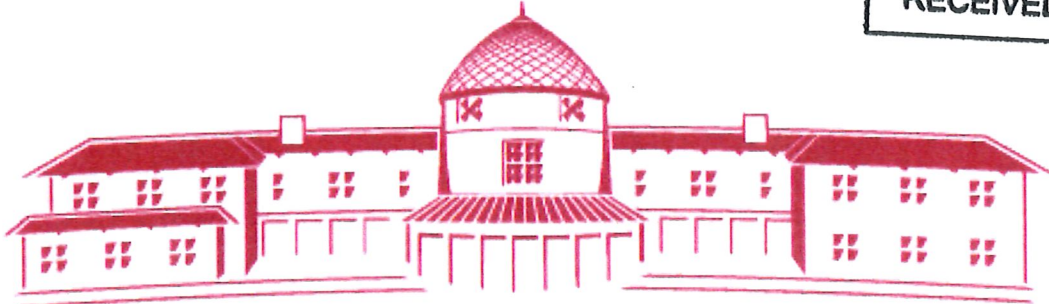


**NOTE:-**  
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**NSW GOVERNMENT** | Planning, Industry & Environment  
 - 8 JAN 2020  
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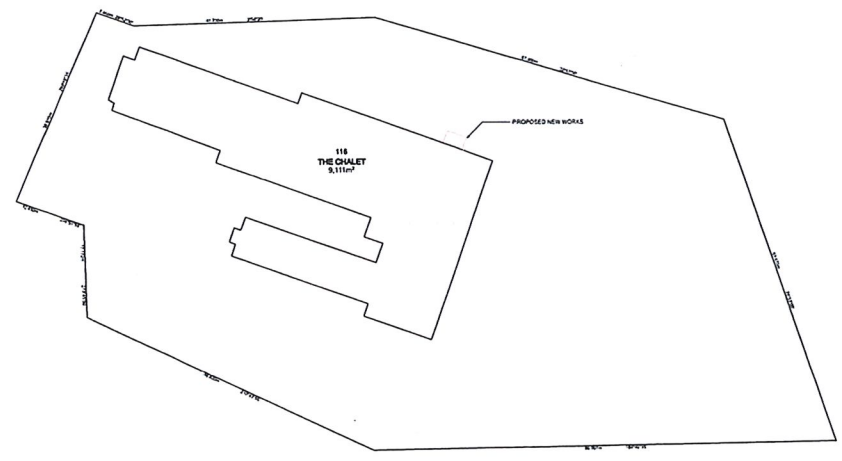
# KOSCIUSZKO CHALET · HOTEL

CHARLOTTE PASS · AUSTRALIA



SUBJECT SITE (KOSCIUSZKO CHALET HOTEL)

LOCATION PLAN



SITE PLAN  
1:1000

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

- NOTES:-**
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  - 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".
  - 10.- PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE BCA.

