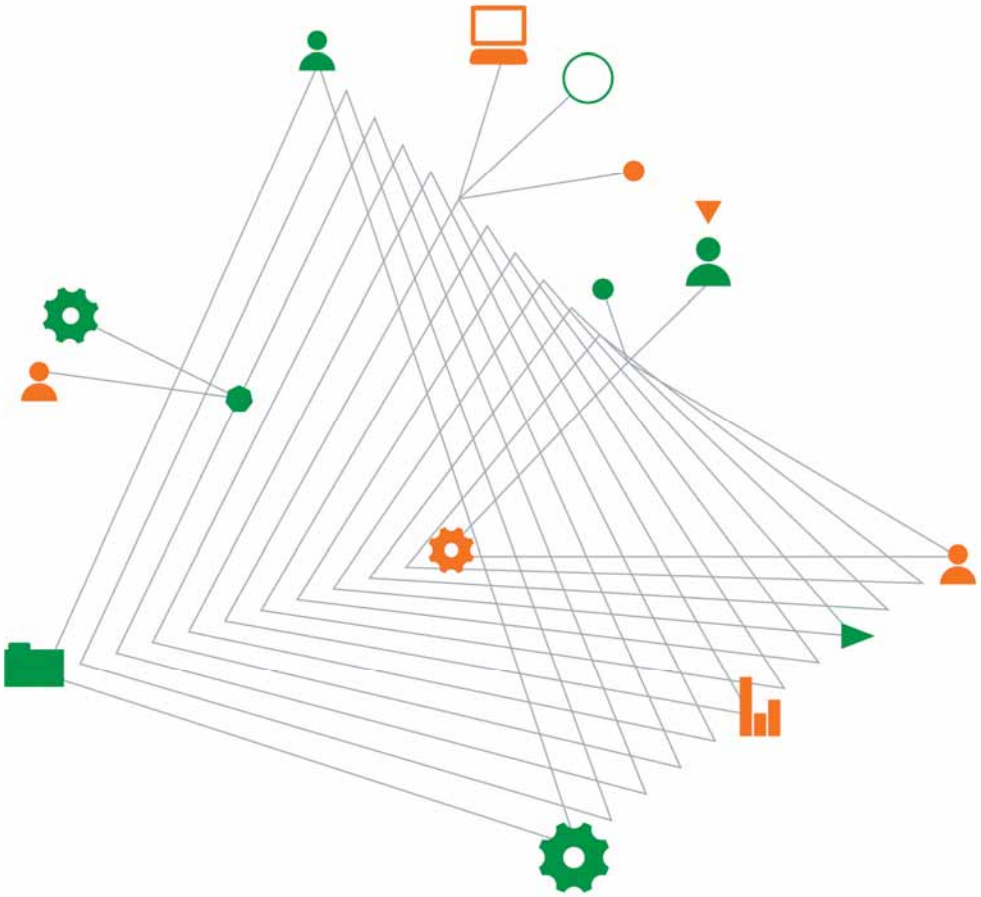
Wanda One Sydney Pty Ltd

Australia Sydney One Project

Environmental Phase 1 Site Assessment

15 June 2015



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Australia Sydney One Project

Prepared for
Wanda One Sydney Pty Ltd
Australia Sydney One Project - Environmental Phase 1 Site Assessment

Prepared by
Coffey Environments Australia Pty Ltd
Level 19, Tower B, 799 Pacific Highway
Chatswood NSW 2067 Australia
t: +61 2 9406 1000 f: +61 2 9406 1002
ABN: 65 140 765 902

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For and on behalf of Coffey

Gary Bagwell
Principal

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1. Introduction

1.1. General

Coffey Geotechnics Australia Pty Ltd (Coffey) was engaged by Crone Partners Pty Ltd (Crone) on behalf of Wanda One Sydney Pty Ltd (Wanda) to undertake a Phase 1 Contamination Assessment of the site located at Corner of Alfred Street and Pitt Street, Sydney, NSW (the 'site'). The site consists of three separate buildings, namely: Gold Fields House, Fairfax House and the registered Club.

The regional location of the site is presented in Figure 1.

This Phase 1 contamination assessment has been carried out in accordance with the Coffey email proposal dated 2 March 2015.

A previous Phase 1 contamination assessment had been carried out by Coffey in 2010 for the Gold Fields House, which forms the northern part of the site, and reported as 'Stage 1 Preliminary Site Contamination Assessment', 1 Alfred Street, Sydney NSW (Coffey reference: GEOTLCOV24001AB-AC, November 2010). Information from the Coffey 2010 report has been incorporated into this current report and updated.

1.2. Objective

The objectives of the assessment were to assess the potential for soil or groundwater contamination to be present at the site, by carrying out:

- Review of the existing report for the site (Coffey, 2010).
- Review available records to describe environmental context and the historic uses of the site.
- Undertake a site walkover to observe conditions and land uses currently on the site and land use activities on properties adjacent to the site.
- Assess the data collected during the desktop search and the site walkover, noting potential areas of environmental concern (AEC) and contaminants of potential concern (COPC).

The overall objective was to assess if the site is suitable, or can be made suitable for the proposed development, or whether further investigation is required, to support the Stage 1 Development Application (Stage 1 DA) for the proposed Australia Sydney One Project, for Wanda.

1.3. Scope of Works

The scope of works undertaken for this assessment included the following:

- Desktop review of available information relating to past site use contamination condition, including current and historical aerial photographs, historical land title deeds, Section 149 planning certificates, WorkCover licenses for dangerous goods, and on-line databases maintained by the NSW EPA and the NSW Office of Water;
- Review of local geology, hydrogeology and topography maps;
- Site walkover to observe the current site condition, local environmental context and surrounding land uses, potential contamination sources and visible evidence of potential contamination; and
- Preparation of this Phase 1 Contamination Assessment report in general accordance with *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW OEH, 2011).

1.4. Proposed Development

Coffey understands that current buildings on the site will be demolished and the proposed redevelopment will involve the construction of two towers of 56 levels (Tower A) and 23 levels (Tower B), with a common five level basement, extending to approximately RL -12mAHD. The buildings are proposed for mixed use, mainly residential, light commercial/retail and a hotel. Where possible, the existing basement walls are to be retained, and re-used as permanent retention to the new construction.

Records describing the proposed development are provided in Appendix A.

2. Site Identification

The site identification details are summarised in Table 2.1 below:

Table 2.1: Site Identification Details

Site Address	Corner of Alfred Street and Pitt Street, Sydney NSW 2000
Total Site Area	Approximately 35,000m^2
Title Identification Details	Goldfields House: Lot 1 in Deposited Plan 217877 and Lot 1 in Deposited Plan 220830 Fairfax House:, Lot 1 in Deposited Plan 537286 Registered Club: Lot 180 in Deposited Plan 606866.
Current Zoning	Zone B8 Metropolitan Centre (Sydney Local Environmental Plan 2012)
Current Land Use	Commercial and light retail
Proposed Future Land Use	Mixed high rise residential and commercial
Surrounding Land Use	North: Herald Square and Alfred Street. Beyond Alfred Street lies the above ground Cahill Expressway and elevated rail line. First Fleet Park and Museum of Contemporary Art is located further north. Circular Quay is located to the northeast. East: Pitt Street with commercial operations beyond. South: Rugby Place and Blue Anchor Lane with retail outlets and commercial buildings beyond. West: George Street, then commercial buildings beyond.

Figure 2 shows the site layout and boundary.

3. Site Description

A site walkover was conducted on 29 May 2015 and 1 June 2015 by an experienced Coffey scientist.

Relevant information obtained during the site walkover is summarised below.

Key site features are annotated on Figure 2. A selection of photographs taken during the site walkover is presented in Appendix B.

3.1. Site Features

The site is an irregular-shaped parcel of land that is bounded by George Street, Herald Square and Alfred Street and Pitt Street to the west, north and east, respectively. The site is comprised of four lots, two of the lots currently occupied by the properties of Gold Fields House (1 Alfred Street) (Photograph 1), one lot by Fairfax House (19-31 Pitt Street) (Photographs 1 and 2) and another lot by the Registered Club (Rugby Place, off 31 Pitt Street (Photograph 3). The approximate size of the site is 35,000m^2.

The site currently consists of:

- Gold Fields House – 25 levels with a lower ground floor and two levels of basement. Plant rooms on Levels 26 and 27 and a rooftop floor at Level 28.
- Fairfax House – 14 levels with one basement level. Plant rooms on Levels 15 and 16.
- Registered Club – 6 levels with no basement.

