

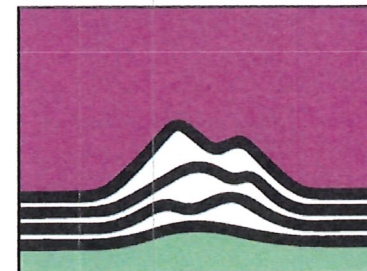
**NOTE:-**  
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NSW GOVERNMENT  
 Planning & Infrastructure  
 21 MAR 2019  
 DEVELOPMENT ASSESSMENT AND SYSTEMS PERFORMANCE RECEIVED - JINDABYNE

This plan is in accordance with James Alexander & Associates P/L Certificate  
 Approved CC No..... 190017 .....  
 Signed ..... *James Alexander* ..... Date.....14/03/2019.....  
 Certifier.....James Alexander BPB 002.....



SUBJECT SITE (LOT 24 - Stillwell Hotel)

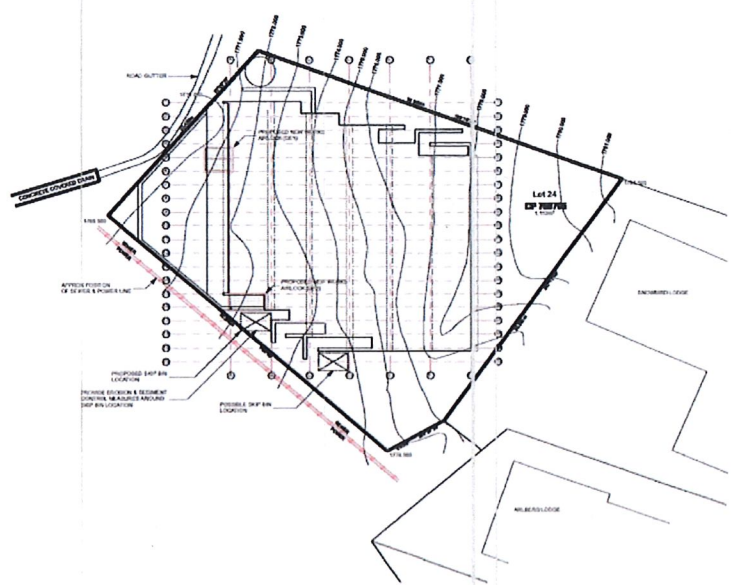


# STILLWELL

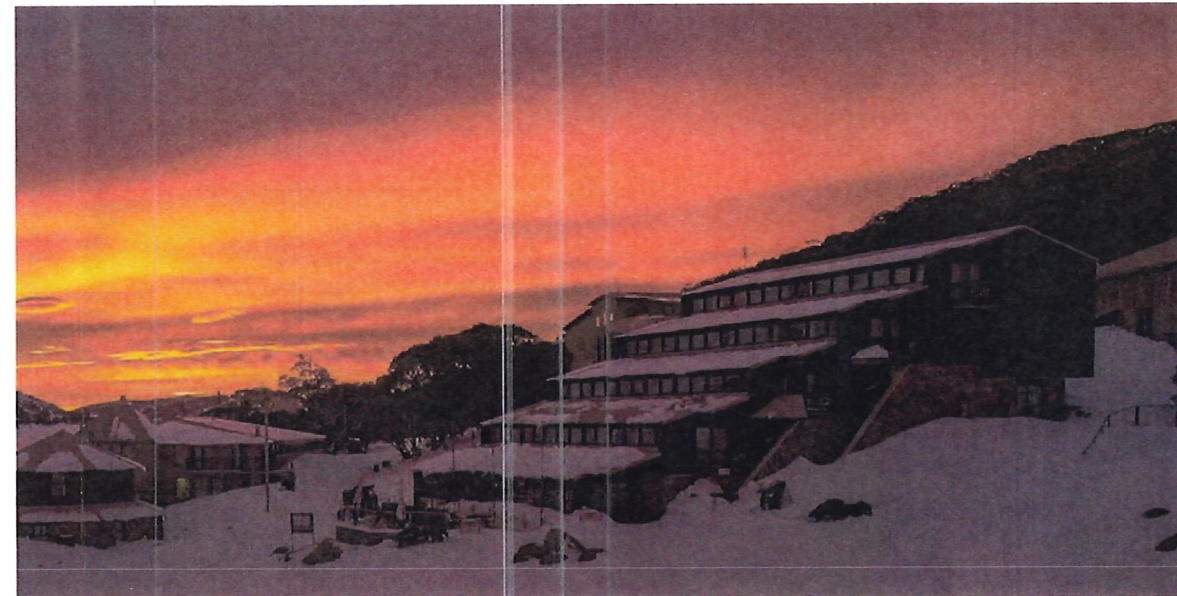
## HOTEL | CHARLOTTE PASS

NSW Planning & Environment  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No..... 9709 .....  
 granted on the ..... - 8 MAR 2019 .....  
 Signed ..... *r18* .....  
 Sheet No..... 4 ..... of ..... 13 .....

LOCATION PLAN



SITE PLAN  
 1:500



**FIRE SEALING OF PENETRATIONS NOTES:**  
 1.- ALL PENETRATION THROUGH CONCRETE FLOOR SLAB TO UPPER LEVEL SHALL BE SEALED TO PROVIDE A TWO HOUR FRL TO AS1530 PART 4 - 2005.  
 - WATER SUPPLY "WORMALD FYRECAULK FOAMING SEALANT"  
 - SANITARY PLUMBING "WORMALD FYRECHOKE COLLAR"  
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**NOTE:-**  
 - EXTERNAL FINISHES & COLOURS TO BE IN ACCORDANCE WITH COUNCIL CONDITIONS AND DEVELOPMENT CODES.

