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M HOUSE SURRY PTY LTD

Preliminary Long-term Environmental Management Plan

47 - 97 Marlborough Street, Surry Hills NSW

E26534.E08_Rev2

21 April 2026

Document Control

Report Title: Long-term Environmental Management Plan; 47 - 97 Marlborough Street, Surry Hills NSW

Report No: E26534.E08_Rev2

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Revision	Details	Date	Amended By
0	Preliminary Draft	25 February 2026	-
1	Change Client details	9 March 2026	RL/AS
2	Address comments from NSW DPHI.	21 April 2026	RL

Please note that this document has been prepared as a Preliminary LTEMP for SSDA approval purposes only.

The requirement for a LTEMP will be confirmed following completion of the additional site investigations proposed in the Remedial Action Plan (RAP). An LTEMP would only be necessary where residual impacted soils are proposed to remain on-site under an encapsulation strategy, rather than being excavated, disposed of off-site, and validated.

Accordingly, certain aspects of this document are preliminary and subject to revision. Some appendices and supporting documentation can only be finalised and provided following completion of remediation works and validation.

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Table of Contents

Page Number

1. INTRODUCTION 1
1.1 Background and Purpose 1
1.2 Proposed Development 2
1.3 LTEMP Objectives 3

2. SITE DESCRIPTION 4
2.1 Property Identification and Location 4
2.2 Regional Setting 4
2.3 Contamination Requiring Management 5
2.4 Proposed Site Remediation and Validation 5
2.5 Proposed Asbestos Capping 6

3. IMPLEMENTATION OF LTEMP 7
3.1 Stakeholders & Responsibilities 7
3.2 Enforcement of the LTEMP 7
3.3 Amendment of TLEMP 8
3.4 Distribution of LTEMP 8
3.5 Cessation of LTEMP 8

4. RESIDUAL IMPACTS AND MITIGATION 9
4.1 Soil – Expected Identified Impacts 9
4.2 Extent and Location of Contaminated Soils Remaining on-site 9
4.3 Groundwater – Expected Identified Impacts 9
4.4 Mitigation of Risk 9
4.4.1 Health-Based Impacts 9
4.4.2 Future Remediation 9

5. MANAGEMENT MEASURES 10
5.1 Preventative Management Methods 10
5.2 Notification of Works 10
5.3 Access to Underlying Soils 10
5.3.1 Contamination Risk Management 10
5.3.2 Contaminant Migration Controls 11
5.3.3 Subsurface Confined Spaces 11
5.4 Concrete Repairs and Management 11
5.5 Unpaved Spaces 11
5.6 Installation to New Services and Repairs to Existing Services / Pipes 12
5.7 Asbestos and Waste Management 12
5.7.1 Waste Soil Classification 12
5.7.2 General Requirements for ACM Removal Works 12
5.7.3 Disposal of ACM soils 12
5.7.4 Air Quality Monitoring 12

5.7.5 Asbestos Clearance Inspection 13

5.8 Unexpected Finds 13
5.9 Periodic Monitoring Records 14

6. COMPETENCIES 15

7. STATEMENT OF LIMITATIONS 16

REFERENCES 17

Schedule of Tables

Table 2-1 Site Identification, Location and Zoning 4
Table 2-2 Regional Setting Information 4
Table 3-1 Key Stakeholders and Responsibilities for Implementation of the EMP 7
Table 5-1 Air Monitoring Action Levels 13

Appendices

APPENDIX A – FIGURES (NOTE THESE WILL CHANGE PENDING THE FINDINGS OF ADDITIONAL SAMPLING)

APPENDIX B – SITE DEVELOPMENT PLANS (TO BE REPLACED BY AS-BUILTS BEFORE LTEMP IMPLEMENTATION)

APPENDIX C – SUPPORTING INFORMATION FROM PREVIOUS INVESTIGATIONS (PENDING THE FINDINGS OF ADDITIONAL SAMPLING)

APPENDIX D – OCCUPATIONAL HYGIENE REQUIREMENTS

APPENDIX E – SITE SURVEY OF FINAL LANDFORM AND CAPPING AREAS (TO BE ADDED POST-CONSTRUCTION)

APPENDIX F – LTEMP INSPECTION AND MAINTENANCE RECORD FORM

APPENDIX G – INCIDENT AND NON-CONFORMANCE REPORT FORM

APPENDIX H – UNEXPECTED FINDS PROTOCOL

1. INTRODUCTION

1.1 Background and Purpose

EI Australia (EI) was engaged by M House Surry Pty Ltd ('the client') to prepare a Preliminary Long Term-Environmental Management Plan (LTEMP) of the property located at 47 - 97 Marlborough Street, Surry Hills NSW ('the site').

The site is located approximately three kilometres south of the Sydney central business district, within the Local Government Area (LGA) of Council of the City of Sydney (Council), **Figure 1**, **Appendix A**). The site is located at 47-97 Marlborough Street, Surry Hills and is legally described as Lot 1 in DP225393 and Lot 1 in DP251056. It is rectangular in shape and has an area of approximately 3,408 m². (**Figure 2**, **Appendix A**).

The site is located in the City of Sydney local government area (LGA) in Surry Hills, which is well-serviced by public amenities such as a supermarket, cafes, destination retail shops and a library. Nearby community facilities include swimming pools, tennis courts, and open spaces. The southern portion of the site comprises a locally listed heritage item (the former David Jones Warehouse building) and the northern portion of the site accommodates a car park. The area to the east and south of the site is a Heritage Conservation Area.

The site is in an accessible area with the nearest Light Rail Station (Surry Hills) 200m to the north of the site. The site is also close to regular bus services in the immediate vicinity.

The existing building is built to the site boundaries. There are existing street trees along Marlborough Street, as well as some planter boxes containing vegetation on the site's north-eastern frontage to Marlborough Street.

At the time of preparation of this LTEMP, the site was occupied by a commercial building and associated amenities. This LTEMP was required in support of a planning proposal to NSW Department of Planning, Housing and Infrastructure for the proposed redevelopment of the site.

This LTEMP accompanies an Environmental Impact Statement (EIS) prepared under Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and supports a State Significant Development Application (SSDA; SSD-78545225) for the proposed redevelopment.

The Minister for Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 19 December 2024 (SSD- 78545225). Specifically, this report has been prepared to respond to the following SEARs:

SEARs Requirement	Section of Report where response is provided
13. Contamination and Remediation In accordance with *Chapter 4 of SEPP (Resilience and Hazards) 2021*, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.	Preliminary and Detailed Site Investigation and Remedial Action Plan (already completed and summarised in this document) Preliminary Long-Term Environmental Management Plan **(this document)**

[As this is a draft all of this is subject to change depending on additional investigation findings and the outcome of remedial excavation works.]

A Remediation Action Plan (RAP) was prepared which described the proposed remediation for the site (EI, 2026b), identified data gaps and provided a program of additional site investigation works. The preferred remediation approach involves excavation and off-site disposal of asbestos impacted soils at licensed facilities. On-site consolidation (encapsulation by capping) of impacted materials will be considered, where economic or access constraints dictate.

At the time of preparing this document, remediation and validation works have not yet commenced. Following completion of the additional investigations and remedial excavation works, a determination will be made regarding the appropriate management approach for the asbestos impacted soils. If impacted soils are to remain onsite, they will need to be capped and contained and managed under a LTEMP, in accordance with the relevant NSW Environment Protection Authority Practice Note – *Preparing Environmental Management Plans for Contaminated Land* (NSW EPA, 2022a).

The purpose of this EMP is to define the roles, responsibilities, and management requirements for site users and property owners in relation to subsurface asbestos contamination during the operation of the site as a mixed-use (commercial and high density residential) facility.

1.2 Proposed Development

The application seeks development consent for the redevelopment of the site for an in-fill affordable housing residential development comprising 175 market and affordable housing dwellings. The works will involve the adaptive reuse of the heritage listed warehouse building known as the 'Former David Jones Factory'.

Specifically, this application seeks approval for the following:

- Demolition of the existing car park on the northern portion of the site.
- Site preparation works including:
  - Tree removal.
  - Excavation on the northern portion of the site.
- Alterations and additions to the existing warehouse building for the purposes of a residential flat building comprising:
  - Heritage conservation works to the warehouse building and alterations to the warehouse roof profile on level 8.
  - Four level addition to the warehouse building on the central portion of the site.
  - 138 residential apartments on level 1 – level 7.
  - Indoor communal resident amenity and rooftop communal open space on level 7.
  - Service vehicle access from Goodlet Street to an at-grade loading dock.
  - Lower ground storage, plant and services area.
- Construction of a new residential flat building on the northern portion of the site comprising:
  - Basement car stacker and vehicular access from Landsdowne Street.
  - Retail tenancy on ground level on the corner of Marlborough Street and Landsdowne Street.
  - 37 residential apartments on level 2 – level 7.
- Landscaping and associated public domain works including a private pedestrian link along the western site boundary.