The following observations were made during the Site walkover:

<u>Gold Fields House</u>

- The Ground Level of Gold Fields House is level with George Street to the west but is above street level to the east (i.e. at Pitt Street) and north (i.e. Alfred Street). The entrance to the building is from the north (i.e Alfred Street). The Ground Level is currently occupied by the following:
  - the main entrance lobby, escalators to the Lower Ground Level (Photograph 4) and lifts to upper levels of Gold Fields House;
  - the western portion of the Ground Level is occupied by retail spaces (currently occupied by a café and convenience store) (Photograph 5);
- The Lower Ground level of Goldfields House is below street level at the west (i.e. at George Street) but at street level to the east (i.e. at Pitt Street). The Lower Ground level is currently occupied by the following:
  - retail area along the north and east boundary of the site (currently occupied by wine, food, coffee shop, gifts and boots store and a convenience store) (Photograph 6);
  - car park access at the south-eastern corner of the building on Pitt Street. The car park access leads to two underground car park levels (i.e. the Basement and Lower Basement levels) and is leased by Wilson Parking (Photograph 7);
    - onsite security officers room and a storage room for furniture.
  - tenant storage is also available at lower ground level. Access was not available to these rooms. Tenant storage is also available on levels 1 to 12, which are also known as low rise levels.
  - loading dock at the central portion of the southern boundary of the Site, accessed via George Street (Photograph 8);
- The Basement Level is mainly occupied by car parking accessed via Pitt Street. The following features were observed:
- car parking;

- some storage areas and facility services, including fire control room, are present on the southern boundary. The tenant storage rooms were inaccessible at the time of the walkover;
- cleaners storage room, containing cleaning equipment and cleaning chemicals/detergents. Some black staining was observed on the floor of this room (Photograph 9). The concrete pavement in this room was intact and in good condition;
- grease trap room is present on the Basement Level. This room contains one circular tank attached to a large rectangular tank. Some leakage from these tanks appear to have occurred over time. Black stains are visible on walls and ground. A very strong organic odour (possibly rotting material) was noted. (Photograph 10);
- two electrical water heaters are located at this level. Electrical water heaters are also located on level 12 of the building.

The Coffey 2010 report (Ref GEOTLCOV24001AB-AC) had noted some staining and other minor observations within the Basement Level, which has not been verified during the current site walkover survey.

- The Lower Basement Level consists of mainly of a car park area with some services areas. The following features were observed:
  - Car parking on concrete pavement;
  - approximately 8000L diesel generator above ground storage tank (AST) was located within a small concreted room at this level, which was noted to be decommissioned and empty (Photographs 11 and 12). The generator also was not in use (Photograph 13). At the time of the walkover, Goldfields House building manager informed that the AST was empty and not in use. No odours or staining were observed around the AST or within the room;
  - Sump pits, which were understood to be collecting seepage or stormwater coming into the building, are located at the east, west and central parts of this level. The sumps discharged into the local stormwater system via a pump. A large cooling fan was located at the western sump pit. No staining was observed at or within any of these sump pits;
  - A sewerage injector/pump was located at this level. No staining or odour was noted at this location (Photograph 14);
  - An Energy Australia substation is located on the eastern part of this level within a sealed room (Photograph 15). Access to the substation was unavailable from Goldfields House.

The Coffey 2010 report (Ref GEOTLCOV24001AB-AC) had noted some other minor observations within the Lower Basement Level, which could not be verified during the current site walkover.

- Levels 26 and 27 are the Plant Rooms of the building. The following features were observed:
  - Sealed ground (i.e. concrete);
  - Level 26 had two separate rooms. One room comprised of two chillers for the building (Photograph 16). They appeared to be well maintained and in good condition. Signs stating that asbestos was present in this room was noted on the walls. The other room contained pumps for the chilling system (Photograph 17). Two, 275L gas heaters were also present in this room. A disused and empty AST was also noted to be present. The condition of the paint on the AST was good and the AST appeared to be well maintained. The Goldfields House building manager stated that this AST had potentially contained diesel and it had been emptied many years ago. The AST had not been removed from the building due to access issues. No staining or odours were detected around this AST.
  - Level 27 comprised of two boilers in a room which appeared to be in good condition (Photograph 18). The boilers were fired with natural gas supplied to the building. An operational diesel pump and hydrant pump was present outside this room. An approximately 1400L diesel AST was present below this pump (Photograph 19).

- Level 28 is the rooftop of the building. Levels 26 to 28 are accessed via fire escape staircases. The following features were observed:
  - Two Cooling Towers (Photograph 20), comprising a 43,300L hydrant and domestic water tank, a 32,000L sprinkler water tank and two smaller tanks were located at level 28. One of these smaller tanks was a spare tank for chilled water and the other small tank was a spare tank for hot water.

Fairfax House

- the Ground Level of Fairfax House is level with Pitt Street to the east and Rugby Place to the south. The entrance to the building is from the east (i.e. Pitt Street). The ground level is currently occupied by the following:
  - the majority of the south eastern area of the ground level is occupied by a coffee shop (Photograph 21);
  - the central area of the ground level is occupied by lifts to upper levels of Fairfax House;
  - the north eastern portion of the ground level is occupied by retail spaces (currently occupied by a jewellery store and other retail stores) (Photograph 22). These retail stores have separate entrances.
- the basement level is mainly occupied by limited staff car park accessed via Rugby Place. The following features were observed:
  - car parking on concrete;
  - storage areas and facility services, including fire control room, switch room, main distribution frame for telecommunications, gas pipes and water meter are present on this level. The storage rooms were used as archive rooms for files and documents as well as building materials (such as ceiling tiles, paint and carpet) and a room used by the coffee shop for goods and equipment.
  - chemical storage area which is used as a cleaners storage room with cleaning equipment and cleaning chemicals/detergents. A disused pit, which had been covered by a slightly elevated concrete slab was located in this room (Photograph 23). The pit may have been used as an oil trap in the past as it had piping connected to it from the walls which had a label stating ‘Hp Oil Trans Pump’. No information was available with regard to the depth of the pit. No staining was visible in this area and no odour was noted.
- Levels 15 and 16 are the Plant Rooms of the building. The following features were observed:
  - sealed ground (i.e. concrete);
  - level 15 comprised of two chillers, two air handling units and two boilers for the building (Photograph 24). They appeared to be well maintained and in good condition. The boilers were fired with natural gas supplied to the building. The ceiling appeared to have flaked off and fallen onto the floor of this level at one location (Photograph 25). Coffey was told by the Fairfax Building Manager that the matter was being looked into and investigations were underway in terms of asbestos assessment and repair options etc. as asbestos is known to be present within the ceiling material in this level;
  - level 16 was a mezzanine and comprised of the lift motor room (LMR) for the building (Photograph 26).
  - level 1 of the building occupied a printing and copy service known as Kwik Copy (Photographs 27 and 28). It was observed that the operations were digital and no chemical or solvents were used for the copying or paper printing process. The print cartridges were recycled and collected by appropriate contractors. Paper and other waste was disposed off site appropriately via garbage bins.

Registered Club

- The ground level of the Registered Club building is level with Rugby Place to the south. The entrance to the building is from the south (i.e. Rugby Place). The Ground Level is currently occupied by the following:

  - bar, eating area and gaming room (Photograph 29). To the east of the bar (north eastern boundary) is a small storage area containing CO2 gas cylinders, beer kegs and other beverage/retail items. A chilling room is located south west of this storage area and a cleaners storage room north of this area. Some white and black staining was noted on the floor of the cleaners storage room (Photograph 30). However, the concrete flooring in this room was intact, showed no cracks or signs of damage and was generally in good condition;
  - the lifts to upper levels of the Registered Club is located on the south eastern portion of the ground floor;
  - the southern end of the Ground Level is an outdoor eating area (part of the bar area), at the entrance to the Registered Club;
  - a grease trap is located outside the building, at the south eastern boundary (Photograph 31). No staining or odour was noted around the grease trap. The sprinkler system for the building is located south of the grease trap within a metal enclosure external to the building (Photograph 31). The enclosure was inaccessible at the time of the site walkover;
  - a small electrical meter room was located at the south eastern corner of the building, adjacent to the grease trap and sprinkler system.
- Level 6 of the building. The following features were observed:
  - sealed ground (i.e. concrete);
  - level 6 comprised of one boiler for the building and an electrical switchboard (Photograph 32). They appeared to be well maintained and in good condition. The boiler was fired by natural gas supplied to the building. The electrical switchboards were located on every floor of the building. A part of the ceiling on this floor appeared to be damaged. Level 6 also included a squash court which was used by one of the business units in the building.
  - rooftop level above level 6 contained air-conditioning cooling towers for the building. This area was inaccessible at the time of the walkover.

At the time of the walkover survey, all three buildings were operational. The Goldfields House and Fairfax House buildings were mainly used for commercial purposes, with much of the building leased out as office space to various commercial/service companies and for minor retail facilities. The Registered Club building was mainly used as an operational office facility including bars, restaurants and boardrooms for the members and the public and minor leasing out of office space to commercial/service companies.

The remainder of the site is covered by concrete pavement, pedestrian walkways and bitumen sealed area of Rugby Place. No landscaping was observed on site, except for planter boxes on the outer northern perimeter of the Goldfields House building on the Ground Floor. The pavements present on-site were in good condition with no significant staining or damage observed.

No visible evidence of significant quantities of fill or other potentially contaminating activities within the site were noted.

3.2. Topography and Hydrology

Based on observation, the site and surrounding area slopes down slightly to the northeast toward Circular Quay.

Based on the levels indicated on Google Earth 2014, the site exhibits an overall gradient from the southwest (10m Australian Height Datum (AHD)) down towards the northeast (6m AHD), however is relatively level within the footprint of the buildings.

No creeks or rivers surround or dissect the site. The closest water body is the Sydney Cove I Warrane at Circular Quay located approximately 120m to the northeast of the site, which discharges to Sydney Harbour.

