

CLANCY ALPINE LODGE

# DEVELOPMENT APPLICATION

Alterations and Additions to  
Existing Ensuites Bedrooms 1  
to Bedroom 8 inclusive,  
existing Managers Room &  
existing Balcony & Store under.

WILLOW ROAD  
SMIGGINS HOLES N.S.W.

applicant:  
Clancy Alpine Lodge

## LOCALITY PLAN

### DA - DRAWING SCHEDULE:

- DA 01: COVER SHEET, LOCALITY AND DRAWING SCHEDULE
- DA 02: SITE & SITE EVALUATION PLAN
- DA 03: LOCKER, STORE & LOUNGE FLOOR PLANS
- DA 04: GROUND FLOOR PLAN
- DA 05: LOFT FLOOR PLAN
- DA 06: ENSUITE LAYOUTS TO BE REFURBISHED & ELEVATIONS

- DA 07: NORTH WESTERN and SOUTH EASTERN ELEVATIONS
- DA 08: NORTH EASTERN and SOUTH WESTERN ELEVATIONS & SECTION S02
- DA 09: SECTION S01 and SECTION S03
- DA 10: ROOF PLAN & TYPICAL SILT FENCE DETAIL
- DA 11: WINDOW & DOOR SCHEDULES

THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION.  
NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER.  
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.  
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**BUILDING DESIGNERS**  
ASSOCIATION OF AUSTRALIA  
CHARTERED ACCREDITED MEMBER  
ACCREDITATION No.6120



DATE	REV.	AMENDMENT
06-09-2021	B	ADD VENTILATION DETAILS TO ENSUITES, ALTER DOORS TO WOOD STORE
20-07-2020	A	DEVELOPMENT APPLICATION ISSUE

**LKS** DESIGN & DRAFTING  
ABN 62343830351  
ACCREDITED BUILDING DESIGNER

P.O. Box 4101, North Curl Curl, N.S.W. 2099  
Mobile: 0418 662 771  
Email: lks1@bigpond.net.au

**PROJECT:**  
ALTERATIONS AND ADDITIONS TO  
CLANCY'S ALPINE LODGE

WILLOW ROAD,  
SMIGGINS HOLES. N.S.W. 2624  
PORTION 180. PLAN No.6248-1604

**CLIENT:**  
CLANCY'S ALPINE LODGE

**DRAWING TITLE:**  
COVER SHEET, LOCALITY  
and DRAWING SCHEDULE

**DATE:** 20th July, 2020

**SCALE:** As Shown

**DRAWN:** L.K.S.

**PROJECT REF:** 1911 **DA01** **Rev. B**

## DEVELOPMENT APPLICATION ISSUE

----- APPROXIMATE LEASE BOUNDARY  
----- APPROXIMATE CONTOUR LINES

'IMBAC' LODGE

**PORTION 180**  
AREA = 1702m<sup>2</sup>

**PROPOSED  
ALTERATIONS  
& ADDITIONS**  
Ensuities 1 to 8  
(refurbished)

**CLANCY'S ALPINE LODGE**

**PROPOSED  
ALTERATIONS  
& ADDITIONS**  
Managers Room

**PROPOSED  
ALTERATIONS  
& ADDITIONS**  
Deck & Store under

PREVAILING SOUTHERLY  
WINTER WEATHER

**WILLOW  
ROAD**

INDICATIVE TRAVEL  
PATH OF THE SUN

EXISTING

EXISTING

EXISTING CONCRETE DISHDRAIN  
DRAINS TO EXISTING STORMWATER  
DISPOSAL IN WILLOW ROAD.

VIEWS TO SMIGGINS  
HOLES SKI SLOPES

'SNOWY GUMS'  
LODGE

'SNOW BUNNY' &  
'ROYAL COACHMAN'  
LODGES

NOTE:  
- LEVELS QUOTED AND CONTOURS ARE APPROXIMATE ONLY. IF  
PRECISE LEVELS ARE REQUIRED CONSULT REGISTERED SURVEYOR.  
- VEGETATION SHOWN IS INDICATIVE ONLY.

**SITE & SITE EVALUATION PLAN**  
**1:200**

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WILLOW ROAD,  
SMIGGINS HOLES, N.S.W. 2624  
PORTION 180. PLAN No.6248-1604

**CLIENT:**  
CLANCY'S ALPINE LODGE  
**DRAWING TITLE:**  
SITE & SITE EVALUATION  
PLAN

**DATE:** 20th July, 2020  
**SCALE:** As Shown  
**DRAWN:** L.K.S.  
**PROJECT REF:** 1911 **DA02** **Rev. B**

**DEVELOPMENT APPLICATION ISSUE**

**NOTES REFERRING TO THE FLOOR PLAN:**

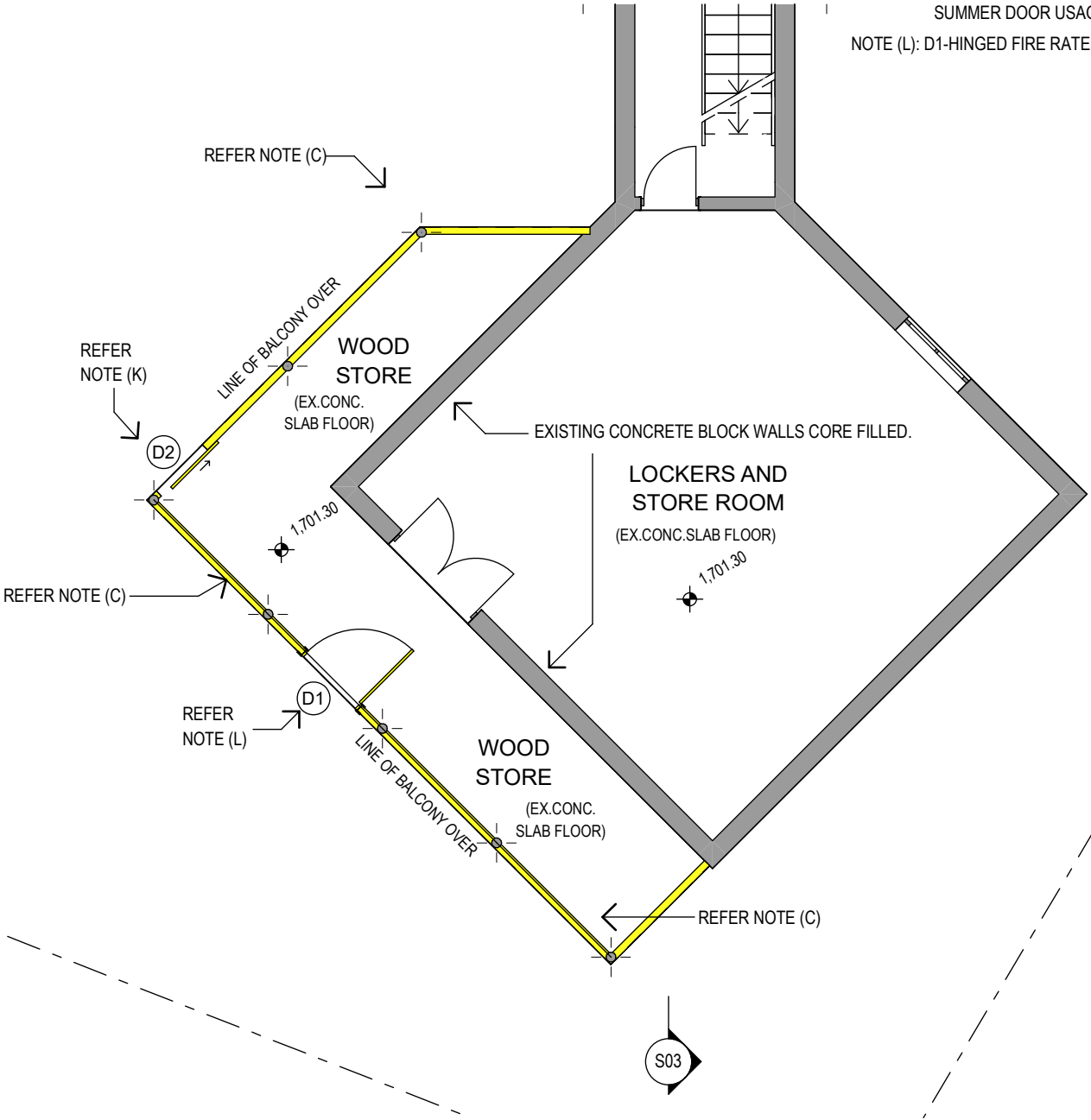
NOTE (A): REMOVE EXISTING DECKING TIMBERS FROM BALCONY (TO BE REPLACED).CHECK BEARERS & JOISTS FOR STRUCTURAL INTEGRITY & REPLACE AS NECESSARY.FIX NEW FIRE CRUNCH 'K-FLOOR' OR EQUIVALENT & COMPLYING WITH ALL REQUIREMENTS BUSHFIRE ATTACK LEVEL OF BAL40.