**EROSION & SEDIMENT CONTROL NOTES:-**  
 - THE DEVELOPMENT WILL COMPLY WITH THE ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION & LAND DEVELOPMENT.

**NOTES:-**  
 1.- ALL WORKS ARE TO COMPLY WITH THE BCA & ALL RELEVANT AUTHORITY REQUIREMENTS.  
 2.- ALL DIMENSIONS DEPENDENT ON EXISTING SITE CONDITIONS & SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO COMMENCEMENT OF ALL WORKS.  
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 8.- ALL STORMWATER DRAINAGE TO BE CONNECTED INTO RELEVANT SERVICE LINE IN ACCORDANCE WITH BCA & LOCAL AUTHORITY REQUIREMENTS.  
 9.- ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH AS 1684 "THE NATIONAL TIMBER FRAMING CODE".  
 10.- PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE BCA.

EVENT	DATE	DETAILS



Charlotte Pass  
 SNOW RESORT

**ZOLOTOVIC**  
 Architectural Drafting & Design  
 Nik Zolotic  
 ABN: 29 730 847 452  
 38 Hume Road  
 Surf Beach NSW 2536  
 Work: 02 4471 1735  
 Mob: 0402 430 977

Project Title:  
**ADDITIONS & ALTERATIONS**  
 on Lot 24 DP 756705  
 STILLWELL HOTEL NSW  
 Kosciuszko Road  
 For: Blyton Group PTY LTD

Drawing Title: <b>TITLE PAGE</b>		Drawing No: <b>WD01</b>
Drawing Scale: <b>1:2, 1:500,</b>	Drawn by: Checked by: Date: <b>Sunday, 21 October 2018</b>	Project No: <b>0001</b>
Drawing Status: <b>DA DRAWINGS</b>	Revision <b>A</b>	

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 Approved CC No..... 190017 .....  
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 Certifier.....James Alexander BPB 002.....

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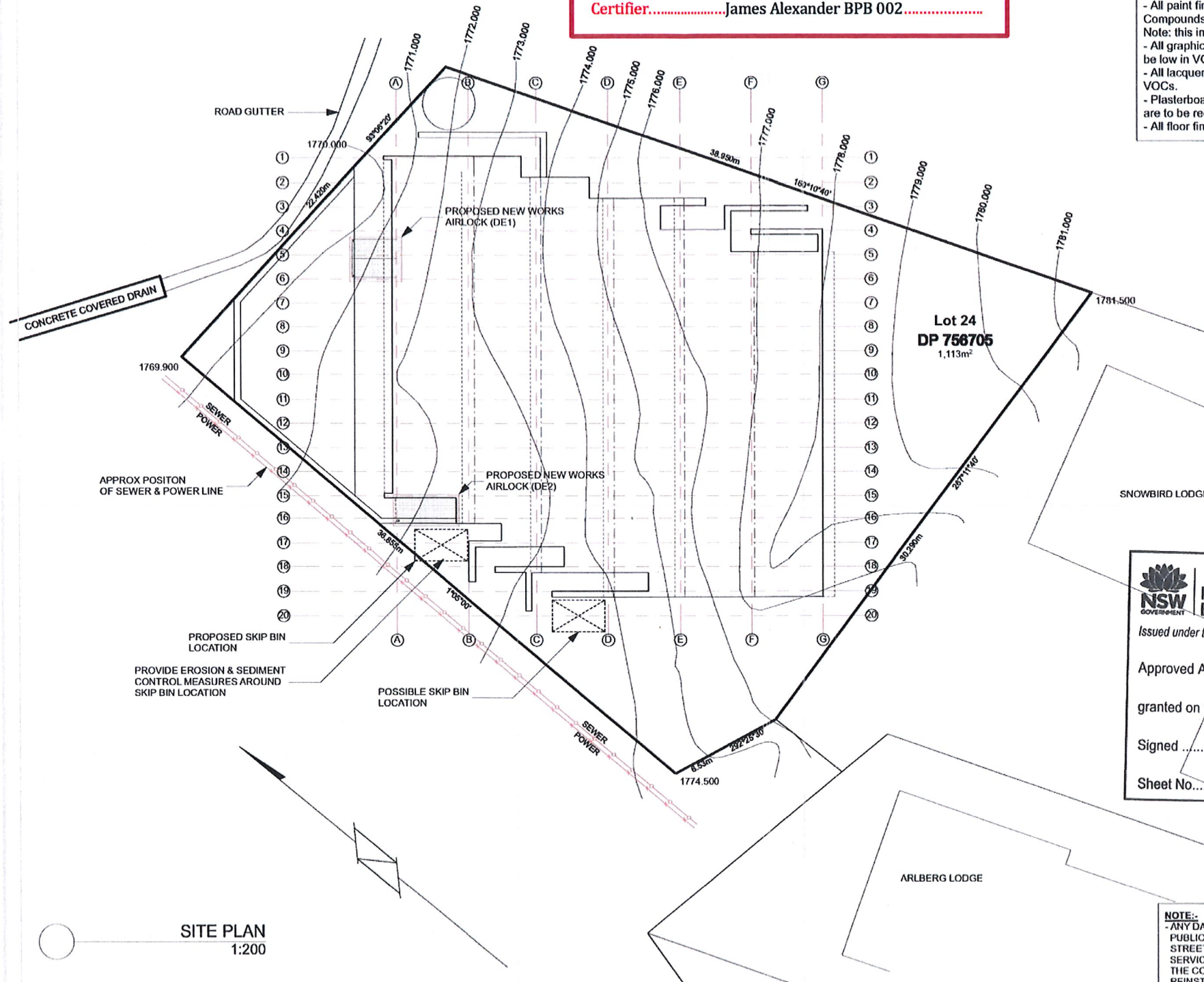
**Notes:-**  
 - All timber products as per FSC (Forestry Standards Council), PEFC (Programme for the Endorsement of Forest Certification) or AFS (Australian Forestry Standard) products with certified CoC (Chain of Custody) to merchant level?  
 Note: illegal or old growth timbers are banned within CFSGAM centres  
 - All paint finishes are required to be low in Volatile Organic Compounds (VOCs).  
 Note: this includes 2 pack and hand applied finishes.  
 - All graphics and signage substrates and inks are required to be low in VOCs.  
 - All lacquers, adhesives and sealants are required to be low in VOCs.  
 - Plasterboard Walls (not including landlord inter-tenancy walls) are to be recycled or recyclable  
 - All floor finishes are required to be low in VOCs.

