

PROPOSED DEVELOPMENT - HI NOON SKI CLUB

12 BANJO DRIVE THREDBO NSW 2625

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Project Details

PROJECT TYPE
ALTERATIONS & ADDITIONS

Applicant - HI NOON SKI CLUB
Location - 12 BANJO DRIVE THREDBO NSW 2625
Deposited Plan Number - 1119757
Lot Number - 721
Site Area - 713 sq.m

General Notes

1. These drawings are copyright and shall remain the property of TZ Design Pty Ltd. Unauthorised amendment, retension, copying and use of these documents, in any form whatsoever, is strictly prohibited.
2. These drawings are to be read in conjunction with all other consultants documents.
3. All dimensions in millimetres unless noted otherwise. Figured dimensions are to be used in preference to scaling from drawings. Any discrepancies shall be immediately referred to TZ Design. Setting out of the works by the architectural drawings unless noted otherwise.
4. Contractor must verify all dimensions on site before commencing any work or making any shop drawings which must be approved before manufacture.
5. All workmanship and materials to comply with the Building Code of Australia, relevant Australian Standards, and the requirements of all associated authorities having jurisdiction over the works.
6. Refer to the specification. The specification forms part of these drawings.
7. These drawings are intended as a guide only. Whilst every care has been taken in the preparation of these documents, no liability is assumed for the material contained herein.
8. No warranty is given or implied as to the accuracy of the whole or any part.
9. These drawings form part of the proprietor's requirements for the design and construction of this project. The builder may vary the works described in these drawings with the prior approval of TZ Design.
10. Contractors should make their own investigations and satisfy themselves with respect to all aspects of the project, including existing conditions, adjoining properties and access to the site.

Specification Notes

GENERAL NOTES
All construction is to be in accordance with the National Construction Code 2022.

Concrete construction is to comply with AS3600.

Masonry construction is to comply with AS3700.

Steel construction is to comply with AS4100.

Timber construction is to comply with AS1720.1, AS1684 and the Timber Framing Code.

Stairs / Landings / Barriers / Handrails are to comply with the NCC.

Damp and weatherproofing is to be in accordance with the NCC.

WC doors are to comply with the NCC.

Lighting in all areas is to comply with the NCC.

