

SECTION 4.55 (1A) MODIFICATION TO DA NO. 10626
35 WHEATLEY ROAD, PERISHER VALLEY NSW 2624

ALTERATIONS AND ADDITIONS TO EXISTING TOURIST ACCOMODATION BUILDING.
MODIFICATION ENTAILS ADDITIONAL REMEDIATION WORKS TO THE NORTH-WEST
FACADE.

FOR PERISHER HUETTE LIMITED.



AERIAL IMAGE. SIX MAPS.



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Signed Z Derbyshire

Sheet No 18 of 29

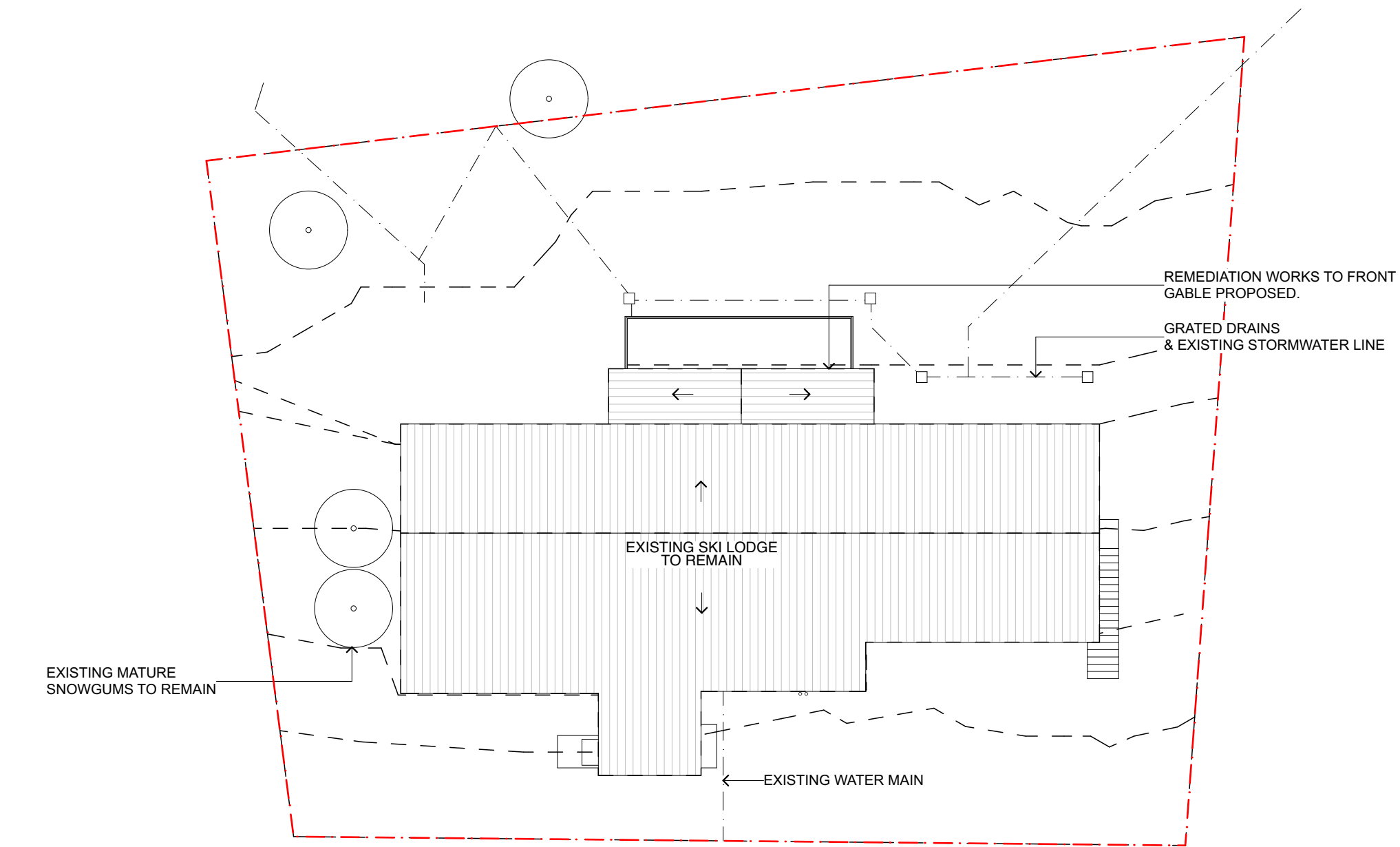


EXISTING TO REMAIN.

THIS PORTION OF SKI LODGE
IS THE SUBJECT OF THIS
APPLICATION.

PHOTO BY JON KING, 2021

Revision: A	Revision Description: ISSUE FOR S4.55	Date: 31/10/24	Notes: Do not scale from this drawing, contractor to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture	FOR SECTION 4.55 - NOT FOR CONSTRUCTION -	 Unit 2, 3B Victoria Street Paddington Sydney NSW 2021 T: 02 9261 3062 F: 02 9261 3175 E: info@designking.com.au www.designking.com.au ACN 066 321 373	Scale: NTS	Project: Alterations & Additions Address: 35 Wheatley Road, Perisher Valley NSW 2624 Client: Perisher Huette Limited	Title: COVER PAGE Drawing No: DA0-01 Issue: A Date: 31/10/24
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 **SITE PLAN 1:200**
Scale 1:200



