

DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS TO THE KAC ALPENHOF LODGE

6 Wheatley Rd, Perisher Valley NSW 2624



Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date	Current Revision Issued To	Scale
A-000	Cover Sheet	C	DA	21.03.2024	CLIENT	NTS
A-010	Existing Site & Roof Plan	C	DA	21.03.2024	CLIENT	1:500@A1
A-100	Existing Ground Floor Plan	C	DA	21.03.2024	CLIENT	1:100@A1
A-101	Existing First Floor Plan	C	DA	21.03.2024	CLIENT	1:100@A1
A-102	Existing Second Floor Plan	C	DA	21.03.2024	CLIENT	1:100@A1
A-110	Proposed Ground Floor Plan	C	DA	21.03.2024	CLIENT	1:100@A1
A-111	Proposed First Floor Plan	C	DA	21.03.2024	CLIENT	1:100@A1
A-112	Proposed Second Floor Plan	C	DA	21.03.2024	CLIENT	1:100@A1
A-200	Existing Elevations	C	DA	21.03.2024	CLIENT	1:100@A1
A-210	Proposed Elevations	C	DA	21.03.2024	CLIENT	1:100@A1
A-400	Balcony Details	A	DA	16.01.2024	CLIENT	1:10@A1
A-500	SITE ENVIRONMENTAL MANAGEMENT PLAN	A	DA	21.03.2024	CLIENT	1:500@A1

C	21.03.2024	DA	RW
B	15.03.2024	DA	YA
A	16.01.2024	DA	YA

rev	date	issue	drawn
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client

KOSCIUSKO ALPINE CLUB

project
KAC ALPENHOF LODGE
PERISHER VALLEY

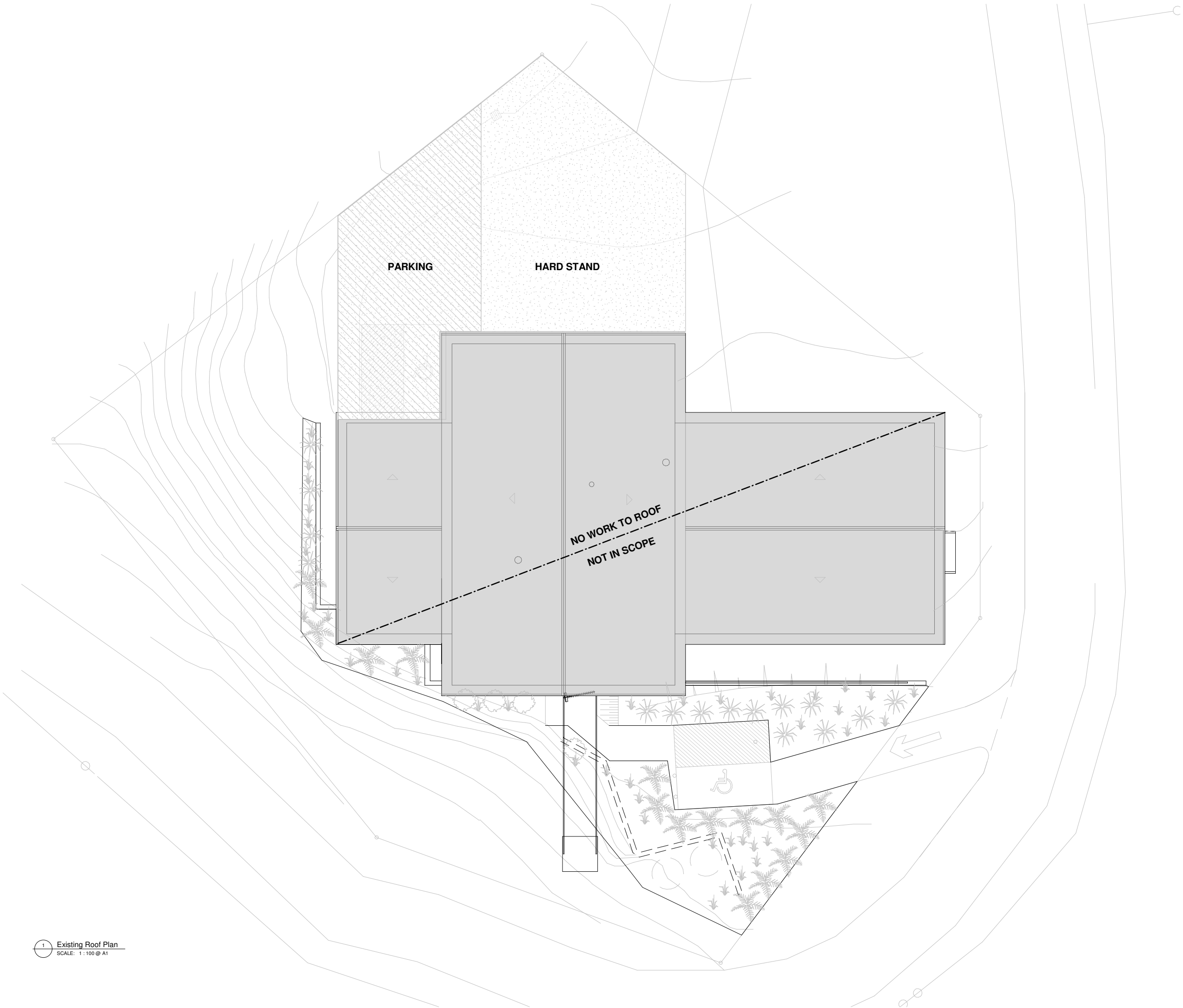
drawing

Cover Sheet

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drawn	checked	scale	project date
YA	JB	@ A1	JAN 2024
project no.	drawing no.	issue	
24087	A-000	C	

FOR DA



DEMOLITION NOTES

ALL DEMOLITION TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2601 'THE DEMOLITION OF STRUCTURES'

ALL BUILDING MATERIALS ARISING FROM DEMOLITION TO BE DISPOSED OF IN AN APPROVED MANNER IN ACCORDANCE WITH COUNCIL GUIDELINES AND ANY APPLICABLE REQUIREMENTS.


DURING DEMOLITION, STORMWATER & SANITARY DRAINAGE, WATER, ELECTRICITY & TELECOMMUNICATIONS ARE TO BE DISCONNECTED IN ACCORDANCE WITH RESPONSIBLE AUTHORITIES.


GENERAL CLEAN UP STANDARDS TO BE UNDERTAKEN - REMOVAL OF DUST, VEHICLES WHEELS

ALL EXCAVATION AND DEMOLITION TO BE CARRIED OUT DURING THE RESTRICTED TIMES DECIDED BY COUNCIL

EXISTING FINISHES ARE TO BE CAREFULLY PROTECTED FOR THE DURATION OF THE WORKS




DEMOLITION LEGEND

 EXISTING ITEM TO BE DEMOLISHED.

