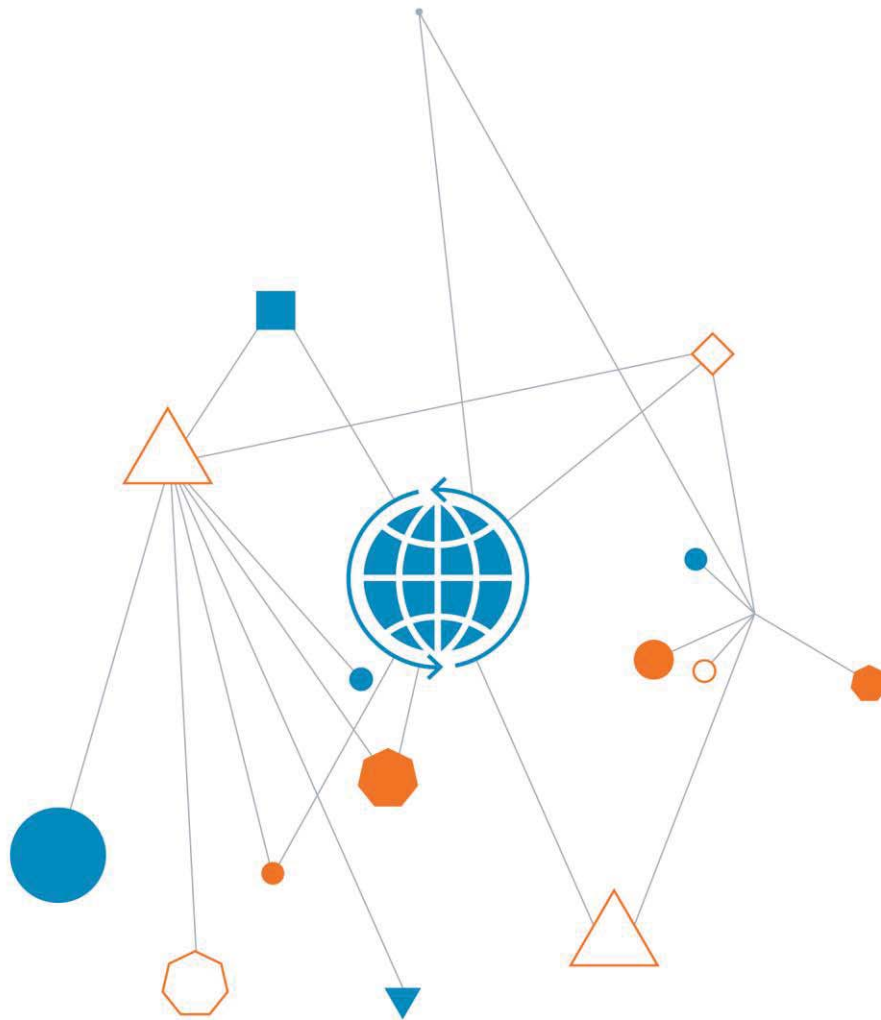


**One Investment Management Pty Ltd AFT
The Recap IV Management No. 4 Trust**

Preliminary Site Investigation

4 – 6 Bligh Street, Sydney NSW

25 July 2017



When you
think with a
global mind
problems
get smaller

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Preliminary Site Investigation

Prepared for
One Investment Management Pty Ltd AFT The Recap IV Management No. 4 Trust

Prepared by

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Executive Summary

One Investment Management Pty Ltd AFT The Recap IV Management No. 4 Trust are submitting a Planning Proposal associated with the redevelopment of the property located at 4-6 Bligh Street, Sydney NSW (the site). The redevelopment will serve as a modern hotel and commercial high rise development.

With reference to State Environment Planning Policy No. 55 – Remediation of Land (SEPP55) and associated planning guidelines, Recap Investments engaged Coffey Services Australia Pty Limited (Coffey) to undertake a Preliminary Site Investigation (PSI), relating to contamination which may be required for the remainder of the project.

This report has been carried out in general accordance with Coffey's proposal dated 20 April 2017 (ref: 754-SYDEN205070-P01).

The objective of this work was to provide a preliminary contamination assessment on the suitability of the site for intended future residential redevelopment.

Coffey concluded the following:

- A review of historical aerial photographs and historical parish maps for the site indicates the site has been used for residential and commercial land uses since at least the mid-1850s. The current site building was built c.1964 and has remained relatively unchanged since.
- The site or surrounding properties were not listed on the NSW EPA Contaminated Land Register or POEO public register.
- The site was not identified to be within an area of potential acid sulfate soils.
- A previous Hazardous Materials Survey was undertaken by GHD in 2013, which identified a range of hazardous building materials within the current site structure.
- A search of the SafeWork NSW records on storage of hazardous chemicals was undertaken for the site. The search did not locate any records pertaining to the site.
- A site walkover inspection identified potential sources of contamination associated with the basement level plant room and suspected USTs both on/and adjacent to the site.
- The following areas of environmental concern were identified:
 - Hazardous building materials in current site structures;
 - Isolated leaks and/spills from mechanical plant infrastructure within the basement; and
 - Suspected USTs.

Based on the findings of this assessment, it is concluded that the site can be made suitable for the proposed commercial development with minimal access to soils in accordance with SEPP55 – Remediation of Land, subject to the implementation of the following works to address data gaps:

- Undertake an inspection of the suspected underground storage tanks and/or fill points by lifting the flush fitting steel caps identified on Bligh Street and Hunter Street footpaths and conduct a ground penetrating radar (GPR) search to check whether fuel lines and/or tanks are present and if they extend towards the current building on site. Depending on the findings of the inspection and survey, further inspection of the basement should be undertaken to check whether potential UPSS infrastructure remain on site.
- **Detailed Site Investigation (DSI)** –to effectively characterise the site. The DSI will aim to assess the condition of site soils and groundwater and the suitability for the use as commercial and residential land. Coffey notes that this investigation can be undertaken in conjunction with

geotechnical works, with soil and groundwater samples collected from geotechnical boreholes, where possible.

This executive summary must be read in conjunction with the entire report and in the context of the attached “Important Information about your Coffey Environmental Report” and to the statement of limitations in Section 8 of this report.

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1. Introduction

One Investment Management Pty Ltd ATF The Recap IV Management No. 4 Trust (Recap) is proposing to redevelop the existing property at 4 to 6 Bligh Street, Sydney into a modern hotel and commercial high rise development. Coffey Services Australia Pty Ltd (Coffey), has been appointed by Recap to undertake a Preliminary Site Investigation (PSI) for the site that is intended to accompany a planning proposal for the redevelopment of the site.

Based on a search of the NSW Land and Property Information Spatial Information Exchange (SIX) website, the site proposed for redevelopment comprises Lots 1 and 2 in DP134866, Lot A DP184770 and Lot 1 DP919932, which has an area of 1,217m² (ref. Detail Survey, C.M.S Surveyors Pty Ltd, drawing name: 15857Adetail, dated 27 April 2017). The location of the site is shown on Figure 1.

This report has been carried out in general accordance with Coffey's proposal dated 20 April 2017 (ref: 754-SYDEN205070-P01).

1.1. Background & Development Description

At the time of assessment, the site was occupied by a multi-storey commercial building with two levels of basement that is currently used for car parking and plant storage. Based on the Architectural Package (dated 20 July, 2017) developed by Architectus (Appendix A), Coffey understands the development will involve demolition of existing site structures and the construction of a high rise building.

The current building consists of a multi-storey commercial building with 19 floors office space above ground floor commercial and retail, overlying one level of basement car-parking and one level of building plant room. Coffey notes that the height of the current plant room is equivalent to approximately 2 basement levels (i.e. 6m).

Recap intend to lodge a Planning Proposal to redevelop the site. This application will be subject to evaluation against extant planning policies including:

- State Environmental Planning Policy 55 – Remediation of Land (SEPP55) 1998; and
- City of Sydney Development Control Plan (DCP) 2012.

The planning policies above state that when determining a planning instrument, the determining authority should consider whether the land is suitable, or can and will be made suitable for the proposed use.

The Planning Proposal seeks to increase the maximum Floor Space Ratio (FSR) applicable to the site in the Sydney Local Environmental Plan (SLEP) 2012, from a base FSR of 8:1 plus bonuses, to a maximum FSR of 22:1 including bonuses. This would be facilitated through a site-specific SLEP clause which would allow for additional floor space if it is for the purpose of 'commercial premises' and 'hotel or motel accommodation'.

The accompanying indicative architectural scheme provides for a new mixed use hotel and commercial building with height of 55-storeys or 205 metres / RL 225.880, and FSR of 20.3:1. An additional floor space efficiency factor is to be allowed for during the design competition which will bring the maximum FSR to 22:1.

The indicative architectural scheme comprises:

- 10 storey podium, including hotel entrance lobby, commercial lift lobby, food and beverage facilities, plant, commercial offices, meeting/conference rooms, gym space, and landscaped podium with formal hotel lobby

- 37 storeys of hotel (each level including 11 rooms, with a total of 407 rooms)
- 4 levels at rooftop including hotel club lounge, function space, restaurant and bar, and publicly accessible landscaped terrace
- 4 basement levels including 17 car parking spaces, 2 loading spaces, plants, end of trip facilities and waste management facilities

Coffey understands that this report is intended to accompany the Planning Proposal, with a State Significant Development Application (SSDA) lodged in the future.

1.2. Objectives

The objectives of the PSI were to:

- Identify potential current and historical sources of contamination and potential contaminants of concern that may present a constraint to the proposed development.
- Provide an opinion on the suitability for the site for the proposed works in accordance with SEPP55.

1.3. Scope of works

The scope of works was based on the NSW EPA endorsed Australian framework for contaminated land studies outlined in the National Environmental Protection (Assessment of Site Contamination) Measure (NEPC 1999, amended 2013) and the complimentary guidance published by the NSW EPA and the NSW Department of Planning for contamination studies in NSW.

In order to meet the above objectives, Coffey undertook the following scope of works:

- A desktop review of the following information sources for the site, which included:
 - Local geology, hydrogeology, topography and acid sulfate soil risk maps;
 - A selection of relevant historical aerial photographs covering the property and surrounds covering the period between 1943 and the present;
 - Review of historic parish map extracts relating to the site to assess site conditions for the period that pre-dates aerial photographs;
 - A search of the registered groundwater bore information in the public register held by NSW Office of Water;
 - A search of the contaminated land records and environmental protection licence information in the public registers held by the NSW Environment Protection Authority; and
 - A search of the stored chemical information database (SCID) records held by SafeWork NSW to provide information on dangerous goods licenses held in relation to the site.
- Site walkover to observe current conditions and activities within the site, and activities on properties adjacent to the site; and
- Preparing a PSI report (this document) in general accordance with *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW OEH, 2011).

2. Site information

2.1. Site location

Site identification details are summarised in Table 2.1 and the location of the site is shown on Figure 1 attached.

Table 2.1: Site information

Item	Description
Address	4 – 6 Bligh Street, Sydney NSW

Item	Description
Site area	Approximately 1,230m ²
Title identification	Lots 1&2 in DP134866, Lot A DP184770 and Lot 1 DP919932
Current zoning	B8 – Metropolitan Centre. Sydney Local Environmental Plan (LEP) 2012
Local Government Authority	City of Sydney
Current land use	Commercial
Proposed uses	Commercial offices and hotel accommodation (as described in Section 1.1)
Surrounding land use	North: Commercial buildings. East: Commercial buildings. South: Commercial buildings followed by Hunter Street. West: Bligh Street followed by commercial buildings and an active construction site.

2.2. Site walkover

A site walkover was carried out by a Coffey Environmental Scientist on 23 June 2017. The following presents a summary of the site features observed during the walkover:

- The site is currently occupied by multi-storey building (Photograph 1) which consists of 19 floors of commercial space over ground floor commercial and retail units with one level of basement car-parking and one level of building plant room. The height of the current plant room is equivalent to approximately 2 basement levels (i.e. 6m). A design map identified in the plant room was dated 1964, which was confirmed by the Client to be the year of which the building was built.
- The site, located on Bligh Street was observed to slope gradually towards the south west. Hunter Street, located south of the site sloped towards the west.
- The site is accessible via Bligh Street, with a lobby located on ground floor. Basement access is provided by a ramp located within the south western corner of the site (Photograph 2).
- Some mature trees were present along the footpath of Bligh Street, with no obvious signs of stress observed.
- Stormwater pits, sewer and underground services were observed along the footpath and within Bligh Street.
- No evidence that site had been subject to filling. Due to the elevation of the lower basement level, it is considered unlikely that significant quantities of fill are present within the site.
- A possible hoist system (max load 16,000 lbs) was observed within the basement carpark. Access to one side was only available (Photograph 3).
- An inspection of foot paths surrounding the site and adjoining buildings identified flush fitting steel caps within the footpath at four separate locations along Hunter Street and Bligh Street which are commonly identified as fill points for underground storage tanks (USTs), with one being identified within the north western corner of the site (Photograph 9). The location of the steel caps are provided on Figure 2.
- Separator pits and/or storage tanks were identified at two locations within the basement plant room. These pits appeared to be used to collect runoff from various areas within the basement.

- Multiple pumps, compressors and refrigeration units were observed within the plant room, the majority of which were installed within bunding. Evidence of former leakages was noted although such was contained within the bunding (Photographs 4 – 8).
- The concrete of the basement plant room was observed to be in good condition, with no signs of cracking observed (Photograph 6). Drains were observed, which likely flowed into the separator pits, however, this was not evident (Photograph 8).
- Storage of a small quantity of oil and fuels were noted within the plant room, this included OIL00022 – Refrigeration oil and a small jerry can likely to contain petrol or diesel.
- Storage of waste liquids were not observed inspected areas, Storage of a small quantity of paints was observed within a storage cupboard located in the basement carpark level.
- The current building manager who has worked at the site for approximately 12 years was not aware of any UPSS or fuel filling points within the building.
- Surrounding land uses were predominantly commercial and retail. An active construction site with basement excavation was identified at 37 Bligh Street, located south west of the site.

Selected site photographs are presented in Appendix B.

2.3. Topography and drainage

A review of the detailed survey plan provided for the site (ref. Detail Survey, C.M.S Surveyors Pty Ltd, Drawing No.: 15857A detail, dated 27 April, 2017). The elevation of the site ranges from 21m AHD within the north western corner, dropping to 19.5m AHD within the south western corner.

Surface water from the site is anticipated to run offsite, and discharge into the stormwater system. This area is part of the extensive Sydney Harbour Catchment.

2.4. Surface waters and wetlands

The closest natural surface water body to the site is Sydney Harbour (Circular Quay) located approximately 600m to the north of the site. A review of The National Dataset of Australia's Ramsar Wetlands (published by Department of the Environment and Energy) available online (<https://nationalmap.gov.au/>) indicates there are no known wetlands at or within 500 m of the site.

2.5. Critical habitats

A search of the NSW Office of Environment and Heritage Critical habitat Register online (<http://www.environment.nsw.gov.au/topics/animals-and-plants/threatened-species/about-threatened-species/critical-habitats>) was undertaken on 26th June 2017. A review of the register indicates there are no Critical habitat declarations at or within 500 m of the site under Sections 53-55 of the Threatened Species Conservation Act 1995.

A copy of the search is provided in Appendix D.

2.6. Geology and soil landscapes

Reference to the Sydney 1:100,000 Geological Sheet (Sheet No. 9130; dated 1983) produced by the NSW Geological Survey indicates the site is underlain by the Hawkesbury Sandstone which is described as medium to coarse grained sandstone with very minor shale and laminite lenses. The published geological records indicate that man-made fill comprising dredged estuarine sand and mud,

demolition rubble, industrial and household waste is present within the foreshore of Circular Quay, approximately 100m north of the site.

The Soil Landscapes of the Sydney 1:100,000 Sheet report (Chapman G.A. and Murphy C.L., 1989), produced by Department of Conservation and Land Management, Sydney, indicate the site is underlain by the GyMEA soil landscape which typically comprise undulating to rolling rises and low hills on Hawkesbury Sandstone. Where present, soils are shallow to moderately deep (30-100cm), yellow earths and earthy sands on crests and inside benches; shallow (<20cm_ siliceous sands on leading edges of benches; localised podzolic soils and yellow podzolic soils on shale lenses; shallow to moderately deep (<100cm) siliceous sands and leached sands along drainage lines.

2.7. Acid sulfate soils

With reference to the Acid Sulfate Soil (ASS) Prospect Parramatta Risk Map issued by Land and Water Conservation (1:250,000) the site is identified to be within an area of 'no known occurrences of acid sulfate soils'. An area of 'Disturbed Terrain' (X4) is present north of the site which includes filled areas, where reclamation of low lying areas has occurred for urban development.

2.8. Hydrogeology

Given the proximity of the site to Sydney Harbour (Circular Quay) located approximately 600m north and the local stratigraphy, it is expected that groundwater will be present as discontinuous lenses within soil/rock interface, and bedrock fractures at depth. Groundwater will be recharged through infiltration locally (where surface pavements allow) and flow in a northern direction towards Sydney Harbour.

As part of this assessment, Coffey referred to records held by the NSW Office of Water to identify registered groundwater bores within the vicinity of the site. In summary, no registered groundwater bores existing within a 500m radius of the site.

A copy of the search results are provided in Appendix D.

2.9. Previous Investigations

Coffey was provided with the following report for review:

- GHD (2013), *Hazardous Materials Survey, 4-6 Bligh Street, Sydney*. Report number Sydney, 4-6 Bligh Street 000137 DRAFT, issued on 11 October, 2013.

The report presented the findings of a Hazardous Materials Survey and Risk Assessment of the Government Property New South Wales (GPNSW), located at 4-6 Bligh Street, Sydney. The hazardous materials survey was carried out on 26 July, 2013 and identified the following:

- The building was constructed in circa 1964.
- Hazardous materials identified within building products included asbestos in bonded form within multiple locations including the car park level and basement plant room and on upper commercial floor. Friable asbestos was identified at multiple locations including within the car park level, Level 18¹ and Level 20. Synthetic Mineral Fibres (SMF) were identified at multiple locations including the car park level, basement plant level, Levels 18 and 19 and throughout the building

¹ Coffey assumes that GHD (2013) have interpreted Ground Floor as Level 1.

in insulation pipework, ceiling tiles and air condition ductwork. PCBs and lead-based paints were not identified during the survey.