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DRAWING LIST

Subset	ID	Drawing Title	Scale
DA0 Project Info			
	DA0-01	Cover Page	NTS
	DA0-02	Locality Plan	1:200
	DA0-03	Project Notes	NTS
DA1 Plans			
	DA1-01	Basement Plan	1:100
	DA1-02	Ground Floor Plan	1:100
	DA1-03	First Floor Plan	1:100
DA2 Elevations			
	DA2-01	North Elevation	1:100
	DA2-02	South Elevation	1:100
	DA2-03	East & West Elevation	1:100
DA3 Supporting Information			
	DA3-01	Site Environmental Management Plan	1:200
	DA3-02	Materials and Finishes	NTS
	DA3-03	Notification Plans	1:200

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PROJECT NOTES

- THESE NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS.
- DO NOT SCALE OFF DRAWINGS.
- CONFIRM ALL DIMENSIONS ON SITE AT SETOUT AND PRIOR TO ORDERING MATERIALS AND/OR PREPARING SHOP DRAWINGS
- FIGURED DIMENSIONS TO TAKE PRECEDENCE.
- REFER ALL DISCREPANCIES TO ARCHITECT IMMEDIATELY.
- DRAWINGS AT A LARGER SCALE ARE TO TAKE PRECEDENCE OVER DRAWINGS AT A SMALLER SCALE.
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS. DO NOT PROCEED WHERE DISCREPANCIES EXIST BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS.
- ALL LEVELS IN ACCORDANCE WITH AHD.
- ALL WORK TO BE IN ACCORDANCE WITH DEVELOPMENT APPROVAL, CC AND ANY SUBSEQUENT AMENDMENTS.
- A COPY OF APPROVALS IS TO BE KEPT ON SITE DURING CONSTRUCTION
- ALL BUILDING WORK IN ACCORDANCE WITH NCC 2019, COUNCIL CODES AND ALL RELEVANT AUSTRALIAN STANDARDS - INCLUDING, BUT NOT LIMITED TO :
 - AS 1288 - GLASS INSTALLATIONS
 - AS 1428 - DESIGN FOR ACCESS AND MOBILITY
 - AS 1684 - LIGHT TIMBER FRAMING CODE
 - AS 1742 - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
 - AS 2870 - RESIDENTIAL SLABS AND FOOTINGS
 - AS2601 - DEMOLITION OF STRUCTURES
 - AS/NZS 2890 - OFF STREET CAR PARKING
 - AS/NZS 3000 - WIRING RULES
 - AS/NZS 3500 - PLUMBING AND DRAINAGE
 - AS 3610 - FORMWORK FOR CONCRETE
 - AS 3660 - TERMITE MANAGEMENT
 - AS 3700 - MASONRY STRUCTURES
 - AS 3740 - WATERPROOFING OF WET AREAS
 - AS 4858 - WET AREA MEMBRANES
 - AS 4859 - THERMAL INSULATION
 - AS 3786 - SMOKE ALARMS
 - AS 4100 - STEEL STRUCTURES
 - AS 4361 - GUIDE TO LEAD PAINT MANAGEMENT
 - AS 4282 - CONTROL OF THE OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING
 - AS 4970 - PROTECTION OF TREES ON DEVELOPMENT SITES
 - AS/NZS ISO 717 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS AND OF BUILDING ELEMENTS
 - AS 1657 - FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
 - AS 1735 - LIFT, ESCALATORS AND MOVING WALKWAYS
 - AS 1905 - COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTANT WALLS
 - AS 2311 - GUIDE TO PAINTING OF BUILDINGS
 - AS 2312 - GUIDE TO THE PROTECTION OF STRUCTURAL STEEL
 - AS 2589 - GYPSUM LININGS
 - AS 2904 - DAMP-PROOF COARSES AND FLASHINGS
 - AS 3500 - PLUMBING AND DRAINAGE - STORMWATER
 - AS 3958 - CERAMIC TILES
 - AS 4072 - COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTENT SEPARATING ELEMENTS
 - AS 4200 - PLIABLE BUILDING MEMBRANES
 - AS 5604 - TIMBER DURABILITY RATING
- NASH-1 - STANDARD RESIDENTIAL AND LOW-RISE STEEL FRAMING - DESIGN CRITERIA
- NASH-2 - STANDARD RESIDENTIAL AND LOW-RISE STEEL FRAMING - DESIGN SOLUTIONS
- ENSURE ALL TIMBER TO BE FREE OF SAPWOOD. ALL EXTERIOR TIMBER TO BE H3 TREATED AS A MINIMUM.
- ENSURE ALL EXTERIOR FIXINGS TO BE STAINLESS STEEL 316 GRADE OR AS NOTED OTHERWISE.
- ENSURE ALL EXTERIOR METALS TO BE STAINLESS STEEL 316 GRADE OR AS NOTED OTHERWISE.
- ALL ELECTRICAL WIRING AND EQUIPMENT IS TO BE LOCATED 1M ABOVE GROUND FLOOR LEVEL OR UNLESS NOTED OTHERWISE.
- ALL EXPOSED ELECTRICALS TO RUN IN STAINLESS STEEL CONDUIT UNLESS NOTED OTHERWISE ON DRAWINGS.