- Provision of 15% affordable housing to be managed by a community housing provider for a period of 15 years from date of the Occupation Certificate.
- Extension and augmentation of physical infrastructure and utilities as required.

Based on the supplied draft architectural plans (**Appendix B**) it is understood that the proposed development will involve the demolition of the existing car park in the northern portion of the site, and the construction of a ten-storey mixed use (residential and retail) building overlying a seven-level drained basement car park with a stacker system. In the central and southern portions of the site, adaptive reuse of two heritage-listed warehouse buildings is proposed, including alterations and additions to the existing structures and the construction of four additional levels to the central warehouse.

1.3 LTEMP Objectives

The main objectives of the LTEMP are:

- To prevent and ensure the cap is not breached unless required (i.e. repair or maintenance).
- To provide a summary of the status of residual contamination.
- To outline activities for the effective management of the site.
- To outline responsibilities for implementation of the LTEMP.
- To provide an effective means of ensuring that the environment is protected.
- To provide a stand-alone document with sufficient detail and clarity to be readily understood.

This LTEMP should generally meet requirements of the NSW EPA (2017) *Guidelines for the NSW Site Auditor Scheme* (3rd edition), including:

- The LTEMP can reasonably be made to be legally enforceable. The relevant authority should be asked their view on the legality of the LTEMP. How implementation of a LTEMP can reasonably be made to be legally enforceable should take into account exempt and complying development which may occur at the site.
- There will be appropriate public notification of any restrictions applying to the land to ensure that potential purchasers or other interested individuals are aware of the restrictions, for example appropriate notations on a planning certificate issued under s.10.7(2) of the *Environmental Planning and Assessment Act* or a covenant registered on the title to land under s.88B of the *Conveyancing Act 1919*.
- There is no off-site migration of contamination from the site, or where there is off-site migration or its potential, that contamination within the site is managed or monitored so it does not present an unacceptable risk to either on-site or off-site environments. In this instance, the asbestos impacted soils to be managed under this LTEMP are considered non-volatile and non-leachable. Off-site migration of contaminants is considered irrelevant.

The LTEMP will also require approval from the Minister for Planning and Environment, acting via the NSW Department of Planning and Environment (DPE), or the Planning Secretary before implementation.

2. SITE DESCRIPTION

2.1 Property Identification and Location

The site identification details and associated information are presented in **Table 2-1**. Refer to **Appendices A** and **B** for site plans.

Table 2-1 Site Identification, Location and Zoning

Attribute	Description
Street Address	47 - 97 Marlborough Street, Surry Hills NSW
Site Description	At the time of preparation of this document, the site was occupied by an existing eight-storey building in the southern third of the site, connected to an existing three-storey building in the middle third of the site. The northern third of the site is an existing single-storey building with roof top open car parking. The remaining areas of the site were occupied by concrete pavement.
Area	Approx. 3,413 m^2
Lot and DP	Lot 1 in DP251056; and Lot 1 in DP225393
Site Identification	Site entry coordinates, south western corner of the site (GDA2020-MGA56): ▪ Easting: 334576.131729 ▪ Northing: 6248563.923884 (Source: http://maps.six.nsw.gov.au)
Location Description	The site is bounded by Lansdowne Street to the north, Marlborough Street to the east and Goodlet Street to the south, with residential properties sharing the site boundary to south-west. The Sydney County Council – Ausgrid Surry Hills Zone substation No. 901 is situated immediately north-west of the site. The surrounding area is predominantly residential.
LGA	City of Sydney (Council)
Current Zoning	MU1: Mixed Use (*Sydney Local Environmental Plan 2012*)

2.2 Regional Setting

Local topography, geological and soil landscape information is summarised in **Table 2-2**.

Table 2-2 Regional Setting Information

Attribute	Description
Topography	The site is situated on the high western side of Marlborough Street, within gently south eastern dipping topography (0° to 8°) with site levels varying from RL 43 at the northern boundary to RL 40 at the southern boundary (RL have been estimated from publically available information).
Geology	*Geological Survey of New South Wales 1:100,000 Sydney Geological series sheet 9130* prepared by the Geological Survey of NSW Department of Mineral Resources, indicates that the site is underlain by Ashfield Shale (Twia). Ashfield Shale, typically comprising black to dark-grey shale and laminate and bordering Quaternary Age Deposits (Qhd) transgressive dunes, typically comprising medium to fine grained marine sand with podsols.

Attribute	Description
Soil Landscape	*Soil Landscapes of the Sydney 1:100 000 Sheet* (Chapman GA and Murphy CL, 1989) indicated that the local area is gently undulating to rolling coastal dunefields. North-south oriented dunes with convex narrow crests, moderately inclined slopes and broad gently inclined concave swales.
Acid Sulfate Soil (ASS) Risk	With reference to the *Botany Bay Acid Sulfate Soil Risk Map* (1:25,000 scale; Murphy, 1997), the site is not located within an acid sulfate soil (ASS) risk area. In such cases, ASS are not known or expected to occur and "land management activities are not likely to be affected by ASS materials". With reference to the *Sydney Local Environmental Plan 2012* Acid Sulfate Soils Map, the site lies within a *Class 5* area. Acid sulfate soils are not known or expected to occur at the site.
Site Surface	A majority of the site area was either paved with concrete hardstand or occupied by the building footprint.
Nearest Surface Water	Busbys Pond located within Centennial Park, which is approximately 1.8 kilometre (km) south-east of the site.
Contaminated Land Records	An online search of the contaminated land public record of EPA Notices and List of contaminated sites notified to EPA was conducted 27 October 2025. The search confirmed that the site or any property within a 250m radius of the site was free of EPA notice or listed as contaminated site notified to EPA.
Groundwater Flow Direction	Based on the site topography and proximity to nearby surface water bodies, groundwater is anticipated to flow south-easterly direction, towards Busbys Pond within Centennial Park, which is approximately 1.8km south-east of the site.

2.3 Contamination Requiring Management

Previous investigation of the site (EI, 2026a) found friable asbestos in shallow fill at the site (BH107, refer **Figure 2, Appendix A**). It was described by the analytical laboratory as chrysotile asbestos found as approx 3.35g fibrous material.

2.4 Proposed Site Remediation and Validation

Proposed remediation and validation works are to be carried out on-site in general accordance with the RAP (EI, 2026b), refer to **Appendix C**.

- As outlined in the RAP, one option of remedial strategy is the removal of all contaminated soil around BH107, if contamination is confirmed to be localised and not widespread across the site.
- If widespread asbestos contamination is identified within the building footprint, the preferred approach would be to cap and contain the affected area within the heritage zone, alongside the implementation of a long-term Environmental Management Plan (LTEMP)
- As for the proposed basement footprint, the analytical results for final validation samples post bulk excavation will be collected and screen against the adopted site acceptance criteria.
- The remaining soils within the basement footprint will undergo a visual inspection to identify any signs of contamination, including fragments of asbestos-containing material (ACM) or any unusual/suspicious odours.
- Remediation and preparation of this Site Validation Report will be undertaken in general accordance with the regulatory framework as outlined in RAP(EI, 2026b)

The implementation of this LTEMP will be determined based on the outcomes of the data gap investigation proposed in the RAP (EI, 2026b). If required, the LTEMP will be implemented to manage any identified asbestos contamination materials and to ensure the site remains suitable for the proposed land use. Refer to **Appendix B** for site development plans.

2.5 Proposed Asbestos Capping

Proposed asbestos-impacted soils within the deep soil zone and potentially within the Heritage building footprint are to be managed using a capping and containment approach where applicable. The following capping strategies are proposed:

- *Concrete Hardstand* – contaminated soils are to be capped by the existing concrete hardstand. No soil disturbance was expected in this area.
- *Landscape area/Deep soil zones* – Contaminated soils in landscaped zones will be capped using an orange geotextile marker layer, with overlapping sections secured using 20 cm nails to hold the geotextile in place. A mesh geogrid will be installed over the marker layer, followed by the placement of 500 mm of clean imported topsoil. Detailed specifications for the marker layer and imported topsoil will be provided upon completion of the capping works.