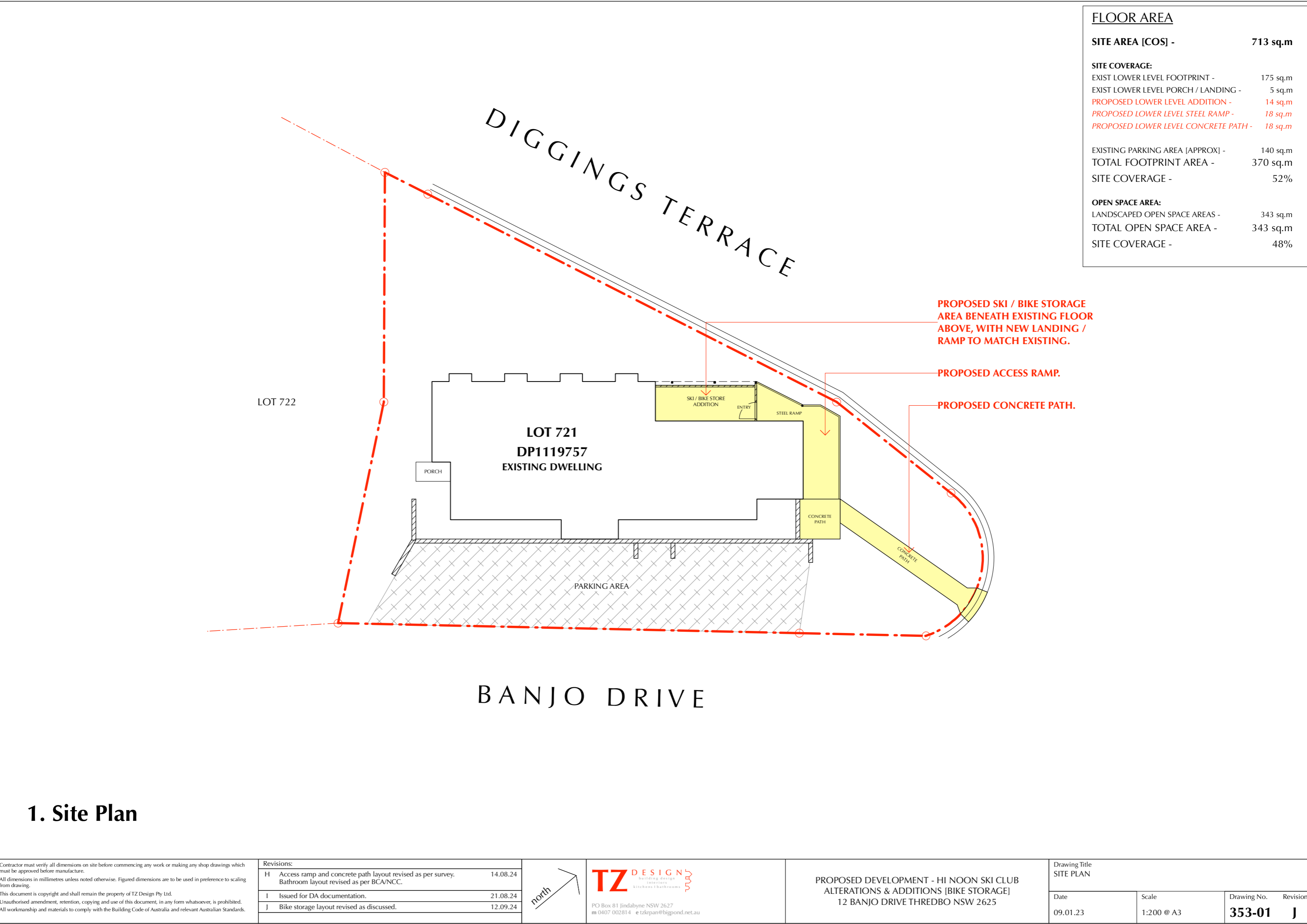
All dimensions and levels on plans are to be confirmed on site prior to commencing construction.

All dimensions are in millimetres unless noted otherwise.

TERMITE PROTECTION
Provide termite protection in accordance with AS3660.

TIMBER FRAMING NOTE
All timber framing to be in accordance with NCC 2022 and comply with AS1684 & AS1720 and Timber Framing Code.

STRUCTURAL ENGINEERING NOTE
Refer to Structural Engineering Design & Specification for all structural components. Any discrepancies with Architectural Drawings shall be immediately referred to TZ Design.



