

**From:** [Matthew Stewart](#)  
**To:** [Accent Town Planning](#)  
**Subject:** FW: Avalanche Cafe Thredbo - proposed container kiosk  
**Date:** Wednesday, 31 January 2024 10:02:26 AM  
**Attachments:** [image001.png](#)  
[Thredbo tuning shop.pdf](#)  
[Avalanche cafe -S01 - STRUCTURAL ADEQUACY CHECK.pdf](#)  
[Table-3.1-Imposed-Floor-Actions.pdf](#)  
[image003.png](#)



Department of Planning  
Housing and Infrastructure

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No DA 24-1858

Granted on the 10 May 2024

Signed M Brown

Sheet No 29 of 30

Please see the below email and attachments for your information and DA lodgement.



**COMPLETE CERTIFICATION PTY LTD. | m 0408 842 644 | ph 6456 7176**  
**10 Kosciuszko Road, Jindabyne | PO Box 642 Jindabyne, NSW 2627**  
**e. [info@completecertification.com.au](mailto:info@completecertification.com.au)**

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**From:** paul groundedeng.com <paul@groundedeng.com>

**Sent:** Tuesday, January 30, 2024 5:40 PM

**To:** Matthew Stewart <matt@completecertification.com.au>; Steve Ashe  
<avalanche@sno.net.au>

**Subject:** Avalanche Cafe Thredbo - proposed container kiosk

Hi Matthew,

Steve has forwarded me some wording from the RFI sent by the Department of Planning regarding the proposal to instal a container kiosk on the concrete deck above the Valley terminal ski tuning shop;

[Building Code of Australia \(to check with your future Certifier\) -](#)

- [Consider how the new reinforcing decking beams will impact on head height clearances below the slab/ within the service shop. Further lintel detail needed.](#)

The steel structure located within the ski tuning shop is existing. Attached are the only portions of plans available for the structure which appears to have been approved in 1991, when the space was converted from an open ski patrol area to a closed in ski tuning shop.

Although we have no detail on the slab reinforcement, we do have a depth and bondek thickness from underneath. We have assessed the slabs ability to handle the loads on its strength using

bondek as reinforcement only and it passes. Note that the loads currently placed on this slab area including vehicles during bike race events, are equivalent or greater than the loads of the proposed container kitchen.

The steel structure has been assessed for its ability to carry the existing loads plus the loads of the container kitchen, we have even added a light commercial delivery van load to the area for extra precaution. Steel passes for strength, deflection, material stress and material yield.

Also noted that an annual check of slab would be required on the slab condition. Consider X-Ray of reinforcing steel/ further discussion with engineer needed.

- Engineering details for the structure around the cool room.
- What parts of the existing structure will remain and is the existing structure fit for purpose.

We have only noted a periodical inspection of the slab so that we can observe how the durability of the slab is coping over the coming few years. This is something we would recommend in any situation where we are changing the loading scenario on an older concrete member.

We are not reliant on the slab for the container kiosk loads, these loads are all transferred directly to the steel beams and columns. I do not believe that xraying the slab would provide us with any benefit.

The existing structure will not be altered in any way, our work was limited to a design check of the existing structure to handle the altered loading scenario. The existing structure is fit for purpose (or structurally adequate as outlined clearly in the document attached).

Regards,

Paul Larkin

**BEng Civ** (Hons)

**BSc. AdvDipEng** (Structural Design, Eng. Management)

**Director**

0429 071 387

[paul@groundedeng.com](mailto:paul@groundedeng.com)

PO Box 220 JINDABYNE NSW 2627

