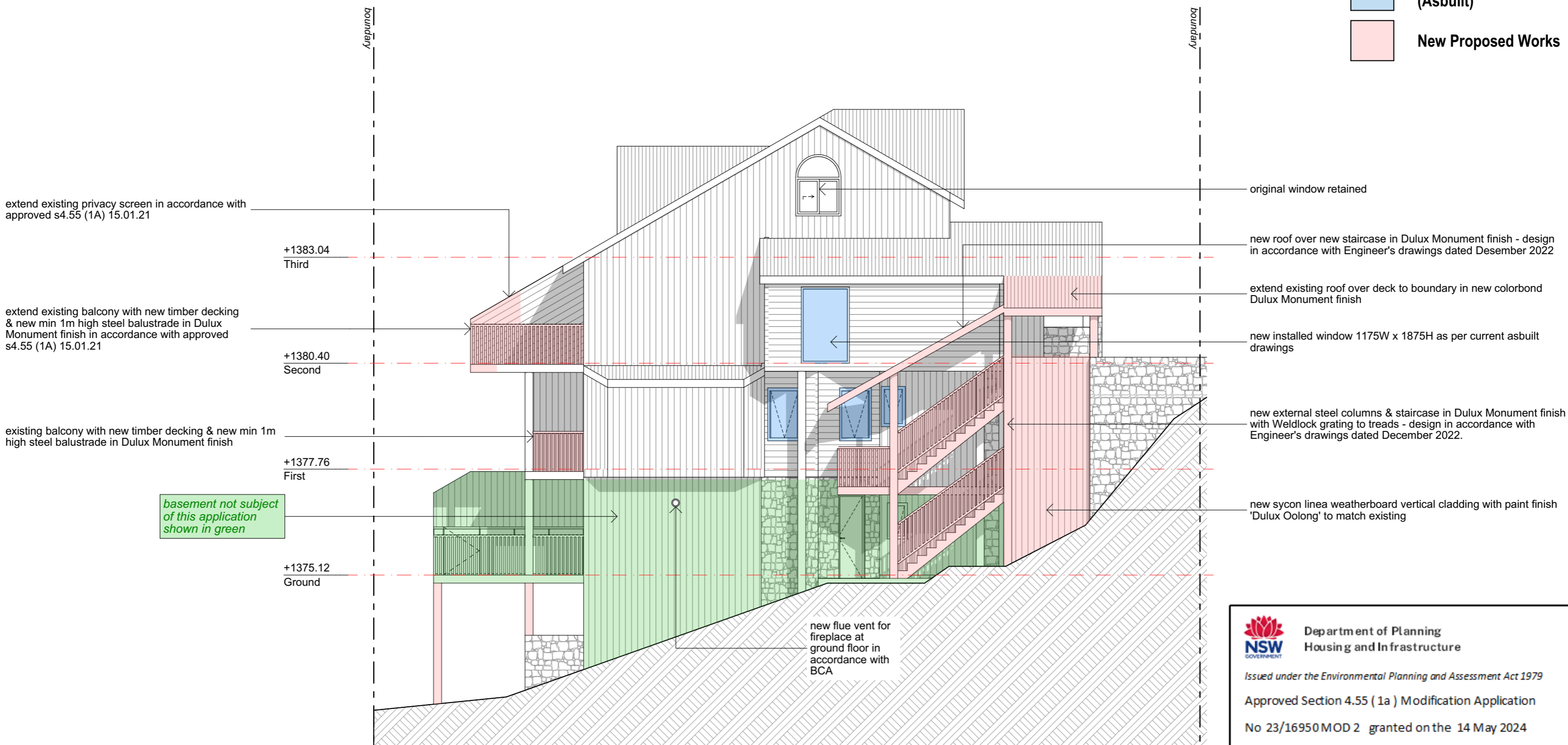


Proposed North Elevation
SCALE 1:100


Legend:

Unauthorised Works
(Asbuilt)

New Proposed Works



Proposed West Elevation
SCALE 1:100



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In respect to DA 9373

Signed H Clark

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ISSUE	DATE	DESCRIPTION
A	27.11.2023	Final Issue to Council

PROJECT: **Alterations and Additions to an existing tourist accommodation building**
Melaleuca 1, 4A Diggins Terrace Thredbo Village, Kosciuszko NSW

CLIENT: **John Moran**
Melaleuca 1, 4A Diggins Terrace Thredbo Village, Kosciuszko NSW