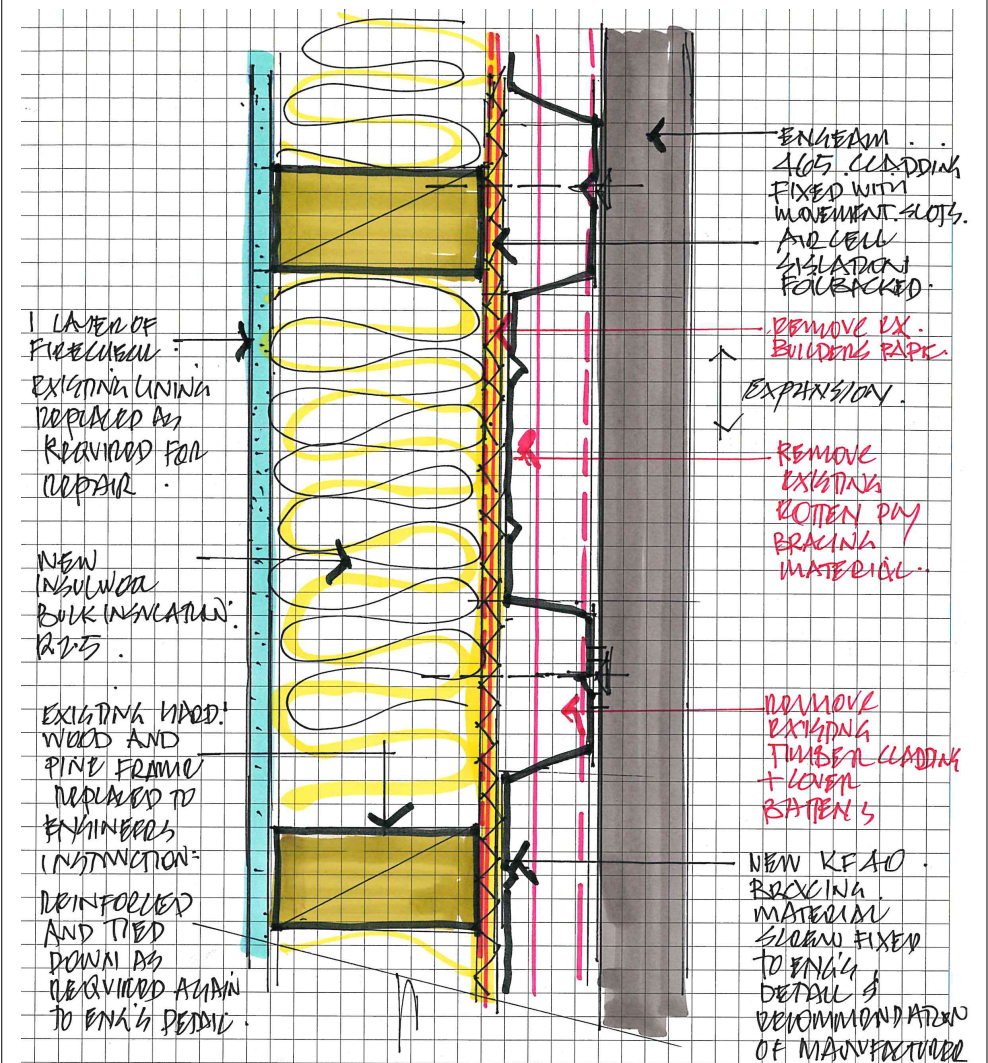
BUSHFIRE NOTES

- THE BUSHFIRE CONSIDERATIONS AS ASSESSED UNDER DA NO 10626 BY THE RURAL FIRE SERVICE SHOULD NOT CHANGE.**
- THE EXISTING BUILDING CANNOT BE FULLY UPGRADED TO MEET CURRENT BUSHFIRE REQUIREMENTS.
- THE APPLICANT WILL BE GUIDED BY THE DEPARTMENT OF PLANNING AND INTEGRATED DEVELOPMENT REFERRALS TO RURAL FIRE SERVICE AND WITH RESPECT TO HOW THIS IS MANAGED GIVEN THE EXISTING CONDITION AND THE BUILDINGS HISTORIC VALUE.
- ASSET PROTECTION ZONE (APZ) PLAN AND VEGETATION MANAGEMENT PLAN TO BE MAINTAINED IN ACCORDANCE WITH THE TERMS OF THE BUSHFIRE SAFETY AUTHORITY.

