

12 November 2024  
Ref. E24874.E99.001\_Rev1

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c/- MD Living Pty Ltd

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Dear Sir,

## **Re: Post Demolition Investigations, 10-28 Lawrence Street, Freshwater, NSW**

### **1. Introduction**

RMB Group Pty Ltd ('the client') engaged EI Australia (EI) as the environmental consultant to prepare additional comments regarding the feasibility of intrusive works prior demolition of the existing structures to address the recommendations listed in the PSI in order to determine the land suitability for the proposed residential and mixed-use development.

The site is located 13km north-east of the Sydney central business district (CBD), within the local government area (LGA) of Northern Beaches Council. It comprises Lot 1 of Deposited Plan (DP) 900061, Lot 1 of DP100563, Lot 1 of DP578401, Lot 45 of DP974653 and Lot 1 of DP595422. The combined property covers an area of approximately 2,527 m<sup>2</sup>.

Based on the proposed site redevelopment plans the development will involve demolition of the existing site structures and the construction of a four-storey residential development overlying a four-level mixed use basement. The lowest basement level is proposed to have a finished floor level (FFL) at 8.85 metres Australian Height Datum (mAHD).

### **2. Background**

The PSI (EI, 2023) provided a qualitative assessment of the environmental conditions of the site, by appraising the potential for contamination on the basis of field observations, historical land uses and other anecdotal and documentary evidence.

Based on the PSI it was concluded that there is a potential for contamination to exist on the site and further investigations were warranted in order to determine the land suitability for the proposed residential and mixed-use development.

### **3. Current Site Tenancies**

At the time of this investigation, the land was occupied by multiple mixed commercial and residential buildings, with on-grade car parking areas. Commercial activities include a dry-cleaners business (28 Lawrence Street), retail shops, café and restaurants, and office units as shown below in Figure 1 and 2 below.



**Figure 1** – Commercial areas



**Figure 2** – Commercial areas

From west to east, the land was occupied by three two-storey brick buildings with metal roofs, and two single-storey brick buildings with concrete roofs. The single-storey building at the far eastern end of the site includes a rooftop parking area.

A concrete-paved driveway was constructed along the back of the buildings, extending from Dowling Street to the rooftop parking area.



**Figure 3** – Concrete paved driveway (suspended slab)



**Figure 4** – Rooftop Parking area

In order to address the recommendations listed in the PSI, a Detailed Site Investigation (DSI) will be required to characterize the subsurface conditions of the property. It is anticipated targeted drilling to address and characterize potential sources of contamination such as the dry cleaner (soil and groundwater), drive ways and associated car parking (soil and groundwater), fill of unknown origin among other potential sources of contamination.

#### **4. Current limitations (prior demolition)**

From the above EI notes that there are obvious operational limitations to conduct intrusive works. Targeted sampling and characterization of the subsurface conditions will be required the property is currently occupied by multiple commercial tenancies.

- Driveway - suspended slab (unable to drill and/or advance test pits);
- Confined spaces - (under the suspended slabs);
- Active commercial site with multiple tenancies;
- high clearance (commercial areas);
- High density of underground services;
- Parking areas (unable to drill and/or advance test pits – suspended slab)

## 5. Concluding Remarks

EI consider that, due to the limitations listed above in **Section 4**, characterisation works won't be feasible until the current buildings are demolished so all areas of concern can be sampled and provide a better characterisation of the site.

## 6. Limitations

This plan has been prepared for the exclusive use of RMB Group Pty Ltd, who is the only intended beneficiary of EI's work. The scope of the investigation carried out for the purpose of this plan is limited to that agreed with the client.

No other party should rely on this document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised by reputable members of the environmental industry in Australia, as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this plan must be read in conjunction with the whole of this plan, including its appendices and attachments. The findings presented in this plan are the result of discrete and specific sampling methodologies used in accordance with best industry practices and standards.

While normal assessments of data reliability have been made, EI assumes no responsibility or liability for errors obtained from sources outside of EI, or developments resulting from situations outside the scope of works of this plan.

The conclusions presented in this plan are based on a limited investigation of conditions, with specific sampling locations chosen to be as representative as possible under the given circumstances.

Despite all reasonable care and diligence, the reported groundwater quality may not be representative of conditions across the entire site. In addition, groundwater characteristics may change at any time in response to variations in natural conditions, chemical reactions and other events (e.g. spillages of contaminating substances). These changes may occur subsequent to EI's investigations.