SHEET TITLE: **Proposed West Elevation**

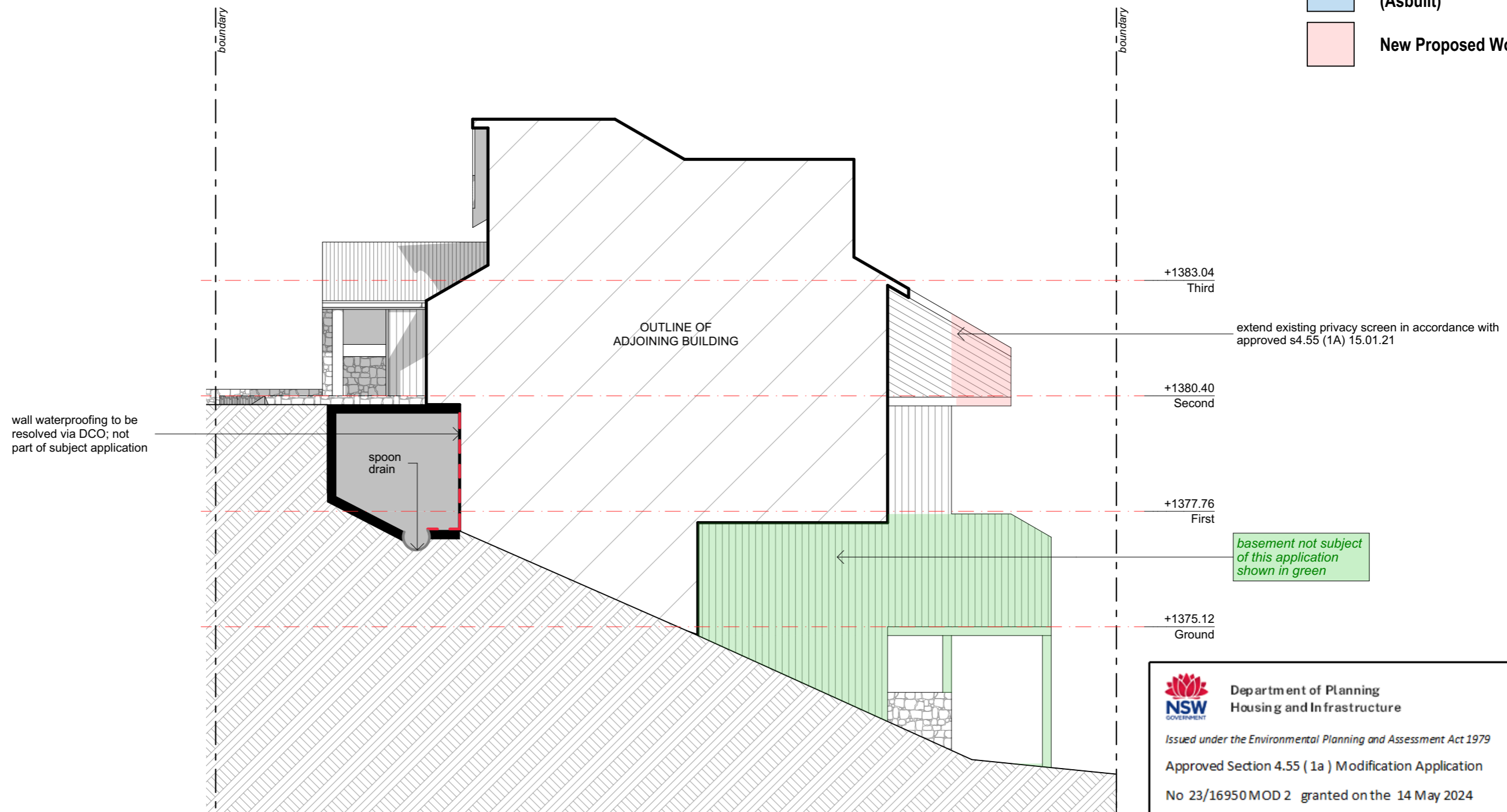
SCALE: 1:100 @ A3
DRAWN: AndrewW

SHEET SIZE: A3
DWG NO: DA14
REVISION: a


Legend:

Unauthorised Works (Asbuilt)

