

File No. E22322 LT_AB
1 April, 2015

Coronation Property Co Pty Ltd
9-25 Commonwealth Street,
SYDNEY NSW 2000

RE: DA: 1010/2014 – PROPOSED RESIDENTIAL DEVELOPMENT
REMEDATION ACTION PLAN, 20 SHEPHERD STREET, LIVERPOOL, NSW

1.0 Introduction

Further to requirements of Liverpool City Council regarding the validity of the previously prepared Remediation Action Plan (RAP) prepared by Environmental Investigations Australia (EIA) is pleased provide comments after the construction of a display suite, sales office and landscaping on the site.

2.0 Clarifications

EIA understands that Council require further information regarding the commenced works as outlined in a letter from Council (dated 19 February 2015) which states:

4. *Environmental Health matters*
 - d) *The Remediation Action Plan (RAP) (EI Report No. E22322 AA) prepared by Environmental Investigations Australia Pty Ltd dated 4 November 2014 stated that no building construction other than the necessary demolition and excavation works were to commence until the remediation and validation report had been accepted by Council. As some of the commenced works have already commenced, the impact of these works on the proposed remediation strategy is currently unknown.*

Consequently, it is recommended that a suitably qualified and experienced contaminated land consultant reviews the Remediation Action Plan (RAP) (EI Report No. E22322 AA prepared by Environmental Investigations Australia Pty Ltd dated 4 November 2014 to determine its relevance to the site. The contaminated land consultant shall confirm in writing that the Remediation Action Plan (RAP) (EI Report No. E22322 AA dated 4 November 2014) is still valid for the subject premises. If required, a revised Remediation Action Plan shall be submitted to Council for review.

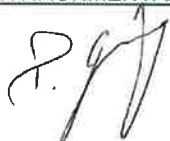
EIA understand that the display suite, sales office and landscaping have all been constructed above ground on the existing concrete slabs or reinstated brick paving for safety and aesthetic design. Landscaping has been designed in planter boxes with no planting in site soils. No demolition of the buildings and no excavations have been conducted.

Any exposed soil in the area of the display suite and car park have been reinstated (with brick paving) to prevent any exposure or infiltration into the underlying soils.

Based on the previous environmental findings and subsequent RAP (2014), EIA consider the minor works conducted does not present an increased risk to human health and the environment. The RAP (EIA, 2014) therefore remains valid and current.

