

DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS TO THE KAC ALPENHOF LODGE

6 Wheatley Rd, Perisher Valley NSW 2624



Department of Planning
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 24/16938

Granted on the 28 April 2025

Signed M D'Souza

Sheet No 6 of 19



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

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO STARTING
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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



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Sheet No 7 of 19

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
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rev	date	issue	drawn
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client

KOSCIUSKO ALPINE CLUB

project

KAC ALPENHOF LODGE

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drawing

Existing Site & Roof Plan

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drawn	checked	scale	project date
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YA	JB		JAN 2024
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project no.	drawing no.	issue
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24087	A-010	C
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DEMOLITION NOTES

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DEMOLITION LEGEND

EXISTING ITEM TO BE DEMOLISHED.

PROPOSED ALTERATION

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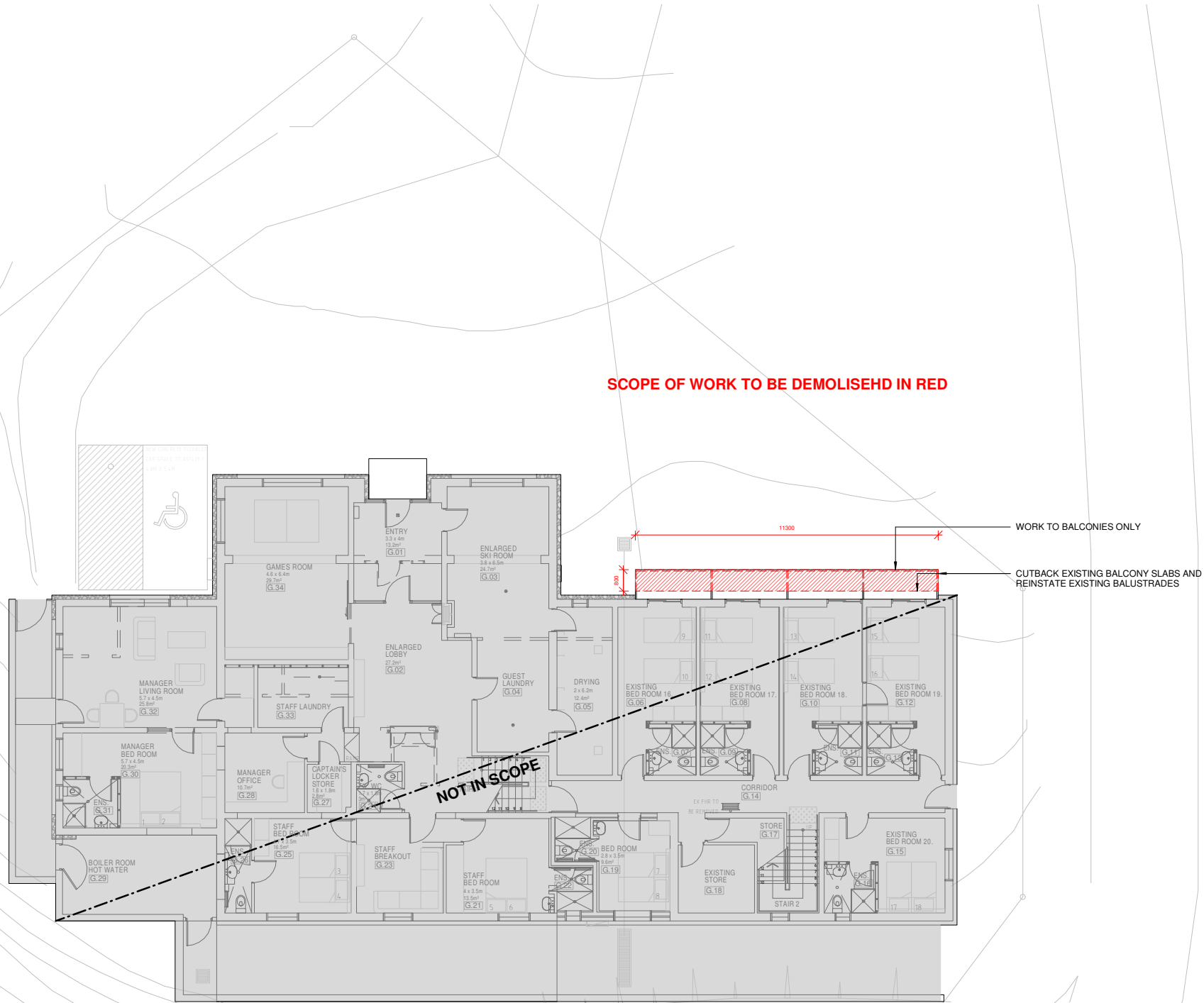
project
KAC ALPENHOF LODGE
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drawing