3.3. Regional Geology and Soils

The Sydney 1:100,000 Geological Series Sheet (9130 Edition, 1983) and Soil Landscape Series Sheet (9130 Edition, 1983) indicates that the site is underlain by Hawkesbury Sandstone of the Wianamatta Group. This is overlain by Quaternary alluvial and estuarine sediments and man-made fill material. Soils associated with the Hawkesbury Sandstone and Quaternary alluvial and estuarine sediments comprise Gymea erosional soils and Disturbed Terrain.

The Hawkesbury Sandstone is described as medium to coarse-grained quartz sandstone, very minor shale and laminate lenses. The Quaternary alluvial and estuarine sediments are described as silty to peaty quartz sand, silt and clay, including ferruginous and humic cementation in place and common shell layers. The man-made fill is described as dredged estuarine sand and mud, demolition rubble, industrial and household waste. The preliminary geotechnical model for the site reported in the Geotechnical Desktop Study (Coffey, June 2015) gives estimated thickness of fill of between 2m to 5m.

The Gymea erosional soils are described as shallow to moderately deep (30-100cm) siliceous and leached sandy soils. Issues for development are localised steep slopes, high soil erosion hazard, rock outcrop, shallow highly permeable soil and very low soil fertility. The Disturbed Terrain is described as turfed fill areas commonly capped with up to 40cm of sandy loam or up to 60cm of compacted clay over fill or waste materials.

The NSW Natural Resources Atlas (http://www.nratlas.nsw.gov.au) indicates that the site lies at an elevation of >4m and underlain by disturbed terrain and may include filled areas, due to reclamation of low lying swamps for urban development, or areas that have been mined or dredged, or undergone heavy ground disturbance through general urban development or construction of dams or levees. The NSW Natural Resources Atlas states that investigations would be required to assess for potential for acid sulphate soils in the area comprising the site.

3.4. Regional Hydrogeology

Based on the topography of the surrounding land, and the location of the site, it is expected that groundwater underlying the site would follow the gradient of the land and flow in a north to northeast direction towards Sydney Cove.

A search of groundwater bore licences was undertaken on 2 June 2015 using the NSW Department of Primary Industries, Office of Water website (http://www.water.nsw.gov.au). The results of the search indicated that there are no registered groundwater bores within a 500m radius of the site.

The Coffey 2010 report (Ref: GEOTLCOV24001AB-AC) stated that a search of groundwater bore information undertaken using the NSW Natural Resources Atlas (http://www.nratlas.nsw.gov.au) showed that three groundwater bores were located within a 1km radius of the site, all approximately 800m SW of the site near to the junction of Sussex Street and Erskine Street. The groundwater bore logs indicated that fill materials had been observed to be present to depths up to 4.5m below ground level (bgl) at the bore locations.

4. Site History

Site history information is summarised in the following sections.

4.1. Aerial Photographs

Current and historical aerial photographs of the site were obtained from the Land and Property Information Division of the NSW Department of Finance and Services, and online mapping tools. A summary of the historic land uses identified from the aerial photographs reviewed are summarised in Table 4.1. Historical aerial photographs are reproduced in Figures 3 to 10.

Table 4.1: Summary of Aerial Photographs

Date	Comment
1930	The site comprises a building in the northern central part and appears to be used for commercial land use. The surrounding land use is similarly occupied by commercial land uses with multi storey residential (terrace style building to the west) and some open space. The wharves of the Circular Quay appear to have been developed to the north east. The site appears to be surrounded by roads to the west (George street), a large building to the north and then (Alfred street) and east (Pitt street).
1943	A large building appears to be present in the north eastern part of the site and a small building in the southern central part of the site. The rest of the site appears to be vacant with some smaller shed type buildings or shipping containers within the northern part of the site. This small structures could potentially be rail buggy's or compartments and the land may have been used for storage or maintenance yard for the railway, as the title search records (Section 4.2) indicates that this part of the land was under the Railway Commissioners for NSW and The Commissioner for Railways between 1920 and 1987. A slight increase in the number of commercial buildings surrounding the site is noted. No other significant change to the surrounding area is visible.
1970	The site is occupied by a large multi-storey premise within the northern part, which appears to resemble the present Goldfields House building. A smaller multi-storey building appears to be present in the eastern part of the site. The large building which had been located north of the site (1943) appears to have been demolished and the area between this building and the site appears to have been cleared. The road north of the site (Alfred street) appears to have been further developed. An elevated road appears to have been constructed north of Alfred street and resembles the present above ground Cahill Expressway and elevated rail line. A moderate increase in the number of commercial buildings, some of which are multi-storey is evident.
1980	The site remains occupied by the large multi-storey premise in the northern part (Goldfields House), however additional buildings appear to have been constructed in the eastern part and south west of the site. The building in the eastern part of the site appears to resemble the present day Fairfax building. The shape and orientation of these structures suggest that they may be multi-storey buildings as well. The terrace style buildings west and south west of site appear to have been demolished and the land appears to be vacant. No other significant changes to the land uses immediately surrounding the site are visible.

1991	No significant change to the site area is visible. Multi-storey buildings appear to have been built west and south west of the site. The surrounding land-use appears to be highly commercial in nature.
2000	Some structures appear to have been built to the west of the large multi-storey building in the northern part of the site. A small multi-storey building appears to be present in the southern central end of the site and resembles the present day Registered Club building. The area between the northern site boundary and Alfred Street appears to be developed as open space and appears to be concrete paved. Scattered trees appear to be present within this area. No other significant changes to the land uses immediately surrounding the site are visible.
2009	No significant change to the site or surrounding area is visible.
2015	No significant change to the site or surrounding area is visible.

4.2. Land Title Certificates

Historical chain of land title certificates were reviewed to assess the current and historical ownership of the site, and are presented in Appendix C. Currently the site comprises four different lots within various deposited plans and is outlined below:

Lot 1 under Deposited Plan DP217877 and Lot 1 under Deposited Plan DP220830 – Location of Goldfields House Building (northern part of site)

Prior to 1987, this area of the site comprised several privately owned allotments between 1889 and 1928 and owned by various commercial entities and government bodies between 1916 and 1987. One of these allotments was owned by a butcher between 1905 to 1916 and another allotment by a stock and station agent and a grazier between 1925 to 1928 which suggests that small scale pastoral or agricultural activities may have occurred on-site during this period. Majority of these allotments have been owned by Minister of Public Works of the State of NSW between 1916 and 1962 and all the allotments by the Railway Commissioners for NSW and The Commissioner for Railways between 1920 and 1987. One of the allotments had been turned into Lot 1 under the Deposited Plan 927277 in 1920 and some other allotments had been consolidated into Lot 1 under Deposited Plan 220830 in 1964, where these allotments were privately owned between 1905 to 1928, owned by commercial entities between 1928 to 1964, owned by The Commissioner for Railways between 1964 to 1982 and by the State Rail Authority of New South Wales between 1982 to 1987.

From 1987 onwards this part of the land was consolidated into Lot 1 under Deposited Plan 217877 and Lot 1 under Deposited Plan 220830. In 1987, ownership of this part of the land was transferred to Australian Mutual Provident Society.

In 1988, AMP Life Limited was the registered proprietor of this part of the site.

In 2001, ownership of this part of the site was transferred to AMP Henderson Global Investors Limited.

Between 2004 and 2006, Trust Company of Australia Ltd was the registered proprietor of this part of the site.

Ownership of this part of the site was transferred to Valad Commercial Management Ltd in 2006.

In 2015 Wanda One Sydney Pty Ltd acquired the ownership of this part of the site and remains the registered proprietor of the site.

Lot 1 under Deposited Plan 537286 – Location of Fairfax House (south eastern part of site)

Between 1889 to 1928, this area of the site comprised several privately owned allotments and owned by various commercial entities between 1928 and 1964. Some of these allotments were owned by a stock and station agent and grazier between 1925 to 1928. These allotments were consolidated into various lots under different Deposited Plans between 1953 to 1969 and owned by Commonwealth Savings Bank of Australia, with one of this lots being owned by TA Field Pty Ltd between 1954 to 1964.

From 1969 onwards this part of the land was consolidated into Lot 1 under Deposited Plan 537286 and owned by Commonwealth Savings bank of Australia until 1995.

In 1995, ownership of this part of the land was transferred to Cambooya Properties Pty Ltd.

In 2014, 31 Pitt Street Pty Limited was the registered proprietor of this part of the site.

In 2015 Wanda One Sydney Pty Ltd acquired the ownership of this part of the site and remains the registered proprietor of the site.

Lot 180 under Deposited Plan 606866 – Location of Registered Club Building (southern central part of site)

Between 1889 to 1928, this area of the site comprised several privately owned allotments and then owned by various commercial entities between 1928 and 1981. Few of these allotments were owned by a stock and station agent and a grazier between 1925 to 1928 which suggests that small scale pastoral or agricultural activities may have occurred on-site during this period. These allotments were consolidated into Lot 180 under Deposited Plan 606866 in 1981 and owned by Rugby Union Club until 1992, after which it was named Rugby Club Limited.

Rugby Club Limited remains the registered proprietor of this part of the site.