NOTE (B): NEW SELECT HANDRAIL & BALLUSTRADE

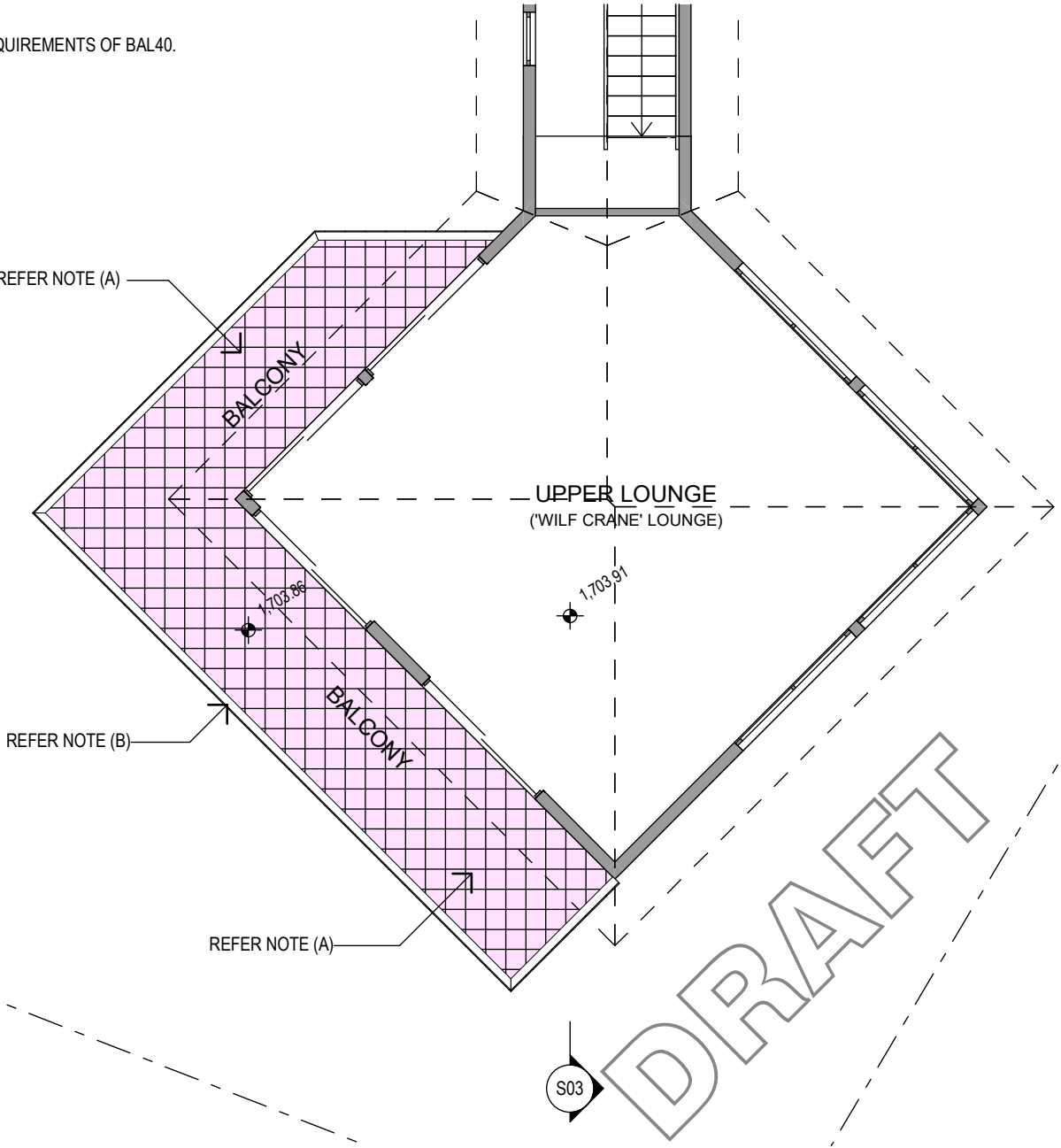
NOTE (C): CHECK SUPPORT POSTS FOR STRUCTURAL INTEGRITY AND REPLACE AS NECESSARY. BUILD INTO NEW FRAMED WALLS

NOTE (K): D2-PYROANEL'SLIDING FIRE RATED DOOR TO COMPLY WITH ALL REQUIREMENTS OF BAL40.  
SUMMER DOOR USAGE ONLY TO LOAD WOOD STORE

NOTE (L): D1-HINGED FIRE RATED DOOR TO COMPLY WITH ALL REQUIREMENTS OF BAL40.



