



XAVIER
KNIGHT

24th June 2026

STRUCTURAL STATEMENT FOR DA MODIFICATION

Project No.: 241206

Project Address: Site R3, Macarthur Gardens North, Campbelltown NSW 2560

Landcom owns the Macarthur Gardens North (MGN) Precinct site situated north of the Macarthur Railway Station, across Bow Bowing Creek, which is being developed for local centre and residential purposes. An updated DA submission was granted consent to Landcom on 14th December 2022 under 3944/2021/DA-SW/A (as modified) for a masterplan involving "high density and mixed-use development", involving concept approval to the MGN Precinct.

This project, consisting of two residential buildings, is designated as *Site R3* as part of this masterplan. Xavier Knight has been involved throughout the Concept and DA Design Phase of this project and has coordinated the primary structural elements, including the lateral stability system, column grid and floorplate thicknesses, to ensure that the structural design can be completed in accordance with the relevant codes and NCC.

This supplementary letter is to be read in conjunction with our *SSDA Report – Structural Engineering ST-REP-001* (dated 28/07/25, Revision A). The structural scheme since the issue of this report has been amended to suit the modified design which includes the following main changes (amongst other minor updates):

1. Amended building height.
2. Amended floor to floor heights.
3. Further coordination of column locations to suit the updated apartment layouts and architectural design.
4. Reduction in basement extent.
5. Construction of the basement level proposed to be based on a batter system and reinforced concrete retaining walls in lieu of a piled shoring system.
6. Amendment of levels along the southern boundary to rationalise site retention requirements

We confirm that the structural design for the proposed building at the aforementioned address, as shown on the attached drawing list, can be completed in accordance with normal structural engineering practice and can meet the structural requirements of the *Building Code of Australia (NCC 2022) Section B – Structure* as well as the relevant Australian Standards, including:

- AS/NZS 1170.0 - 2002
- AS/NZS 1170.1 - 2002
- AS/NZS 1170.2 - 2021
- AS/NZS 1170.4 - 2018
- AS 3600 - 2018
- AS 3700 - 2018
- AS 4100 - 2020
- AS 4678 - 2002
- AS 2159 - 2009



For and on behalf of the Xavier Knight team.

Sincerely,



Nathaniel L Ko

DIRECTOR

BE (Hons I) MIEAust CPEng NER APEC Engineer IntPE (Aus) DEP PRE
NER Number: 3835644

Attached:

- Drawing List

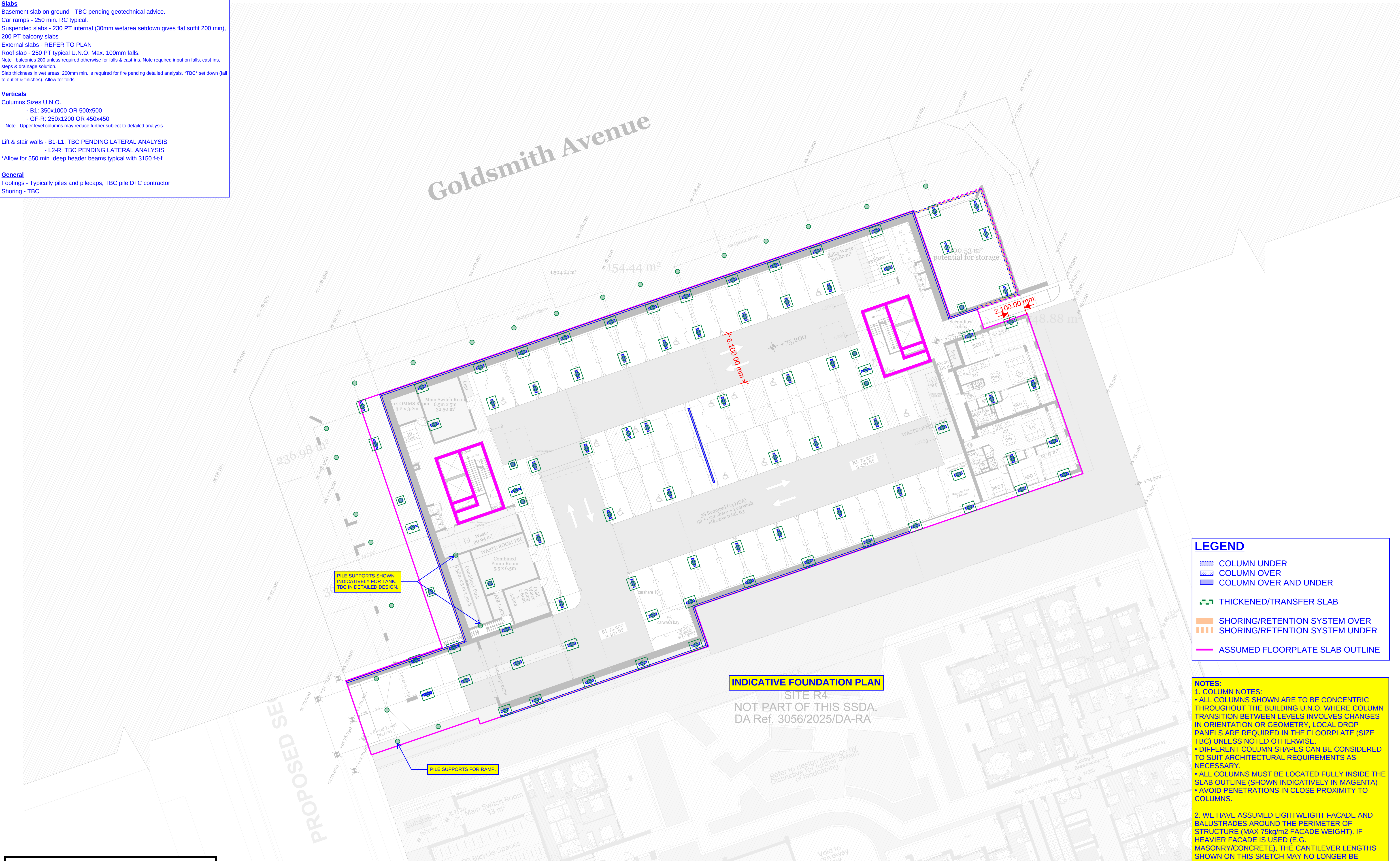
Drawing List			
Document Number	Document Title	Revision Date	Revision
DA200	Basement 1	19/06/26	C
DA201	Ground Floor	19/06/26	C
DA202	Level 1	19/06/26	C
DA203	Level 2	19/06/26	C
DA204	Level 3	19/06/26	B
DA205	Level 4 - Level 5	19/06/26	B
DA206	Level 6	19/06/26	B
DA207	Level 7	19/06/26	B
DA208	Level 8	19/06/26	C
DA300	North and South Elevations	19/06/26	B
DA301	East and West Elevations	19/06/26	C
DA302	Internal Elevations	19/06/26	C
DA303	Section A & B	19/06/26	B
DA304	Section C & D	19/06/26	B
ST-SK-001	Structural Scheme	29/04/26	4