EVENT	DATE	DETAILS

**blytongroup**  
leisure & entertainment

**Charlotte Pass**  
SNOW RESORT

**ZOLOTTIC**  
 Architectural Drafting & Design  
 Nik Zolotic  
 ABN: 29 730 847 452

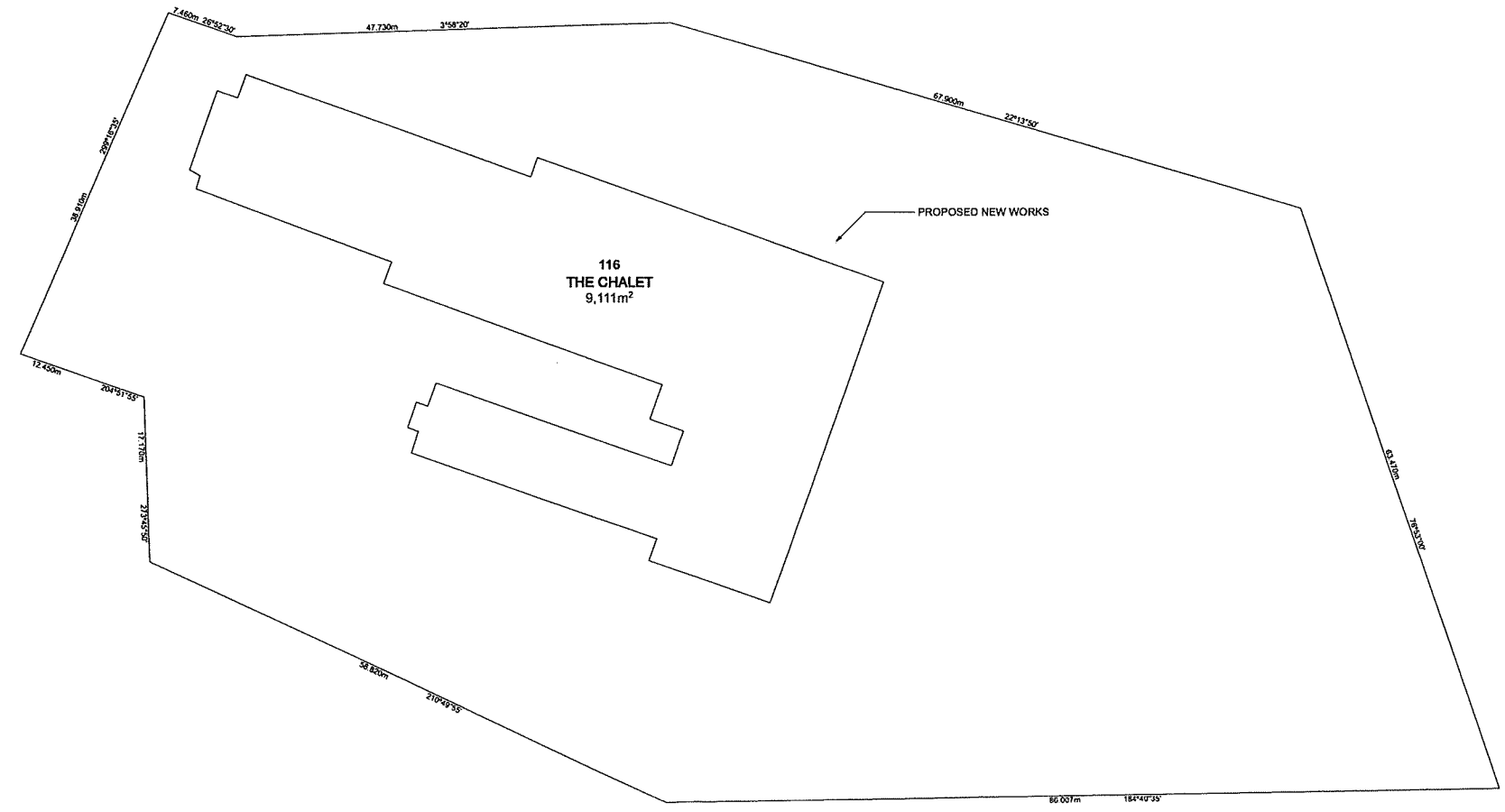
Project Title:  
**ADDITION & DEMOLITION**  
 to Cellar bar Portico  
 Kosciuszko Chalet Hotel NSW  
 Kosciuszko Road  
 For: Blyton Group PTY LTD

Drawing Title: <b>TITLE PAGE</b>		Drawing No: <b>WD01</b>	
Drawing Scale:	Drawn by:	Checked by:	
		Date: Thursday, 20 December 2018	
Drawing Status: <b>DA DRAWINGS</b>	Project No. <b>0030</b>	Revision <b>A</b>	

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**NOTES:-**  
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**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

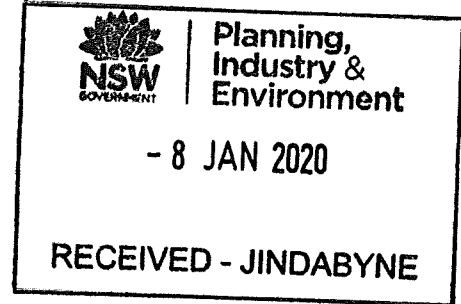
Notes:-  
 - All timber products as per FSC (Forestry Standards Council), PEFC (Programme for the Endorsement of Forest Certification) or AFS (Australian Forestry Standard) products with certified CoC (Chain of Custody) to merchant level?  
 Note: illegal or old growth timbers are banned within CFSGAM 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.



SITE PLAN  
 1:500

**EROSION & SEDIMENT CONTROL NOTES:-**  
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**GENERAL NOTES:-**  
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 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.  
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**NOTE:-**  
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**NOTE:-**  
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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

Project Title:  
**ADDITION & DEMOLITION**  
 to Cellar bar Portico  
 Kosciuszko Chalet Hotel NSW  
 Kosciuszko Road  
 For: Blyton Group PTY LTD

Drawing Title:  
**SITE PLAN**

Drawing Scale:  
**1:500**

Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Date: **Thursday, 20 December 2018**