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 5. MINIMUM GRADES ON 100mm AND 150mm DIAMETER STORMWATER DRAINS SHALL BE 1.00% UNLESS SHOWN OTHERWISE.  
 6. COVER LEVELS ON MANHOLES AND SUMPS TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE CONSTRUCTION OF TOP SECTIONS OF THE STRUCTURES. THE CONTRACTOR SHALL ALLOW CONSTRUCTION OF COVERS ON A SLOPE TO SUIT THE FINAL SURFACE SHAPES.  
 7. ALL FLOOR WASTES ON SANITARY DRAINAGE LINES AND PLANT ROOM SANITARY PLUMBING LINES SHALL BE 100mm X 100mm.  
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 9. WHERE SERVICES OTHER THAN uPVC PENETRATE CONCRETE OR MASONRY FIRE RATED BUILDING ELEMENTS, THE GAP BETWEEN SERVICES AND ELEMENT SHALL BE SEALED WITH AN APPROVED SILICON FIRE-STOP FOAM HAVING A FIRE RATING EQUAL TO THAT OF THE ELEMENT BEING PENETRATED.  
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**NOTES:-**  
 ALL TIMBER FRAMING AND CONSTRUCTION MUST COMPLY WITH THE CURRENT VERSION OF THE TIMBER FRAMING CODE AS1684 AND THE BCA WALL FRAMING:  
 FOR EFFECTIVE ROOF LENGTH 8.400mm TO 11.100mm  
 90x35mm WALL PLATES (TOP & BOTTOM). PROVIDE DOUBLE 90x35mm TOP PLATES TO LOAD BEARING WALLS  
 90x35mm STUDS AT 450mm CENTRES WITH ONE ROW OF NOGGING  
 PROVIDE DOUBLE 90x35mm STUDS AT SIDES OF OPENINGS "GENERALLY" NON LOAD BEARING WALLS: 90x35mm STUDS AT 600mm CENTRES WITH ONE ROW OF NOGGING.  
 ALL LINTELS SHALL COMPLY WITH TRUSS MANUFACTURERS CHARTS  
 ROOF FRAMING:  
 PREFABRICATED TIMBER ROOF TRUSSES INSTALLED TO MANUFACTURERS SPECIFICATIONS.  
 FRAMING TO AS1684-1992 NATIONAL TIMBER FRAMING CODE & SUPPLEMENTS. HARDWOOD TO AS3000.  
 ENGINEERING DOCUMENTATION TAKES PRECEDENCE OVER ARCHITECTURAL STRUCTURAL SIZINGS.  
 BRICKWORK TO AS3700 "SAA MASONRY CODE & AS1640" SAA BRICKWORK CODE  
 STRUCTURAL STEEL TO AS1170 & AS4100.  
 SMOKE ALARMS TO AS3786

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EVENT	DATE	DETAILS

		<p>Architectural Drafting &amp; Design          Nik Zolotic          ABN: 29 730 847 452          38 Hume Road Surf Beach NSW 2536          Work: 02 4471 17365          Mob: 0402 440 977</p>	Project Title: <b>ADDITIONS &amp; ALTERATIONS</b> on Lot 24 DP 756705 <b>STILLWELL HOTEL NSW</b> Kosciuszko Road For: Blyton Group PTY LTD	Drawing Title: <b>SITE PLAN</b> Drawing Scale: <b>1:200</b> Drawing Status: <b>DA DRAWINGS</b>	Drawing No: <b>WD02</b> Drawn by: _____ Checked by: _____ Date: <b>Sunday, 21 October 2018</b> Project No: <b>0001</b> Revision <b>A</b>
			Copyright © 2013 NIKOLA ZOLOTIC (ACT) PTY. LTD. NOT TO BE USED OR COPIED WITHOUT WRITTEN PERMISSION. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS. VERIFY ALL DIMENSIONS & NOTIFY DISCREPANCIES BEFORE PROCEEDING		

NSW GOVERNMENT  
 Planning & Infrastructure  
 21 MAR 2019  
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NSW GOVERNMENT  
 Planning & Environment  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No. 9709  
 granted on the 8 MAR 2019  
 Signed rfs  
 Sheet No. 5 of 13

**NOTE:-**  
 - ANY DAMAGE CAUSED TO THE SURROUNDING PUBLIC INFRASTRUCTURE INCLUDING STREET KERBING, STREET TREES, FOOTPATHS, NATURE STRIPS (VERGE), SERVICES & ADJOINING LAND, AS A RESULT OF THE CONSTRUCTION OF THE RESIDENCE, IS TO BE REPAIRED & REINSTATED TO ITS ORIGINAL STATE BY THE BUILDER



