

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

<p>GENERAL NOTES All construction is to be in accordance with the National Construction Code 2022.</p> <p>Earthworks to comply with Part 3.2 of the NCC.</p> <p>Drainage to comply with Part 3.3 of the NCC.</p> <p>Termite risk management to comply with Part 3.4 of the NCC and AS3660.</p> <p>Footings, slabs and associated elements to comply with Part 4.2 of the NCC.</p> <p>Masonry to comply with Part 5 of the NCC.</p> <p>Framing to comply with Part 6 of the NCC.</p> <p>Roof and wall cladding to comply with Part 7 of the NCC.</p> <p>Glazing to comply with Part 8 of the NCC and AS2047.</p> <p>Smoke alarms to comply with Part 9.5 of the NCC.</p> <p>Wet area waterproofing to comply with Part 10.2 of the NCC and AS 3740-2021.</p> <p>Sanitary compartments to comply with Part 10.4 of the NCC.</p> <p>Lighting in all areas to comply with Part 10.5 of the NCC.</p> <p>Stairway and ramp construction to comply with Part 11.2 of the NCC.</p> <p>Barriers and handrails to comply with Part 11.3 of the NCC.</p> <p>Domestic solid fuel burning appliances to comply with Part 12.4 or H7D5[a] of the NCC and AS2918.</p> <p>Condensation Management to comply with Part H4 Health and Amenity [Condensation and water vapour management] of the NCC, ABCB Part 10.8 and AS 4200.</p> <p>Concrete construction to comply with AS3600.</p> <p>Masonry construction to comply with AS3700.</p> <p>Steel construction to comply with AS4100.</p> <p>Timber construction to comply with AS1720, AS1684 and the Timber Framing Code.</p> <p>All dimensions and levels on plans are to be confirmed on site prior to commencing construction.</p> <p>All dimensions are in millimetres unless noted otherwise.</p> <p>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.</p>
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Scope of Works

<p>1. DEMOLITION - REMOVE EXISTING STEEL RAMP / WALKWAY / STAIRS / LANDING / HANDRAIL AND ALL ASSOCIATED STEEL FRAMING IN PREPARATION FOR PROPOSED BIKE STORAGE AREA. - REMOVE EXISTING FRONT ENTRY DOOR / PORTION OF WALL AND WINDOWS AS PER DWG'S 353-02L & 03L. - REMOVE PORTION OF WALL IN STORE ROOM AND STORAGE IN SKI ROOM AS PER DWG 353-02L. - REMOVE PORTION OF WALL IN WC AS PER DWG 353-02L. - REMOVE WINDOW AWNING ABOVE STORE ROOM WINDOW AS PER DWG 353-05L.</p> <p>2. EXTERNAL ACCESS AREA - NEW CONCRETE PATH FROM ROAD TO LODGE AS PER DWG 353-03L AND STRUCTURAL ENGINEERS SPECIFICATION. - NEW STEEL ACCESS RAMP/SUPPORTS/FRAMING FROM CONCRETE PATH TO LODGE AS PER DWG'S 353-03L & 06L AND STRUCTURAL ENGINEERS SPECIFICATION.</p> <p>3. ENTRY / SKI STORE - NEW EXTERNAL WALLS / DOOR / WINDOWS AS PER DWG'S 353-03L & 05L AND STRUCTURAL ENGINEERS SPECIFICATION. - NEW INSULATED CEILING / ROOF PANELS TO EXISTING DECK ABOVE [ABOVE PROPOSED BIKE AREA ADDITION AND ENTRY LANDING AREA] AS PER DWG 353-05L AND STRUCTURAL ENGINEERS SPECIFICATION. - NEW CLADDING AND WINDOWS AS SELECTED TO MATCH EXISTING. - NEW SKI / BIKE RACK SYSTEM AS PER CLIENT'S REQUIREMENTS. REFER TO DWG'S 353-04L & 07L.</p> <p>4. STORE ROOM / SOU - NEW INTERNAL WALLS / RE-USE EXISTING WINDOW AS PER DWG'S 353-03L & 05L AND STRUCTURAL ENGINEERS SPECIFICATION.</p> <p>5. BATHROOM - NEW INTERNAL WALLS TO INCREASE FLOOR SPACE AS PER DWG 353-03L. - NEW INT BATHROOM FITOUT, FINISHES AS SELECTED.</p> <p>4. ELECTRICAL - NEW POWER POINTS / LIGHT POINTS / LIGHT SWITCHES / TELEVISION POINT AS PER DWG 353-08L. FINISHES AS SELECTED.</p>

SITE AREA [COS] -	713 sq.m
SITE COVERAGE:	
EXIST LOWER LEVEL FOOTPRINT -	175 sq.m
EXIST LOWER LEVEL PORCH / LANDING -	5 sq.m
<i>PROPOSED LOWER LEVEL ADDITION -</i>	<i>14 sq.m</i>
<i>PROPOSED LOWER LEVEL STEEL RAMP -</i>	<i>18 sq.m</i>
<i>PROPOSED LOWER LEVEL CONCRETE PATH -</i>	<i>18 sq.m</i>
EXISTING PARKING AREA [APPROX] -	140 sq.m
TOTAL FOOTPRINT AREA -	370 sq.m
SITE COVERAGE -	52%
OPEN SPACE AREA:	
LANDSCAPED OPEN SPACE AREAS -	343 sq.m
TOTAL OPEN SPACE AREA -	343 sq.m
SITE COVERAGE -	48%



