



ABN 42 692 519 207
Contact: Andy Wang
M 0456364545

Our Reference: ATW26009

29/04/2026

Alton Property Group Pty Ltd
Attention: Karen Chow

Dear Karen,

Re: 93-107 Cecil Ave & 9-10 Roger Ave, Castle Hill

ACOR Consultants has been engaged by Gemi Investments to conduct a structural feasibility study for the proposed residential development on the above site.

A preliminary structural assessment of the buildings has been carried out to determine the depth of suspended slab, include roof, level 8, level 5, level 2, upper ground and lower ground floor, to support the proposed landscape area with up to 1 meter depth of soil and trees. The assessment is based on the architectural drawings, as well as the relevant Australian Standards.

The loads for the suspended slab with landscape have been adopted in accordance with AS1170 and are as follows:

Superimposed Dead Load (SDL)	Live Load (LL)
1.5 Kpa + 30 Kpa (1m soil with tree)	4 Kpa
1.5 Kpa + 20 Kpa (1 m soil without tree)	

The preliminary sizing of the post-tensioned concrete slabs was carried out with consideration to the axis distance requirements listed Section 5.5 of AS3600-2018. Specifically, an axis distance of 40mm for simply supported slabs and 20mm for continuous slabs has been adopted for reinforcement, to achieve a 120 minute FRL for structural adequacy.

In carrying out the preliminary assessment and preparing this report, we have exercised the same degree of skill, care and diligence normally exercised by consulting engineers in similar circumstances.

Yours faithfully,
ATW Consultants Pty Ltd

Dr Andy Wang
Director/Principal Structural Engineer

CPeng NER (3987891) Design Practitioner (DEP0000737)