EI's professional opinions are based on its professional judgment, experience, training and results from analytical data. EI may also have relied upon information provided by the Client and other third parties to prepare this document, some of which may not have been verified by EI.

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

For and on behalf of  
**EI AUSTRALIA**



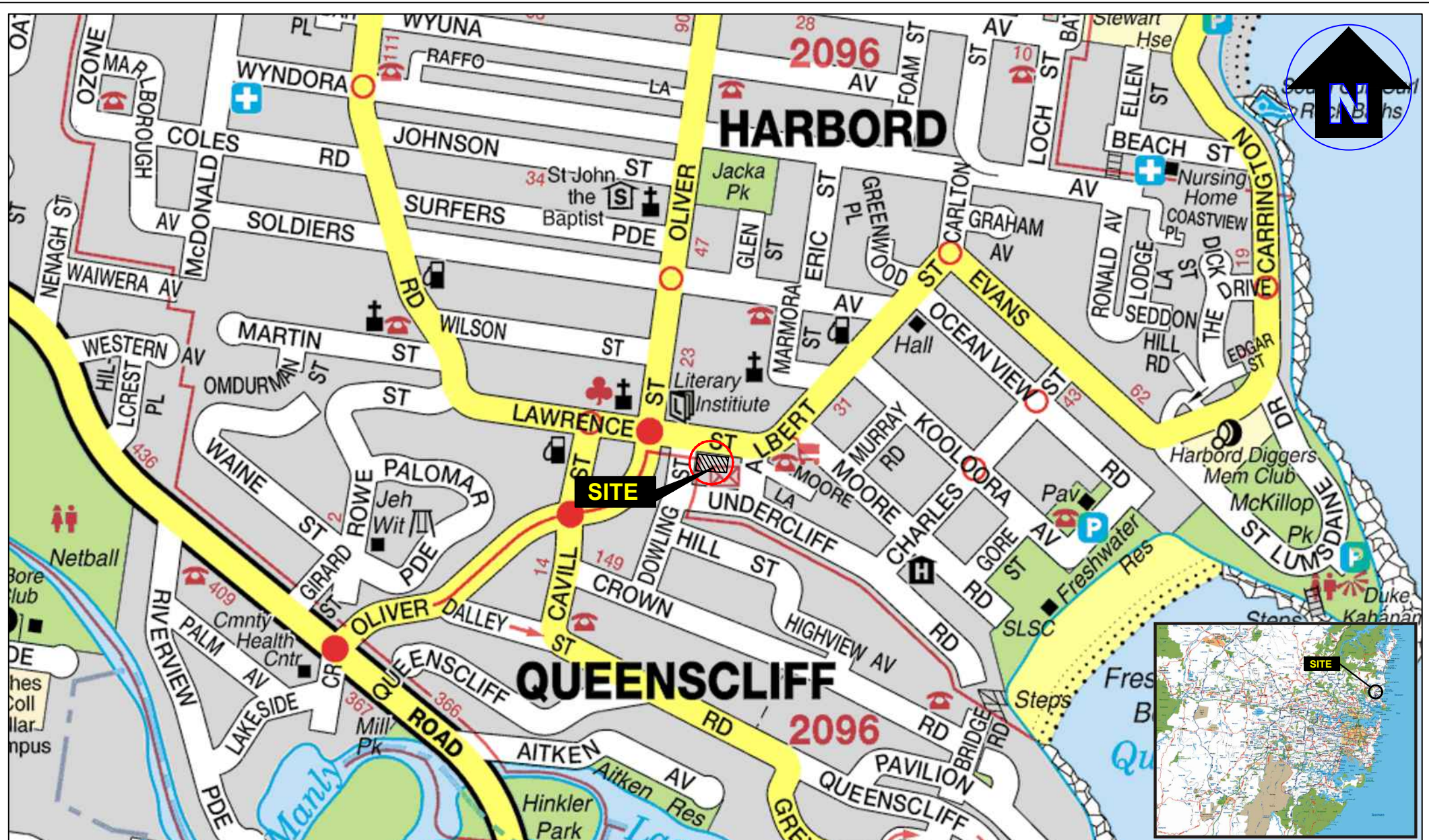
**SERGIO RAPOSEIRA**  
Environmental Engineer  
Encl: **Attachments**