Slabs
Basement slab on ground - TBC pending geotechnical advice.
Car ramps - 250 min. RC typical.
Suspended slabs - 230 PT internal (30mm wetarea setback gives flat soffit 200 min),
200 PT balcony slabs
External slabs - REFER TO PLAN
Roof slab - 250 PT typical U.N.O. Max. 100mm falls.
Note - balconies 200 unless required otherwise for falls & cast-ins. Note required input on falls, cast-ins, steps & drainage solution.
Slab thickness in wet areas: 200mm min. is required for fire pending detailed analysis. *TBC* set down (fall to outlet & finishes). Allow for folds.

Verticals
Columns Sizes U.N.O.
- B1: 350x1000 OR 500x500
- GF-R: 250x1200 OR 450x450
Note - Upper level columns may reduce further subject to detailed analysis

Lift & stair walls - B1-L1: TBC PENDING LATERAL ANALYSIS
- L2-R: TBC PENDING LATERAL ANALYSIS
*Allow for 550 min. deep header beams typical with 3150 f-t-f.

General
Footings - Typically piles and pilecaps, TBC pile D+C contractor
Shoring - TBC



LEGEND

- COLUMN UNDER
- COLUMN OVER
- COLUMN OVER AND UNDER
- THICKENED/TRANSFER SLAB
- SHORING/RETENTION SYSTEM OVER
- SHORING/RETENTION SYSTEM UNDER
- ASSUMED FLOORPLATE SLAB OUTLINE

NOTES:

1. COLUMN NOTES:

- ALL COLUMNS SHOWN ARE TO BE CONCENTRIC THROUGHOUT THE BUILDING U.N.O. WHERE COLUMN TRANSITION BETWEEN LEVELS INVOLVES CHANGES IN ORIENTATION OR GEOMETRY, LOCAL DROP PANELS ARE REQUIRED IN THE FLOORPLATE (SIZE TBC) UNLESS NOTED OTHERWISE.
- DIFFERENT COLUMN SHAPES CAN BE CONSIDERED TO SUIT ARCHITECTURAL REQUIREMENTS AS NECESSARY.
- ALL COLUMNS MUST BE LOCATED FULLY INSIDE THE SLAB OUTLINE (SHOWN INDICATIVELY IN MAGENTA)
- AVOID PENETRATIONS IN CLOSE PROXIMITY TO COLUMNS.

2. WE HAVE ASSUMED LIGHTWEIGHT FACADE AND BALUSTRADES AROUND THE PERIMETER OF STRUCTURE (MAX 75kg/m² FACADE WEIGHT). IF HEAVIER FACADE IS USED (E.G. MASONRY/CONCRETE), THE CANTILEVER LENGTHS SHOWN ON THIS SKETCH MAY NO LONGER BE POSSIBLE AND COLUMN LOCATIONS OR FLOORPLATE THICKNESSES MAY REQUIRE ADJUSTMENT.