**EROSION & SEDIMENT CONTROL NOTES:**  
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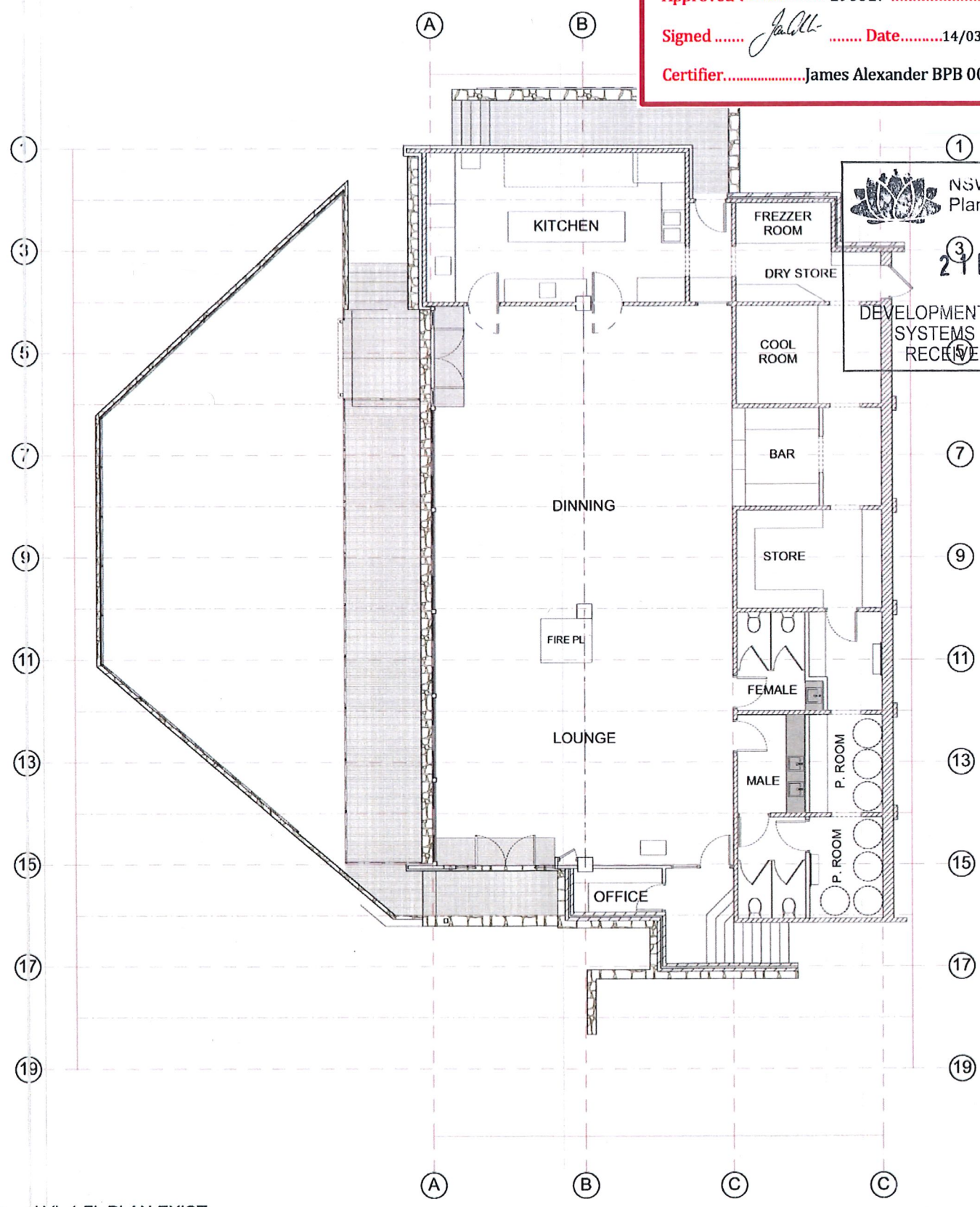
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 Approved CC No ..... 190017 .....  
 Signed ..... *James Alexander* ..... Date ..... 14/03/2019 .....  
 Certifier ..... James Alexander BPB 002 .....

**DEMOLITION NOTES:**  
 ALL DEMOLITION TO 2601  
 ALL INTERNAL DEMOLITION TO COMPLETED BY HAND AND MATERIALS TO BE SEPARATED FOR SALVAGE AND RECYCLING WHERE POSSIBLE..  
 PROP AND SUPPORT ROOF AND LOAD-BEARING ELEMENTS DURING DEMOLITION AND CONSTRUCTION.  
 CONTRACTOR TO REMOVE ALL DEMOLISHED MATERIAL TO APPROPRIATE RECYCLING PORT TO ACT GOVERNMENT REGULATIONS.

**DEMOLITION PROCEDURE**  
 PROPOSED METHOD DISMANTLE TIMBER AND TIMBER BEAMS FOR SALVAGE AND RE-USE, REMOVAL OF ALL GLASS AND WINDOWS FOR RE-USE, BRICK WALLS TO BE DISMANTLED BY HAND AND SOLD. ANY BROKEN REMAINS TO BE CRUSHED FOR RECYCLING. INTERNAL GYROCK WALL SEND FRAMES TO BE DISMANTLED BY HAND AND TAKEN TO TIP. THE REMAIN WOULD THEN BE MADE UP OF CONCRETE SLABS AND VERANDAHS AND CONCRETE DRIVEWAYS AND CAR PARKING, THIS WOULD BE DELIVERED TO CANBERRA RECYCLERS AT PIALIGO FOR RECYCLING.  
 POLLUTION: AS PER ACT POLLUTION CONTROL LAWS.  
 ASBESTOS FIBRO SHEET WHERE ENCOUNTERED LICENSED ASBESTOS REMOVING CONTRACTOR, ACCORDING TO ACT ASBESTOS REMOVAL STANDARDS.



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 21 MAR 2019  
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NSW GOVERNMENT  
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 Signed ..... *RLB* .....  
 Sheet No ..... 6 ..... of ..... 13 .....

