

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  
REMEDIACTION 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.

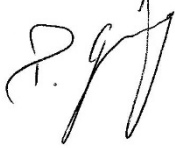
Any exposed soil in the area of the display suite and car park have been reinstated (with brick paving) to prevent any exposure or infiltration into the underlying soils.



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

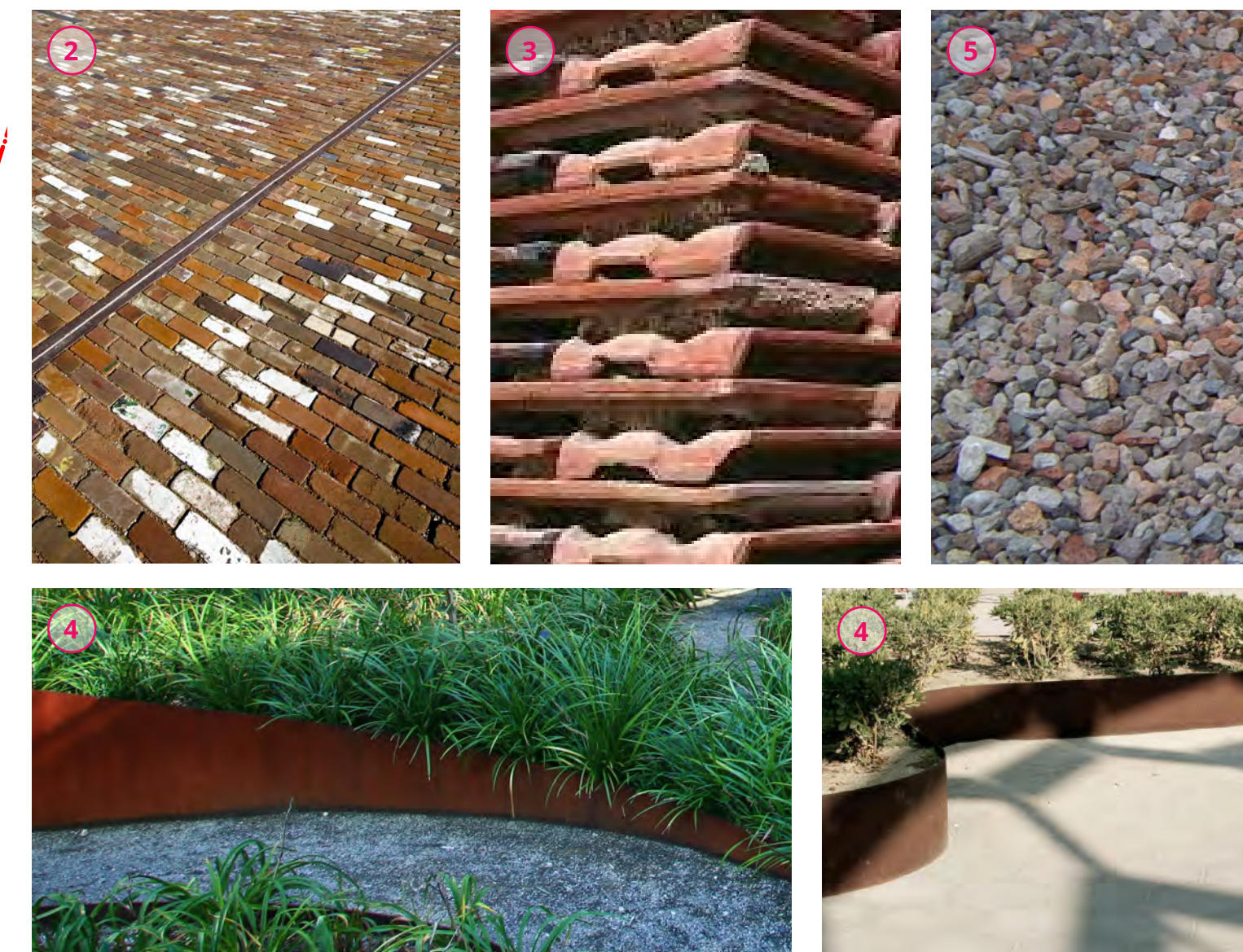


Tony Guirguis  
Senior Project Engineer