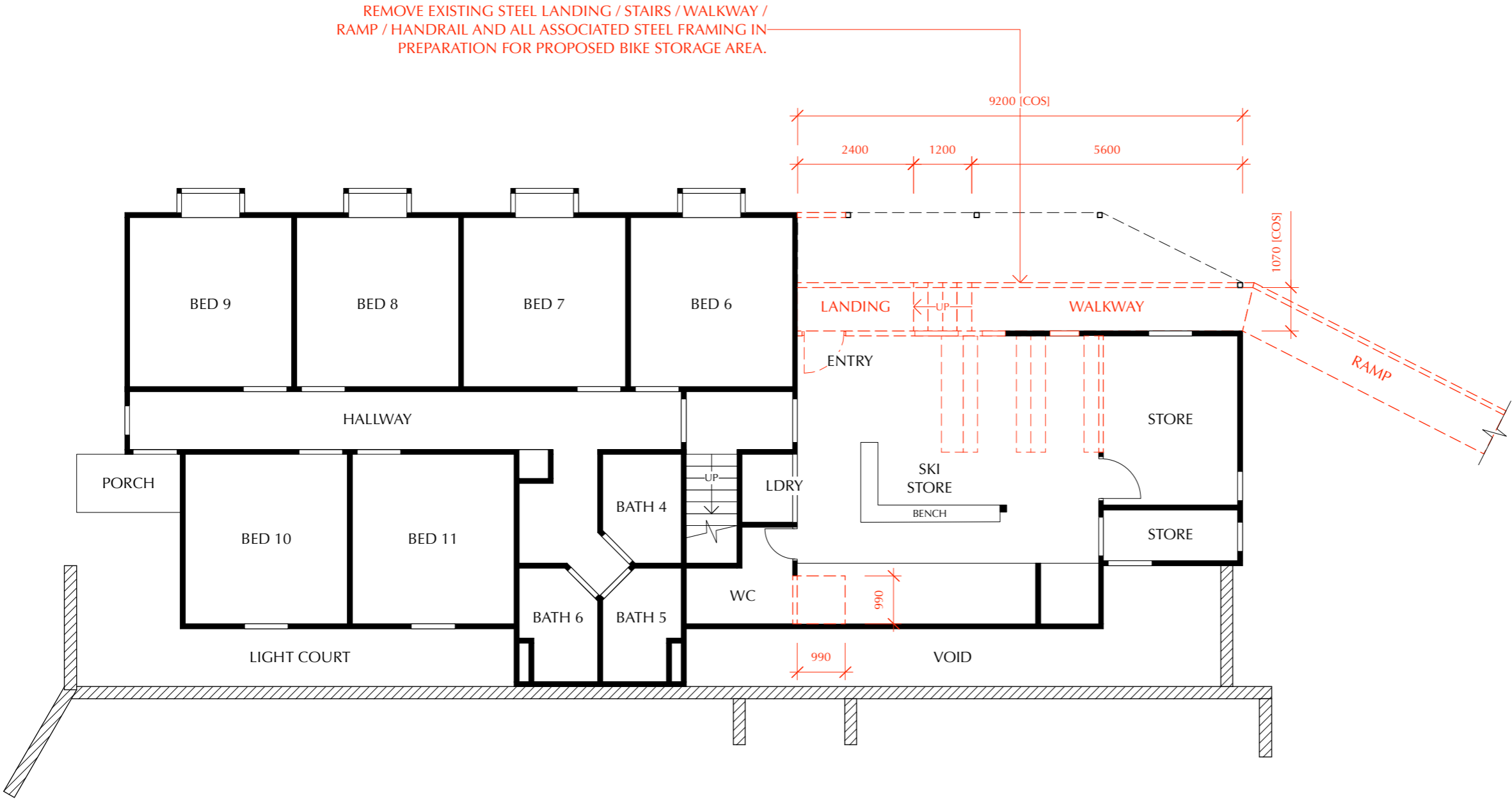
1. Site Plan

FLOOR AREA

| | |
|--|----------|
| EXIST LOWER LEVEL FOOTPRINT - | 175 sq.m |
| EXIST LOWER LEVEL PORCH / LANDING / STAIRS / WALKWAY [NOT INCL RAMP] - | 12 sq.m |
| EXIST LOWER LEVEL STAIRS / WALKWAY TO BE REMOVED - | 9 sq.m |
| TOTAL FLOOR AREA - | 187 sq.m |

LEGEND

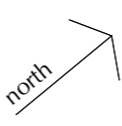
- EXISTING TIMBER FRAMED EXT/INT WALLS WITH P/B LINING AND EXT CLADDING.
- TO BE REMOVED / DEMOLISHED.



1. Lower Level Floor Plan - Existing

Contractor must verify all dimensions on site before commencing any work or making any shop drawings which must be approved before manufacture.
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All workmanship and materials to comply with the Building Code of Australia and relevant Australian Standards.