 PROPOSED ALTERATION

C	21.03.2024	DA	RW
B	15.03.2024	DA	YA
A	16.01.2024	DA	YA

rev	date	issue	drawn
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PERISHER VALLEY**

drawing

Existing Site & Roof Plan

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YA	JB		JAN 2024
project no.	drawing no.	issue	
24087	A-010	C	

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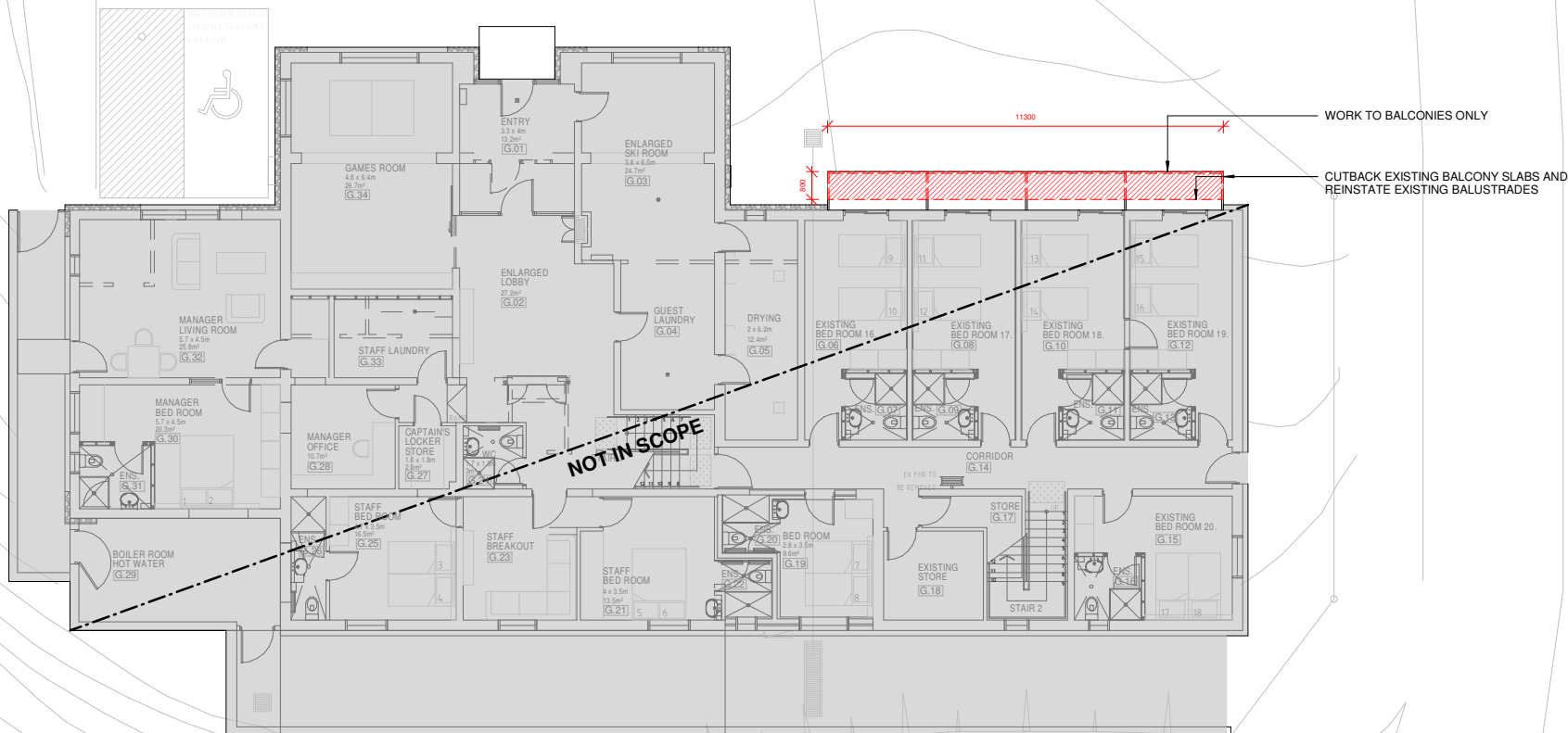
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SCOPE OF WORK TO BE DEMOLISEHD IN RED



DEMOLITION LEGEND

EXISTING ITEM TO BE DEMOLISHED.

PROPOSED ALTERATION

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Existing Ground Floor Plan

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drawn	checked	scale	project date
YA	JB	1:100 @ A1	JAN 2024
project no.	drawing no.	issue	
24087	A-100	C	

1 Existing Ground Floor Plan
SCALE: 1:100 @ A1

DEMOLITION NOTES

ALL DEMOLITION TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2601 'THE DEMOLITION OF STRUCTURES'

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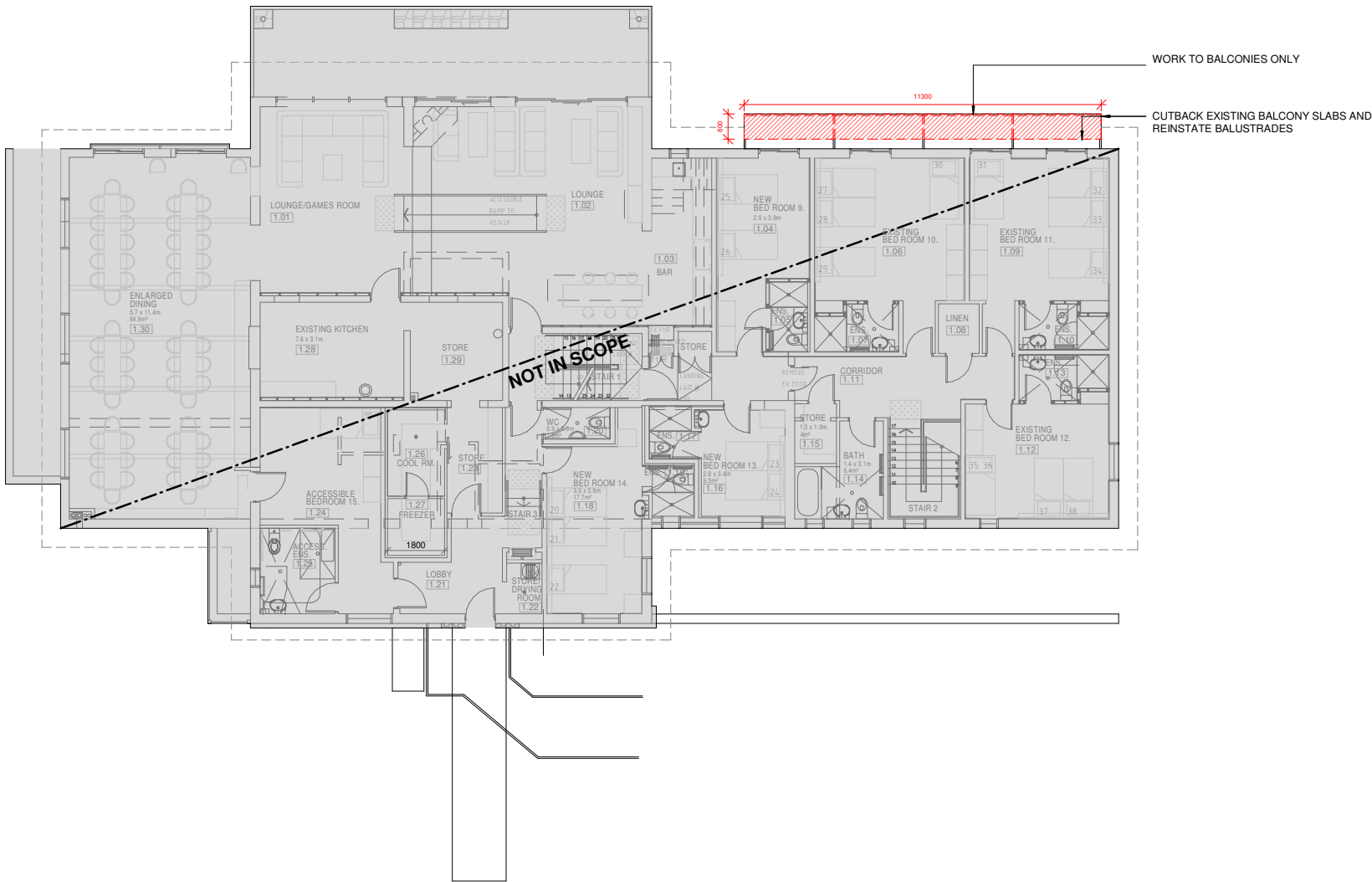
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SCOPE OF WORK TO BE DEMOLISEHD IN RED