The locations of the deep soil zones, Heritage building footprint, and the proposed investigation areas are presented in **Figure 2**, **Appendix A**. Additional details can be found in the RAP report provided in **Appendix C**

3. IMPLEMENTATION OF LTEMP

3.1 Stakeholders & Responsibilities

The key stakeholders for implementation of the LTEMP are listed in **Table 3-1**.

Table 3-1 Key Stakeholders and Responsibilities for Implementation of the EMP

Key Stakeholder	Role	Responsibility
City of Sydney	Management	Ensuring requirements of Development Consent and other planning instruments are met. Registration of details of EMP on Section 10.7(5) Planning Certificate. Registration of LTEMP on 'Before You Dig Australia' (BYDA) plan.
M House Surry Pty Ltd (Client)	Owner	Registration of details on LTEMP Certificate(s) of Title. Implementation of and compliance with LTEMP. Implementation of management measures. Notification of workers, sub-contractors and future site owners of existence of a LTEMP and provision of a copy of the EMP. Induction of the workers and sub-contractors on the EMP and maintaining records.
Service and infrastructure providers	Sub-contractors for installation and/or repair	Review of LTEMP on 'Before You Dig Australia' (BYDA) plan. Compliance with EMP. Implementation of management measures. Inclusion of LTEMP in preparation of a Construction Environmental Management Plan (CEMP) or Work Method Statement. Notification of any repair works to City of Sydney Council.
TBA	SEARs	Review and approval of the LTEMP. Review of any amendments to the LTEMP.
EI Australia	Environmental Consultant	Update the LTEMP where required. Inspection of reinstatement of cap at completion of intrusive work.

3.2 Enforcement of the LTEMP

In accordance with the EPA (2017) *Guidelines* and EPA (2022) *Practice Note: Preparing Environmental Management Plans for Contaminated Land*, this LTEMP will be made legally enforceable by the following mechanisms:

- The site owner must create and register a covenant of the title of the land under the *Conveyancing Act 1919*, detailing that the use of the site is subject to this LTEMP;
- City of Sydney Council will be nominated as the only authority empowered to release, vary or modify the terms of the covenant.

It is recommended that this LTEMP is also registered on *Before-You-Dig-Australia* (BYDA) plans.

The LTEMP shall remain in force for the life of the proposed development, or until any remediation and/or monitoring of the soil renders the area suitable for the proposed land use without the need for the capping of impacted soils. If it is considered that the capping is no longer required, the available information shall be reviewed. Then application can be made to the relevant authorities for cessation of the LTEMP and removal from title.

3.3 Amendment of TLEMP

The site owner is responsible for ensuring that the LTEMP is revised, where necessary, so that it continues to be appropriate for site use.

The LTEMP must be amended and re-issued in the following circumstances:

- There is a change in land-use.
- The asbestos contaminated soils are removed or modified (other than for routine maintenance or repair).
- The capping layers are compromised and no longer provide adequate physical separation from the contaminated material.
- The contaminated material beneath the capping layer is found to be different to that described in this LTEMP.
- Contingency action is required, or there is an unexpected find.
- There is modification to Certificate(s) of Title.
- There is a change in a LTEMP procedure.
- There is a modification to NSW environmental or planning legislation affecting LTEMP implementation and compliance.

Any amendment to the LTEMP must be reviewed and endorsed by the EPA Accredited Site Auditor.

3.4 Distribution of LTEMP

The initial LTEMP and any subsequent amendments must be distributed to the following parties:

- City of Sydney (regulatory authority).
- M House Surry Pty Ltd for implementation of the LTEMP.
- Contractors responsible for management, maintenance and inspection for associated infrastructure and services.

3.5 Cessation of LTEMP

The LTEMP shall remain in force whilst the contaminated fill underlying the site remains.

At some stage in the future, the placed contaminated material may be removed and appropriately disposed. The LTEMP may cease and be removed from the Certificate of Title if:

- The contaminated material is removed, classified and disposed to an appropriately licenced waste disposal facility according to NSW EPA (2014) *Waste Classification Guidelines* (or equivalent) in force at the time.
    - Note: Asbestos impacted soils to be managed in accordance with the SafeWork NSW code of practice in force at the time.
- Any future remedial works is to be conducted in accordance with the endorsed Remediation Action Plan (RAP). A revised RAP or addendum is only required if future remediation works are not discussed in the endorsed RAP.
- Removal, classification and disposal of the contaminated material, or alternative strategies, are undertaken by methods that meet NSW Regulations in force at the time, and are reviewed and approved by a NSW EPA Accredited Auditor of Contaminated Sites; and
- Validation of the LTEMP area and waste classification and disposal of contaminated material are demonstrated by preparation of a Validation Report.

4. RESIDUAL IMPACTS AND MITIGATION

4.1 Soil – Expected Identified Impacts

In accordance with the RAP, asbestos-contaminated soils may remain on-site where a capping and containment strategy is adopted. Under this approach, capping systems would be implemented across the site, including beneath the concrete hardstand and within designated deep soil zones. Details of the proposed capping systems are provided in **Section 2.4**.

At the time of reporting, no formal capping layer has been installed beneath the concrete hardstand of the heritage building or surrounding areas, as the Data Gap Investigation (DGI) outlined in the EI RAP remains pending.

Notwithstanding this, the existing concrete slab is approximately 0.3 m thick and effectively functions as an interim physical barrier. In the event that a formal capping system is confirmed following completion of the DGI, disturbance of contaminated soils beneath the slab would be unlikely without the use of heavy-duty mechanical equipment (e.g. core drilling or slab removal machinery). Accordingly, the potential exposure risk to human and ecological receptors is considered low and acceptable under current site conditions.

Any future intrusive works or deep soil disturbance within this area will be managed in accordance with the procedures outlined in **Section 5.5**.

4.2 Extent and Location of Contaminated Soils Remaining on-site

As a conservative approach it is assumed that all underlying fill soils throughout the entire site must be managed in accordance with this management plan.

4.3 Groundwater – Expected Identified Impacts

Based on the findings of previous investigations, groundwater does not represent a human health and environmental risk for the site with respect to the proposed development. Further management of underlying groundwater was not considered warranted. However in the unlikely event of water seepage being encountered during future excavation beyond the capping layer, the seeped water should be managed in accordance with **Section 5.8**.

4.4 Mitigation of Risk

4.4.1 Health-Based Impacts

In accordance with the RAP (EI, 2026b), any remaining impacted fill may be retained on-site and managed through the installation of engineered capping systems, as detailed in **Section 2.4**, which provide adequate separation to mitigate health risks to future site occupants and ecological risks. The risks to future site occupants and ecological risks are low, however, future excavations into underlying capped fill during services maintenance (i.e plumbing) or future development cannot be discounted. The potential health risk is mainly the inhalation of airborne asbestos fibres present in the impacted fill material below the capping layer should that layer be disturbed.

4.4.2 Future Remediation

Remediation of the contaminated material at the site, for example, excavation, off-site disposal and validation would mitigate the risk from maintenance activities within the capping systems, and may result in cessation of the LTEMP. This is outlined further in **Section 3.5**.

5. MANAGEMENT MEASURES

5.1 Preventative Management Methods

Damage, or other disturbance, of the capping layer must be avoided where ever possible.

Inspections of the paved and unpaved areas are to be undertaken in accordance with Council conditions (the recommended minimum frequency being one per year). Additional inspections should be undertaken and documented as required.

Inspections are to be performed by a suitably competent / qualified structural engineer, checking for cracking, staining, soil exposure / erosion and groundwater ingress (i.e. seepage). Records of all inspections should be collated by the Site Owner and provided to City of Sydney as required.

This LTEMP should be implemented and included in the site's management plan.

Observed areas of damage or potential ineffective operation should be repaired original standards and specifications as outlined in **Section 2.4**.

5.2 Notification of Works

Any necessary / scheduled works which are to penetrate the capping layer(s) and disturb retained impacted material must be notified in advance to City of Sydney. At least 14 days of notice (or other time period as required by Council) should be provided.

The site owner must communicate the existence of the LTEMP to contractors and/or related third parties (such as Environmental Consultant, Occupational Hygienist) engaged to conduct works on-site.

A contractor engaged to complete excavation works at the site must provide the following to the site owner before commencement:

- Evidence of competency of the people completing the works, including sub-contractors;
- A signed SWMS; and
- A statement that the contractor and sub-contractors have read and reviewed the LTEMP and understands the specific risks and requirements.