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Job Name: MACARTHUR GARDENS NORTH
Sketch Name: STRUCTURAL SCHEME

Date: 29/04/2026
By: NC CZ
Job Number: 241206
Sketch Number: ST-SK-001[4]

- All works to be in accordance with authority & statutory approvals.
- Refer to all survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works or prior to construction.
- Refer to Architect Report and Landscape Documentation for all information relating to trees and tree retention/removal, and all landscape works.
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Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney

dco.com.au
info@dco.com.au
T +61 2 6346 4500

D K O

Project Name
Project Number
Project Address

Macarthur Gardens North R3
13822
Site R3, Macarthur Gardens North
Campbelltown NSW 2560

PRELIMINARY

Drawing Name
Basement 1

Drawing Scale
Drawing No.
DA200

Country
Chararwal

1:200 @ A1
Revision
B

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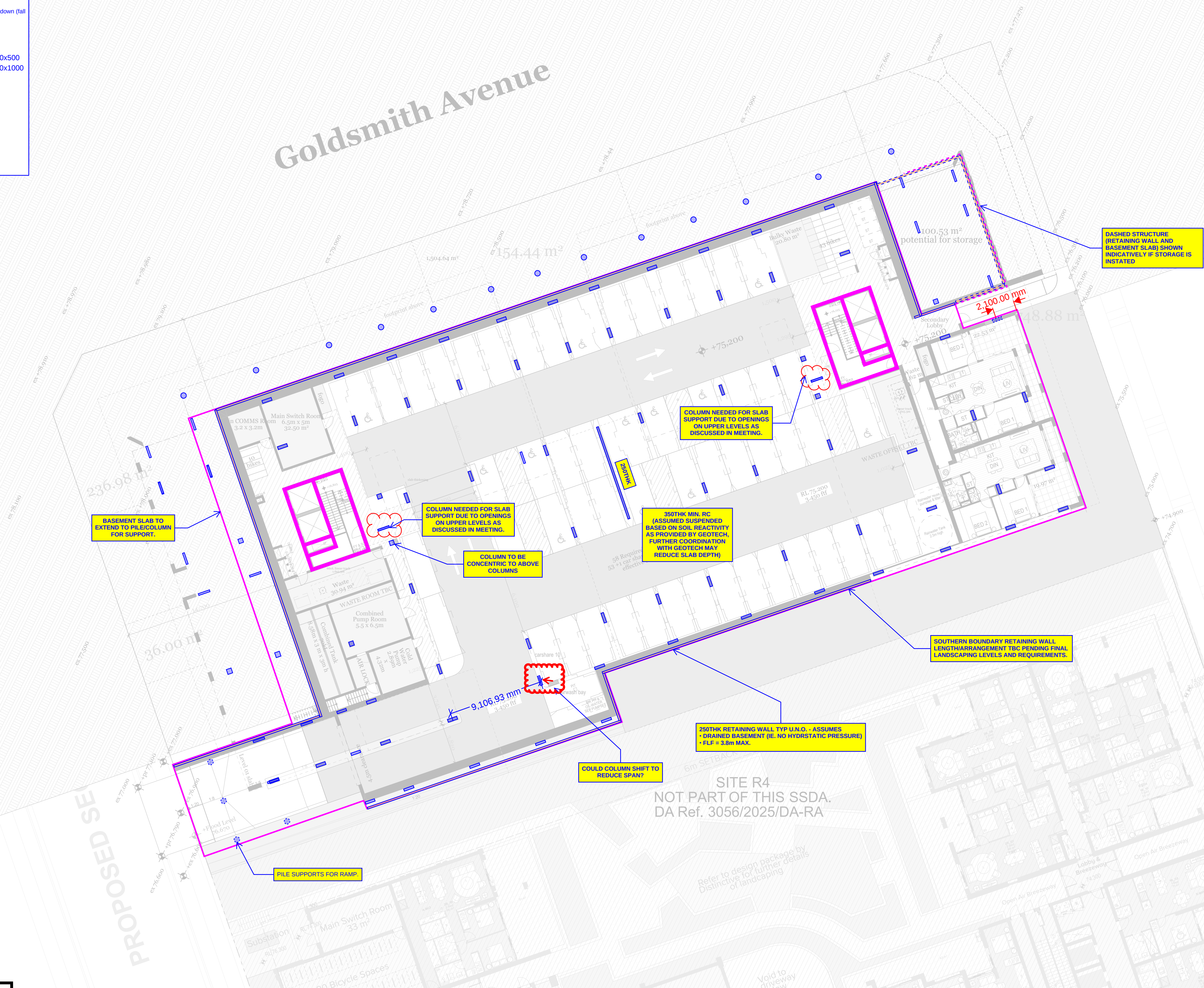
- B1 - FOR COLUMNS SUPPORTING BUILDING: 350x1000 OR 500x500
- B1 - FOR COLUMNS SUPPORTING GROUND FLOOR ONLY: 300x1000
- GF-R: 250x1200 OR 450x450

Note - Upper level columns may reduce further subject to detailed analysis

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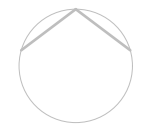
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Sketch Name:
STRUCTURAL SCHEME

Date: 29/04/2026
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SITE R4
NOT PART OF THIS SSDA.
DA Ref. 3056/2025/DA-RA



