

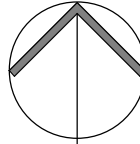
KHANCOBAN WORKERS ACCOMMODATION - DEVELOPMENT APPLICATION ISSUE

DRAWING LIST		
DWG #	REV	DRAWING TITLE
A0.001	D	COVER PAGE AND LOCATION PLAN
A0.100	F	SITE PLAN
A1.100	D	TYPICAL MODULE TYPE 1
A1.101	C	TYPICAL MODULE TYPE 2 PLANS
A1.102	C	TYPICAL MODULE TYPE 2 ELEVATIONS AND SECTIONS
A1.105	A	GARAGE/STORE - OFFICE/STORE
A1.106	A	BOAT TRAILER STORAGES
A1.107	A	COMMUNAL ACTIVITIES STORE
A2.100	C	DIAGRAMMATIC SITE SECTIONS



ISSUE	DATE	SUBJECT	AUTHORISED
A	09/10/24	INITIAL ISSUE	RG
B	16/10/24	PRE TENDER REVIEW	RG
C	31/10/24	MODULE TENDER	ARH
D	21/01/25	ISSUED FOR DEVELOPMENT APPROVAL	ARH

	PROJECT MANAGER  RP INFRASTRUCTURE Connecting visions to reality
	PLANNING  Spectrum Property & Projects

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PROJECT STATUS	DA ISSUE

PROJECT
KHANCOBAN WORKERS ACCOMMODATION
SCOTT STREET, KHANCOBAN NEW SOUTH WALES 2642

CLIENT
 snowyhydro
AUTHORISED FOR ISSUE
DIRECTOR
DATE

ARCHITECT
 djrd architects
T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au

DRAWN BY	SCALE AT A1	ISSUE DATE
Author	1 : 2000	21/01/25
DESCRIPTION		
COVER PAGE AND LOCATION PLAN		
PROJECT No	DRAWING No	REVISION
24_430	A0.001	D



ISSUE	DATE	SUBJECT	AUTHORISED:
A	09/10/24	INITIAL ISSUE	RG
B	16/10/24	PRE TENDER REVIEW	RG
C	24/10/24	SITE PLAN UPDATED FOR REVIEW	ARH
D	31/10/24	MODULE TENDER	ARH
E	19/11/24	SITE PLAN SETOUT ADJUSTED	ARH
F	21/01/25	ISSUED FOR DEVELOPMENT APPROVAL	ARH

PROJECT MANAGER	RP INFRASTRUCTURE Connecting visions to reality
PLANNING	Spectrum Property & Projects

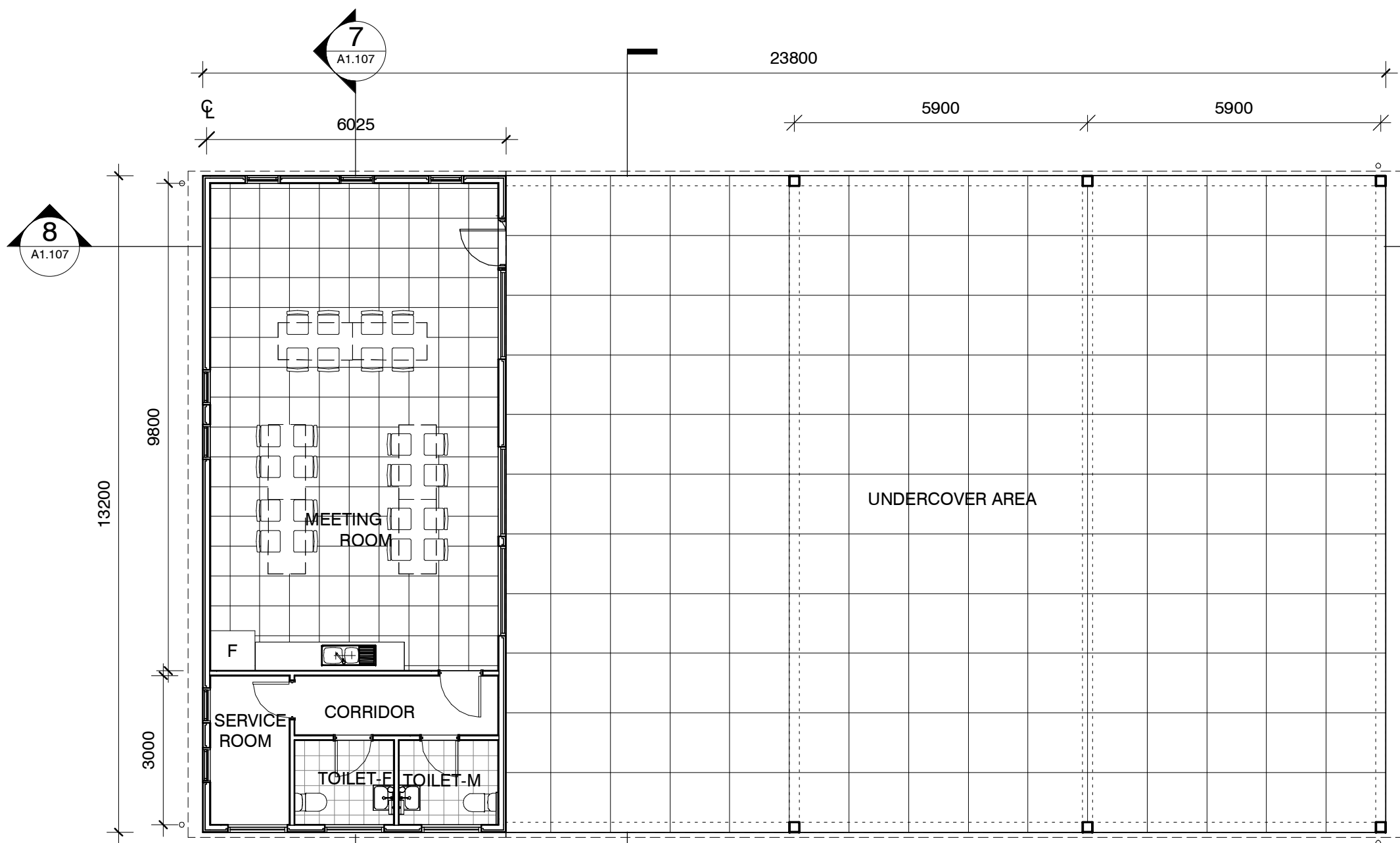
PROJECT STATUS	DA ISSUE
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PROJECT	RP INFRASTRUCTURE Connecting visions to reality
PROJECT	PLANNING
PROJECT	Spectrum Property & Projects

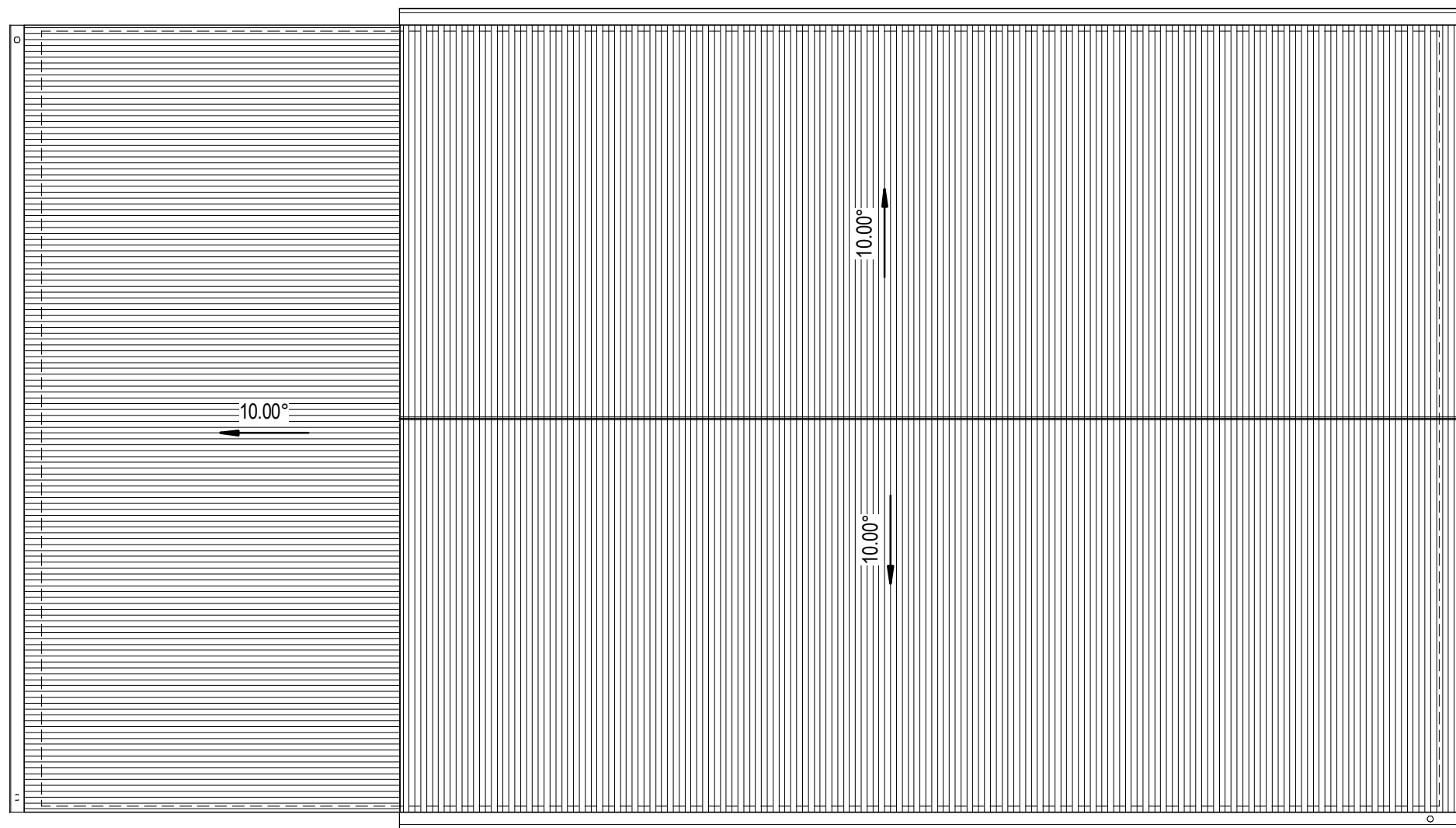
CLIENT	snowyhydro
AUTHORISED FOR ISSUE	
DIRECTOR	DATE

ARCHITECT	djrd architects
ARCHITECT	T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192
ARCHITECT	63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au

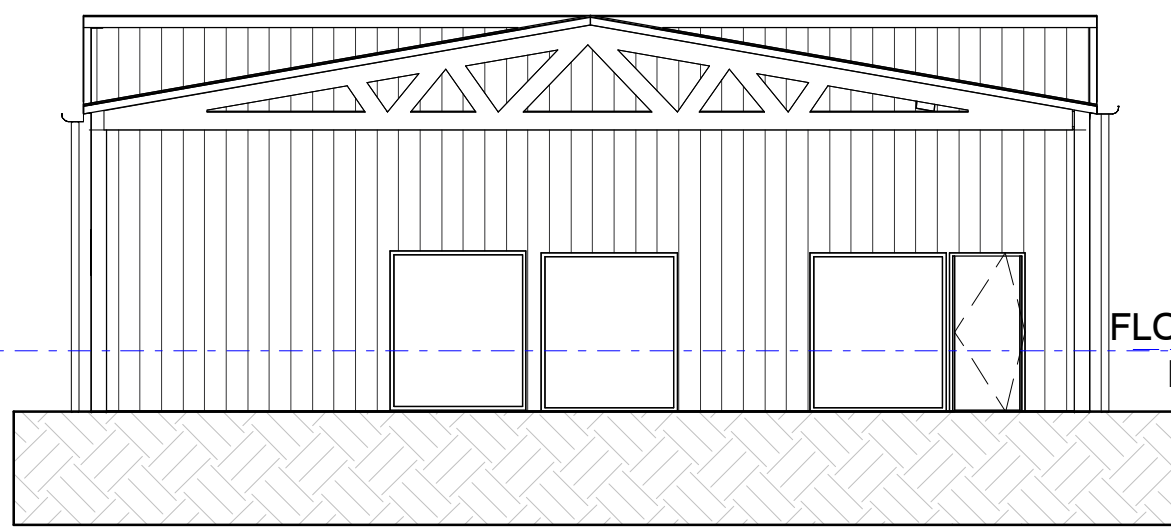
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Author	1: 600	21/01/25
DESCRIPTION	SITE PLAN	
PROJECT No	DRAWING No	REVISION
24_430	A0.100	F