Drawing Status:  
**DA DRAWINGS**

Drawing No:  
**WD02**

Project No.  
**0030**

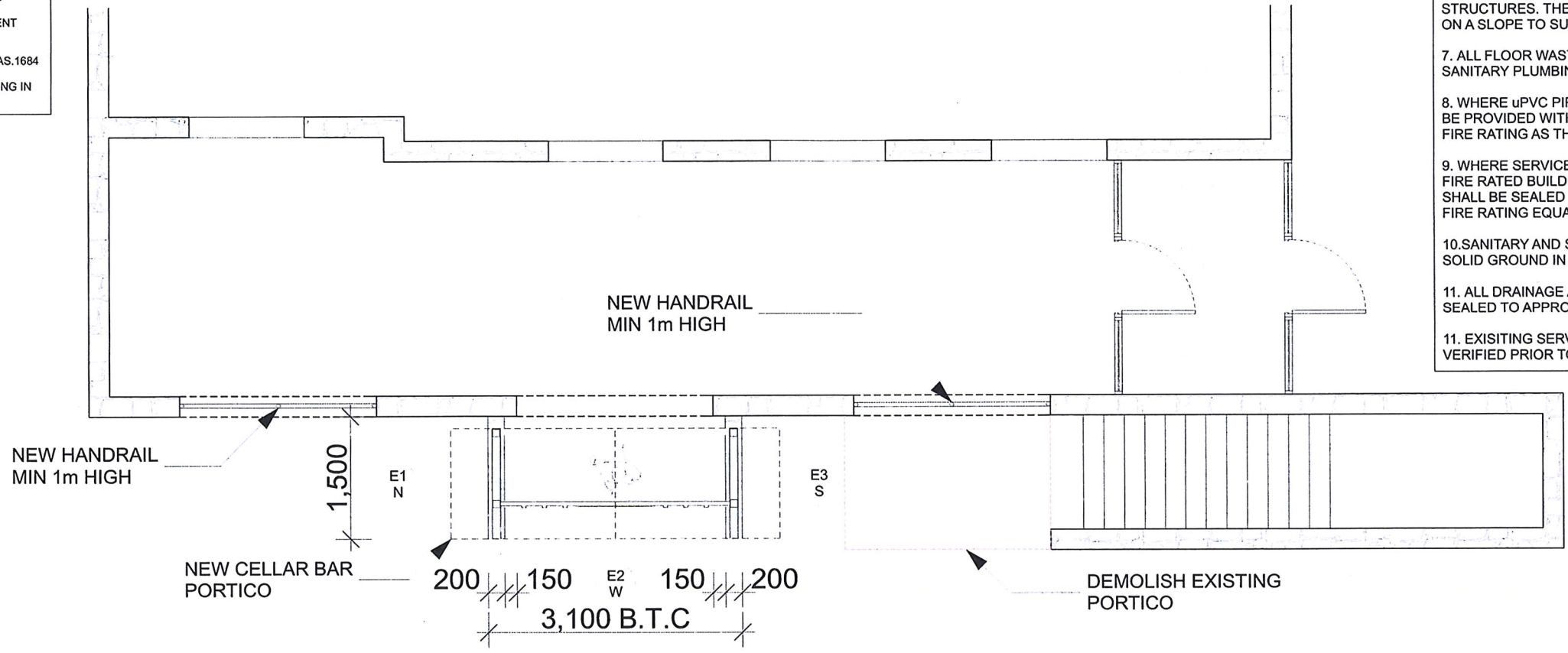
Revision  
**A**

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C.B PORTICO PLAN  
1:50

**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 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 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.

NSW GOVERNMENT  
**Planning, Industry & Environment**  
 - 8 JAN 2020  
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EVENT	DATE	DETAILS

**zolotic**  
 Architectural Drafting & Design  
 Nik Zolotic  
 ABN: 29 730 847 452

**blytongroup**  
 leisure & entertainment

**Charlotte Pass**  
 SNOW RESORT

Project Title: **ADDITION & DEMOLITION to Cellar bar Portico Kosciuszko Chalet Hotel NSW**  
 For: Blyton Group PTY LTD

Drawing Title: **C.B PORTICO PLAN**

Drawing Scale: **1:50, 1:1**  
 Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Date: **Thursday, 20 December 2018**