New Proposed Works



Proposed East Elevation
SCALE 1:100



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ISSUE	DATE	DESCRIPTION
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PROJECT: Alterations and Additions to an existing tourist accommodation building
Melaleuca 1, 4A Diggins Terrace Thredbo Village, Kosciuszko NSW

CLIENT: John Moran
Melaleuca 1, 4A Diggins Terrace Thredbo Village, Kosciuszko NSW

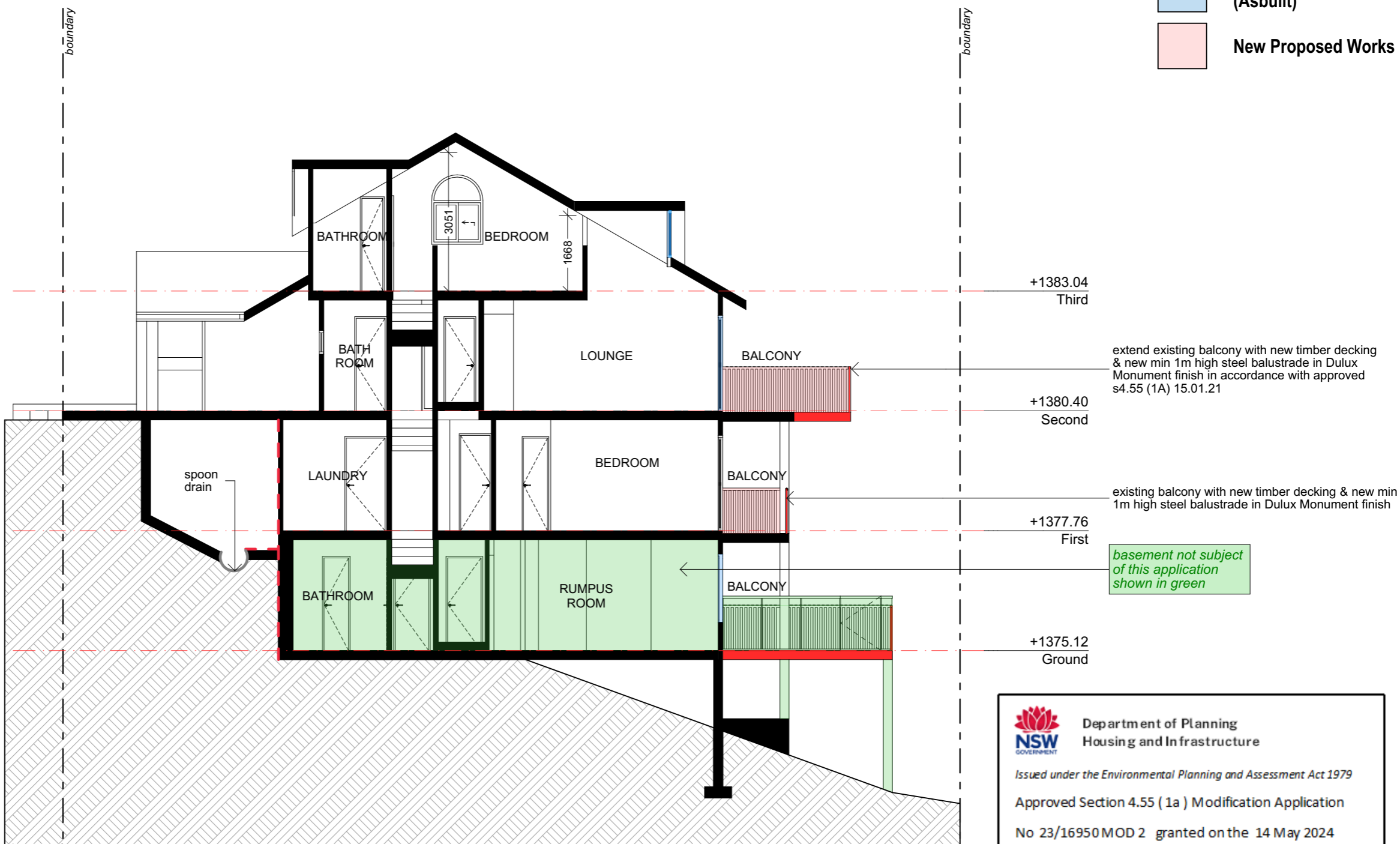
SHEET TITLE: Proposed East Elevation

SCALE: 1:100 @ A3	SHEET SIZE: A3	DWG NO: DA15	REVISION: a
DRAWN: AndrewW			

Legend:

Unauthorised Works
(Asbuilt)

New Proposed Works



Proposed Section A-A
SCALE 1:100

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Housing and Infrastructure

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Approved Section 4.55 (1a) Modification Application

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Signed H Clark

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Alterations and Additions to an existing tourist accommodation building
Melaleuca 1, 4A Diggins Terrace Thredbo Village, Kosciuszko NSW

CLIENT:
John Moran
Melaleuca 1, 4A Diggins Terrace Thredbo Village, Kosciuszko NSW

SHEET TITLE:
Proposed Section A-A

SCALE: 1:100 @ A3
DRAWN: AndrewW

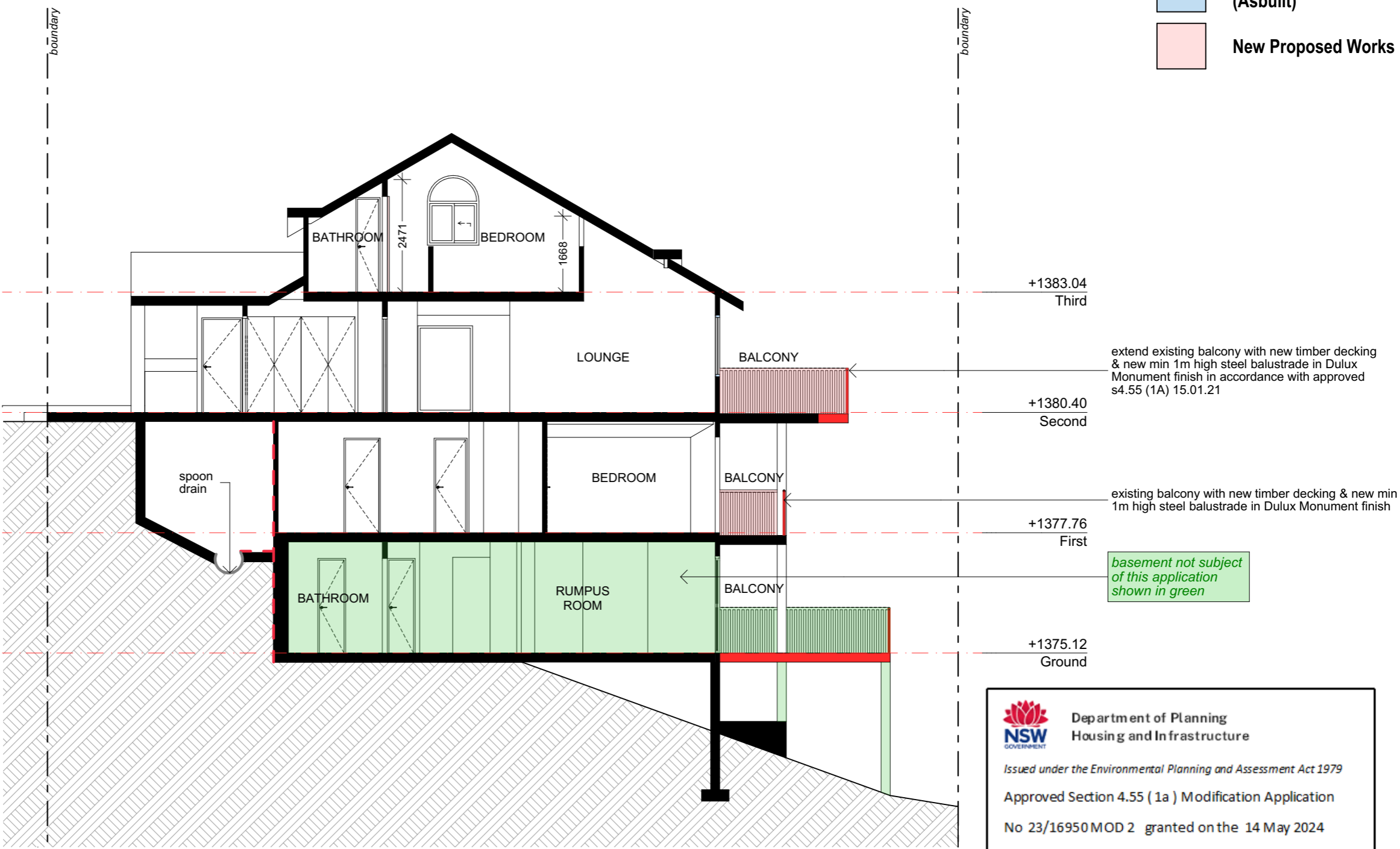
SHEET SIZE: DWG NO:
A3 DA16

REVISION:
a

Legend:

Unauthorised Works
(Asbuilt)

New Proposed Works



Proposed Section B-B
SCALE 1:100

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In respect to DA 9373

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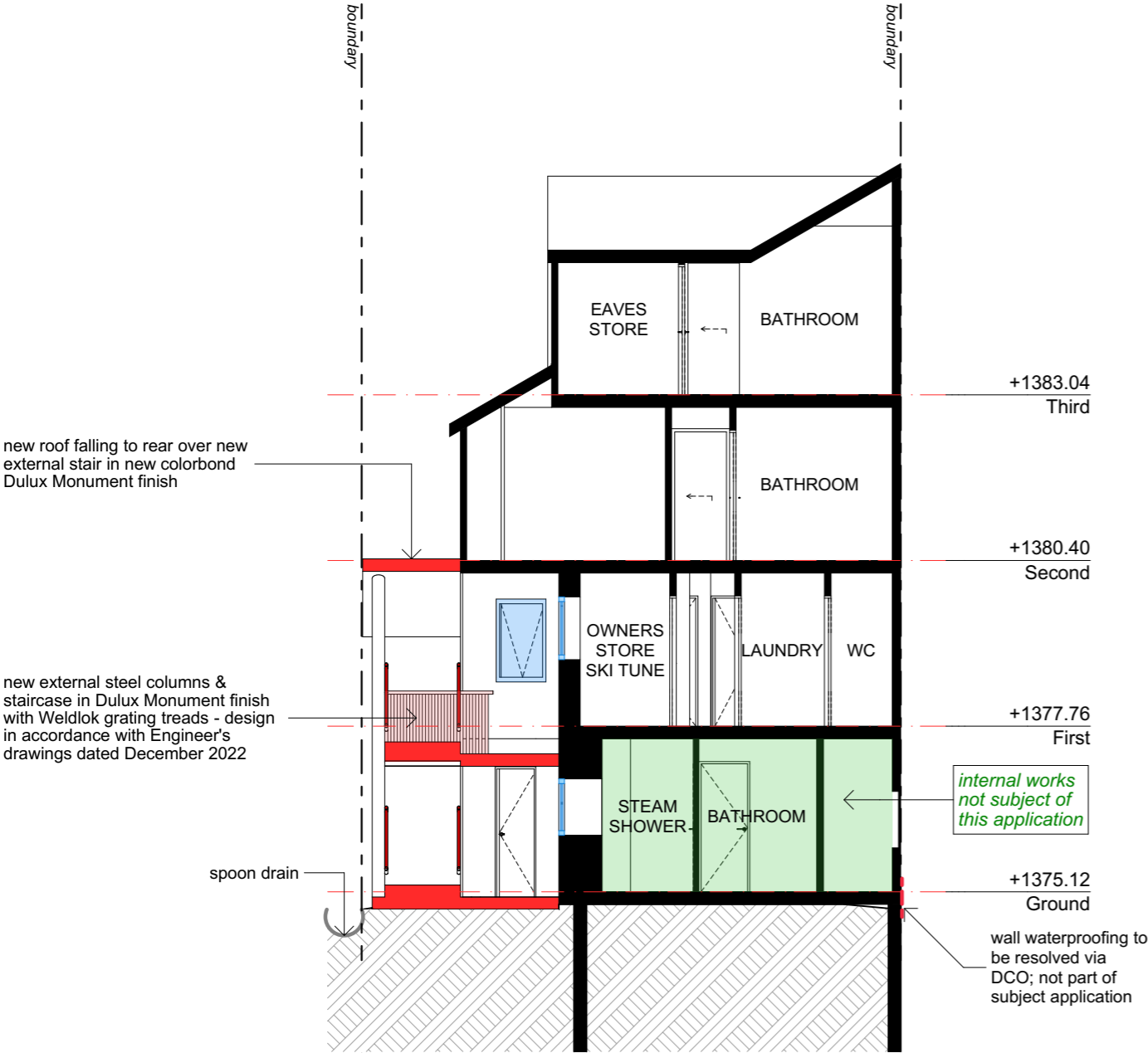
Sheet No 31 of 33