DKO

Drawing Name
Basement 1

Drawing Scale
Drawing No.
DA200

1:200 © A1
Revision
B

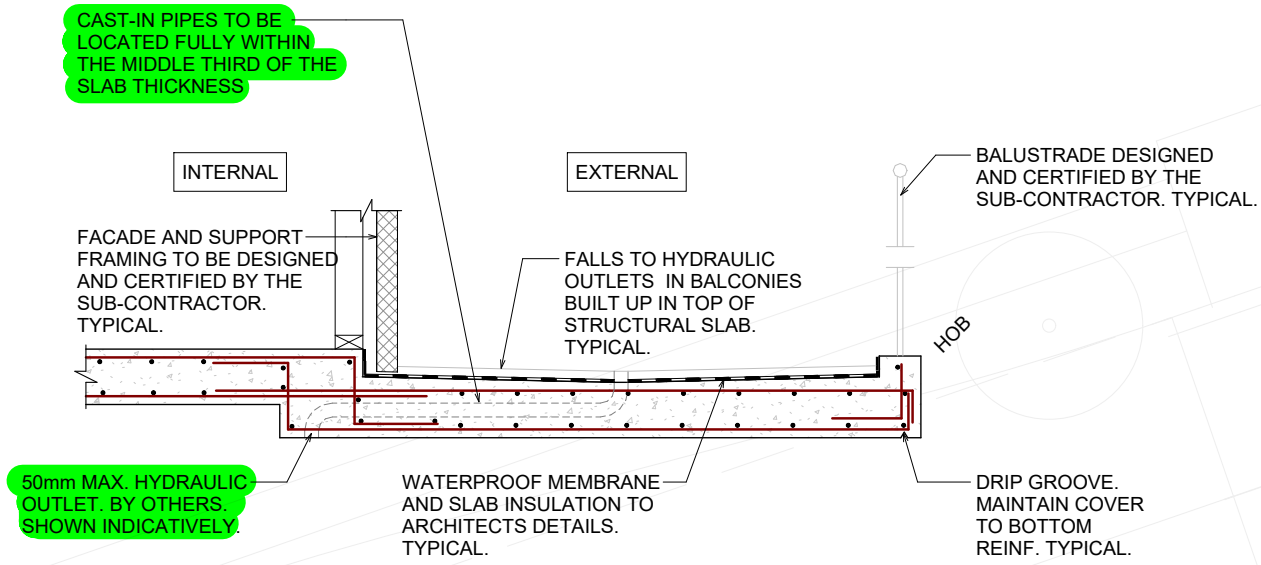
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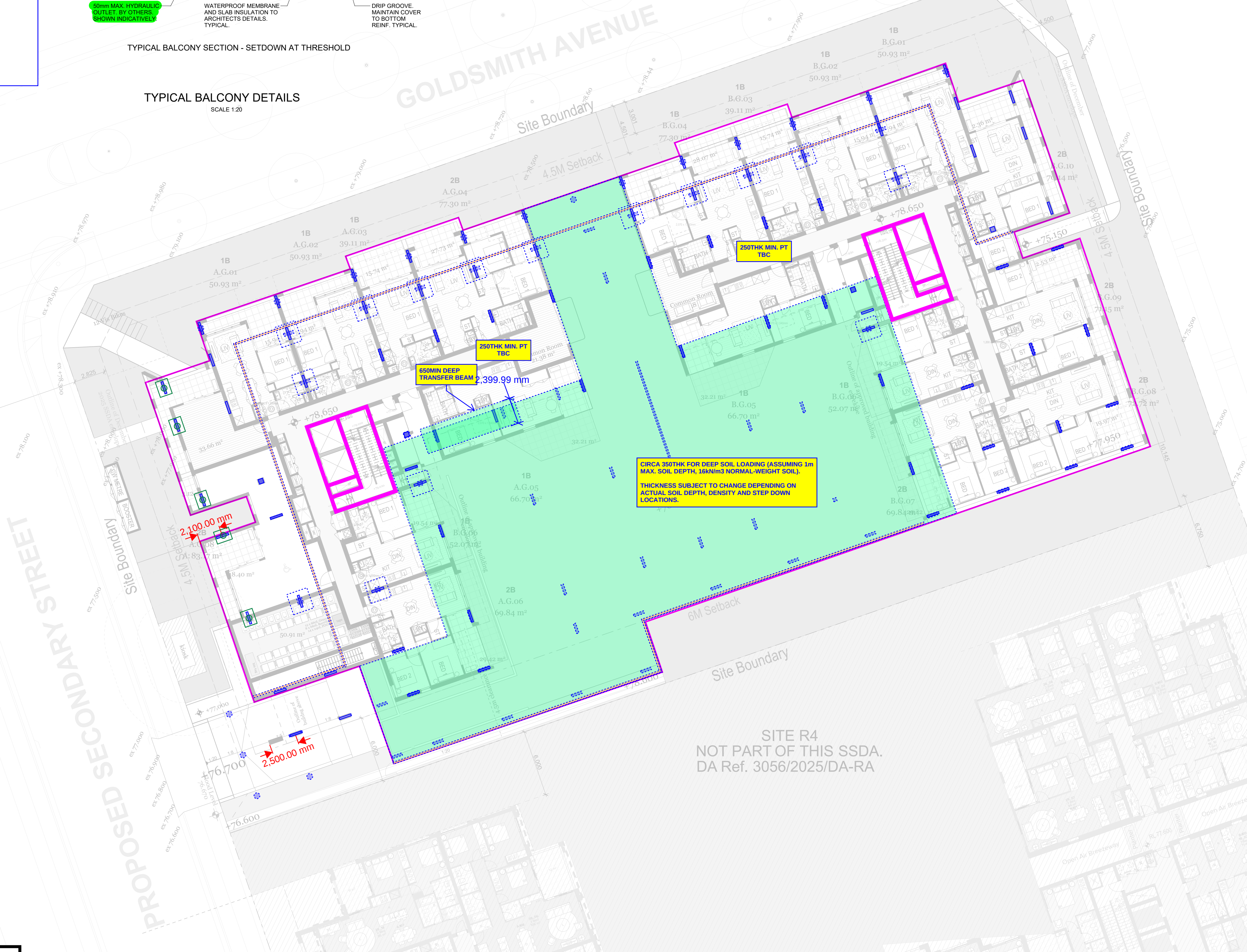
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TYPICAL BALCONY SECTION - SETDOWN AT THRESHOLD