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LVL 1 FL PLAN EXIST  
 1:100

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200  
150  
100  
50  
0  
50  
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150  
200  
length in millimetres at full size

EVENT	DATE	DETAILS

 blytongroup leisure & entertainment	 Charlotte Pass SNOW RESORT	 Architectural Drafting & Design Nik Zolotic ABN: 29 730 847 452 38 Hurnd Road Surf Beach NSW 2536 Work: 02 4471 17365 Mob: 0402 440 977	Project Title: <b>ADDITIONS &amp; ALTERATIONS</b> on Lot 24 DP 756705 STILLWELL HOTEL NSW Kosciuszko Road For: Blyton Group PTY LTD	Drawing Title: <b>LVL 1 FL PLAN EXIST</b>	Drawing No: <b>WD03</b>
			Drawing Scale: <b>1:100</b>	Drawn by: _____ Checked by: _____ Date: <b>Sunday, 21 October 2018</b>	Drawing Status: <b>DA DRAWINGS</b>



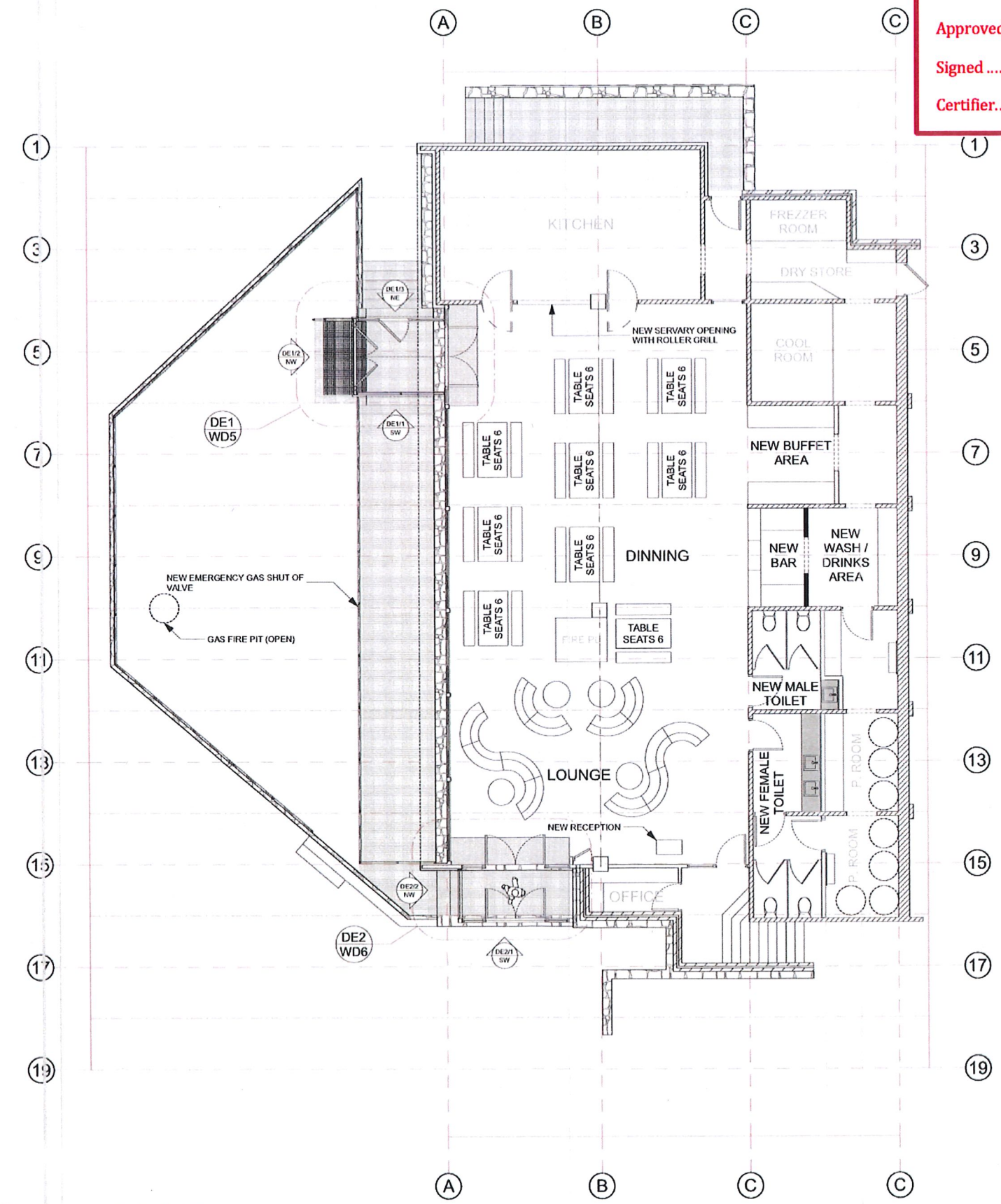
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200  
150  
100  
50  
0  
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150  
200  
length in millimeters at full size

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LVL 1 FL PLAN NEW  
1:100

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 Approved C.C. No. 190017  
 Signed *James Alexander* Date 14/03/2019  
 Certifier James Alexander BPB 002

NSW GOVERNMENT  
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NSW GOVERNMENT  
 Planning & Environment  
 Issued under the Environmental Planning and Assessment Act 1979  
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 Signed *MS*  
 Sheet No. 7 of 13

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EVENT	DATE	DETAILS

<p>blytongroup leisure &amp; entertainment</p>	<p>Charlotte Pass SNOW RESORT</p>	<p>Architectural Drafting &amp; Design Nik Zolotic ABN: 28 730 847 452</p>	Project Title: <b>ADDITIONS &amp; ALTERATIONS</b> on Lot 24 DP 756705 STILLWELL HOTEL NSW Kosciuszko Road For: Blyton Group PTY LTD	Drawing Title: <b>LVL 1 FL PLAN NEW</b>		Drawing No: <b>WD04</b>
				Drawing Scale: <b>1:100</b>	Drawn by: _____ Checked by: _____ Date: <b>Wednesday, 31 October 2018</b>	











