



Level 7
153 Walker Street
North Sydney
NSW 2060
P 02 9439 1777
E info@atl.net.au
ABN 96 130 882 405
www.atl.net.au

25 September 2024

Charter Hall
Level 20
No/1 Martin Pl
Sydney NSW 2000

Your Ref: SSD-67924472
Our Ref: LTR009-01-20-795 A Lot 3 MOD1 Civil Statement

Attention: David Ruston

Email: David.Ruston@charterhall.com.au

Dear David,

RE: Light Horse Business Hub – SSD- 67924472 MOD1 – Civil Design Statement

This application seeks to modify the approved SSD-67924472 development consent for the Light Horse Business Hub (LHBH). Specifically, the changes are proposed in response to an incoming tenant, secured since the original Lot 3 detailed SSDA was lodged. The changes are submitted in accordance with Section 4.55(1A) of the EP&A Act 1979.

The key features of the proposal are summarised below:

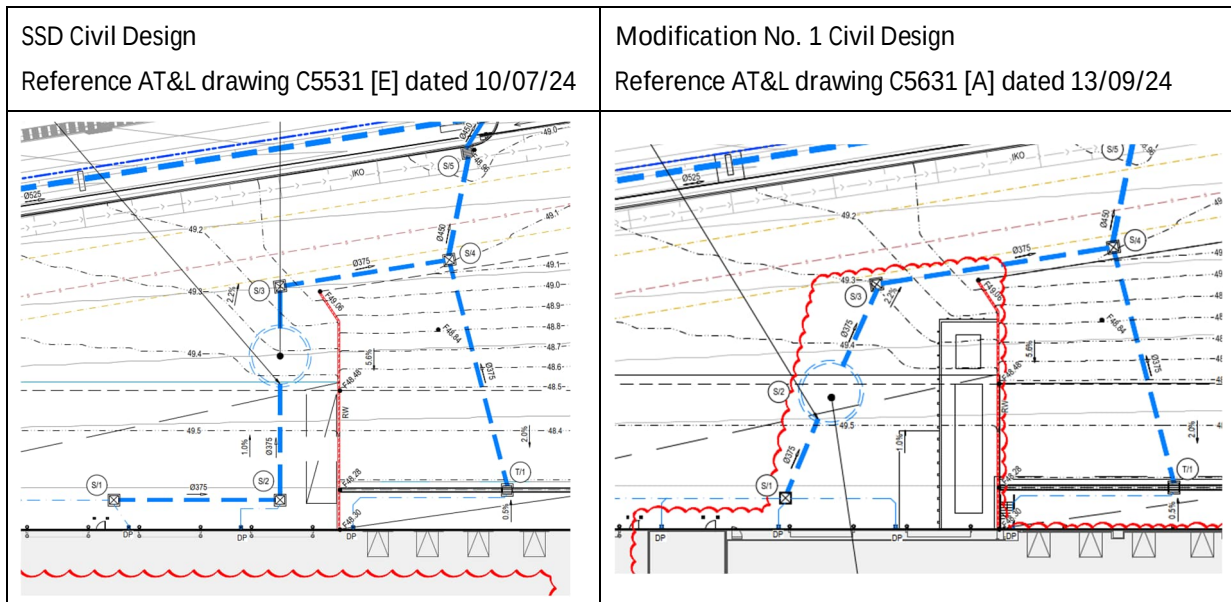
- General Changes
 - o Revised grid line spacing between Grid B and E
 - o Revised landscape design in front of Office 3A and 3B buildings
- Warehouse 3B Changes
 - o Added new temperature-controlled spaces (Ante Room, Freezer & Chiller) including external refrigeration plant area and a 4.5m high louvre screen in the hardstand area
 - o Revised egress doors on the East and West elevations to accommodate the new temperature controlled spaces
 - o Added new external stairway and egress door on the Western Elevation between Grids 9 and 10
 - o Revised recessed dock door type to insulated sectional door from a roller shutter
 - o Added new internal Dock Office (48m²) on the Western Elevation between Grids 6 and 7, resulting in the removal of one roller shutter door
 - o Reduced warehouse GFA to 6,380m² from 6,580m² due to the addition of the new Dock Office and increased ground floor office area
- Office 3B Changes (Ground Floor)
 - o Increased office GFA to 347m² from 195m² (internal expansion only)
 - o Revised amenities layout to include additional sanitary facilities, lunchroom and new locker rooms
 - o Added new fit-out partition walls for a Boardroom, Meeting 1, IT/Comms Room, Manager's Office and Operation Office
- Office 3B Changes (Level 1)

- o Revised amenities layout to include additional sanitary facilities and relocating the kitchenette
- o Added new fit-out partition walls for Office 1, Office 2, Office 3, Meeting 2 and G/M Office

For the complete avoidance of doubt, no other changes are proposed via this modification application to the remainder of the LHBH.

As a result of the above changes, AT&L have adjusted the civil drawings for Lot 3 to suit the revisions to the Site Plan.

The Site Plan changes are nearly all related to internal building changes (office fit-out, internal warehouse use), and therefore the affects to the external civil works are negligible. The only change of note that affects the civil design relates to the introduction of an external refrigeration plant area, within the hardstand of Warehouse 3B. As a result, a minor adjustment to the location of inground stormwater has occurred in this location. A comparison of the approved civil design and the revised civil design per Modification No. 1 are shown below for comparative purposes, with the areas changed clouded for clarity.



AT&L has previously prepared a Civil Report to support the SSD-67924472 application, which is entitled "REP001-06-20-795 Warehouse Facility (Lot 1 & 3) Civil Report", dated 04/09/24.

AT&L can confirm that the adjustments made to the civil design with respect to Modification No. 1 have had a negligible effect to the civil design itself, and as such, the discussions included within AT&L's aforementioned Civil Report remain applicable and true for the revised civil design prepared for Modification No. 1.

Should you have any questions, please don't hesitate to contact the undersigned.

Yours sincerely,



Dane Segail
Associate Director – Civil Engineering
0405 715 306