DEMOLITION LEGEND

EXISTING ITEM TO BE DEMOLISHED.

PROPOSED ALTERATION

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Existing First Floor Plan

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drawn	checked	scale	project date
YA	JB	1 : 100 @ A1	JAN 2024
project no.	drawing no.	issue	
24087	A-101	C	

1 Existing First Floor Plan
SCALE: 1 : 100 @ A1

FOR DA

DEMOLITION NOTES

ALL DEMOLITION TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2601 'THE DEMOLITION OF STRUCTURES'

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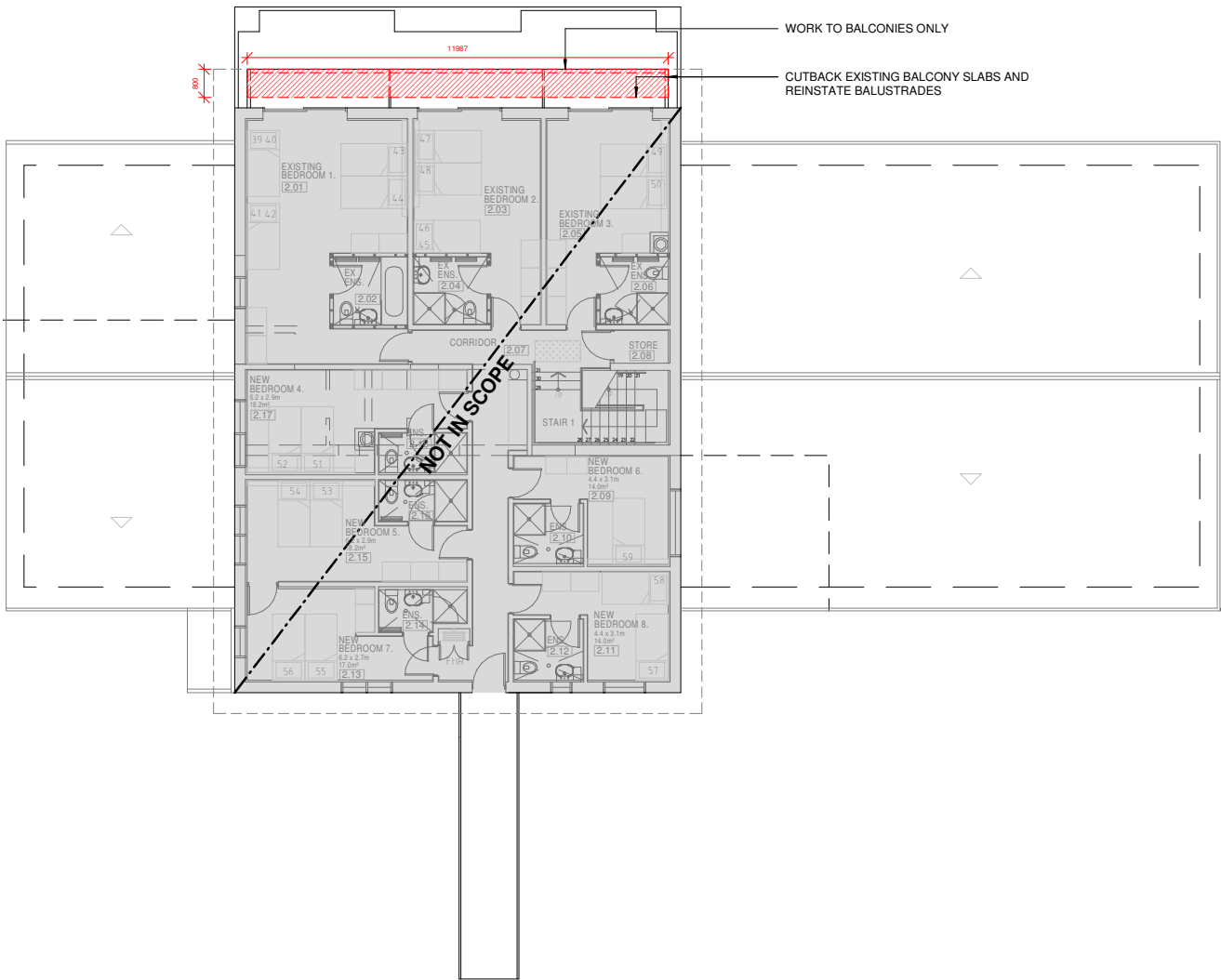
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SCOPE OF WORK TO BE DEMOLISEHD IN RED



DEMOLITION LEGEND

EXISTING ITEM TO BE DEMOLISHED.