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| Revisions: | | |
| H | Access ramp and concrete path layout revised as per survey. Bathroom layout revised as per BCA/NCC. | 14.08.24 |
| I | Issued for DA documentation. | 21.08.24 |
| J | Bike storage layout revised as discussed. | 12.09.24 |

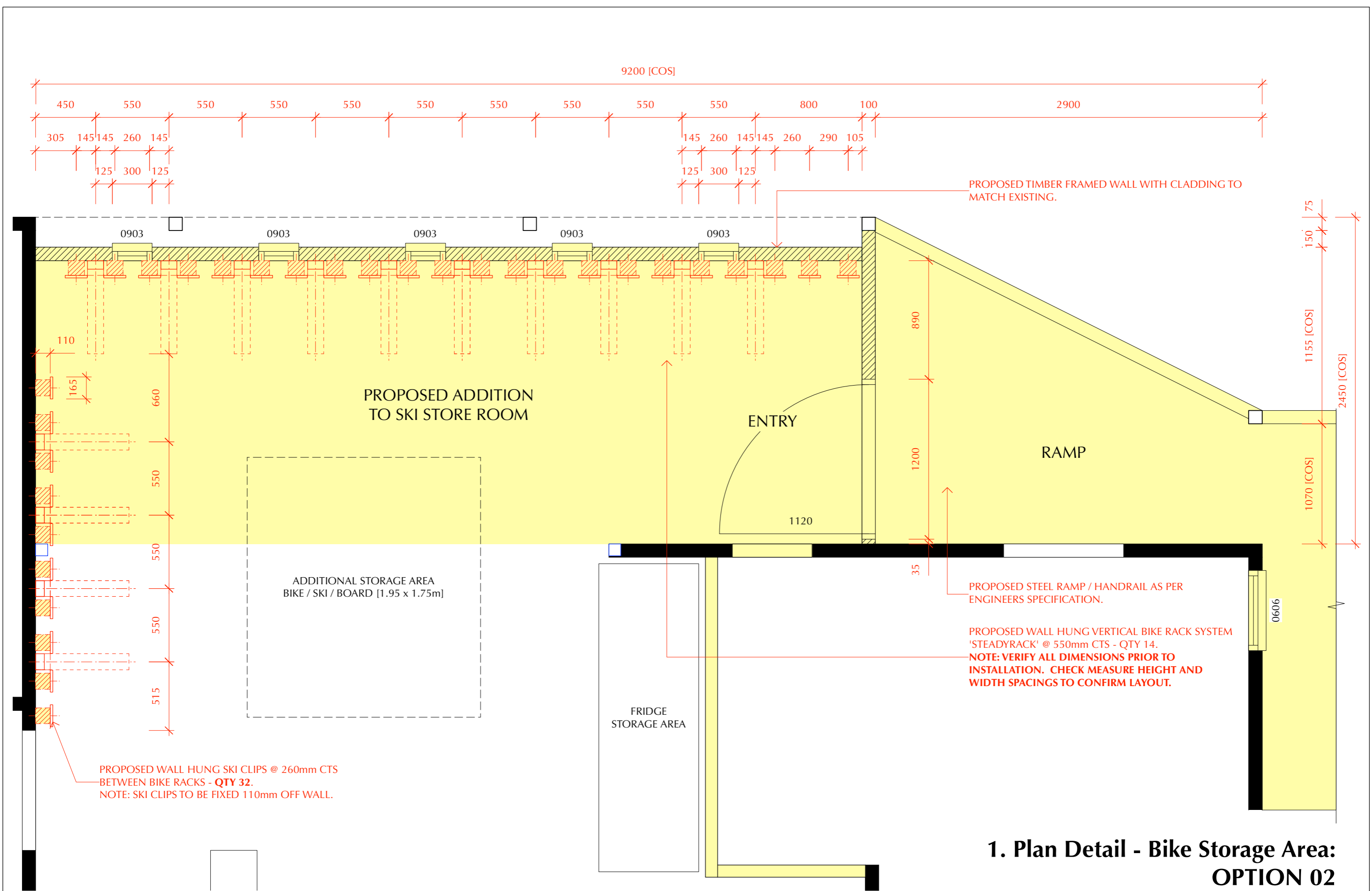


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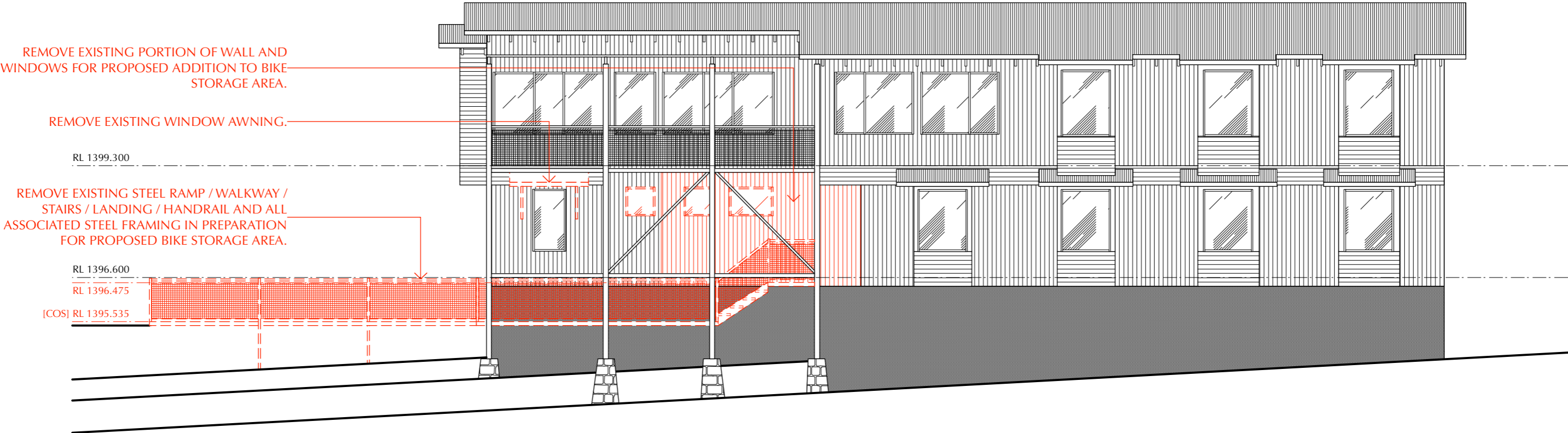
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PROPOSED DEVELOPMENT - HI NOON SKI CLUB
ALTERATIONS & ADDITIONS [BIKE STORAGE]
12 BANJO DRIVE THREDBO NSW 2625