Prior to commencement of any works that will breach the capping layers constructed at the site, a suitably qualified and experienced Environmental Consultant (like EI Australia) must be engaged to oversee the works to ensure that this LTEMP has been followed.

5.3 Access to Underlying Soils

Prior to the commencement of sub-surface work which will penetrate into the underlying contaminated soils, all site workers and subcontractors should complete a site induction. Reference should be made to the *NSW Occupational Health and Safety Act 2000.*

5.3.1 Contamination Risk Management

The risks from contaminated soil to on-site workers undertaking localised subsurface excavation will be effectively managed through implementation of the following procedures:

- Throughout the duration of the excavation and repair works, site personnel must use appropriate personal protective equipment (PPE). Based upon the type of residual contaminants, a P3 dust mask, long sleeved shirt, long pants, protective gloves (preferably nitrile gloves, with leather gloves below), and work boots should be worn.

- Any potential environmental impacts (from ASS, runoff, dust, noise or odour to off-site or surrounding residents) should be managed.
- Soils should be reinstated; however, any excess and/or contaminated soils must be disposed at a licensed receiving facility in accordance with **Section 5.7**.
- Any imported fill material should be clean fill and validated as either VENM, ENM or other EPA resource recovery order (i.e. Recovered Fines Order).
- The soil cap and/or hardstand pavement is to be reinstated according to the original thickness and specification as per **Section 2.4**, plus a visible maker layer (geo-fabric) must be placed between the contaminated underlying fill and overlying capping layers (i.e. concrete).

5.3.2 Contaminant Migration Controls

To prevent off-site migration of contaminants during excavation works, the following environmental controls should be considered:

- Stockpiling of any excavated impacted soils on sealed pavement or clean, impermeable material such as builders plastic.
- Stormwater and sediment control such as bunting and/or silt traps around stockpiles, excavations and drains to manage surface run off.
- Dust suppression and odour control.
- Disposal of any excess soil at a licensed receiving facility (**Section 5.7**).

5.3.3 Subsurface Confined Spaces

Where subsurface confined spaces need to be accessed, it is recommended that:

- All personnel should be adequately trained to enter confined spaces, in accordance with relevant guidelines.
- Monitor air quality personally with a calibrated photo-ionisation detector (PID), gas monitor (for methane and carbon dioxide) and lower explosive limit (LEL) detector, to ensure that the conditions during the course of the site works do not present a risk for the workers.

5.4 Concrete Repairs and Management

The hardstand pavements should be maintained without the need for significant repairs. In the unlikely event that maintenance is required; the designated area should be repaired with an impervious barrier (i.e. permanent road-plate or asphalt surface).

If significant cracking is observed, it should be covered with a temporary surface (i.e. grout injection and/or silicon seal) until a permanent repair can be arranged (i.e. within one week of temporary repair). Significant cracking is defined by the appearance of major structural cracks through the entire thickness of the slab.

Should soil erosion surrounding significant cracking be observed, soils are to be reinstated in the slab crack. Any excess soils are to be appropriately classified and disposed in accordance with **Section 5.7**.

The replacement (reinstatement) of a pavement, following necessary subsurface works, is to be completed according to the original thickness and specification.

5.5 Unpaved Spaces

All unpaved spaces are to be protected from general deterioration. Deterioration of the open space area will most likely appear as soil erosion and is defined by the appearance of deep

(>0.3m) soil disturbance. In the unlikely event that maintenance is required; the designated area should be fenced off, to prevent unauthorised access until works can be completed.

The surface is to be reinstated if significant deterioration is observed (i.e. topsoil replacement and covering with new turf). Any imported fill material required to repair deteriorated areas must be clean fill and validated as VENM, ENM or other EPA resource recovery order (i.e. Recovered Fines Order) from the source site (i.e. EPA Licensed Recycling Facility).

5.6 Installation to New Services and Repairs to Existing Services / Pipes

Should access to utilities or services be required for installation of new services, maintenance, repair of existing services or other purpose then the excavated trench should be lined with Geofabric material and void reinstated with imported VENM sand.

5.7 Asbestos and Waste Management

5.7.1 Waste Soil Classification

Prior to being removed from the site, all excavated soils intended for offsite disposal must be classified either *in situ* or in stockpiles, in accordance with the EPA (2014) *Waste Classification Guidelines*.

Where natural soils are excavated, the material will be sampled and classified in accordance with the *Excavated Natural Material Order 2014*, then reinstated. If excess material must be disposed off-site, it may do so as VENM, or *Excavated Natural Material* (ENM), if compliant. VENM is a material that has been pre-classified as *General Solid Waste (Non-Putrescible)* under the *Protection of the Environment Operations Act 1997* (POEO Act 1997).

In accordance with the *NSW Waste Regulation 2014*, waste soils must only be disposed at a facility that is appropriately licenced to receive the in-coming waste.

5.7.2 General Requirements for ACM Removal Works

Where ACM-impacted soil is to be excavated and removed from the site, the following general requirements must be implemented:

- The location and depth of removal works must be documented for record keeping purposes;
- Disposal documents for any material removed from the site must be collated for record keeping purposes; and
- Personnel working in the vicinity of ACM-impacted soil must follow the general Occupational Hygiene requirements outlined in **Appendix D**.

The removal of ACM is to be done in accordance with the requirements of the NSW *Work Health and Safety Act 2011* and *Regulation 2017* and SafeWork NSW approved Code of Practice "*How to Safely Remove Asbestos*".

5.7.3 Disposal of ACM soils

The transportation, tracking and disposal of asbestos waste shall be in accordance with EPA requirements. All asbestos waste being transported to a waste facility licenced to accept asbestos wastes and must be tracked in accordance with Clause 79 of the *Protection of the Environment Operations (Waste) Regulation* 2014 and *Protection of the Environment Operations Amendment (Asbestos Waste) Act 2018*. The tracking is to be undertaken in addition to the supply of waste receipts.

5.7.4 Air Quality Monitoring

Air monitoring for airborne asbestos fibres must be conducted for all works below the capping layer, as it is impacted with friable asbestos. All air monitoring is to be undertaken by a NATA-

(National Association of Testing Authorities-) accredited company that is independent of the demolition and/or asbestos removal contractor(s). The number of monitors for a given work area is to be determined by the Licenced Asbestos Assessor (LAA). Air monitoring action levels are provided in **Table 5-1** below.

Table 5-1 Air Monitoring Action Levels

Control Level (fibres/mL)	Control / Action
<0.01	No Action. Continue with existing control measures.
≥0.01	LAA to notify the LARC of results as soon as practicable. LARC and LAA to review the work practices and control measures. Instigate changes / improvements where applicable, including the implementation of further control measures (e.g. plastic screening or wet wiping techniques).
≥0.02	LAA to notify the LARC of results as soon as practicable. LARC to stop work immediately. LARC to notify regulating authority after stop works, first verbally, then followed up with details in writing. LARC and LAA to conduct investigations to establish cause of problem and review the work practices and control measures. LARC to provide details of updated work practices and control measures to regulating authority. Instigate changes, including implementation of alternative control measures. Asbestos air monitoring to be continued. Contractors will be allowed to return to works area after results are <0.01 fibres/mL.

5.7.5 Asbestos Clearance Inspection

Under Clause 473 of the NSW *Work Health and Safety Regulation 2017*, a clearance inspection is required following the removal of ACM prior to reoccupation of the works area. The contractor undertaking the clearance inspection should be independent of the asbestos removal contractor. The clearance inspection reports are to be kept on file.

5.8 Unexpected Finds

Any unexpected find, such as heavy staining, oil, odour and/or presence of buried waste, identified during site works will be isolated into stockpiles (if appropriate), for investigation by an environmental consultant, who will determine if testing and waste classification is required. With regards to soils, the procedure shall be:

a) All works in the corresponding area should be immediately stopped and the site supervisor informed. During the subsequent investigation process, excavations may proceed in other parts of the site, as long as they do not impact the unexpected find zone.

b) The affected area is to be isolated (preferably with high visibility barricades).

c) Inspection of the find is to be undertaken by an appointed environmental consultant and site supervisor. Based on the initial observations, a plan of appropriate action shall be determined.

d) Detailed *in situ* investigation shall involve soil sampling and laboratory analysis, to establish the nature and extent of any contaminated soils. The tasks shall need to consider waste classification and off-site disposal of impacted soils.