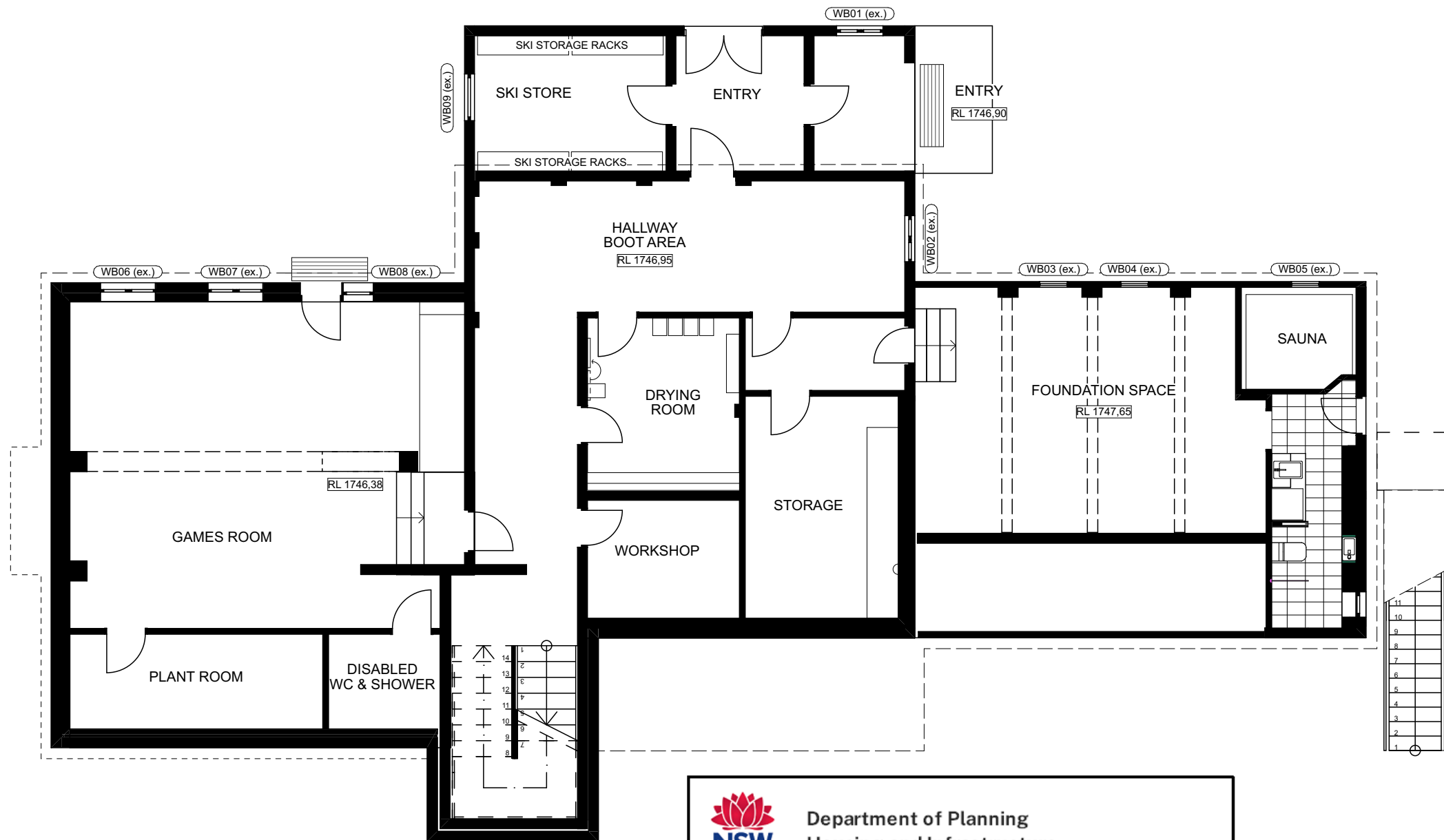
THERMAL COMFORT NOTES

- ALL WORKS SHALL COMPLY WITH SECTION J NCC 2019.
- IF REQUIRED, DETAILS INDICATING COMPLIANCE WITH THESE REQUIREMENTS CAN BE SUBMITTED THE CERTIFIER PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE.


TYPICAL RE-CLADDING DETAIL



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							Drawing No: DA0-03 Issue: A Date: 31/10/24



BASEMENT
Scale 1:100



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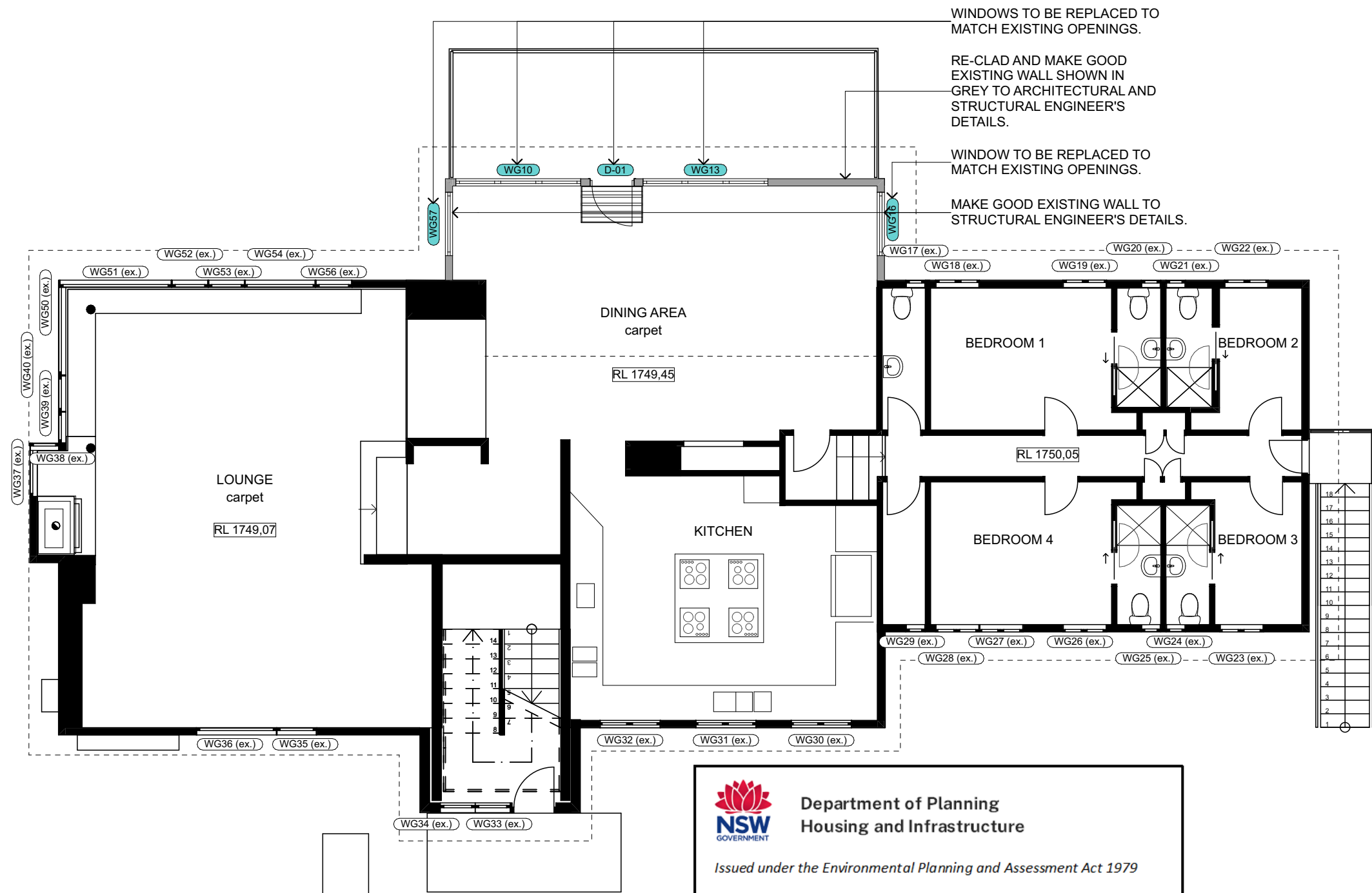
Sheet No 21 of 29