**GROUND FLOOR PLAN**  
**1:100**



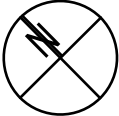
**FIRST FLOOR PLAN**  
**1:100**

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SMIGGINS HOLES, N.S.W. 2624  
PORTION 180. PLAN No.6248-1604

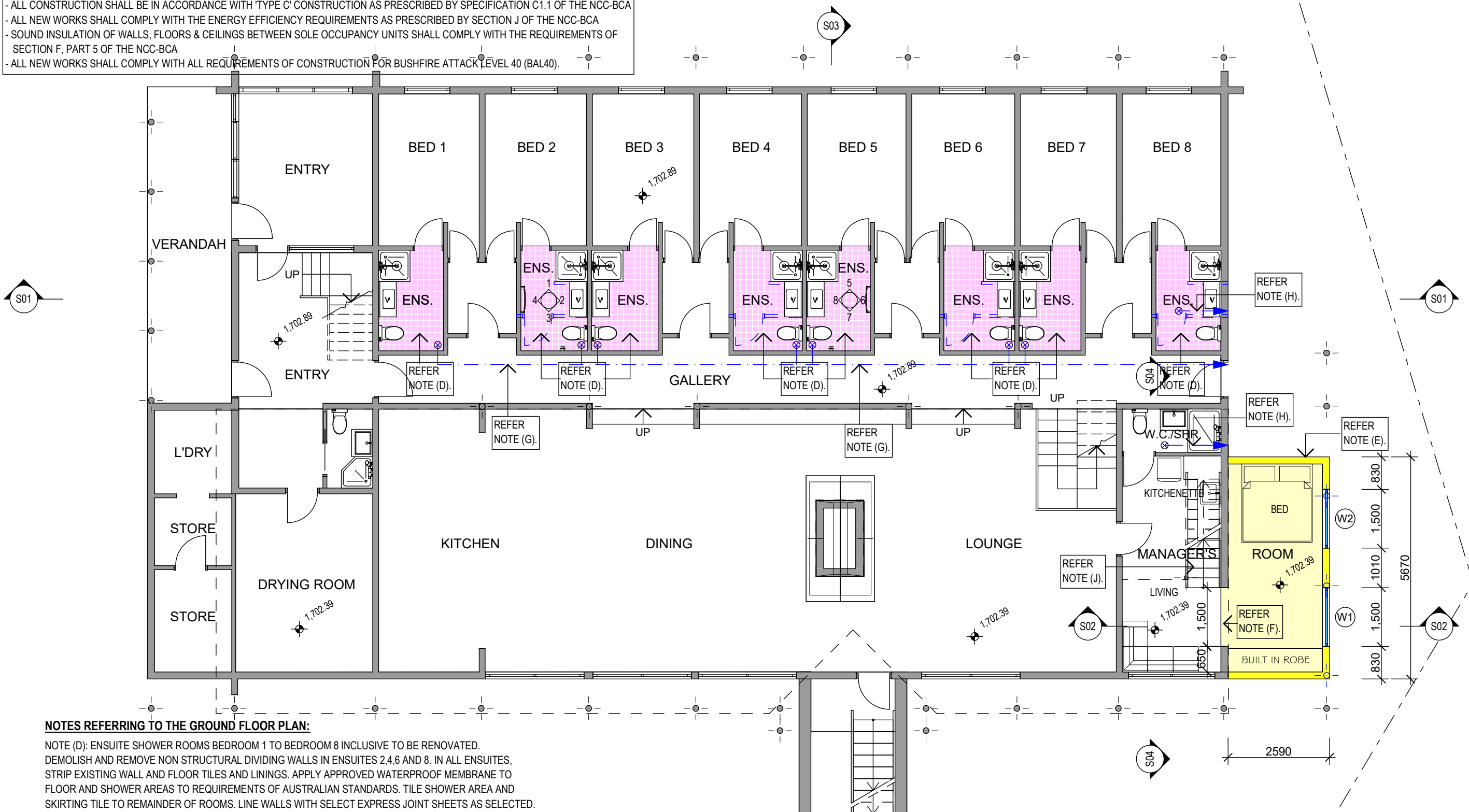
**DEVELOPMENT APPLICATION ISSUE**

**CLIENT:**  
CLANCY'S ALPINE LODGE  
**DRAWING TITLE:**  
LOCKER, STORE & LOUNGE  
FLOOR PLANS

**DATE:** 20th July, 2020  
**SCALE:** As Shown  
**DRAWN:** L.K.S.  
**PROJECT REF:** 1911 **DA03** **Rev. B**



NOTE:  
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 'TYPE C' CONSTRUCTION AS PRESCRIBED BY SPECIFICATION C1.1 OF THE NCC-BCA  
- ALL NEW WORKS SHALL COMPLY WITH THE ENERGY EFFICIENCY REQUIREMENTS AS PRESCRIBED BY SECTION J OF THE NCC-BCA  
- SOUND INSULATION OF WALLS, FLOORS & CEILINGS BETWEEN SOLE OCCUPANCY UNITS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION F, PART 5 OF THE NCC-BCA  
- ALL NEW WORKS SHALL COMPLY WITH ALL REQUIREMENTS OF CONSTRUCTION FOR BUSHFIRE ATTACK LEVEL 40 (BAL40).



**NOTES REFERRING TO THE GROUND FLOOR PLAN:**

NOTE (D): ENSUITE SHOWER ROOMS BEDROOM 1 TO BEDROOM 8 INCLUSIVE TO BE RENOVATED. DEMOLISH AND REMOVE NON STRUCTURAL DIVIDING WALLS IN ENSUITES 2,4,6 AND 8. IN ALL ENSUITES, STRIP EXISTING WALL AND FLOOR TILES AND LININGS. APPLY APPROVED WATERPROOF MEMBRANE TO FLOOR AND SHOWER AREAS TO REQUIREMENTS OF AUSTRALIAN STANDARDS. TILE SHOWER AREA AND SKIRTING TILE TO REMAINDER OF ROOMS. LINE WALLS WITH SELECT EXPRESS JOINT SHEETS AS SELECTED. INSTALL NEW GLASS SHOWER SCREENS, SHOWER & TAPWARE, VANITIES AND W.C's.

NOTE (E): EXTEND EXISTING MANAGERS ROOM TO THE EXTENT OF THE EXISTING SIDE AWNING. BLOCKWORK FOUNDATION WALLS WITH STONE FACING TO MATCH THE EXISTING. BEARERS AND JOIST CONSTRUCTION, LAY 'INEX' FLOORING OVER. CLAD EXTERNAL WALLS WITH FIRE CRUNCH 'K-WALL' GROOVED WEATHERBOARD OVER 'PROCTORWRAP' BUILDING WRAP. FIT BUILDING INSULATION TO STUD FRAMING. CLADDING SYSTEM SHALL COMPLY WITH ALL REQUIREMENTS OF BUSHFIRE ATTACK LEVEL BAL 40.

NOTE (F): CUT NEW OPENING IN EXISTING WALL TO ENTER MANAGERS ROOM ADDITION.

NOTE (G): UNDER FLOOR VENTILATION FOR ENSUITES 1 to 7, DUCTED TO OUTSIDE WALL. VENTILATION IS ACTIVATED INDIVIDUALLY WITH LIGHT SWITCH IN EACH ENSUITE.

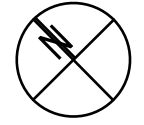
NOTE (H): CEILING VENTILATION FAN FOR ENSUITE 8 & MANAGER'S W.C./SHR. DUCTED TO OUTSIDE WALL. VENTILATION IS ACTIVATED INDIVIDUALLY WITH LIGHT SWITCH.

NOTE (J): EXISTING TIMBER STAIRS TO STORE ROOM ABOVE.