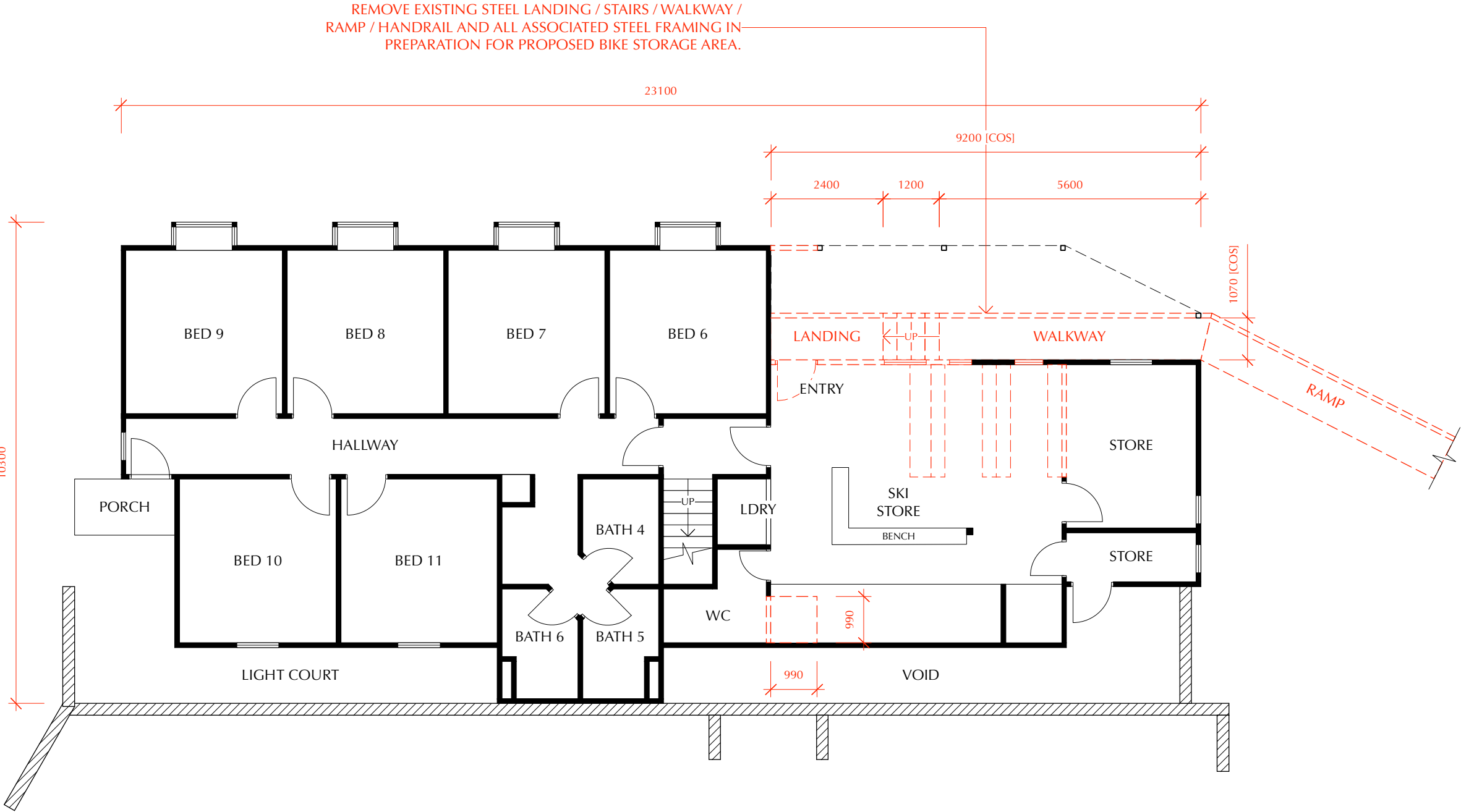
FLOOR AREA

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.

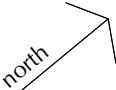


1. Lower Level Floor Plan - Existing



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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Revisions:	
L Contour survey details added to Site Plan. Issued for DA.	09.12.24



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ALTERATIONS & ADDITIONS [BIKE STORAGE]
12 BANJO DRIVE THREDBO NSW 2625