TYPICAL BALCONY DETAILS
SCALE 1:20



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DKO

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Project Address

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Site R3, Macarthur Gardens North
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Country
Chararwal

PRELIMINARY

Drawing Name
Ground Floor

Drawing Scale
Drawing No.
DA201

1:200 @ A1
Revision
B

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Brisbane
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dco.com.au
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Project Name
Project Number
Project Address

Macarthur Gardens North R3
13822
Site R3, Macarthur Gardens North
Campbelltown NSW 2560

Charawal

PRELIMINARY

Drawing Name
Level 1

Drawing Scale
Drawing No.
DA202

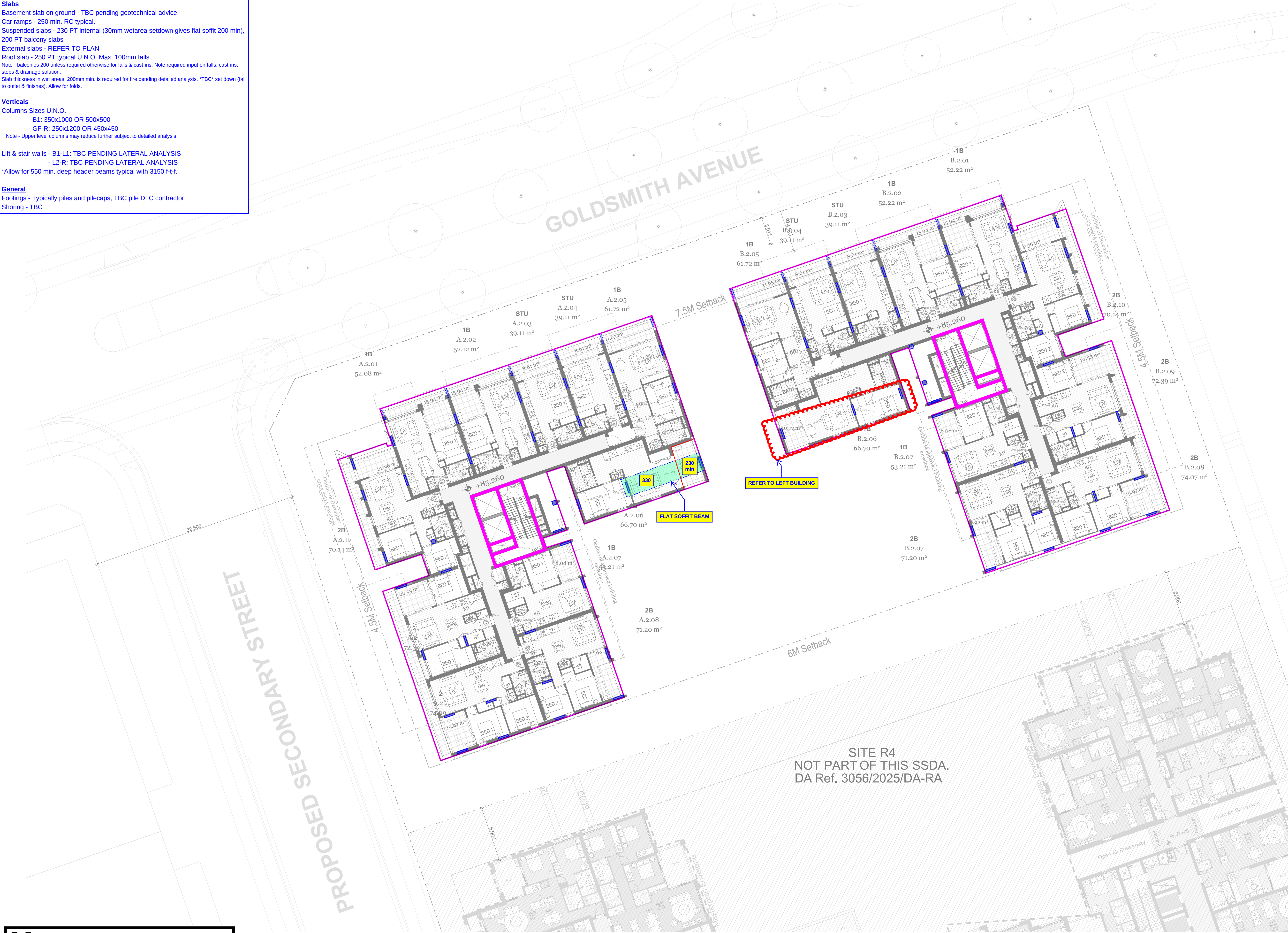
1:200 @ A1
Revision
B

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Sketch Name: STRUCTURAL SCHEME
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Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney
dco.com.au
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D K O

Project Name
Project Number
Project Address

Macarthur Gardens North R3
13822
Site R3, Macarthur Gardens North
Campbelltown NSW 2560

Country
Dharawal

PRELIMINARY

Drawing Name
Level 2

Drawing Scale
Drawing No.
DA203

1:200 @ A1
Revision
B

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Country

Dharawal

PRELIMINARY

Drawing Name
Level 3

Drawing Scale
DA204

1:200 @ A1
Revision
A

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to outlet & finishes). Allow for folds.

Verticals

Columns Sizes U.N.O.
- B1: 350x1000 OR 500x500
- GF-R: 250x1200 OR 450x450
Note - Upper level columns may reduce further subject to detailed analysis

Lift & stair walls - B1-L1: TBC PENDING LATERAL ANALYSIS
- L2-R: TBC PENDING LATERAL ANALYSIS
*Allow for 550 min. deep header beams typical with 3150 f-t-f.

General

Footings - Typically piles and pilecaps, TBC pile D+C contractor
Shoring - TBC



LEGEND

COLUMN UNDER

COLUMN OVER

COLUMN OVER AND UNDER

THICKENED/TRANSFER SLAB

SHORING/RETENTION SYSTEM OVER

SHORING/RETENTION SYSTEM UNDER