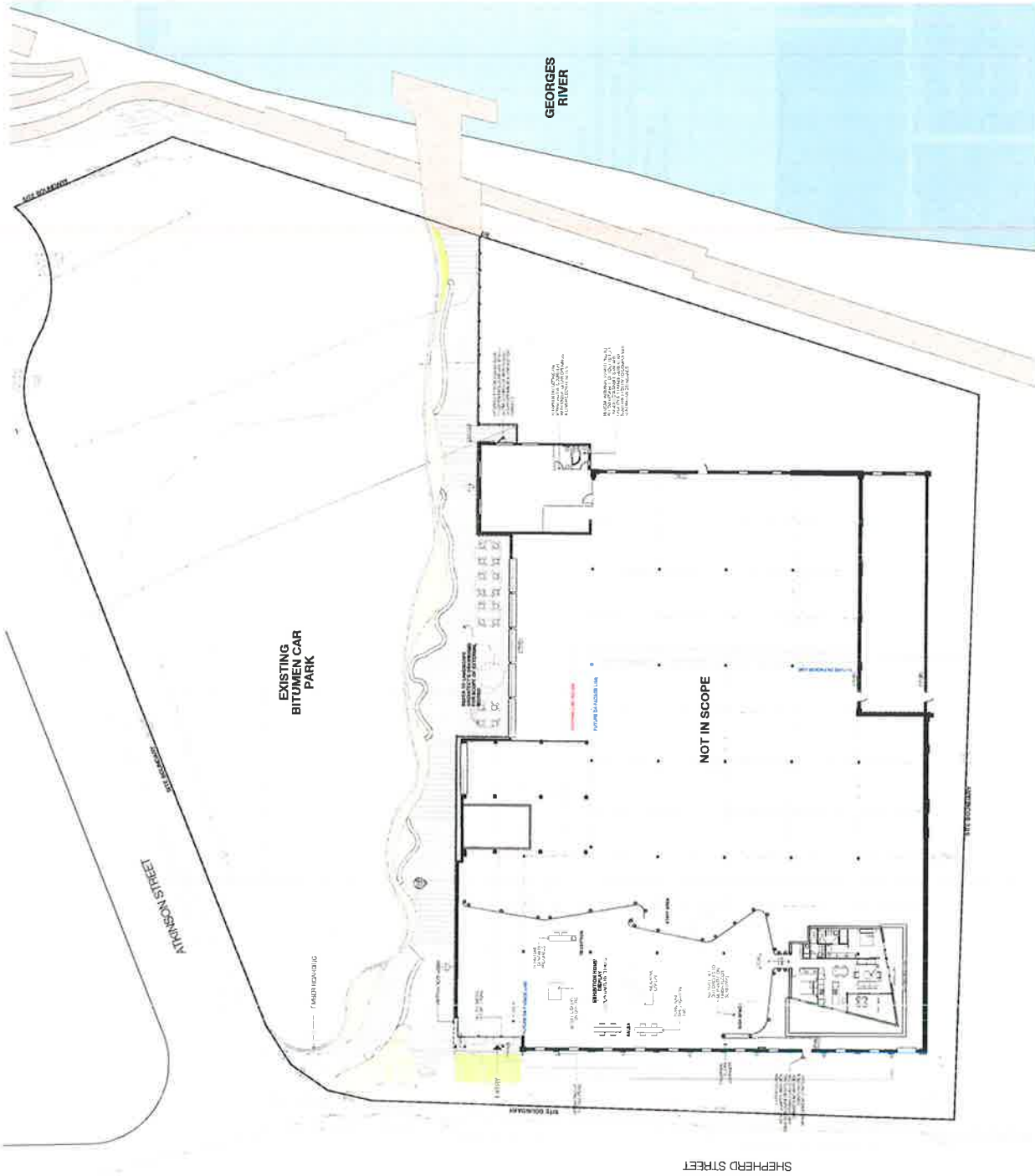
Should you have any queries regarding this letter, please do not hesitate to contact the undersigned.

For and on behalf of,
ENVIRONMENTAL INVESTIGATIONS



Tony Guirguis
Senior Project Engineer

Attachments: *Extract of display suite and landscaping plans*



SHEPHERD STREET

GEORGES RIVER

EXISTING
BITUMEN CAR
PARK

NOT IN SCOPE

- NOTES:**
1. STRUCTURAL ENGINEERS TO CONFIRM ALL PROPOSED STRUCTURAL DESIGN, SIZES AND DETAILS.
 2. ALL RAMP, STAIRS, FLOOR LEVEL TRANSITIONS TO COMPLY WITH AUSTRALIAN STANDARDS.
 3. SERVICES ENGINEERS TO PROVIDE SPECIFICATIONS FOR ALL SERVICES AND MATERIALS TO BE INSTALLED AND COMPLY WITH BCA REQUIREMENTS.
 4. MUST COMPLY WITH HERITAGE CONSULTANT'S REPORT FOR ANY ALTERATIONS TO THE EXISTING BUILDING.

***NOTED BY ASTERISK**
ALL DIMENSIONS SHOWN ARE APPROXIMATE. BUILDER TO VERIFY ALL DIMENSIONS ON SITE AND DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.

WALL TYPES
PL01
PL02
CD 01
CD 02

1 PLAN, B/L
SCALE 1:500

FOR DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

N/A
THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION
USE OF THIS DOCUMENT FOR CONSTRUCTION IS AT THE USER'S RISK