KEY:

EXISTING (NOT IN SCOPE)


ADDITIONAL REMEDIAL WORKS
PROPOSED IN THIS MOD.

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GROUND FLOOR

Scale 1:100

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
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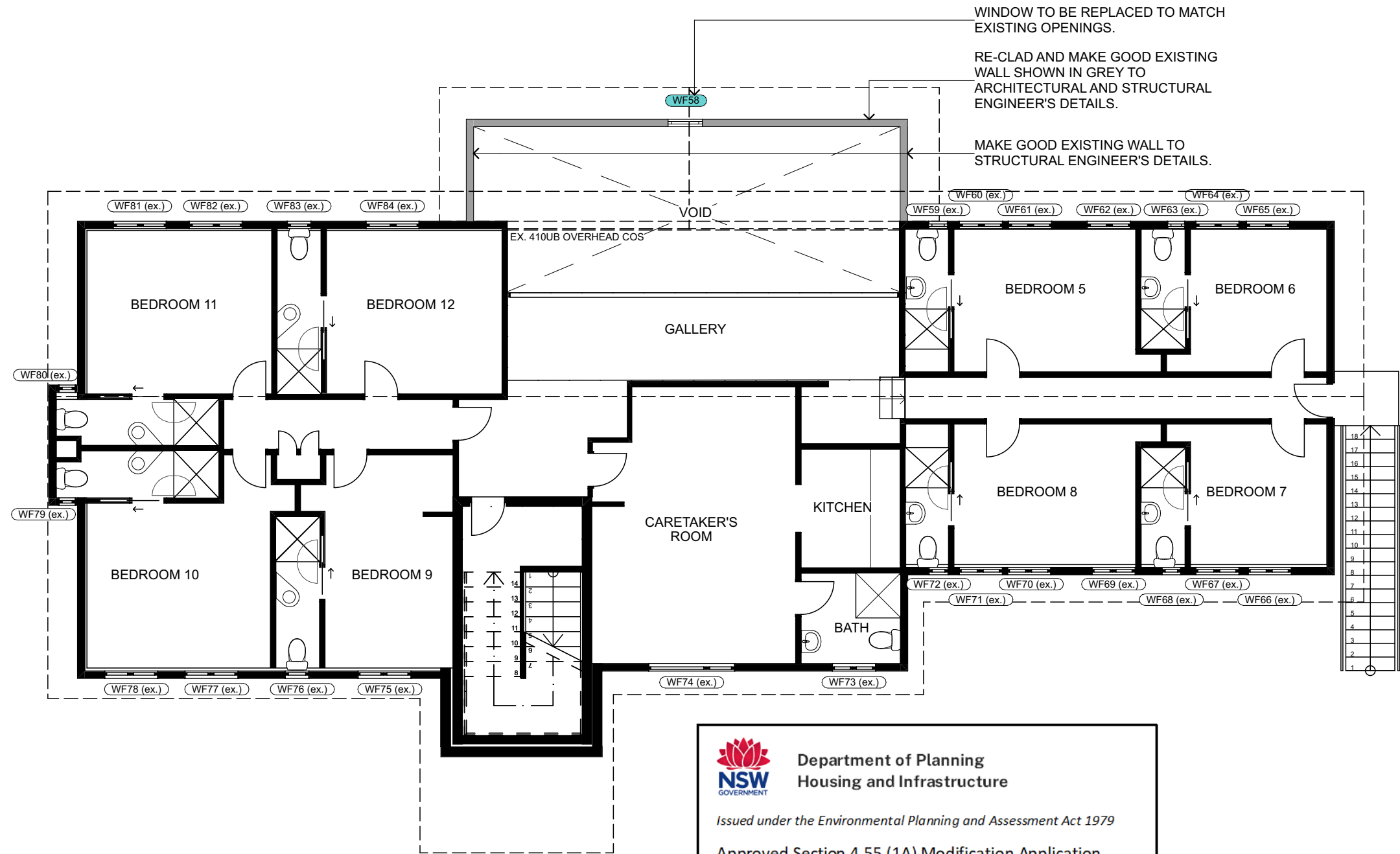
Sheet No **22** of **29**

