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17 December 2025

Mathieson Property

Att: Alex Sicari
<asicari@mathiesonproperty.com>

Dear Alex,

Re. DIAN Rose Bay, 2-6 Conway Ave, 38-40 Carlisle St & 15-15A Fernleigh Ave Rose Bay
Our Ref. 6008

STRUCTURAL DA STATEMENT

M+G Consulting has been engaged by Mathieson Property, on behalf of Two Conway Pty Ltd, to provide structural engineering services during the DA stage of the project at the above address.

As part of this process, we have reviewed the architectural scheme for the proposed development, as documented on the architectural DA plans by MHNDU (Project 25-135, Dec 2025). Geotechnical report prepared by EI Australia (E2689.G03, Nov 2025) has also been reviewed.

The site is of semi-rectangular shape comprising several amalgamated blocks, with street frontages along Fernleigh Ave (north), Carlisle St (east) and Conway Ave (south). At the west of the site there is a three-storey residential building. There are generous setbacks along all four boundaries, both for the basements and above-ground levels. The site has a prominent fall towards the east.

The proposed residential building comprises three components joined in a single building structure. There are eight residential levels, with two/three levels of basement carpark and amenities (to suit the site orientation and levels).

Based on our review of the floor layouts, and the structural advice exchanged with the project team to date, we expect that the structural system suitable for the building will be concrete frame, with a combination of reinforced concrete columns and walls, supporting reinforced or post-tensioned concrete floor slabs. Conventional structural system and conventional construction techniques are envisaged for the project.

The basement layouts are efficient in the structural sense, allowing for a good column layout, enabling reasonable structural slab thicknesses, while maintaining traffic compliance.

The upper residential levels have been reviewed and can accommodate efficient column layouts, with reasonable floor thicknesses, including balconies. It is expected that the typical slab thickness will be in the range 200-220mm.

There will be transfer over the basements, located at the ground floor (south two thirds) and lower ground floor (northern third of the building footprint), due to the usual change in the layouts between the carpark and residential component. Additional floor thickness has been allowed for in the architectural documentation.

Geotechnical investigation found residual soils overlaying bedrock, which has fall towards the east, following the topography of the area. The findings in the report indicate there is no permanent ground water table within the site or the area. The usual ground water seepage is expected, which can be controlled with standard conventional measures.

The long-term ground water monitoring has commenced on site, however, it has not been completed yet. Should the long-term monitoring reveal large amounts of ground water seepage, in excess of WaterNSW guidelines, tanked basement construction could be accommodated within the current layouts without spatial issues. However, this is considered unlikely, based on the geotechnical investigation results and our experience with the projects in this area.

The shoring design could incorporate the conventional soldier piles and shotcrete wall, commonly used in this part of Sydney. Thanks to generous setback all round, it would also be possible to utilise batters, with the slope to suit the soil conditions, and with using shotcrete and soil nails to achieve optimal excavation concept.

In summary, it is our opinion that an efficient structural system and construction for the building are feasible, with conventional design and construction methodology and approach.

We trust this report provides the information required and please do not hesitate to contact the undersigned should you require further advice.

Yours faithfully
M+G Consulting



Zlatko Gashi
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