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



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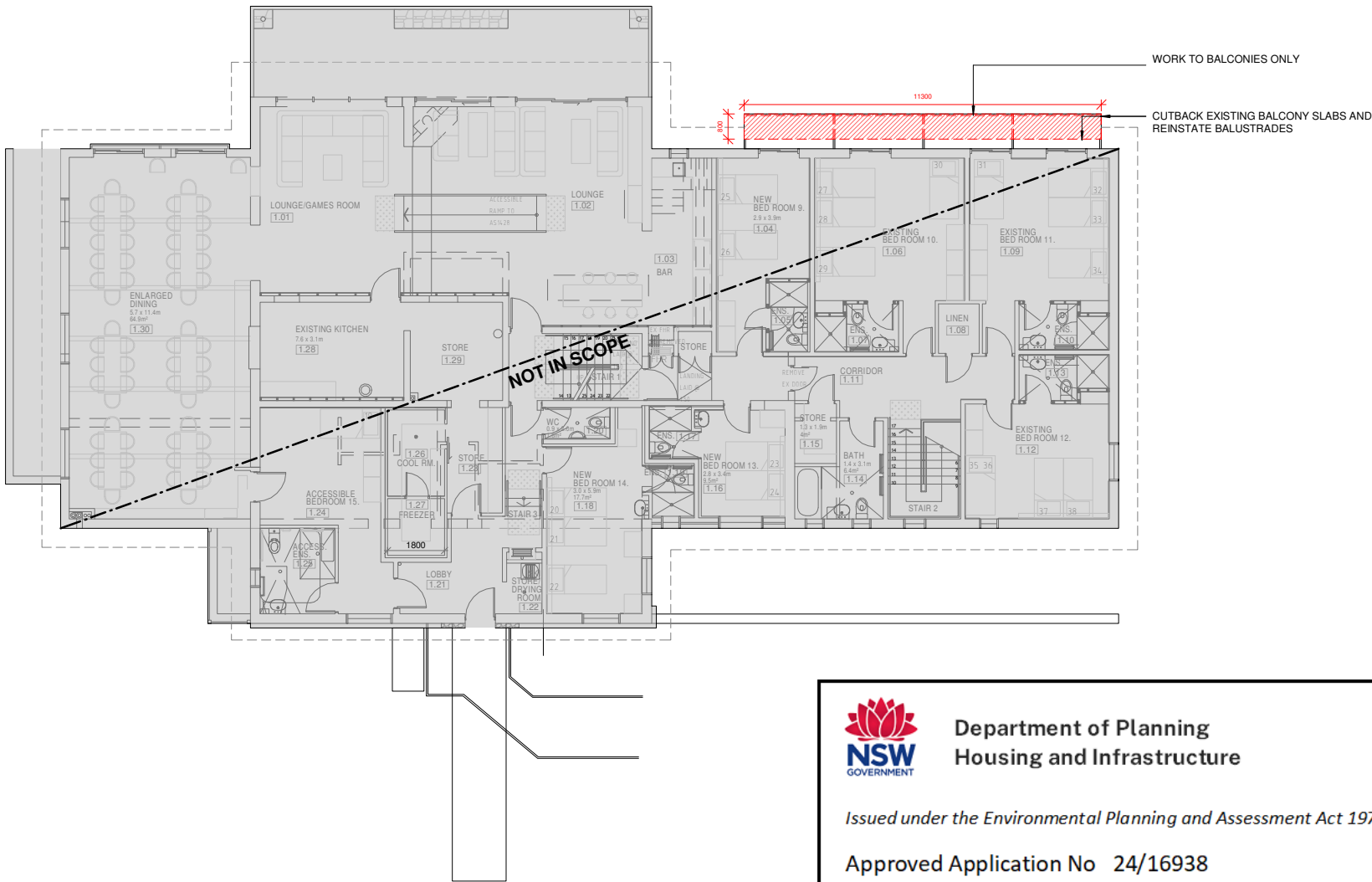
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EXISTING FINISHES ARE TO BE CAREFULLY PROTECTED FOR THE DURATION OF THE WORKS

SCOPE OF WORK TO BE DEMOLISEHD IN RED




DEMOLITION LEGEND

EXISTING ITEM TO BE DEMOLISHED.

