

24 January 2025

Ref: 24085 LTR

Perisher Ski Resport  
Kosciuszko Rd  
Perisher Valley NSW 2624

Attn: Sophie Ballinger

**Structural Assessment of Timber Decking**  
At: Powder Inn, Kosciuszko Rd, Perisher Valley

Dear Sophie,

I confirm my inspection as carried out 24<sup>th</sup> January 2024, of the existing timber decking structure at Powder Inn, Perisher Valley. The purpose of the inspection being to provide a structural assessment of the existing decking.

The decking comprises:

- Hardwood decking boards (140x38, >F17, spanning 0.9m).
- Hardwood timber joists (155x100 @ 900cts, >F17, spanning 3.0m).
- Hardwood timber bearers (approx. ø300 @ 3.0m cts, >F17, spanning 3.0m in a stacked grid pattern); directly support on ground or secured within a rock boulder foundation where about the creek.

The area was previously utilised as a lift loading area however is proposed to be re-purposed as a dining area with tables being placed to accommodate patrons. No vehicular access is permitted and all snow clearing is carried out manually. A minimum load rating of 2.0 kPa (200 kg/sqm) is applicable by reference to the AS1170.1 (Areas with tables, communal dining, cafes).

It is my assessment that the deck in its current condition is structurally sound and fit for purpose as a dining area. All members are in adequate condition and are of sufficient strength to cater for the required loadings. The deck is adequately supported and braced.

As it is a timber structure at ground level, and as the deck is founded over the small creek line; then regular inspection and maintenance should be employed to ensure its conditional upkeep and longevity (this is suggested to be a visual inspection by Perisher maintenance staff at the commencement and completion of each ski season).

Please do not hesitate to contact me if you have any questions.

Regards,



Cameron Lee  
Director  
B.E. Struct.(Hons) MIE(Aust) NER