ASSUMED FLOORPLATE SLAB OUTLINE

NOTES:

1. COLUMN NOTES:
• ALL COLUMNS SHOWN ARE TO BE CONCENTRIC THROUGHOUT THE BUILDING U.N.O. WHERE COLUMN TRANSITION BETWEEN LEVELS INVOLVES CHANGES IN ORIENTATION OR GEOMETRY, LOCAL DROP PANELS ARE REQUIRED IN THE FLOORPLATE (SIZE TBC) UNLESS NOTED OTHERWISE.
• DIFFERENT COLUMN SHAPES CAN BE CONSIDERED TO SUIT ARCHITECTURAL REQUIREMENTS AS NECESSARY.
• ALL COLUMNS MUST BE LOCATED FULLY INSIDE THE SLAB OUTLINE (SHOWN INDICATIVELY IN MAGENTA)
• AVOID PENETRATIONS IN CLOSE PROXIMITY TO COLUMNS.

2. WE HAVE ASSUMED LIGHTWEIGHT FACADE AND BALUSTRADES AROUND THE PERIMETER OF STRUCTURE (MAX 75kg/m2 FACADE WEIGHT). IF HEAVIER FACADE IS USED (E.G. MASONRY/CONCRETE), THE CANTILEVER LENGTHS SHOWN ON THIS SKETCH MAY NO LONGER BE POSSIBLE AND COLUMN LOCATIONS OR FLOORPLATE THICKNESSES MAY REQUIRE ADJUSTMENT.

X

XAVIER KNIGHT

Job Name: MACARTHUR GARDENS NORTH

Sketch Name: STRUCTURAL SCHEME

Date: 29/04/2026

By: NC CZ

Job Number: 241206

Sketch Number: ST-SK-001[4]

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation (BAB, NABERS, Section J Certificates).
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- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney

dko.com.au
info@dko.com.au
T +61 2 6346 4500

D

K

O

Project Name
Project Number
Project Address

Macarthur Gardens North R3
13822
Site R3, Macarthur Gardens North
Campbelltown NSW 2560

Country
Dharawal

PRELIMINARY

Drawing Name
Level 4 - Level 5

Drawing Scale
Drawing No.
DA205

1:200 @ A1
Revision
A

Slabs
Basement slab on ground - TBC pending geotechnical advice.
Car ramps - 250 min. RC typical.
Suspended slabs - 230 PT internal (30mm wetarea setback gives flat soffit 200 min),
200 PT balcony slabs
External slabs - REFER TO PLAN
Roof slab - 250 PT typical U.N.O. Max. 100mm falls.
Note - balconies 200 unless required otherwise for falls & cast-ins. Note required input on falls, cast-ins,
steps & drainage solution.
Slab thickness in wet areas: 200mm min. is required for fire pending detailed analysis. *TBC* set down (fall
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*Allow for 550 min. deep header beams typical with 3150 f-t-f.