4.3. Section 149 Planning Certificates

Planning certificates for a Alfred Street (Goldfields House), 19 – 31 Pitt Street (Fairfax House) and 31A Pitts Street (Registered Club) were obtained from Sydney City Council. Review of these certificates identifies that the land to which the certificates relate:

- Is not declared significantly contaminated land, within the meaning of the *Contaminated land Management Act 1997* (the Act)
- Is not subject to any management orders within the meaning of the Act;
- Is not subject to any approved voluntary management proposal within the meaning of the Act;
- Is not subject to a site audit statement within the meaning of the Act;
- Has been identified as being on an Acid Sulfate Soils map as being Class 1 or 2.

A copy of the planning certificate is presented in Appendix D.

4.4. Dangerous Goods Licenses

A search of the NSW WorkCover's Stored Chemical Information Database was instigated in May 2015, to obtain information regarding Licences to Keep Dangerous Goods at the site.

The search did not identify license to store Dangerous Goods within the premises.

Relevant documentation is presented in Appendix E.

4.5. Search of Public Registers held by NSW EPA

The NSW Environment Protection Authority (EPA) Contaminated Land Record (www.epa.nsw.gov.au/prclmapp/searchregister) was accessed on 2 June 2015. The register indicated that there are currently no notices issued for the site, or properties immediately surrounding the site, under the NSW *Contaminated Land Management Act 1997*.

The List of NSW Contaminated Sites Notified to EPA (www.epa.nsw.gov.au/clm/publiclist) was accessed on 2 June 2015. The list indicated that the site and premises immediately surrounding the site have not been notified to the NSW EPA.

4.6. Summary of Site History Review

The NSW State archives record that semi-circular quay (now circular quay) was formed in the 1850's with retention walls and filling around the mouth of the tank stream.

The available information indicates that the site historically comprised privately owned allotments prior to 1928, which were later owned by various commercial or government bodies. Major development of the site and surrounds, especially the northern section, has progressively occurred after at least 1930. After 1970, the site has been used for commercial, minor retail and hospitality (Registered Club).

4.7. Integrity Assessment of Historical Data

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

- NSW Natural Resources Atlas;
- NSW Department of Primary Industries, Office of Water;
- Aerial photographs provided by NSW Land & Property Information and Google Earth;
- Historic land title records;
- Sydney City Council;
- New South Wales Environment Protection Authority (NSW EPA); and
- Observations made in the field during the site walkover.

The observations made during the site walkover were generally consistent with the documented records provided by third parties. Historical aerial photographs support information presented in title records, indicating that the site had been privately owned, with major development of the site occurring after about 1930.

Observations made during site walkover did not provide any evidence that any underground storage tanks for bulk storage of fuels or chemicals were present. However, a small (8,000L) AST was observed in the lower basement level and on level 26 of Goldfields House. An approximately 1,400L diesel AST was also located at level 27 of Goldfields House. A search of the NSW WorkCover dangerous goods database did not produce any records for dangerous goods storage on the premises. Coffey considers the historical data assessed was generally adequate, reliable and suitable for the objective of this assessment.

5. Potential Areas of Environmental Concern and Chemicals of Potential Concern

Based on the site history information and site observations several potential Areas of Environmental Concern (AECs) and Chemicals of potential Concern (COPCs) were identified, as summarised in Table 5.1.

Table 5.1: Summary of Potentially Contaminating Activities, Potential Areas of Environmental Concern, Likelihood of Contamination and Potential Chemicals Of Concern

Potentially Contaminating Activity/Source	Sub Component / Description	Potential Areas of Environmental Concern	Likelihood of Contamination*	Potential Chemicals of Concern
Fill of Unknown Origin and Quality	Fill soils possibly imported to the site for ramp construction (underneath ramp for basement access and fill beneath basement and ground levels (i.e. reclaimed land.	Soil and groundwater potentially affected.	Low to moderate likelihood of contamination. Desktop study indicated that fill materials in the vicinity of the site could include dredged marine sediment and domestic and industrial waste. These fill materials could potentially contain contaminants at levels exceeding those acceptable for residential and commercial industrial sites. It is likely that fill material has been removed from the site to construct the existing basement levels in the buildings on site. If fill material is present on the site, that material has a potential to be contaminated from the potential filling of industrial and domestic waste.	TRH, BTEX, PAH, OCP, OPP, PCB, heavy metals and asbestos
Oil Trap Pit (Fairfax House)	Possible use and storage of crude oils associated with former equipment or plant use of the Fairfax Building.	A disused pit within the basement level of the Fairfax House building could potentially have been an oil trap or similar, as indicated from the label on the piping which is still connected from the walls to the pit. The depth of the pit in unknown. However, the pit has been covered with concrete slab and the floor slab is in good condition, with no cracks or crevices visible. No staining was observed on the floor and walls and no odour was noted. Contamination (if present) would typically be located in soils within the pit and around it. Soil media potentially affected.	Moderate likelihood of soil contamination. Any spillage of oils and migration into site soils is expected to be minimal.	TRH, BTEX, PAH,
Above ground storage tanks (Goldfields House)	Bulk storage and use of fuels	The following ASTs are present within the Goldfields House building: • Decommissioned and empty, 8000L diesel generator AST within a concrete room in the lower basement level • A small decommissioned and empty AST located in a room on Level 26, which also contained the pumps for the chilling system of the building. This AST potentially previously contained diesel. • An approximately 1400L diesel AST was located on Level 27. Potential past leaks or spillage from the 8,000L AST on the lower basement level may have potentially affected soil or groundwater. The ASTs on Level 26 and 27 are small and are unlikely to have affected soil and groundwater on the site.	Low to moderate likelihood of contamination. Site observations provided no evidence of the presence of any staining or odour around the AST on the lower basement level. No signs of damage was observed on the AST, which appeared to be in good condition and well maintained.	TRH, BTEX, PAH
Electricity transformer **(Energy Australia substation within Lower Basement Level of the Goldfields House Building)**	Leakage from transformer oils.	Soil media potentially affected.	Low likelihood of contamination. Oils contained within the transformer are generally well contained and unlikely to leak.	PCB, TRH, PAH

Sewerage Injector/Pump (Goldfields House Building)	Storage and flow of sewerage materials from the building.	Soil media potentially affected.	Low likelihood of contamination. Sewerage material contained within the pipes and pumps are generally well contained and unlikely to leak.	Biological contaminants, Heavy metals
Asbestos	Release of asbestos fibres and asbestos containing material where materials are poorly maintained or during refurbishment or demolition works.	Soil media potentially affected. General health of staff/visitors/workers potentially affected if they came in contact with asbestos, where poorly maintained or without using proper controls.	Low to Moderate likelihood of contamination. Exposure to asbestos containing material to personnel within the buildings is expected to be minimal to moderate, provided the materials are well maintained and proper safety precautions are taken when in the vicinity of asbestos containing material. Any exposure to asbestos containing material by personnel and workers is expected to be low to moderate during any demolition works for the proposed redevelopment of the site, provided materials have been surveyed and proper controls (including removal) are implemented. The likelihood of release of asbestos containing material to the soil media is expected to be low to moderate during demolition works for the proposed redevelopment of the site.	Asbestos, asbestos containing materials
Staining on walls and floors (Goldfields House and Registered Club)	Storage and use of cleaning fluids/chemicals and solvents	Site surfaces affected and potentially soil media	Low likelihood of contamination. The stains observed on the floors and walls of the Basement Level of the Goldfields House and on the floor of one of the rooms at the Ground Level of the Registered Club were minor and localised. Given the good condition of the concrete walls and floors where these stains were observed, contamination of site soils and groundwater from the stains observed is considered unlikely.	Not applicable

Notes:

* *It is important to note that this is not an assessment of financial risk associated with the AEC in the event contamination is detected, but a qualitative assessment of the probability of contamination being detected at the potential AEC, based on the site history study and field observations.*

TRH = Total Recoverable Hydrocarbons; BTEX = Benzene, Toluene, Ethylbenzene, Xylene; PAH = Polycyclic Aromatic Hydrocarbons; Heavy Metals = arsenic, cadmium, chromium, copper, lead, nickel, mercury, zinc; OCP = Organochlorine Pesticides; OPP = Organophospherous Pesticide; PCB = Polychlorinated Biphenyls; Biological contaminants = E.coli etc

6. Conclusions and Recommendations

The results of the Stage 1 Site Contamination Assessment identified the following potential sources of contamination at the site:

- Fill material of unknown quality used beneath the site;
- Former potential oil trap pit at Fairfax House Building;
- Former and current use of the AST on the lower basement level at the Goldfields House Building within the northern part of the site;
- Electricity transformer located at lower basement level of the Goldfields House Building;
- Sewerage Injector at the Goldfields House Building;
- Asbestos within the buildings; and
- A number of minor localised staining on walls and floors of The Goldfields House Building and at one location of floor staining at Registered Club Building.

Based on a review of the site history and observations made during the site walkover, it is considered that the potential sources of contamination pose a low to moderate likelihood of contamination. Evidence of other potential sources of contamination, such as industrial activities and processes, were not identified.

Assessment of the suitability of the site for the proposed redevelopment was carried out with reference to the decision making process presented as Figure 1 in Section 3 of *Managing Land Contamination, Planning Guidelines: SEPP 55 – Remediation of Land* (DUAP, 1998), which has been reproduced herein as Figure 6.1.

