

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



**sellick
consultants**

Est. 1965

canberra | sydney

Friday, 09 February 2024

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

24 lonsdale street,
suite 122 mode 3
(po box 5005)
braddon act 2612
p (02) 6201 0200
ABN 82 634 296 629

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
Senior Structural Engineer for
Sellick Consultants Pty Ltd



Department of Planning
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 24/16938

Granted on the 28 April 2025

Signed M D'Souza

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EXISTING BALUSTRADE TO
BE RETAINED FOR REUSE

Assumed new
bedding and
tile finish

200x100x12 BASE PL

1 M16 GALV
DRILL + EPOXY
ANCHORS .100 EMBED.
HILTI-HIT RE 500 V3

89x5 SHS TIE
AT MAX 4000 CRS

Assumed fall

EXIST SLAB

CUT BACK SLAB
SEE NOTES BELOW

FIXING TO EXISTING STRUCTURE
TO BE CONFIRMED ON SITE.
ASSUME 2M12 CHEMICAL ANCHORS
TO EXISTING MMASONRY.

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. ALTERNATIVE 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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NSW
GOVERNMENT

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braddon act 2612
po box 5005
braddon act 2612
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f (02) 6247 2203

PROJECT NAME:
ALPENHOF LODGE

DRAWING TITLE:
BALCONY SLAB ALTERATION DETAIL

DRAWING NO.:
SKE-001

JOB NO.:
23J0039

DESIGNED/DRAWN
WK

REVISION
B

DATE:
09.02.2023