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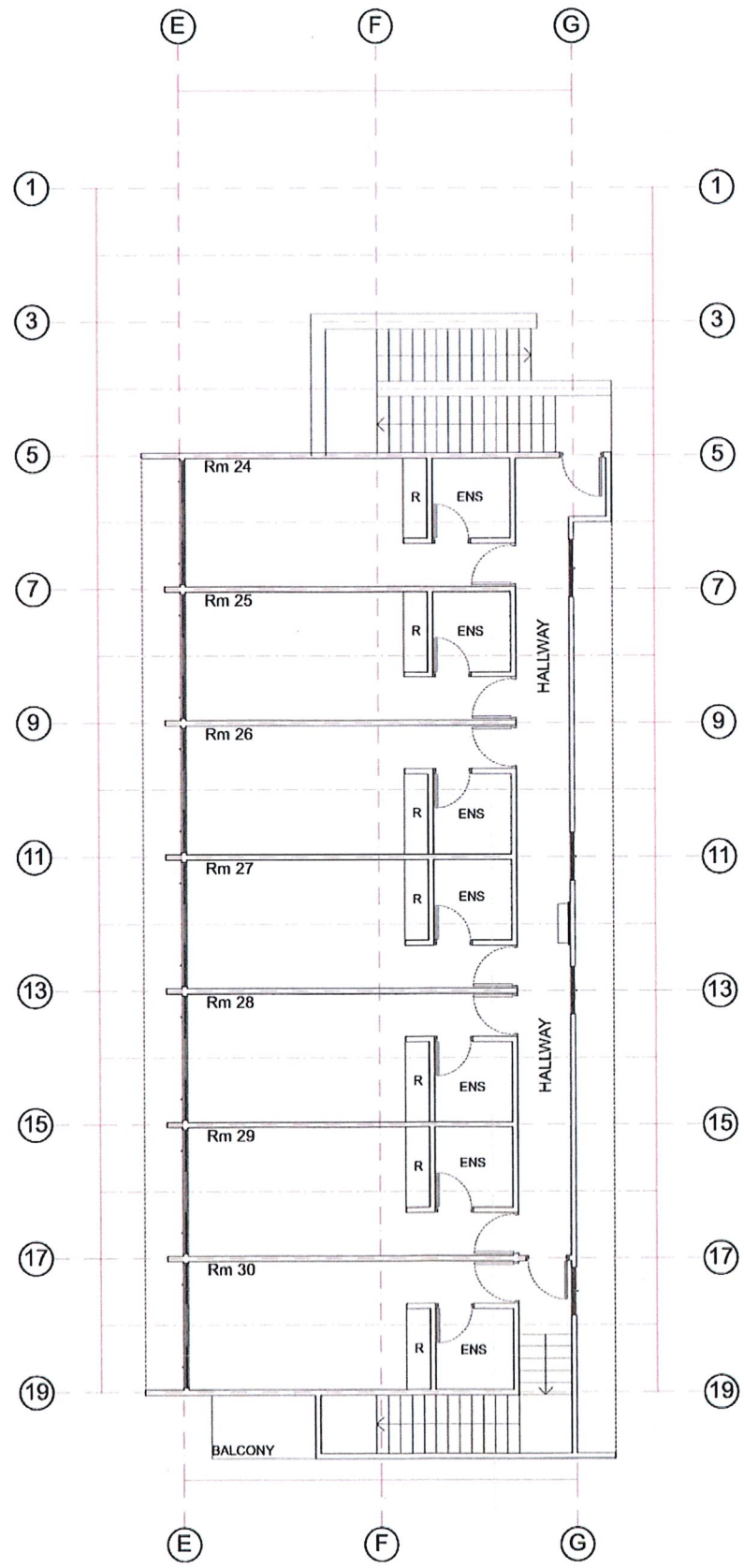
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**NOTE:-**  
 -EXTERNAL FINISHES & COLOURS TO BE IN ACCORDANCE WITH COUNCIL CONDITIONS AND DEVELOPMENT CODES.

200  
150  
100  
50  
0  
50  
100  
150  
200  
Length in millimeters at full size

**NOTE:-**  
 - ANY DAMAGE CAUSED TO THE SURROUNDING PUBLIC INFRASTRUCTURE INCLUDING STREET KERBING, STREET TREES, FOOTPATHS, NATURE STRIPS (VERGE), SERVICES & ADJOINING LAND, AS A RESULT OF THE CONSTRUCTION OF THE RESIDENCE, IS TO BE REPAIRED & REINSTATED TO ITS ORIGINAL STATE BY THE BUILDER

○ LV 5 FL PLAN EXIST  
1:100



This plan is in accordance with James Alexander & Associates P/L Certificate  
 Approved C.C. No. 190017  
 Signed ..... *James Alexander* ..... Date ..... 14/03/2019 .....  
 Certifier ..... James Alexander BPB 002 .....