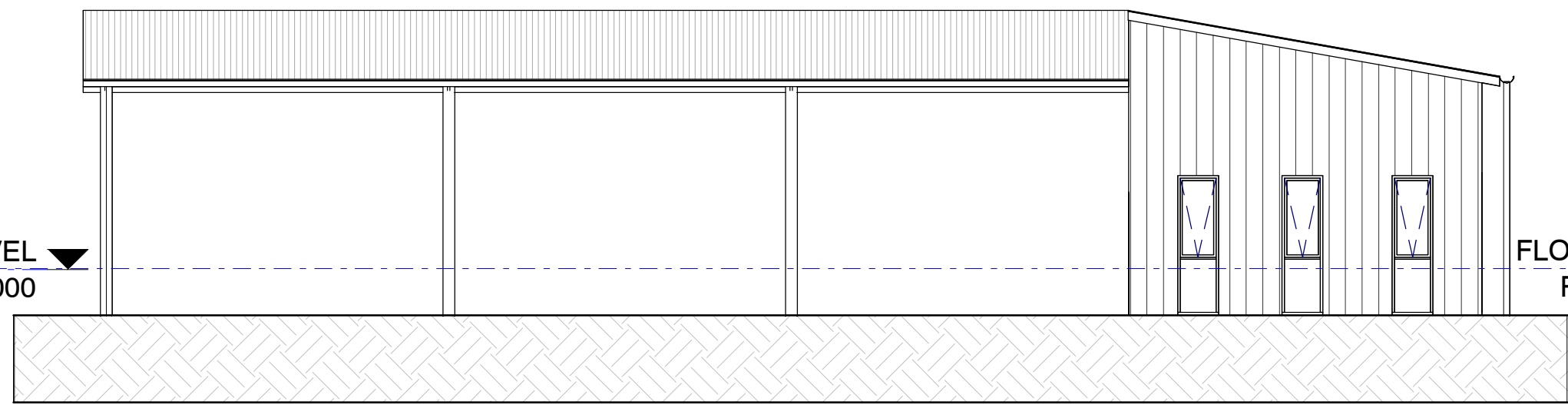
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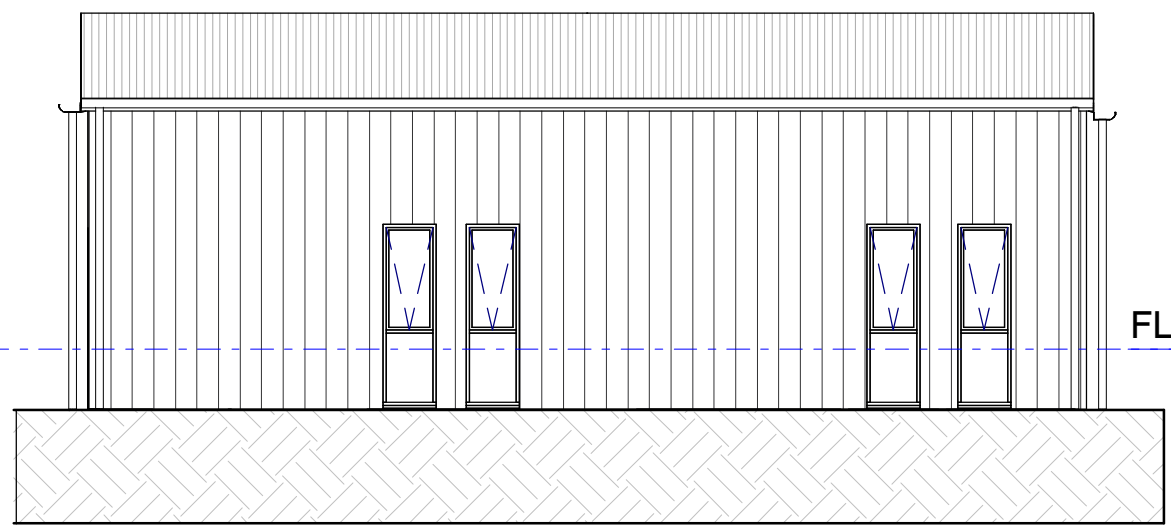
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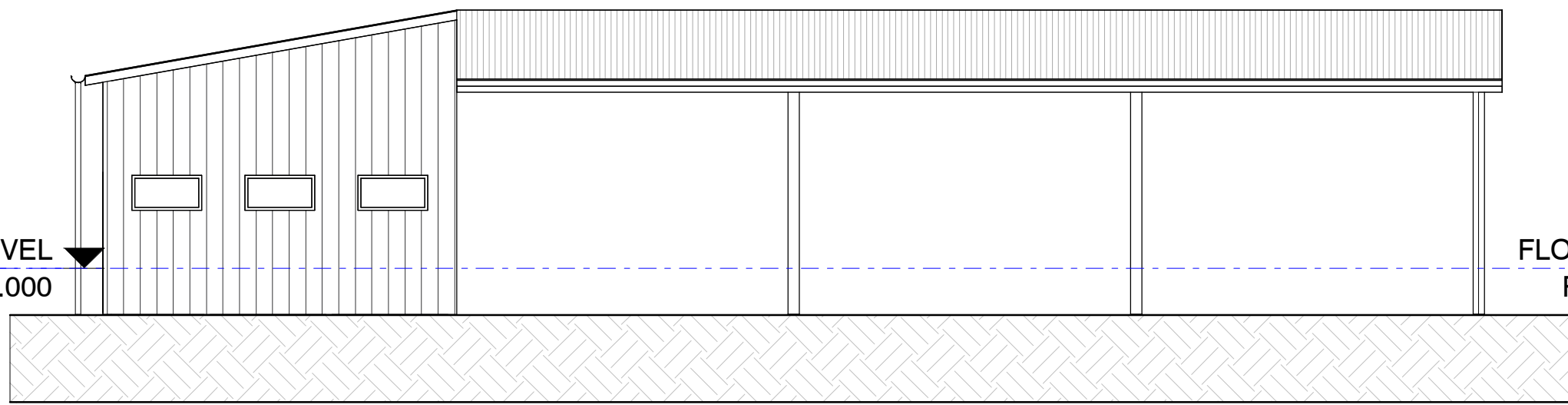
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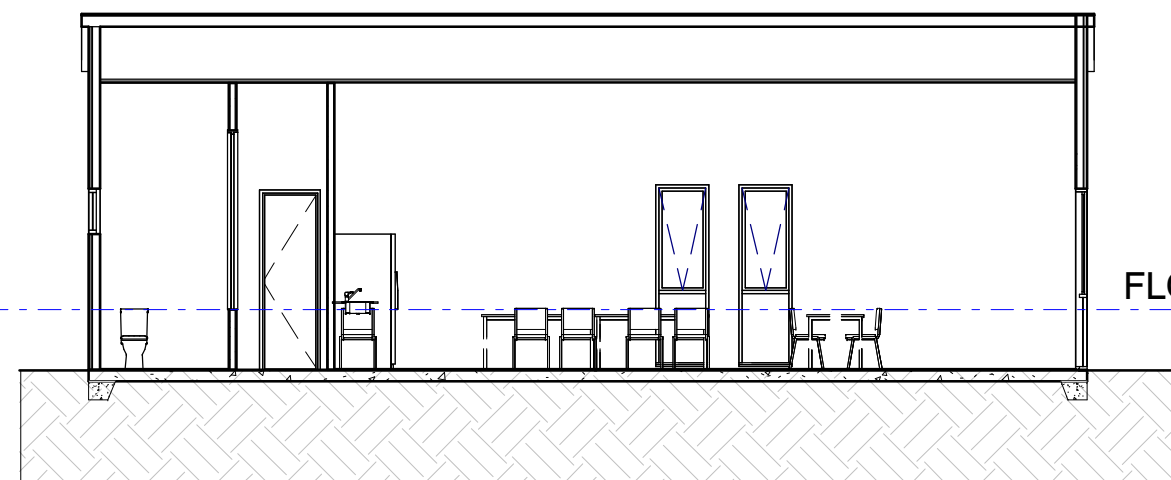
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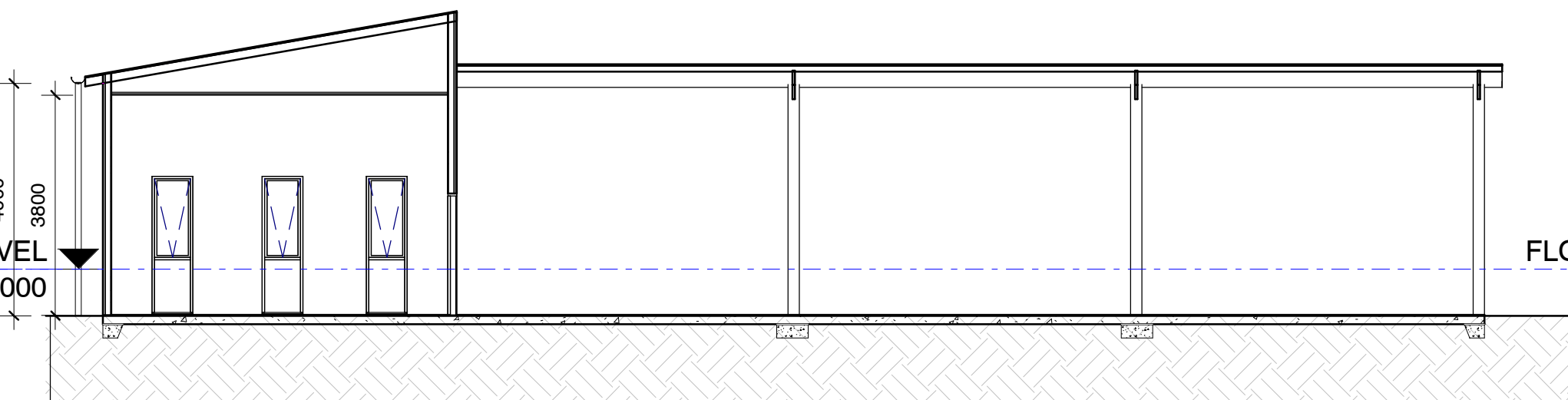
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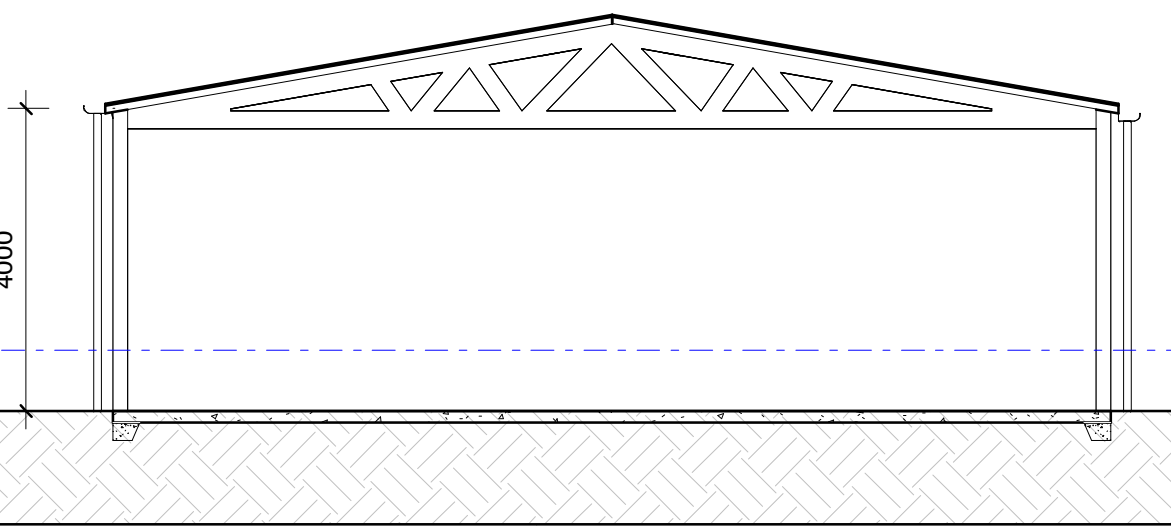
6 COMMUNAL-WEST ELEVATION
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7 COMMUNAL-SECTION 1
A1.107 1:100



8 COMMUNAL-SECTION 2
A1.107 1:100



9 COMMUNAL-SECTION 3
A1.107 1:100

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PROJECT MANAGER
RP INFRASTRUCTURE
Converting visions to reality

PLANNING
Spectrum
Property & Projects

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PROJECT STATUS
DA ISSUE

PROJECT
**KHANCOBAN WORKERS
ACCOMMODATION**
SCOTT STREET, KHANCOBAN
NEW SOUTH WALES 2642

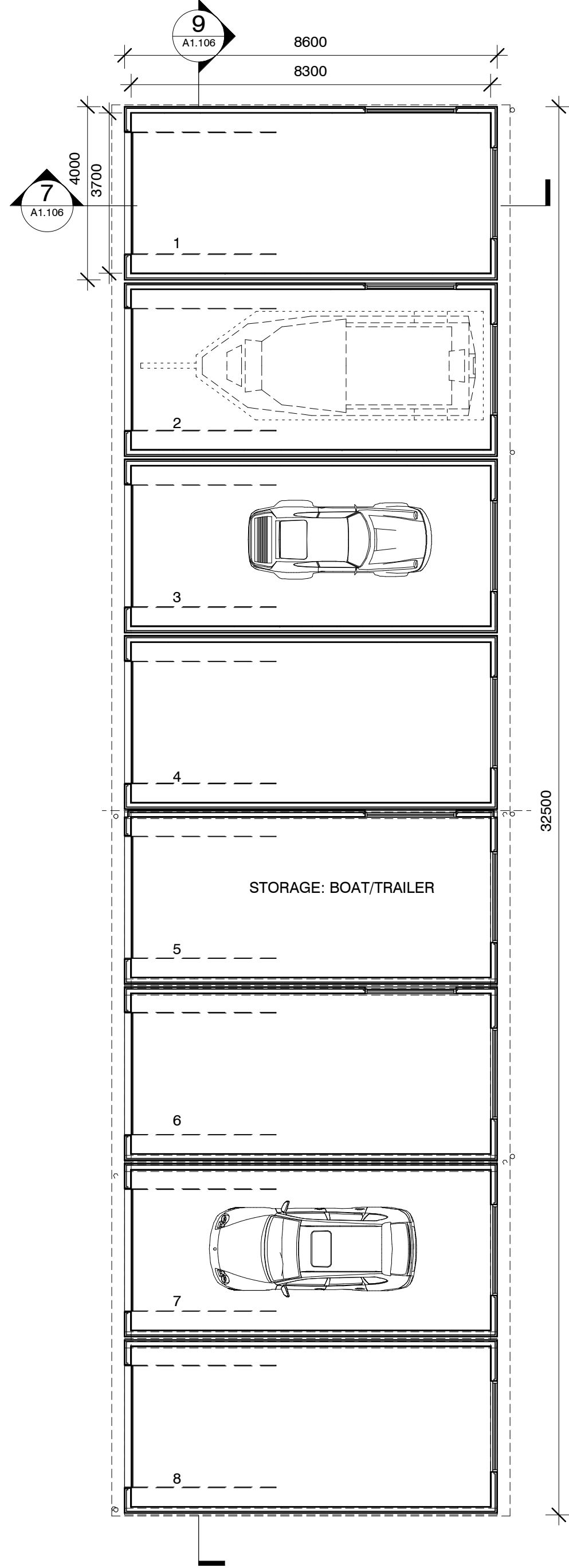
CLIENT
snowyhydro

AUTHORISED FOR ISSUE

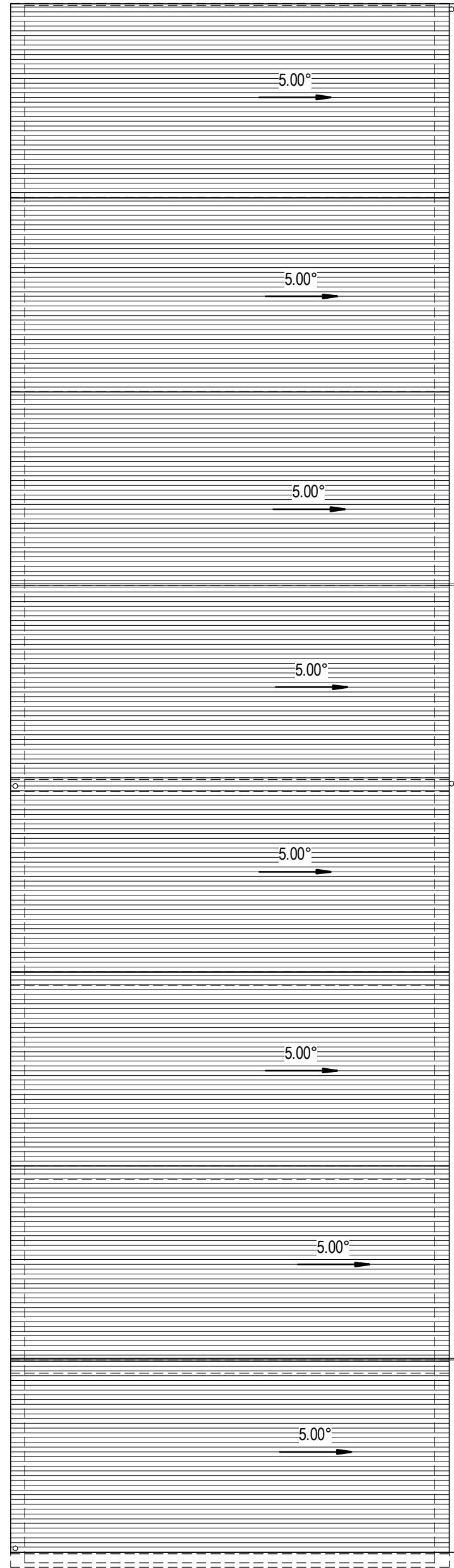
DIRECTOR DATE

ARCHITECT
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T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

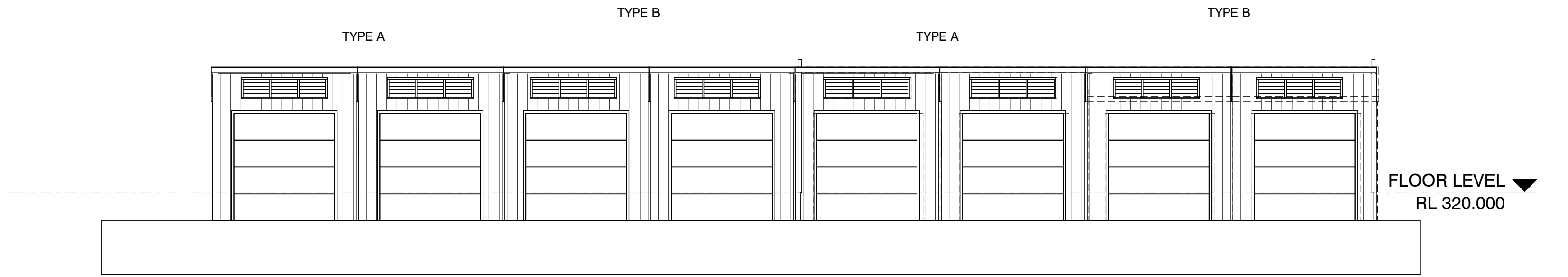
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DESCRIPTION COMMUNAL ACTIVITIES STORE		
PROJECT No	DRAWING No	REVISION
24_430	A1.107	A