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

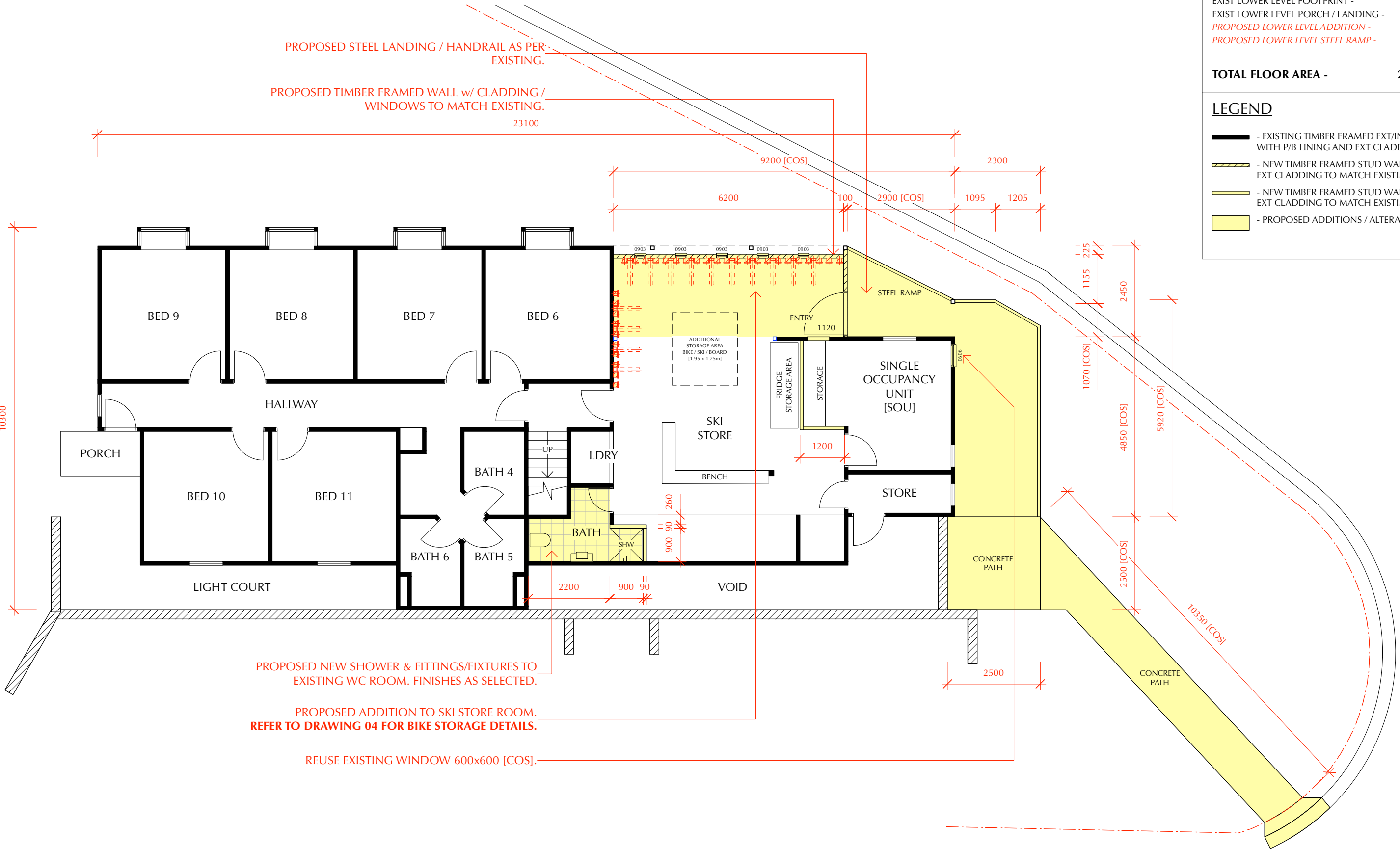
FLOOR AREA

EXIST LOWER LEVEL FOOTPRINT -	175 sq.m
EXIST LOWER LEVEL PORCH / LANDING -	5 sq.m
PROPOSED LOWER LEVEL ADDITION -	14 sq.m
PROPOSED LOWER LEVEL STEEL RAMP -	18 sq.m

TOTAL FLOOR AREA - 212 sq.m

LEGEND

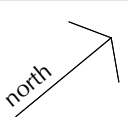
- EXISTING TIMBER FRAMED EXT/INT WALLS WITH P/B LINING AND EXT CLADDING.
- NEW TIMBER FRAMED STUD WALLS WITH EXT CLADDING TO MATCH EXISTING.
- NEW TIMBER FRAMED STUD WALLS WITH EXT CLADDING TO MATCH EXISTING.
- PROPOSED ADDITIONS / ALTERATIONS.