- A hazardous materials register was provided as part of this assessment.

A copy of the hazardous materials register extracted from the GHD (2013) report is provided in Appendix E.

3. Site History Review

3.1. Aerial Photographs

Selected aerial photography dating back to 1943 was reviewed, a summary of the aerial photography review is provided in Table 3.1.

Table 3.1: Summary of Aerial Photographs

Year of Photo	Site	Surrounding Area
1943	The site is occupied by two commercial buildings, a larger one occupies the majority of the site, with a smaller building present within the north eastern corner. Access to this smaller building is likely to be from the north, along what appears to be a tree lined footpath.	The dominant land use surrounding the site is commercial, an open car park is located immediately south east of the site. Some residential dwellings are present east of the site on Phillip Street. The Royal Botanic Gardens are located further east.
1951	The site remains relatively unchanged from the previous photograph.	The surrounding area remains relatively unchanged compared to the previous photograph, with the exception of a small building present in the carpark east of the site.
1965	The buildings appear to have changed slightly, however resolution of the aerial photograph is poor.	Chifley square has been constructed to the east of the site, connecting the northern section of Phillip Street to Elizabeth Street, leaving the southern section of Phillip Street disconnected from the northern section. The carpark and low-rise buildings to the south-east of the site has been replaced by the new section of Phillip Street and Chifley Square. The land adjacent to Chifley square to the east has been developed and a high-rise building is present in the previous location of Phillip Road. The Sofitel Sydney Wentworth building is also present in this photograph. A section of land has been developed and a new building is present to the north west of the site
1970	From this photo it is evident that the present day building is present covering the entire site.	The surrounding area remains relatively unchanged compared to the previous photograph with the exception of a new commercial building present to the north-west of the site.
1980	The site remains relatively unchanged from the previous photograph.	The surrounding area remains relatively unchanged from the previous photograph with the exception of a new commercial building present to the west of the site.
1991	The site remains relatively unchanged compared to the previous photograph.	The surrounding area remains relatively unchanged from the previous photograph with the exception of a new building (the Chifley Building) present to the east of the site.
2000 (Google Maps)	The site remains relatively unchanged compared to the previous photograph.	The surrounding area remains relatively unchanged compared to the previous photograph with the exception of

		the development of a building to the east of the site, which forms the eastern section of Chifley Square.
2017 (Six Maps)	The site remains relatively unchanged from the previous photograph.	The surrounding area remains relatively unchanged from the previous photograph with the exception of the new building at 1 Bligh Street.

In summary, a review of aerial photographs available from 1943 until 2017 identified that the existing commercial building has been present on site from at least the mid-1960s. This was confirmed with anecdotal evidence provided during the site walkover where a map of the plant room was identified and dated 1964, and was confirmed by the Client’s Architect, Architectus, as being completed in 1964. The surrounding land use had been predominantly commercial since at least the 1940s.

3.2. Historical Parish Maps

Historical parish maps encompassing the site were obtained from the City of Sydney historical atlas of Sydney (<http://atlas.cityofsydney.nsw.gov.au/>). A review of the maps indicated the following:

- The site is located in Bourke Ward in the Parish of St James with the site occupied by a private building of brick or stone in 1854;
- Residential and commercial buildings were present on the site in 1880, which included gardens, kitchens, lumber store, out houses and work sheds. The Union Club house was present north of the site, stables were present east / south east and an Iron Front workshop present on the corner of Hunter and Bligh Street.
- The 1949 historical aerial photograph identified that the site was occupied by a two large, multi-storey buildings, a lane north of the site. This building appears the same as what was observed within the 1943 aerial photograph.

3.3. Government Register Search

3.3.1. NSW EPA contaminated land records

A search of the List of NSW Contaminated Sites Notified to NSW EPA (as of 23 June 2017) was carried out for properties within an approximate 500 m radius of the site for:

- Recorded notices under Section 58 of the CLM Act
- Notifications under Section 60 of the CLM Act.

A review of the records indicated there were no listed properties at or within 500 m of the site.

3.3.2. Protection of the Environment Operation Public Registers

A search of the NSW EPA POEO Public Registers was undertaken on 23 June 2017 for:

- Activities licensed by the NSW EPA under Schedule 1 of the POEO Act 1997
- Former Licensed Activities under the POEO Act 1997, now revoked or surrendered.

The search did not identify any licenced or delicensed activities relating to the site or within 500m of the site. A copy of the search results are provided in Appendix D.

3.3.3. NSW State Heritage Search

A search of the NSW Office of Environment and Heritage register for aboriginal places and state heritage listed sites (<http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>) was undertaken on 23rd June 2017, the search did not identify the site on the register. The adjoining properties (south and east) were identified as being State Heritage areas. A copy of the search results are provided in Appendix D.

A search of the City of Sydney Local Environmental Plan 2012 Heritage Map (Sheet HEP_014) did not identify the site as being an item of heritage significance. A copy of the search results are provided in Appendix D.

3.3.4. Former gasworks

A search of NSW EPA List of Former Gasworks was undertaken on 26 June 2017. The search indicated that there are no known gasworks at or within 500 m of the site. A copy of the search results are provided in Appendix D.

3.3.5. Waste management facilities

The National Waste Management Database (published by Geoscience Australia) available online (<https://nationalmap.gov.au/>) was reviewed in relation to the site which identified no known operational landfills, waste transfer stations or waste reprocessing facilities at or within 500 m of the site.

3.3.6. Mine Areas and Storage Tanks

Mine areas and storage tanks within the Dynamic National Map Culture and Infrastructure dataset (published by Geoscience Australia) available online (<https://nationalmap.gov.au/>) was reviewed in relation to the site.

Mine areas are defined within the dataset as an excavation made by the removal of stone, gravel, clay or mineral from the ground for commercial or industrial purposes and tailings dumps from mining operations.

Storage tanks are defined within the dataset as large vessels of a commercial or industrial nature, used for the storage of liquids (not water) or gases and usually associated with refineries, chemical and sewage treatment plants or rural properties.

A review of the available data indicates there are no recorded mine areas or storage tanks at or within 500 m of the site.

3.3.7. SafeWork NSW dangerous goods search

A search of the SafeWork NSW records on storage of hazardous chemicals at the site was submitted by Coffey on 21 June 2017. Correspondance received from SafeWork NSW did not locate license records pertaining to the site. A copy of the correspondence is provided in Appendix C.

Although the SafeWork NSW search did not identify and records for the site, Coffey notes the following:

- Four suspected tank access or tank fill points were observed on the footpath of Hunter and Bligh Street (refer Figure 2), indicating that an underground petroleum storage systems (UPSS) are (or had been) present at the site.

- Licensing of diesel storage tanks was not required historically,

4. Integrity assessment of data

The following sources of data were relied upon for this assessment:

- Public registers maintained by the NSW EPA;
- Historical aerial photographs, topographic mapping and historical parish maps provided by NSW Land & Property Information;
- Groundwater bore information maintained by NSW Department of Primary Industries – Office of Water;
- Geological and topographical mappings provided by various governmental departments;
- Hazardous material register; and
- Observations made during site walkover.

In summary, the site is currently occupied by a large multi-storey commercial building. The search of the EPA contaminated sites database did not have record listings for the site or surrounding properties. Historical aerial photographs and records indicate that the current building has been present since c.1964. Prior to this the site was used for residential and commercial purposes.

The earliest available historic aerial photographs were of poor resolution, which affected the ability to interpret building form, or possible changes in their use. Historic parish and city map extracts were reviewed to provide further information on the site development sequence and land uses. Therefore, the uncertainties associated with poor resolution of early aerial photography are not considered to have resulted in a significant data gap.

Building management representatives were not aware of underground storage tanks (UST) being present within the building, yet suspected fill points were noted along Bligh and Hunter Streets. These fill points were considered to be an indicator that tank(s) are, or have been present within the building. Records provided by SafeWork NSW indicate no licenses to store dangerous goods (i.e. fuels) had been issued to the property, although it is noted that not all tanks were licensed historically. The presence of UST within the site remains a data gap.

Given that the site is located within a predominately commercial area of the Sydney CBD and the site has been used for commercial purposes since the early 1960s; historical title search was not included as part of this assessment for this reason. The observations made during the site walkover were generally consistent with the documented records provided by within the site history review.

In general, Coffey considers the historical data assessed was generally adequate, reliable and suitable with regard to the assessment objectives.

5. Potential Areas of Environmental Concern

Based on the information reviewed and visual observations, potential areas of environmental concern (AEC) and exposure scenarios considered for assessment are summarised in Table 2. The likelihood of potential contamination and associated CoPC are also outlined in the table.

Table 5.1: Areas of Environmental Concern

AEC	Potential contamination	Likelihood of potential Contamination	CoPC	Potential Receptors/ Exposure pathways
Hazardous Building Materials	Hazardous building materials have been identified in the existing site structures	Low - moderate	Asbestos (bonded and friable forms) and SMF	Construction workers from inhalation of dust and asbestos fibres, ingestion of soil and dermal contact
Isolated leaks and/spills from mechanical plant infrastructure	Potential for leak and/or spills of oils/fuels to have occurred within the basement plant room.	Low - moderate	TRH, BTEX and PAH	Construction workers, future maintenance workers and future site users from direct contact, and inhalation of dust and vapours
Suspected UST(s)	Potential leaks or spills of fuels from suspected UPSS at or adjacent to the site.	Moderate	TRH, BTEX, and PAH	Construction workers, future maintenance workers and future site users from direct contact, and inhalation of dust and vapours Potential for off-site migration to adjoining properties

AEC: Area of Environmental Concern

TRH: Total recoverable hydrocarbons

BTEX: Benzene, toluene, ethylbenzene and xylene compounds

PAH: Polycyclic aromatic hydrocarbons

SMF: Synthetic Mineral Fibres

UPSS: Underground Petroleum Storage Systems

6. Conceptual site model (CSM)

A conceptual site model (CSM) is a representation of site related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. A summary is provided in Table 6.1 below.

Based on the past uses, it is considered that widespread contamination is unlikely to be present at the site. Whilst it is noted that there is a low to moderate likelihood for soil contamination to be present as a result of hazardous building materials with asbestos (bonded and friable) and SMF identified at multiple locations within the existing building. In addition, there is potential for localised spill and/or leaks from plant infrastructure within the basement plant room and suspected USTs, both on and adjacent to the site. These impacts (if present) would likely be surficial and localised. The likelihood of fill material being present at the site is considered to be low due to the existing basement that is extensive across the site.

If elevated concentrations of contaminants are present in these areas then they could present a potential health risks to future site users (through dermal contact, ingestion or inhalation of contaminated soils and/or vapours), or to ecological receptors, if not adequately removed as part of the site redevelopment works. Considering there are indicators to suggest USTs are, or have been present on site, there a moderate risk of groundwater contamination.

Table 6.1: Preliminary Conceptual Site Model

Potential Contaminating Activity/ Area of Environmental Concern	Contaminants of Potential Concern and Affected Media	Likelihood of Impact [^]	Plausible Exposure Pathways	Receptors	Comments
<p>ACE1: Hazardous Building Materials</p> <p>Hazardous building materials identified in the current site building</p>	<p>Asbestos (bonded and friable forms), and SMF.</p> <p>Underlying soils</p>	Low - moderate	<p>Inhalation of soil and fibres</p> <p>Ingestion of soil</p> <p>Dermal contact</p>	<p>Construction workers</p> <p>Future maintenance workers</p> <p>Current and future site users</p>	<p>A range of hazardous building materials have been identified in current site structures, including friable asbestos (GHD, 2013). If managed correctly during redevelopment there is a low risk of exposure to construction workers. If managed incorrectly, there is a moderate risk of exposing construction workers and contaminating other areas of the site, such as site soils.</p>
<p>AEC2: Leaks and/or spills from mechanical plant infrastructure</p> <p>Oils, fuels etc from fuel lines, fill points and equipment.</p>	<p>TRH, BTEX and PAH</p> <p>Soil/rock and groundwater underlying the existing basement</p>	Low - Moderate	<p>Inhalation of soil and vapours</p> <p>Ingestion of soil</p> <p>Dermal contact</p>	<p>Construction workers</p> <p>Current and future site users</p> <p>Potential for off-site migration to adjoining properties</p>	<p>Considering the age of the current building (c.1964), there is potential for localised leaks and/or spills to have occurred within the basement plant room from mechanical equipment. Leaks and/or spillages may have entered the underlying soil/rock and potentially groundwater at the site although bunding and building fabric are likely to restrict leaks/spills entering the underlying soil/rock.</p> <p>Workers and future site users may be exposed to impacted soil and/or groundwater. Future site workers undertaking subsurface works having an increased potential for exposure to occur.</p> <p>If contamination is present in groundwater, it is likely that off-site migration is occurring which has potential to affect adjacent land uses and ecological receptors (Sydney Harbour)</p>
<p>AEC3: Suspected UST(s)</p> <p>Potential leaks or spills of fuels from suspected</p>	<p>TRH, BTEX and, PAH</p> <p>Soil/rock and groundwater</p>	Moderate	<p>Inhalation of soil and vapours</p> <p>Ingestion of soil</p>	<p>Construction workers</p>	<p>Evidence of suspected UST(s) at and/or adjacent to the site was identified during the site walkover. Release of fuels from UST and/or distribution pipework can result in significant contamination that can</p>

Preliminary Site Investigation: 4 – 6 Bligh Street, Sydney

Potential Contaminating Activity/ Area of Environmental Concern	Contaminants of Potential Concern and Affected Media	Likelihood of Impact ^A	Plausible Exposure Pathways	Receptors	Comments
UPSS at or adjacent to the site.	underlying the existing basement		Dermal contact	Current and future site users Potential for off-site migration to adjoining properties	pose risks to health, and groundwater quality. Further, spillages at fill points may also result in localised contamination. If contamination is present in groundwater, it is possible that off-site migration could occur which has potential to affect adjacent land users/quality and ecological receptors (Sydney Harbour)

Notes:

BTEX: benzene, toluene, ethylbenzene, xylenes

TRH: total recoverable hydrocarbon

PAH: polycyclic aromatic hydrocarbon

SMF: Synthetic mineral fibres

VOCs: Volatile organic compounds

Heavy metals: arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc.

UST: Underground storage tank

UPSS: Underground Petroleum Storage System

7. Conclusions and Recommendations

Based on findings of this PSI, Coffey concludes the following:

- A review of historical aerial photographs and historical parish maps for the site indicates the site has been used for residential and commercial land uses since at least the mid-1850s. The current site building was built in 1964 and has remained relatively unchanged since.
- The site or surrounding properties were not listed on the NSW EPA Contaminated Land Register or POEO public register.
- The site was not identified to be within an area of potential acid sulfate soils.
- A previous Hazardous Materials Survey was undertaken by GHD in 2013, which identified a range of hazardous building materials within the current site structure.
- A search of the SafeWork NSW records on storage of hazardous chemicals was undertaken for the site. The search did not locate any records pertaining to the site.
- A site walkover inspection identified potential sources of contamination associated with the basement level plant room and suspected USTs both on/and adjacent to the site.
- The following areas of environmental concern were identified:
 - Hazardous building materials in current site structures;
 - Isolated leaks and/spills from mechanical plant infrastructure within the basement; and
 - Suspected USTs.

Based on the findings of this assessment, it is concluded that the site can be made suitable for the proposed commercial development with minimal access to soils in accordance with SEPP55 – Remediation of Land, subject to the implementation of the following works to address data gaps:

- Undertake an inspection of the suspected underground storage tanks and/or fill points by lifting the flush fitting steel caps identified on Bligh Street and Hunter Street footpaths and conduct a ground penetrating radar (GPR) search to check whether fuel lines and/or tanks are present and if they extend towards the current building on site. Depending on the findings of the inspection and survey, further inspection of the basement should be undertaken to check whether potential UPSS infrastructure remain on site.
- **Detailed Site Investigation (DSI)** –to effectively characterise the site. The DSI will aim to assess the condition of site soils and groundwater and the suitability for the use as commercial and residential land. Coffey notes that this investigation can be undertaken in conjunction with geotechnical works, with soil and groundwater samples collected from geotechnical boreholes, where possible.

This report should be read in conjunction with the attached “Important information about your Coffey Environmental Report”.

8. Limitations

Preliminary information is not readily available on the history of the site before the 1940s and therefore, some site activities may not have been identified. We cannot preclude that potentially contaminating activities took place during initial clearing of the land. Allowances for uncertainties and potential unexpected finds should be made during planning and development phases.

It is the nature of contaminated site investigations that the degree of variability in site conditions cannot be known completely and no sampling and analysis program can eliminate all uncertainty concerning the condition of the site. Professional judgement must be exercised in the collection and interpretation of the data.

In preparing this report, current guidelines for assessment and management of contaminated land were followed. This work has been conducted in good faith in accordance with Coffey understanding of the client's brief and general accepted practice for environmental consulting.

This report was prepared for One Investment Management Pty Ltd ATF The Recap IV Management No. 4 Trust to provide a preliminary assessment of land contamination at the subject site. No warranty, expressed or implied, is made as to the information and professional advice included in this report. Anyone relying this document with reference to a particular development concept does so at their own risk and should satisfy themselves concerning its applicability and, where necessary, should seek expert advice in relation to the particular situation. Any use of information in this report must consider the uncertainties outlined in *Important Information about your Coffey Environmental Report*, which follows this text.

Important information about your Coffey Environmental Report

Introduction

This report has been prepared by Coffey for you, as Coffey's client, in accordance with our agreed purpose, scope, schedule and budget.

The report has been prepared using accepted procedures and practices of the consulting profession at the time it was prepared, and the opinions, recommendations and conclusions set out in the report are made in accordance with generally accepted principles and practices of that profession.

The report is based on information gained from environmental conditions (including assessment of some or all of soil, groundwater, vapour and surface water) and supplemented by reported data of the local area and professional experience. Assessment has been scoped with consideration to industry standards, regulations, guidelines and your specific requirements, including budget and timing. The characterisation of site conditions is an interpretation of information collected during assessment, in accordance with industry practice,

This interpretation is not a complete description of all material on or in the vicinity of the site, due to the inherent variation in spatial and temporal patterns of contaminant presence and impact in the natural environment. Coffey may have also relied on data and other information provided by you and other qualified individuals in preparing this report. Coffey has not verified the accuracy or completeness of such data or information except as otherwise stated in the report. For these reasons the report must be regarded as interpretative, in accordance with industry standards and practice, rather than being a definitive record.

