

canberra

sydney

24 lonsdale street, suite 122 mode 3 (po box 5005) braddon act 2612

p (02) 6201 0200

ABN 82 634 296 629

Our ref: 23J0039 - WK/bk Contact: William Kendall

Friday, 09 February 2024

Alpenhof Lodge
C/- Nikias Diamond Property Developments
6 Wheatley Road
Perisher Valley, NSW 2624

**Attention:** Dimitri Nikias

dimitri.nikias@nikiasdiamond.com.au

Structural Alterations of Balconies 6 Wheatley Road, Perisher Valley NSW (Alpenhof Lodge)

To whom it may concern,

This is to confirm that at the request of Nikias Diamond, Sellick Consultants provided structural details of modifications to the existing balconies at the abovementioned location. Structural details of the balcony slab and balustrade modifications are included in the attached detail ref SKE-0001 B.

The proposed modification is structurally sufficient for its intended application both structural adequacy and long-term durability of the balcony. I trust this satisfies your enquiry and should you have any comment or further questions pertaining to the above, please do not hesitate to contact me.

I am a professional engineer as defined in Schedule 3 of the NCC (Building Code of Australia).

Yours faithfully,

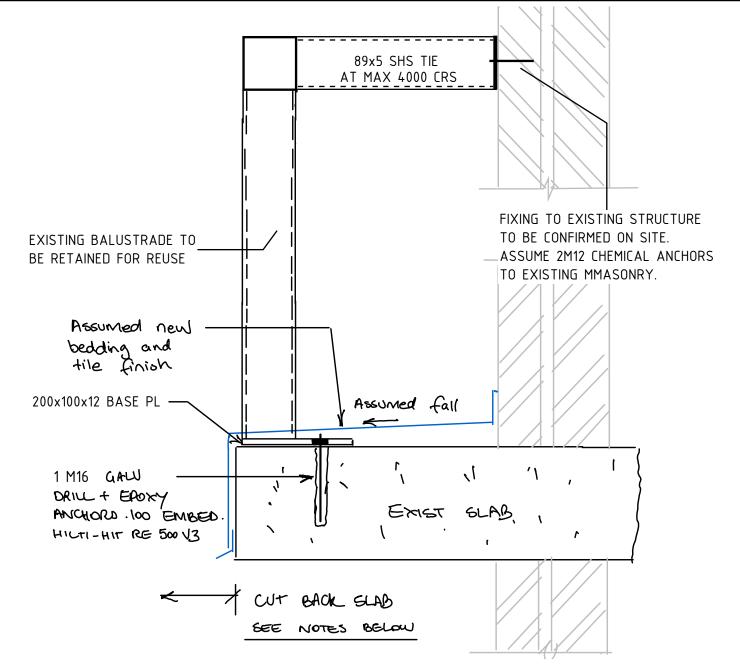
William Kendall

BEng MIEAust NER CPEng

Wendell

Senior Structural Engineer for

Sellick Consultants Pty Ltd



## SLAB AND BALUSTRADE MODIFICATION DETAIL

NOT TO SCALE

## SLAB CUT BACK METHODOLOGY

- 1. SAW CUT SLAB, APPROXIMATELY 20MM BEYOND DESIRED FINISHED EDGE.
- 2. MECHANICALLY EXPOSE ENDS OF REINFORCING BARS (LOCALLY BREAK OUT CONCRETE). PRIME ALL REINFORCING BARS WITH FOSROC NITOPRIME ZINRICH.
- 3. PRIME EDGE OF EXISTING SLAB WITH FOSROC NITOBOND EP.
- 4. WHILST PRIMER IS STILL 'TACKY', BUILD OUT FACE OF CONCRETE WITH MIN 20MM THICK FOSROC RENDERROC HB40 TO ACHIEVE UNIFORM FINISH.
- \* ALL SLAB REPAIR PRODUCTS NOTED ABOVE SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. ALTERATIVE PRODUCTS TO BE APPROVED IN WRITING BY ENGINEER \*

## STRUCTURAL NOTES

- 1. ALL STEEL TO BE PROTECTED IN ACCORDANCE WITH AS2312 FOR A MINIMUM C3 EXPOSURE CONDITION, MIN 25 YEARS TO FIRST MAINTENANCE.
- 2. ALL FIXINGS TO BE MINIMUM HOT DIPPED GALVANISED
- 3. CONTACT ENGINEER IF CONDITIONS ON SITE VARY FROM ABOVE SKETCH DETAIL



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p (02) 6201 0200 f (02) 6247 2203 PROJECT NAME: ALPENHOF LODGE DRAWING NO.: REVISION
SKE-001 B

DRAWING TITLE:

JOB NO.: DATE: 23J0039 09.02.2023

BALCONY SLAB ALTERATION DETAIL DESIGNED/DRAWN