PROPOSED ALTERATION

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



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drawing
Existing First Floor Plan

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

FOR DA

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

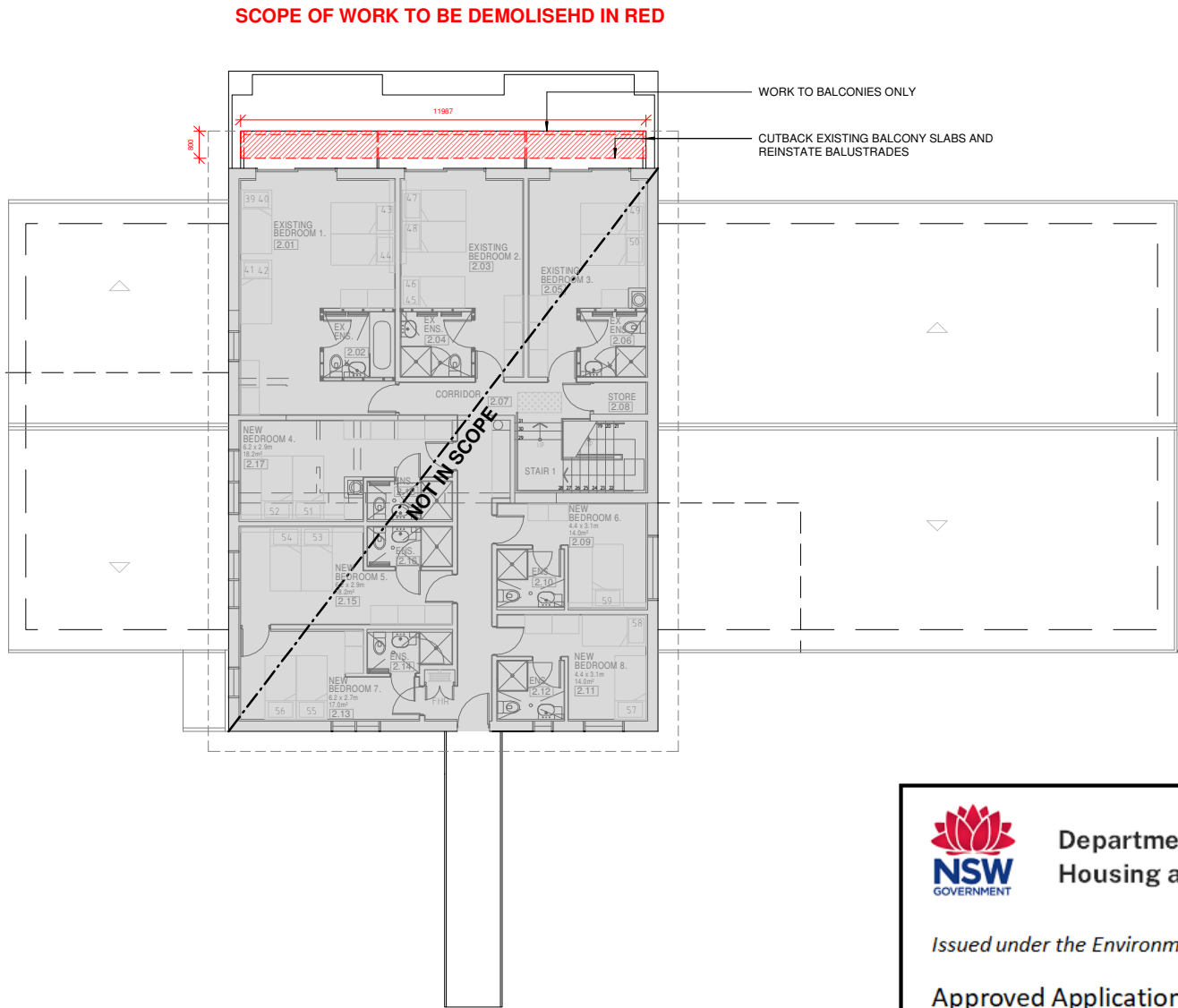
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DEMOLITION LEGEND

 EXISTING ITEM TO BE DEMOLISHED.