1. Lower Level Floor Plan - Proposed

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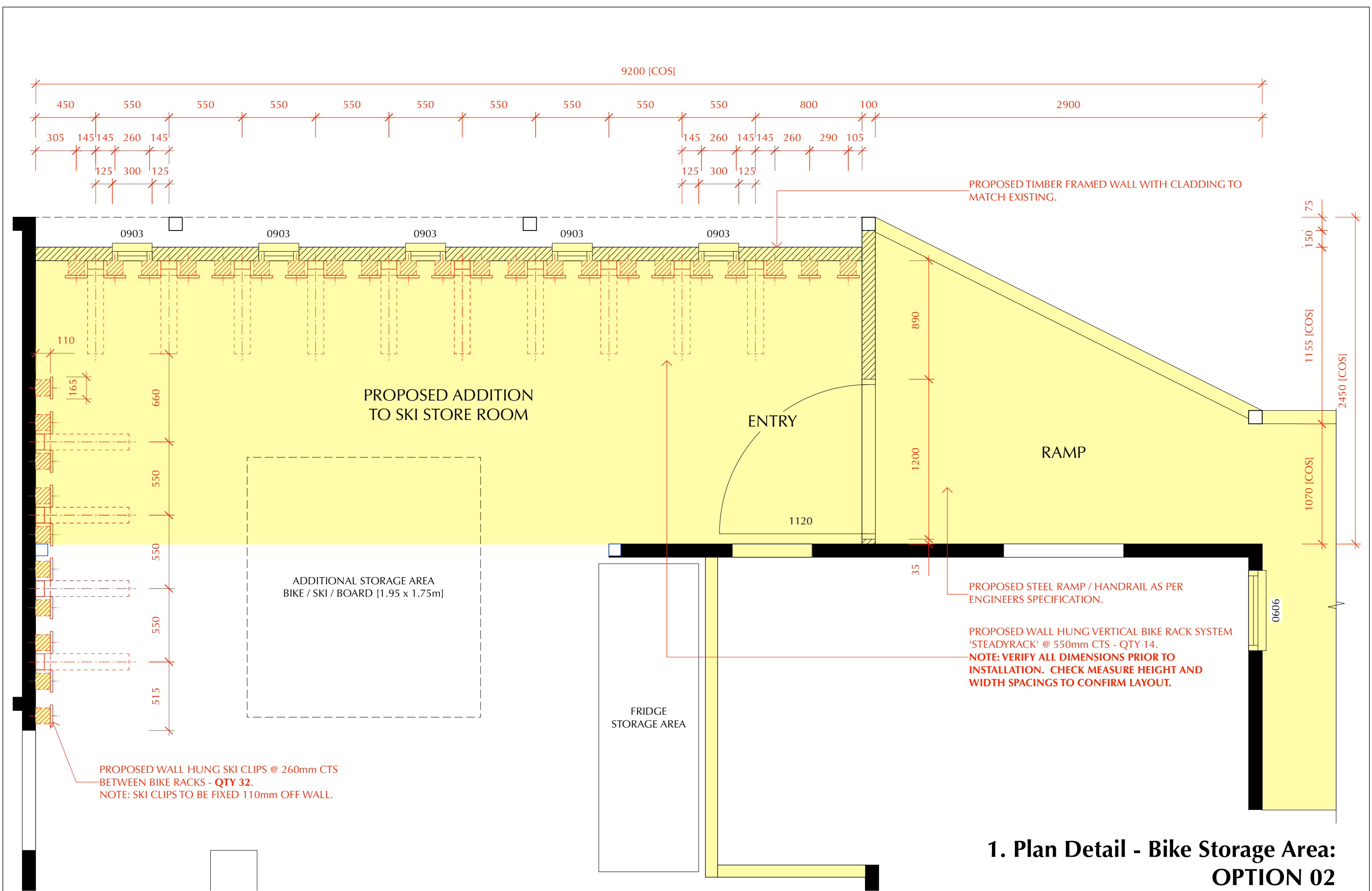
Revisions:		
L	Contour survey details added to Site Plan. Issued for DA.	09.12.24
	Upper level floor plan added. Single Occupancy Unit [SOU] added in lieu of Storeroom.	21.01.25
	Concrete path adjusted to suit.	04.02.25