**Attachments:** *Extract of display suite and landscaping plans*

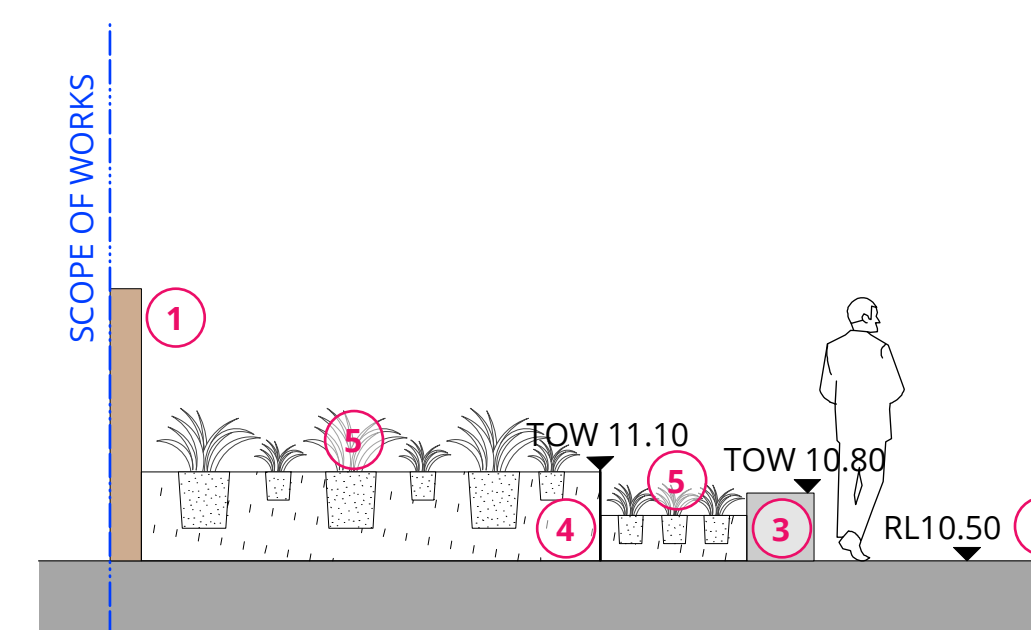


SHEPHERD STREET



### Key

- 1\_ Hoarding line: 1,8m high timber fence
- 2\_ Brick paving (salvaged + reused)
- 3\_ Reused roof tiles stacked for seating edges to planting
- 4\_ Raised planting beds with corten steel edge
- 5\_ Plants in pots with recycled mulch (crushed bricks, concrete and tiles)
- 6\_ Display suite signage (by others)
- 7\_ New brick stair
- 8\_ 1:20 ramping grand plane