PROPOSED ALTERATION

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Existing Second Floor Plan

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YA	JB	1 : 100 @ A1	JAN 2024
project no.	drawing no.	issue	
24087	A-102	C	

1 Existing Second Floor Plan
SCALE: 1 : 100 @ A1



GENERAL NOTES

STRUCTURAL DESIGN TO COMPLY w/
AS1170.1,2,3 & 4
MATERIALS TO COMPLY WITH THE
FOLLOWING STANDARDS
CONCRETE AS 3600
MASONRY AS 3700
STEEL AS 4100
GLAZING AS 1288 & 2047
METAL ROOF COVERING AS 1526.1

ELECTRICAL METERS, DB, DUCTS, TELECOMS
BOARDS, EQUIPMENT OR OTHER ELECTRICAL
MOTORS SERVING EQUIPMENT TO BCA
CLAUSE D2.7
PORTABLE FIRE EXTINGUISHER TO BCA
CLAUSE E1.6, AS 2444
STORMWATER DRAINAGE TO BCA CLAUSE
F1.1, AS/NZS 3500.3.2
VENTILATION TO BCA CLAUSE F4.5, AS 1668.2,
AS 3666
INTERNAL LININGS TO COMPLY WITH BCA Cl.
C1.10, Spec C1.10 & Spec C1.10a

SEPARATION OF ELECTRICAL EQUIPMENT TO
BCA Cl. C2.13 + Spec C1.1 + C3.4
BUILDING SEALING IS TO BE IN ACCORDANCE
WITH BCA Part J3
THERMAL PERFORMANCE OF WALLS TO BE IN
ACCORDANCE WITH BCA J1.5(b)
THERMAL PERFORMANCE OF ROOFS TO
BCA J1.3
CHECK ALL LEVELS AND DIMENSIONS ON
SITE
CONTRACTOR TO CONFIRM POSITION OF
ALL UNDERGROUND SERVICES PRIOR TO
EXCAVATION
USE FIGURED DIMENSIONS ONLY, DO NOT
SCALE.
ALLOW FOR ALL TELECOMMUNICATIONS
AND ELECTRICAL LEAD-IN CABLING TO BE
PLACED UNDERGROUND TO THE
REQUIREMENTS OF THE RELEVANT
AUTHORITIES.

DEMOLITION LEGEND

EXISTING ITEM TO BE DEMOLISHED.
 PROPOSED ALTERATION

SCOPE OF NEW PROPOSED WORK IN BLUE

WORK TO BALCONIES ONLY, REFER TO
A-400 DETAIL

REINSTATED BALCONY BALUSTRADES

NOT IN SCOPE

1 Proposed Ground Floor Plan
SCALE: 1:100 @ A1

C	21.03.2024	DA	RW
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drawing

Proposed Ground Floor Plan

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drawn	checked	scale	project date
YA	JB	1:100 @ A1	JAN 2024
project no.	drawing no.	issue	
24087	A-110	C	



GENERAL NOTES

STRUCTURAL DESIGN TO COMPLY w/
AS1170.1,2,3 & 4
MATERIALS TO COMPLY WITH THE
FOLLOWING STANDARDS
CONCRETE AS 3600
MASONRY AS 3700
STEEL AS 4100
GLAZING AS 1288 & 2047
METAL ROOF COVERING AS 1526.1

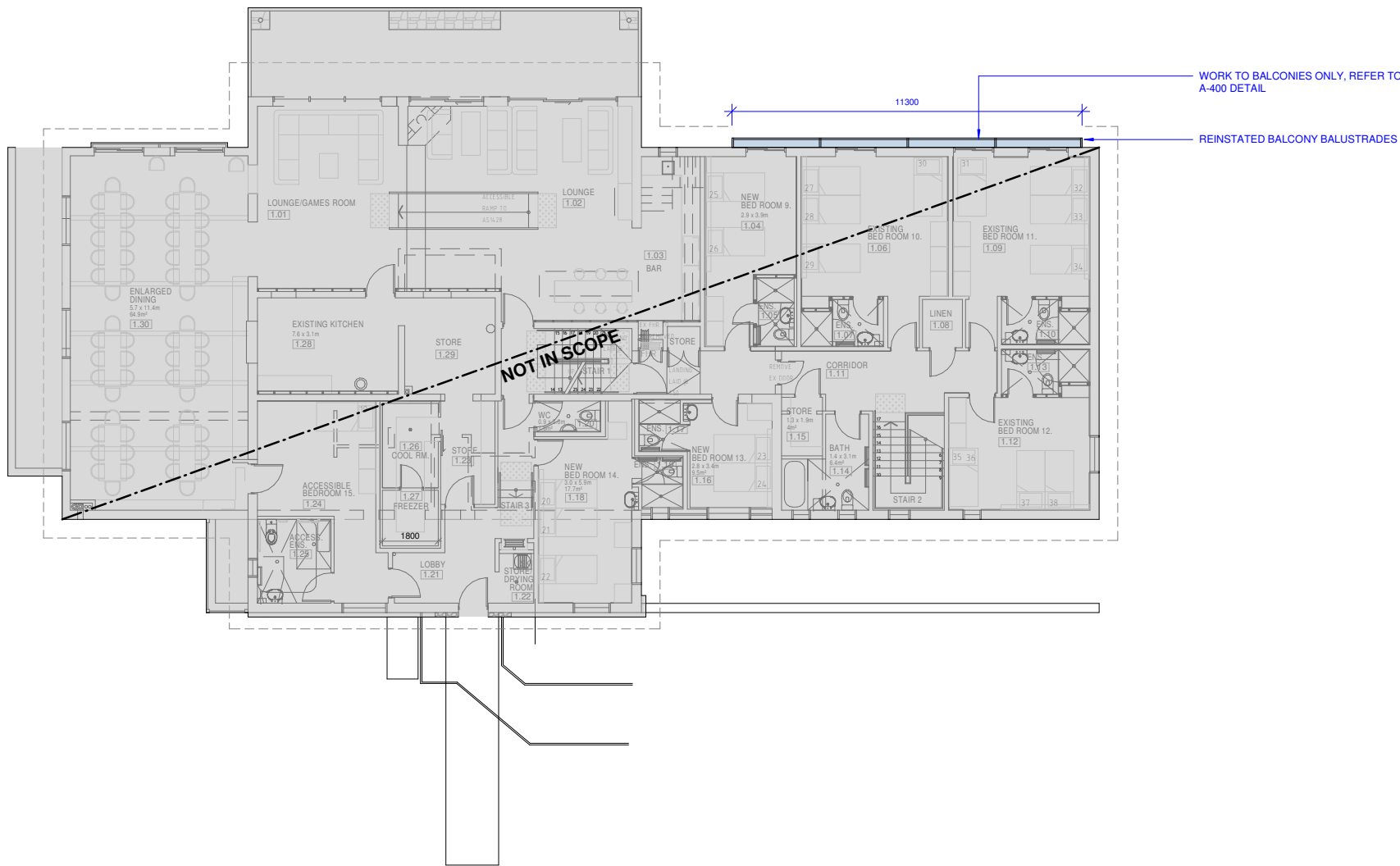
ELECTRICAL METERS, DB, DUCTS, TELECOMS
BOARDS, EQUIPMENT OR OTHER ELECTRICAL
MOTORS SERVING EQUIPMENT TO BCA
CLAUSE D2.7
PORTABLE FIRE EXTINGUISHER TO BCA
CLAUSE E1.6, AS 2444
STORMWATER DRAINAGE TO BCA CLAUSE
F1.1, AS/NZS 3500.3.2
VENTILATION TO BCA CLAUSE F4.5, AS 1668.2,
AS 3666
INTERNAL LININGS TO COMPLY WITH BCA Cl.
C1.10, Spec C1.10 & Spec C1.10a