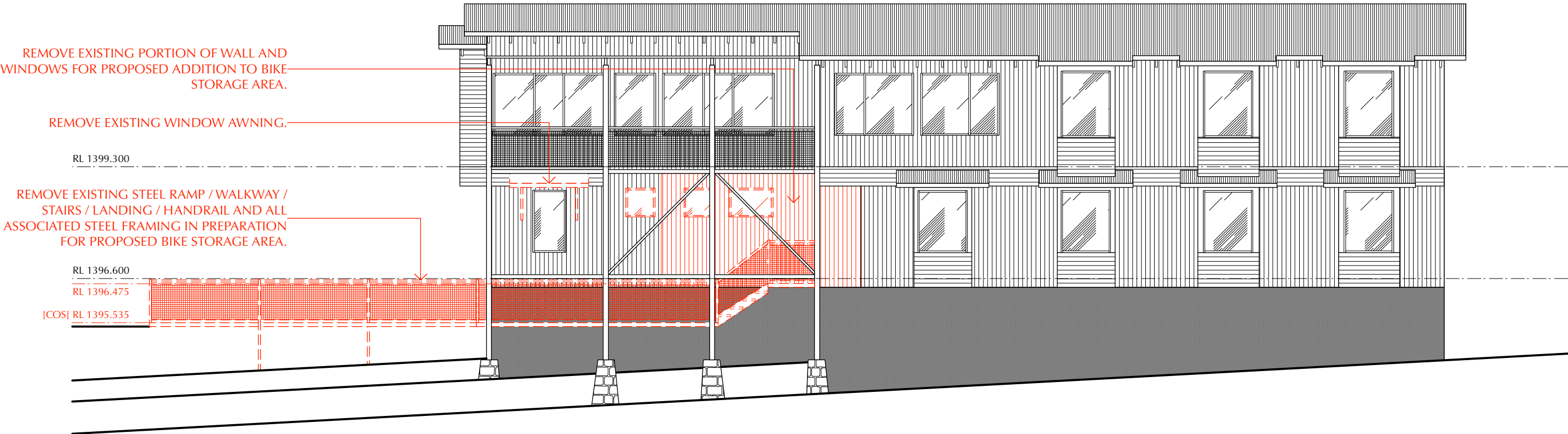


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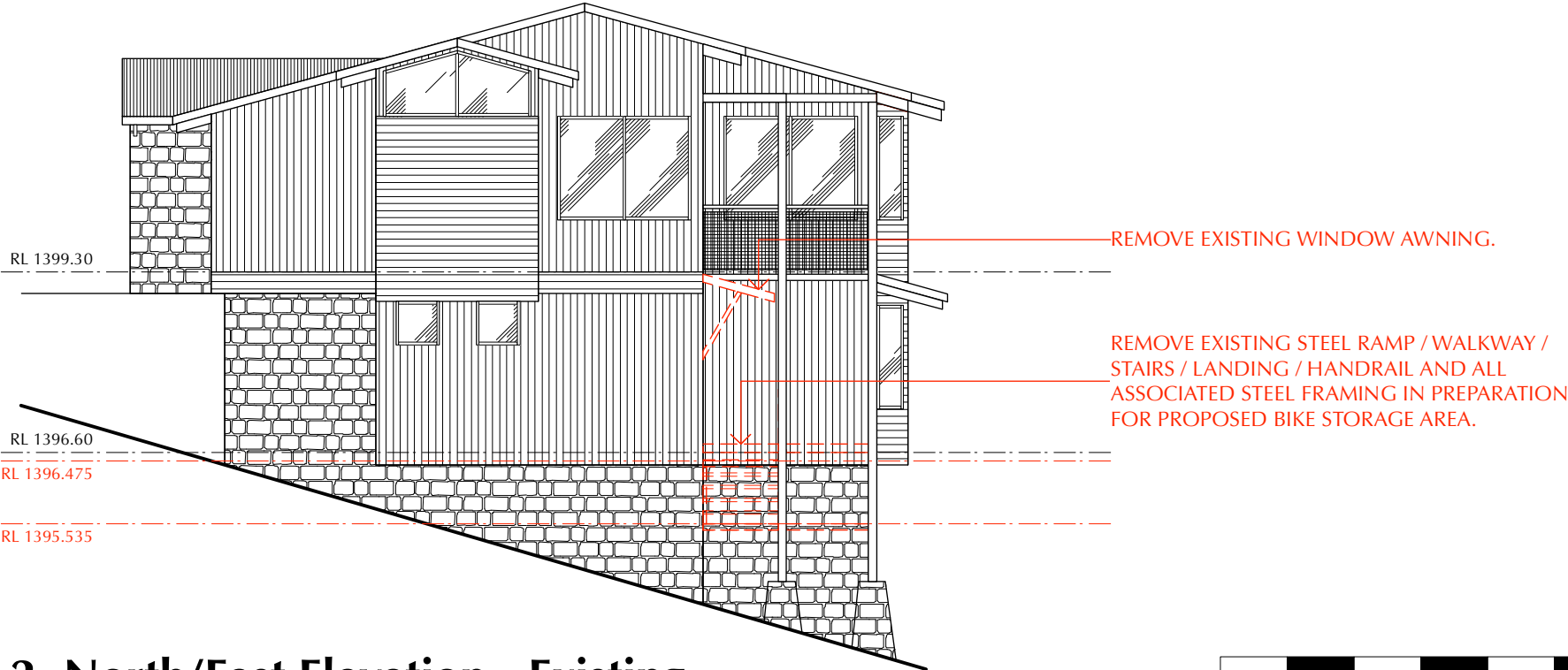
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ALTERATIONS & ADDITIONS [BIKE STORAGE]
12 BANJO DRIVE THREDBO NSW 2625

Drawing Title LOWER LEVEL FLOOR PLAN - PROPOSED			
Date 09.01.23	Scale 1:100 @ A3	Drawing No. 353-03	Revision L





1. North/West Elevation - Existing



2. North/East Elevation - Existing



PROPOSED TIMBER FRAMED WALL w/ CLADDING /
WINDOWS TO MATCH EXISTING.

NEW INSULATED CEILING / ROOF PANELS BELOW
EXISTING DECK [ABOVE PROPOSED BIKE AREA
ADDITION AND ENTRY LANDING AREA] AS PER
STRUCTURAL ENGINEERS SPECIFICATION.

RL 1399.300

PROPOSED STEEL LANDING / HANDRAIL TO
MATCH EXISTING OR AS SELECTED.

RL 1396.600

RL 1396.475

1. North/West Elevation - Proposed

PROPOSED CONCRETE PATH.