5.9 Periodic Monitoring Records

All monitoring records including records of inspections, maintenance and repairs within the LTEMP area are to be maintained in an orderly and systematic manner and must be made available for auditing purposes as required. All maintenance records / reports must be reviewed by an appropriately qualified consultant to ensure compliance with this LTEMP.

6. COMPETENCIES

The required minimum competencies of an environmental consultancy and environmental scientist/occupational hygienist engaged to assist in implementation of this LTEMP are outlined below.

Environmental Consultant

- Established environmental consultancy with policies, procedures and experience sufficient for acceptance by the Australian Contaminated Land Consultants Association (ACLCA) or other equivalent professional association.

Environmental Scientist/Occupational Hygienist

- Tertiary qualifications in Environmental Science, Environmental Engineering or equivalent from a recognised tertiary institution.
- Minimum of two years of professional experience in environmental sampling and practice.

7. STATEMENT OF LIMITATIONS

This plan has been prepared for the exclusive use of M House Surry Pty Ltd (the client), whom is the only intended beneficiary of EI's work .The scope of the plan is limited to that agreed with the client.

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

This LTEMP is based on published guidelines, regulations and reported findings from previous investigations, as referenced throughout the document.

This LTEMP has been prepared to describe practical measures to be implemented primarily in order to minimise any detrimental impact on the surrounding environment resulting from the site establishment, remediation, earthworks, construction and post-construction phases of the project.

EI has used a degree of care and skill ordinarily exercised in similar situations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this plan must be read in conjunction with the whole of this report, including its appendices.

While this LTEMP provides overall guidance and direction for the environmental management of the site, a number of associated, or sub-plans, may need to be prepared for use in specific situations.

This plan and associated documents remain the property of EI subject to payment of all fees due for this reporting. The LTEMP should not be reproduced except in full and with prior written permission by EI.

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Appendix A – Figures (note these will change pending the findings of additional sampling)

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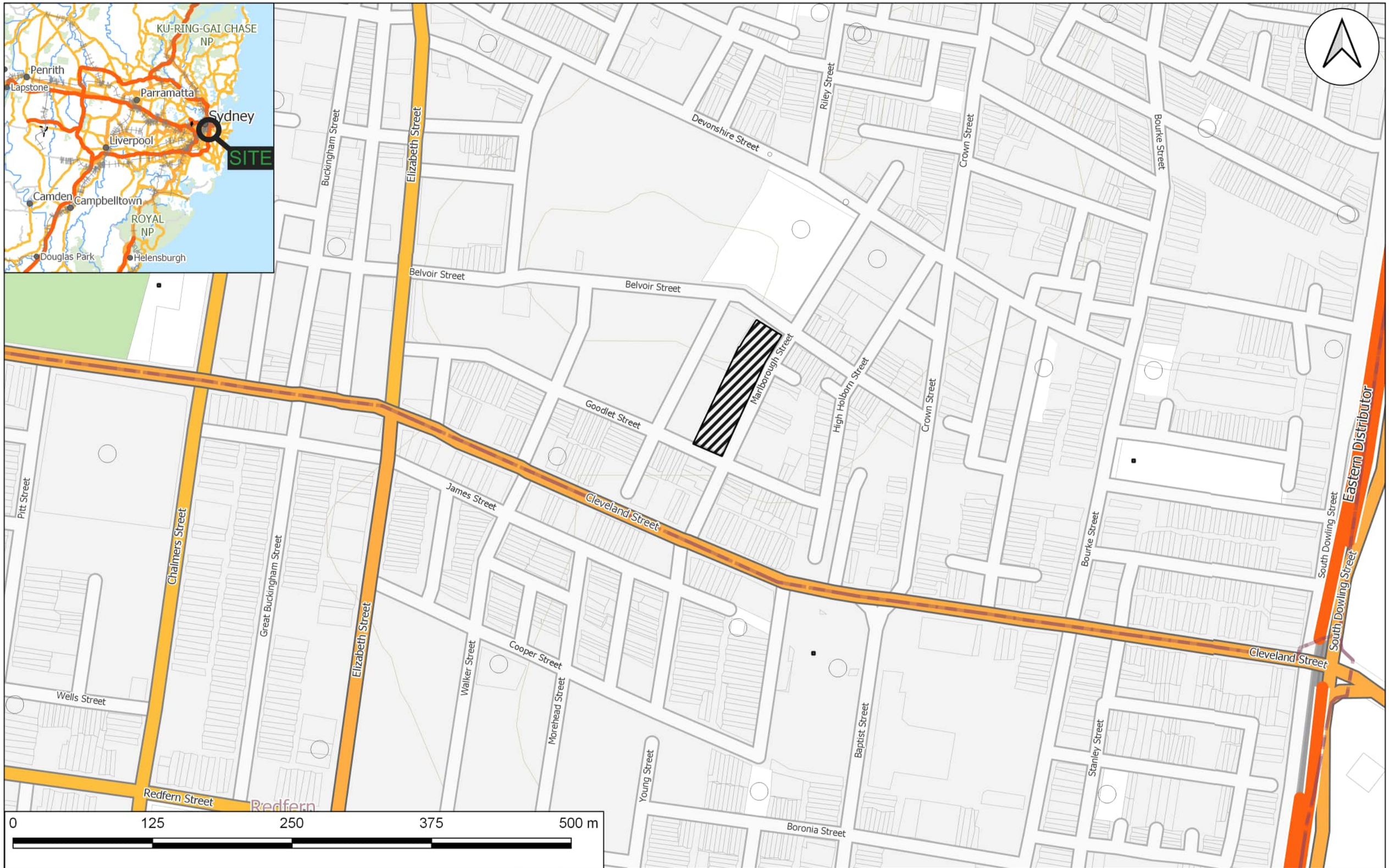

LEGEND **Note: All locations are approximate**

Site Boundary

eiaustralia
Practical Solutions for Built Environments
Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	N.J.
Approved:	R.L.
Date:	24/03/2026

M House Surry Pty Ltd

Enviornmental Management Plan

47-97 Marlborough Street, Surry Hills NSW 2010

Site Locality Plan

Figure: 1

Project: E26534.E08

Map Source: NSW NearMaps, accessed 29/08/2025

LEGEND Note: Areas are approximate

- Site Boundary
- Proposed Basement Boundary
- Heritage Area
- Borehole Location
- Proposed Remedial Extent

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Practical Solutions for Built Environments
Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	N.J.
Approved:	R.L.
Date:	16/02/2026

M House Surry Pty Ltd

Enviornmental Managemert Plan

61 Marlborough Street, Surry Hills

Site layout plan

Figure: 2

Project: E26534.E08

Appendix B – Site Development Plans (to be replaced by as-builts before LTEMP implementation)