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FIRST FLOOR
Scale 1:100



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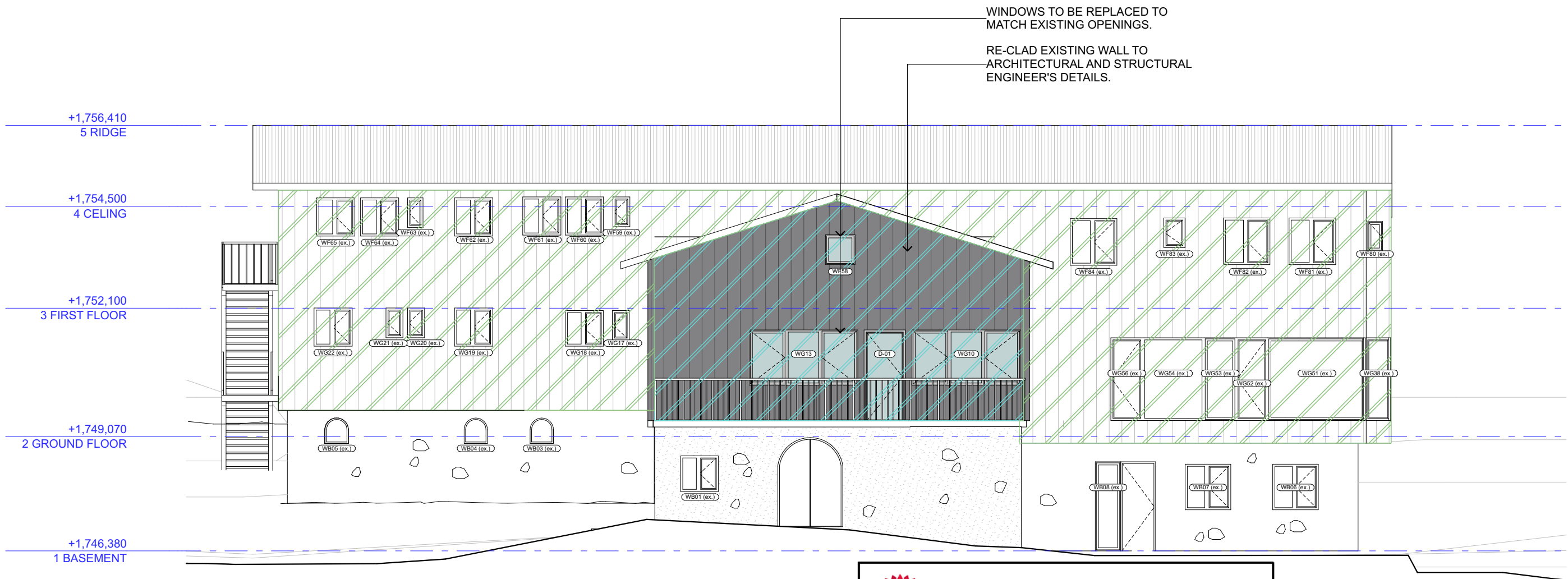


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01 NORTH ELEVATION
Scale 1:100



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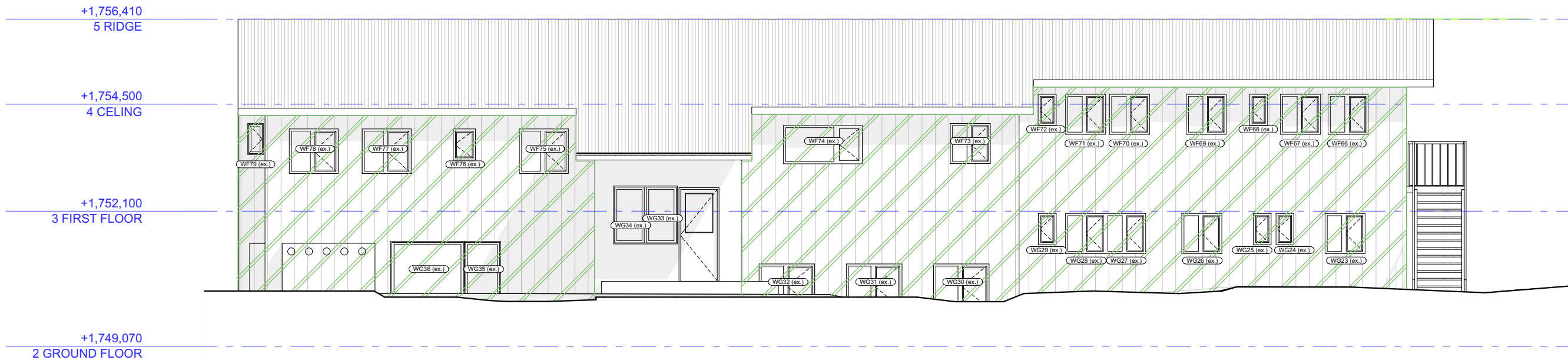
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KEY:

- EXISTING (NOT IN SCOPE)
- ADDITIONAL REMEDIAL WORKS
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- RE-CLADDING WORKS
PROPOSED IN DA10626

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02 SOUTH ELEVATION
Scale 1:100