SEPARATION OF ELECTRICAL EQUIPMENT TO
BCA Cl. C2.13 + Spec C1.1 + C3.4
BUILDING SEALING IS TO BE IN ACCORDANCE
WITH BCA Part J3
THERMAL PERFORMANCE OF WALLS TO BE IN
ACCORDANCE WITH BCA J1.5(b)
· THERMAL PERFORMANCE OF ROOFS TO
BCA J1.3
· CHECK ALL LEVELS AND DIMENSIONS ON
SITE
· CONTRACTOR TO CONFIRM POSITION OF
ALL UNDERGROUND SERVICES PRIOR TO
EXCAVATION
· USE FIGURED DIMENSIONS ONLY, DO NOT
SCALE.
· ALLOW FOR ALL TELECOMMUNICATIONS
AND ELECTRICAL LEAD-IN CABLING TO BE
PLACED UNDERGROUND TO THE
REQUIREMENTS OF THE RELEVANT
AUTHORITIES.

DEMOLITION LEGEND

EXISTING ITEM TO BE DEMOLISHED.
 PROPOSED ALTERATION

SCOPE OF NEW PROPOSED WORK IN BLUE



1 Proposed First Floor Plan
SCALE: 1 : 100 @ A1

C	21.03.2024	DA	RW
B	15.03.2024	DA	YA
A	16.01.2024	DA	YA

rev	date	issue	drawn
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project
KAC ALPENHOF LODGE
PERISHER VALLEY

drawing

Proposed First Floor Plan

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YA	JB	1 : 100 @ A1	JAN 2024

project no.	drawing no.	issue
24087	A-111	C

FOR DA



GENERAL NOTES

STRUCTURAL DESIGN TO COMPLY w/
AS1170.1,2,3 & 4
MATERIALS TO COMPLY WITH THE
FOLLOWING STANDARDS
CONCRETE AS 3600
MASONRY AS 3700
STEEL AS 4100
GLAZING AS 1288 & 2047
METAL ROOF COVERING AS 1526.1

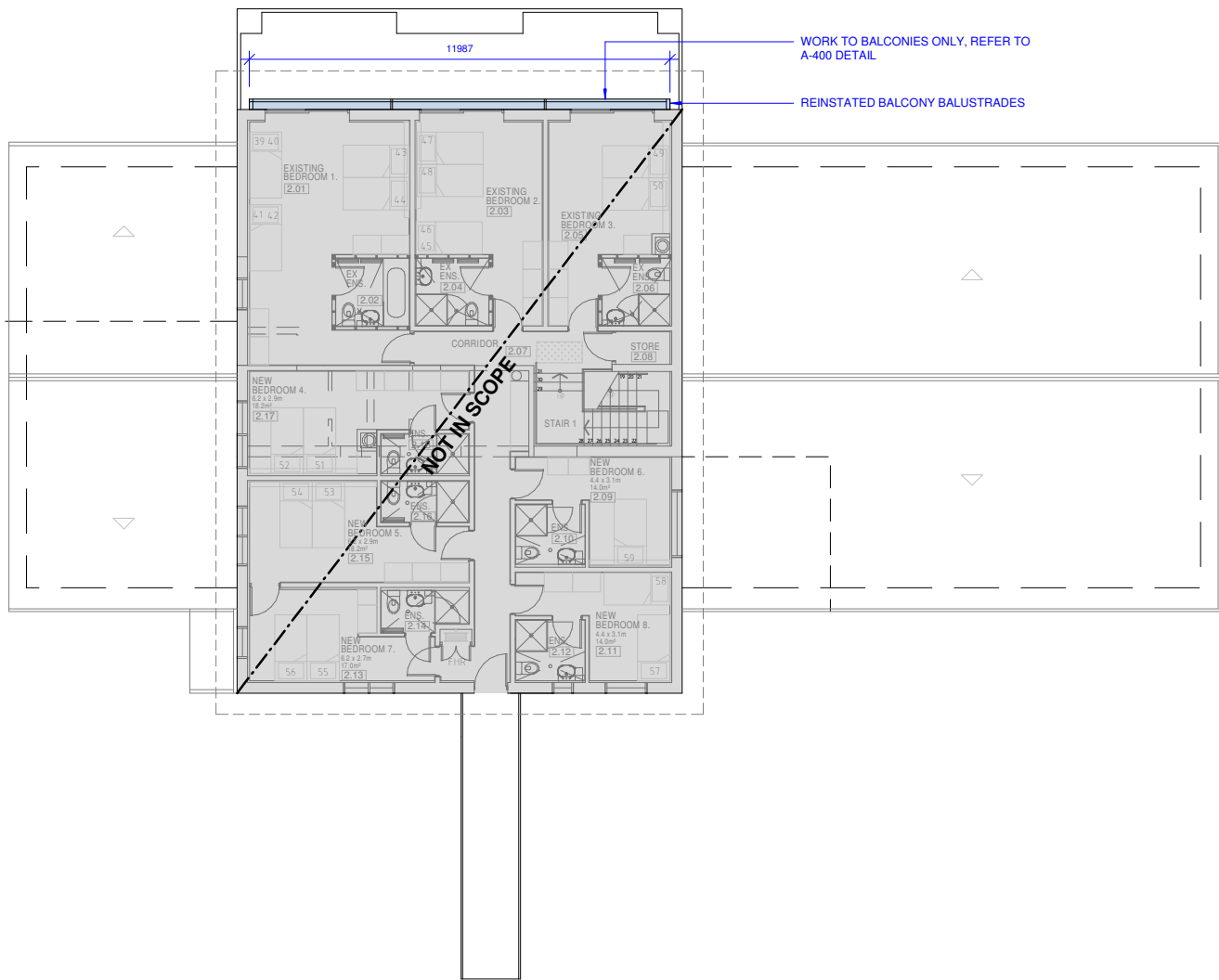
ELECTRICAL METERS, DB, DUCTS, TELECOMS
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CLAUSE D2.7
PORTABLE FIRE EXTINGUISHER TO BCA
CLAUSE E1.6, AS 2444
STORMWATER DRAINAGE TO BCA CLAUSE
F1.1, AS/NZS 3500.3.2
VENTILATION TO BCA CLAUSE F4.5, AS 1668.2,
AS 3666
INTERNAL LININGS TO COMPLY WITH BCA Cl.
C1.10, Spec C1.10 & Spec C1.10a