 PROPOSED ALTERATION



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



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drawing

Existing Second Floor Plan

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

FOR DA



GENERAL NOTES

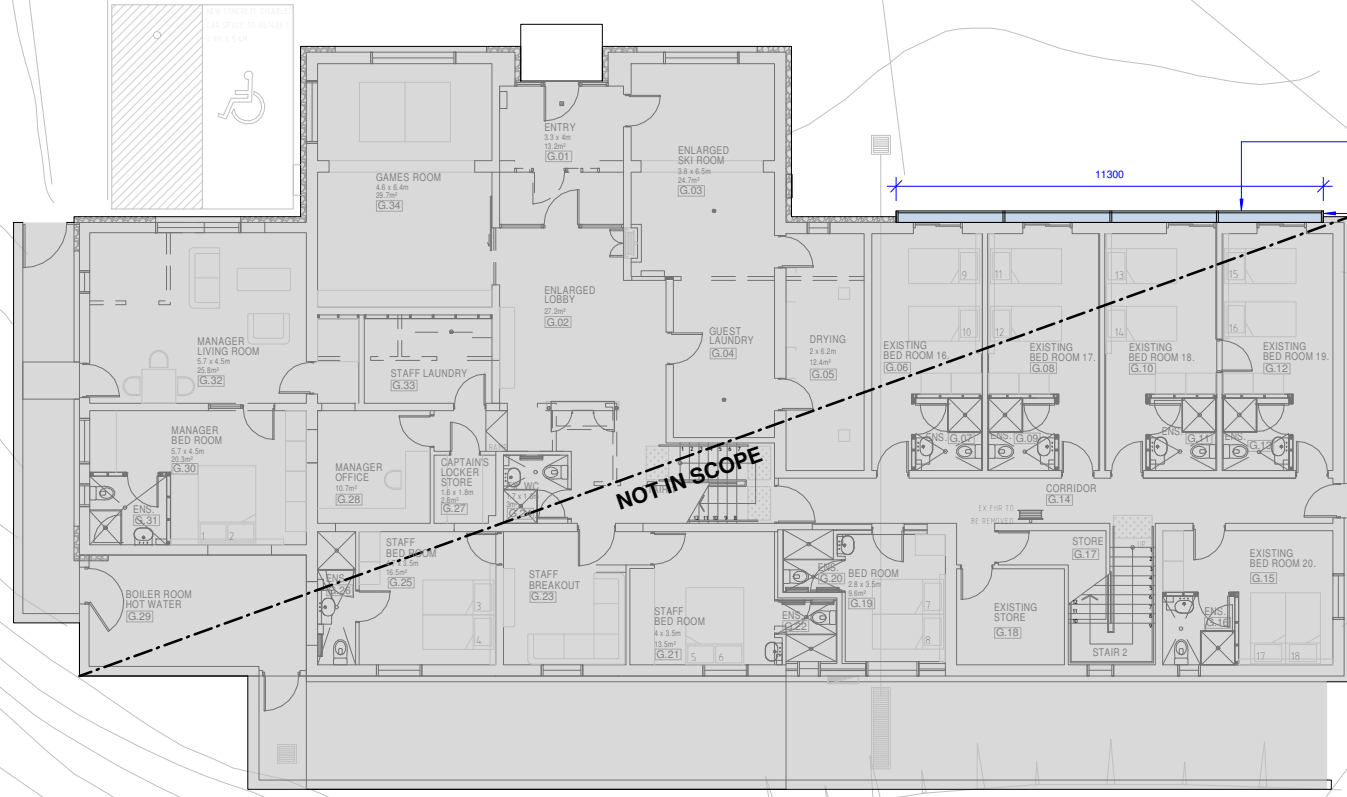
STRUCTURAL DESIGN TO COMPLY w/
AS1170.1,2,3 & 4
MATERIALS TO COMPLY WITH THE
FOLLOWING STANDARDS
CONCRETE AS 3600
MASONRY AS 3700
STEEL AS 4100
GLAZING AS 1288 & 2047
METAL ROOF COVERING AS 1526.1

ELECTRICAL METERS, DB, DUCTS, TELECOMS
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



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



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project
KAC ALPENHOF LODGE
PERISHER VALLEY