Your report has been written for a specific purpose

Your report has been developed for a specific purpose as agreed by us and applies only to the site or area investigated. Unless otherwise stated in the report, this report cannot be applied to an adjacent site or area, nor can it be used when the nature of the specific purpose changes from that which we agreed.

For each purpose, a tailored approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible quantify, risks that both recognised and potential contamination pose in the context of the agreed purpose. Such risks may be financial (for example, clean up costs or constraints on site use) and/or physical (for example, potential health risks to users of the site or the general public).

Limitations of the Report

The work was conducted, and the report has been prepared, in response to an agreed purpose and scope, within time and budgetary constraints, and in reliance on certain data and information made available to Coffey.

The analyses, evaluations, opinions and conclusions presented in this report are based on that purpose and scope, requirements, data or information, and they could change if such requirements or data are inaccurate or incomplete.

This report is valid as of the date of preparation. The condition of the site (including subsurface conditions) and extent or nature of contamination or other environmental hazards can change over time, as a result of either natural processes or human influence. Coffey should be kept apprised of any such events and should be consulted for further investigations if any changes are noted, particularly during construction activities where excavations often reveal subsurface conditions.

In addition, advancements in professional practice regarding contaminated land and changes in applicable statutes and/or guidelines may affect the validity of this report. Consequently, the currency of conclusions and recommendations in this report should be verified if you propose to use this report more than 6 months after its date of issue.

The report does not include the evaluation or assessment of potential geotechnical engineering constraints of the site.

Interpretation of factual data

Environmental site assessments identify actual conditions only at those points where samples are taken and on the date collected. Data derived from indirect field measurements, and sometimes other reports on the site, are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions.

Variations in soil and groundwater conditions may occur between test or sample locations and actual conditions may differ from those inferred to exist. No environmental assessment program, no matter how comprehensive, can reveal all subsurface details and anomalies. Similarly, no professional, no matter how well qualified, can reveal what is hidden by earth, rock or changed through time.

The actual interface between different materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but

steps can be taken to reduce the impact of unexpected conditions.

For this reason, parties involved with land acquisition, management and/or redevelopment should retain the services of a suitably qualified and experienced environmental consultant through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other unrecognised features encountered on site. Coffey would be pleased to assist with any investigation or advice in such circumstances.

Recommendations in this report

This report assumes, in accordance with industry practice, that the site conditions recognised through discrete sampling are representative of actual conditions throughout the investigation area. Recommendations are based on the resulting interpretation.

Should further data be obtained that differs from the data on which the report recommendations are based (such as through excavation or other additional assessment), then the recommendations would need to be reviewed and may need to be revised.

Report for benefit of client

Unless otherwise agreed between us, the report has been prepared for your benefit and no other party. Other parties should not rely upon the report or the accuracy or completeness of any recommendation and should make their own enquiries and obtain independent advice in relation to such matters.

Coffey assumes no responsibility and will not be liable to any other person or organisation for, or in relation to, any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report.

To avoid misuse of the information presented in your report, we recommend that Coffey be consulted before the report is provided to another party who may not be familiar with the background and the purpose of the report. In particular, an environmental disclosure report for a property vendor may not be suitable for satisfying the needs of that property's purchaser. This report should not be applied for any purpose other than that stated in the report.

Interpretation by other professionals

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, a suitably qualified and experienced environmental consultant should be retained to explain the implications of the report to other professionals referring to the report and then review plans and specifications produced to see how other professionals have incorporated the report findings.

Given Coffey prepared the report and has familiarity with the site, Coffey is well placed to provide such

assistance. If another party is engaged to interpret the recommendations of the report, there is a risk that the contents of the report may be misinterpreted and Coffey disowns any responsibility for such misinterpretation.

Data should not be separated from the report

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by scientists or engineers based on their interpretation of field logs, field testing and laboratory evaluation of samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

This report should be reproduced in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties.

Responsibility

Environmental reporting relies on interpretation of factual information using professional judgement and opinion and has a level of uncertainty attached to it, which is much less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. As noted earlier, the recommendations and findings set out in this report should only be regarded as interpretive and should not be taken as accurate and complete information about all environmental media at all depths and locations across the site.

Figures



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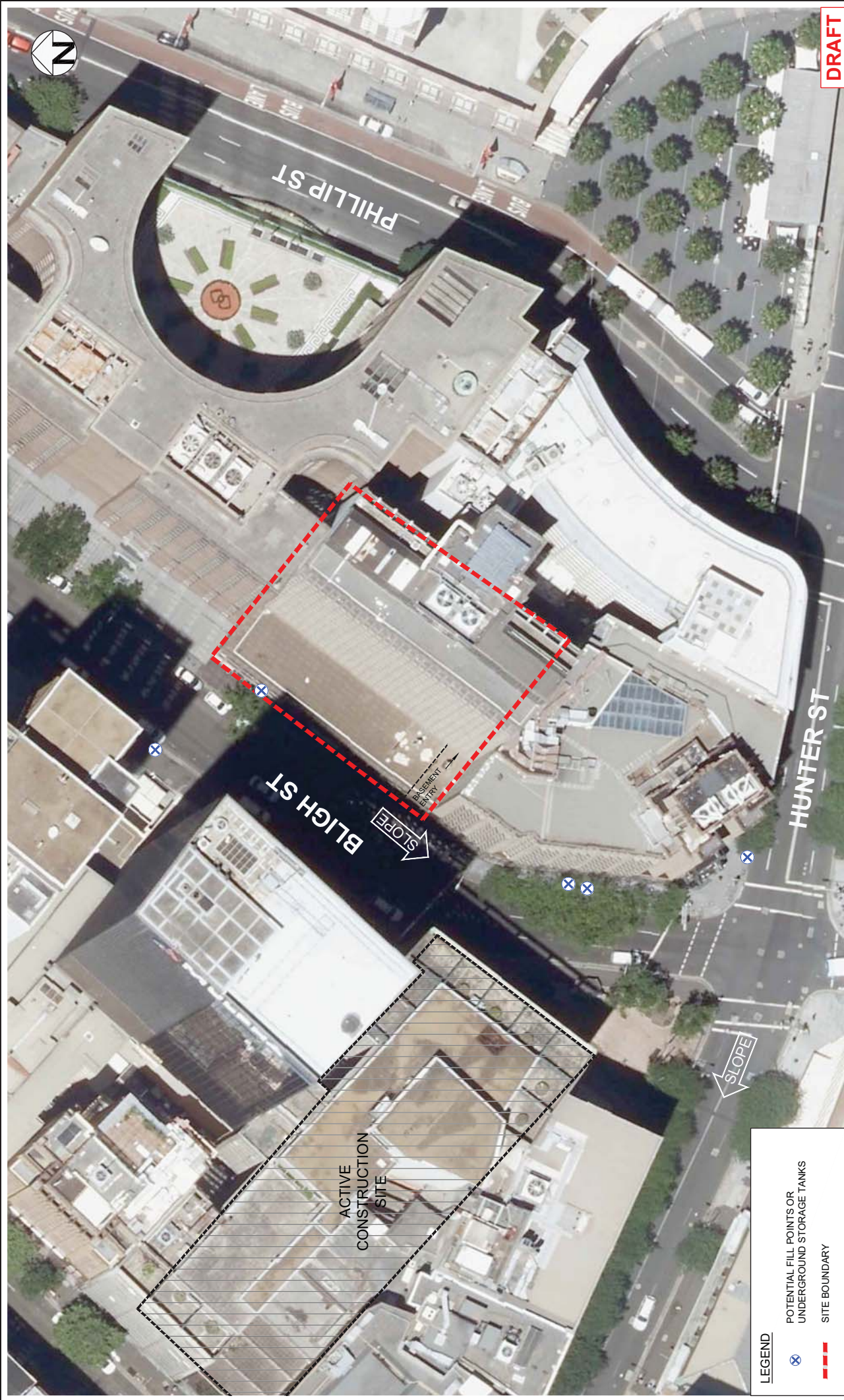
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DRAFT

drawn	FA / JS
approved	-
date	23 / 06 / 17
scale	AS SHOWN
original size	A4



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project:	PRELIMINARY SITE INVESTIGATION 4 - 6 BLIGH STREET, SYDNEY NSW		
title:	SITE LOCATION		
project no:	754-SYDEN205070-R01	figure no:	FIGURE 1
		rev:	A

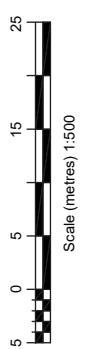


DRAFT

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project:	PRELIMINARY SITE INVESTIGATION 4 - 6 BLIGH STREET, SYDNEY NSW
title:	SITE LAYOUT AND FEATURES
project no:	754-SYDEN2005070-R01
figure no:	FIGURE 2
rev:	A



drawn	FA / JS
approved	-
date	23 / 06 / 17
scale	AS SHOWN
original size	A3



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no.	description	drawn	approved	date
A	ORIGINAL ISSUE			

LEGEND

- POTENTIAL FILL POINTS OR UNDERGROUND STORAGE TANKS
- SITE BOUNDARY

ACTIVE CONSTRUCTION SITE

SLOPE

SLOPE

BLIGH ST

PHILLIP ST

HUNTER ST

BASEMENT ENTRY



Appendix A - Proposed Development Drawings

4-6 Bligh Street, Sydney

Reference Design



Sheet Number Sheet Name Current Revision Date

RD0000	Cover Sheet	20/07/17
RD1001	Basement Level 04 Plan	20/07/17
RD1002	Basement Level 03 Plan	20/07/17
RD1003	Basement Level 02 Plan	20/07/17
RD1004	Basement Level 01 Plan	20/07/17
RD1005	Ground Level Plan	20/07/17
RD1006	Level 01 Plan (Commercial)	20/07/17
RD1007	Level 02 Plan (Podium Plant)	20/07/17
RD1008	Level 03-07 Plan (Typical Commercial)	20/07/17
RD1009	Level 8 Plan (Podium Gym)	20/07/17
RD1010	Level 9 Plan (Podium Gym/Pool)	20/07/17
RD1011	Level 10 Plan (Podium Rooftop/Hotel Lobby)	20/07/17
RD1012	Level 11 Plan (Podium Transfer/Plant)	20/07/17
RD1013	Typical Hotel Plan	20/07/17
RD1014	Level 30 Plan (Mid Plant Level)	20/07/17
RD1015	Level 50 Plan (Hotel Club Lounge)	20/07/17
RD1016	Level 51 Plan (Function)	20/07/17
RD1017	Level 52 Plan (Hotel Roof Terrace)	20/07/17
RD1018	Level 53 Plan (Hotel Roof Mezzanine)	20/07/17
RD1019	Level 54 Plan (Tower Roof Plant)	20/07/17
RD2001	Section	20/07/17
RD3001	Area Schedule	20/07/17
RD4000	3D Perspectives (Indicative Only) - 01	20/07/17
RD4001	3D Perspectives (Indicative Only) - 02	20/07/17
RD4002	3D Perspectives (Indicative Only) - 03	20/07/17

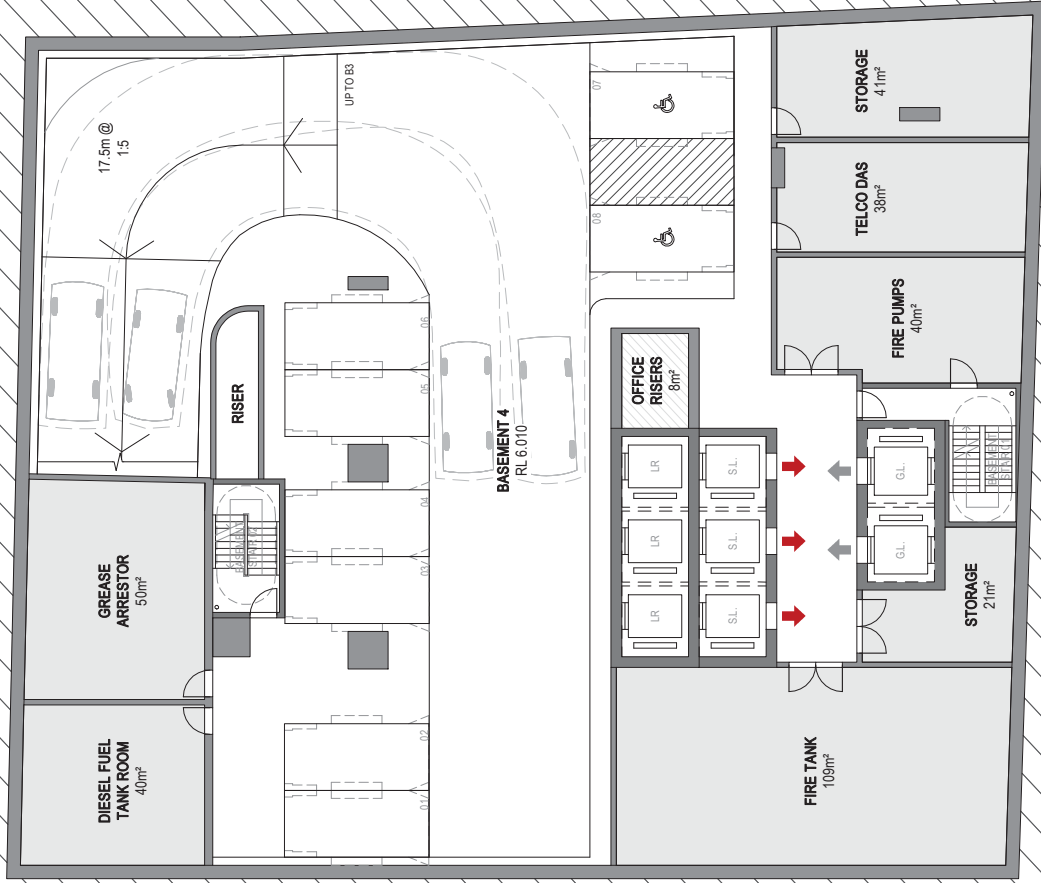
4-6 Bligh Street, Sydney

Drawing:
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Issue:
Scale @ A3:
Date

Cover Sheet
RD0000
4
20/07/17

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Level 18 MLC Centre
19 Martin Place
Sydney NSW 2000
sydney@architectus.com.au

GA - Basement Level 04 Plan



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 Date: 20/07/17

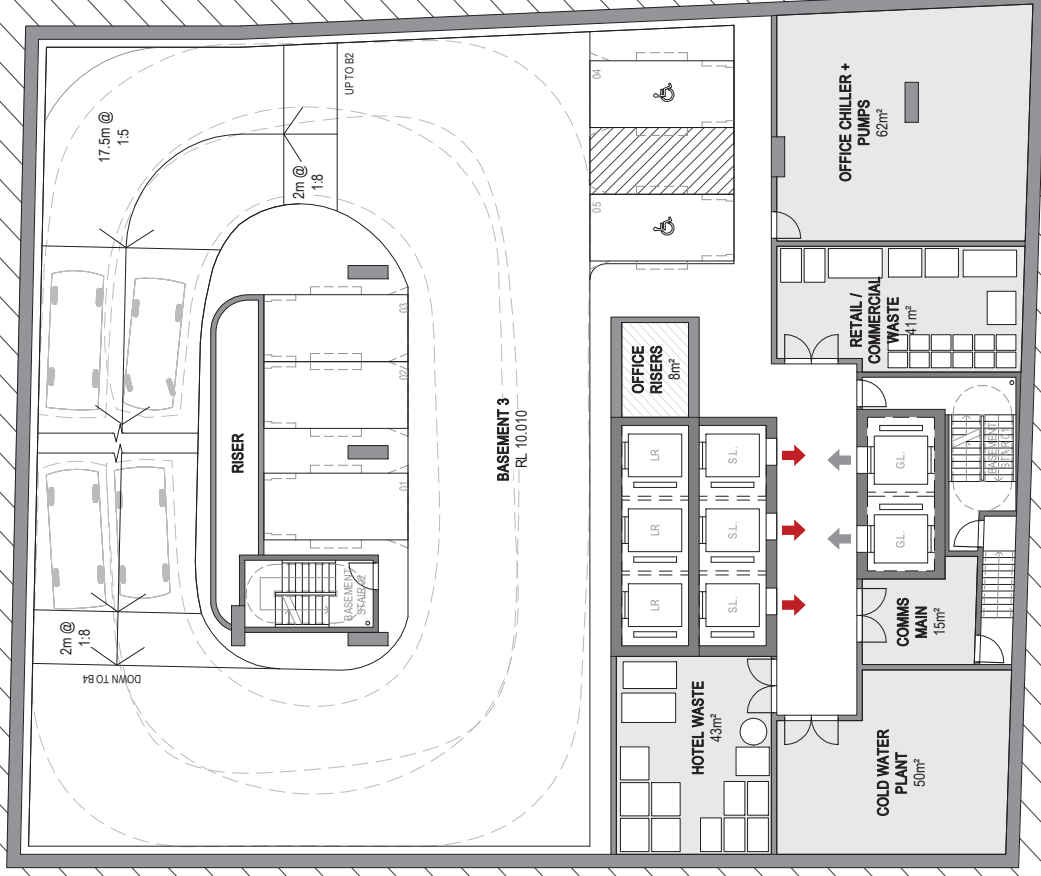
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 FD1001
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GA - Basement Level 03 Plan