A      Figures

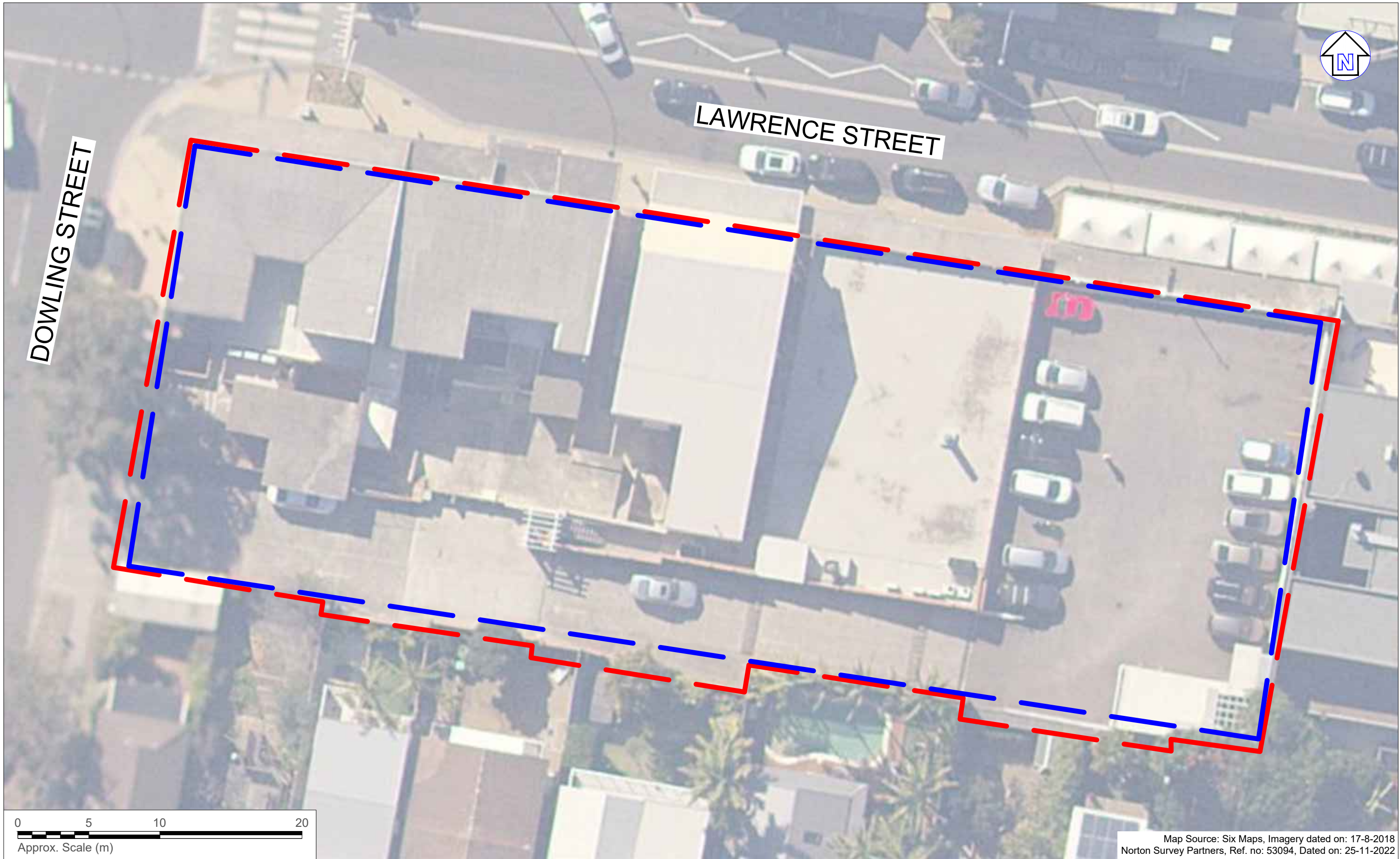
## **Attachment A**

### **Figures**









**LEGEND (Note: All locations are approximate)**

- Site boundary
- Proposed basement boundary



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Drawn:

A.N.

Approved:

-

Date:

12-12-22

**MD Living House**  
10-28 Lawrence Street, Freshwater NSW

Figure:

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Project: E25874.E99\_Rev0