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	

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

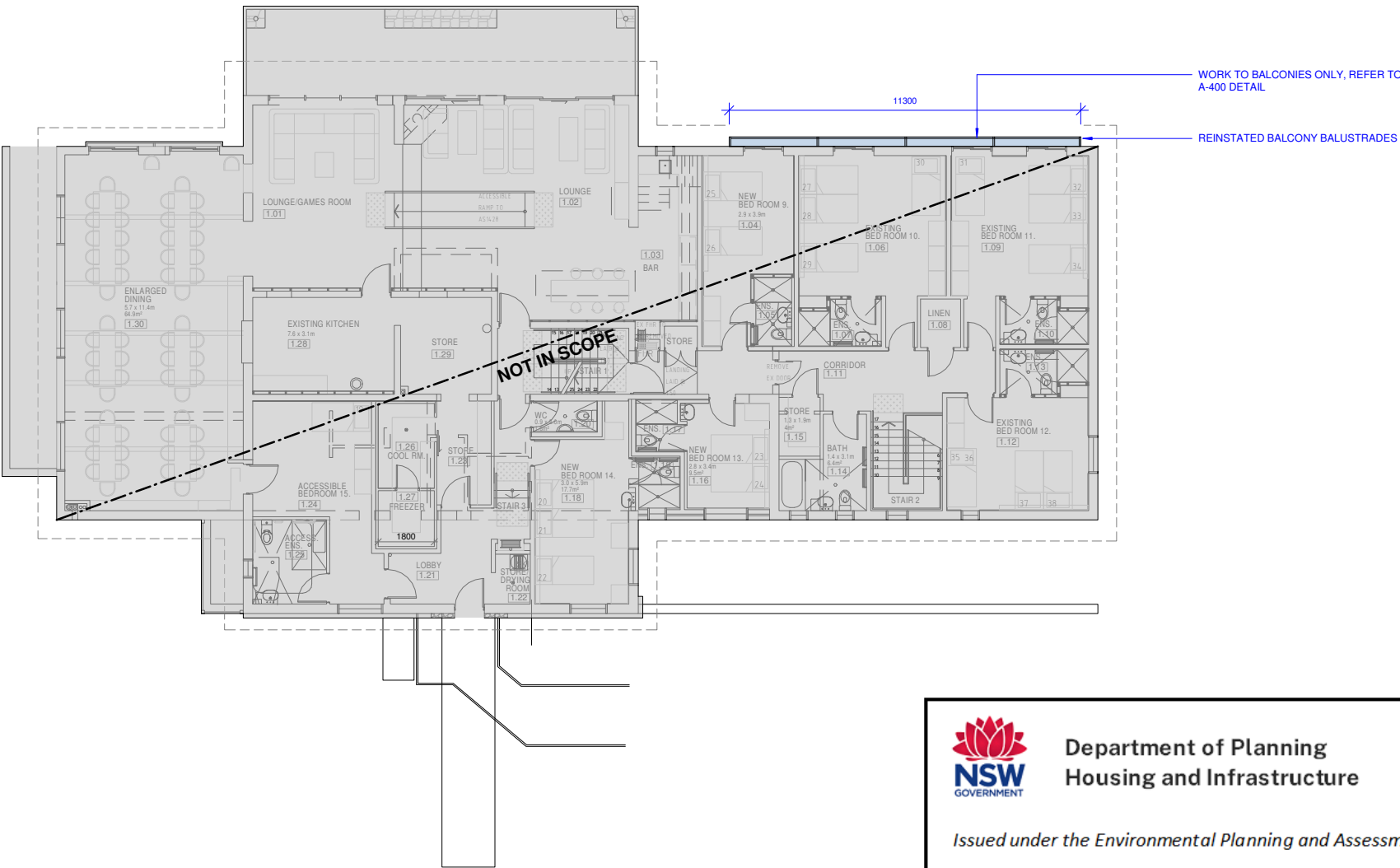
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PORTABLE FIRE EXTINGUISHER TO BCA
CLAUSE E1.6, AS 2444
STORMWATER DRAINAGE TO BCA CLAUSE
F1.1, AS/NZS 3500.3.2
VENTILATION TO BCA CLAUSE F4.5, AS 1668.2,
AS 3666
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C1.10, Spec C1.10 & Spec C1.10a

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 CABLEING 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



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drawn	checked	scale	project date
YA	JB	1 : 100 @ A1	JAN 2024
project no.	drawing no.	issue	
24087	A-111	C	



