

19/09/2025

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Project reference: 20-22 Atchison Street, St Leonards – Metro Impact Assessment

Dear Peter,

Meinhardt have been engaged as consulting Structural Engineers for the proposed development at 20-22 Atchison Street, St Leonards. The development consists of a mixed-use residential tower and 5 levels of underground basement.

As part of our engagement, we have identified the adjacency of the metro tunnels and mapped their location relative to the proposed development. The basement of the development encroaches in the designated Metro Reserve zones which triggers the need to carry out a Metro Impact Assessment in accordance with the Sydney Metro Corridor protection guidelines. A diagram of the relationship between development and metro asset has been shown below in figure 1.

As part of the SSDA phase of design Meinhardt will be engaged by Setia to complete a Metro Impact Assessment. Meinhardt Pty Ltd (under its fully owned subsidiary entity Bonacci NSW) holds TAO accreditation and is qualified to carry out a Metro Impact Assessment (in combination with the project Geotech) in accordance with the Sydney Metro Corridor Protection Guidelines.

Further to the above Meinhardt will ensure that the structural system of the development is designed such that it will not have an unacceptable impact on the Metro Assets.

Should you have any questions please do not hesitate to contact the undersigned.

Yours sincerely,



Mitchell Starkey
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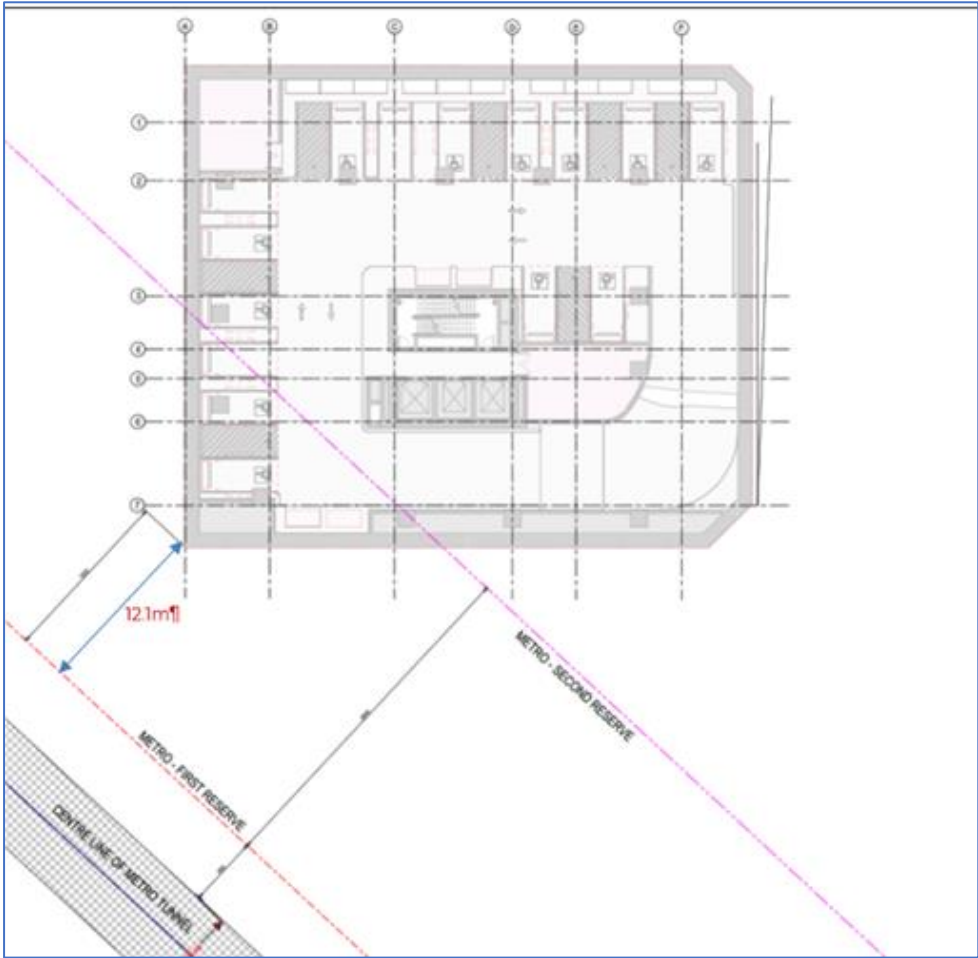


Figure 1 – Location of Metro Corridor relative to the development