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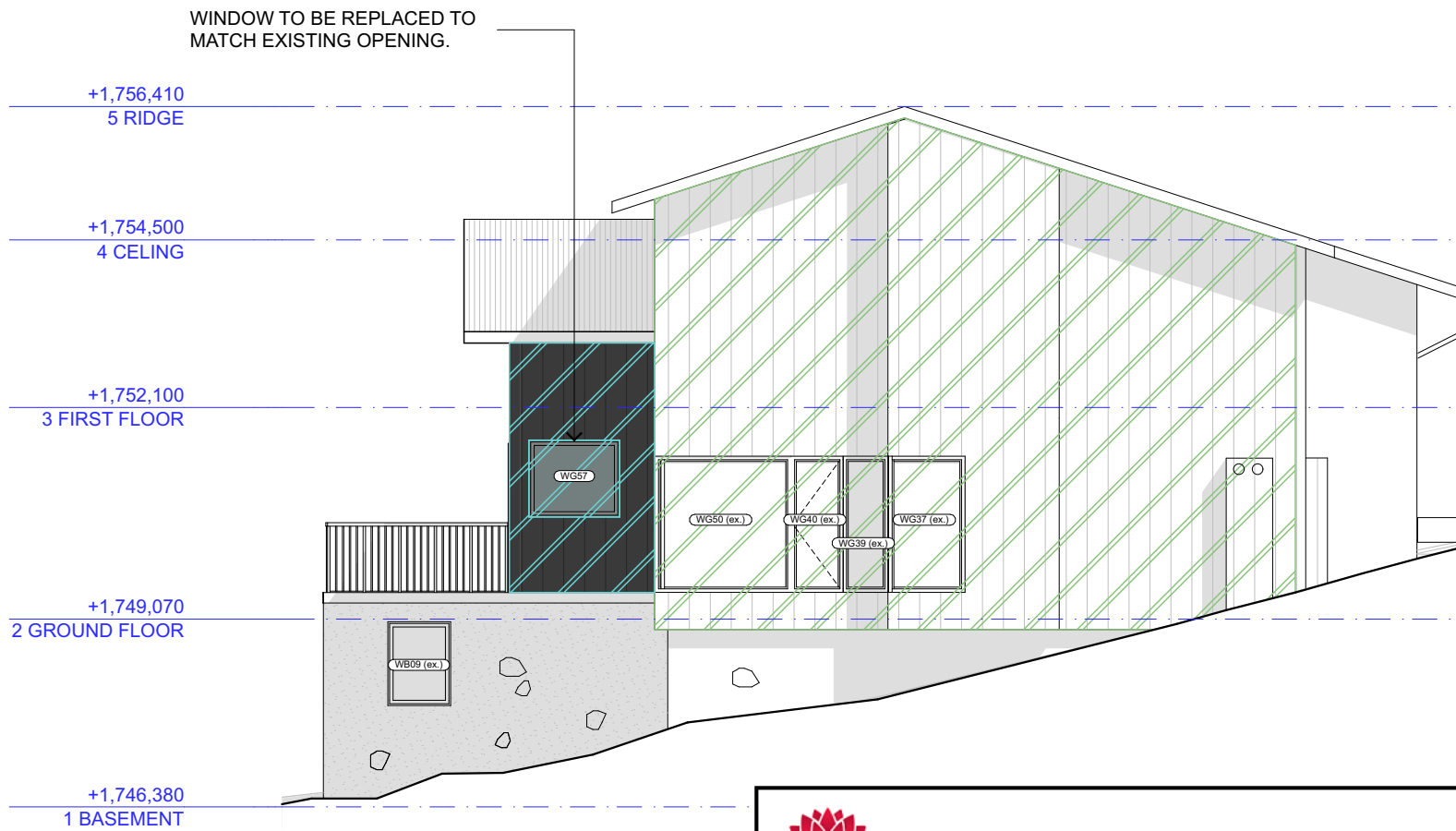
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KEY:

-  EXISTING (NOT IN SCOPE)
-  ADDITIONAL REMEDIAL WORKS PROPOSED IN THIS MOD.
-  RE-CLADDING WORKS PROPOSED IN DA10626

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04 WEST ELEVATION
Scale 1:100



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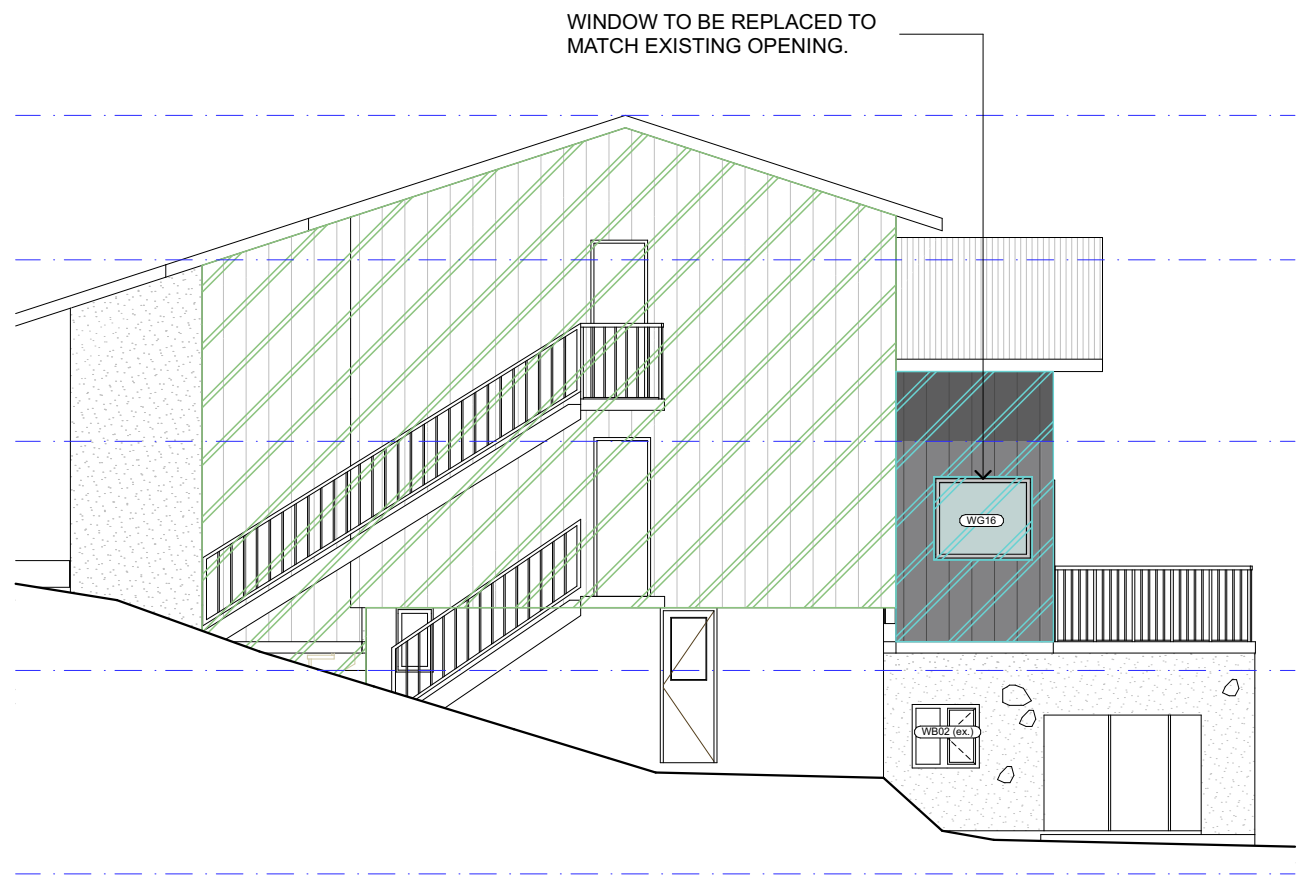
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03 EAST ELEVATION
Scale 1:100