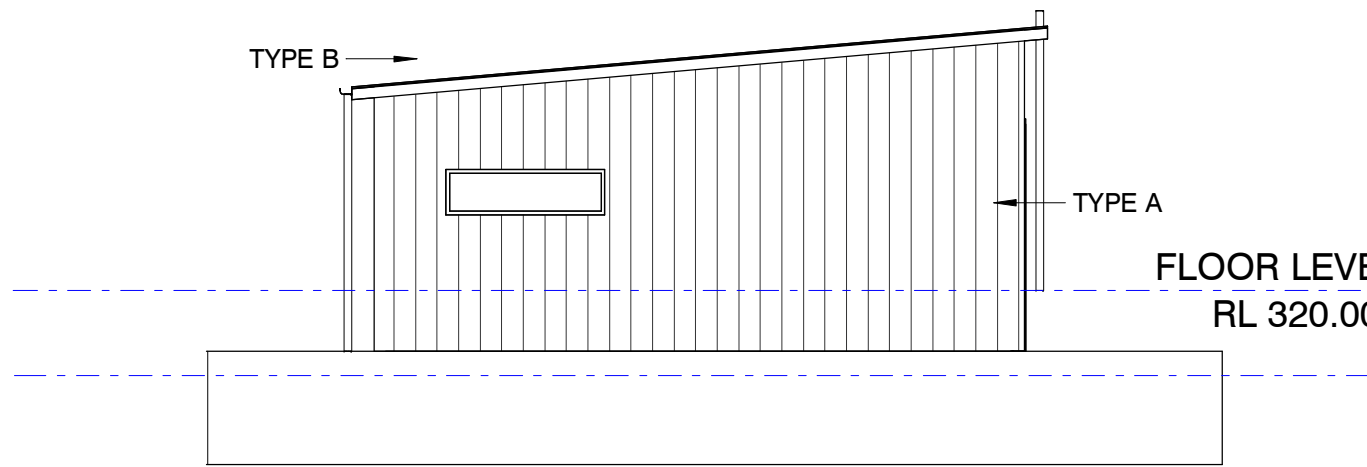
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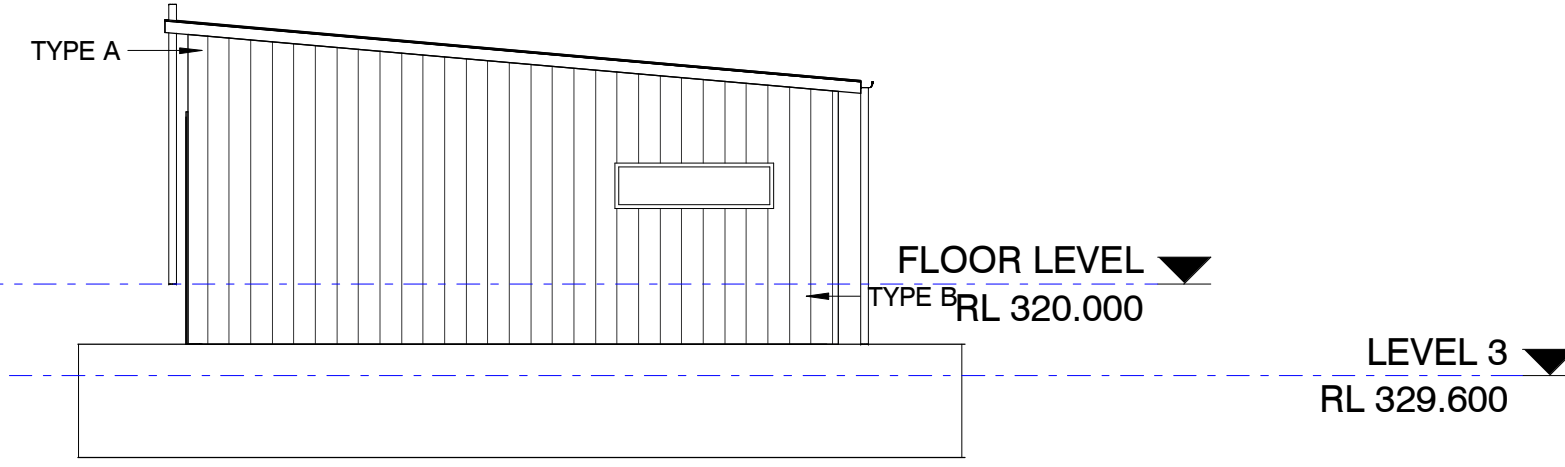
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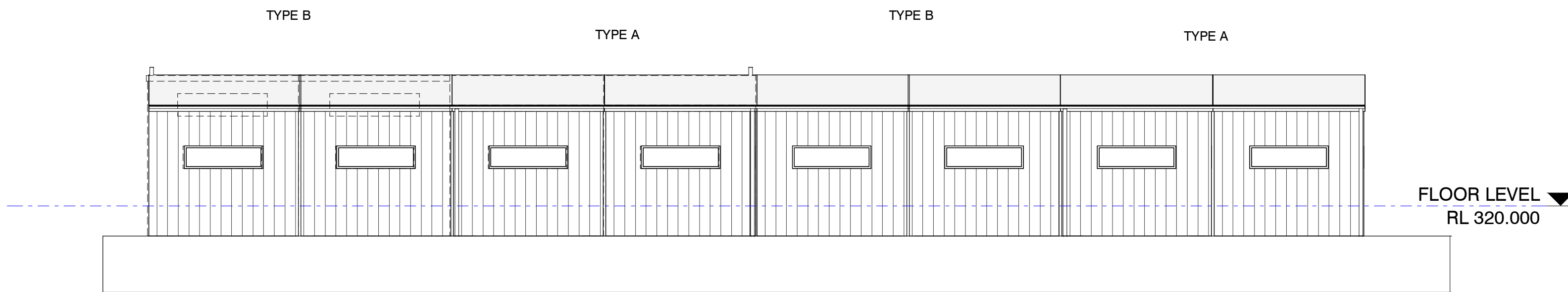
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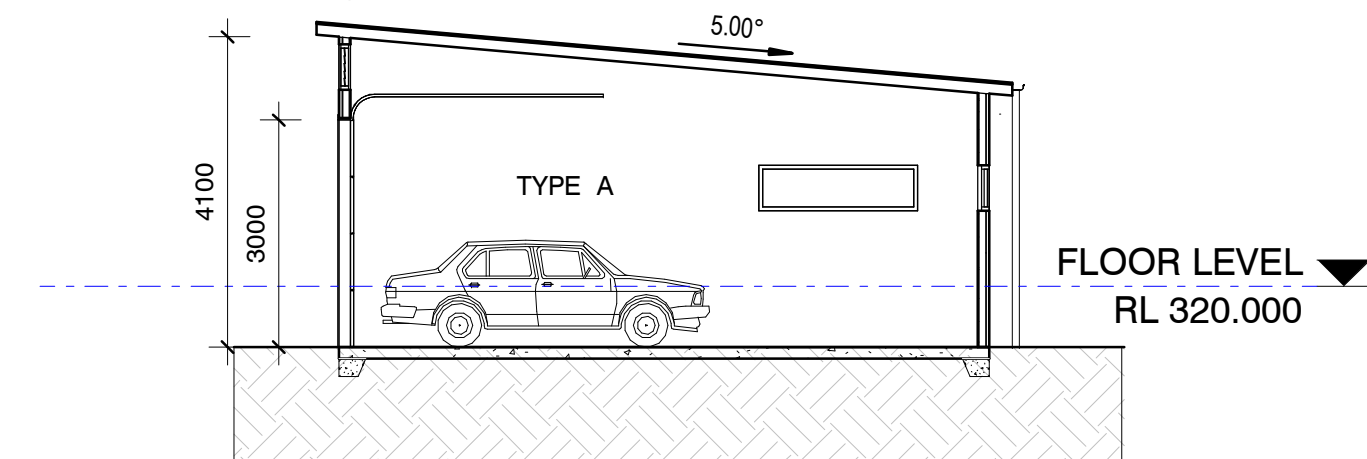
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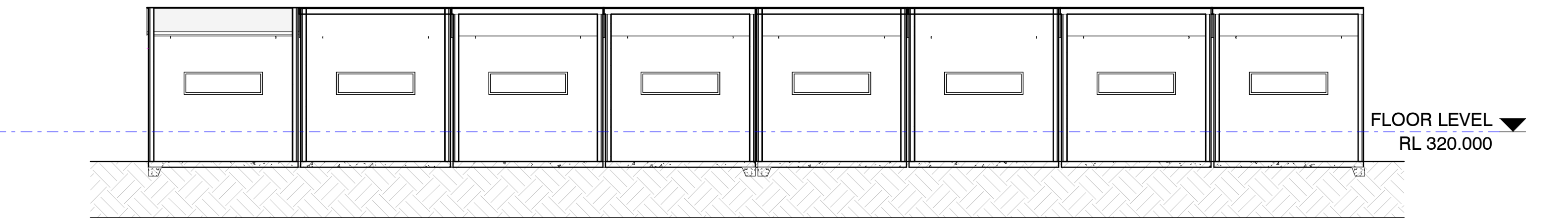
5 BOAT TRAILER STORAGES-SOUTH ELEVATION 4
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6 BOAT TRAILER STORAGES-ELEVATION EAST
1:100



7 BOAT TRAILER STORAGE-SECTION 1
1:100



9 BOAT TRAILER STORAGE-SECTION 2
1:100

ISSUE	DATE	SUBJECT	AUTHORISED
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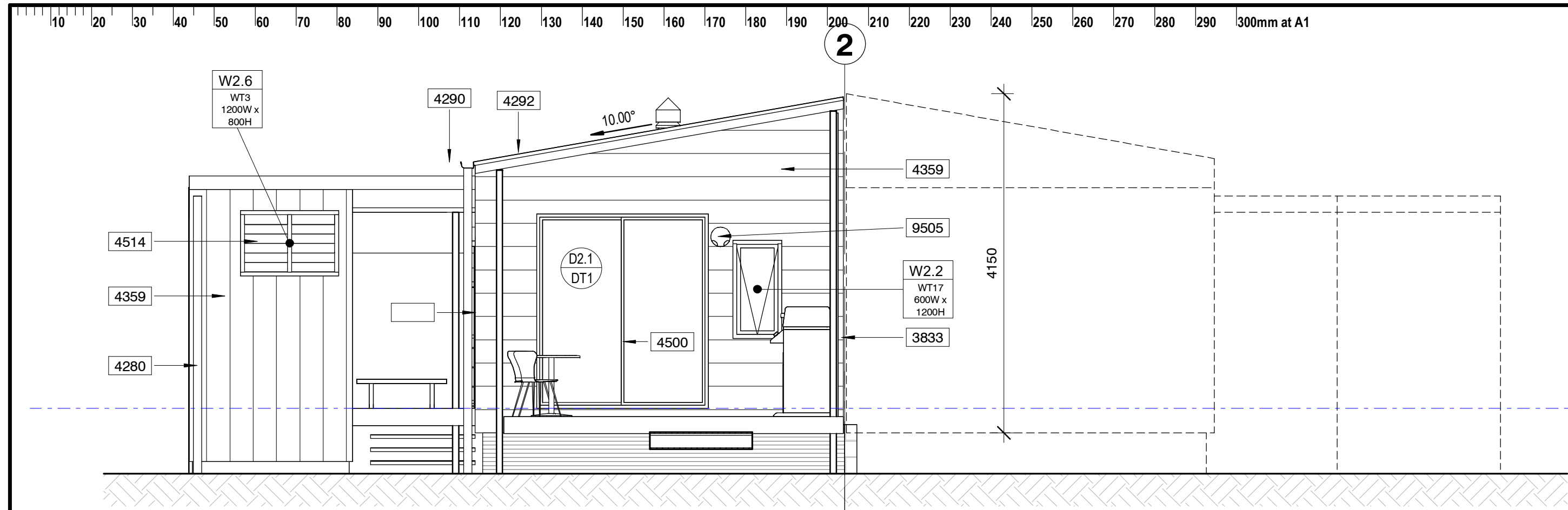
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RP INFRASTRUCTURE Converting visions to reality	
PLANNING	PROJECT STATUS
Spectrum Property & Projects	DA ISSUE

PROJECT
KHANCOBAN WORKERS ACCOMMODATION
SCOTT STREET, KHANCOBAN NEW SOUTH WALES 2642

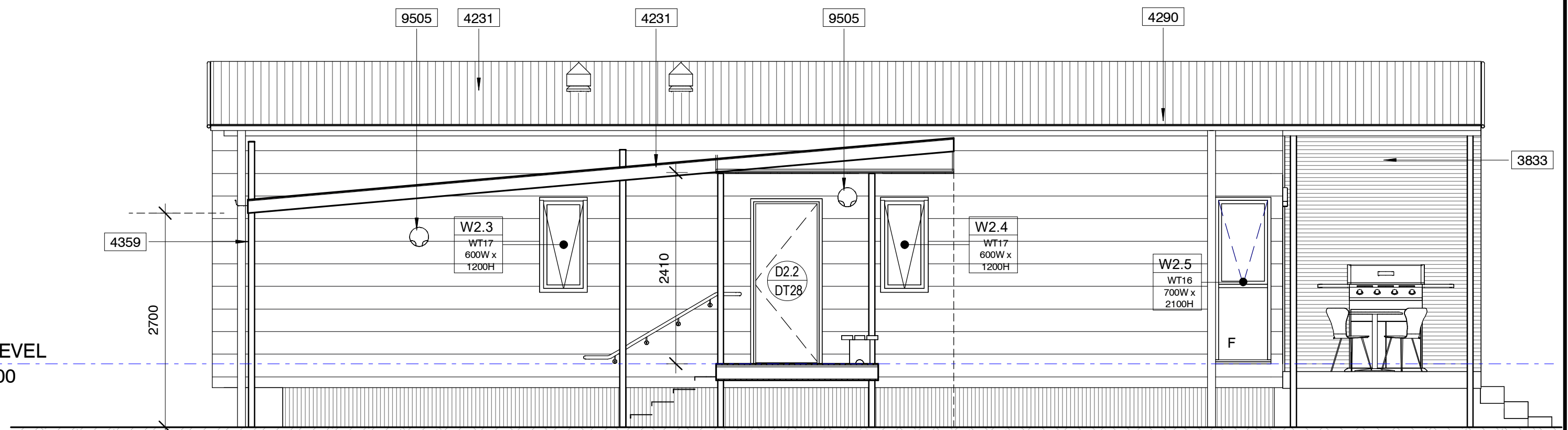
CLIENT
snowyhydro
AUTHORISED FOR ISSUE
DIRECTOR
DATE

ARCHITECT
djrd architects
T +612 9319 2955 ABN: 48 942 921 989 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au

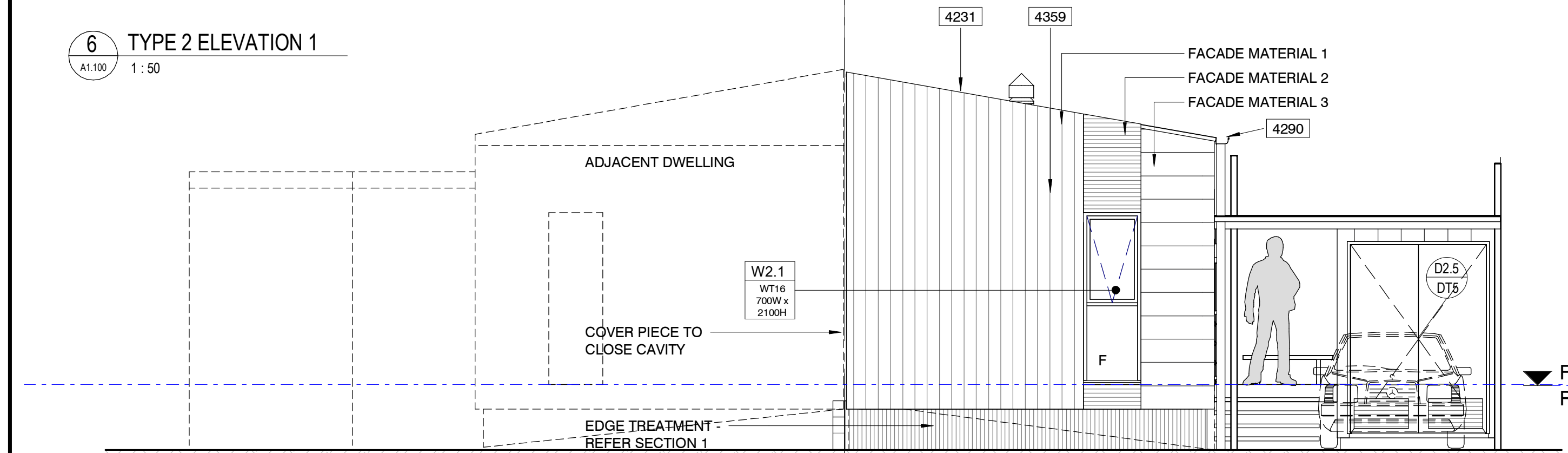
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DESCRIPTION		
BOAT TRAILER STORAGES		
PROJECT No	DRAWING No	REVISION
24_430	A1.106	A