**GROUND FLOOR PLAN**  
**1:100**

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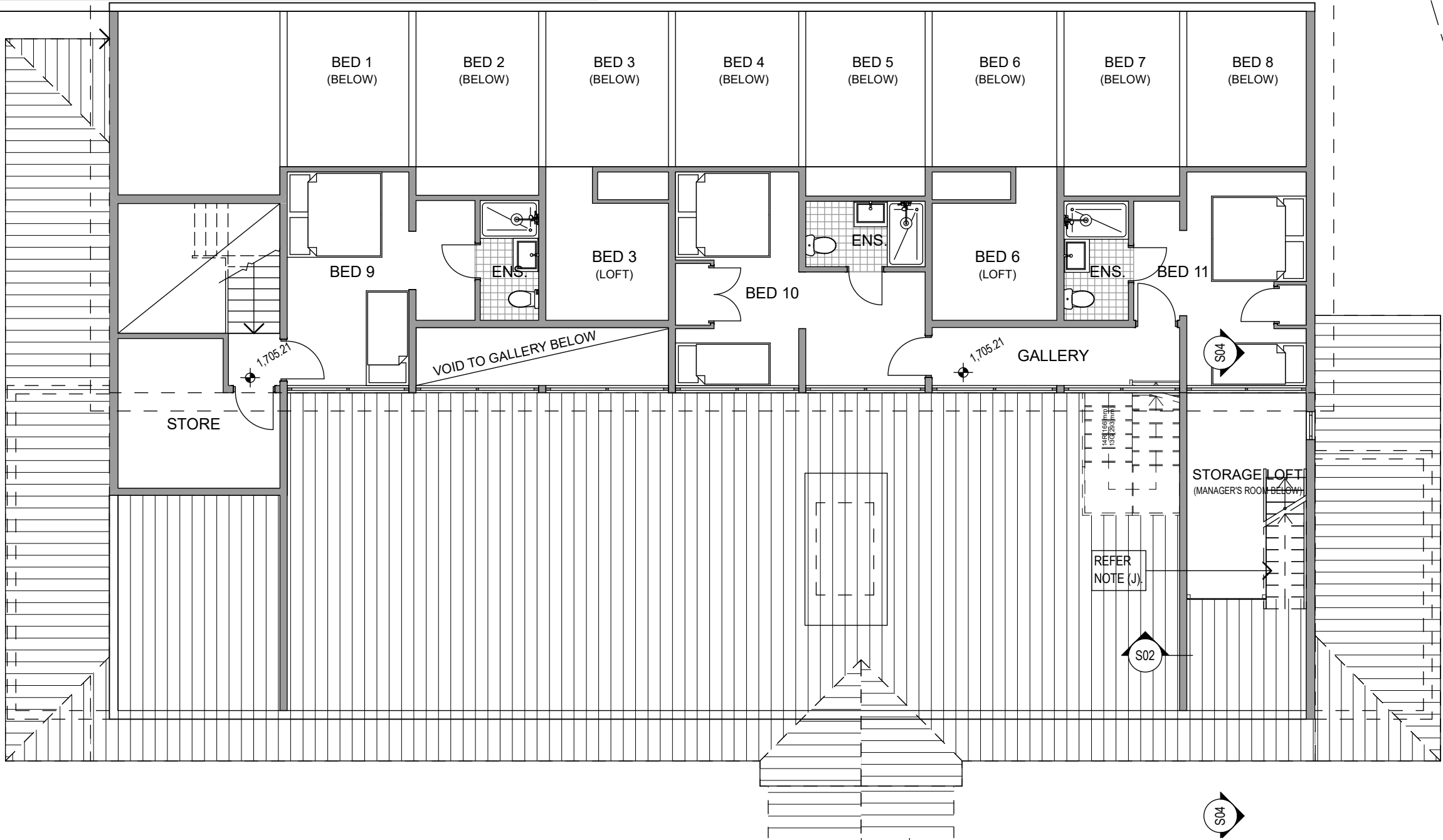
**PROJECT:**  
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WILLOW ROAD,  
SMIGGINS HOLES, N.S.W. 2624  
PORTION 180. PLAN No.6248-1604

**CLIENT:**  
CLANCY'S ALPINE LODGE  
**DRAWING TITLE:**  
GROUND FLOOR PLAN

**DATE:** 20th July, 2020  
**SCALE:** As Shown  
**DRAWN:** L.K.S.  
**PROJECT REF:** 1911 **DA04** **Rev. B**

**DEVELOPMENT APPLICATION ISSUE**

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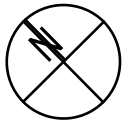


LOFT FLOOR PLAN  
1:100

NOTE (J): EXISTING TIMBER STAIRS TO STORE ROOM ABOVE.

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**PROJECT:**  
ALTERATIONS AND ADDITIONS TO CLANCY'S ALPINE LODGE

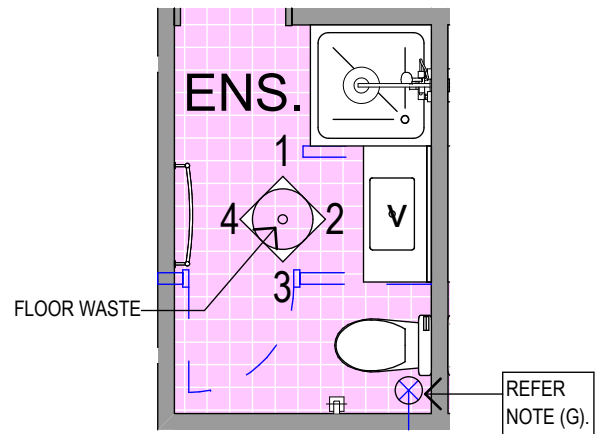
WILLOW ROAD,  
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PORTION 180. PLAN No.6248-1604

DEVELOPMENT APPLICATION ISSUE

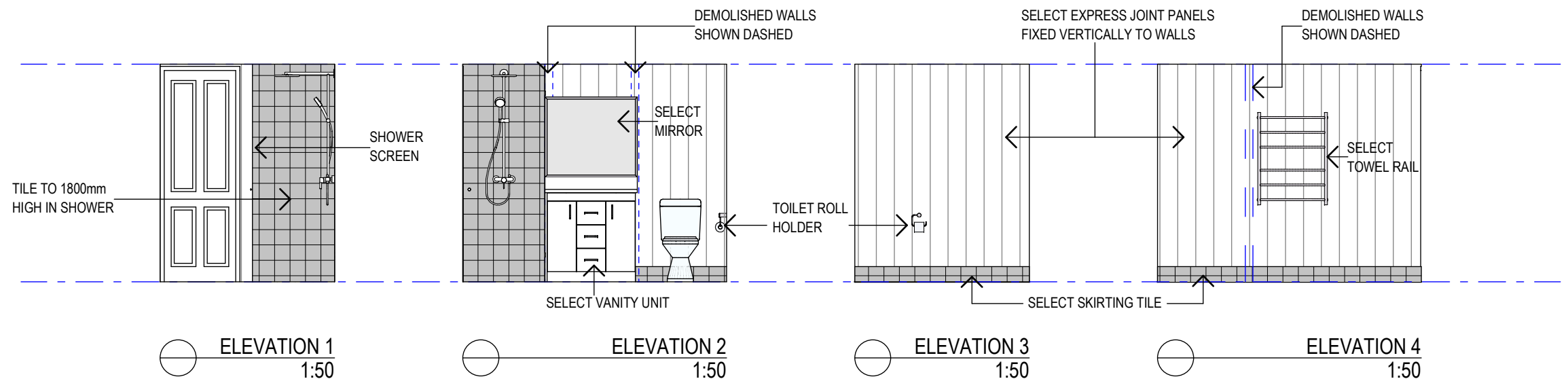
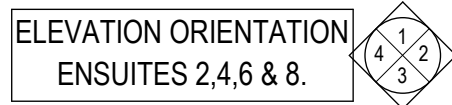
**CLIENT:**  
CLANCY'S ALPINE LODGE