NSW GOVERNMENT  
 Planning & Infrastructure  
 21 MAR 2019  
 DEVELOPMENT ASSESSMENT AND SYSTEMS PERFORMANCE RECEIVED - JINDABYNE

NSW GOVERNMENT  
 Planning & Environment  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No. 9709  
 granted on the - 8 MAR 2019  
 Signed ..... *RTB* .....  
 Sheet No. 10 of 13

**GENERAL NOTES:-**  
 1. ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL, HYDRAULIC, MECHANICAL, ELECTRICAL AND CIVIL WORKS DRAWINGS.  
 2. ALL WORK WILL BE CARRIED OUT IN CONFORMITY WITH THE WATER AND SEWERAGE ACT 2000 AND THE WATER AND SEWERAGE REGULATIONS 2001.  
 3. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS3500.  
 4. THE LOCATION OF EXISTING SERVICES SHOWN WILL BE APPROXIMATE ONLY. EXACT LOCATIONS OF SERVICES TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.  
 5. MINIMUM GRADES ON 100mm AND 150mm DIAMETER STORMWATER DRAINS SHALL BE 1.00% UNLESS SHOWN OTHERWISE.  
 6. COVER LEVELS ON MANHOLES AND SUMPS TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE CONSTRUCTION OF TOP SECTIONS OF THE STRUCTURES. THE CONTRACTOR SHALL ALLOW CONSTRUCTION OF COVERS ON A SLOPE TO SUIT THE FINAL SURFACE SHAPES.  
 7. ALL FLOOR WASTES ON SANITARY DRAINAGE LINES AND PLANT ROOM SANITARY PLUMBING LINES SHALL BE 100mm X 100mm.  
 8. WHERE uPVC PIPES PENETRATE FIRE RATED WALLS OR SLABS, THEY WILL BE PROVIDED WITH AN APPROVED FIRE RATED COLLAR, HAVING THE SAME FIRE RATING AS THE ELEMENT BEING PENETRATED.  
 9. WHERE SERVICES OTHER THAN uPVC PENETRATE CONCRETE OR MASONRY FIRE RATED BUILDING ELEMENTS, THE GAP BETWEEN SERVICES AND ELEMENT SHALL BE SEALED WITH AN APPROVED SILICON FIRE-STOP FOAM HAVING A FIRE RATING EQUAL TO THAT OF THE ELEMENT BEING PENETRATED.  
 10. SANITARY AND STORMWATER DRAINAGE IS TO BE SUPPORTED ON OR FROM SOLID GROUND IN ACCORDANCE WITH AS3500  
 11. ALL DRAINAGE AND EATER SERVICES IDENTIFIED TO BE ABANDONED SHALL BE SEALED TO APPROVAL.  
 11. EXISTING SERVICES CONNECTION POINT SHALL BE LOCATED ON SITE AND VERIFIED PRIOR TO COMMENCEMENT OF WORK.

EVENT	DATE	DETAILS

 blytongroup leisure & entertainment	 Charlotte Pass SNOW RESORT	 Architectural Drafting & Design Nik Zolotic ABN: 29 730 847 452 38 Hume Road Surf Beach NSW 2536 Work: 02 4471 17365 Mob: 0402 440 977	Project Title: <b>ADDITIONS &amp; ALTERATIONS</b> on Lot 24 DP 756705 STILLWELL HOTEL NSW Kosciuszko Road For: Blyton Group PTY LTD	Drawing Title: <b>LV 5 FL PLAN EXIST</b>	Drawing No: <b>WD07</b>
			Drawing Scale: <b>1:100</b>	Drawn by: _____ Date: <b>Sunday, 21 October 2018</b>	Drawing Status: <b>DA DRAWINGS</b>



**EROSION & SEDIMENT CONTROL NOTES:-**  
 -THE DEVELOPMENT WILL COMPLY WITH THE ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION & LAND DEVELOPMENT.