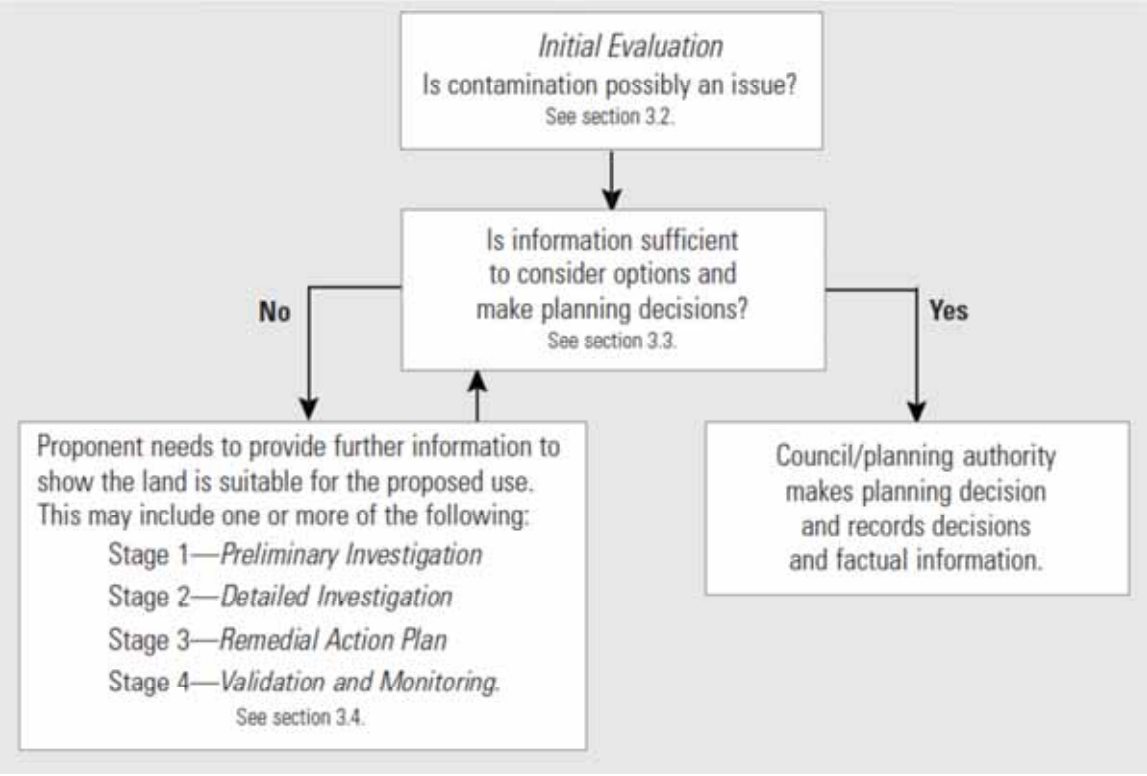


Figure 6.1: Decision Process for Assessment of Site Suitability (source: DUAP, 1998)

Based on the findings of this study, Coffey considers that the site can be made suitable for the proposed mixed commercial and residential development from a contamination perspective.

With regard to the AECs, in consideration that the proposed development seeks to establish a common five-level basement over the site, contamination associated with shallow fill and soils (if any) will be removed. The following recommendations are made:

- Sampling and analysis of fill beneath the site should be carried out during the development for the COPCs noted in Table 5.1, for waste classification purposes;
- A qualified environmental consultant should carry out inspection following removal of the AST and electrical transformer and demolition of pavements in the lower basement of Goldfields House. Should any visual or olfactory indications of contamination be observed, assessment of this area by sampling and analysis of soils should be carried out;
- Constructing planning includes the preparation of an unexpected finds plan that documents procedures for managing health and environmental risks associated with unexpected finds of contamination that are identified at the site during the construction.

This report must be read in conjunction with the attached “Important Information About Your Coffey Environmental Report”.

7. Limitations

Limited information is available on the early history of the site and therefore, some site activities may not have been identified. Allowances for uncertainties and potential unexpected finds should be made during planning and development phases.

In preparing this report, Coffey has relied on information in reports and documents made available to Coffey by other parties. Coffey has assumed that these parties have provided correct information at the time and that the information is suitable.

We draw your attention to the attached sheet titled "Important Information about your Coffey Environmental Report" which must be read in conjunction with this report.

8. References

DUAP (1998). *Managing Land Contamination, Planning Guidelines: SEPP 55 – Remediation of Land*. Dapartment of Urban Affairs and Planning / Environment Protection Authority.

NEPC (2013) *National Environment Protection (Assessment of Site Contamination) Measure 1999*. National Environment Protection Council.

NSW OEH. (2011). *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*. NSW Office of Environment and Heritage.

Coffey (2010). *Stage 1 Preliminary Site Contamination Assessment, 1 Alfred Street, Sydney, NSW*

Coffey (2014). *Geotechnical Desktop Study, Australia Sydney 1 Project*.

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 appraised 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 statues 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

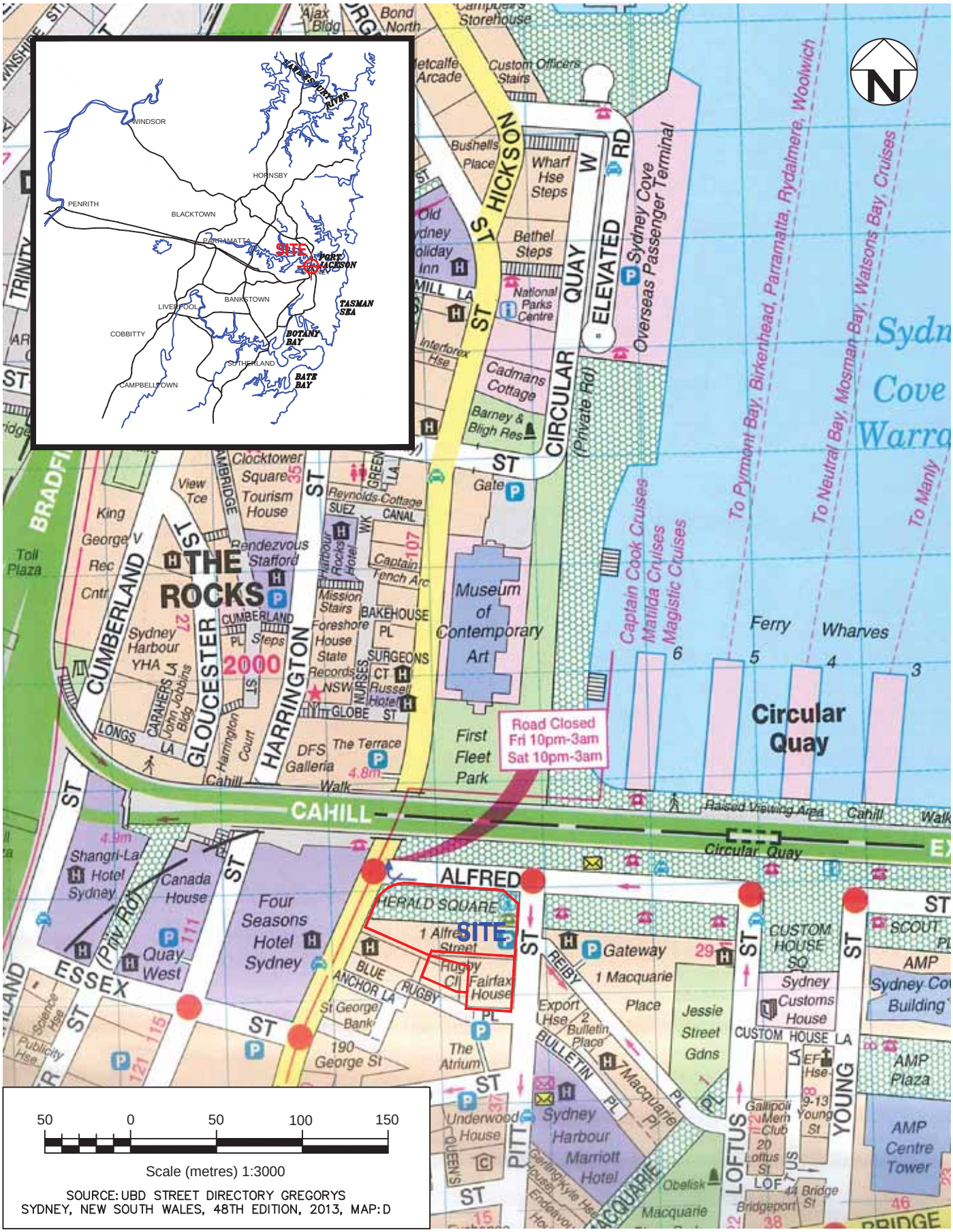
The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by scientists or engineers based on their interpretation of field 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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coffey

client: WANDA ONE SYDNEY PTY LTD

project: AUSTRALIA SYDNEY ONE PROJECT
ENVIRONMENTAL PHASE 1 SITE ASSESSMENT
1 ALFRED STREET, SYDNEY, NSW

title: SITE LOCATION PLAN

project no: GEOTLCOV24001AD-AB | figure no: FIGURE 1 | rev: A

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revision	no.	description	drawn	approved	date
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AERIAL IMAGE ©: SINCLAIR KNIGHT MERZ 2010

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date	04 / 06 / 15
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original size	A3