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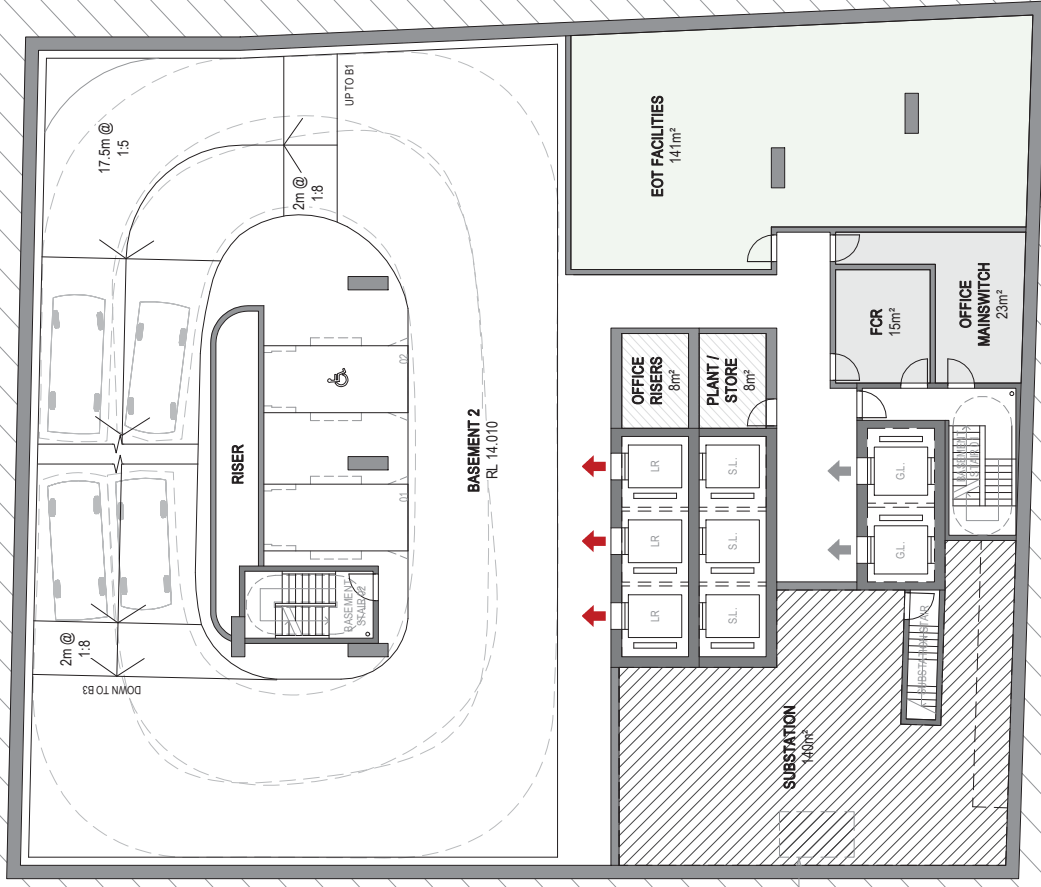
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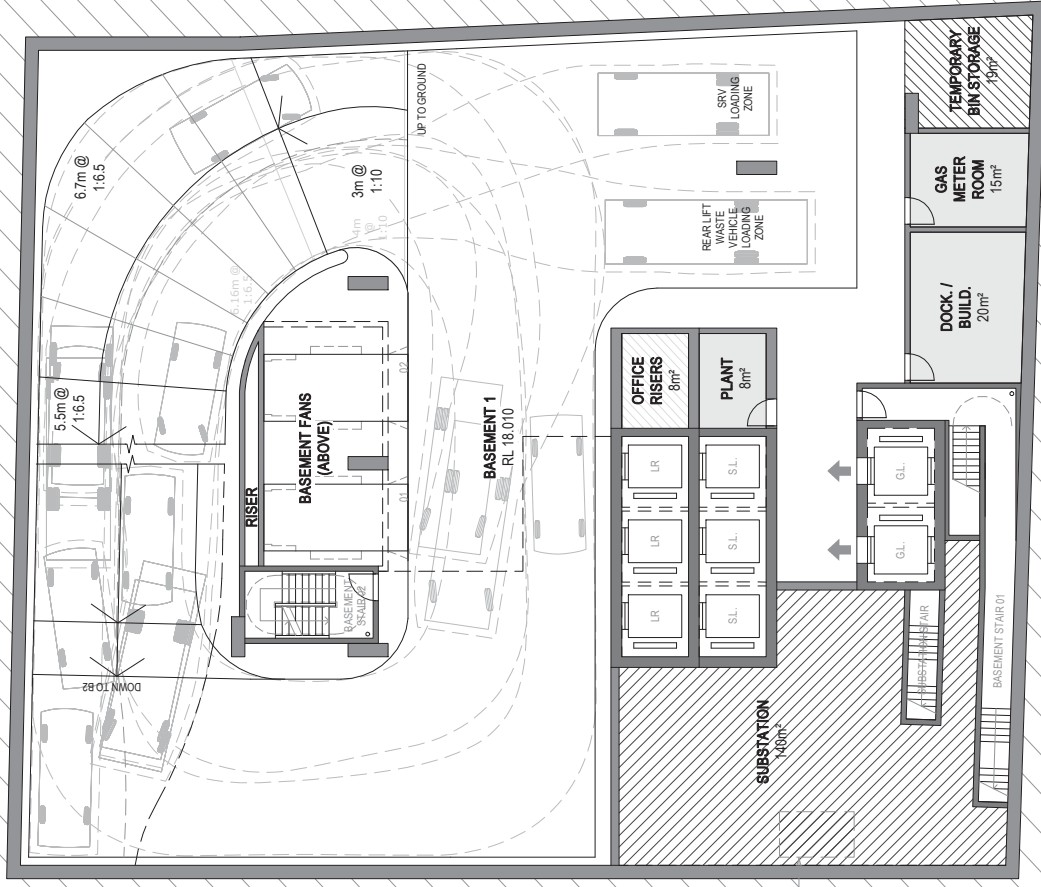
GA - Basement Level 02 Plan



SUBSTATION
TRANSFORMER AND
PERSONNEL HATCH



GA - Basement Level 01 Plan



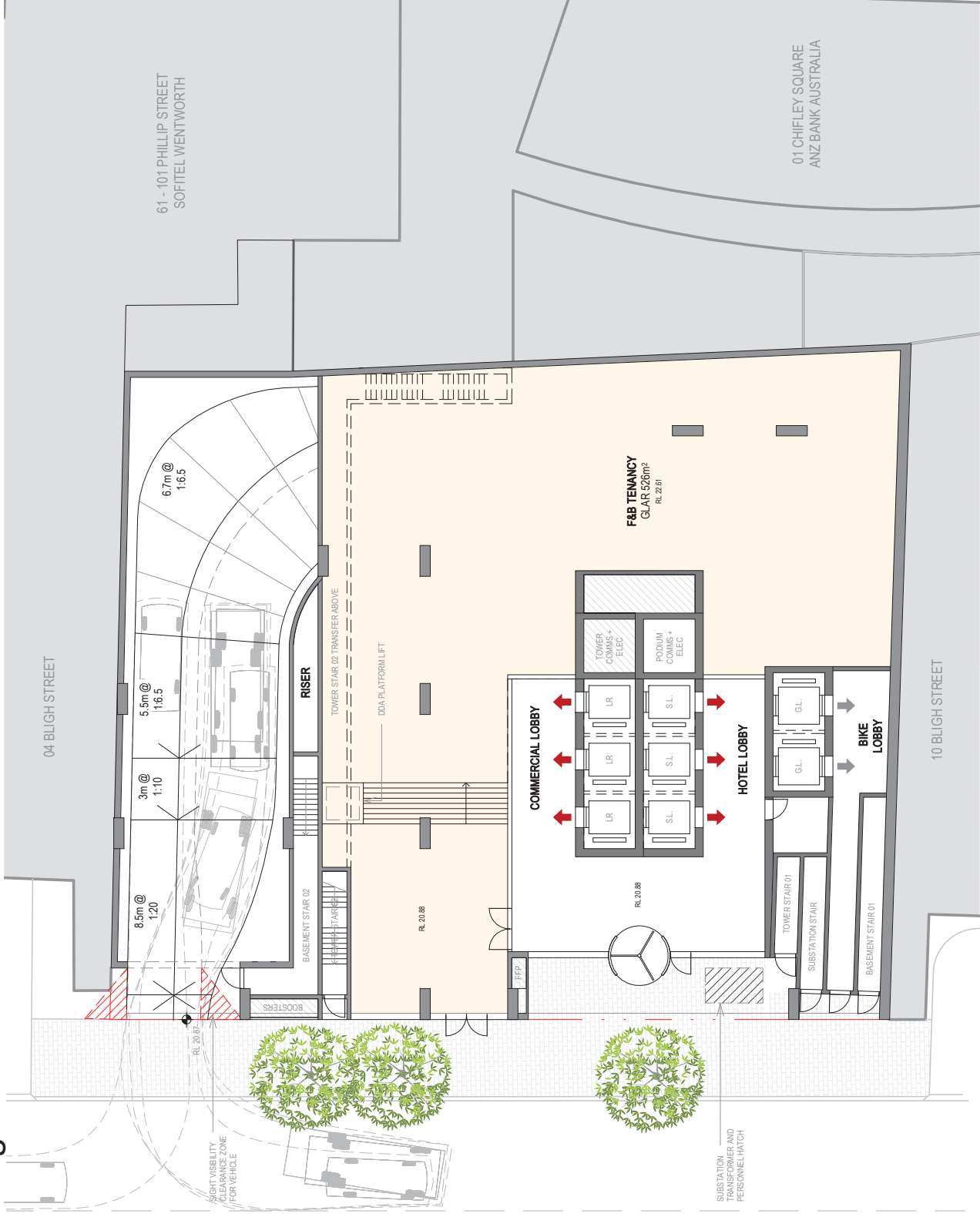
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 Date: **20/07/17**



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GA - Ground Level Plan - Bligh Street



Drawing:
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Issue: 6
Scale @ A3: 1:200
Date: 20/07/17

4-6 Bligh Street, Sydney



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GA - Level 01 Plan (Podium Function)



Drawing:
 Drawing no:
 Issue:
 Scale @ A3:
 Date

Level 01 Plan (Commercial)
 RD1006
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 1 : 200
 20/07/17



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GA - Level 02 Plan (Podium Plant)



Drawing:
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 Scale @ A3: 1 : 200
 Date: 20/07/17

Level 02 Plan (Podium Plant)
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 1 : 200
 20/07/17



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GA - Level 03-07 Plan (Typical Commercial)



4-6 Bligh Street, Sydney

Level 03-07 Plan (Typical Commercial)

RD1008

6

1 : 200

20/07/17

Drawing:
Drawing no:

Issue:

Scale @ A3:

Date



North

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GA - Level 08 Plan (Podium Gym)



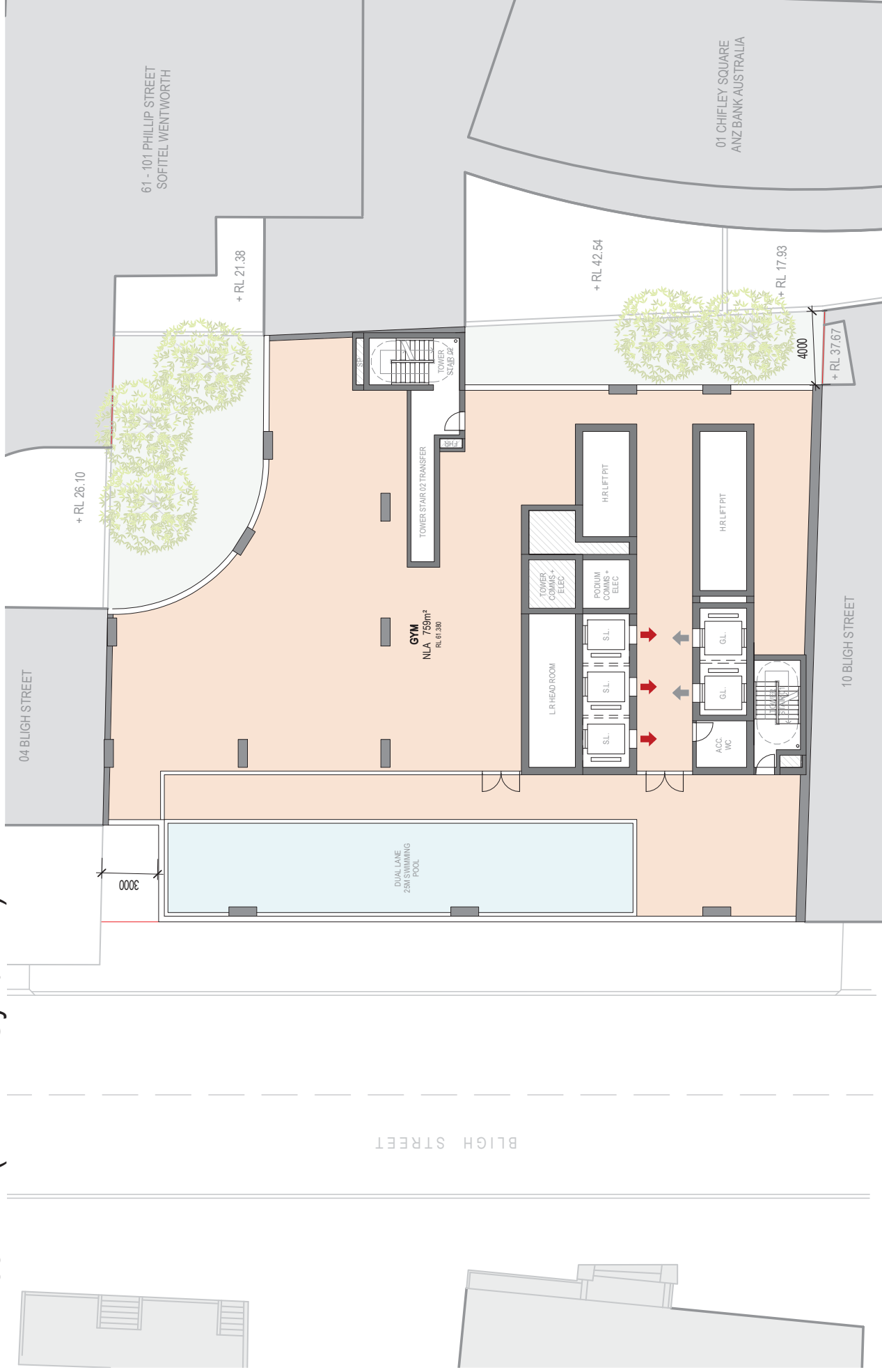
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 Date: 20/07/17

Level 8 Plan (Podium Gym)



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GA - Level 09 Plan (Podium Gym/Pool)



4-6 Bligh Street, Sydney

Drawing:
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 Scale @ A3: 1:200
 Date: 20/07/17

Level 9 Plan (Podium Gym/Pool)



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GA - Level 10 Plan (Podium Roof/Hotel Lobby)



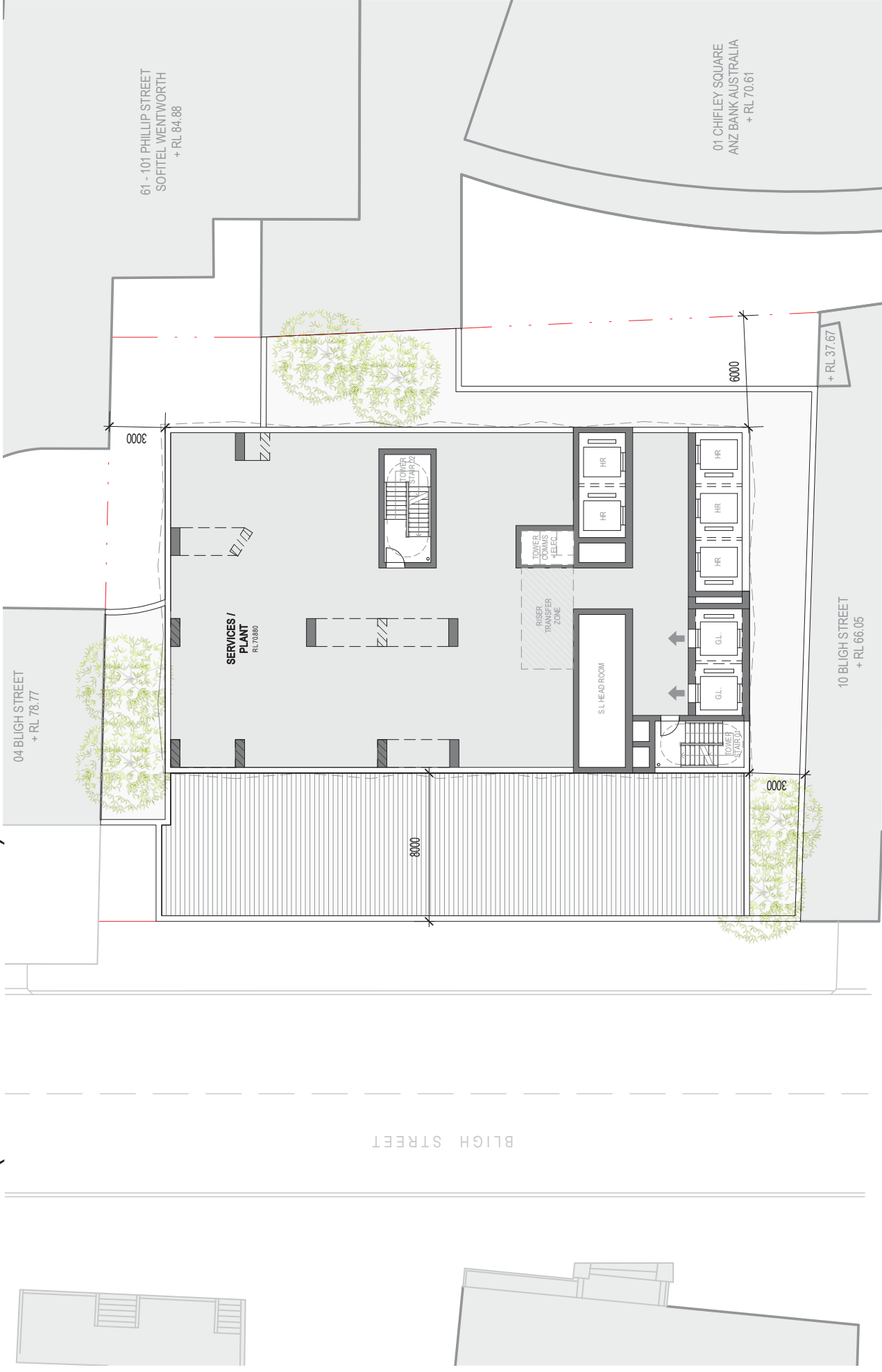
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 Date: 20/07/17