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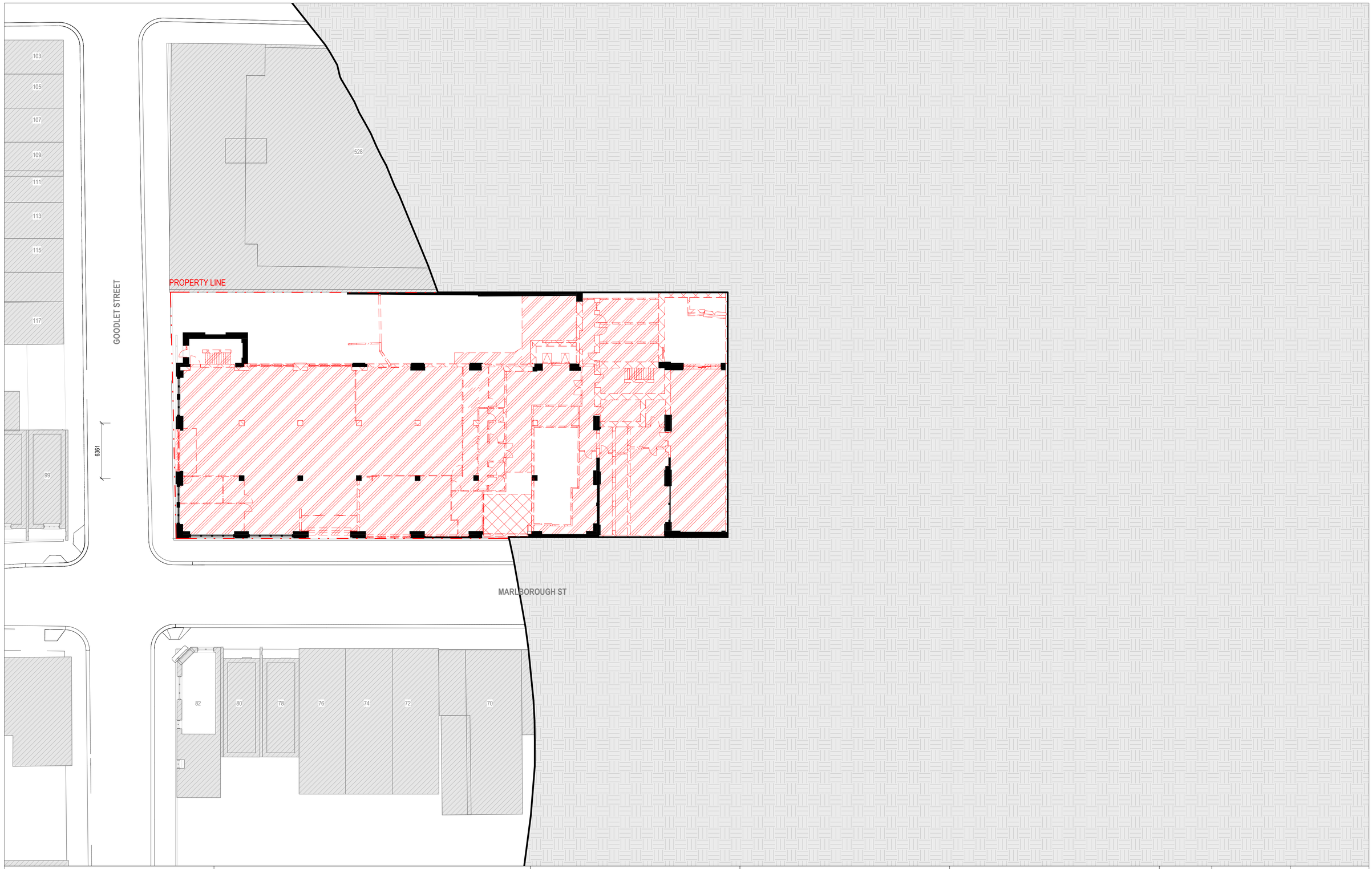

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Client TIME & PLACE

Project Residence
47-97 Marlborough House Surry Hill

Title Existing and Demolition Plan - Ground Floor

Project No. 2517		Scale @ A1 1 : 200
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Drwn Author		Chck Checker
Drawing Status		
Drawing No. AR 020		Revision 3

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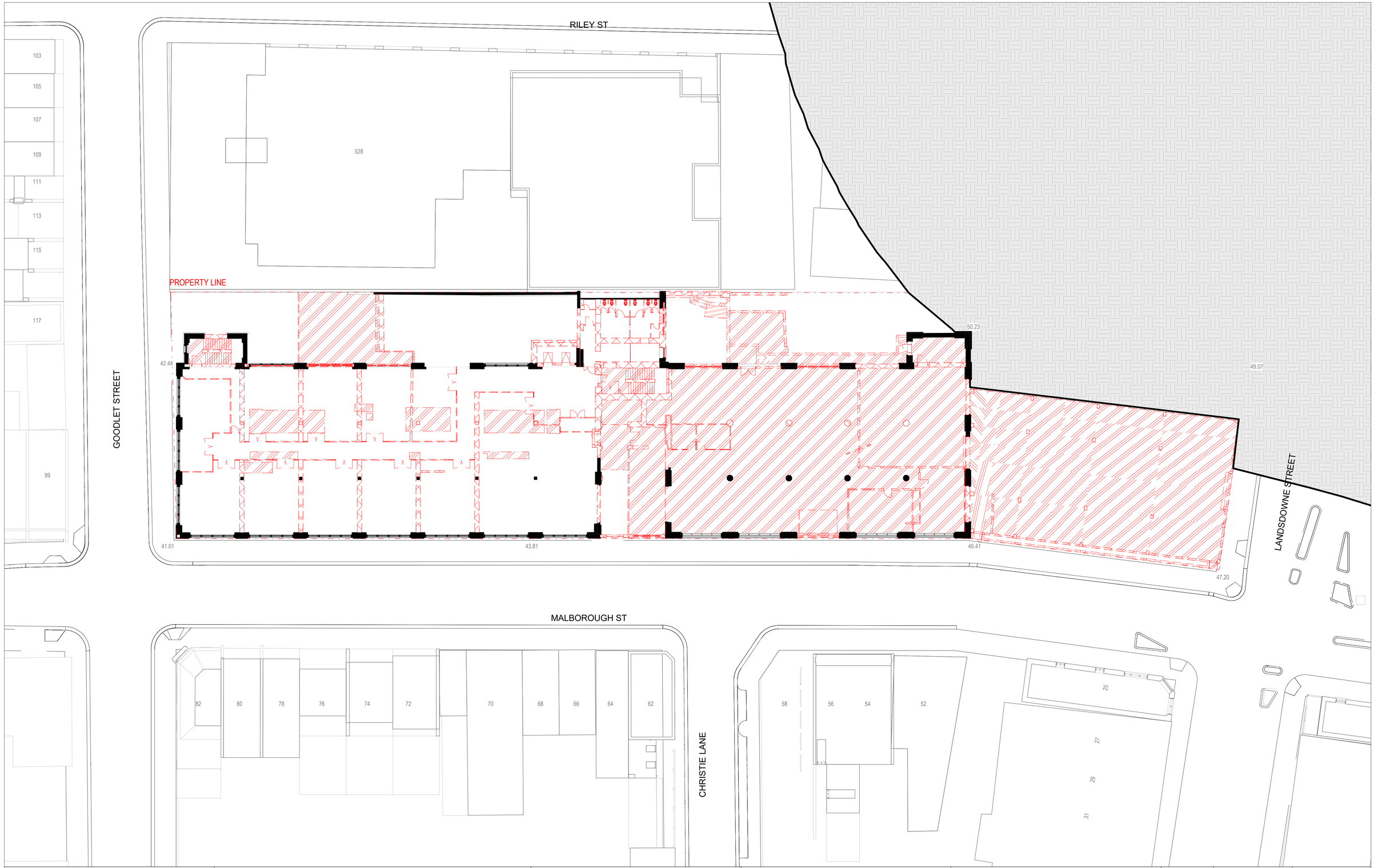

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Drawing No. AR 021
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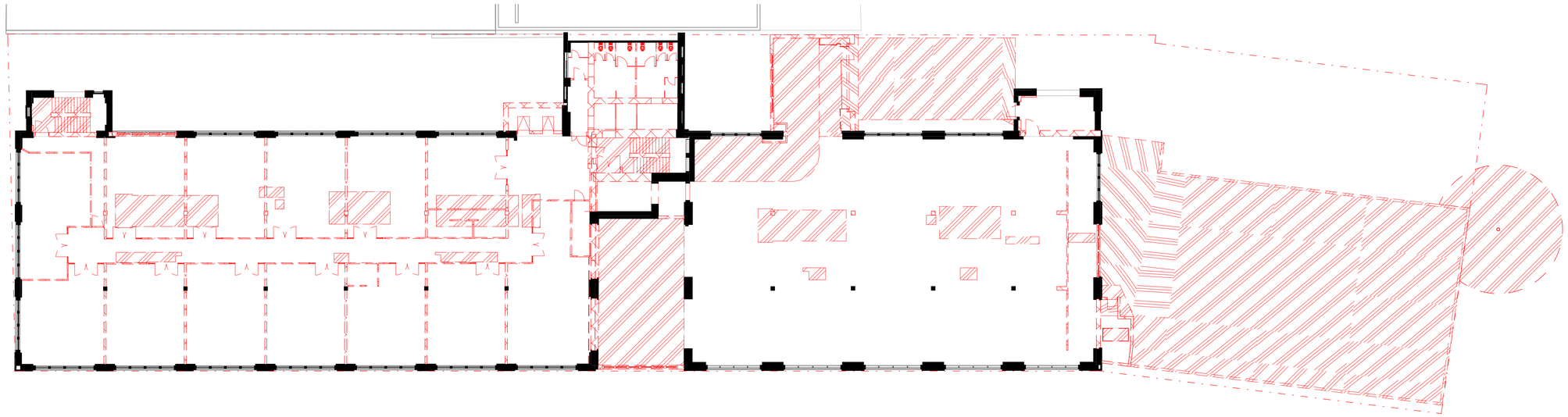