RL 1399.30

RL 1396.60

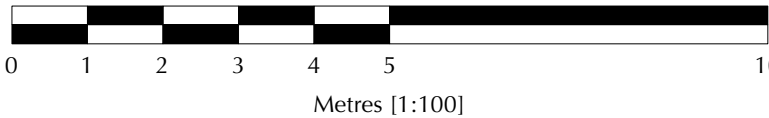
RL 1396.475

NEW INSULATED CEILING / ROOF PANELS BELOW EXISTING DECK
[ABOVE PROPOSED BIKE AREA ADDITION AND ENTRY LANDING
AREA] AS PER STRUCTURAL ENGINEERS SPECIFICATION.

PROPOSED TIMBER FRAMED WALL WITH
CLADDING TO MATCH EXISTING.

PROPOSED STEEL LANDING / HANDRAIL TO
MATCH EXISTING OR AS SELECTED.

2. North/East Elevation - Proposed



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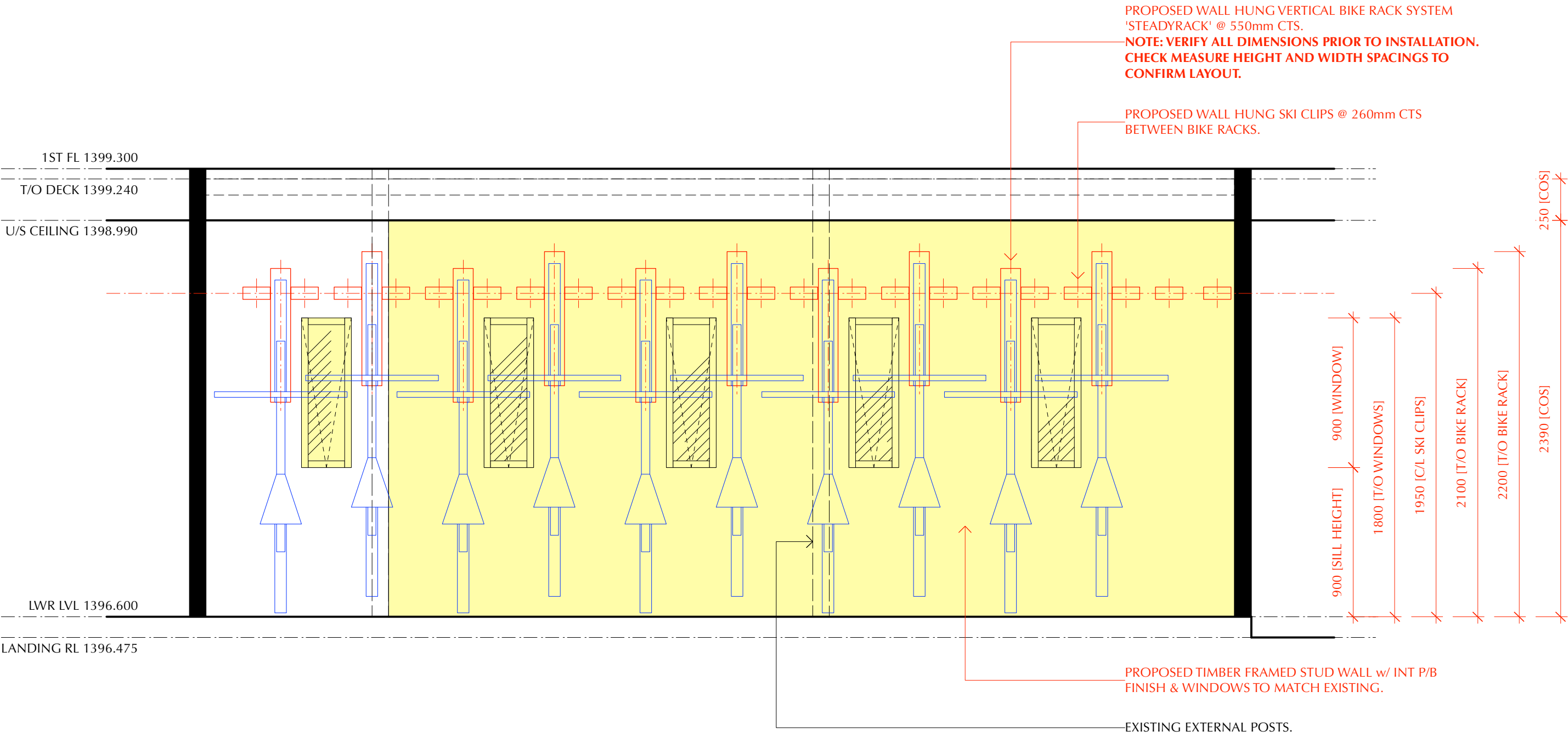
Revisions:		
L	Contour survey details added to Site Plan. Issued for DA.	09.12.24