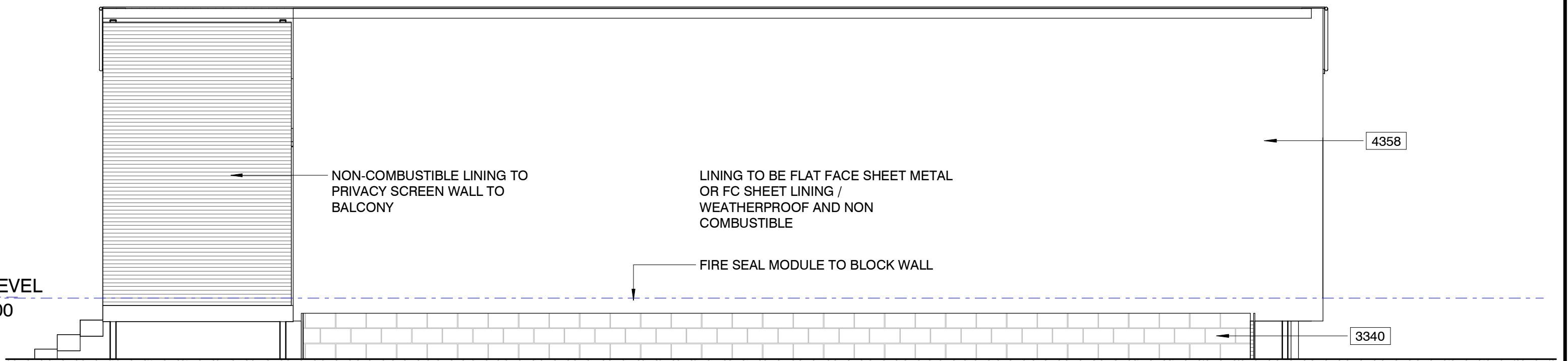
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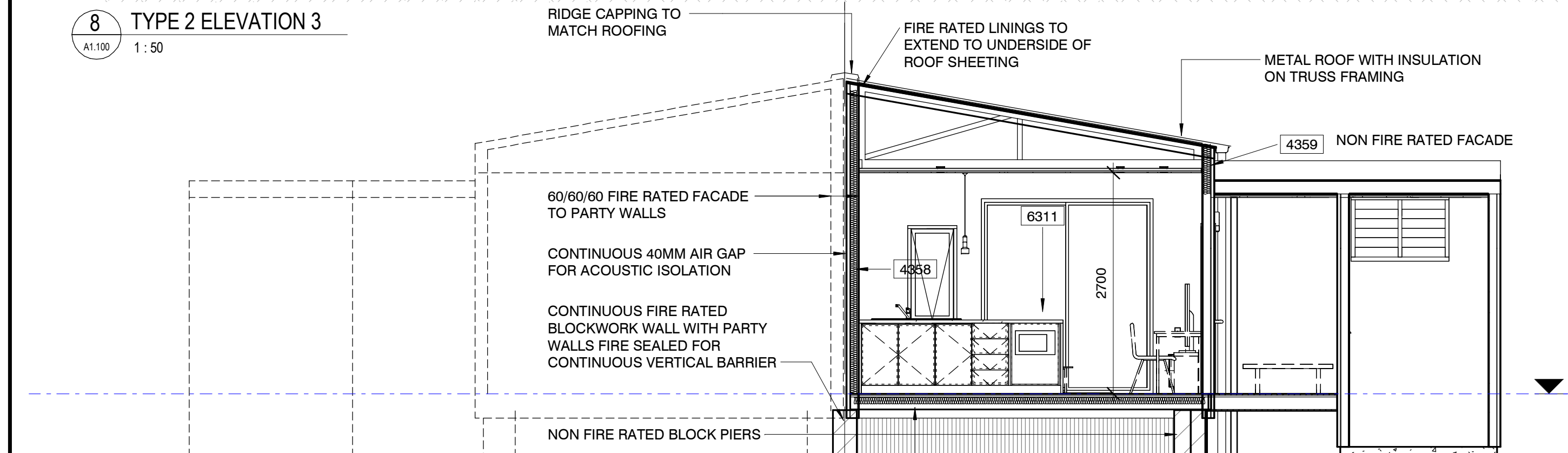
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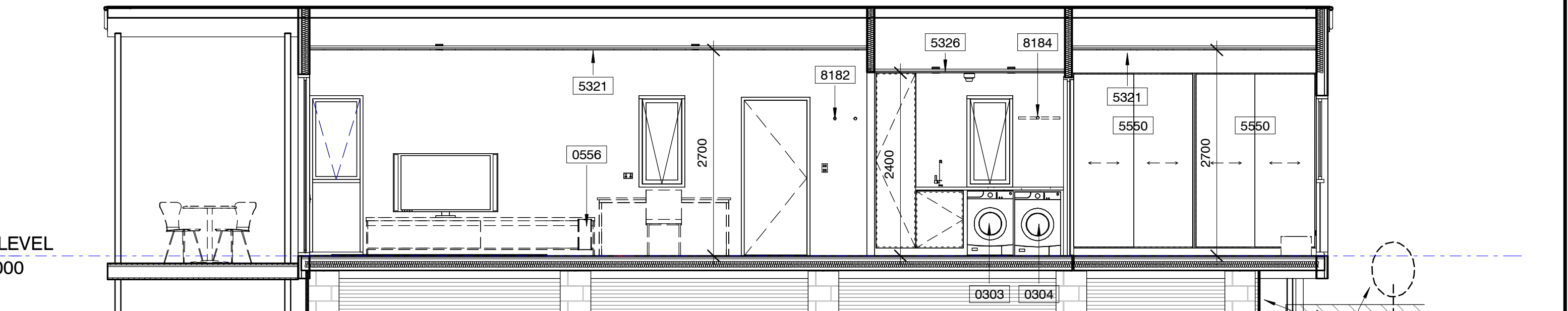
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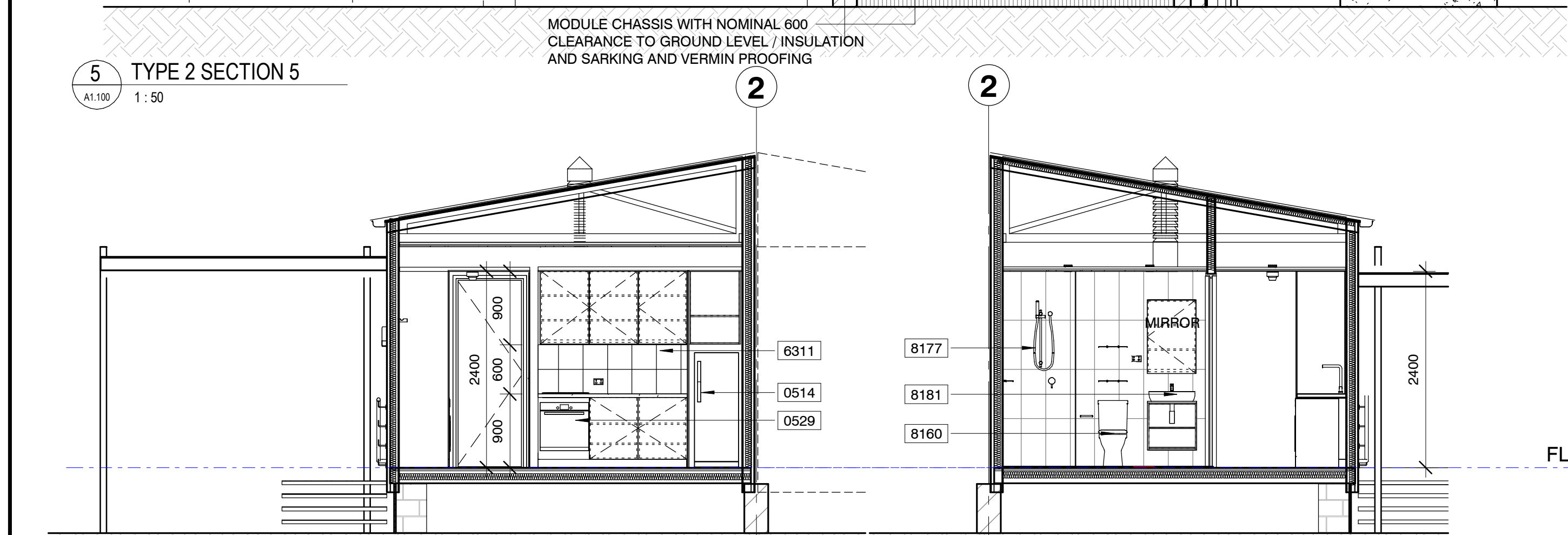
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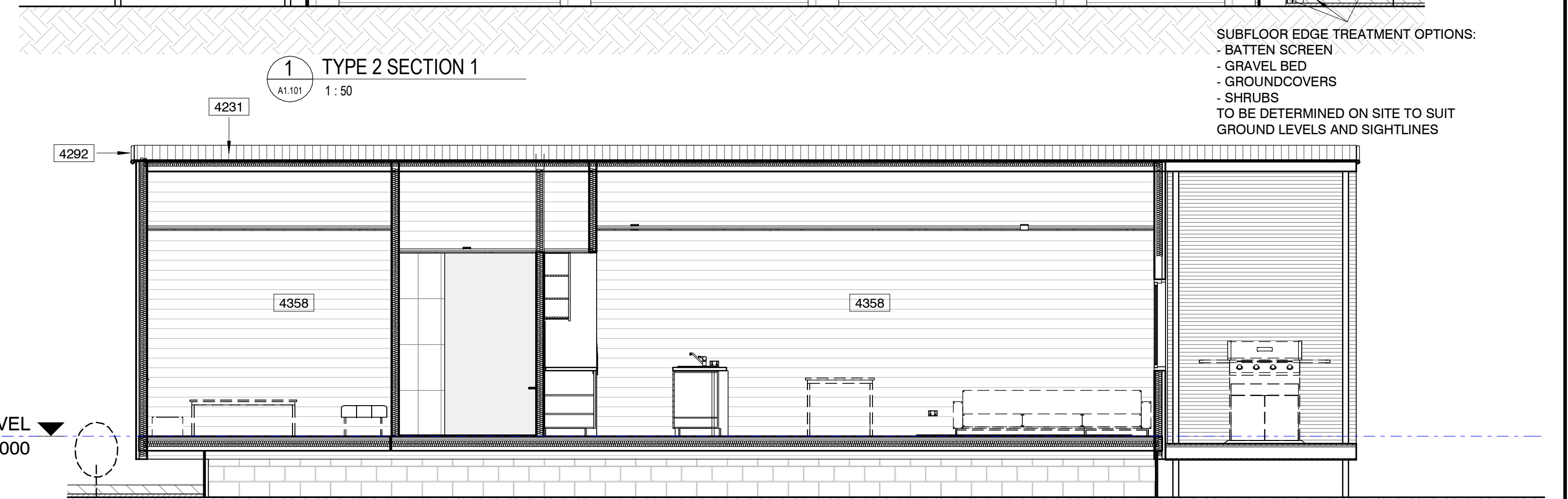
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1 TYPE 2 SECTION 1
A1.101 1:50