GENERAL NOTES

STRUCTURAL DESIGN TO COMPLY w/
AS1170.1,2,3 & 4
MATERIALS TO COMPLY WITH THE
FOLLOWING STANDARDS
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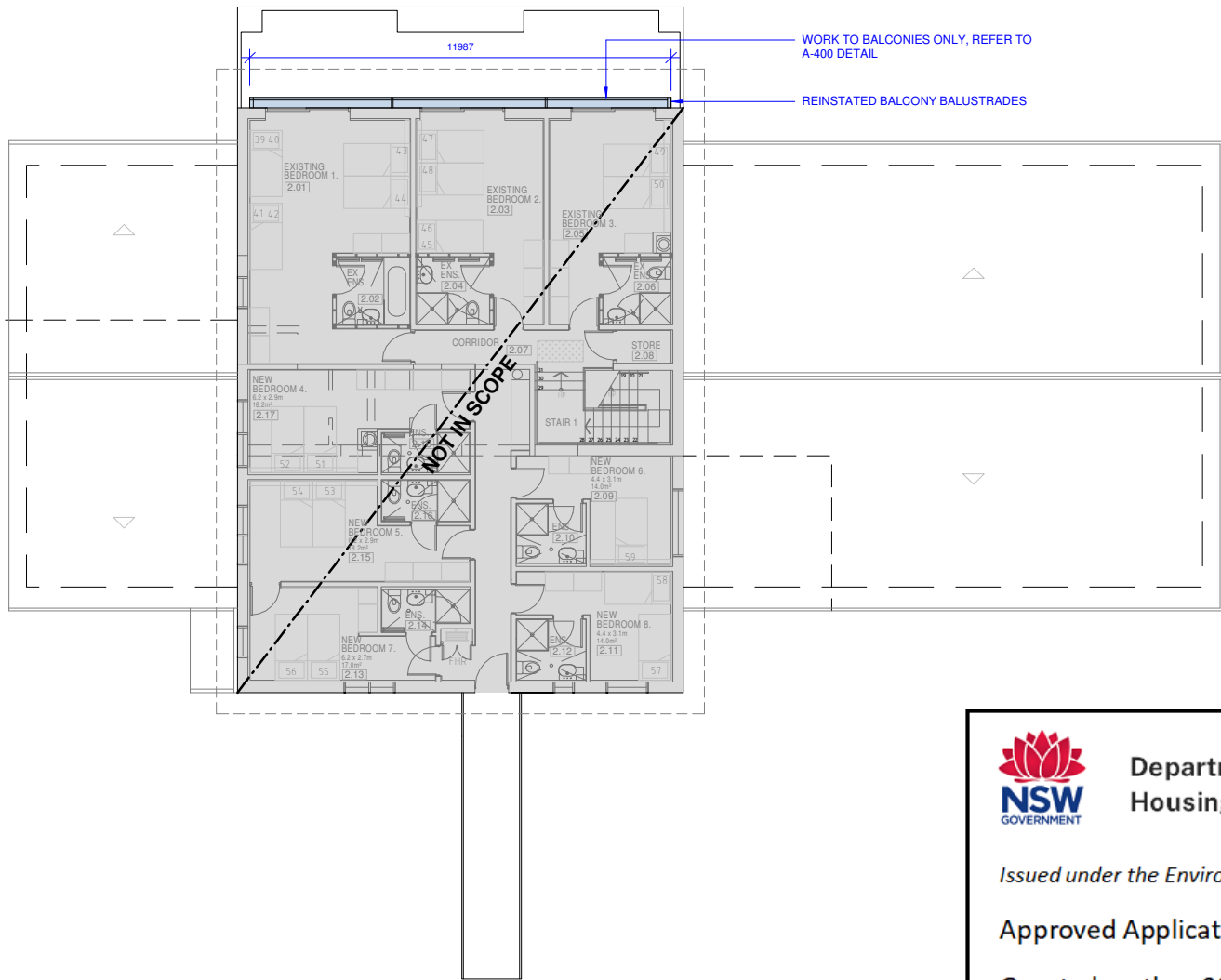
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Proposed Second Floor Plan

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drawn	checked	scale	project date
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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**KAC ALPENHOF LODGE
PERISHER VALLEY**