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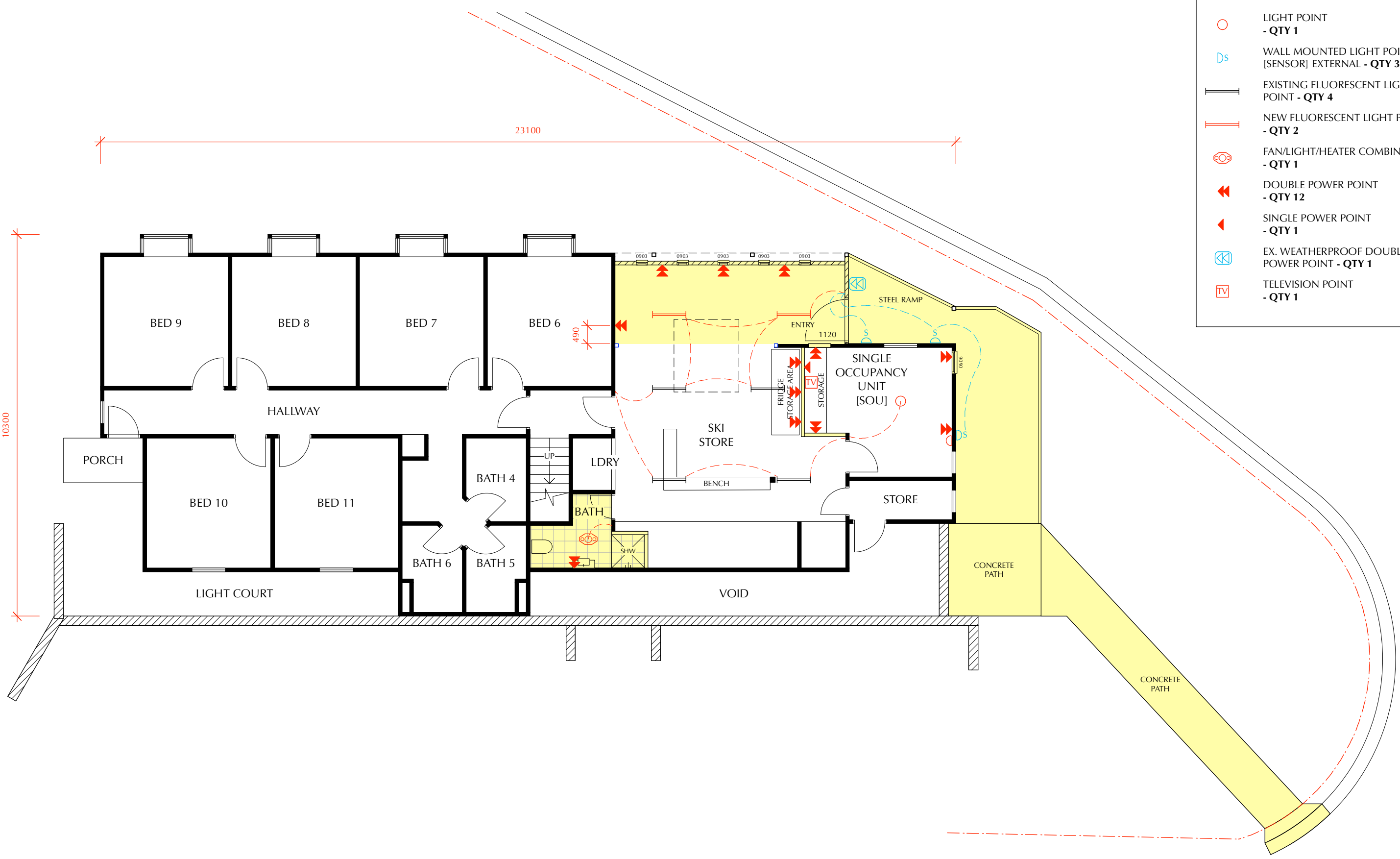
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Drawing Title ELEVATIONS 1 & 2 - PROPOSED			
Date	Scale	Drawing No.	Revision
09.01.23	1:100 @ A3	353-06	L



1. Int Elevation - Bike Storage Area: OPTION 02

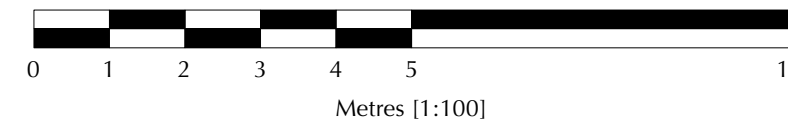
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	L	Contour survey details added to Site Plan. Issued for DA.					09.12.24	INT ELEVATION - BIKE STORAGE AREA			
								Date	Scale	Drawing No.	Revision
								09.01.23	1:100 @ A3	353-07	L



ELECTRICAL LEGEND

- LIGHT POINT
- QTY 1
- WALL MOUNTED LIGHT POINT
[SENSOR] EXTERNAL - QTY 3
- EXISTING FLUORESCENT LIGHT
POINT - QTY 4
- NEW FLUORESCENT LIGHT POINT
- QTY 2
- FAN/LIGHT/HEATER COMBINATION
- QTY 1
- DOUBLE POWER POINT
- QTY 12
- SINGLE POWER POINT
- QTY 1
- EX. WEATHERPROOF DOUBLE
POWER POINT - QTY 1
- TELEVISION POINT
- QTY 1