2. DESIGN INFORMATION
B FOR INFORMATION

DATE: 05/10/2014
BY: 1000014

DATE: 05/10/2014
BY: 1000014

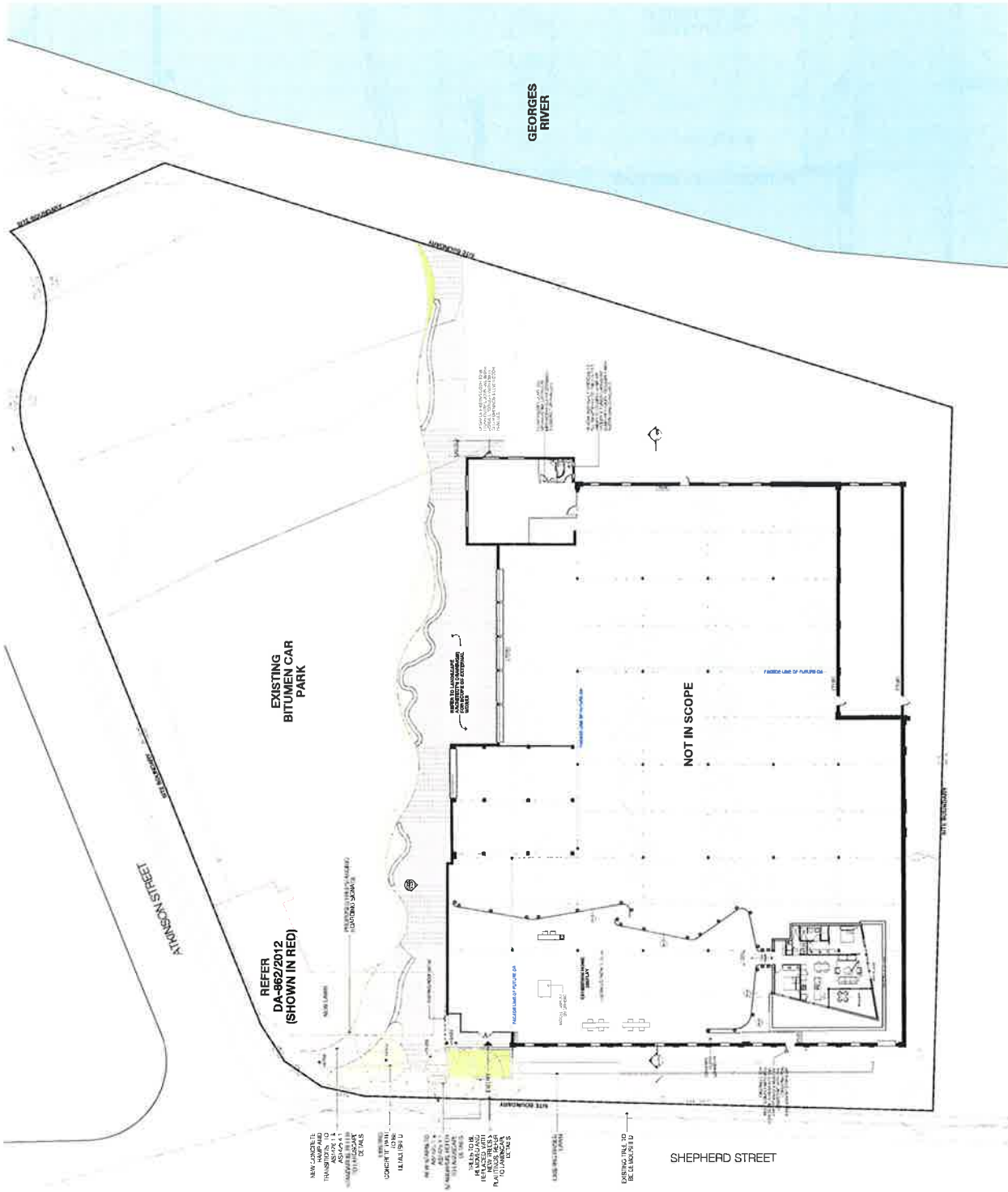
20 SHEPHERD ST LIVERPOOL
79 SHEPHERD ST LIVERPOOL
UNIVERSITY OF WATKINS

CORONATION PROPERTY CO

DESIGN INTENT
DISPLAY SUITE PLAN

DATE: 05/10/2014
BY: 1000014

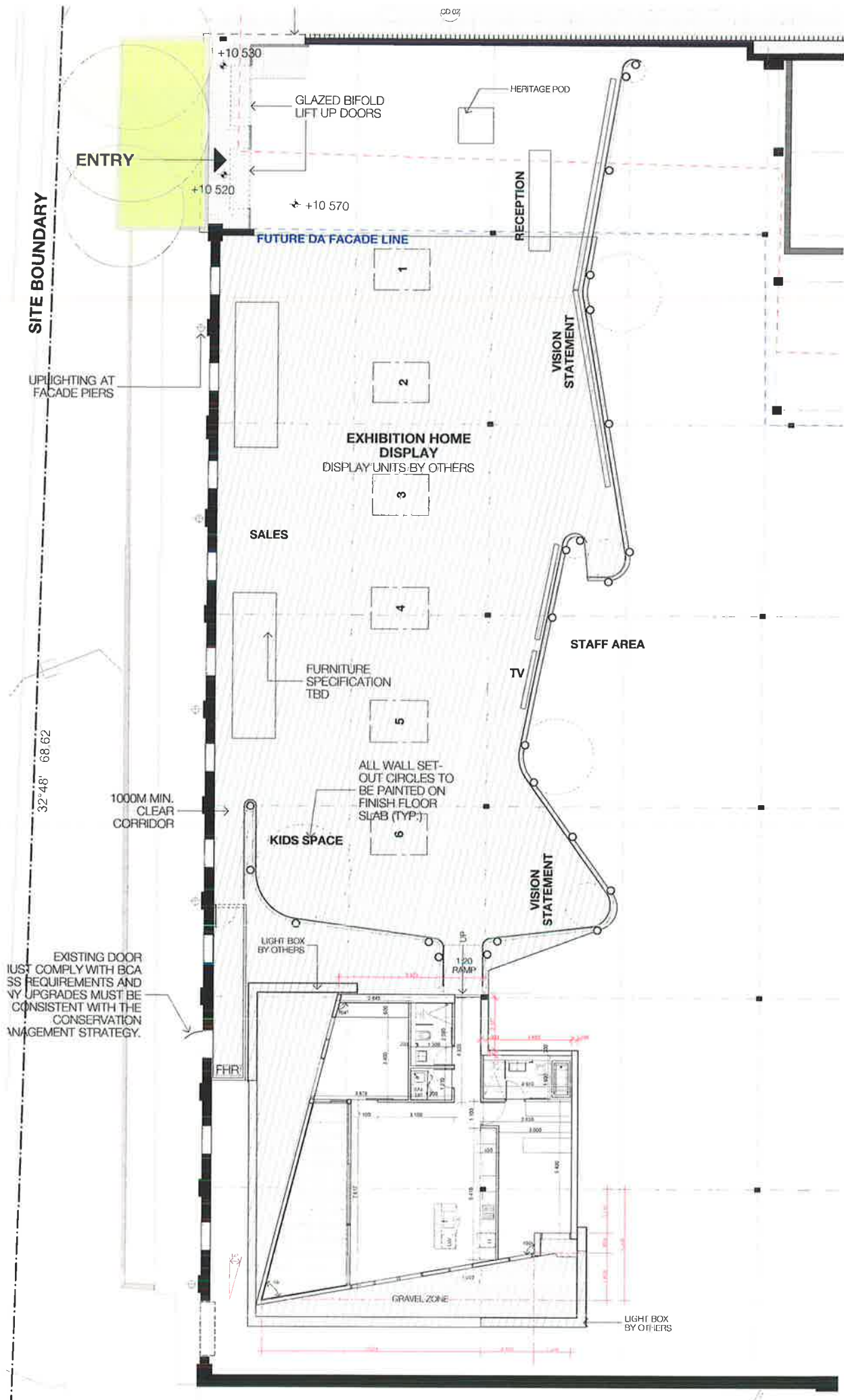
WOODS
BAGOT
ARCHITECTS
120530
A1100 C
FOR INFORMATION



- LEGEND**
- EXISTING WALLS - PLAN
 - EXISTING - SECTION / ELEVATION
 - TO BE DEMOLISHED
 - NOT IN SCOPE
 - SELF SUPPORTING WALL PARTITION
 - NEW DOOR
 - EXISTING DOOR
 - FACADE LINE OF FUTURE DA
 - FIRE HOSE REEL

1 PLAN - GROUND FLOOR
SCALE 1:250

DA-462/2012
20 SHEPHERD ST LIVERPOOL
DA-462/2012
20 SHEPHERD ST LIVERPOOL
DA-462/2012
20 SHEPHERD ST LIVERPOOL



Project number 120330
 Date generated 7-11-14
 Drawing number A2201
 Scale 1:100 @ A2
 Revision A
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