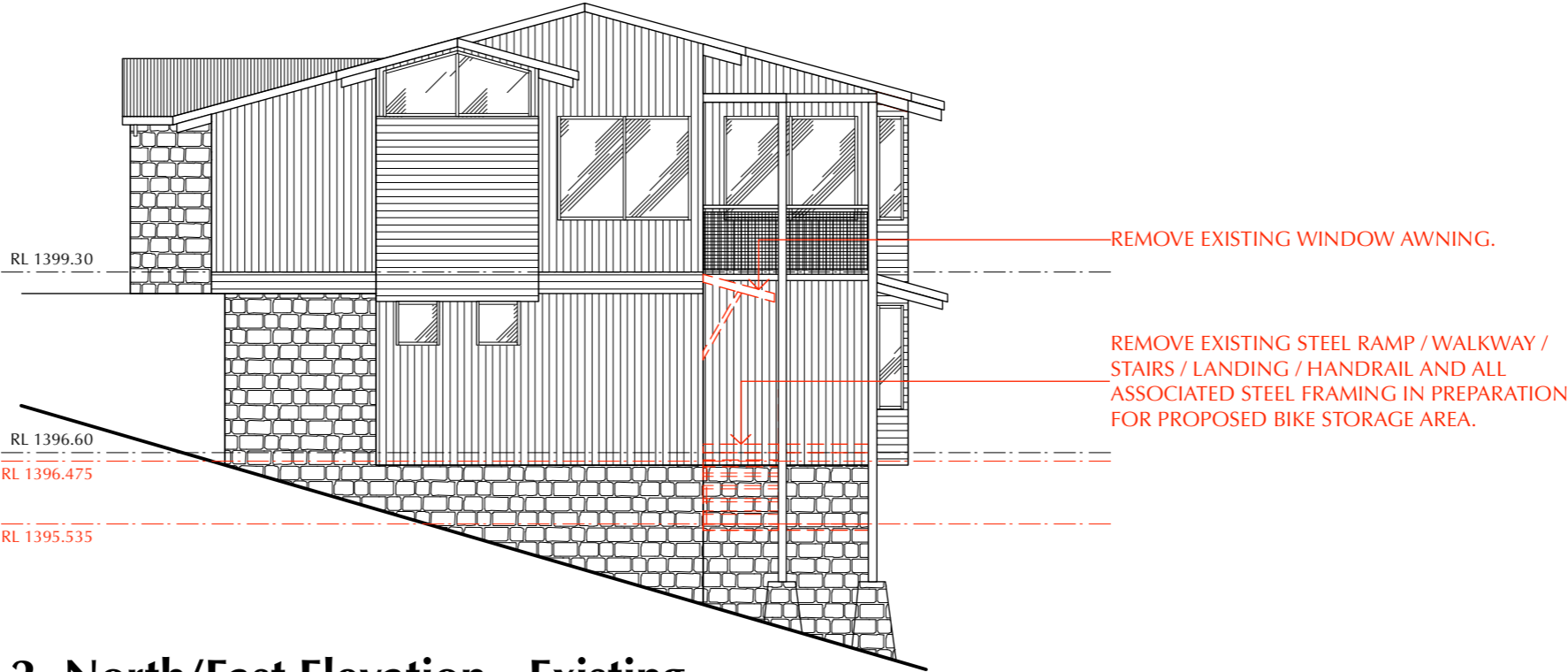
| | | | |
|---|------------|-------------|----------|
| Drawing Title LOWER LEVEL FLOOR PLAN - EXISTING | | | |
| Date | Scale | Drawing No. | Revision |
| 09.01.23 | 1:100 @ A3 | 353-02 | J |



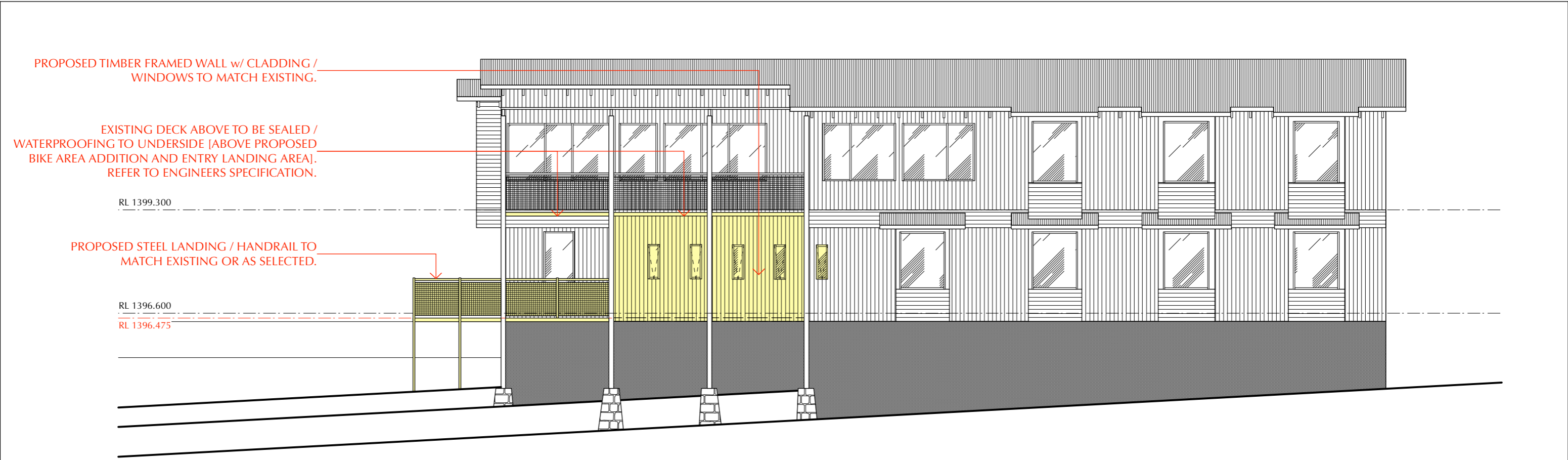
1. Plan Detail - Bike Storage Area:
OPTION 02