**NOTES:-**  
 1.- ALL WORKS ARE TO COMPLY WITH THE BCA & ALL RELEVANT AUTHORITY REQUIREMENTS.  
 2.- ALL DIMENSIONS DEPENDENT ON EXISTING SITE CONDITIONS & SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO COMMENCEMENT OF ALL WORKS.  
 3.- REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITION OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & EASEMENTS OF THE WORKS.  
 4.- THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIME, NO ELEMENT SHALL BE OVERSTRESSED, DURING & AFTER CONSTRUCTION.  
 5.- THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS ERRORS & OMISSIONS TO THE DESIGNER.  
 6.- DO NOT SCALE OFF DRAWINGS, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE & THE BUILDER IS TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES ON SITE.  
 7.- ALL TRUSSES, LINTELS & CONNECTOR PLATES TO REGISTERED ENGINEERS SPECIFICATIONS.  
 8.- ALL STORMWATER DRAINAGE TO BE CONNECTED INTO RELEVANT SERVICE LINE IN ACCORDANCE WITH BCA & LOCAL AUTHORITY REQUIREMENTS.  
 9.- ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH AS 1684 "THE NATIONAL TIMBER FRAMING CODE".  
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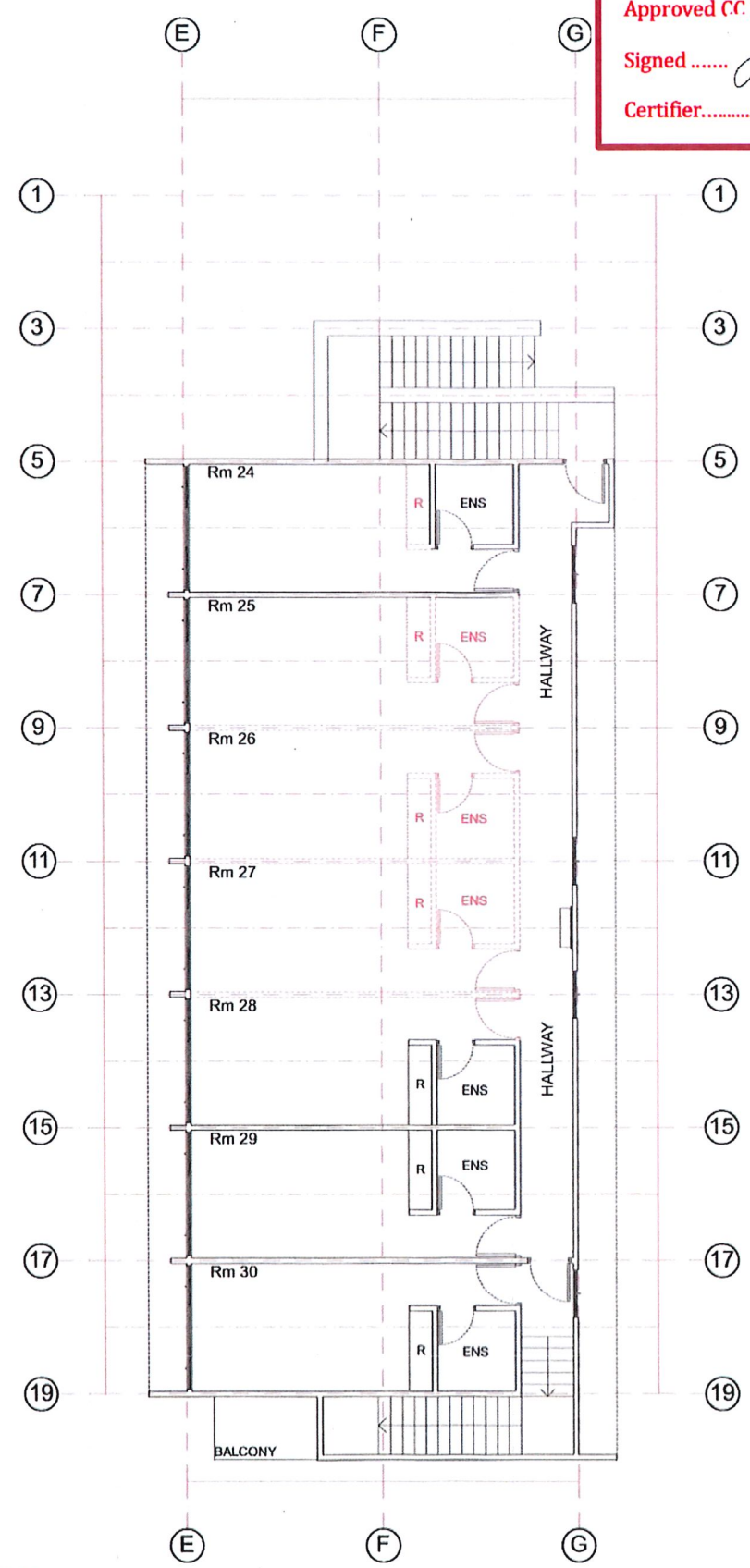
This plan is in accordance with James Alexander & Associates P/L Certificate  
 Approved CC No. 190017  
 Signed ..... *James Alexander* ..... Date ..... 14/03/2019 .....  
 Certifier ..... James Alexander BPB 002 .....

**DEMOLITION NOTES:**  
 ALL DEMOLITION TO 2601  
 ALL INTERNAL DEMOLITION TO COMPLETED BY HAND AND MATERIALS TO BE SEPARATED FOR SALVAGE AND RECYCLING WHERE POSSIBLE.  
 PROP AND SUPPORT ROOF AND LOAD-BEARING ELEMENTS DURING DEMOLITION AND CONSTRUCTION.  
 CONTRACTOR TO REMOVE ALL DEMOLISHED MATERIAL TO APPROPRIATE RECYCLING PORT TO ACT GOVERNMENT REGULATIONS.

**DEMOLITION PROCEDURE**  
 1. PROPOSED METHOD DISMANTLE TIMBER AND TIMBER BEAMS FOR SALVAGE AND RE-USE, REMOVAL OF ALL GLASS AND WINDOWS FOR RE-USE, BRICK WALLS TO BE DISMANTLED BY HAND AND SOLD. ANY BROKEN REMAINS TO BE CRUSHED FOR RECYCLING. INTERNAL GYPROCK WALL SEND FRAMES TO BE DISMANTLED BY HAND AND TAKEN TO TIP. THE REMAIN WOULD THEN BE MADE UP OF CONCRETE SLABS AND VERANDAHS AND CONCRETE DRIVEWAYS AND CAR PARKING, THIS WOULD BE DELIVERED TO CANBERRA RECYCLERS AT PIALLIGO FOR RECYCLING.  
 2. POLLUTION: AS PER ACT POLLUTION CONTROL LAWS.  
 3. ASBESTOS FIBRO SHEET WHERE ENCOUNTERED LICENSED ASBESTOS REMOVING CONTRACTOR, ACCORDING TO ACT ASBESTOS REMOVAL STANDARDS.

**NSW GOVERNMENT Planning & Environment**  
 Issued under the Environmental Planning and Assessment Act 1979  
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 Signed ..... *MB* .....  
 Sheet No. 11 of 13

**NSW GOVERNMENT Planning & Infrastructure**  
 21 MAR 2019  
 DEVELOPMENT ASSESSMENT AND SYSTEMS PERFORMANCE RECEIVED - JINDABYNE



LV 5 FL PLAN DEMO 1:100

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EVENT	DATE	DETAILS

**blytongroup** leisure & entertainment  
**Charlotte Pass SNOW RESORT**

**ZOLOTTIC**  
 Architectural Drafting & Design  
 Nik Zolotic  
 ABN: 29 730 847 452  
 38 Hume Road Surf Beach NSW 2536  
 Work: 02 4471 1736  
 Mob: 0402 440 977

Project Title: **ADDITIONS & ALTERATIONS**  
 on Lot 24 DP 756705  
**STILLWELL HOTEL NSW**  
 Kosciuszko Road  
 For: Blyton Group PTY LTD

Drawing Title: **LV 5 FL PLAN DEMO**  
 Drawing Scale: **1:100**  
 Drawing Status: **DA DRAWINGS**

Project No. **0001**  
 Revision **A**

Drawing No: **WD08**

Drawn by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
 Date: **Sunday, 21 October 2018**