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BUILDING SEALING IS TO BE IN ACCORDANCE
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THERMAL PERFORMANCE OF WALLS TO BE IN
ACCORDANCE WITH BCA J1.5(b)
THERMAL PERFORMANCE OF ROOFS TO
BCA J1.3
CHECK ALL LEVELS AND DIMENSIONS ON
SITE
CONTRACTOR TO CONFIRM POSITION OF
ALL UNDERGROUND SERVICES PRIOR TO
EXCAVATION
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DEMOLITION LEGEND

EXISTING ITEM TO BE DEMOLISHED.
 PROPOSED ALTERATION

SCOPE OF NEW PROPOSED WORK IN BLUE



C	21.03.2024	DA	RW
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client

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project

KAC ALPENHOF LODGE

PERISHER VALLEY

drawing

Proposed Second Floor Plan

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Author/Checker JAN 2024

project no. drawing no. issue

24087 A-112 C

1 Proposed Second Floor Plan
SCALE: 1 : 100 @ A1



DEMOLITION NOTES

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
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DEMOLITION LEGEND

 EXISTING ITEM TO BE DEMOLISHED.

 PROPOSED ALTERATION

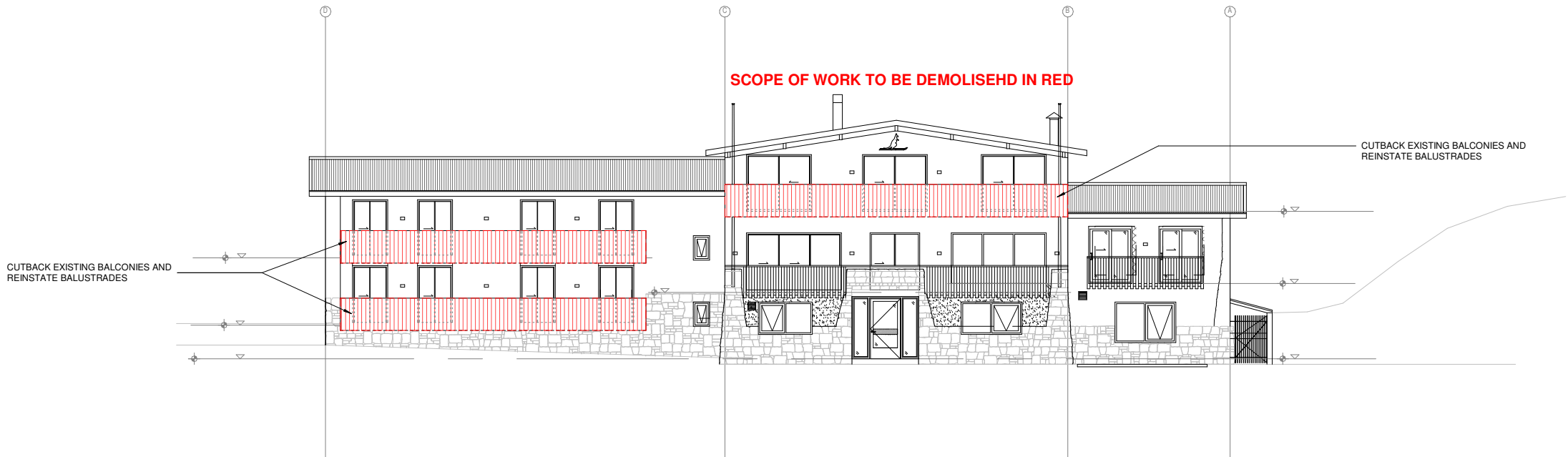
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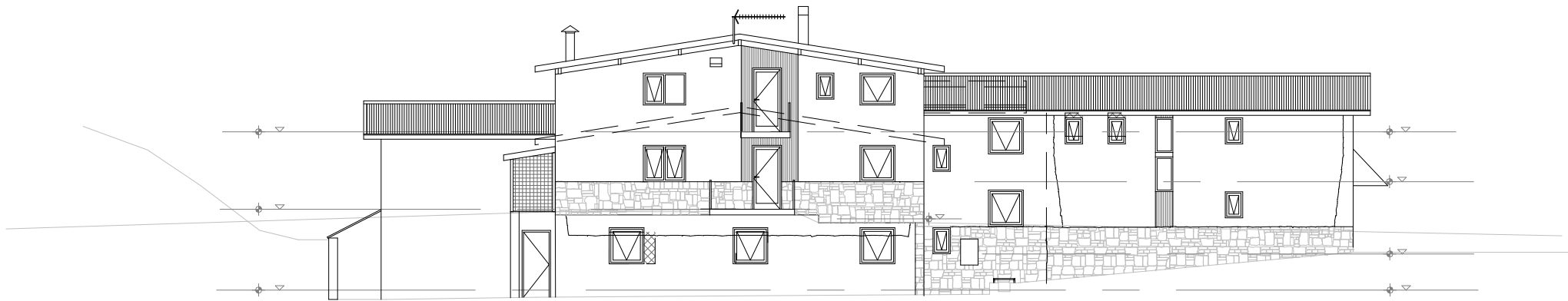
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project
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PERISHER VALLEY
drawing

Existing Elevations
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drawn checked scale project date
YA JB 1:100 @ A1 JAN 2024
project no. drawing no. issue
24087 A-200 C