4 TYPE 2 SECTION 4
A1.101 1:50



2 TYPE 2 SECTION 2
A1.101 1:50

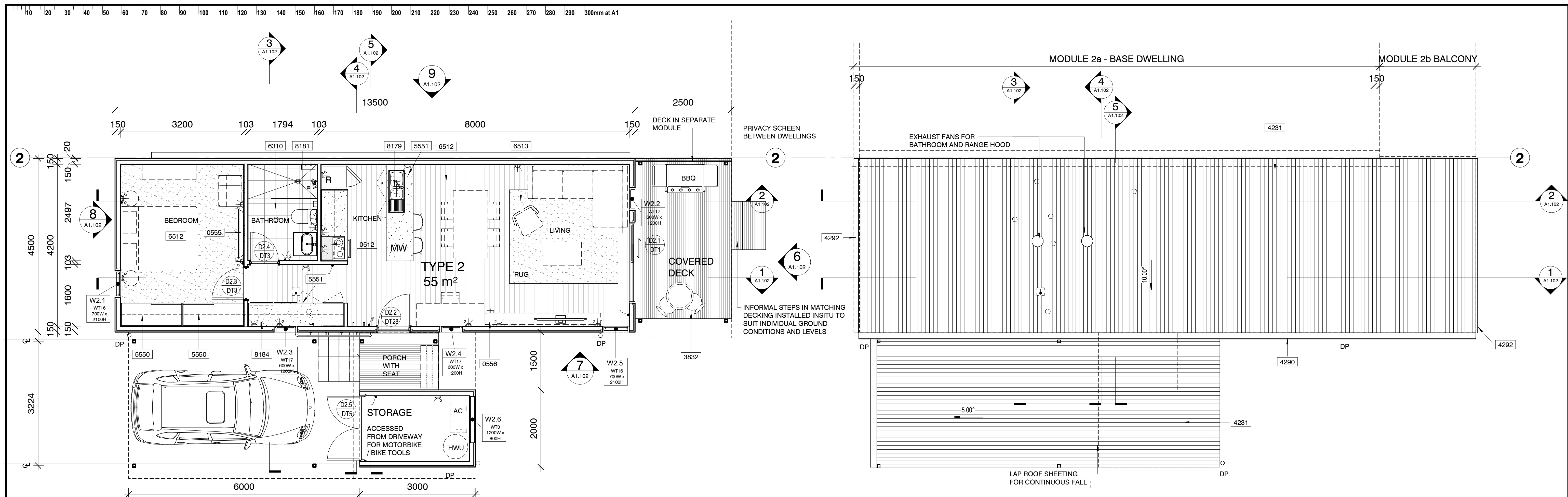


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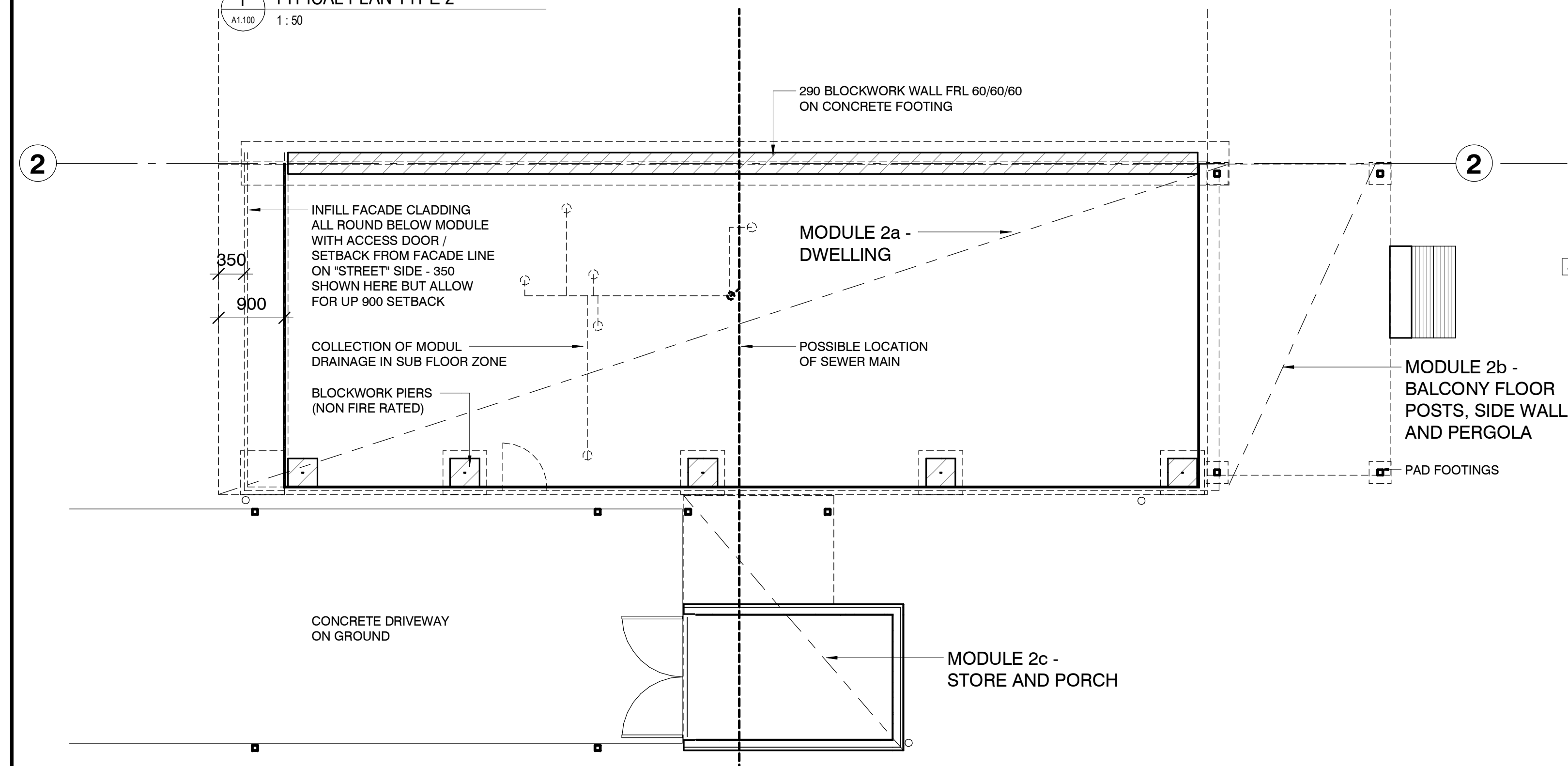
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ISSUE DATE SUBJECT			AUTHORISED	PROJECT MANAGER		PROJECT		CLIENT		ARCHITECT		DRAWN BY SCALE AT A1 ISSUE DATE	
A	16/10/24	PRE TENDER REVIEW	RG		This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	KHANCOBAN WORKERS ACCOMMODATION				T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	Author 1:50 04/02/25		
B	31/10/24	MODULE TENDER	ARH								DESCRIPTION		
C	21/01/25	ISSUED FOR DEVELOPMENT APPROVAL	ARH								TYPICAL MODULE TYPE 2		
D	04/02/25	ROOF DETAIL ADJUSTED	MM								ELEVATIONS AND SECTIONS		
					PROJECT STATUS DA ISSUE	SCOTT STREET, KHANCOBAN NEW SOUTH WALES 2642				PROJECT No DRAWING No REVISION			
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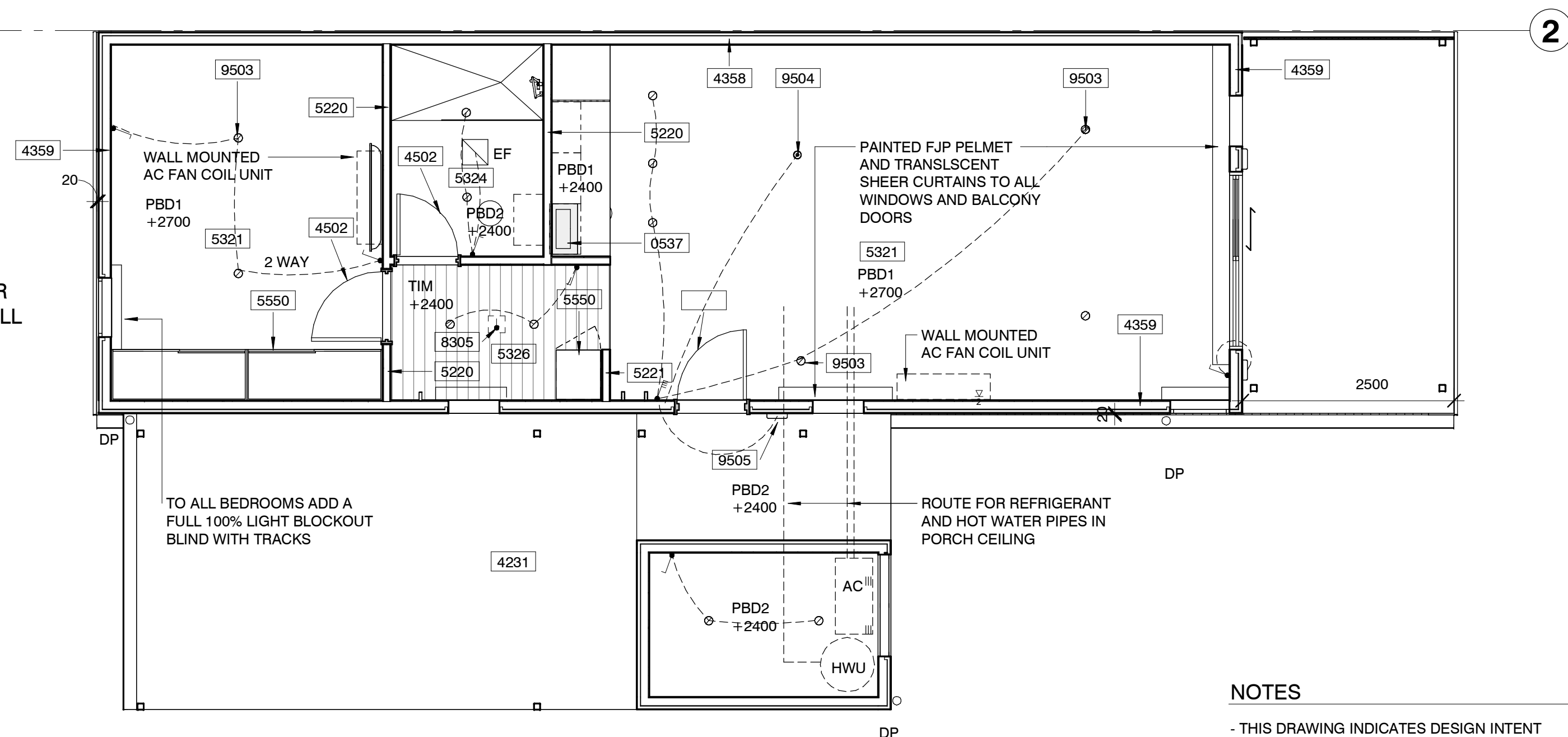


1 TYPICAL PLAN TYPE 2
A1.100 1 : 50

12 TYPICAL TYPE 2 ROOF
A1.105 1 : 50



2 TYPICAL PLAN TYPE 2 SUB FLOOR
A1.100 1 : 50



11 TYPICAL TYPE 2 RCP
A1.100 1 : 50

NOTES

- THIS DRAWING INDICATES DESIGN INTENT
- THE MODULE DEPICTED IS TYPICAL
- THE CONFIGURATION OF PORCH, STEPS, FACADE CLADDING TYPES, FOOTING SYSTEMS ETC MAY VARY SLIGHTLY ON EACH INSTANCE OF THE DWELLING DEPENDING ON LOCATION, ORIENTATION, GROUND CONDITIONS AND ADJACENCY TO OTHER DWELLINGS

TYPE 2 - LONG TERM ACCOMMODATION

ISSUE	DATE	SUBJECT	AUTHORISED
A	16/10/24	PRE TENDER REVIEW	RG
B	31/10/24	MODULE TENDER	ARH
C	21/01/25	ISSUED FOR DEVELOPMENT APPROVAL	ARH
D	04/02/25	ROOF DETAIL ADJUSTED	MM

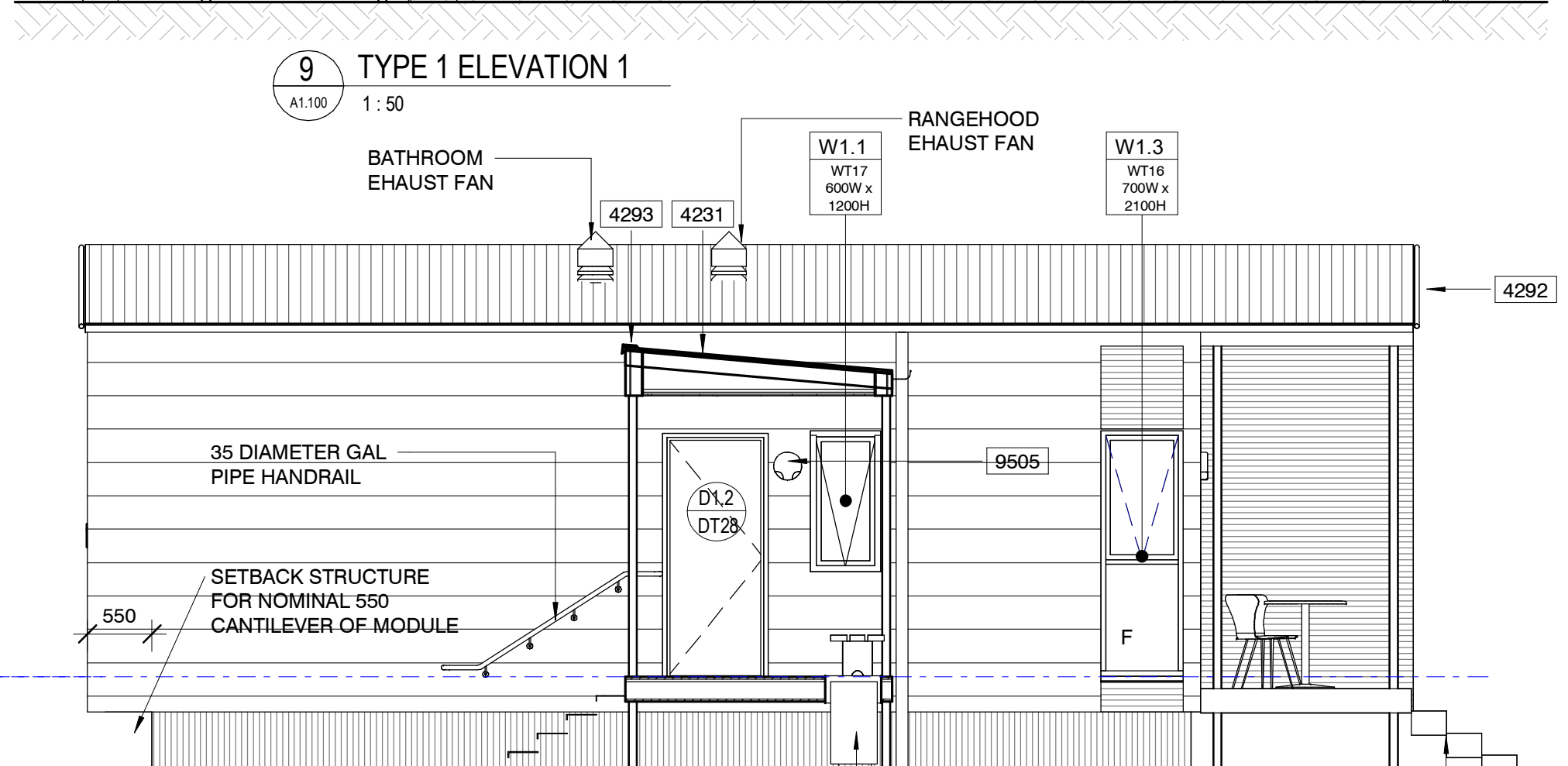
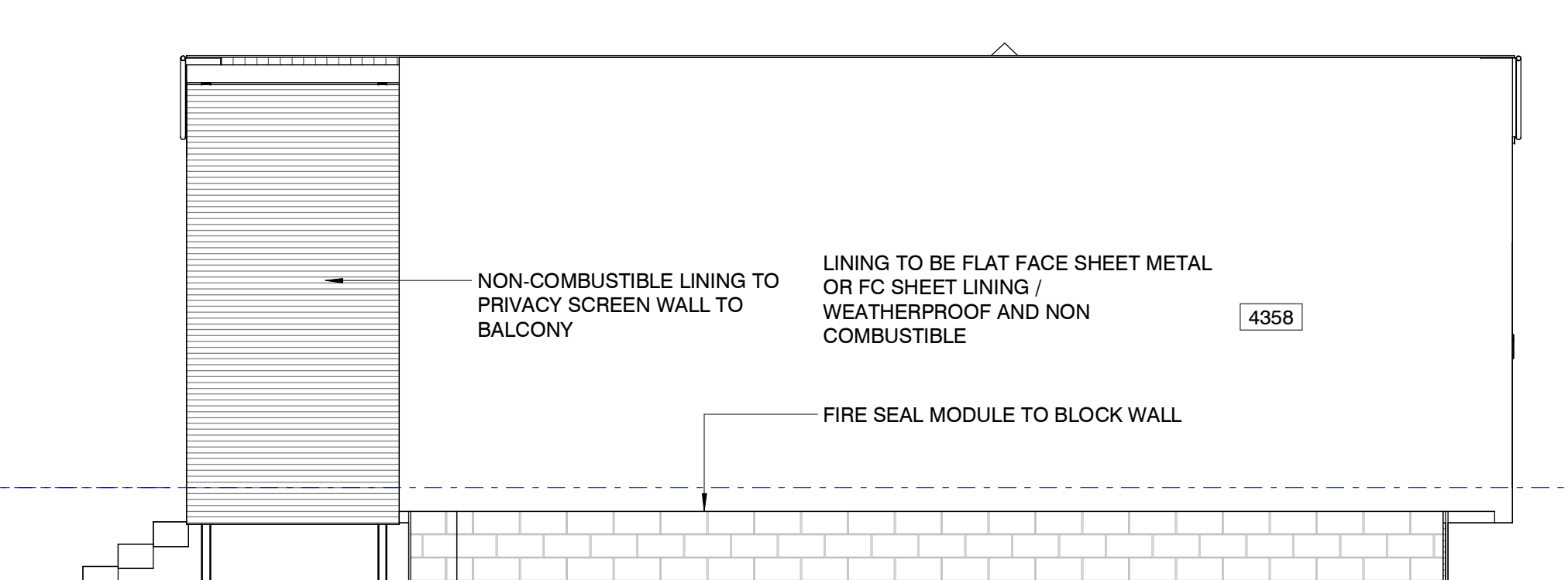
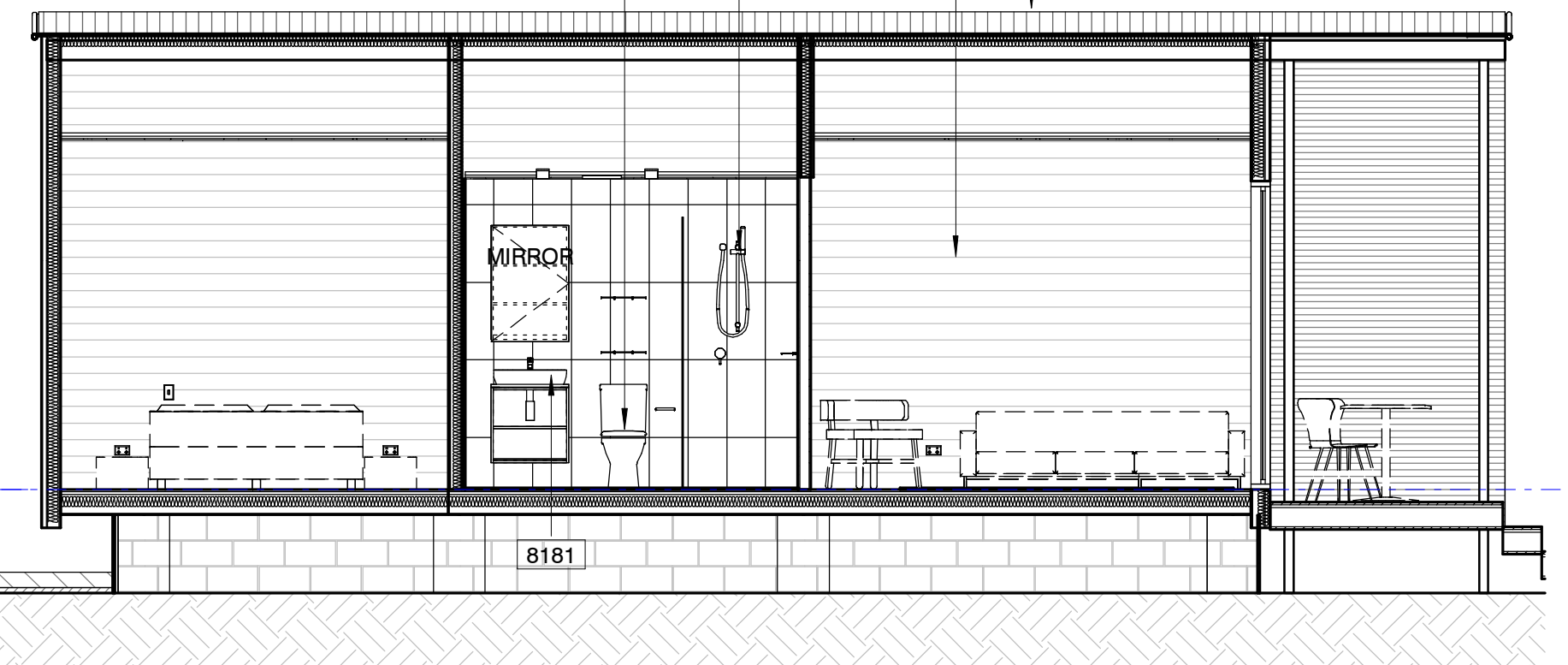
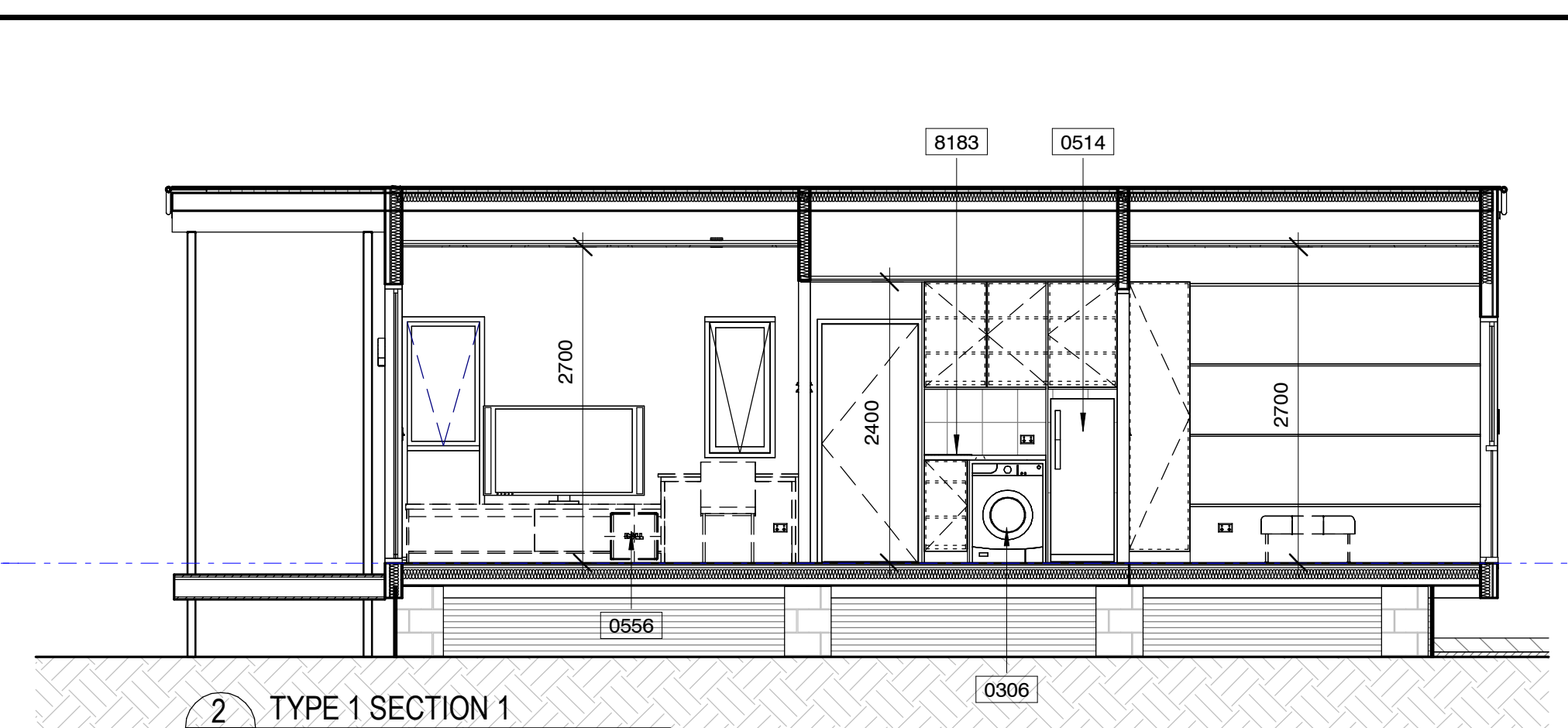
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RP INFRASTRUCTURE Converting visions to reality	
PLANNING	PROJECT STATUS
Spectrum Property & Projects	DA ISSUE