ISSUE	DATE	DESCRIPTION
A	27.11.2023	Final Issue to Council

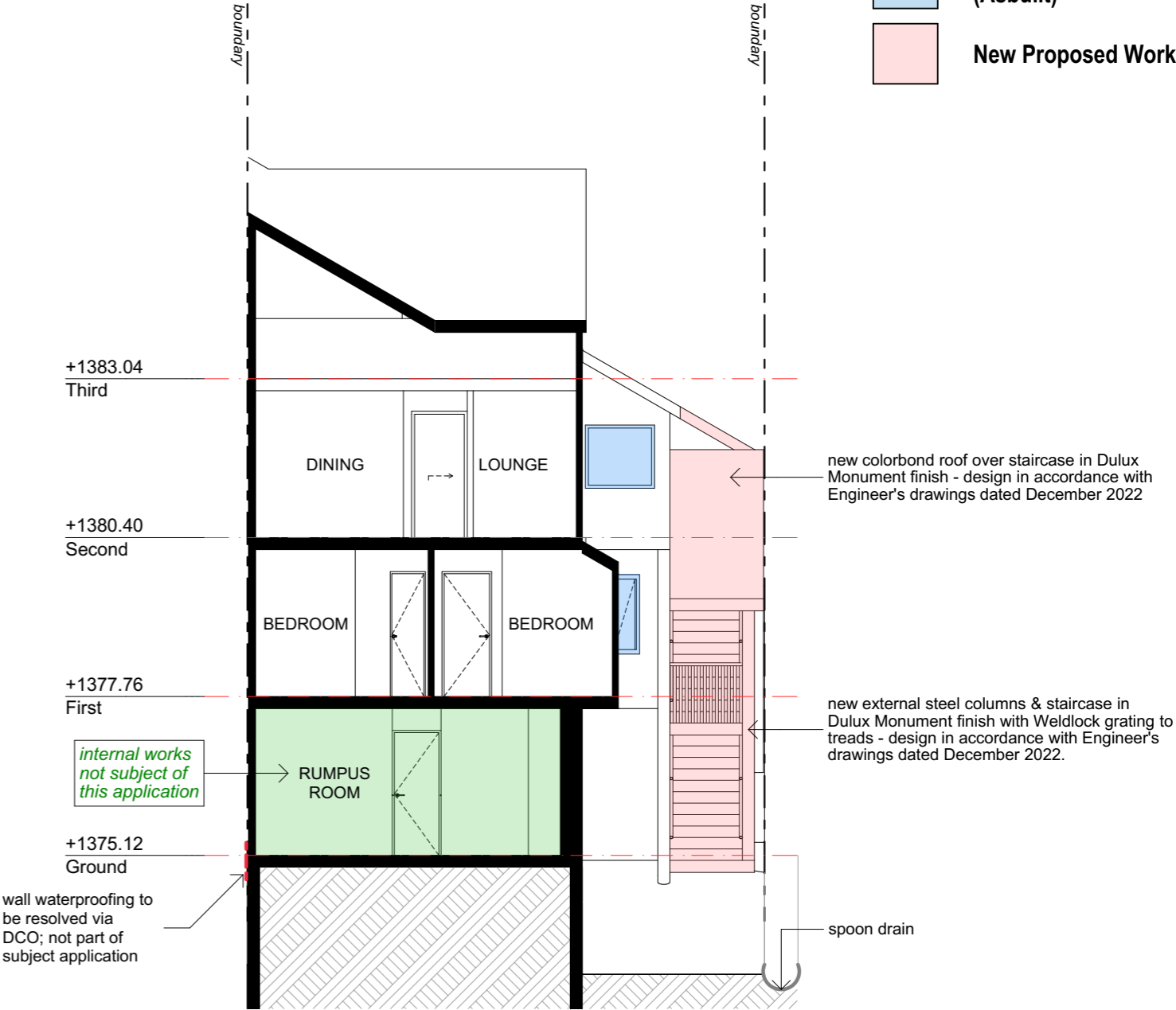
Legend:

Unauthorised Works (Asbuilt)