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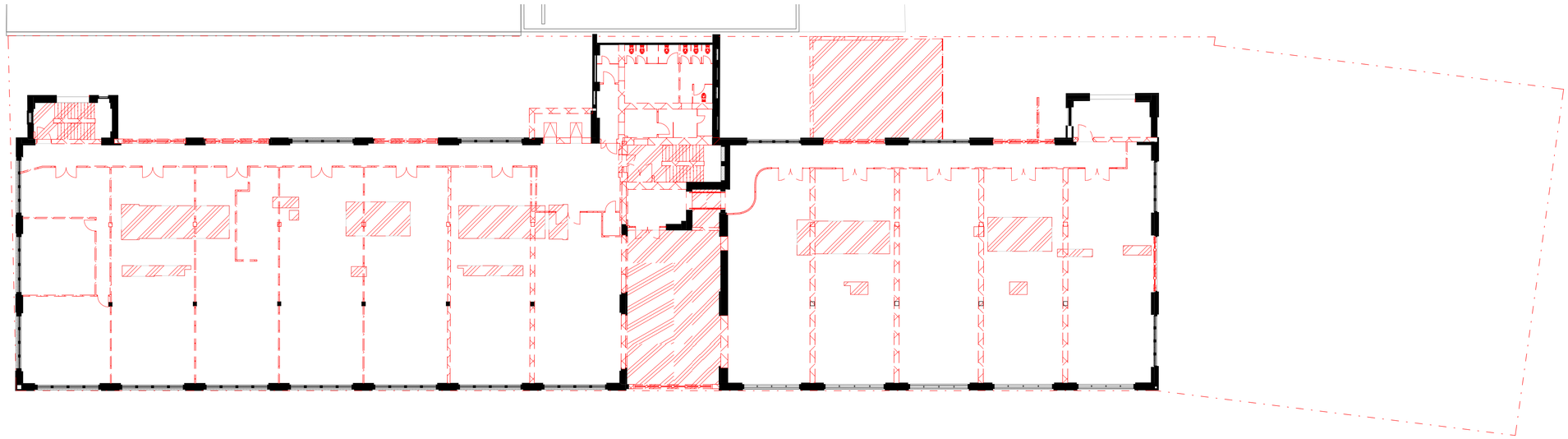

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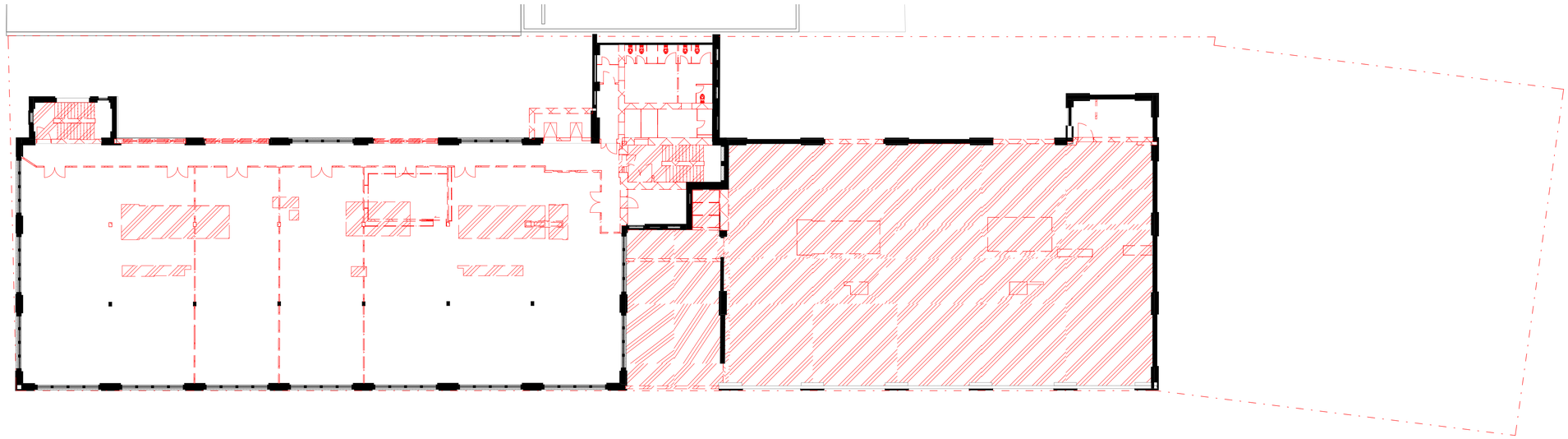

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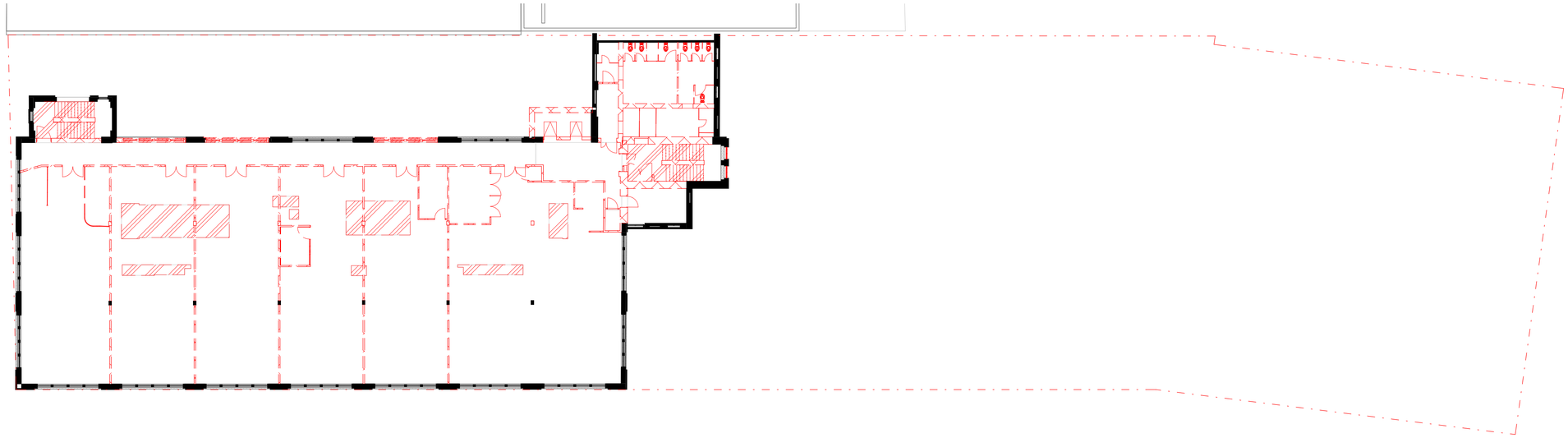

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Title Existing and Demolition Plan - Level 05

Project No. 2517

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Co-Ord Designer

Drwn Author

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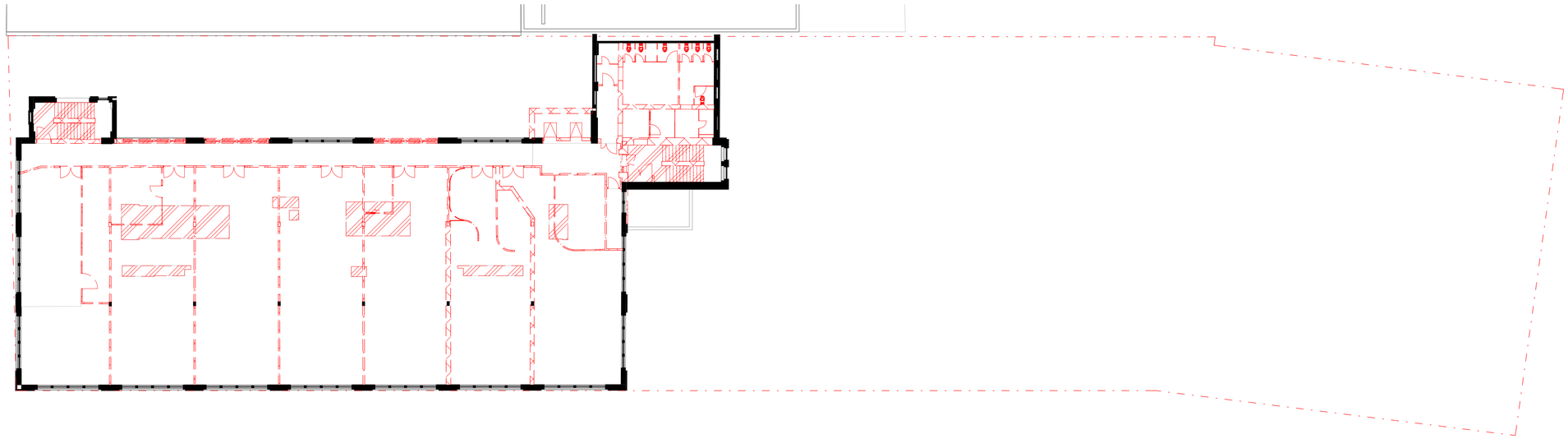