Section AA - 1:100

20 Shepherd Street, Liverpool: Exhibition Home

**ASPECT Studios**™

Client: **Coronation Property Co**  
Architect: **Woods Bagot**

Drawn: **GF**  
Checked: **NB**

Scale: **1:200**  
Date: **Oct 2014**

Dwg Title.: **Exhibition Home Landscape DA Plan**  
Dwg no.: **14048- DS\_1**



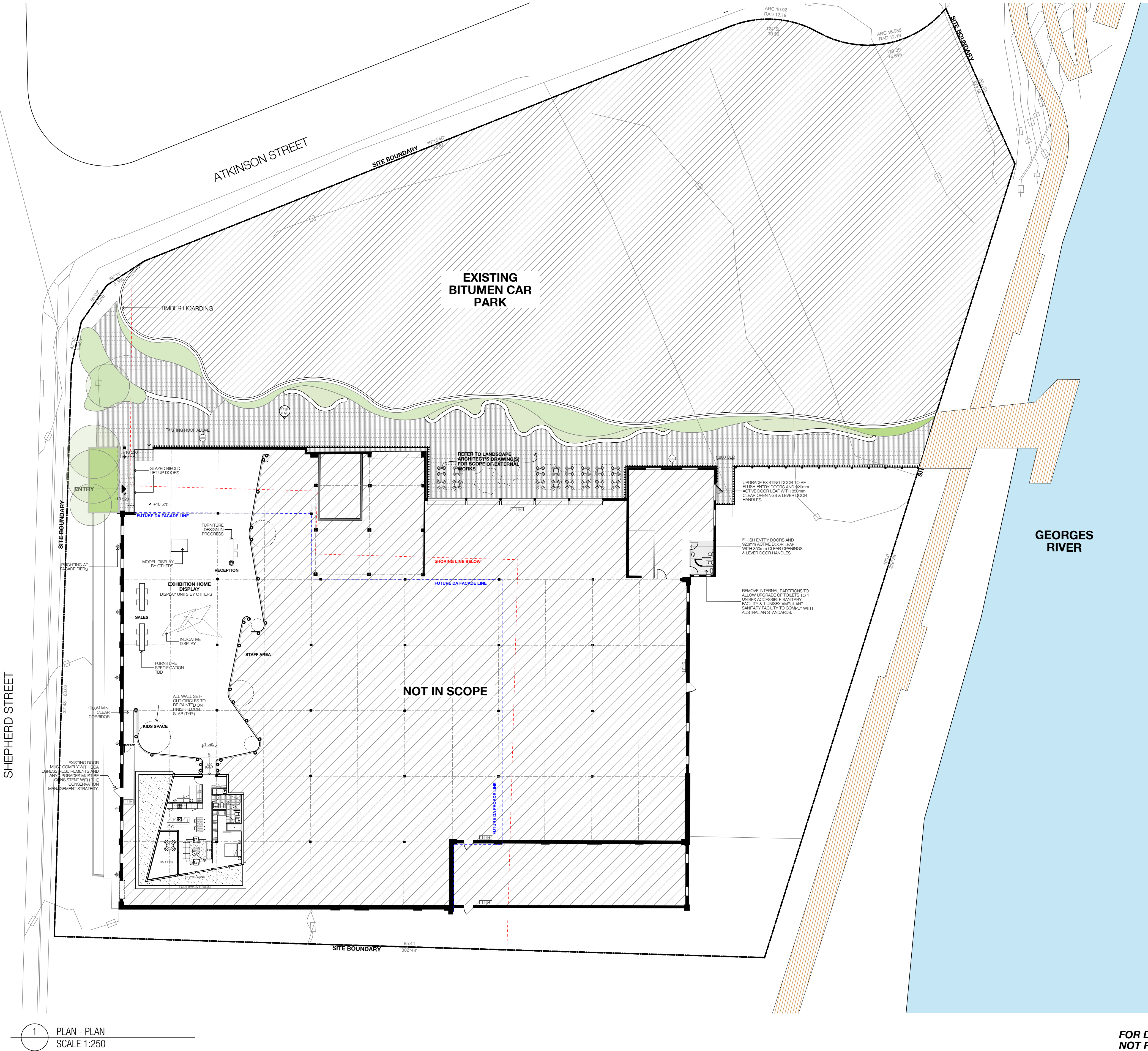


**NOTES:**  
1. STRUCTURAL ENGINEER(S) TO CONFIRM ALL PROPOSED STRUCTURAL DESIGN, SIZES AND DETAILS.  
2. ALL RAMPS, STAIRS, FLOOR LEVEL TRANSITIONS TO COMPLY WITH AUSTRALIAN STANDARDS.  
3. SERVICES ENGINEER(S) TO PROVIDE SPECIFICATIONS FOR CONDITIONING OF PROPOSED DISPLAY SUITE AND COMPLY WITH BCA REQUIREMENTS.  
4. MUST COMPLY WITH HERITAGE CONSULTANT'S REPORT FOR ANY ALTERATIONS TO THE EXISTING BUILDING.

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

**WALL TYPES**  
PL:01 CD:01  
PL:02 CD:02

Copyright  
WOODS BAGOT PTY LTD ABN 41 007 762 174  
Notes  
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE DRAWING.