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project: AUSTRALIA SYDNEY ONE PROJECT
ENVIRONMENTAL PHASE 1 SITE ASSESSMENT
1 ALFRED STREET, SYDNEY, NSW

title: SITE LAYOUT PLAN

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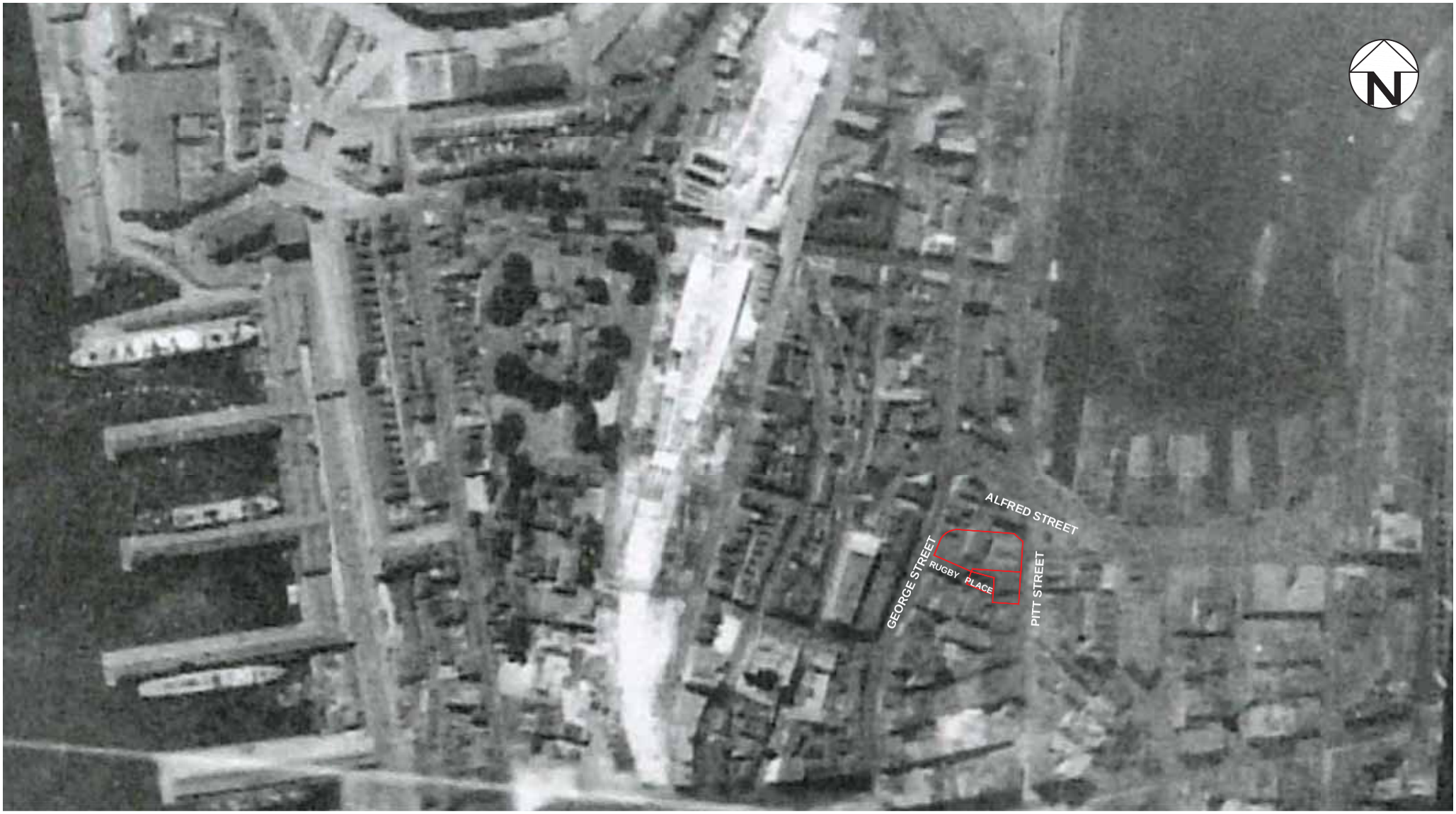

1930

LEGEND

APPROXIMATE SITE BOUNDARY

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scale	NTS
original size	A4

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title:	AERIAL PHOTOGRAPH - 1930

project no:	GEOTLCOV24001AD-AB	figure no:	FIGURE 3	rev: A

1942

LEGEND

APPROXIMATE SITE BOUNDARY

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original size	A4

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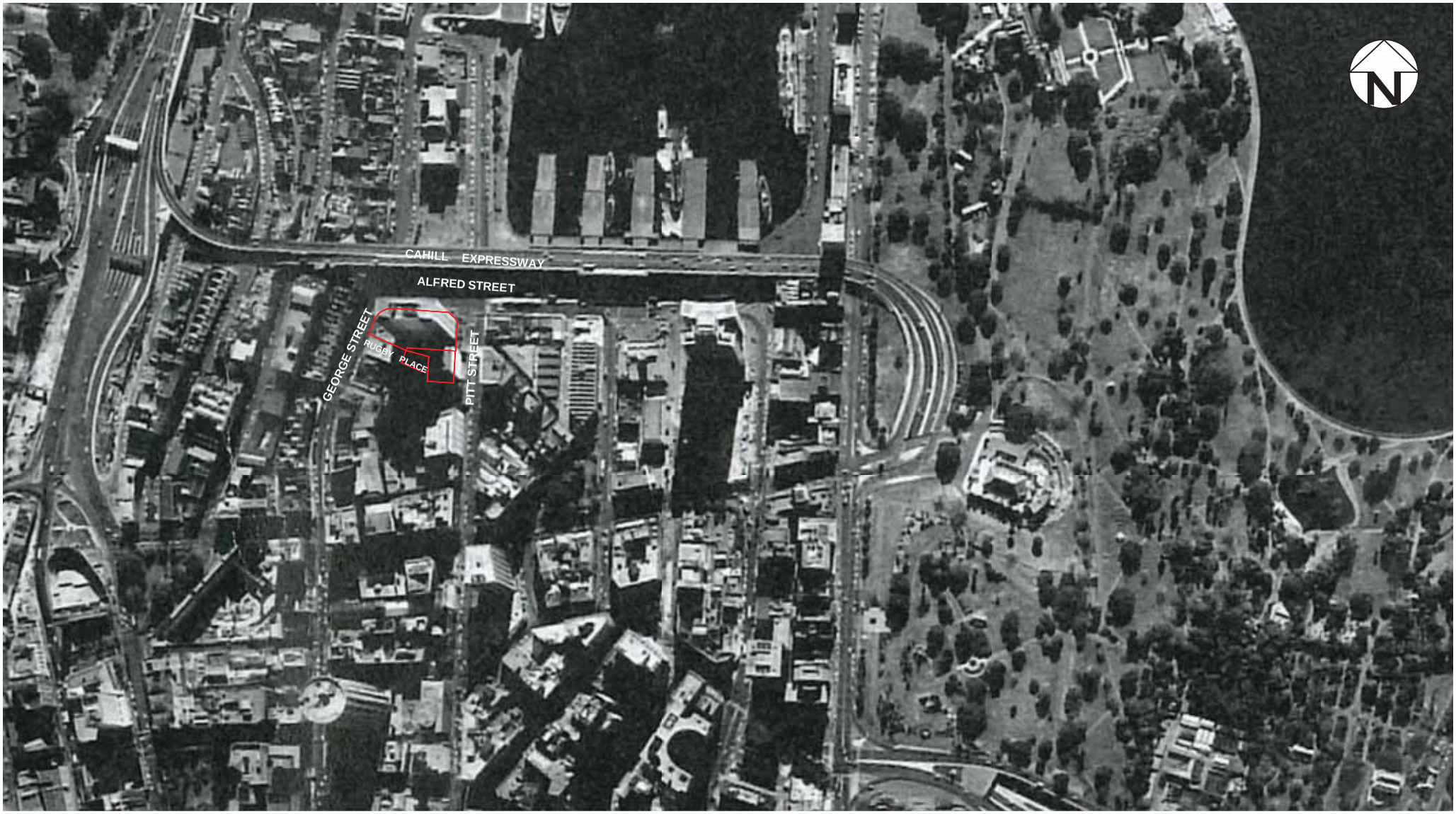