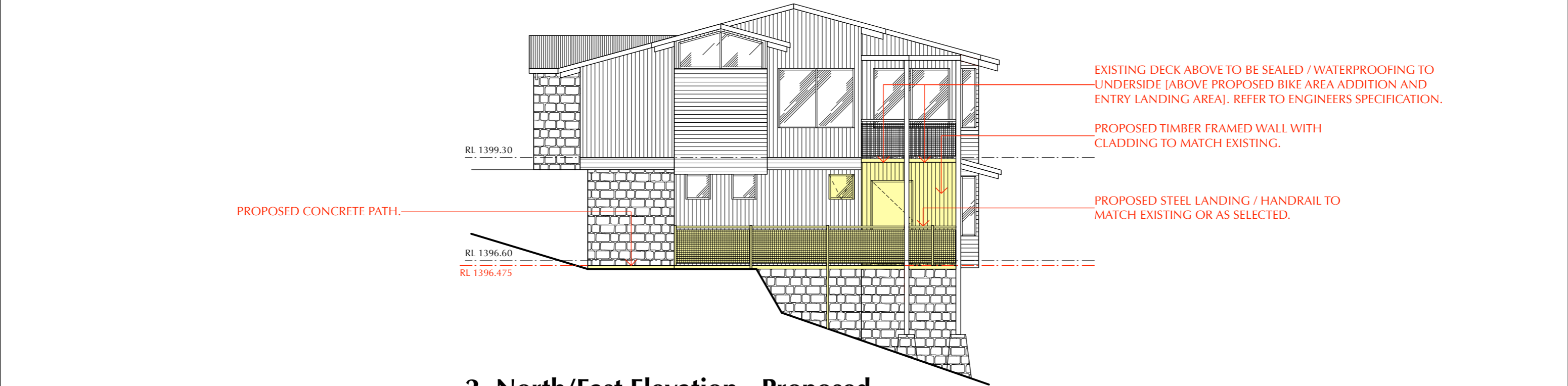
1. North/West Elevation - Existing



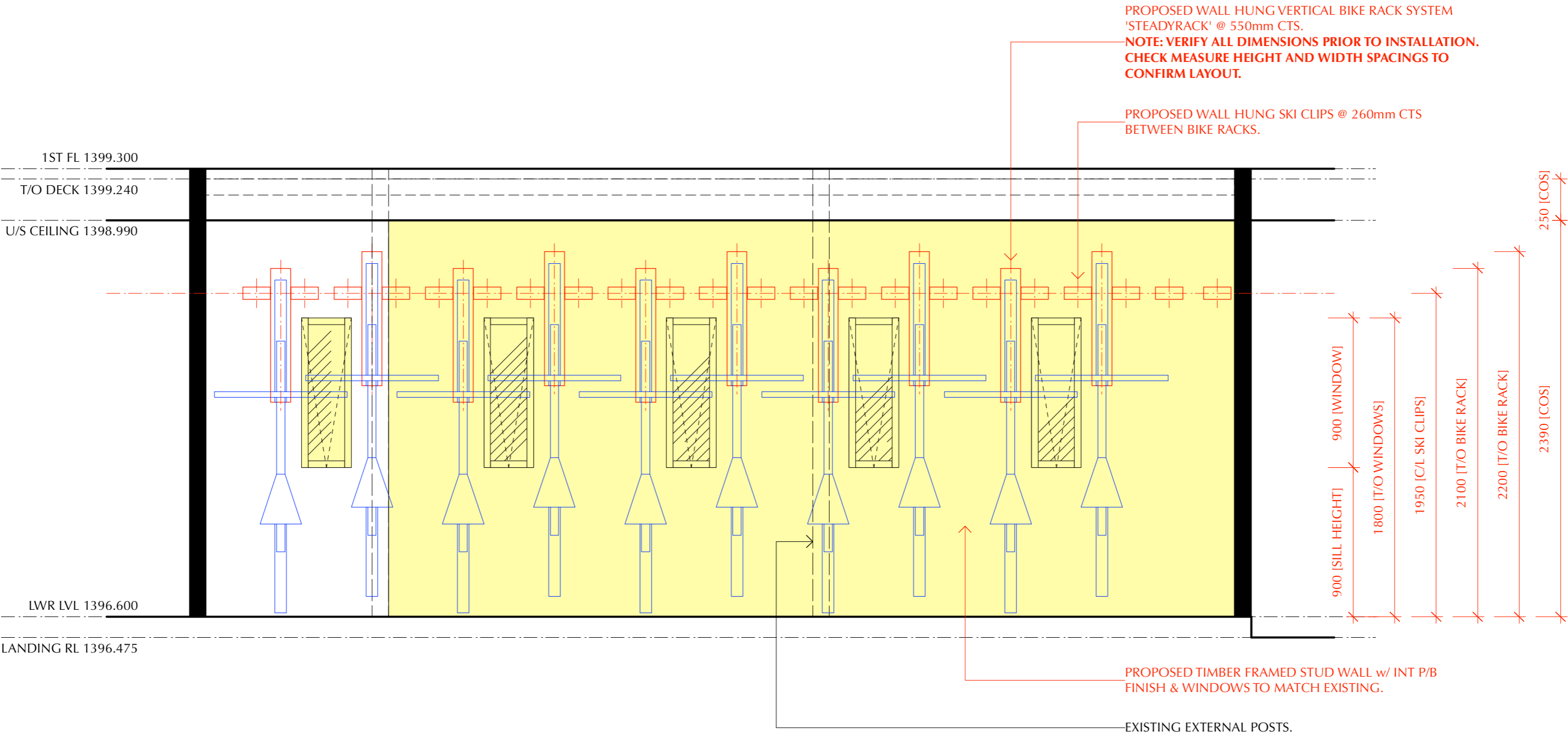
2. North/East Elevation - Existing



1. North/West Elevation - Proposed



2. North/East Elevation - Proposed



1. Int Elevation - Bike Storage Area: OPTION 02

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|---|------------|--|---|---|--|---|---------------|--------------------------------------|--------------------------------|----------|
| <div>Contractor must verify all dimensions on site before commencing any work or making any shop drawings which must be approved before manufacture.</div> <div>All dimensions in millimetres unless noted otherwise. Figured dimensions are to be used in preference to scaling from drawing.</div> <div>This document is copyright and shall remain the property of TZ Design Pty Ltd.</div> <div>Unauthorised amendment, retention, copying and use of this document, in any form whatsoever, is prohibited.</div> <div>All workmanship and materials to comply with the Building Code of Australia and relevant Australian Standards.</div> | Revisions: | | <div><div><div>TZ</div><div>DESIGN</div><div>building design interiors kitchens & bathrooms</div></div><div>PO Box 81 Jindabyne NSW 2627 m 0407 002814 e tzkrpan@bigpond.net.au</div></div> | <div>PROPOSED DEVELOPMENT - HI NOON SKI CLUB</div> <div>ALTERATIONS & ADDITIONS [BIKE STORAGE]</div> <div>12 BANJO DRIVE THREDBO NSW 2625</div> | | | Drawing Title | | <div>353-07</div> <div>J</div> | |
| | H | Access ramp and concrete path layout revised as per survey. Bathroom layout revised as per BCA/NCC. | | | | | 14.08.24 | INT ELEVATION - BIKE STORAGE AREA | | |
| | I | Issued for DA documentation. | | | | | 21.08.24 | Date | | |
| | J | Bike storage layout revised as discussed. | | | | | 12.09.24 | Scale | | |
| | Date | | | | | | Drawing No. | | | Revision |
| 09.01.23 | | 1:100 @ A3 | | 353-07 | | J | | | | |