General
Footings - Typically piles and pilecaps, TBC pile D+C contractor
Shoring - TBC



LEGEND

- COLUMN UNDER
- COLUMN OVER
- COLUMN OVER AND UNDER
- THICKENED/TRANSFER SLAB
- SHORING/RETENTION SYSTEM OVER
- SHORING/RETENTION SYSTEM UNDER
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Sketch Name: STRUCTURAL SCHEME
Date: 29/04/2026
By: NC CZ
Job Number: 241206
Sketch Number: ST-SK-001[4]

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Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney
dco.com.au
info@dco.com.au
T +61 2 6346 4500

DKO

Project Name
Project Number
Project Address
Country

Macarthur Gardens North R3
13822
Site R3, Macarthur Gardens North
Campbelltown NSW 2560
Dharawal

PRELIMINARY

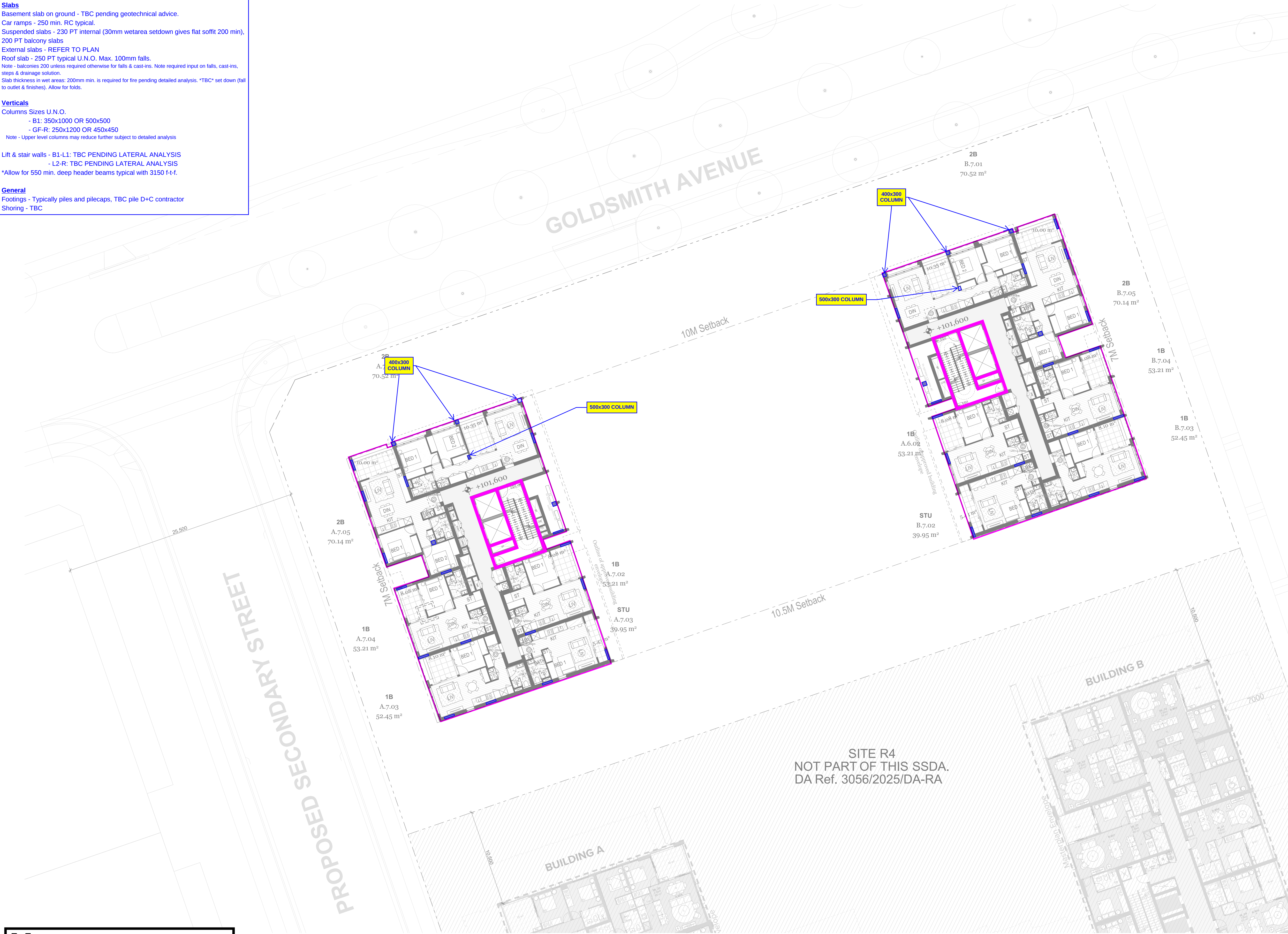
Drawing Name
Level 6
Drawing Scale
DA206
Drawing No.
Revision
1:200 @ A1
Revision
A

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Shoring - TBC



LEGEND

- COLUMN UNDER
- COLUMN OVER
- COLUMN OVER AND UNDER
- THICKENED/TRANSFER SLAB
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XAVIER KNIGHT
Job Name: MACARTHUR GARDENS NORTH
Sketch Name: STRUCTURAL SCHEME
Date: 29/04/2026
By: NC CZ
Job Number: 241206
Sketch Number: ST-SK-001[4]