Level 10 Plan (Podium Roof/Hotel Lobby)
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GA - Level 11 Plan (Podium Transfer/Plant)



4-6 Bligh Street, Sydney

Drawing:
 Drawing no: FD1012
 Issue: 5
 Scale @ A3: 1 : 200
 Date: 20/07/17

Level 11 Plan (Podium Transfer/Plant)
 5



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GA - Typical Hotel Plan



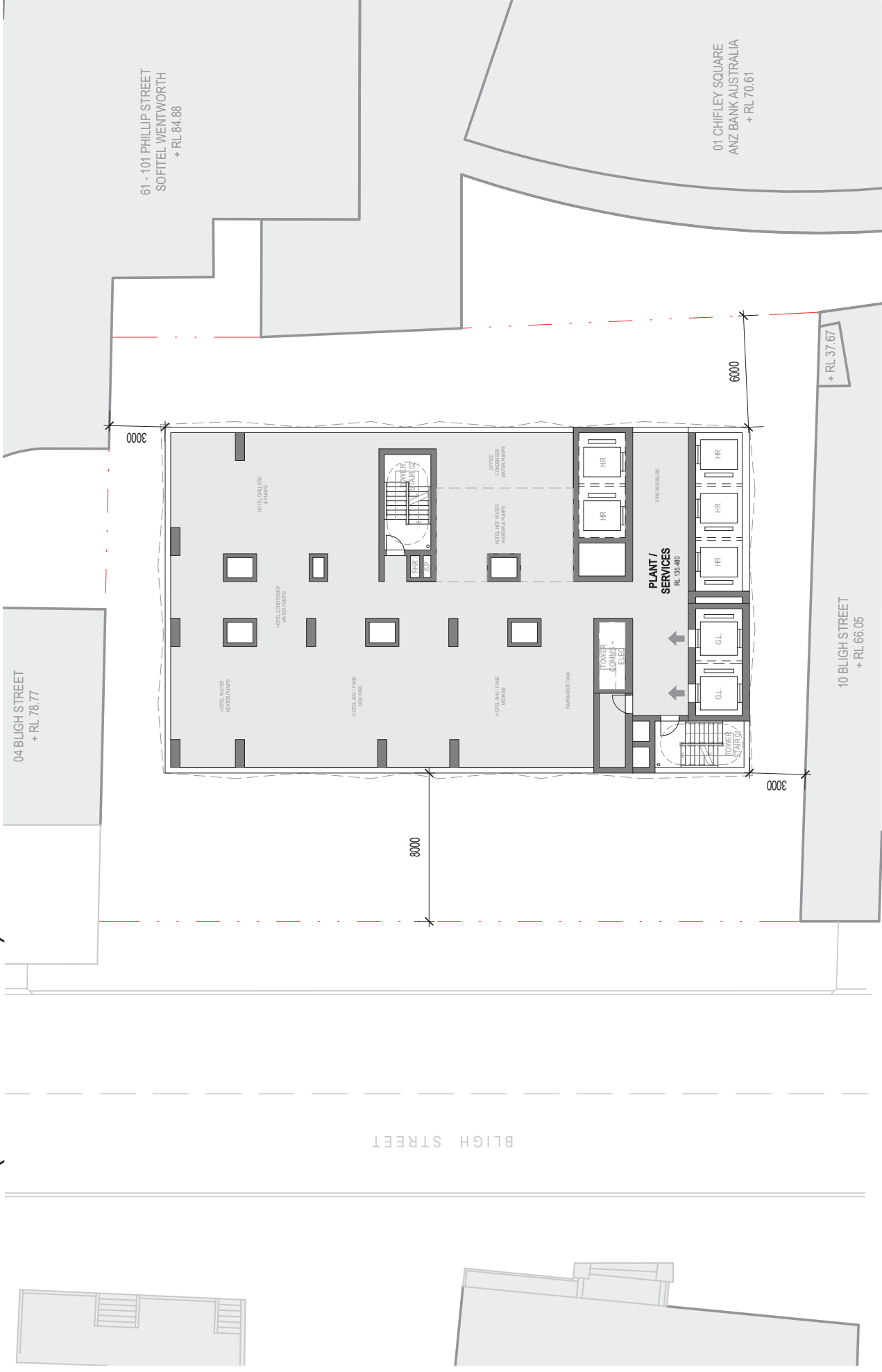
4-6 Bligh Street, Sydney

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Issue: 5
Scale @ A3: 1 : 200
Date: 20/07/17



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GA - Level 30 Plan (Mid Plant Level)



4-6 Bligh Street, Sydney

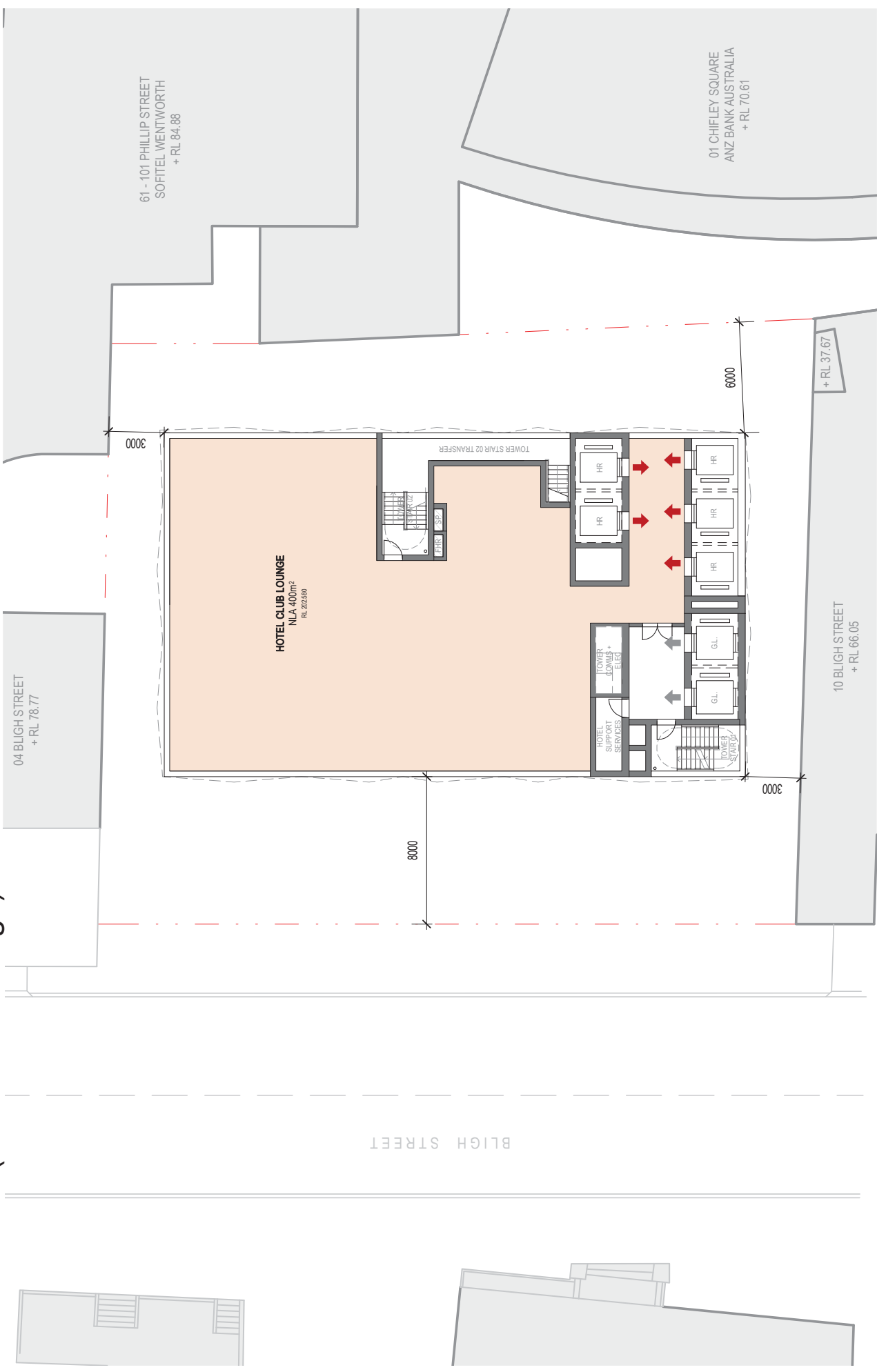
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Date: 20/07/17

Level 30 Plan (Mid Plant Level)



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GA - Level 50 Plan (Hotel Club Lounge)



4-6 Bligh Street, Sydney

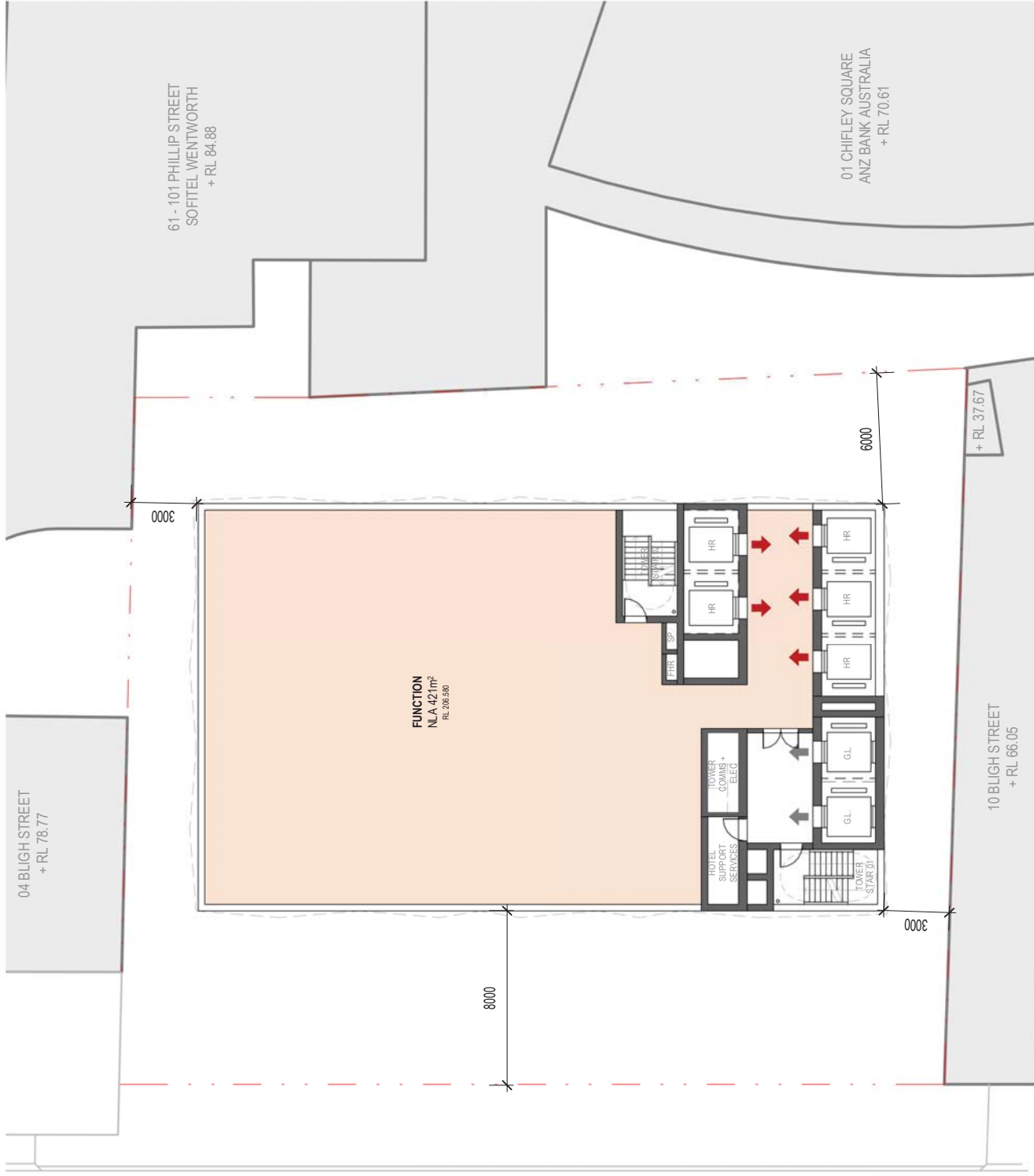
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 Date: 20/07/17

Level 50 Plan (Hotel Club Lounge)
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 20/07/17



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GA - Level 51 (Function)

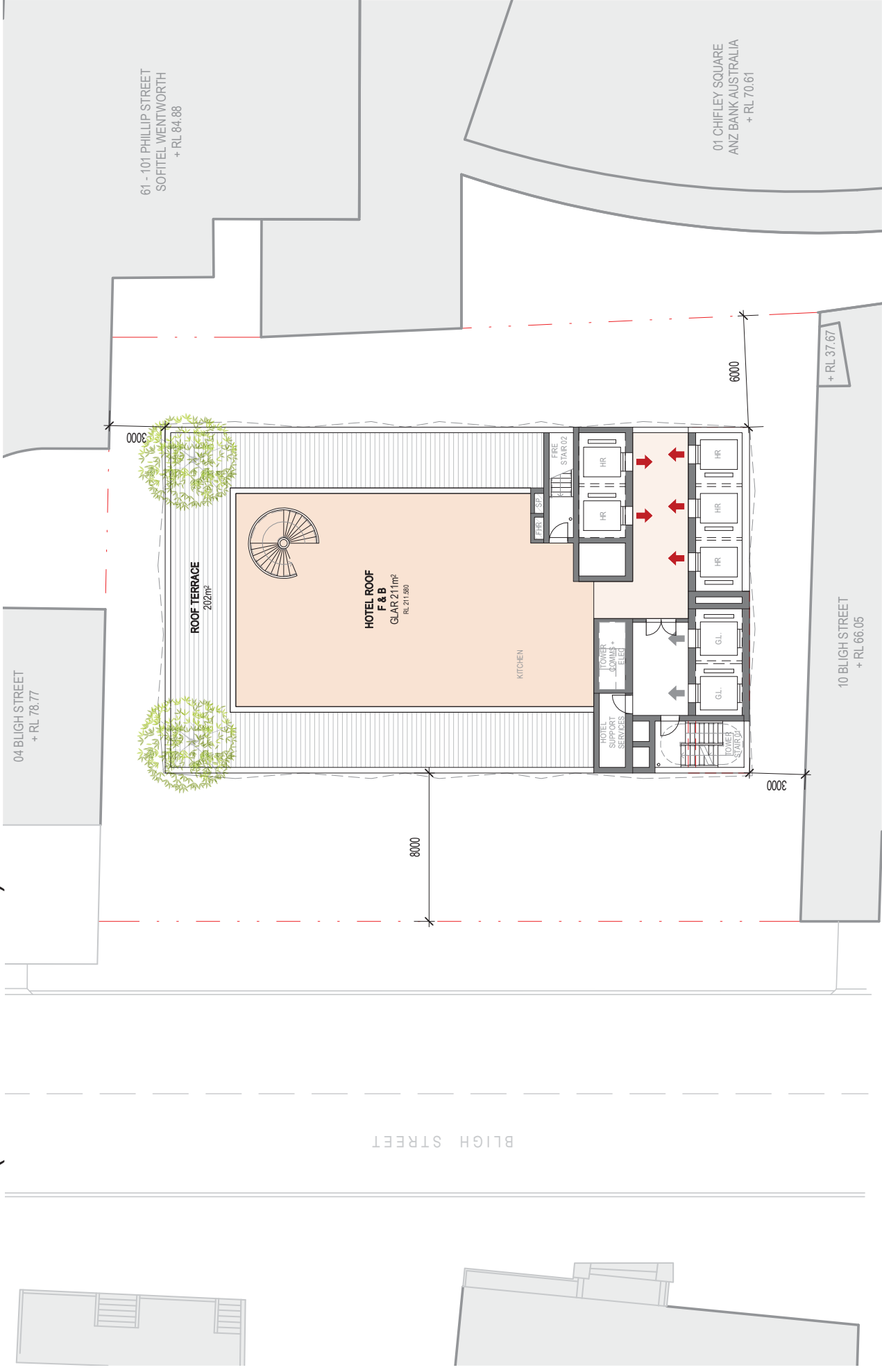


BLIGH STREET



North

GA - Level 52 Plan (Hotel Roof Terrace)