**DRAWING TITLE:**  
LOFT FLOOR PLAN

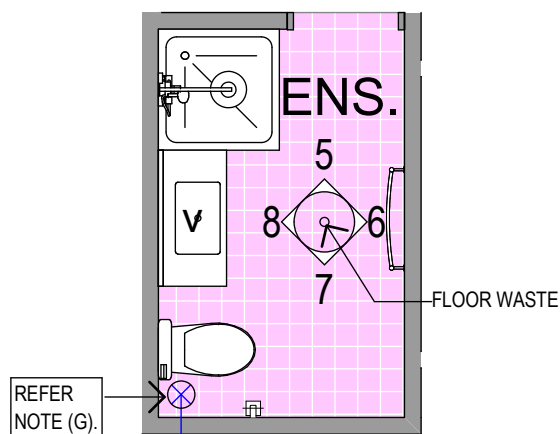
<b>DATE:</b>	20th July, 2020
<b>SCALE:</b>	As Shown
<b>DRAWN:</b>	L.K.S.
<b>PROJECT REF:</b>	1911 DA05 Rev. B



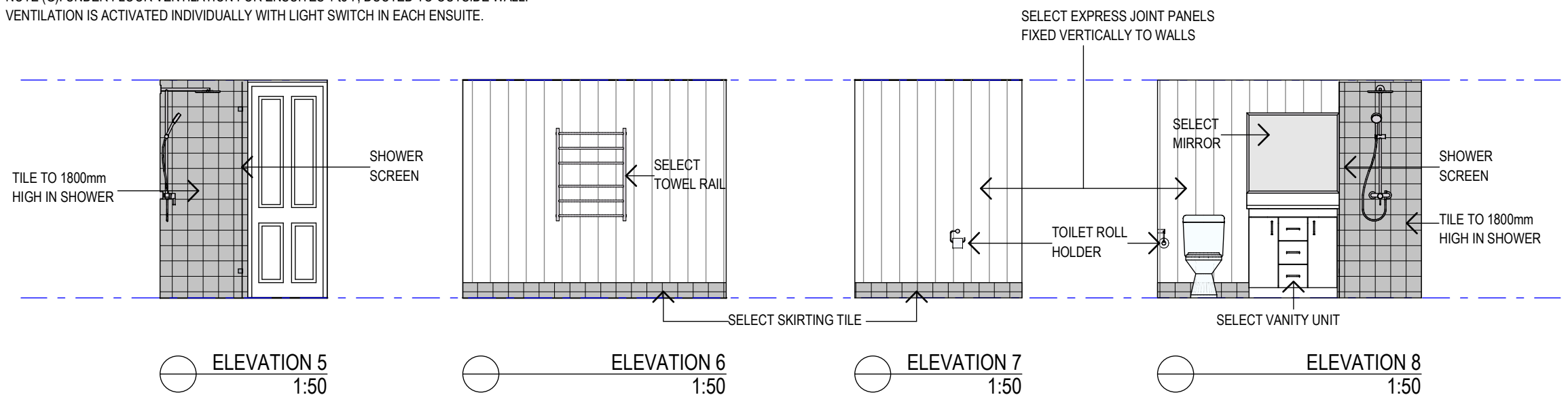
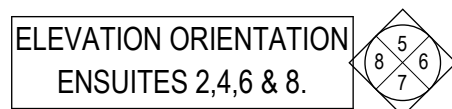
ENSUITES 2,4,6 & 8  
1:50



NOTE (G): UNDER FLOOR VENTILATION FOR ENSUITES 1 to 7, DUCTED TO OUTSIDE WALL. VENTILATION IS ACTIVATED INDIVIDUALLY WITH LIGHT SWITCH IN EACH ENSUITE.



ENSUITES 1,3,5 & 7  
1:50



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**bdaa**  
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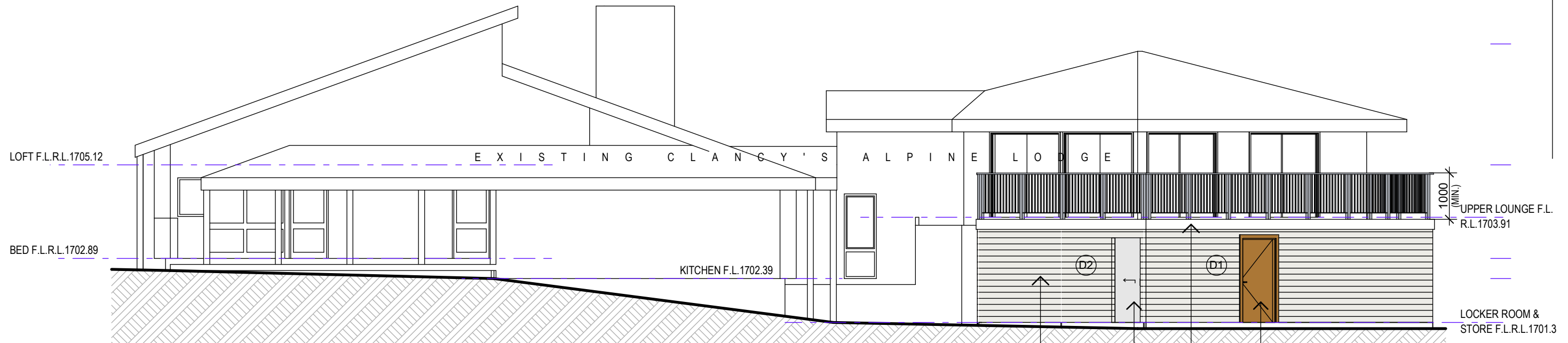
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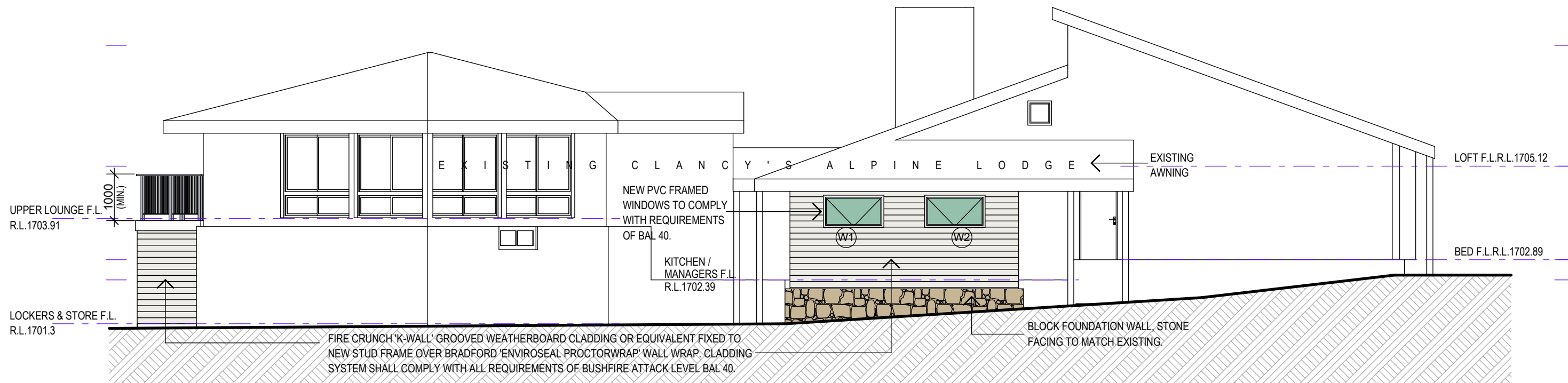
## DEVELOPMENT APPLICATION ISSUE