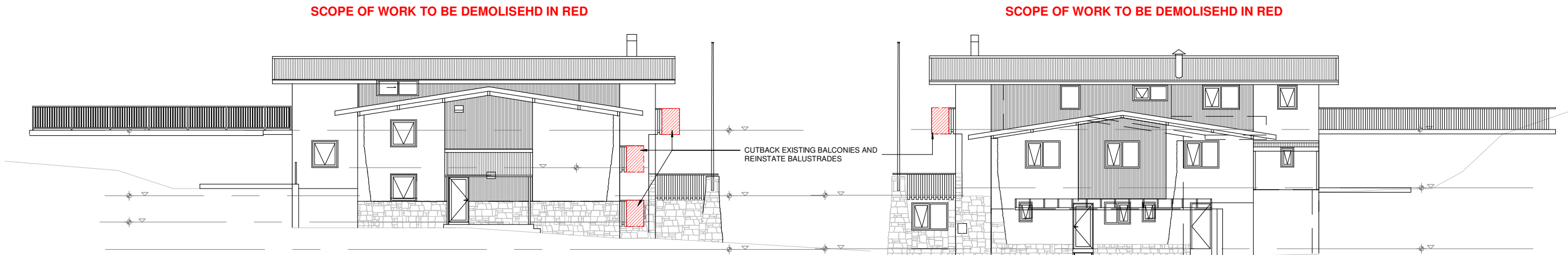
FOR DA



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

EXISTING WEST ELEVATION



GENERAL NOTES	
STRUCTURAL DESIGN TO COMPLY w/ AS1170.1,2,3 & 4	
MATERIALS TO COMPLY WITH THE FOLLOWING STANDARDS	
CONCRETE	AS 3600
MASONRY	AS 3700
STEEL	AS 4100
GLAZING	AS 1288 & 2047
METAL ROOF COVERING	AS 1526.1
ELECTRICAL METERS, DB, DUCTS, TELECOMS BOARDS, EQUIPMENT OR OTHER ELECTRICAL MOTORS SERVING EQUIPMENT TO BCA CLAUSE D2.7	
PORTABLE FIRE EXTINGUISHER TO BCA CLAUSE E1.6, AS 2444	
STORMWATER DRAINAGE TO BCA CLAUSE F1.1, AS/NZS 3500.3.2	
VENTILATION TO BCA CLAUSE F4.5, AS 1668.2, AS 3666	
INTERNAL LININGS TO COMPLY WITH BCA Cl. C1.10, Spec C1.10 & Spec C1.10a	
SEPARATION OF ELECTRICAL EQUIPMENT TO BCA Cl. C2.13 + Spec C1.1 + C3.4	
BUILDING SEALING IS TO BE IN ACCORDANCE WITH BCA Part J3	
THERMAL PERFORMANCE OF WALLS TO BE IN ACCORDANCE WITH BCA J1.5(b)	
THERMAL PERFORMANCE OF ROOFS TO BCA J1.3	
CHECK ALL LEVELS AND DIMENSIONS ON SITE	
CONTRACTOR TO CONFIRM POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION	
USE FIGURED DIMENSIONS ONLY, DO NOT SCALE.	
ALLOW FOR ALL TELECOMMUNICATIONS AND ELECTRICAL LEAD-IN CABLING TO BE PLACED UNDERGROUND TO THE REQUIREMENTS OF THE RELEVANT AUTHORITIES.	

DEMOLITION LEGEND	
	EXISTING ITEM TO BE DEMOLISHED.
	PROPOSED ALTERATION

WORK TO BALCONIES ONLY

C	21.03.2024	DA	RW
B	15.03.2024	DA	YA
A	16.01.2024	DA	YA
rev	date	issue	drawn

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client

KOSCIUSKO ALPINE CLUB

project
KAC ALPENHOF LODGE
PERISHER VALLEY

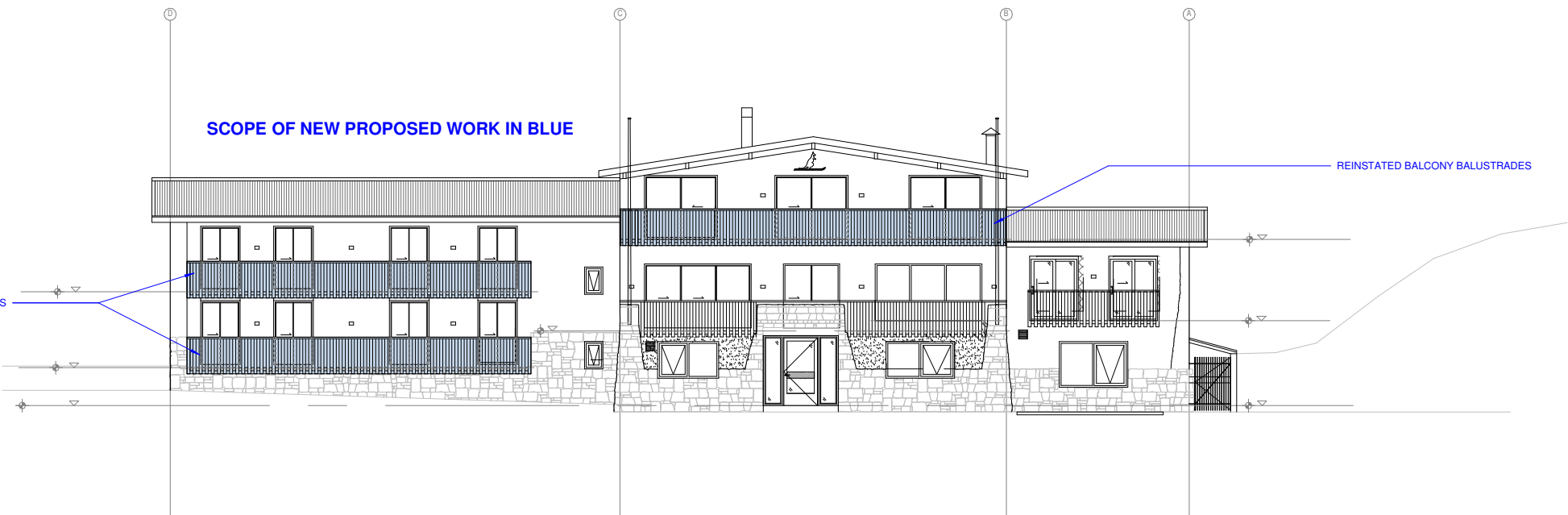
drawing

Proposed Elevations

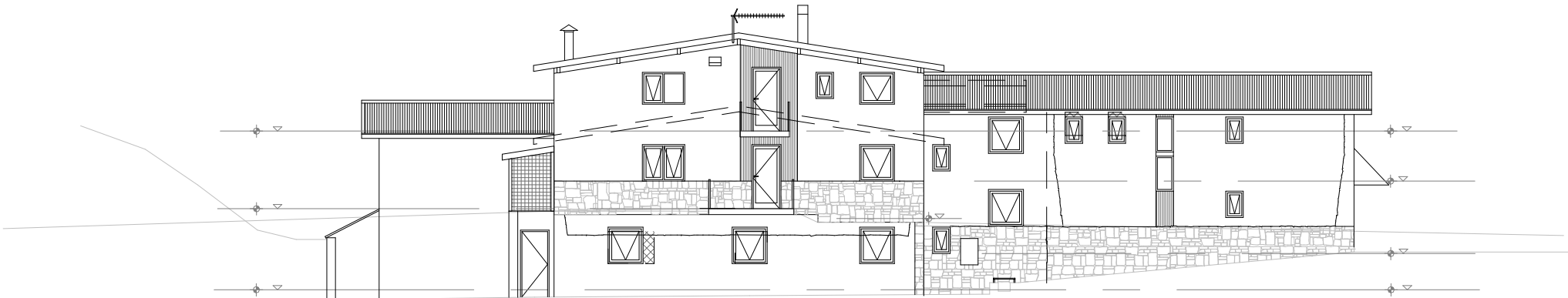
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YA	JB	1:100 @ A1	JAN 2024
project no.	drawing no.	issue	
24087	A-210	C	