1 PLAN - PLAN  
SCALE 1:250

C FOR INFORMATION  
B FOR INFORMATION

05/11/2014  
04/11/2014

Date App'd Rev Description

Date App'd Rev Description

Date App'd

Project  
20 SHEPHERD ST LIVERPOOL  
20 SHEPHERD STREET  
LIVERPOOL, NSW/AUSTRALIA  
Client  
CORONATION PROPERTY CO

Coronation Property Co Pty Ltd  
9 - 25 Commonwealth Street

Drawing title  
DESIGN INTENT  
DISPLAY SUITE PLAN

Date generated  
5-11-14

Checked  
HK

Approved  
ZP

Client

Scale  
1:250

© A1 sheet size

50mm on original

FOR DESIGN INTENT ONLY  
NOT FOR CONSTRUCTION

**WOODS BAGOT**  
AUSTRALIA  
ASIA  
MIDDLE EAST  
EUROPE  
NORTH AMERICA

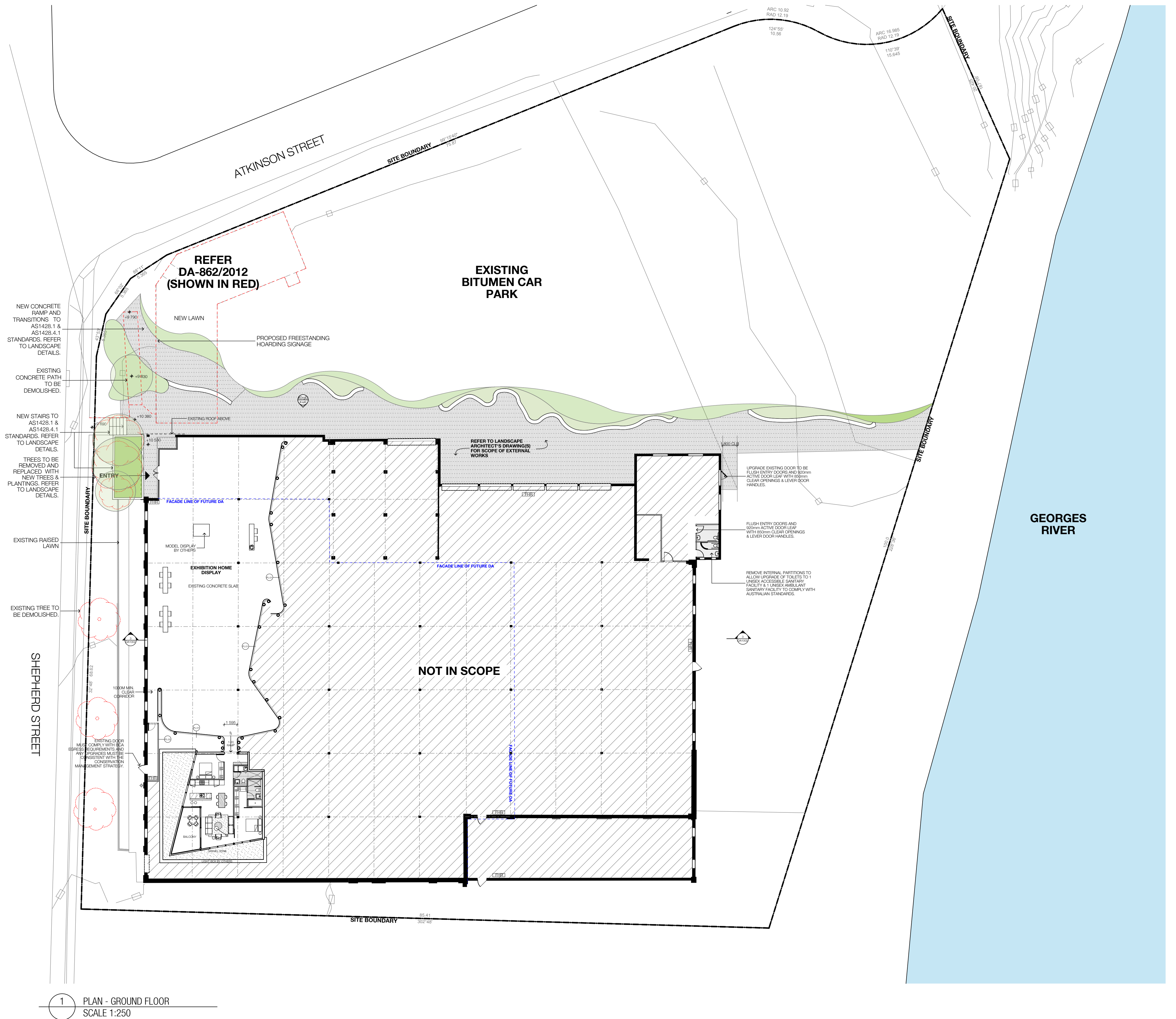
Project number  
120530

Status

FOR INFORMATION

Drawing number  
A1100  
Revision  
C





1 PLAN - GROUND FLOOR  
SCALE 1:250

- 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

Copyright  
WOODS BAGOT PTY LTD ABN 41 007 762 174  
Notes  
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE  
COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT  
SCALE DRAWING.

B DA SUBMISSION  
A INFORMATION

05/11/2014  
04/11/2014

Date App'd Rev Description

Date App'd Rev Description

Date App'd

Project  
20 SHEPHERD ST LIVERPOOL

20 SHEPHERD STREET  
LIVERPOOL NSW AUSTRALIA

Client  
CORONATION PROPERTY CO

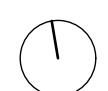
Coronation Property Co Pty Ltd  
9 - 25 Commonwealth Street

Drawing title  
PROPOSED EXHIBITION HOME  
PLAN

Date generated  
5-11-14  
Scale  
1:250  
© A1 sheet size

Checked  
HK  
50mm on original

Approved  
ZP



**WOODS BAGOT**  
AUSTRALIA  
ASIA  
MIDDLE EAST  
EUROPE  
NORTH AMERICA

Project number  
120530  
Status  
DA

Drawing number  
DA1001  
Revision  
B