1970

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APPROXIMATE SITE BOUNDARY

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ENVIRONMENTAL PHASE 1 SITE ASSESSMENT
1 ALFRED STREET, SYDNEY, NSW

title: AERIAL PHOTOGRAPH - 1970

project no: GEOTLCOV24001AD-AB | figure no: FIGURE 5 | rev: A

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1982

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title:	AERIAL PHOTOGRAPH - 1982

project no:	GEOTLCOV24001AD-AB	figure no:	FIGURE 6	rev: A

1991

LEGEND

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title: AERIAL PHOTOGRAPH - 1991

project no: GEOTLCOV24001AD-AB | figure no: FIGURE 7 | rev: A

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1994

LEGEND

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ENVIRONMENTAL PHASE 1 SITE ASSESSMENT
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title: AERIAL PHOTOGRAPH - 1994

project no: GEOTLCOV24001AD-AB | figure no: FIGURE 8 | rev: A

2005

LEGEND

APPROXIMATE SITE BOUNDARY

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ENVIRONMENTAL PHASE 1 SITE ASSESSMENT
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title: AERIAL PHOTOGRAPH - 2005

project no: GEOTLCOV24001AD-AB | figure no: FIGURE 9 | rev: A

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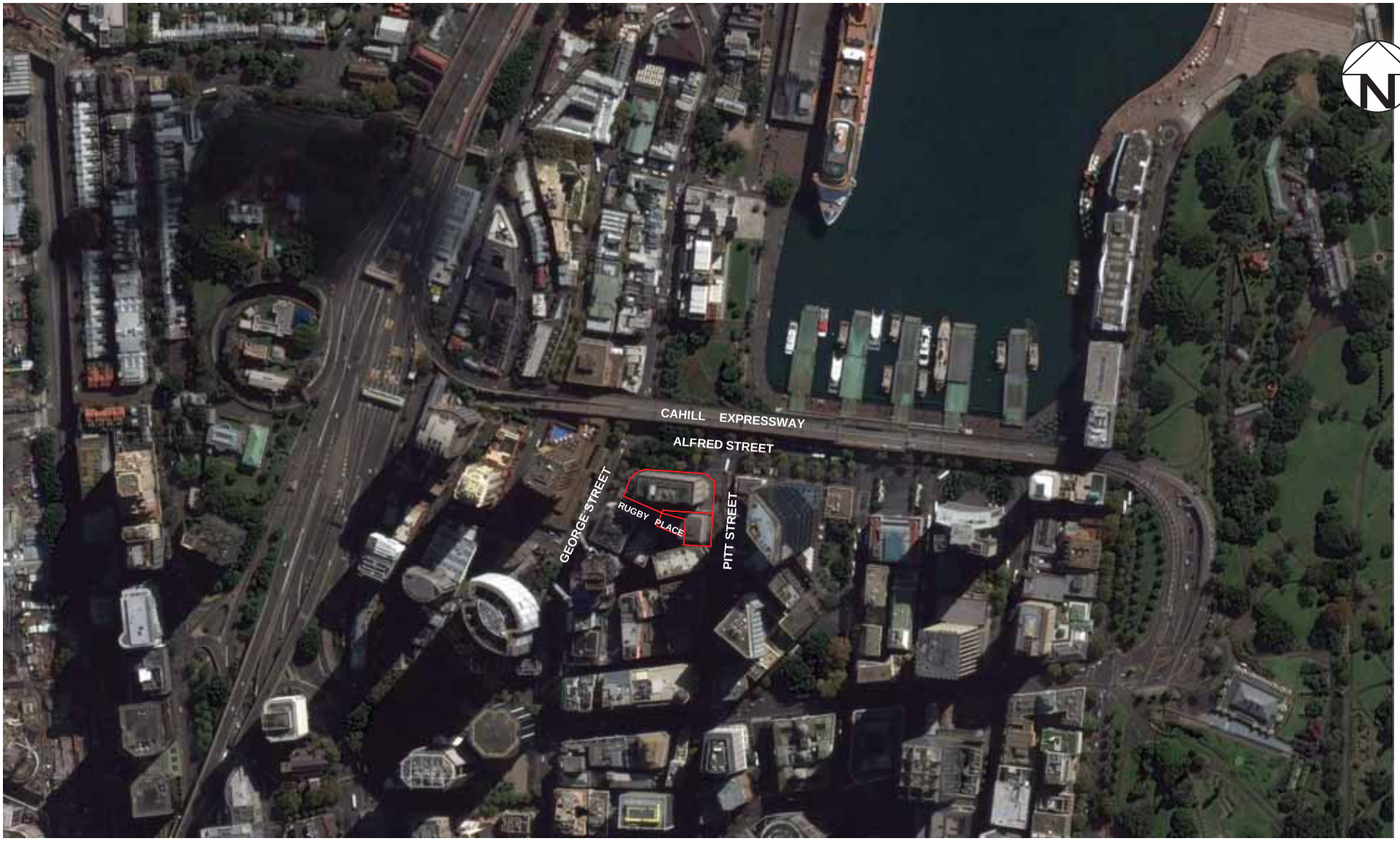

2015

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date	04 / 06 / 15
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project:	AUSTRALIA SYDNEY ONE PROJECT ENVIRONMENTAL PHASE 1 SITE ASSESSMENT 1 ALFRED STREET, SYDNEY, NSW
title:	AERIAL PHOTOGRAPH - 2015

project no:	GEOTLCOV24001AD-AB	figure no:	FIGURE 10	rev: A

Appendix A - Proposed development details

SYDNEY ONE PROJECT

1 ALFRED STREET, 19-31 PITT STREET & 31A PITT STREET
SYDNEY NSW 2000

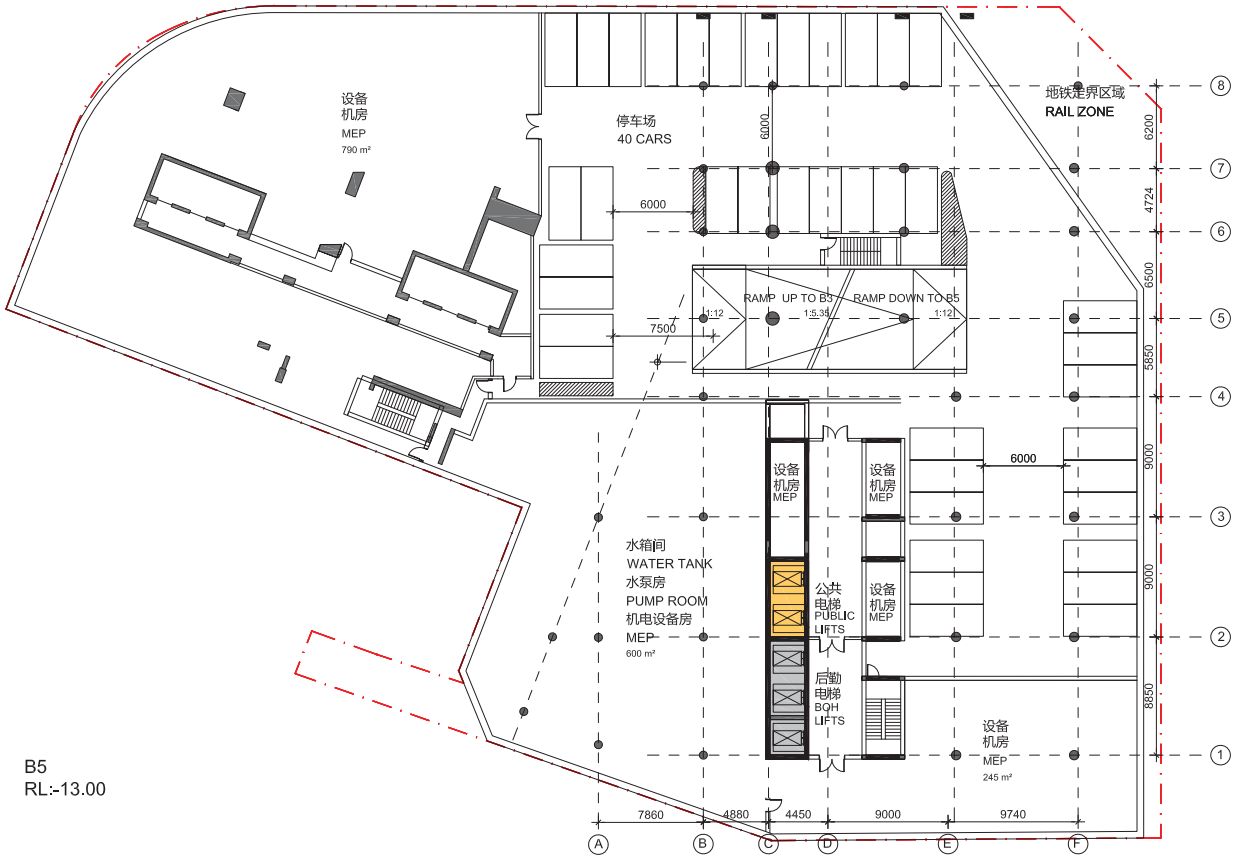
ARCHITECTURAL
DEVELOPMENT APPLICATION SUBMISSION

CA3054

09.06.2015

cronepartners

cronepartners pty ltd
Level 2, 364 Kent Street,
Sydney, NSW, 2000, Australia
Ph: +61 2 8295 5300
Fax: + 61 2 8295 5301



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PRELIMINARY

notes
All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be notified to the architect.