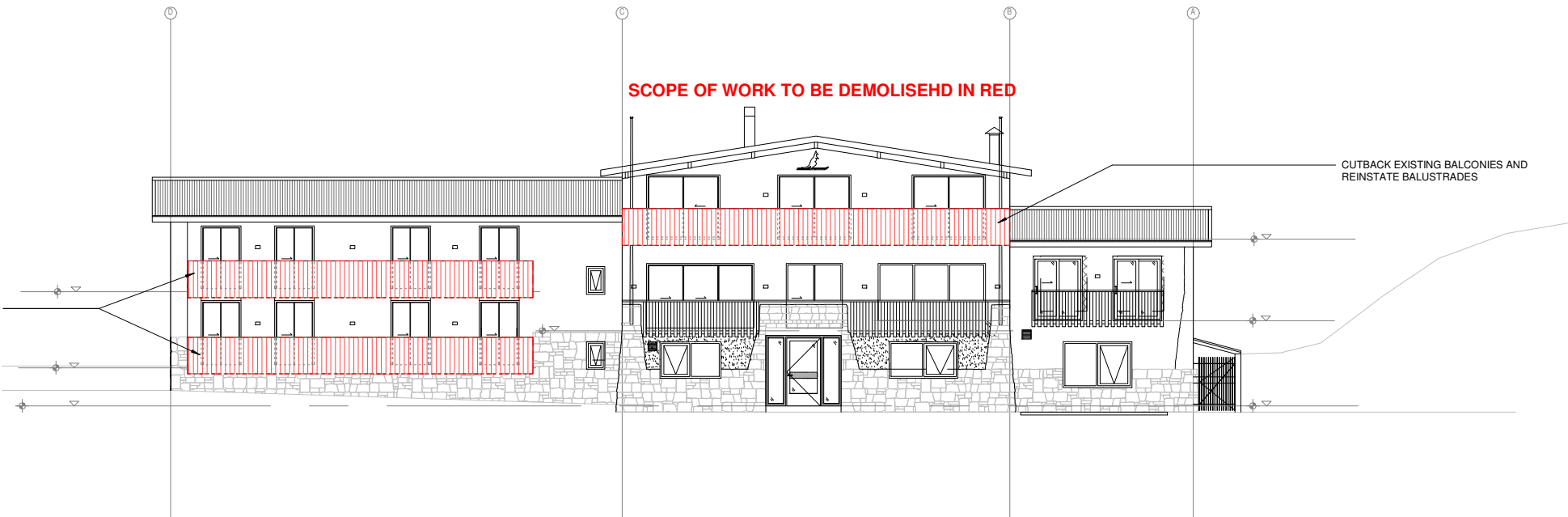
drawing

Existing Elevations

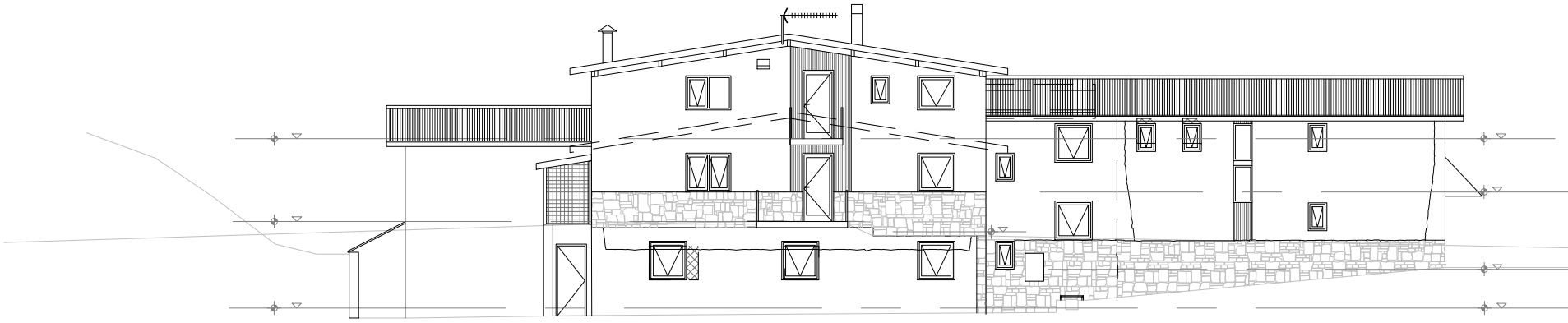
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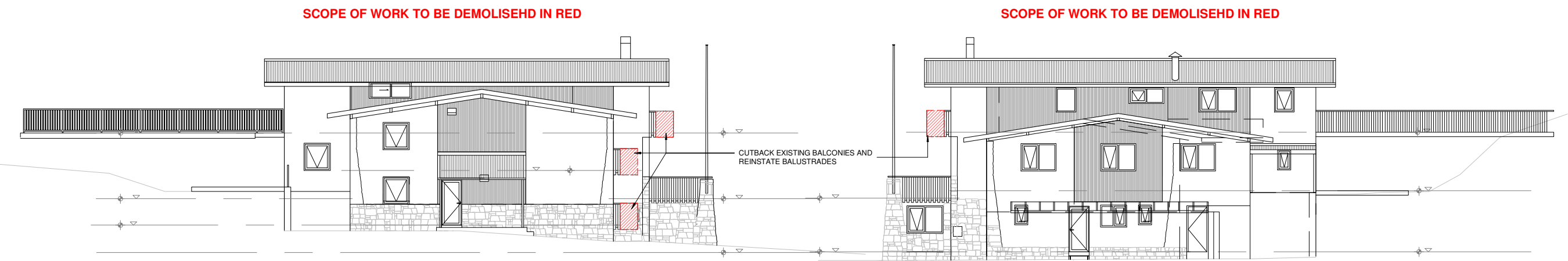
FOR DA