**CLIENT:**  
CLANCY'S ALPINE LODGE  
**DRAWING TITLE:**  
ENSUITE LAYOUTS TO BE REFURBISHED AND ELEVATIONS

**DATE:** 20th July, 2020  
**SCALE:** As Shown  
**DRAWN:** L.K.S.  
**PROJECT REF:** 1911 **DA06** **Rev. B**



**NORTH WESTERN ELEVATION**  
1:100



**SOUTH EASTERN ELEVATION**  
1:100

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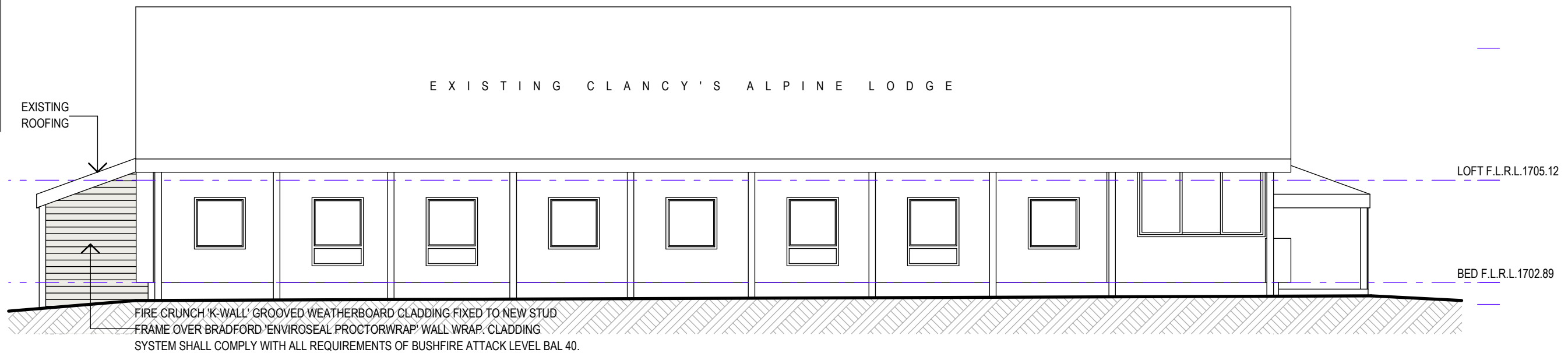
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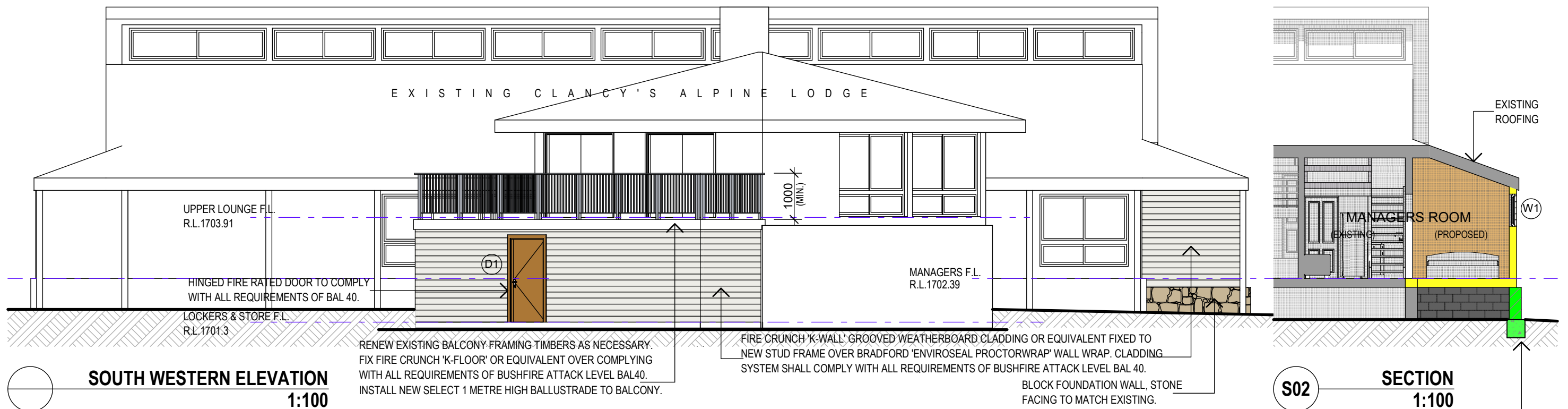
**CLIENT:**  
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**DRAWING TITLE:**  
NORTH WESTERN and  
SOUTH EASTERN  
ELEVATIONS

**DATE:** 20th July, 2020  
**SCALE:** As Shown  
**DRAWN:** L.K.S.  
**PROJECT REF:** 1911 **DA07** **Rev. B**





**NORTH EASTERN ELEVATION**  
1:100



**SOUTH WESTERN ELEVATION**  
1:100

**SECTION**  
1:100

FOOTINGS AS DESIGNED BY  
THE STRUCTURAL ENGINEER

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BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA  
CHARTERED ACCREDITED MEMBER  
ACCREDITATION No.6120



DATE	REV.	AMENDMENT
06-09-2021	B	ADD VENTILATION DETAILS TO ENSUITES. ALTER DOORS TO WOOD STORE
20-07-2020	A	DEVELOPMENT APPLICATION ISSUE

**LKS** DESIGN & DRAFTING  
ABN 62343830351  
ACCREDITED BUILDING DESIGNER  
P.O. Box 4101, North Curl Curl, N.S.W. 2099  
Mobile: 0418 662 771  
Email: lks1@bigpond.net.au