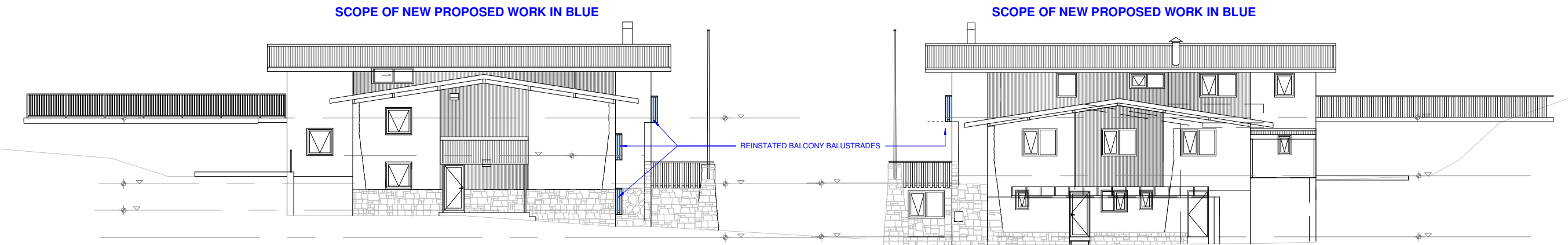
FOR DA



PROPOSED NORTH ELEVATION

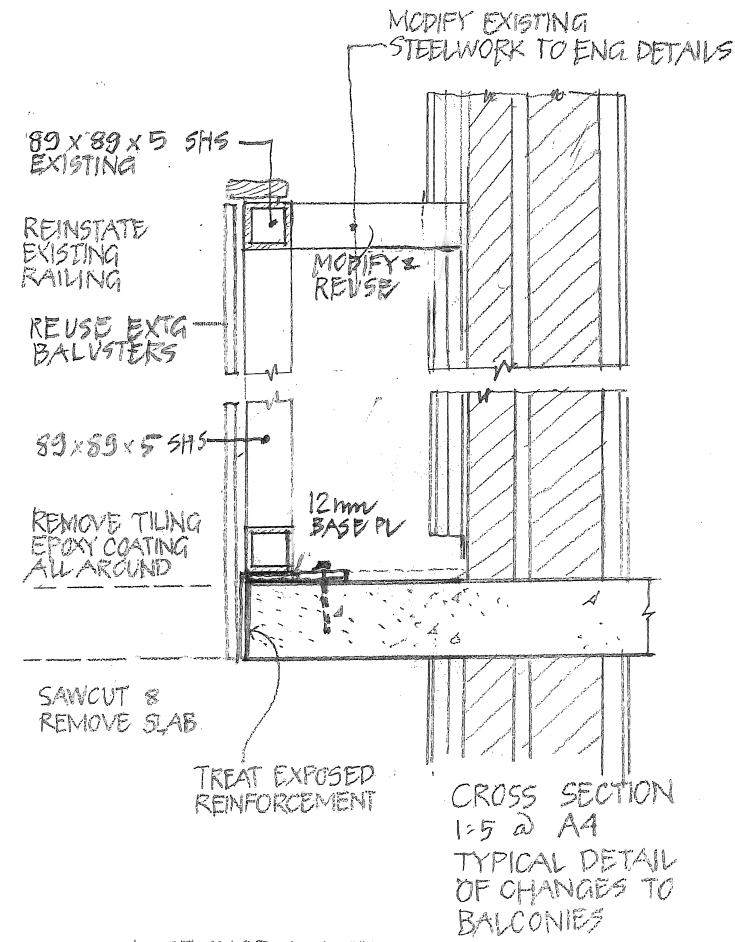


PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

PROPOSED WEST ELEVATION



ALPENHOF LODGE

* REFER TO STRUCTURAL ENGINEER'S DETAILS

TYPICAL CROSS SECTION OF ALTERATIONS TO BALCONIES

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Balcony Details

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YA	JB	1:10 @ A1	JAN 2024
project no.	drawing no.	issue	
24087	A-400	A	




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SITE ENVIRONMENTAL MANAGEMENT PLAN WORK SUMMARY
CONCRETE: REMEDIATION OF EXISTING CONCRETE DECKS AND REINSTATEMENT OF EXISTING RAILINGS.
EROSION AND SEDIMENT CONTROL: EROSION AND SEDIMENT CONTROL ARE NOT APPLICABLE AS THERE ARE NO EARTHWORKS OR DISTURBANCE OF SOIL.
NATIVE VEGETATION: MANAGEMENT OF NATIVE VEGETATION IS NOT APPLICABLE AS ALL WORKS ARE COMPLETED OVER EXISTING DRIVEWAYS.
WASTE MANAGEMENT PLAN, PLEASE SEE WMP PLAN.
NOISE AND VIBRATION POLLUTION: ALL CONCRETE SAWING WILL BE COMPLETED BETWEEN 9AM AND 5PM.
AIR POLLUTION: WET SAWS WILL BE UTILISED TO ELIMINATE DUST POLLUTION.
FUELS AND CHEMICALS: FUEL WILL BE STORED ON THE VEHICLES AND NOT STORED OVERNIGHT. ALL REFILING TO BE COMPLETED ON THE EXISTING HARDSTAND.

CONSTRUCTION WASTE MANAGEMENT NOTES	
CONCRETE:	-BREAK UP ANY WASTE OR MISTAKES AND PUT IN CONCRETE BIN -RECYCLE
FORMING BOARDS	-REUSE AS MANY TIMES AS POSSIBLE AND THEN RECYCLE -STACK NEXT TO SUPPLY OF NEW FORM BOARDS FOR REUSE
CLEAN WOOD SCRAP	-SCRAPS USED FOR FORMWORK ETC TO BE RECYCLED -STACK REUSABLE BITS NEXT TO WOOD SAW FOR REUSE -PLACE UNUSABLE SCRAPS IN WOOD RECYCLING BIN
SCRAP METAL	-RECYCLE -PLACE IN METAL RECYCLING BIN
ALL OTHER WASTE	-PLACE IN DUMPSTER -DISPOSE IN LANDFILL

COMMUNICATION PLAN
-WASTE PREVENTION AND RECYCLING ACTIVITIES WILL BE DISCUSSED AT THE BEGINNING OF EACH SAFETY MEETING
-AS EACH NEW SUBCONTRACTOR COMES ON SITE, THE RECYCLING CO-ORDINATOR WILL PRESENT HIM/HER WITH A COPY OF THE WASTE MANAGEMENT PLAN AND IDENTIFY RELEVANT AREAS
-THE SUBCONTRACTOR WILL BE EXPECTED TO MAKE SURE ALL THEIR CREWS COMPLY WITH THE WASTE MANAGEMENT PLAN
-ALL RECYCLING CONTAINERS WILL BE CLEARLY LABELLED
-LISTS OF ACCEPTABLE / UNACCEPTABLE MATERIALS WILL BE POSTED THROUGHOUT THE SITE

CONSTRUCTION WASTE MANAGEMENT LEGEND
 HARD STAND
 PARKING
 NOT IN SCOPE

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SITE ENVIRONMENTAL
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project no.	drawing no.	issue	
24087	A-500	A	

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