New Proposed Works



Proposed Section C-C
SCALE 1:100



Proposed Section D-D
SCALE 1:100



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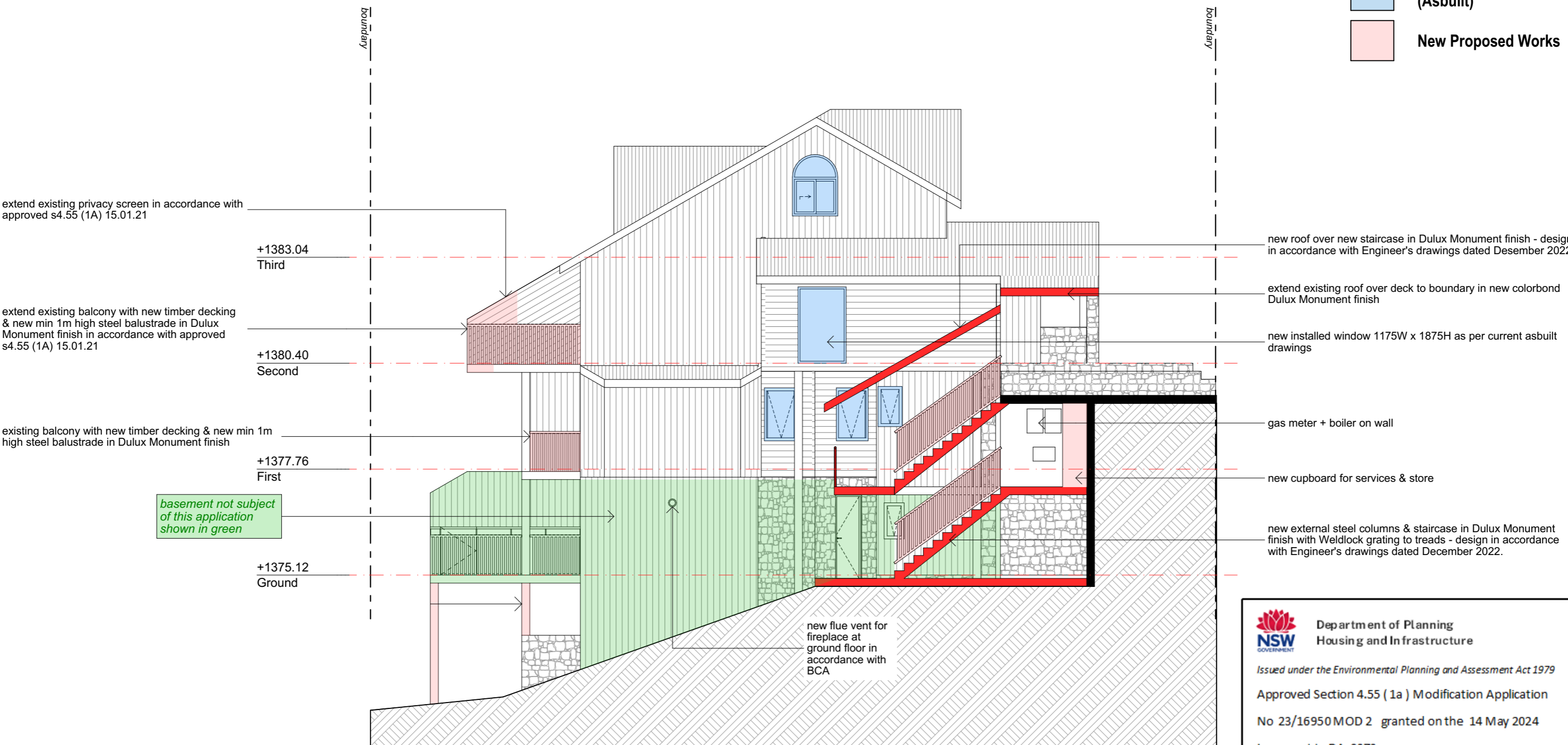
Sheet No 32 of 33

ISSUE	DATE	DESCRIPTION
A	27.11.2023	Final Issue to Council

Legend:

Unauthorised Works
(Asbuilt)

New Proposed Works



Proposed Section E-E
SCALE 1:100

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Sheet No 33 of 33

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PROJECT: Alterations and Additions to an existing tourist accommodation building
Melaleuca 1, 4A Diggins Terrace Thredbo Village, Kosciuszko NSW

CLIENT: John Moran
Melaleuca 1, 4A Diggins Terrace Thredbo Village, Kosciuszko NSW

SHEET TITLE: Proposed Section E-E

SCALE: 1:100 @ A3 SHEET SIZE: DWG NO: REVISION:

DRAWN: AndrewW

A3 DA18 a