PROJECT	KHANCOBAN WORKERS ACCOMMODATION
SCOTT STREET, KHANCOBAN NEW SOUTH WALES 2642	

CLIENT	snowyhydro
AUTHORISED FOR ISSUE	
DIRECTOR	DATE

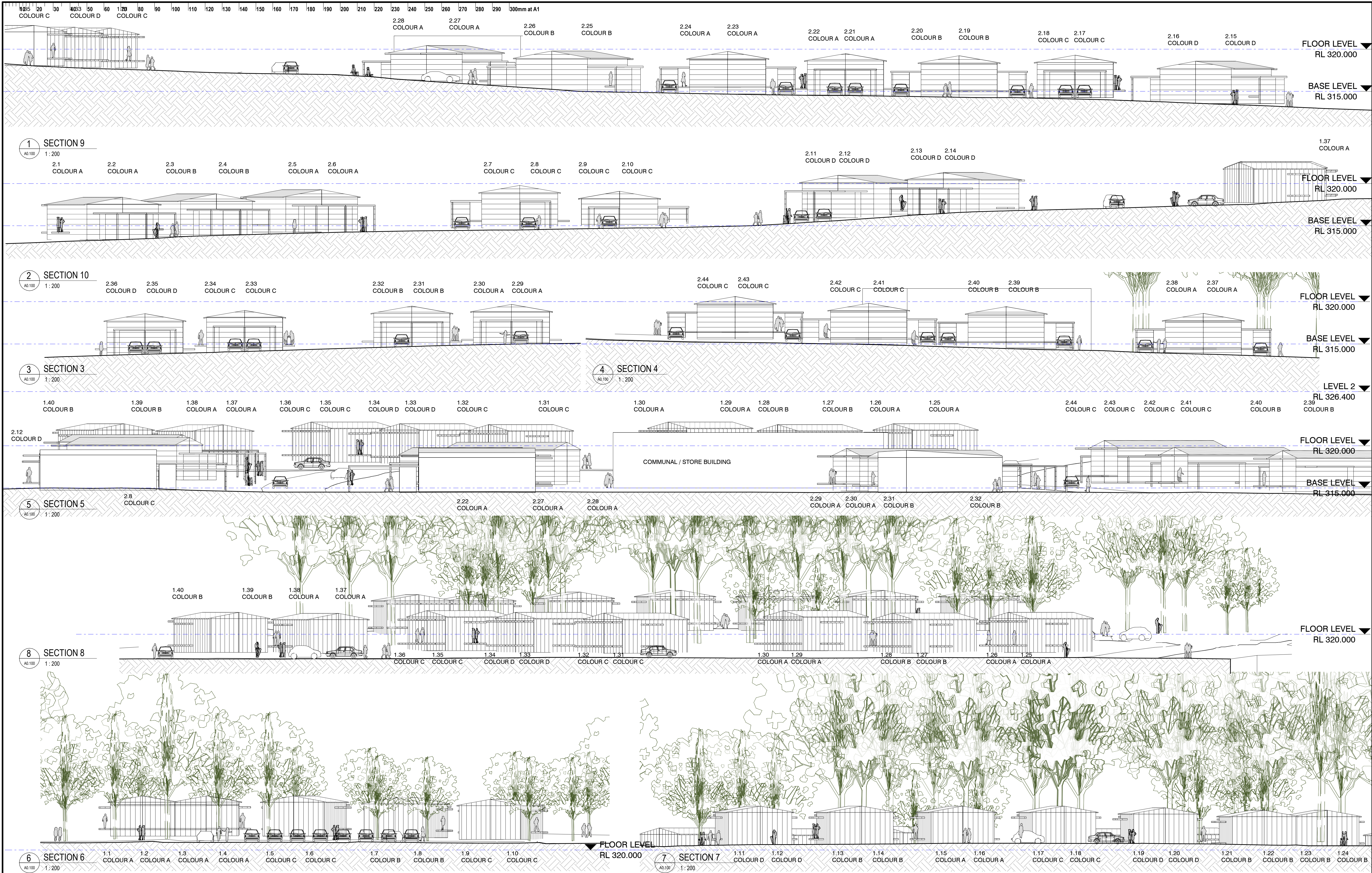
ARCHITECT	djrd architects
T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	
63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	

DRAWN BY	SCALE AT A1	ISSUE DATE
Author	As indicated	04/02/25
DESCRIPTION	TYPICAL MODULE TYPE 2 PLANS	
PROJECT No	DRAWING No	REVISION
24_430	A1.101	D



▼ FLOOR LEVEL
RL 320.000

DRAWN BY	SCALE AT A1	ISSUE DATE
Author	As indicated	04/02/25
DESCRIPTION		
TYPICAL MODULE TYPE 1		
PROJECT No	DRAWING No	REVISION
24_430	A1.100	E



ISSUE DATE SUBJECT				AUTHORISED		PROJECT MANAGER		This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.		PROJECT KHANCOBAN WORKERS ACCOMMODATION		CLIENT 		ARCHITECT  T +612 9319 2955 ABN: 48 942 921 989 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192		DRAWN BY SCALE AT A1 ISSUE DATE	
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								DA ISSUE		SCOTT STREET, KHANCOBAN NEW SOUTH WALES 2642		AUTHORISED FOR ISSUE		63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au		24_430 A2.100 C	
												DIRECTOR DATE					

Site - General Description

Snowy Hydro Limited (SHL) is applying for approval for the proposed construction and operation of Temporary Workers' Accommodation (TWA) at 1377 Alpine Way, Khancoban (Lot 2, DP 861768) ('the site').

This landscape design plan supports the Statement of Environmental Effects for the project and has been prepared in accordance with the requirements of Snowy Valleys Council's Development Control Plan 2024.

The site is zoned RU5 Village under the Tumbarumba Local Environmental Plan 2010 and is approximately 5.04 hectares in area and located on the western side of the Khancoban township.

The land has been used by SHL in the past. The site is now cleared of buildings/development and is predominantly grassed. There is a stand of trees in the northeast corner and the site is screened from Alpine Way by existing avenue planting comprising mainly cypress trees.

Surrounding development consists of a single storey dwelling immediately opposite the site, on the eastern side of Scott Street, with residential development and public facilities and parkland located further to the east. Land immediately to the south is currently vacant but on the market as three large-lot residential properties. Land to the northwest is developed with the Khancoban National Parks depot while land to the south has a service station and the Khancoban Inn (located on adjacent corners of the intersection of Alpine Way and Scott Street). Khancoban Creek, grazing land and Snowy Hydro Murray Development are located further to the south and southeast. Swampy Plain River and Khancoban Pondage are located west of the site with the Khancoban Airport northwest from the site.

Proposed Development

The proposed use of the site is to provide accommodation for the anticipated workforce associated with Snowy Hydro projects in the Murray region, predominantly the asset overhaul and renewal program for the existing Murray 1 and Murray 2 Power Stations, part of the Snowy Hydro Scheme. The work required for this project is extensive and it is envisaged that works will be ongoing for a minimum of ten years. It is anticipated that the refurbishment and upgrade project will require both a permanent workforce and a much larger number of contract workers to be based in the region for periodic programs of work over an extended period of time. It is noted that 'temporary' refers to the length of stay in relation to the workforce rather than the accommodation itself.

The TWA will comprise:

- Short-term workers' accommodation (approximately a few days to a week): 40 moveable dwelling units (critical)
- Project workers' accommodation (approximately a month or more): 44 moveable dwelling units
- car parking spaces
- office building
- communal waste facilities
- landscaped open areas including recreation and BBQ areas, and
- internal roads.

The TWA will be operated by Snowy Hydro Limited.

Proposed Landscape Works

The proposed landscape works and objectives are to help visually soften the development when viewed from Scott Street and enhance the internal streetscape and amenity around the the proposed accommodation units and facilities.

- Plant selection of hardy native small shrubs, grasses and groundcover species suitable to the local environment have been selected to provide an attractive low maintenance landscape around accommodation units and facilities
- Trees have been selected from Snowy Valleys Council's Development Control Plans Preferred tree species list. This includes native trees and exotic deciduous trees that will provide shade during the warmer months and solar access during the cooler months
- A mixture of native and exotic tall screening shrubs to further screen the proposed development from Scott Street and provide partial screening and privacy between the accommodation units
- Existing turf will remain where possible and new turf will be laid to repair areas damaged by construction.



Sheet Index	
Sheet	Title
L01	Site Context
L02	Overall Site Plan
L03	Landscape Plan
L04	Landscape Plan
L05	Landscape Plan
L06	Elevations

Revisions			Revisions		
Issue	Details	Date	Issue	Details	Date
A	Draft Issue	17.01.25			
B	DA Issue	22.01.25			
C	DA Issue	28.01.25			
D	DA Issue	05.02.25			



LEGEND

Medium Sized Tree

Small Tree

Screening Shrubs

Mass Planting

PLANTING SCHEDULE

Botanical Name	Common Name	Density
Trees		
<i>Brachychiton populneus</i>	Kurrajong	
<i>Callistemon viminalis</i>	Bottlebrush	
<i>Eucalyptus melliodora</i>	Yellow Box	
<i>Lagerstroemia indica</i>	Crepe Myrtle	
<i>Pyrus 'Capital'</i>	Ornamental Pear	
<i>Quercus palustris</i>	Pin Oak	
Shrubs		
<i>Callistemon 'Macarthur'</i>	Bottlebrush	1m
<i>Callistemon 'Scarlet Flame'</i>	Bottlebrush	1m
<i>Grevillea species</i>	Grevillea	1m
<i>Loropetalum chinense</i>	Chinese Fringe Flower	1m
<i>Prunus laurocerasus</i>	Cherry Laurel	1.5m
<i>Rhagodia spinescens</i>	Salt Bush	0.7m
<i>Westringia 'Zena'</i>	Coastal Rosemary	0.7m
Groundcovers and Grasses		
<i>Dianella cvs</i>	Flax Lily	6m ²
<i>Eremophila 'Blue Horizon'</i>	Emu Bush	3m ²
<i>Lomandra longifolia</i>	Matt Rush	4m ²
<i>Lomandra 'Shara'</i>	Matt Rush	5m ²
<i>Melaleuca 'Ulladulla Beacon'</i>	Honey Myrtle	3m ²
<i>Themeda australis</i>	Kangaroo Grass	6m ²

Revisions			Revisions		
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Project:
Khancoban Workers
Accommodation

Client:
Snowyhydro

Title:
Overall Site Plan

Site: Scott Street, Khancoban NSW

Date: 05 February 2025
Job No: E240395

Revision: Sheet:
D L02



Revisions

Issue	Details	Date
A	Draft Issue	17.01.25
B	DA Issue	22.01.25
C	DA Issue	28.01.25
D	DA Issue	05.02.25

Revisions

Issue	Details	Date

Project:
Khancoban Workers
Accommodation

Client:
Snowyhydro

Title:

Landscape Plan

Site: Scott Street, Khancoban NSW

Date: 05 February 2025
Job No: E240395

Revision: Sheet:
D



LEGEND

- Medium Sized Tree
- Small Tree
- Screening Shrubs
- Mass Planting

Screening shrubs and evergreen trees species to block views into the site when viewed from the street and neighbouring properties

Existing trees to be retained where possible

Screening shrubs between units to provide privacy

Revisions

Issue	Details	Date
A	Draft Issue	17.01.25
B	DA Issue	22.01.25
C	DA Issue	28.01.25
D	DA Issue	05.02.25

Revisions

Issue	Details	Date

Project:
Khancoban Workers
Accommodation

Client:
Snowyhydro

Title:
Landscape Plan

Site: Scott Street, Khancoban NSW

Date: 05 February 2025
Job No: E240395

Revision: D Sheet:



Elevation
Scott Street Frontage

Scale 1:200 @ A1

Revisions			Revisions		
Issue	Details	Date	Issue	Details	Date
A	Draft Issue	17.01.25			
B	DA Issue	22.01.25			
C	DA Issue	28.01.25			
D	DA Issue	05.02.25			



Snowy Hydro Limited
Proposed Staff Accommodation
1377 Alpine Way
Khancoban NSW 2642

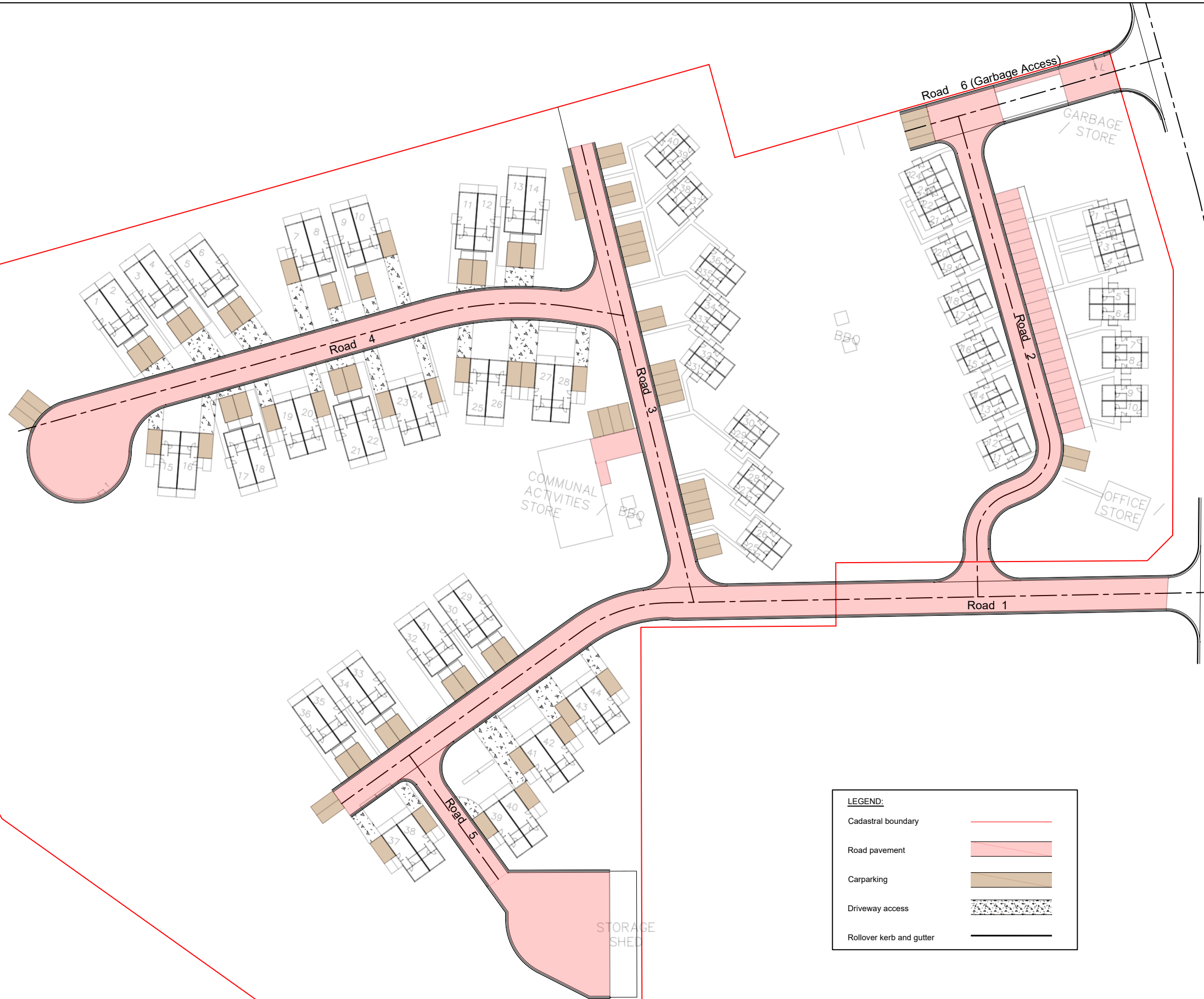
CLM CiViL Project No. V-338-1



Locality Plan - Not to Scale

DRAWING LIST

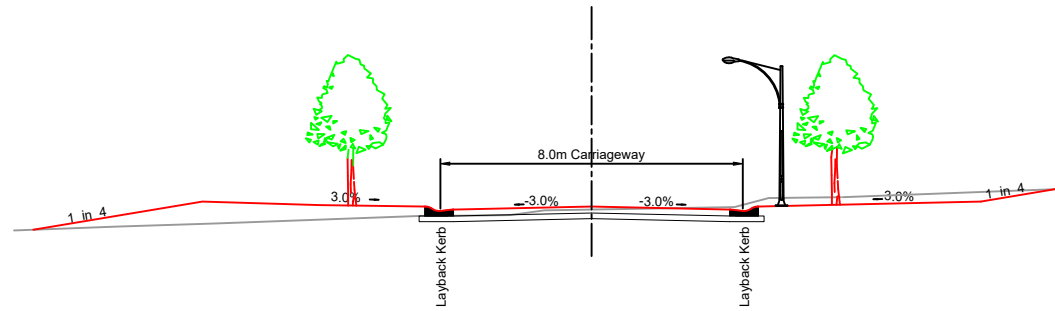
Sheet No:	Description
1	Cover Sheet, Drawing List and Locality Plan
2	Overview Site Plan
3	Road layout Plan
4	Typical Cross Sections
5	Stormwater Layout Plan
6	Water Reticulation Plan
7	Sewer Reticulation Plan
8	Sewer Longitudinal Sections - Sheet 1
9	Sewer Longitudinal Sections - Sheet 2



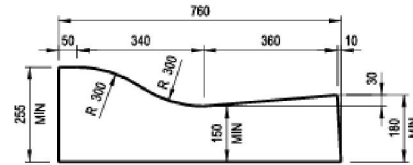
Scott Street

LEGEND:

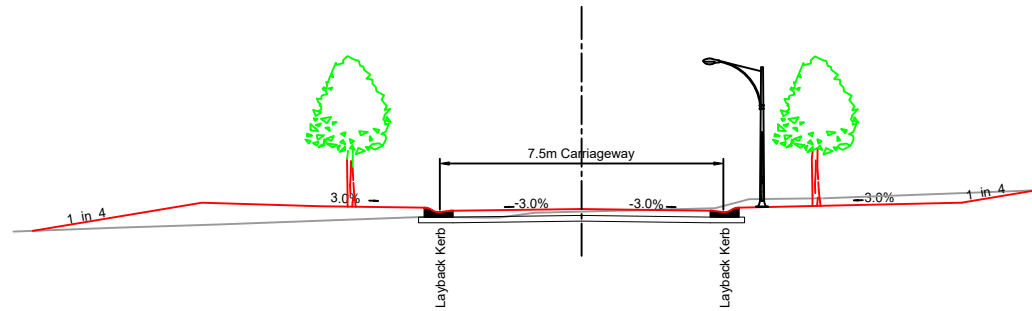
Cadastral boundary	
Road pavement	
Carparking	
Driveway access	
Rollover kerb and gutter	



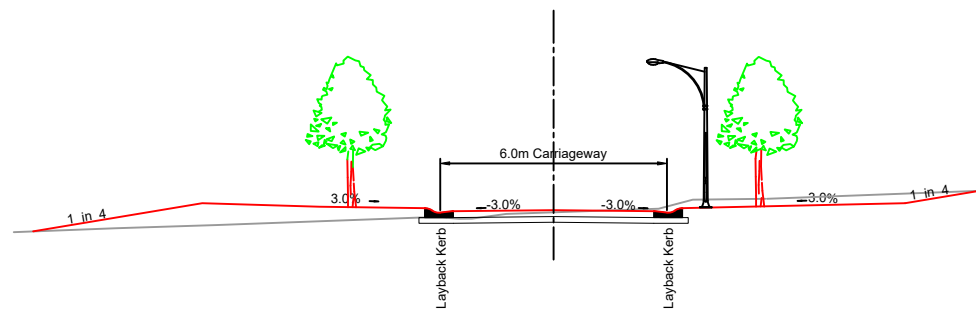
TYPICAL CROSS SECTION - ROAD 1 - CH00 to CH130
NTS



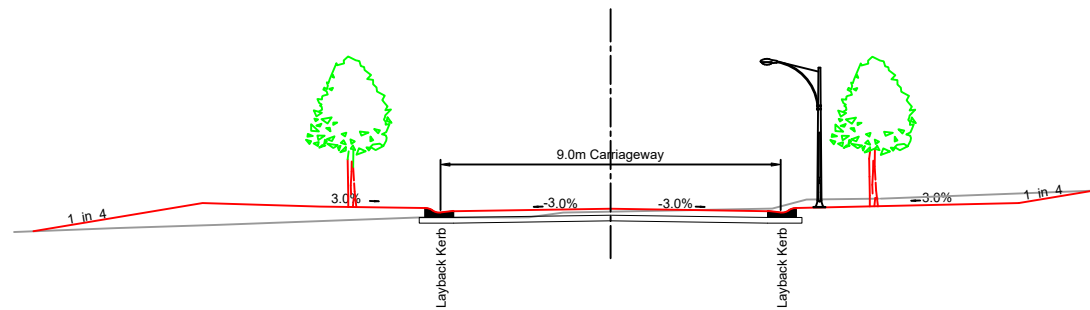
STANDARD ROLLOVER KERB PROFILE
TO BE USED THROUGHOUT INTERNAL ROAD NETWORK
NTS



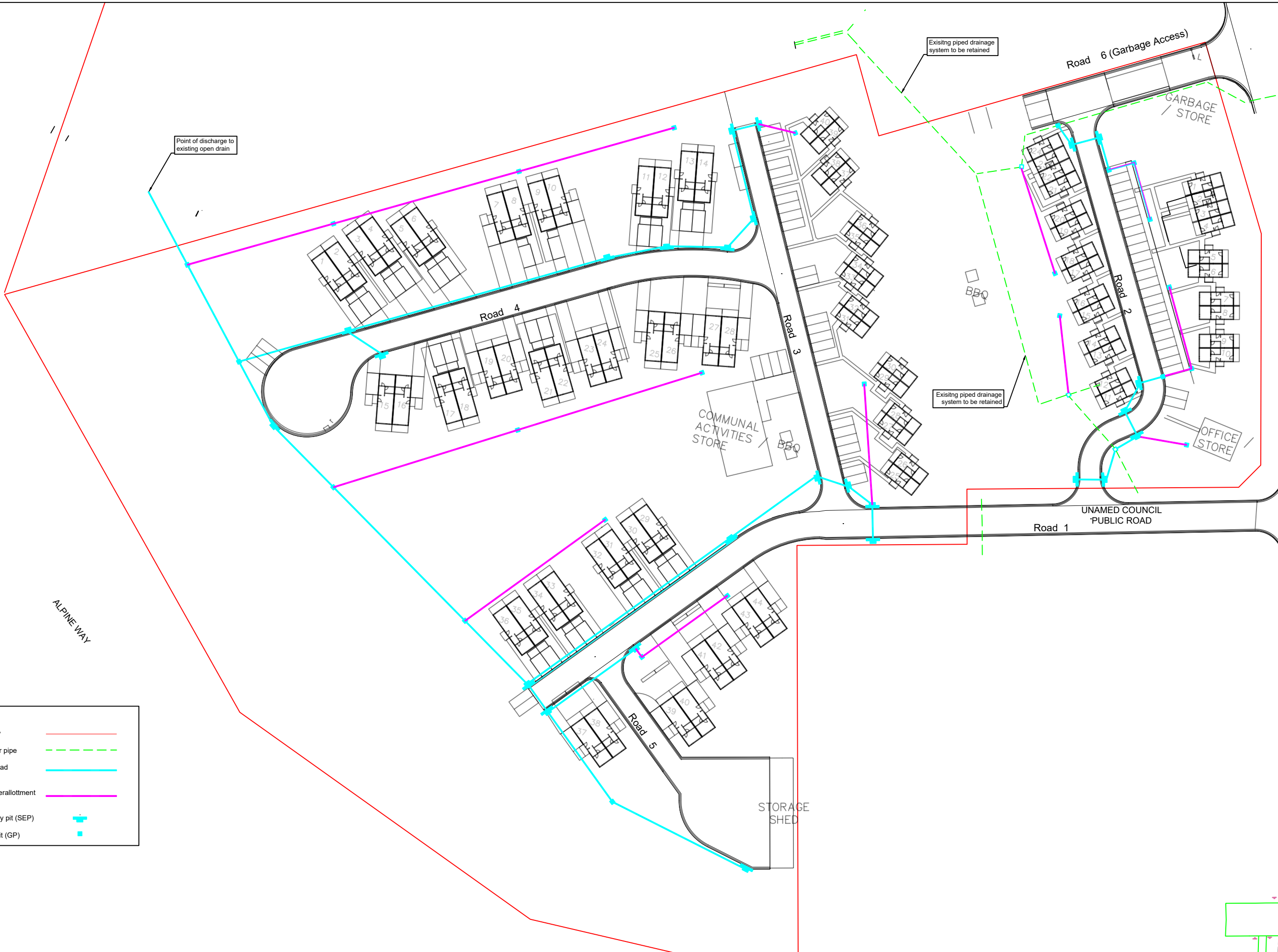
TYPICAL CROSS SECTION - ROAD 1 - CH130 to CH225
and ROAD 4
NTS



TYPICAL CROSS SECTION - ROADS 2, 3 and 5
NTS



TYPICAL CROSS SECTION - ROAD 6 (Garbage Access)
NTS



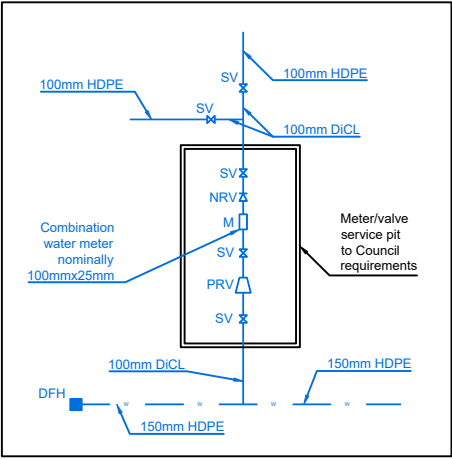
LEGEND:

Cadastral boundary	—
Existing Stormwater pipe	- - -
Proposed Trunk/Road Drainage pipe	—
Proposed Minor/Interallotment Drainage pipe	—
Proposed Side Entry pit (SEP)	■
Proposed Grated Pit (GP)	■