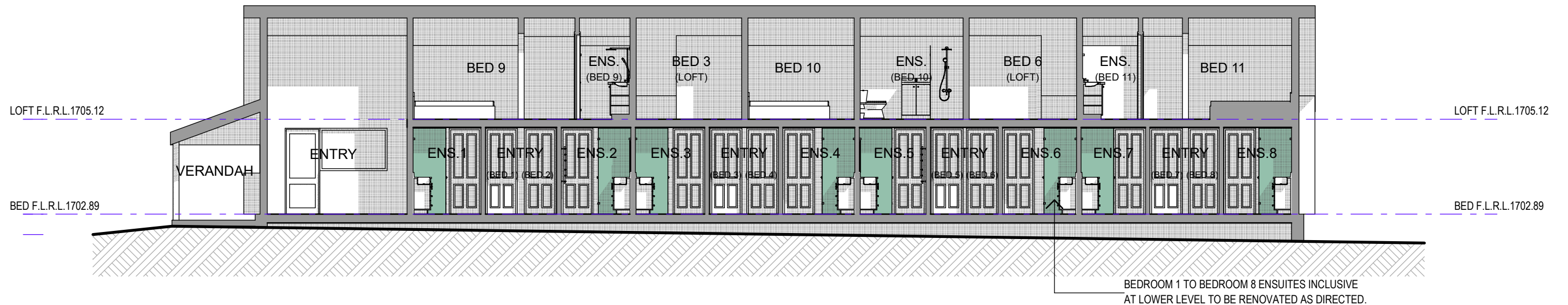
**PROJECT:**  
ALTERATIONS AND ADDITIONS TO  
CLANCY'S ALPINE LODGE  
WILLOW ROAD,  
SMIGGINS HOLES, N.S.W. 2624  
PORTION 180. PLAN No.6248-1604

## DEVELOPMENT APPLICATION ISSUE

**CLIENT:**  
CLANCY'S ALPINE LODGE  
**DRAWING TITLE:**  
NORTH EASTERN and  
SOUTH WESTERN  
ELEVATION & SECTION S02

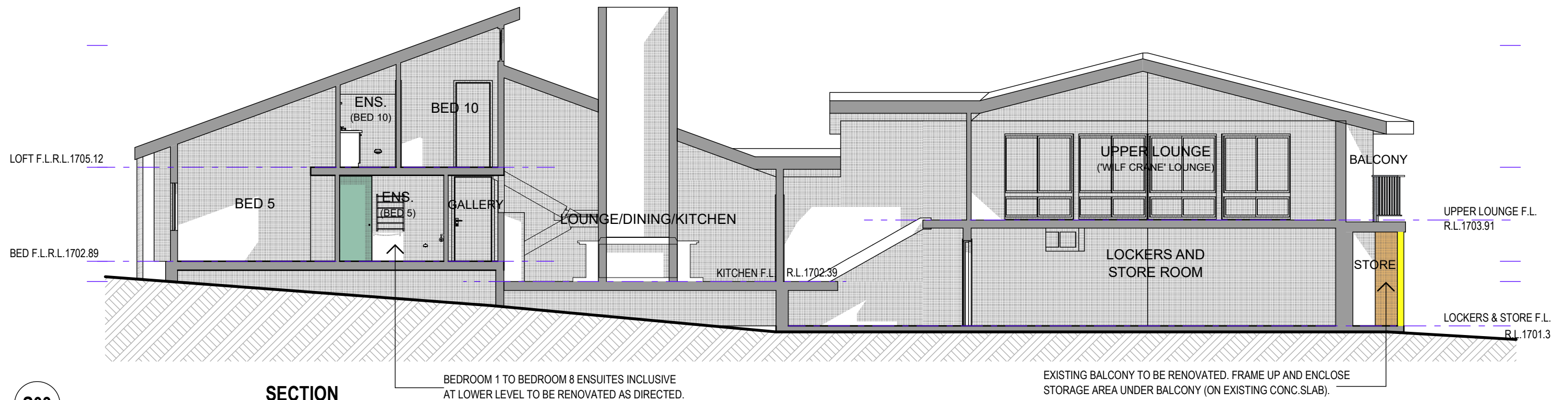
**DATE:** 20th July, 2020  
**SCALE:** As Shown  
**DRAWN:** L.K.S.  
**PROJECT REF:** 1911 **DA08** **Rev. B**





S01

SECTION  
1:100



S03

SECTION  
1:100

THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION. DO NOT SCALE OFF THE DRAWINGS. ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

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ACCREDITATION No.6120



NOTE:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 'TYPE C' CONSTRUCTION AS PRESCRIBED BY SPECIFICATION C1.1 OF THE NCC-BCA
- ALL NEW WORKS SHALL COMPLY WITH THE ENERGY EFFICIENCY REQUIREMENTS AS PRESCRIBED BY SECTION J OF THE NCC-BCA
- SOUND INSULATION OF WALLS, FLOORS & CEILINGS BETWEEN SOLE OCCUPANCY UNITS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION F, PART 5 OF THE NCC-BCA
- ALL NEW WORKS SHALL COMPLY WITH ALL REQUIREMENTS OF CONSTRUCTION FOR BUSHFIRE ATTACK LEVEL 40 (BAL40).

DATE	REV.	AMENDMENT
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20-07-2020	A	DEVELOPMENT APPLICATION ISSUE

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**PROJECT:**  
ALTERATIONS AND ADDITIONS TO CLANCY'S ALPINE LODGE  
WILLOW ROAD,  
SMIGGINS HOLES, N.S.W. 2624  
PORTION 180. PLAN No.6248-1604

DEVELOPMENT APPLICATION ISSUE

**CLIENT:**  
CLANCY'S ALPINE LODGE  
**DRAWING TITLE:**  
SECTION S 01 and  
SECTION S 03

**DATE:** 20th July, 2020  
**SCALE:** As Shown  
**DRAWN:** L.K.S.  
**PROJECT REF:** 1911 **DA09** **Rev. B**

WILLOW ROAD

PORTION 180

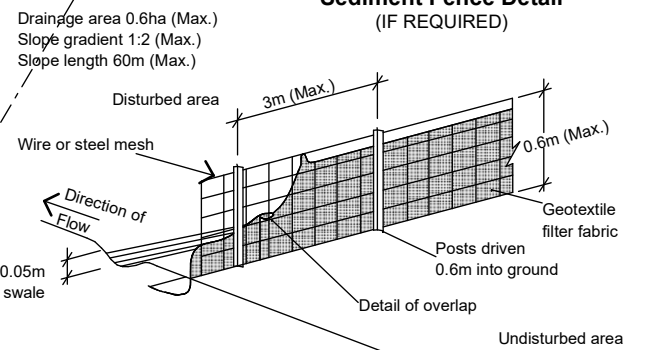
AREA = 1702m<sup>2</sup>

PROPOSED ALTERATIONS & ADDITIONS  
Ensuites 1 to 8  
(refurbished)

PROPOSED ALTERATIONS & ADDITIONS  
Managers Room

PROPOSED ALTERATIONS & ADDITIONS  
Deck & Store under

Sediment Fence Detail  
(IF REQUIRED)



#### SEDIMENT RUN-OFF CONTROL

ALL SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY DEMOLITION OR CONSTRUCTION WORKS COMMENCING.

THE CONTRACTOR SHALL INSTALL AND MAINTAIN SOIL EROSION AND SEDIMENT CONTROL MEASURES GENERALLY IN ACCORDANCE WITH THE GUIDELINES OF THE N.S.W. ENVIRONMENTAL PROTECTION AGENCY AND AS NECESSARY TO PREVENT RUN-OFF FROM SITE OF SEDIMENT RESULTING FROM WORKS. SUCH MEASURES SHALL COMPLY WITH ALL REQUIREMENTS OF ALL STATUTORY AUTHORITIES.