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

EXISTING WEST ELEVATION



GENERAL NOTES

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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

**Department of Planning
Housing and Infrastructure**

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 24/16938

Granted on the 28 April 2025

Signed M D'Souza

Sheet No 15 of 19

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

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO STARTING
ANY WORK OR MAKING ANY SHOP DRAWINGS. FIGURED DIMENSIONS ARE TO BE
TAKEN IN PREFERENCE TO SCALE BEARINGS. THE DRAWING IS COPYRIGHT AND
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drawn	checked	scale	project date
YA	JB	1:100 @ A1	JAN 2024
project no.	drawing no.	issue	
24087	A-210	C	

FOR DA

SCOPE OF NEW PROPOSED WORK IN BLUE

REINSTATED BALCONY BALUSTRADES

REINSTATED BALCONY BALUSTRADES

PROPOSED NORTH ELEVATION

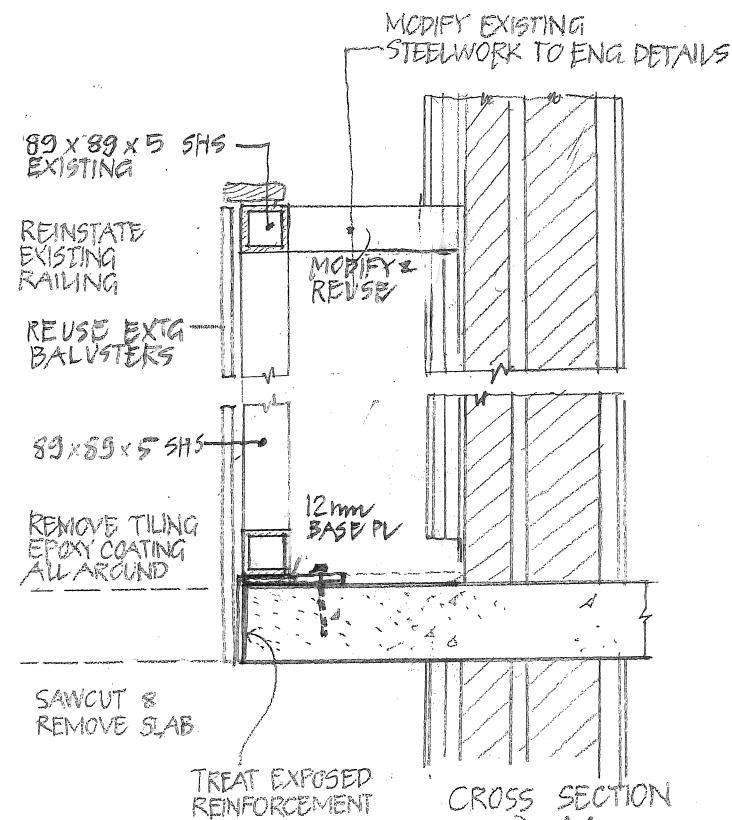
SCOPE OF NEW PROPOSED WORK IN BLUE

SCOPE OF NEW PROPOSED WORK IN BLUE

REINSTATED BALCONY BALUSTRADES

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