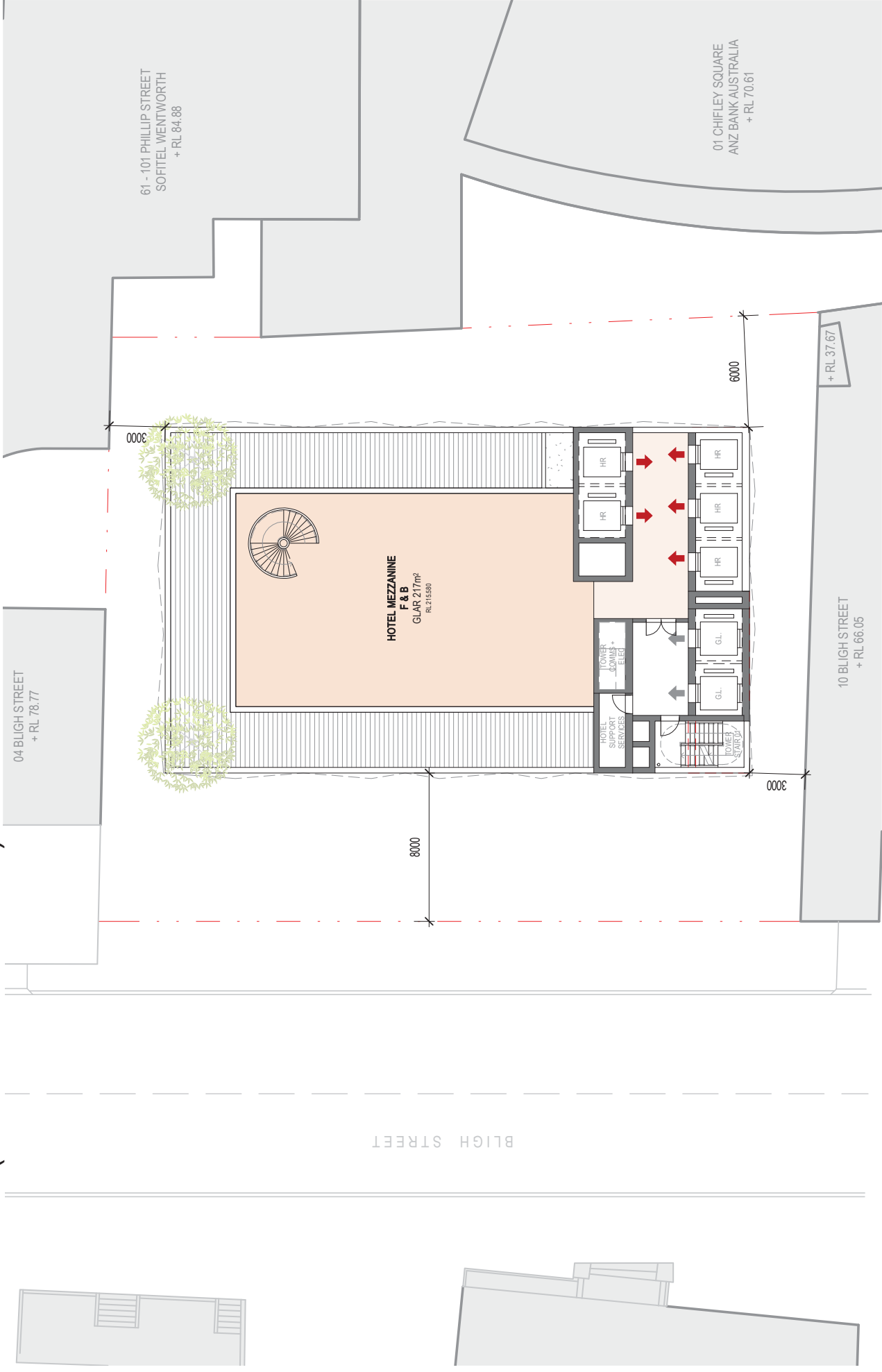
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Level 52 Plan (Hotel Roof Terrace)
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 20/07/17



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GA - Level 53 Plan (Hotel Roof Mezzanine)



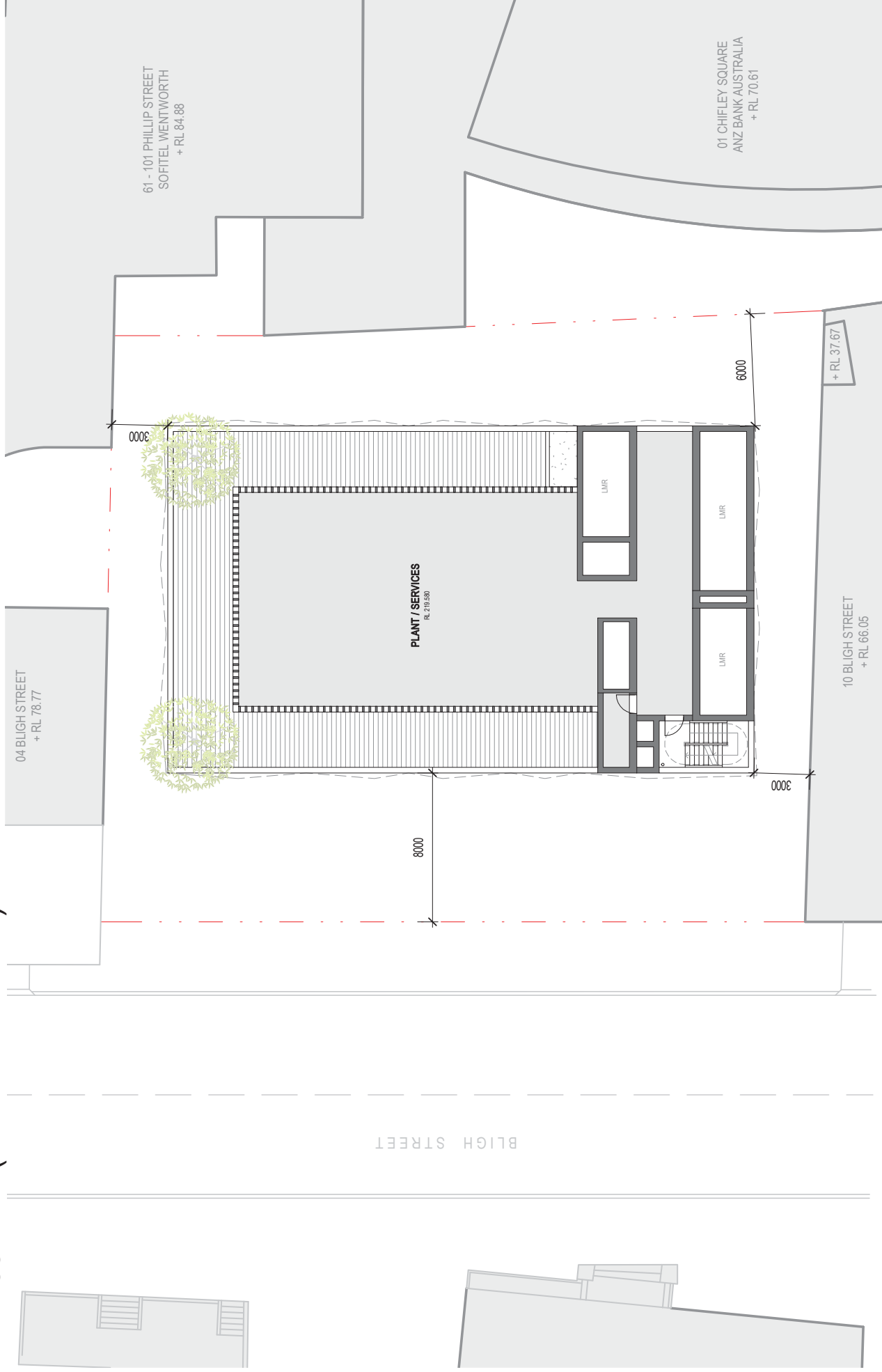
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Level 53 Plan (Hotel Roof Mezzanine)
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 20/07/17



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GA - Level 53 Plan (Tower Roof Plant)



Drawing:
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 Date: 20/07/17

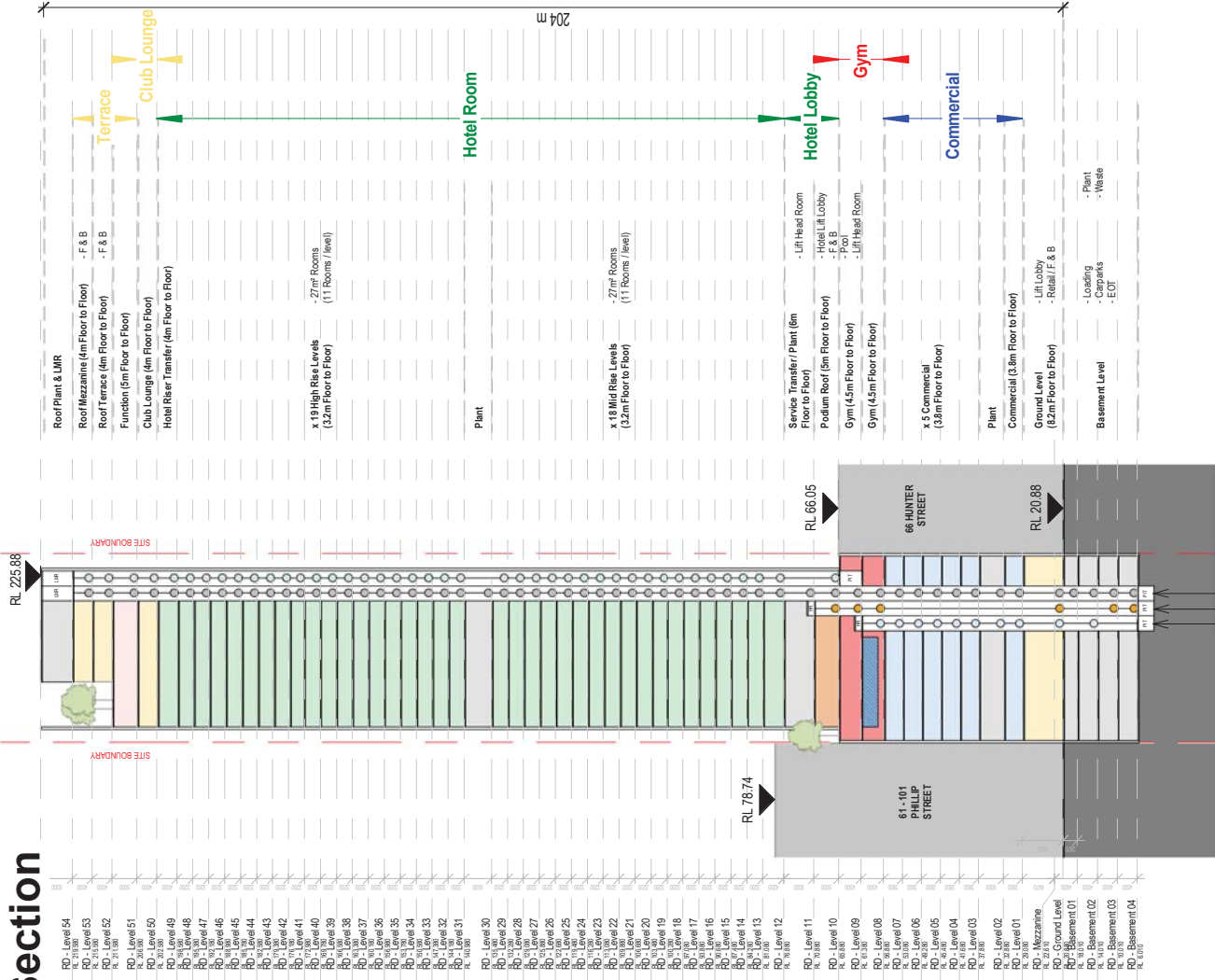
Level 54 Plan (Tower Roof Plant)
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4-6 Bligh Street, Sydney

Section



Key

- Hotel
- Hotel Lobby
- Commercial
- Retail / F & B
- Function
- Gym
- Pool
- Plant

Area Schedule

4-6 Bligh Street, Sydney

Planning Proposal - Reference Design

Site Area: **1214 m²**
 GFA = 170% design below
 GFA = 170% design below
 Achieved FRC: 253.5
 Achieved GFA: 2049.3 m²
 Achieved GFA (GFA + UGA): 3098 m²
 Total Retail (GOLAS): 1988 m²
 Total Commercial (NLA): 837 m²
 Total Retail (NLA): 1051 m²

Statement	No. Levels	Type	R/L	Height (m)	GFA	GFA (GFA + UGA)	NLA (m ²)	GOLAS (m ²)	Commercial (m ²)	Retail (m ²)	% Retail (NLA)
Basement	84	Services	B1	4	1133						
	83	Car Parking - Motor	B1	4	1133						
	81	LOBBY / LIFT / STAIR / CORE / RAMP	B1	2.5	1133						
Total				14.8	4612						
Podium	07	Retail / F & B / Lobby / Motor / Core / RAMP	P07	5.2	658		1123	525	525	47%	81%
	L1	Commercial	P07	3.8	534		961	733	733	81%	81%
	L2	Part	P07	5	328		961	733	733	81%	81%
	L3	Commercial	P07	3.8	534		961	733	733	81%	81%
	L4	Commercial	P07	3.8	534		961	733	733	81%	81%
	L5	Commercial	P07	3.8	534		961	733	733	81%	81%
	L6	Commercial	P07	3.8	534		961	733	733	81%	81%
	L7	Commercial	P07	3.8	534		961	733	733	81%	81%
	L8	Commercial	P07	3.8	534		961	733	733	81%	81%
	L9	Office	P07	4.8	658		961	733	733	81%	81%
	L10	Office	P07	4.8	658		961	733	733	81%	81%
Total	18			48	7126		9649	8127	838	77%	
Podium Roof	L10	Roof Lobby / F & B	R01	6.8	8		522	147	214	68%	
	L11	Roof Lobby / F & B	R01	6.8	8		522	147	214	68%	
Total	2			11	381		1060	146,884	214		
Mid Rise	L12	Office	M02	4.2	425		558	314	314	56%	
	L13	Office	M02	3.2	425		558	314	314	56%	
	L14	Office	M02	3.2	425		558	314	314	56%	
	L15	Office	M02	3.2	425		558	314	314	56%	
	L16	Office	M02	3.2	425		558	314	314	56%	
	L17	Office	M02	3.2	425		558	314	314	56%	
	L18	Office	M02	3.2	425		558	314	314	56%	
	L19	Office	M02	3.2	425		558	314	314	56%	
	L20	Office	M02	3.2	425		558	314	314	56%	
	L21	Office	M02	3.2	425		558	314	314	56%	
	L22	Office	M02	3.2	425		558	314	314	56%	
	L23	Office	M02	3.2	425		558	314	314	56%	
	L24	Office	M02	3.2	425		558	314	314	56%	
	L25	Office	M02	3.2	425		558	314	314	56%	
	L26	Office	M02	3.2	425		558	314	314	56%	
	L27	Office	M02	3.2	425		558	314	314	56%	
	L28	Office	M02	3.2	425		558	314	314	56%	
	L29	Office	M02	3.2	425		558	314	314	56%	
	L30	Office	M02	3.2	425		558	314	314	56%	
Total	18			99	7933		10044	8489	8489	56%	
Street	L30			5.5	558						
Total	1			5.5	558						
High Rise	L31	Office	H03	3.2	425		558	314	314	56%	
	L32	Office	H03	3.2	425		558	314	314	56%	
	L33	Office	H03	3.2	425		558	314	314	56%	
	L34	Office	H03	3.2	425		558	314	314	56%	
	L35	Office	H03	3.2	425		558	314	314	56%	
	L36	Office	H03	3.2	425		558	314	314	56%	
	L37	Office	H03	3.2	425		558	314	314	56%	
	L38	Office	H03	3.2	425		558	314	314	56%	
	L39	Office	H03	3.2	425		558	314	314	56%	
	L40	Office	H03	3.2	425		558	314	314	56%	
	L41	Office	H03	3.2	425		558	314	314	56%	
	L42	Office	H03	3.2	425		558	314	314	56%	
	L43	Office	H03	3.2	425		558	314	314	56%	
	L44	Office	H03	3.2	425		558	314	314	56%	
	L45	Office	H03	3.2	425		558	314	314	56%	
	L46	Office	H03	3.2	425		558	314	314	56%	
	L47	Office	H03	3.2	425		558	314	314	56%	
	L48	Office	H03	3.2	425		558	314	314	56%	
	L49	Office	H03	3.2	425		558	314	314	56%	
	L50	Office	H03	3.2	425		558	314	314	56%	
Total	18			61.8	8078		10662	9044	9044	56%	
High Roof	L50	High Rise Lobby	R02	4	423		558	400	400	72%	
	L51	Podium	R02	5	444		558	471	711	78%	
	L52	Roof Lobby / F & B	R02	4	273		373	217	217	60%	
	L53	Roof Lobby / F & B	R02	4	273		373	217	217	60%	
Total	4			167	1467		1961	884,291	427		
Podium	L54			6.3	373						
Total	1			6.3	373						
Grand Total	55			226,900	226,900	24443	30680	19797	1168	81%	

Room	Level	Rooms Count	Rooms
Low Floor Typical	L1	15	158
High Floor Typical	L2	11	258
Total			416

*GFA (GFA + UGA) Total area (including floor levels) measured to the finished floor of the structure, with no deduction for stairs, cores, etc. where applicable.
 Efficiency (GFA/NLA+UGA) - % NLA shown is an estimate figure based on GFA.

4-6 Bligh Street, Sydney

Drawing no.:
 Issue:
 Scale @ A3:
 Date

Area Schedule
 FD3001
 5
 20/07/17

Architectus Sydney
 Level 18 MLC Centre
 19 Martin Place
 Sydney NSW 2000
 sydney@architectus.com.au





3D Perspective (Indicative Only) - Roof Bar & Restaurant

4-6 Bligh Street, Sydney

Drawing: 3D Perspectives (Indicative Only) - 01
Drawing no: RD4000
Issue: 1
Scale @ A3:
Date: 20/07/17

Architectus Sydney
Level 18 MLC Centre
19 Martin Place
Sydney NSW 2000
sydney@architectus.com.au



3D Perspective (Indicative Only) - View from Bligh Street



3D Perspectives (Indicative Only) - View from the Domain

4-6 Bligh Street, Sydney

Drawing:
Drawing no:
Issue:
Scale @ A3:
Date

3D Perspectives (Indicative Only) - 03
RD4002
1
20/07/17

Architectus Sydney
Level 18 MLC Centre
19 Martin Place
Sydney NSW 2000
sydney@architectus.com.au

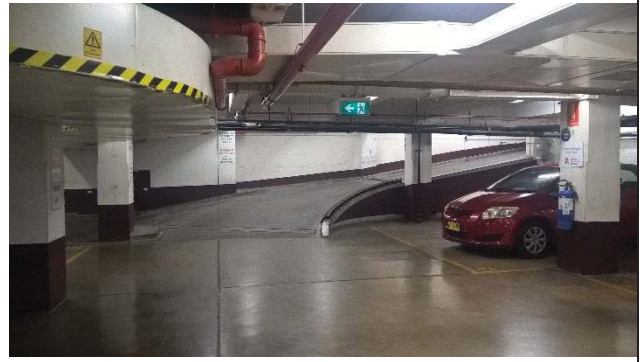
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Appendix B - Photograph Log

Appendix B – Selected Site Photographs



Photograph 1:
Current site conditions at 4-6 Bligh Street, Sydney NSW.



Photograph 2:
Basement car park level with access from the south western corner of the site off Bligh Street.