KEY:



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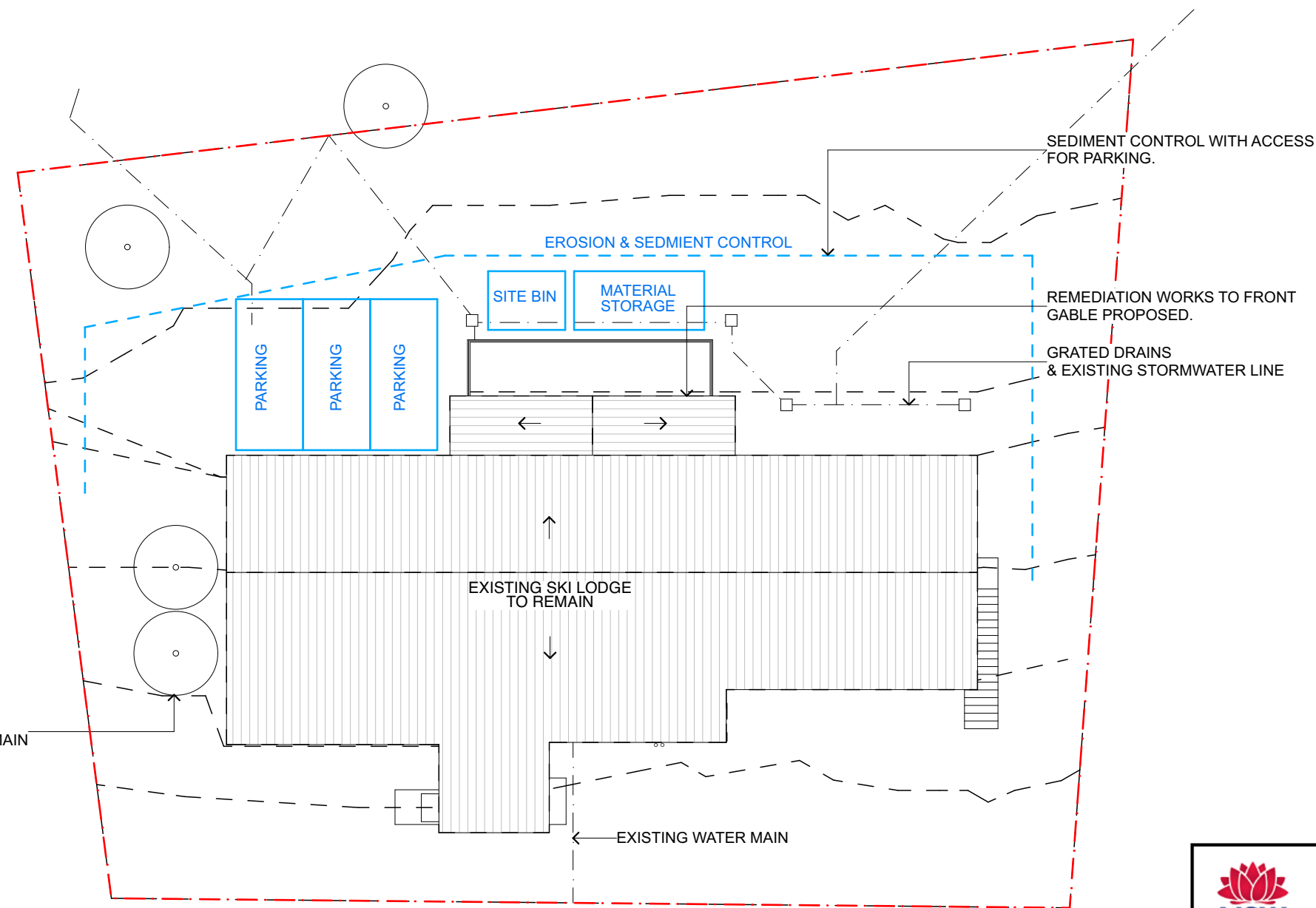


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RE-CLADDING WORKS
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SITE ENVIRONMENTAL MANAGEMENT PLAN Scale 1:200



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1 RECLAD TO MATCH EXISTING
LYSAGHT ENSEAM IN COLORBOND MONUMENT.

2 REPLACE EXISTING ALUMINIUM-FRAMED WINDOWS
WITH VIEWCO THERMALLY BROKEN ALUMINIUM-
FRAMED WINDOWS. PEARL WHITE FRAME



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