quality assurance system

authorised by:

date: 09.06.2015

cronepartners
level 2, 364 kent street, sydney, nsw, 2000

client
万达集团 WANDA GROUP
WANDA ONE SYDNEY
1 Alfred Street, Sydney, NSW, 2000

no.	revision note	by.	date
A	PRELIMINARY ISSUE	SH	09.06.2015

client
WANDA ONE SYDNEY
1 alfred st
sydney, nsw, 2000

structural engineer
ROBERT BIRD GROUP
Level 11, 151 Castlereagh St,
Sydney NSW 2000, Australia

mechanical
AECOM
Level 21, 420 George Street
Sydney , NSW 2000, Australia

architect
CRONE PARTNERS PTY LTD,
level 2, 364 kent street, sydney, nsw 2000, australia
Ph: +61 2 8295 5300 Fax: 61 2 8295 5301

hydraulic
AECOM
Level 21, 420 George Street
Sydney , NSW 2000, Australia

electrical
AECOM
Level 21, 420 George Street
Sydney , NSW 2000, Australia

scale
1:200 @ A1, 1:400 @ A3
0m 2 4 6 8 10

project
SYDNEY ONE PROJECT
1 ALFRED STREET, 19-31 PITT STREET & 31A PITT STREET, SYDNEY NSW 2000

drawn: SH | checked: BS | date: 09.06.2015

Cronepartners Pty Ltd
level 2, 364 kent street, sydney, nsw 2000, australia
Ph: +61 2 8295 5300
Fax: 61 2 8295 5301
cronepartners

drawing title
BASEMENT 5

DEVELOPMENT APPLICATION

project no.	drawing phase.	drawing no.	rev
CA 3054	SK	01	A

PRELIMINARY

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cronepartners
level 2, 364 kent street, sydney, nsw, 2000

client
万达集团 WANDA GROUP
WANDA ONE SYDNEY
1 Alfred Street, Sydney, NSW, 2000

no.	revision note	by.	date
A	PRELIMINARY ISSUE	SH	09.06.2015

client
WANDA ONE SYDNEY
1 alfred st
sydney, nsw, 2000

architect
CRONE PARTNERS PTY LTD,
level 2, 364 kent street, sydney, nsw 2000, australia
Ph: +61 2 8295 5300 Fax: 61 2 8295 5301

structural engineer
ROBERT BIRD GROUP
Level 11, 151 Castlereagh St,
Sydney NSW 2000, Australia

hydraulic
AECOM
Level 21, 420 George Street
Sydney , NSW 2000, Australia

mechanical
AECOM
Level 21, 420 George Street
Sydney , NSW 2000, Australia

electrical
AECOM
Level 21, 420 George Street
Sydney , NSW 2000, Australia

scale
1:200 @ A1, 1:400 @ A3

Cronepartners Pty Ltd
level 2, 364 kent street,
sydney, nsw 2000, australia
Ph: +61 2 8295 5300
Fax: 61 2 8295 5301

cronepartners

project
SYDNEY ONE PROJECT
1 ALFRED STREET, 19-31 PITT STREET & 31A PITT STREET, SYDNEY NSW 2000

drawn: SH | checked: BS | date: 09.06.2015

drawing title
BASEMENT 4

DEVELOPMENT APPLICATION

project no.	drawing phase.	drawing no.	rev
CA 3054	SK	02	A

PRELIMINARY

notes

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cronepartners
level 2, 364 kent street, sydney, nsw, 2000

client

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WANDA ONE SYDNEY
1 Alfred Street, Sydney, NSW, 2000

no.	revision note	by.	date
A	PRELIMINARY ISSUE	SH	09.06.2015

client
WANDA ONE SYDNEY
1 alfred st
sydney, nsw, 2000

architect
CRONE PARTNERS PTY LTD,
level 2, 364 kent street, sydney, nsw 2000, australia
Ph: +61 2 8295 5300 Fax: 61 2 8295 5301

structural engineer
ROBERT BIRD GROUP
Level 11, 151 Castlereagh St,
Sydney NSW 2000, Australia

hydraulic
AECOM
Level 21, 420 George Street
Sydney , NSW 2000, Australia

mechanical
AECOM
Level 21, 420 George Street
Sydney , NSW 2000, Australia

electrical
AECOM
Level 21, 420 George Street
Sydney , NSW 2000, Australia

scale
1:200 @ A1, 1:400 @ A3

project
SYDNEY ONE PROJECT
1 ALFRED STREET, 19-31 PITT STREET & 31A PITT STREET, SYDNEY NSW 2000

drawn: SH | checked: BS | date: 09.06.2015

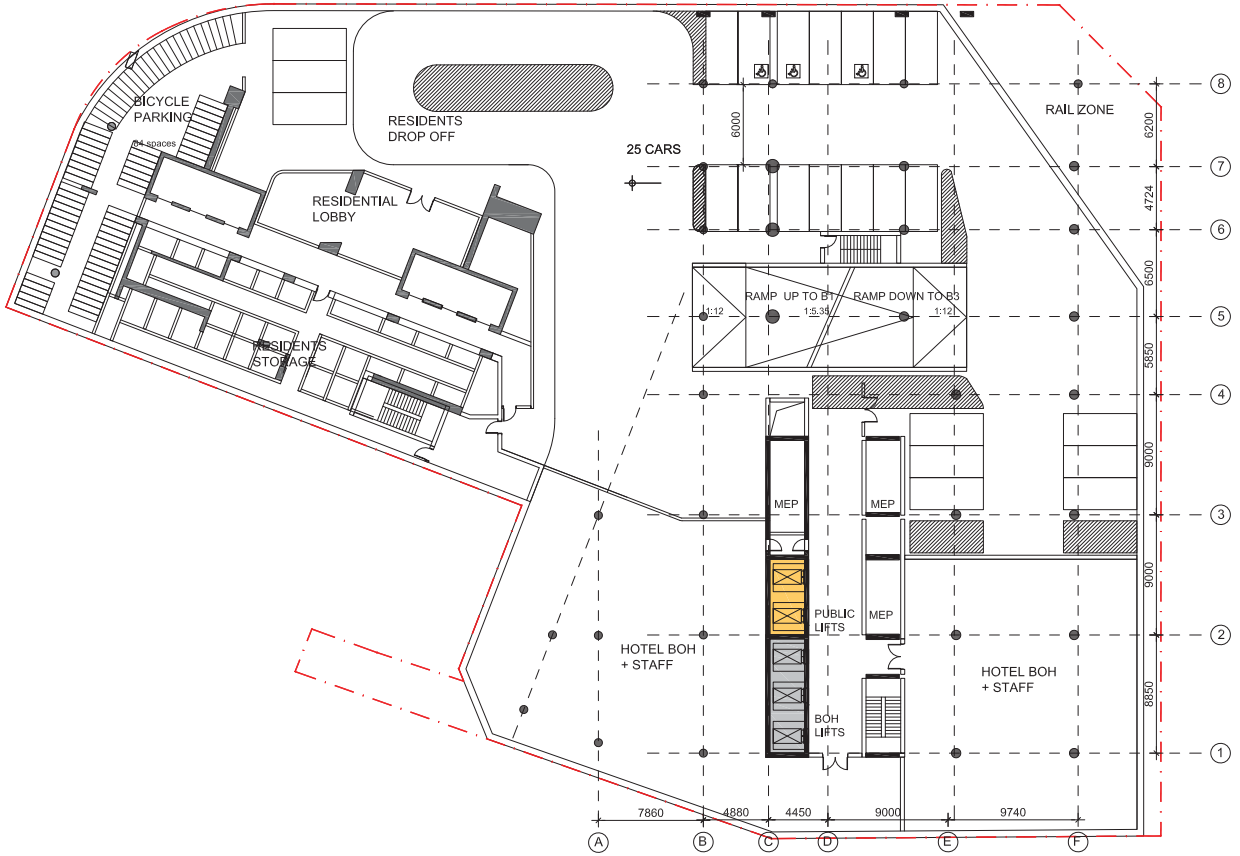
drawing title
BASEMENT 3

Cronepartners Pty Ltd
level 2, 364 kent street, sydney, nsw 2000, australia
Ph: +61 2 8295 5300
Fax: 61 2 8295 5301

cronepartners

DEVELOPMENT APPLICATION

project no.	drawing phase.	drawing no.	rev
CA 3054	SK	03	A



PRELIMINARY

notes

All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be notified to the architect.

quality assurance system

authorised by:

date: 09.06.2015

cronepartners
level 2, 364 kent street,
sydney, nsw, 2000

client

万达集团 WANDA GROUP

WANDA ONE SYDNEY
1 Alfred Street,
Sydney, NSW, 2000

no.	revision note	by.	date
A	PRELIMINARY ISSUE	SH	09.06.2015

client
WANDA ONE SYDNEY
1 alfred st
sydney, nsw, 2000

structural engineer
ROBERT BIRD GROUP
Level 11, 151 Castlereagh St,
Sydney NSW 2000, Australia

mechanical
AECOM
Level 21, 420 George Street
Sydney , NSW 2000, Australia

architect
CRONE PARTNERS PTY LTD,
level 2, 364 kent street, sydney, nsw 2000, australia
Ph: +61 2 8295 5300 Fax: 61 2 8295 5301

hydraulic
AECOM
Level 21, 420 George Street
Sydney , NSW 2000, Australia

electrical
AECOM
Level 21, 420 George Street
Sydney , NSW 2000, Australia

scale
1:200 @ A1, 1:400 @ A3

Cronepartners Pty Ltd
level 2, 364 kent street,
sydney, nsw 2000, australia
Ph: +61 2 8295 5300
Fax: 61 2 8295 5301

cronepartners

project
SYDNEY ONE PROJECT
1 ALFRED STREET, 19-31 PITT STREET & 31A PITT STREET, SYDNEY NSW 2000

drawn: SH | checked: BS | date: 09.06.2015

drawing title
BASEMENT 2

DEVELOPMENT APPLICATION

project no.	drawing phase.	drawing no.	rev
CA 3054	SK	04	A