GRADE FINISHED SURFACES TO SHED WATER EVENLY WITHOUT CHANNELLING UNTIL PIPED STORMWATER SYSTEM IS BUILT IN.

PIPEWORK SHALL BE INSTALLED AS SOON AS PRACTICAL TO ENSURE THAT GUTTERS ETC. ARE NOT CONCENTRATED ONTO DISTURBED SOIL.

#### DEVELOPMENT APPLICATION ISSUE

**CLIENT:**  
CLANCY'S ALPINE LODGE  
**DRAWING TITLE:**  
ROOF PLAN & TYPICAL SILT FENCE DETAIL

**DATE:** 20th July, 2020  
**SCALE:** As Shown  
**DRAWN:** L.K.S.  
**PROJECT REF:** 1911 **DA10** **Rev. B**

THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION. DO NOT SCALE OFF THE DRAWINGS. ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

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**bdaa**  
**BUILDING DESIGNERS**  
ASSOCIATION OF AUSTRALIA  
CHARTERED ACCREDITED MEMBER  
ACCREDITATION No.6120



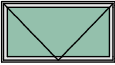
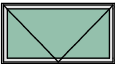
DATE	REV.	AMENDMENT
06-09-2021	B	ADD VENTILATION DETAILS TO ENSUITES, ALTER DOORS TO WOOD STORE
20-07-2020	A	DEVELOPMENT APPLICATION ISSUE



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**PROJECT:**  
ALTERATIONS AND ADDITIONS TO CLANCY'S ALPINE LODGE  
WILLOW ROAD,  
SMIGGINS HOLES, N.S.W. 2624  
PORTION 180. PLAN No.6248-1604

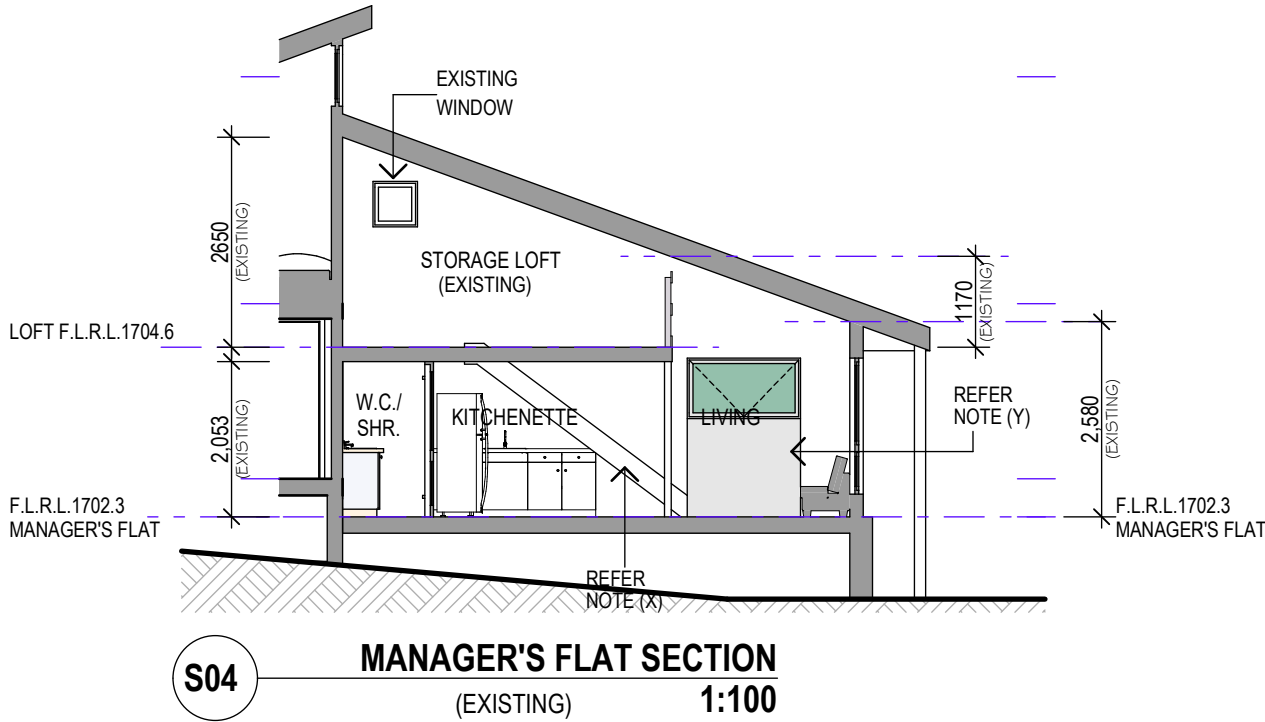
#### NOTE:

ALL STORMWATER DRAINAGE WORKS SHALL BE CERTIFIED AS COMPLIANT WITH ALL RELEVANT AUSTRALIAN STANDARDS AND CODES BY A SUITABLY QUALIFIED PERSON. ALL DRAINAGE WORKS SHALL COMPLY WITH AS/NZS 3500.3-2003 PLUMBING AND DRAINAGE - STORMWATER DRAINAGE AND AS/NZS 3500-2003/AMDT1-2006-PLUMBING AND DRAINAGE-STORMWATER DRAINAGE AND NATIONAL PLUMBING AND DRAINAGE CODE.

WINDOW SCHEDULE							
NO.	SIZE (W x H)	Area Frame & Glass	LOCATION	TYPE	ORIENTATION	FRAME & GLAZING TYPE	View from Opening Side
W1	1,500×800	1.76m2	MANAGERS ROOM	TOP HUNG AWNING WINDOW	SOUTH EAST	PVC FRAME, DOUBLE GLAZED UNIT	
W2	1,500×800	1.76m2	MANAGERS ROOM	TOP HUNG AWNING WINDOW	SOUTH EAST	PVC FRAME, DOUBLE GLAZED UNIT	

DOOR SCHEDULE							
NO.	SIZE (W x H)	AREA (Frame & Glass)	LOCATION	TYPE	ORIENTATION	FRAME & GLAZING TYPE (Minimum BASIX Requirements)	View from Opening Side
D1	1,200×2,100	N.A.	LOCKER/STORE	FIRE RATED HINGED DOOR	WEST	N.A.	
D2	1,000×2,100	N.A.	LOCKER/STORE	PYROPANEL FIRE RATED SLIDING DOOR	NORTH	N.A.	

NOTE: ALL WINDOWS AND DOORS SHALL COMPLY WITH ALL REQUIREMENTS OF BUSFIRE ATTACK LEVEL 40 (BAL 40)



NOTE (X): EXISTING TIMBER STAIRS TO STORE ROOM ABOVE.  
NOTE (Y): CUT NEW OPENING IN EXISTING WALL TO ENTER MANAGERS ROOM ADDITION.

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WILLOW ROAD,  
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PORTION 180. PLAN No.6248-1604

## DEVELOPMENT APPLICATION ISSUE

**CLIENT:**  
CLANCY'S ALPINE LODGE  
**DRAWING TITLE:**  
WINDOW & DOOR  
SCHEDULES & MANAGER'S  
FLAT SECTION S04

**DATE:** 20th July, 2020  
**SCALE:** As Shown  
**DRAWN:** L.K.S.  
**PROJECT REF:** 1911 **DA11** **Rev. B**