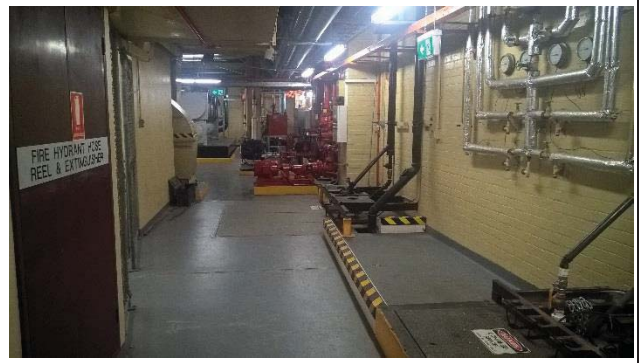
Photograph 3:
Possible hoist system observed within the basement car park



Photograph 4:
A pump located within the basement plant room with fuel lines and oil filters observed and placed on bunding.



Photograph 5:
Plant infrastructure located within the basement plant room.



Photograph 6:
Plant equipment and underground storage pits located within the basement plant room.



Photograph 7:
Compressor / refrigerant unit observed on bunding within the basement plant room.



Photograph 8:
Plant equipment installed on bunding and a drain within the basement floor.



Photograph 9:
Potential underground storage tank cap observed on the footpath of Bligh Street within the north west corner of the site.

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Appendix C - SafeWork NSW Correspondence



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D17/165751
Your Ref: Jessie Sixsmith

23 June 2017

Attention: Jessie Sixsmith
Coffey Services Australia Pty Ltd
Level 19 Tower B Citadel Tower
799 Pacific Hwy
Chatswood NSW 2067

Dear Ms Sixsmith

RE SITE: 4-6 Bligh St Sydney NSW

I refer to your site search request received by SafeWork NSW on 21 June 2017 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to be a stylized 'S' or similar character.

Customer Service Officer
Customer Experience - Operations
SafeWork NSW

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Appendix D - Public Registers

Public Record	NSW EPA Contaminated Land Record, Searched for the LGA of City of Sydney
Data Source	http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx
Date Searched	23 rd of June 2107
Data Custodian	NSW Environment Protection Authority
Copyright	© State of New South Wales through the Environment Protection Authority



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For business and industry

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Go

Go

Healthy Environment, Healthy Community, Healthy Business

[Home](#) | [Contaminated land](#) | [Record of notices](#)

Search results

Your search for: LGA: City of Sydney Council

Suburb	Address	Site Name	Notices related to this site
ALEXANDRIA	Off Huntley STREET	Alexandria Canal Sediments	2 current
ALEXANDRIA	10-24 Ralph STREET	Australia Post	1 current
ALEXANDRIA	48-59 O'Riordan STREET	Former Cadbury Schweppes	1 former
ALEXANDRIA	10-20 Botany ROAD	Formerly Gas N Go Alexandria (fully redeveloped into residential apartments as of September 2016)	2 current
EVELEIGH	Burren STREET	Macedonaldtown Triangolo	2 former
MILLERS POINT	Berths 5, 6 and 7 (already demolished) and part Hickson ROAD	Former AGL Gasworks	3 current and 4 former
MILLERS POINT	36 Hickson ROAD	Former AGL Gasworks	2 former
NEWTOWN	79 Wilson STREET	Adjacent to Former Service Station	3 former
NEWTOWN	81 Wilson STREET	Former Service Station	4 former
PADDINGTON	59 Oxford STREET	7-Eleven Service Station	1 current
PYRMONT	Pyrmont ROAD	Pyrmont Power Station	7 former
WATERLOO	887-893 Bourke STREET	Lawrence Dry Cleaners	7 current and 3 former

Matched 40 notices relating to 12 sites. [Search Again](#) [Refine Search](#)

Contaminated land

- + Management of contaminated land
- + Consultants and site auditor scheme
- + Underground petroleum storage systems
- Guidelines under the CLM Act
- NEPM amendment
- + Further guidance
- Record of notices
- About the record
- Search the record
- Search tips
- Disclaimer
- List of NSW contaminated sites notified to EPA
- Frequently asked questions
- Forms
- + Other contamination issues
- + Contaminated Land Management Program

Page 1 of 1

23 June 2017

Public Record	NSW Contaminated Sites Notified To EPA, Searched for the LGA City of Sydney		
Data Source	http://www.epa.nsw.gov.au/clm/publiclist.htm		
Date Searched	23 rd of June 2107		
Data Custodian	NSW Environment Protection Authority		
Copyright	© State of New South Wales through the Environment Protection Authority		
SYDENHAM	SRA Land 117 Railway PARADE	Other Industry	Regulation under CLM Act not required
SYDENHAM	Sydenham XPT Maintenance Facility Way STREET	Other Industry	Regulation under CLM Act not required
SYDNEY	Interpro House (OSP 46581) 447 Kent STREET	Other Petroleum	Regulation under CLM Act not required
SYDNEY OLYMPIC PARK	Aquatic Centre Carpark Landfill Shane Gould AVENUE		Ongoing maintenance required to manage residual contamination (CLM Act)

Public Record	NSW Office of Environment and Heritage
Data Source	http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx
Date Searched	23 rd of June 2107
Data Custodian	NSW Office of Environment and Heritage
Copyright	© State of New South Wales through the NSW Office of Environment and Heritage

<http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx> Search for NSW heritage | N... x

Previous Next Options

Item category: Please Choose... Search Reset

Map Satellite

Report a map error

Public Record	NSW EPA Public Register
Data Source	http://www.epa.nsw.gov.au/prpoeoapp/
Date Searched	23 rd of June 2107
Data Custodian	NSW Environment Protection Authority
Copyright	© State of New South Wales through the Environment Protection Authority

EPL	Organisation Name	Premise Address	Suburb	Local Govt Area	Fee-Based Activity	Review Due Date
3142	AUSTRALIAN RAIL TRACK CORPORATION LIMITED	GPO BOX 14	SYDNEY	SYDNEY	Railway systems activities	7/11/2018
11517	SYDNEY SHIP REPAIR & ENGINEERING PTY LTD	Geost Island	SYDNEY	SYDNEY	Boat construction/maintenance (general)	14/01/2020
20639	ACCIONA INFRASTRUCTURE AUSTRALIA PTY LTD	CBD and South East Light Rail Alignment and Ancillary Sites	SYDNEY	SYDNEY	Land-based extractive activity	8/04/2021

Public Record	Unlicensed premises regulated by the EPA, Searched for the LGA of City of Sydney
Data Source	http://www.epa.nsw.gov.au/prpoeo/unlicensedpremises.htm
Date Searched	26 th June 2017
Data Custodian	NSW Environment Protection Authority
Copyright	© State of New South Wales through the Environment Protection Authority

Licence No	Common Name of Premise	Prem Street	Prem Suburb	Prem State	Prem Postcode	Fee-Based Activity
6193	ROYAL BOTANIC GARDENS	MRS MACQUARIES ROAD	SYDNEY	NSW	2000	Hazardous, Industrial or Group A Waste Generation or Storage
6847	AUSTRALIAN RED CROSS BLOOD SERVICE	153 CLARENCE STREET	SYDNEY	NSW	2000	Hazardous, Industrial or Group A Waste Generation or Storage
7370	SYDNEY HOSPITAL & SYDNEY EYE HOSPITAL	8 MACQUARIE STREET	SYDNEY	NSW	2000	Hazardous, Industrial or Group A Waste Generation or Storage
10420	HCF HOUSE	403 George Street	SYDNEY	NSW	2000	Hazardous, Industrial or Group A Waste Generation or Storage

Public Record	NSW EPA List of Former Gasworks
Data Source	http://www.epa.nsw.gov.au/cim/gasworks/location.htm
Date Searched	26 th June 2017
Data Custodian	NSW Environment Protection Authority
Copyright	© State of New South Wales through the Environment Protection Authority

Location of former gasworks sites

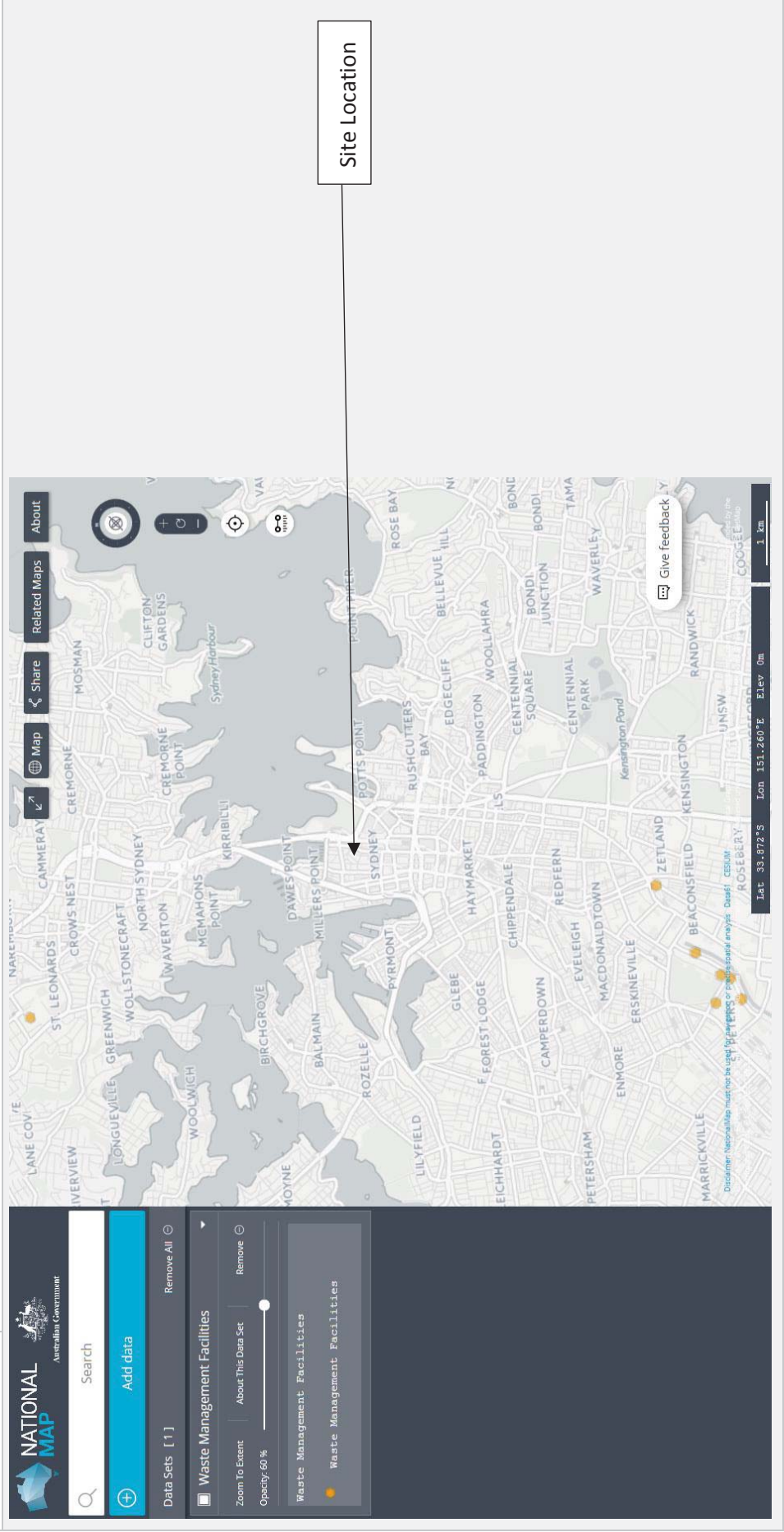
According to a study completed in November 2003 and information that subsequently became available to the Environment Protection Authority (EPA), there are more than 60 former gasworks sites in NSW. The study was commissioned by the Environmental Trust and the Local Government and Shires Associations of NSW to provide an inventory of former sites and assist the EPA and local councils to decide if any action was required to address human health and/or environmental impacts.

The table below lists the location of these sites, excluding sites where the existence of a gasworks was unable to be confirmed. It also does not include the sites of gas booster stations, which were used to raise the pressure of gas supplies. These sites are not included because they were not used to manufacture or process gas and so have limited potential for contamination.

The information available on former gasworks sites and the extent of investigation and remediation that has been carried out varies from site to site and is constantly being updated. For the latest information on sites regulated by the EPA, [search the record of EPA notices for contaminated land](#). For information about sites that are not regulated by the EPA, [contact the relevant local council](#). The EPA has given each council the information it has on sites in their area.

Council	Gasworks location	For more information
Cootamundra Shire Council	Hovell Street, Cootamundra	Search record of EPA notices
Council of the City of Sydney	Hickson Road, Milliers Point	Search record of EPA notices
Council of the City of Sydney	Macdonaldtown Triangle, Erskineville	Search record of EPA notices
Cowra Shire Council	Brougham Street, Cowra	Contact council

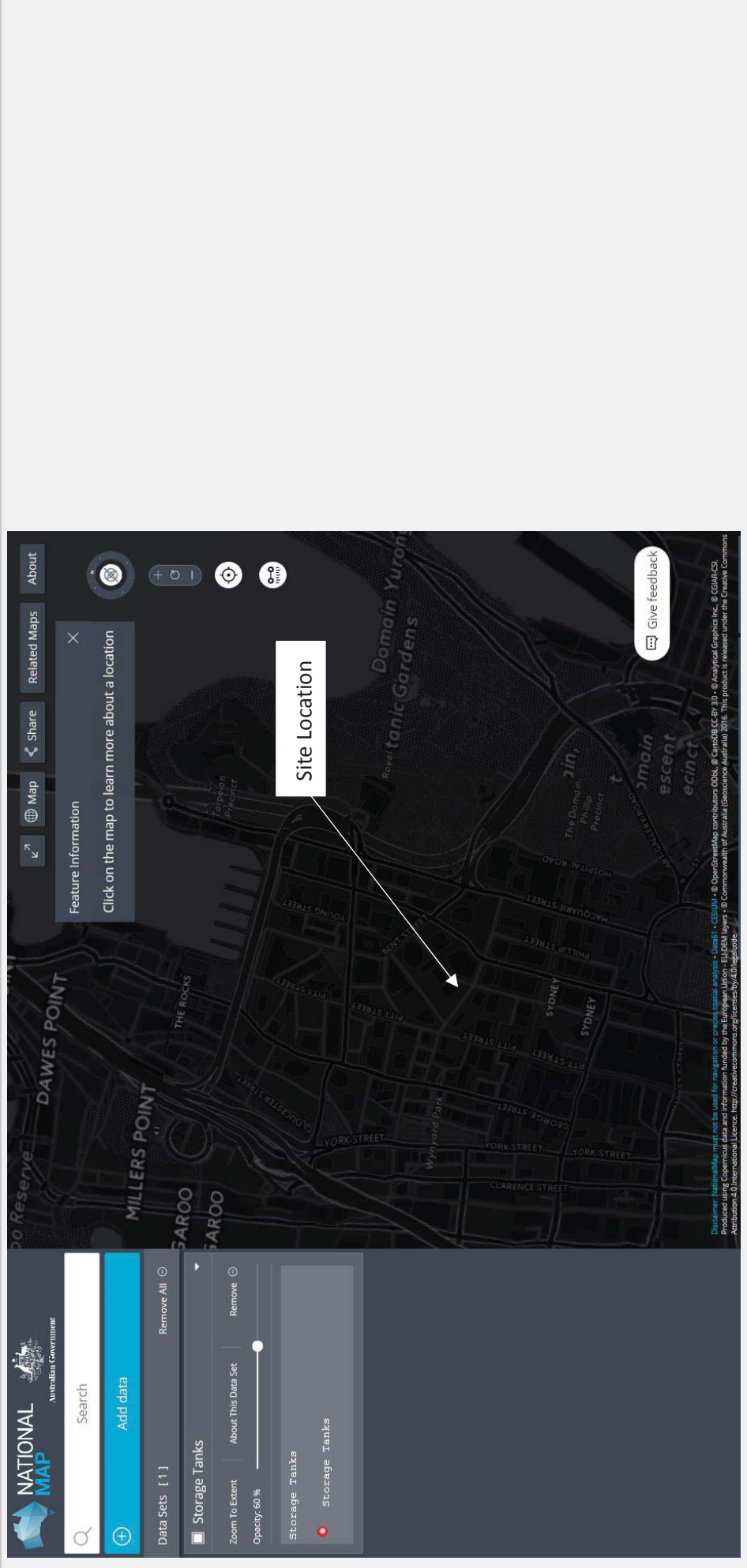
Public Record	Waste Management Facilities
Data Source	http://www.nationalmap.gov.au/
Date Searched	26 th June 2017
Data Custodian	Geoscience Australia
Copyright	Creative Commons Attribution 4.0 International Licence © Commonwealth of Australia (Geoscience Australia) 2015



Public Record	Mine Areas
Data Source	http://www.nationalmap.gov.au/
Date Searched	26 th June 2017
Data Custodian	Geoscience Australia
Copyright	Creative Commons Attribution 4.0 International (CC BY 4.0) © Geoscience Australia
<p>The screenshot shows the National Map of Australia interface. At the top, there is a search bar with the text 'mine area' and a blue 'Add data' button. Below the search bar, the 'Data Sets' list shows 'Mine Areas' selected. The map itself is a street map of Sydney, Australia, with a red rectangle highlighting a specific area. A callout box labeled 'Site Location' points to this area. The map interface includes various controls such as zoom in/out, share, and related maps.</p>	

	NSW EPA Contaminated Land Record, Searched for the LGA of the City of Sydney
Public Record	NSW EPA Contaminated Land Record, Searched for the LGA of the City of Sydney
Data Source	http://allwaterdata.water.nsw.gov.au/water.stm
Date Searched	26 th June 2017
Data Custodian	NSW Environment Protection Authority
Copyright	© State of New South Wales through the Environment Protection Authority
 <p>The screenshot shows the NSW EPA Contaminated Land Record website. The main content area features a map of Sydney with various groundwater monitoring and bore types overlaid. A legend on the left side of the map lists the following categories:</p> <ul style="list-style-type: none"> Groundwater Bores: <ul style="list-style-type: none"> Groundwater works Telemetered bores Logged bores Manual bores Monitoring Bore Types: <ul style="list-style-type: none"> Alluvial Coastal Sands Fractured Rock Porous Rock Great Artesian Basin Discontinued <p>A message box on the map states: "There are no sites within 500 metres of the selected point." The website header includes the Department of Primary Industries Office of Water logo and navigation links for Home, About us, Water Management, Water Licensing, Urban Water, and Real-time data. The footer contains links for home, help, login, contact, and customise, along with the text "All Groundwater find a site at All Groundwater Map bandwidth © high © low glossary and metadata".</p>	

Public Record	Storage Tanks
Data Source	http://www.nationalmap.gov.au/
Date Searched	26 th June 2017
Data Custodian	Geoscience Australia
Copyright	Creative Commons Attribution 4.0 International (CC BY 4.0) © Geoscience Australia



Public Record	NSW Critical Habitat Register
Data Source	http://www.environment.nsw.gov.au/topics/animals-and-plants/threatened-species/about-threatened-species/critical-habitats
Date Searched	26 th June 2017
Data Custodian	NSW Environment Protection Authority
Copyright	© State of New South Wales through the Environment Protection Authority

[←](#) [→](#) [🌐](#) www.environment.nsw.gov.au/criticalhabitat/CriticalHabitatProtectionByDoctype.htm

[Threatened species](#)

- About threatened species
- Saving our Species program
- Programs legislation and framework**
- Threat abatement plans
- Recovery plans
- Joint management agreements
- Licences for working or living with threatened species
- Threatened species registers**
- Register of s91 licences
- Register of critical habitat**
- Scientific Committee
- Priorities action statement
- Assessment of significance
- Species listing

[> Programs legislation and framework](#) > [Threatened species registers](#) > [Register of critical habitat](#)

Critical habitat register

This page provides links to declarations of critical habitat and maps of these sites currently in force under sections 53-55 of the Threatened Species Conservation Act 1995.