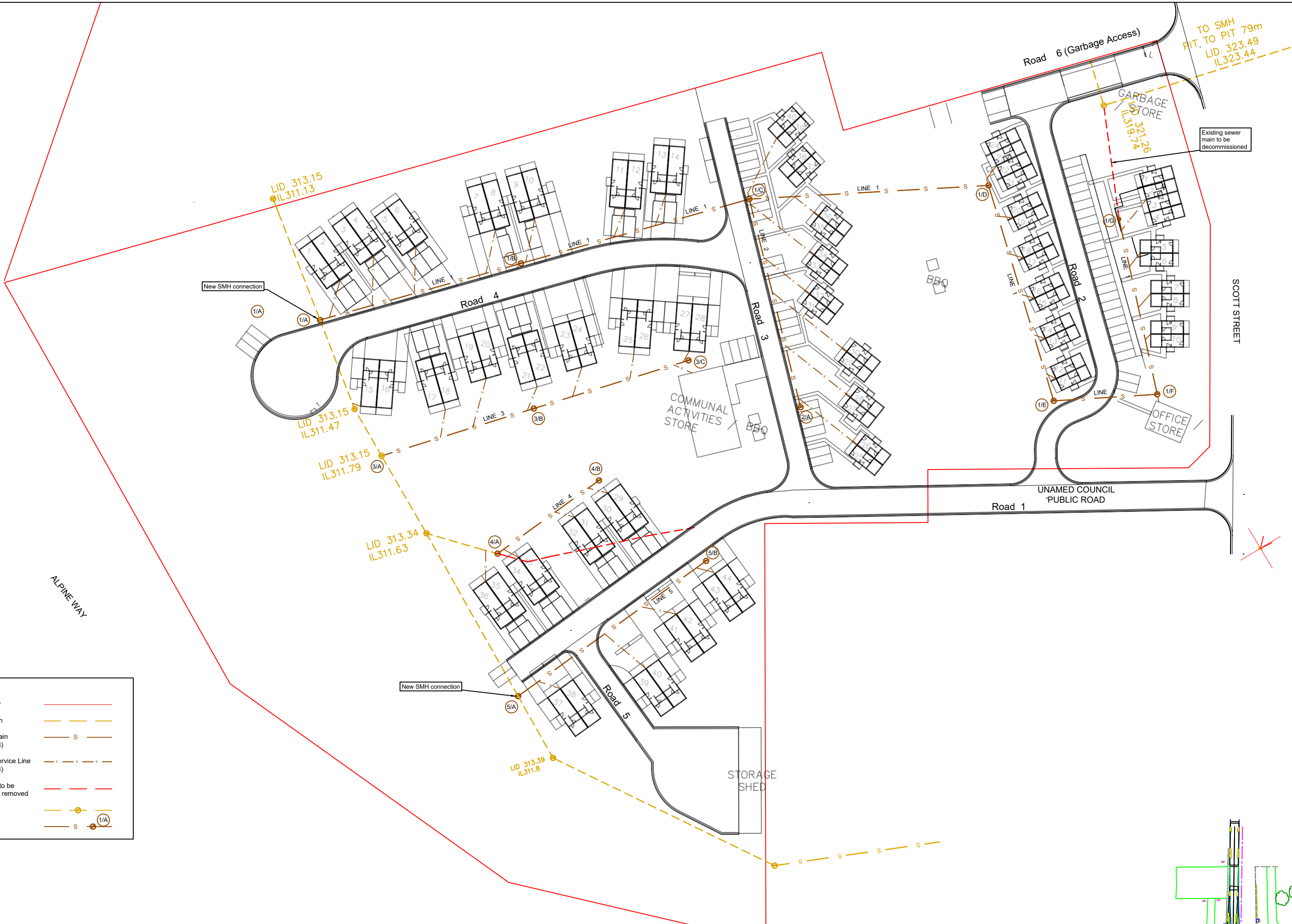


LEGEND:

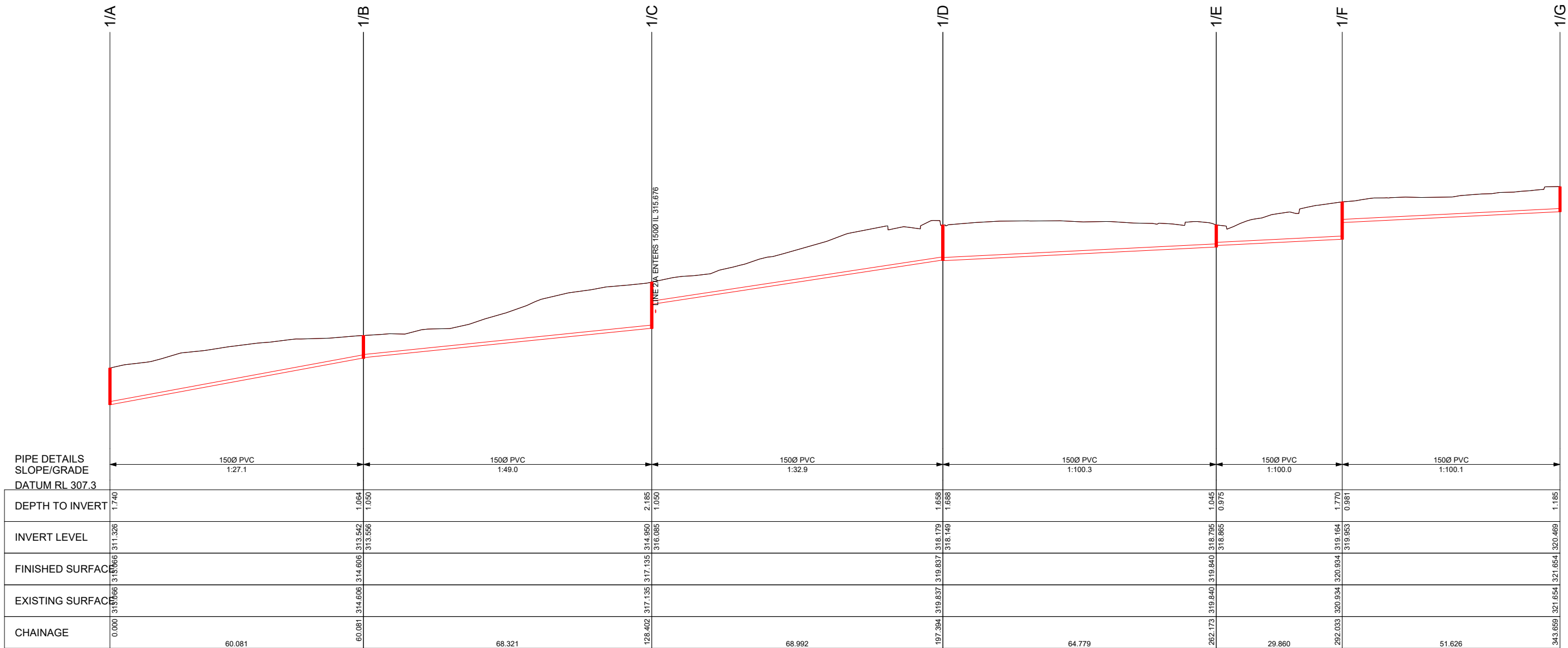
Cadastral boundary	
Existing Council Watermain	
Proposed Council Watermain (150mm HDPE)	
Proposed Internal Watermain (100mm HDPE)	
Stop Valve	
Hydrant	
Ducks Foot Hydrant	
Pressure Reducing Valve	
Non Return Valve	
Combination Meter	
Water service x2	



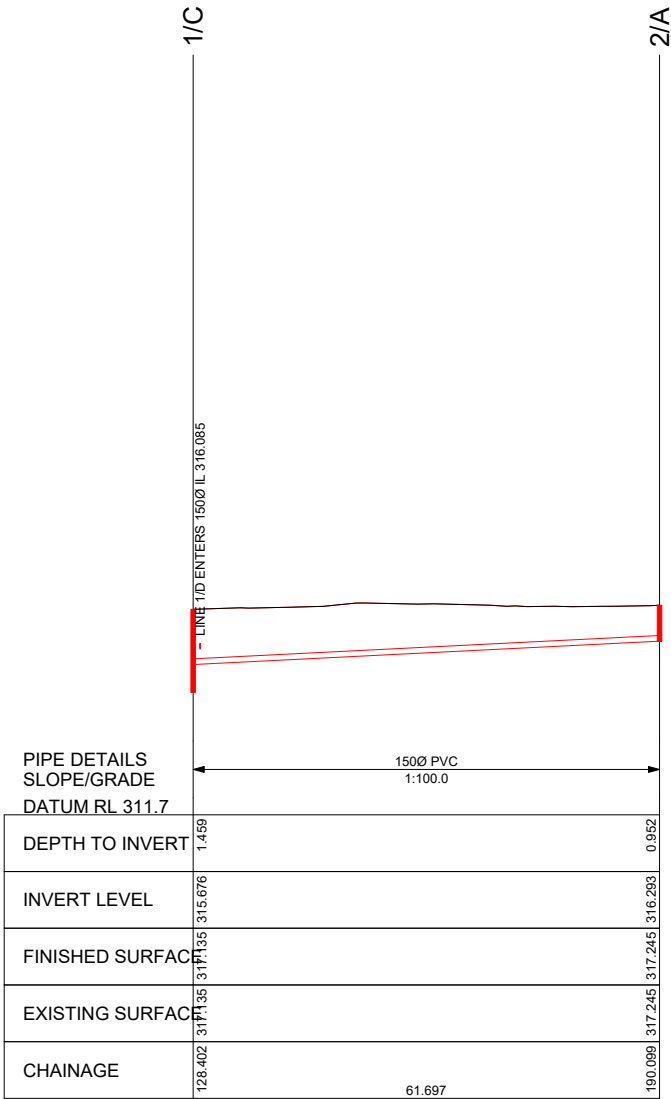
INSET A



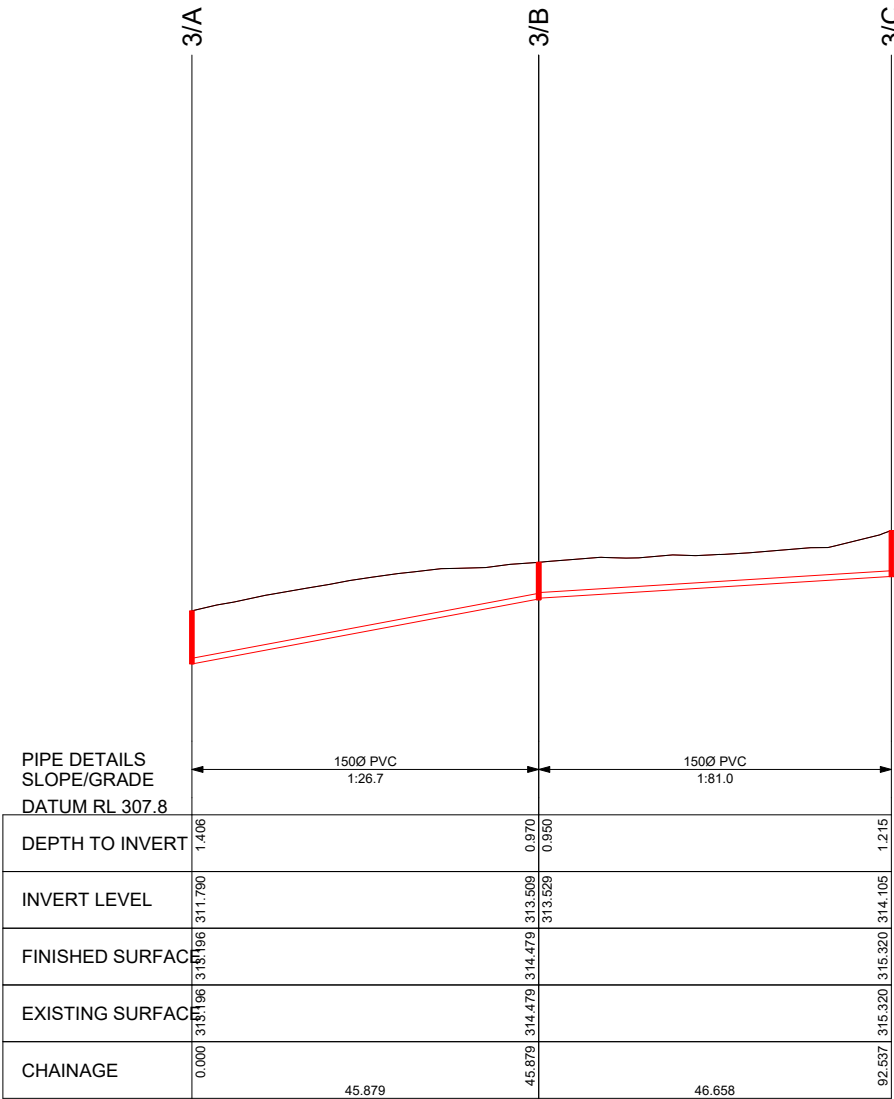
LEGEND:	
Cadastral boundary	—
Existing Sewer Main	—
Proposed Sewer Main (150mm uPVC SN8)	— S —
Proposed Sewer Service Line (150mm uPVC SN8)	— s — s — s —
Existing sewer line to be decommissioned and removed	- - -
Existing Manhole	— ● —
Proposed Manhole	— S ● —



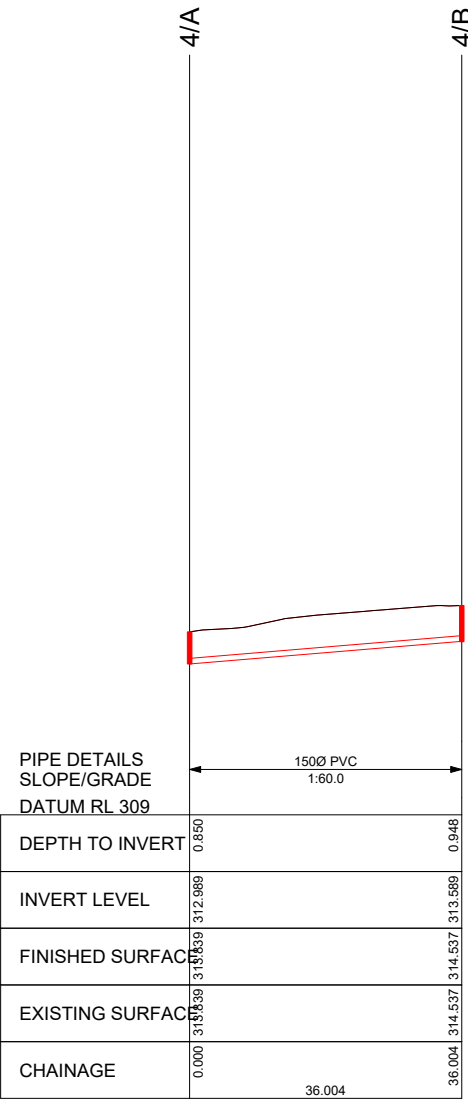
SEWER LONGITUDINAL SECTION FOR LINE 1



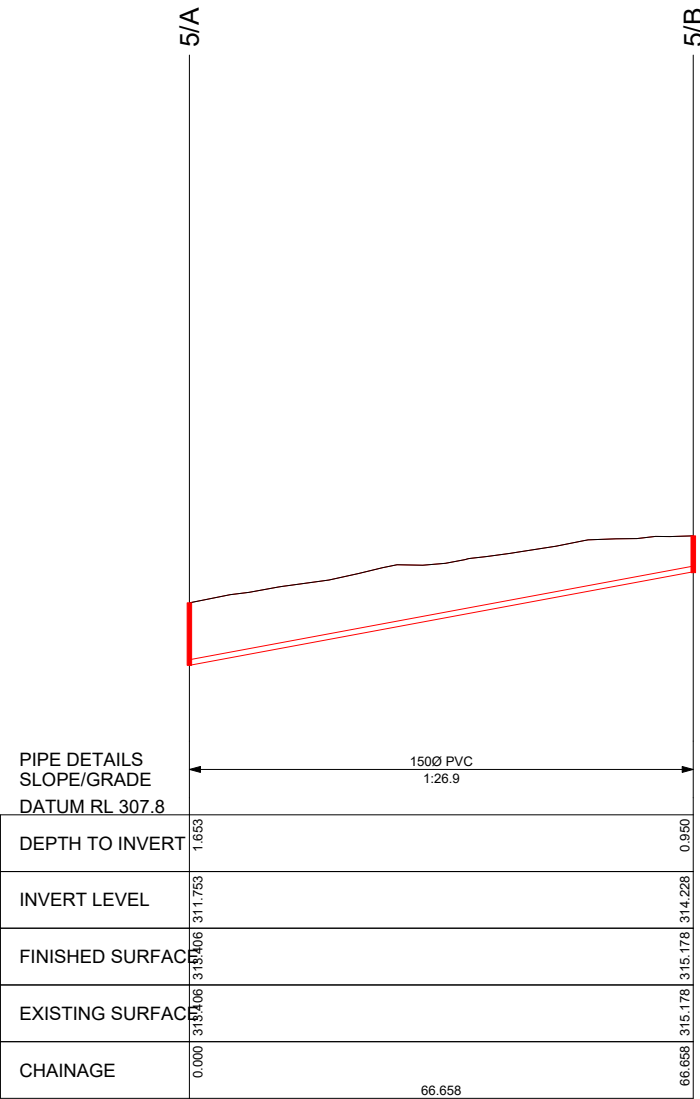
SEWER LONGITUNDINAL SECTION FOR LINE 2



SEWER LONGITUNDINAL SECTION FOR LINE 3



SEWER LONGITUNDINAL SECTION FOR LINE 4



SEWER LONGITUNDINAL SECTION FOR LINE 5