Drawing Status: **DA DRAWINGS**

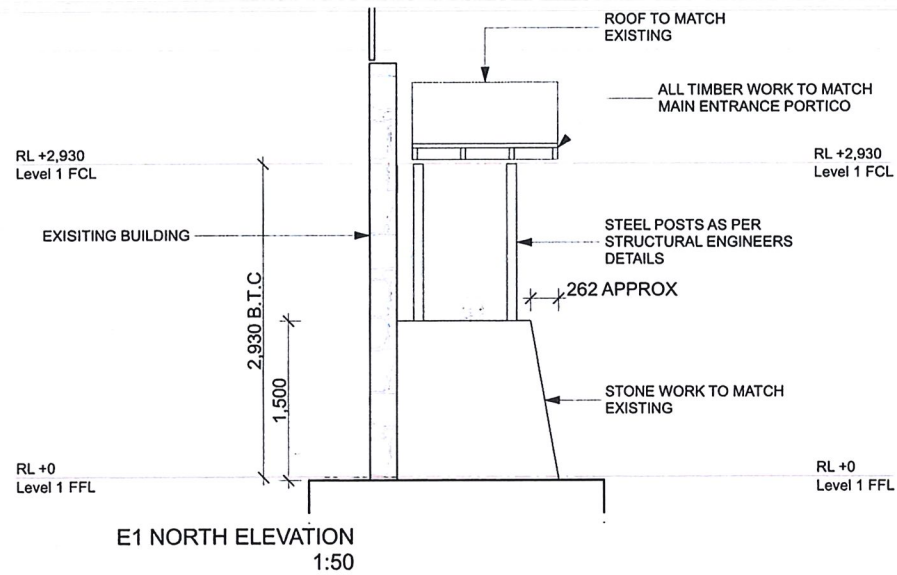
Project No: **0030**  
 Revision: **A**

Drawing No: **WD03**

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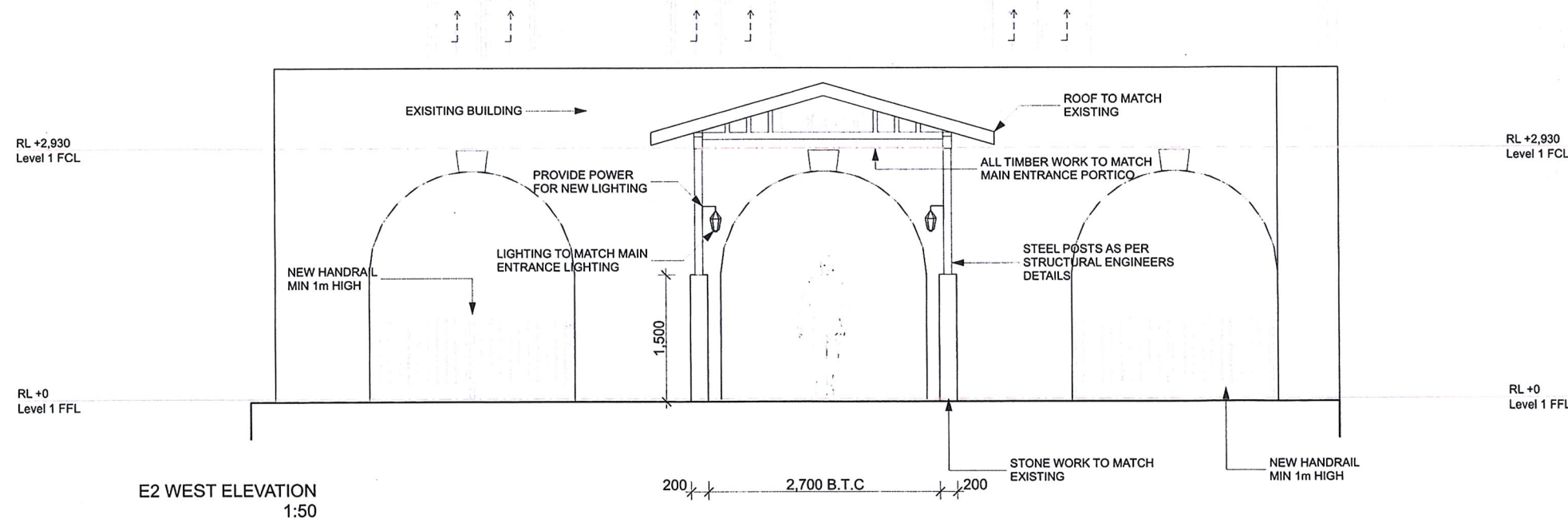
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**OPTION 3 3D-1**  
1:250

**NSW GOVERNMENT** | **Planning, Industry & Environment**  
 - 8 JAN 2020  
**RECEIVED - JINDABYNE**



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

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**ADDITION & DEMOLITION**  
 to Cellar bar Portico  
 Kosciuszko Chalet Hotel NSW  
 Kosciuszko Road  
 For: Blyton Group PTY LTD

Drawing Title:  
**ELEVATIONS, 3D VIEW**  
 Drawing No: **WD04**  
 Drawing Scale: **1:250, 1:50**  
 Drawing Status: **DA DRAWINGS**  
 Project No: **0030**  
 Revision: **A**