1. Lower Level Electrical Plan - Proposed



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	L	Contour survey details added to Site Plan. Issued for DA.			09.12.24	Date 09.01.23	Scale 1:100 @ A3	Drawing No. 353-08	Revision L
		Upper level floor plan added. Single Occupancy Unit [SOU] added in lieu of Storeroom.			21.01.25				
		Concrete path adjusted to suit.			04.02.25				

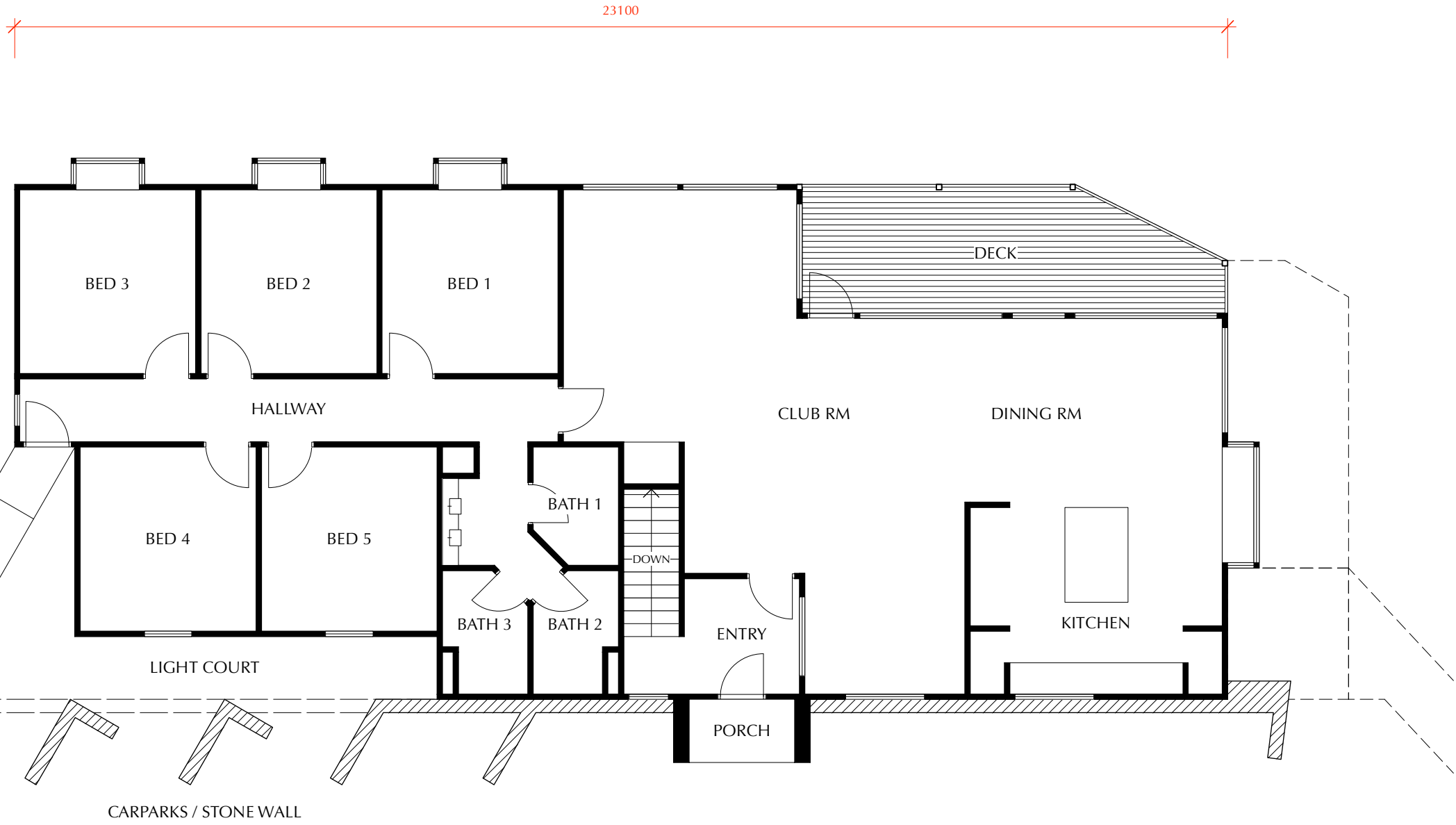
FLOOR AREA

EXIST UPPER LEVEL FOOTPRINT - 196 sq.m
DECK / PORCH - 20 sq.m

TOTAL FLOOR AREA - 216 sq.m

LEGEND

- EXISTING TIMBER FRAMED EXT/INT WALLS WITH P/B LINING AND EXT CLADDING.



1. Upper Level Floor Plan - Existing

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Revisions:		
L	Contour survey details added to Site Plan. Issued for DA.	09.12.24
	Upper level floor plan added. Single Occupancy Unit [SOU] added in lieu of Storeroom.	21.01.25
	Concrete path adjusted to suit.	04.02.25

north

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Drawing Title UPPER LEVEL FLOOR PLAN - EXISTING			
Date	Scale	Drawing No.	Revision
09.01.23	1:100 @ A3	353-09	L