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Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney
dco.com.au
info@dco.com.au
T +61 2 6346 4500

D K O

Project Name
Project Number
Project Address

Macarthur Gardens North R3
13822
Site R3, Macarthur Gardens North
Campbelltown NSW 2560

Country
Dharawal

PRELIMINARY

Drawing Name
Level 7

Drawing Scale
Drawing No.
DA207

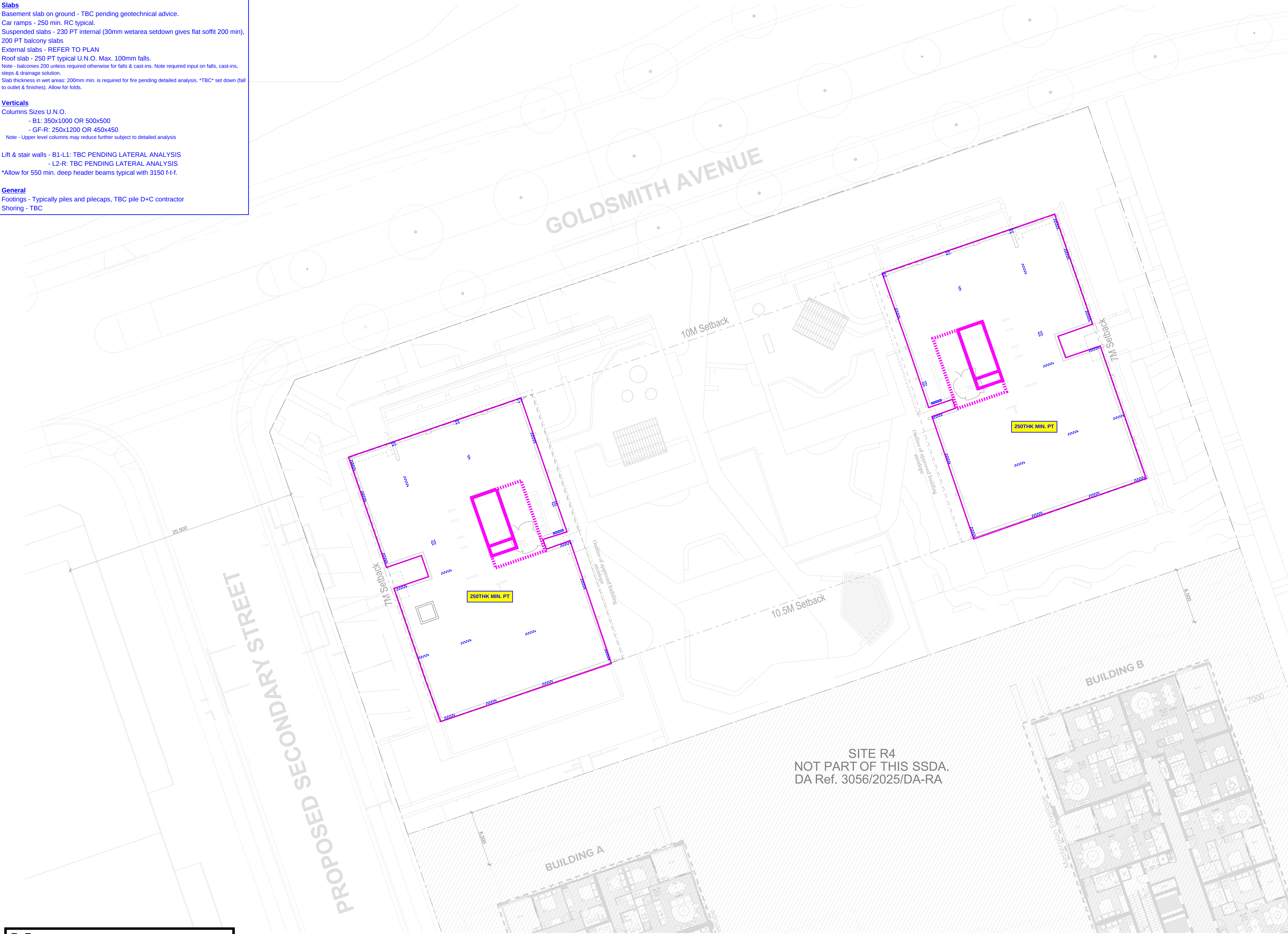
1:200 @ A1
Revision
A

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LEGEND

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 COLUMN OVER
 COLUMN OVER AND UNDER
 THICKENED/TRANSFER SLAB
 SHORING/RETENTION SYSTEM OVER
 SHORING/RETENTION SYSTEM UNDER
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Job Name: MACARTHUR GARDENS NORTH
Sketch Name: STRUCTURAL SCHEME

Date: 29/04/2026
By: NC CZ
Job Number: 241206
Sketch Number: ST-SK-001[4]

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Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney
dco.com.au
info@dco.com.au
T +61 2 6346 4500

DKO

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Project Address

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13822
Site R3, Macarthur Gardens North
Campbelltown NSW 2560

Country
Dharawal

PRELIMINARY

Drawing Name
Level 8

Drawing Scale
Drawing No.
DA208

1:200 @ A1
Revision
B