- There are currently no draft critical habitat recommendations.

Critical habitat declarations in NSW

Gould's Petrel - critical habitat declaration (PDF 1.45MB)

Little penguin population in Sydney's North Harbour - critical habitat declaration
Find out which areas around Manly have been declared critical habitat, what this means, and how you can help Sydney's little penguins.

Mitchell's Rainforest Snail in Stotts Island Nature Reserve - critical habitat declaration

Wollemi Pine - critical habitat declaration (PDF 2.21MB)

Page last updated: 05 July 2016

Public Record	City of Sydney LEP 2012
Data Source	http://www.legislation.nsw.gov.au/maps/20cbf640-ec45-4aff-b985-6b21d712094e/7200_COM_HER_014_005_20151203.pdf
Date Searched	23 rd of June 2107
Data Custodian	Cit of Sydney
Copyright	© State of New South Wales through the Environment Protection Authority



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**Appendix E - Hazardous Materials Register (GHD,
2013)**

4. Hazardous Materials Register

Table 3: Hazardous Materials Register

#	Material Identification										Risk Assessment		Risk Management		Corrective Actions												
	Property ID	Building ID	Street Address	Latest HBMS Report Date	HBMS Consultant	Hazard	Sample No.	Result	Description	Location of Material	Photo ID	Qty (m, m ² , m ³)	Friable (Y/N) ^A (Y/N/NA) ⁰	Product Type (0-3) ^A	Extent of Damage (0-3) ^A (G/AV/P) ⁰	Surface Treatment (0-3) ^A (Y/P/N) ⁰	Likelihood of Disturbance (0-3) ^A	Human Exposure Potential (0-3) ^A (H/M/L) ⁰	Maintenance Activity (0-3) ^A	Risk Score (0-24) ^A (L/M/H) ⁰	Risk Control/ Action	Risk Management Consultant Comments	Date Actioned	Remediation Comments			
1	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Visual Observation			Basement Level- No access through riser located above entry door																Riser access hatch sealed and fixed shut at time of inspection. Riser access panel contained asbestos warning label.	
2	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Visual Observation			Basement Level- No access into lift shaft plant rooms																	Access into lift shaft plant rooms will cut power to lifts. Lifts in use at time of inspection therefore unable to be accessed. Access likely required out of hours.
3	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/01	CH, AM	Moulded Fibre Cement	Car park Level- MDF Plant room located adjacent to Jemena Secondary Gas Meter Set- Cable Tray Lining	2	6m	N	1	1	0	0	0	0	1	3	P4				Leave and maintain material in current condition.	
4	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/02	NAD	Sprayed Coating- Vermiculite	Car park Level- Sprayed coating to ductwork throughout		NQ	NA	0	-	-	-	-	-	0	-						
5	137	Bligh House	4-6 Bligh Street, Sydney		GHD	SMF	Visual Observation	Assumed SMF	Synthetic Mineral Fibre	Car park Level- Throughout area SMF insulation to ductwork		NQ	N	-	G	Y	-	M	-	L	P4						Leave and maintain material in current condition.
6	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/03	CH	Mastic Sealant	Car park Level- Throughout area mastic sealant to ductwork flange joints	3	NQ	N	1	1	0	0	0	0	2	P4						Leave and maintain material in current condition.

BSS_Hazmat Report July 2013 4.7																									
Material Identification																									
#	Property ID	Building ID	Street Address	Latest HBMS Report Date	HBMS Consultant	Hazard	Sample No.	Result	Description	Location of Material	Photo ID	Qty (m, m ² , m ³)	Friable (Y/N) ¹ (Y/N/NA) ⁰	Product Type (0-3) ¹	Extent of Damage (0-3) ¹ (G/AV/P) ⁰	Surface Treatment (0-3) ¹ (Y/P/N) ⁰	Likelihood of Disturbance (0-3) ¹	Human Exposure Potential (0-3) ¹ (H/M/L) ⁰	Maintenance Activity (0-3) ¹	Risk Score (0-24) ¹ (L/M/H) ⁰	Risk Control/ Action	Risk Management	Corrective Actions		
7	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/04	CH	Millboard	Car park Level- Packing to ductwork and wall above entry to exhaust fan room	4	NQ	Y	2	2	2	2	3	1	12	P3	Enclose or remove material to be carried out by suitably licensed contractor. Brown Cement identified within sample- further investigation into material recommended	Date Actioned	Remediation Comments	
8	137	Bligh House	4-6 Bligh Street, Sydney		GHD	SMF	Visual Observation	Assumed SMF	Synthetic Mineral Fibre	Car park Level- Exhaust Fan Room stored SMF-Ceiling tiles		NQ	Y	-	G	Y	-	L	-	L	P4	Leave and maintain material in current condition.			
9	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Refer BLIGH/DC/04	CH	Millboard	Car park Level- Packing to ductwork and wall adjacent to entry ramp		NQ	Y	2	2	2	2	3	1	12	P3	Enclose or remove material to be carried out by suitably licensed contractor. Brown Cement identified within sample- further investigation into material recommended			
10	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/05	NAD	Fibre Cement Sheet	Car park Level- External wall infill panelling below window to Spare Office		NQ	NA	0	-	-	-	-	-	0	-				
11	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/06	NAD	Vinyl Floor Tile	Car park Level- Kitchen adjacent lifts Cream coloured tiles		NQ	NA	0	-	-	-	-	-	0	-				
12	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Visual Observation	Assumed ACM	Resinous Board	Car park Level- Electrical Cabinet electrical backing board		NQ	A	A	A	A	A	A	A	A	A	P4	No access to sample as board 'live' at the time of the inspection. Board could not be isolated at the time of the inspection for access.		

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13	Bligh House	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Refer BLIGH/DC/02	NAD	Sprayed Coating- Vermiculite	Car park Level- Sprayed coating to ductwork located within hallway	NQ	NA	0	-	-	-	-	-	0	-	-	-			
14	Bligh House	Bligh House	4-6 Bligh Street, Sydney		GHD	SMF	Visual Observation	Assumed SMF	Synthetic Mineral Fibre	Car park Level- Fire bag to base of HV electrical cupboard at base of 415V cable tray	NQ	N	-	G	Y	-	L	-	L	P4	Leave and maintain material in current condition.				
15	Bligh House	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/07	NAD	Millboard	Car park Level- Sliding fire door core at entry to Kitchen at Lift Lobby	NQ	NA	0	-	-	-	-	-	0	-	-				
16	Bligh House	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/08	SMF	Millboard	Car park Level- Sliding fire door core at riser cupboard within male bathroom shower area wall	NQ	Y	-	G	Y	-	L	-	L	P4	Leave and maintain material in current condition.				
17	Bligh House	Bligh House	4-6 Bligh Street, Sydney		GHD	SMF	Visual Observation	Assumed SMF	Synthetic Mineral Fibre	Car park Level- SMF insulation to pipework located within riser of wall within shower recess	NQ	N	-	G	Y	-	L	-	L	P4	Leave and maintain material in current condition.				
18	Bligh House	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Refer BLIGH/DC/08	SMF	Millboard	Car park Level- Fire door core at riser cupboard within female bathroom shower area wall	NQ	Y	-	G	Y	-	L	-	L	P4	Leave and maintain material in current condition.				
19	Bligh House	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Visual Observation	Assumed ACM	Millboard	Car park Level- Internal 'Chubb' safe/strongroom door	5	Y	A	A	A	A	A	A	A	A	P4	No access into safe door core for sampling at the time of the inspection. Presume fire resistant door to contain asbestos.			
20	Bligh House	Bligh House	4-6 Bligh Street, Sydney		GHD	SMF	Visual Observation	Assumed SMF	Synthetic Mineral Fibre	Basement Level- Pipework insulation located various locations throughout	NQ	N	-	G	Y	-	L	-	L	P4	Leave and maintain material in current condition.				

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									Description	Location of Material	Photo ID	Qty (m, m ² , m ³)	Friable (Y/N) ^A (Y/N/NA) ⁰	Product Type (0-3) ^A	Extent of Damage (0-3) ^A (G/AV/P) ⁰	Surface Treatment (0-3) ^A (Y/P/N) ⁰	Likelihood of Disturbance (0-3) ^A	Human Exposure Potential (0-3) ^A (H/M/L) ⁰	Maintenance Activity (0-3) ^A	Risk Score (0-24) ^A (L/M/H) ⁰	Risk Control/ Action	Consultant Comments	Date Actioned	Remediation Comments		
21	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/09	CH, AM, CR	Moulded Fibre Cement	Basement Level- Pipe conduit at upper wall adjacent to confined space entry door	6	NQ	N	1	0	0	0	1	0	2	P4	Leave and maintain material in current condition.				
22	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/10	CH	Gasket	Basement Level- Pipework approx. 60mm dia various locations throughout	NQ	N	1	0	0	0	1	0	2	P4	Leave and maintain material in current condition. Observed interspersed with rubber gaskets throughout.					
23	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/11	SMF	Rope Insulation	Basement Level- Rope insulation to exhaust to fire pump	7	2m	Y	-	G	Y	-	L	-	L	P4	Recommend removal or enclosure of material by suitably licensed contractor.				
24	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Refer BLIGH/DC/03	CH	Mastic Sealant	Basement level- Throughout area mastic sealant to ductwork flange joints		NQ	N	1	1	0	0	0	0	2	P4	Leave and maintain material in current condition.				
25	137	Bligh House	4-6 Bligh Street, Sydney		GHD	SMF	Visual Observation	Assumed SMF	Synthetic Mineral Fibre	Basement Level- Fire bag sock hanging on joint on wall		2m	N	-	G	Y	-	L	-	L	P4	Leave and maintain material in current condition.				
26	137	Bligh House	4-6 Bligh Street, Sydney		GHD	SMF	Visual Observation	Assumed SMF	Synthetic Mineral Fibre	Basement Level- Fire bag to wall near entry to main switchboard room		2m	N	-	G	Y	-	L	-	L	P4	Leave and maintain material in current condition.				
27	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Refer BLIGH/DC/02	NAD	Sprayed Coating- Vermiculite	Level 18- Sprayed coating to ductwork		NQ	NA	0	-	-	-	-	-	0	-					
28	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Refer BLIGH/DC/04	CH	Millboard	Level 18- Packing to ductwork and AC plant		NQ	Y	2	2	2	2	3	1	12	P3	Enclose or remove material to be carried out by suitably licensed contractor. Brown Cement identified within sample- further investigation into material recommended				

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29	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Visual Observation	Assumed ACM	Resinous Board	Level 18- Main Electrical Cabinet electrical backing board	NQ	A	A	A	A	A	A	A	A	P4	No access to sample as board 'live' at the time of the inspection. Board could not be isolated at the time of the inspection for access.			
30	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Visual Observation	Assumed ACM	Resinous Board	Level 19- Distribution Electrical Cabinet electrical backing board	NQ	A	A	A	A	A	A	A	A	P4	No access to sample as board 'live' at the time of the inspection. Board could not be isolated at the time of the inspection for access.			
31	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/13	NAD	Insulation Material	Level 18- Pipe insulation to pipework adjacent stairwell to access north end of level 20	NQ	NA	0	-	-	-	-	-	-	0	-			
32	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/14	SMF	Bituminous Sealant	Level 18- Roof area at North East corner at joinery of concrete slab	NQ	N	-	Av	Y	-	-	L	-	P4	Enclose or remove material to be carried out by suitably licensed contractor.			
33	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/15	NAD	Insulation Material	Level 18- Pipe insulation to pipework at north fire stairwell	NQ	NA	0	-	-	-	-	-	0	-				
34	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	GHD/DC/03	SMF	Rope Insulation	Level 19- Rope insulation to exhaust pipework of diesel pump	4m	Y	-	Av	Y	-	L	-	P4	Leave and maintain material in current condition.				
35	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Visual Observation	Assumed ACM	Lift Brake Units	Level 19- Lift Motor Room lift brake units	NQ	A	A	A	A	A	A	A	A	P4	No access for further investigation or sampling as lifts in use at time of investigation			
36	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/BI/01	CH, AM	Fibre Cement Sheet	Level 10- Ceiling lining within kitchenette at lift lobby area	5m2	N	1	0	0	1	3	1	6	P4	Leave and maintain material in current condition.			

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37	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Refer BLIGH/DC/02	NAD	Sprayed Coating- Vermiculite	Level 20- North end of Level 20. Sprayed coating to ductwork		NQ	NA	0	-	-	-	-	0	-		Consultant Comments	Date Actioned	Remediation Comments
38	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Refer BLIGH/DC/04	CH	Millboard	Level 20- North end of Level 20. Packing to ductwork and AC plant		NQ	Y	2	2	2	3	1	12	P3	Enclose or remove material to be carried out by suitably licensed contractor. Brown Cement identified within sample- further investigation into material recommended			
39	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Visual Observation	Assumed ACM	Insulation material within metal chamber of boiler unit	Level 20- North end of Level 20.		NQ	Y	A	A	A	A	A	A	P4	Leave and maintain material in current condition.			
40	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/12	CH	Gasket	Level 20- North end of Level 20. Gaskets to hot water pipework		NQ	N	1	0	0	0	0	1	P4	Leave and maintain material in current condition.			
41	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/16	NAD	Mastic Sealant	Level 20- White coloured mastic sealant to roof edge brickwork joinery		NQ	NA	0	-	-	-	-	0	-				
42	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/17	NAD	Bituminous Sealant	Level 20- Bituminous sealant to roof lining at upper roof area		NQ	NA	0	-	-	-	-	0	-				
43	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Refer BLIGH/DC/17	NAD	Bituminous Sealant	Level 20- Bituminous sealant to roof lining at lower section of roof area		NQ	NA	0	-	-	-	-	0	-				
44	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/18	NAD	Vinyl Floor Tile	Level 20- Apartment entry steps Brown coloured		<1m2	NA	0	-	-	-	-	0	-				

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45	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/19	NAD	Vinyl Floor Sheet	Level 20- Apartment kitchen floor lining at base of cupboards Black coloured		<1m2	NA	0	0	-				
46	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	BLIGH/DC/20	CH	Putty	Level 20- Apartment living room and bedroom window frame to pane sealant	8	<1m2	N	1	0	0	0	0	0	1	P4	Leave and maintain material in current condition.			
47	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Refer BLIGH/DC/20	CH	Putty	Level 20- Apartment kitchen window frame to pane sealant		<1m2	N	1	0	0	0	0	0	1	P4	Leave and maintain material in current condition.			
48	137	Bligh House	4-6 Bligh Street, Sydney		GHD	SMF	Visual Observation	Assumed SMF	Synthetic Mineral Fibre	Levels Throughout-SMF insulation to pipe work within ceiling spaces and wall cavities		NQ	Y	-	Av	Y	-	L	-	L	P4	Leave and maintain material in current condition.			
49	137	Bligh House	4-6 Bligh Street, Sydney		GHD	SMF	Visual Observation	Assumed SMF	Synthetic Mineral Fibre	Levels Throughout-SMF ceiling tiles within office areas		NQ	Y	-	Av	Y	-	L	-	L	P4	Leave and maintain material in current condition.			
50	137	Bligh House	4-6 Bligh Street, Sydney		GHD	SMF	Visual Observation	Assumed SMF	Synthetic Mineral Fibre	Levels Throughout-SMF insulation to air conditioning ductwork within ceiling spaces and wall cavities		NQ	Y	-	Av	Y	-	L	-	L	P4	Leave and maintain material in current condition.			
51	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	GHD/DC/01	NAD	Sprayed Coating-Vermiculite	Ground Floor-Sprayed insulation to ceiling lining and structural beams throughout		NQ	NA	0	-	-	-	-	-	0	-				
52	137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	GHD/DC/02	NAD	Vinyl Floor Tile	Ground Floor-Kitchenette located within Southern Stores area, Cream vinyl floor tiles		1m2	NA	0	-	-	-	-	-	0	-				

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53	Bligh House 137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Refer GHD/DC/01	NAD	Sprayed Coating- Vermiculite	1st Floor- Sprayed insulation to ceiling lining and structural beams throughout		NQ	NA	0	0	.					
54	Bligh House 137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Refer GHD/DC/01	NAD	Sprayed Coating- Vermiculite	7th Floor- Sprayed insulation to ceiling lining and structural beams throughout		NQ	NA	0	0	.					
55	Bligh House 137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Refer GHD/DC/01	NAD	Sprayed Coating- Vermiculite	4th Floor- Sprayed insulation to ceiling lining and structural beams throughout		NQ	NA	0	0	.					
56	Bligh House 137	Bligh House	4-6 Bligh Street, Sydney		GHD	Asbestos	Refer BLIGH/DC/06	NAD	Vinyl Floor Tile	4th Floor- Kitchen adjacent lifts cream coloured tiles		NQ	NA	0	0	.					

Note: ^A Asbestos Assessment Descriptors; ⁰ Other Hazardous Materials Assessment Descriptors

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