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Project: Residence
47-97 Marlborough House Surry Hill

Title: Existing and Demolition Plan - Level 06

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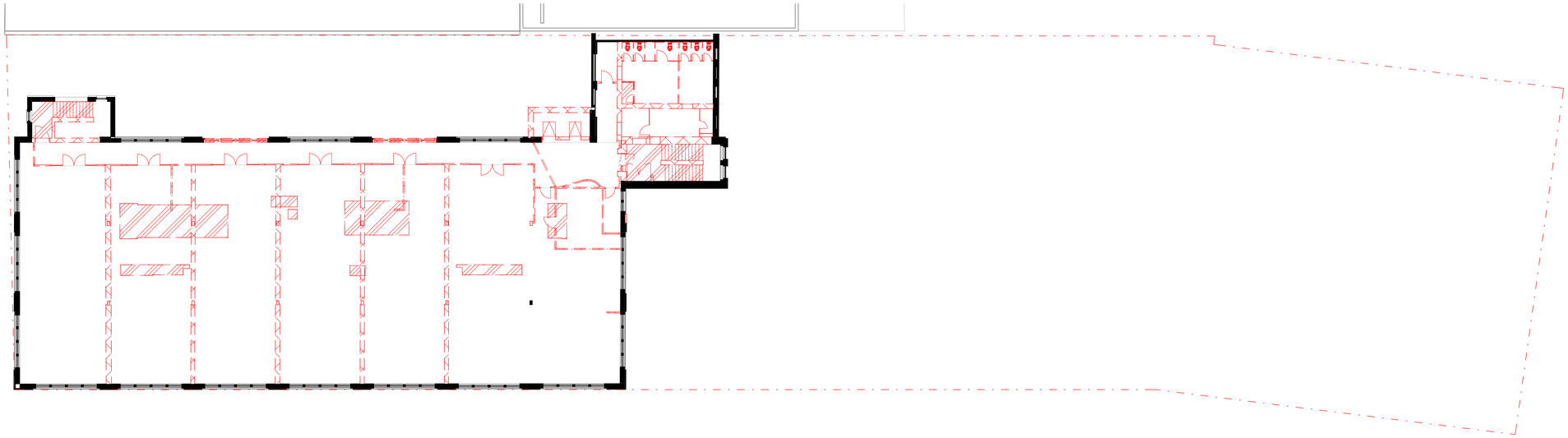

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General Notes

Rev.	Issue	Revision Description	Date	Appr by
1		FOR INFORMATION	05.02.2026	
2		FOR SSDA COORDINATION	26.02.2026	
3		FOR SSDA COORDINATION	09.03.2026	

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Client: TIME & PLACE

Project: Residence
47-97 Marlborough House Surry Hill

Title: Existing and Demolition Plan - Level 07

Project No. 2517

Scale @ A1 1 : 200

Date

Co-Ord Designer

Drwn Author

Chck Checker

Drawing Status

Drawing No. AR 027

Revision 3

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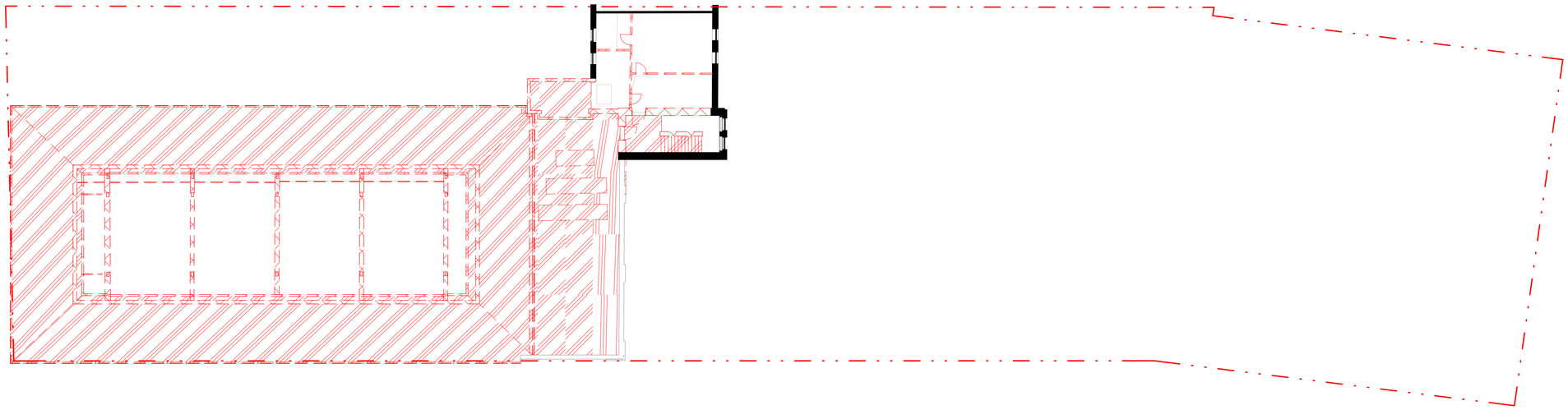

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General Notes

Rev.	Issue	Revision Description	Date	Appr by
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3		FOR SSDA COORDINATION	09.03.2026	

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Client: TIME & PLACE

Project: Residence
47-97 Marlborough House Surry Hill

Title: Existing and Demolition Plan - Level 08

Project No. 2517

Scale @ A1 1 : 200

Date

Co-Ord Designer

Drwn Author

Chck Checker

Drawing Status

Drawing No. AR 028

Revision 3

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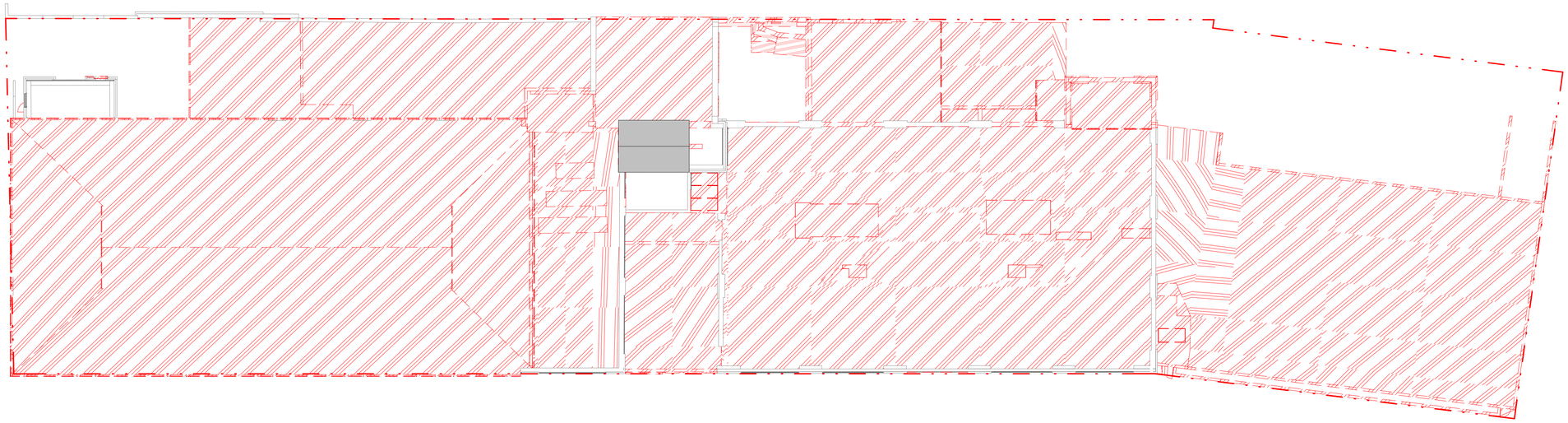

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Client: TIME & PLACE

Project: Residence
47-97 Marlborough House Surry Hill

Title: Existing and Demolition Plan - Roof Plan

Project No. 2517

Scale @ A1 1 : 200

Date

Co-Ord Designer

Drwn Author

Chck Checker

Drawing Status

Drawing No. AR 029

Revision 3

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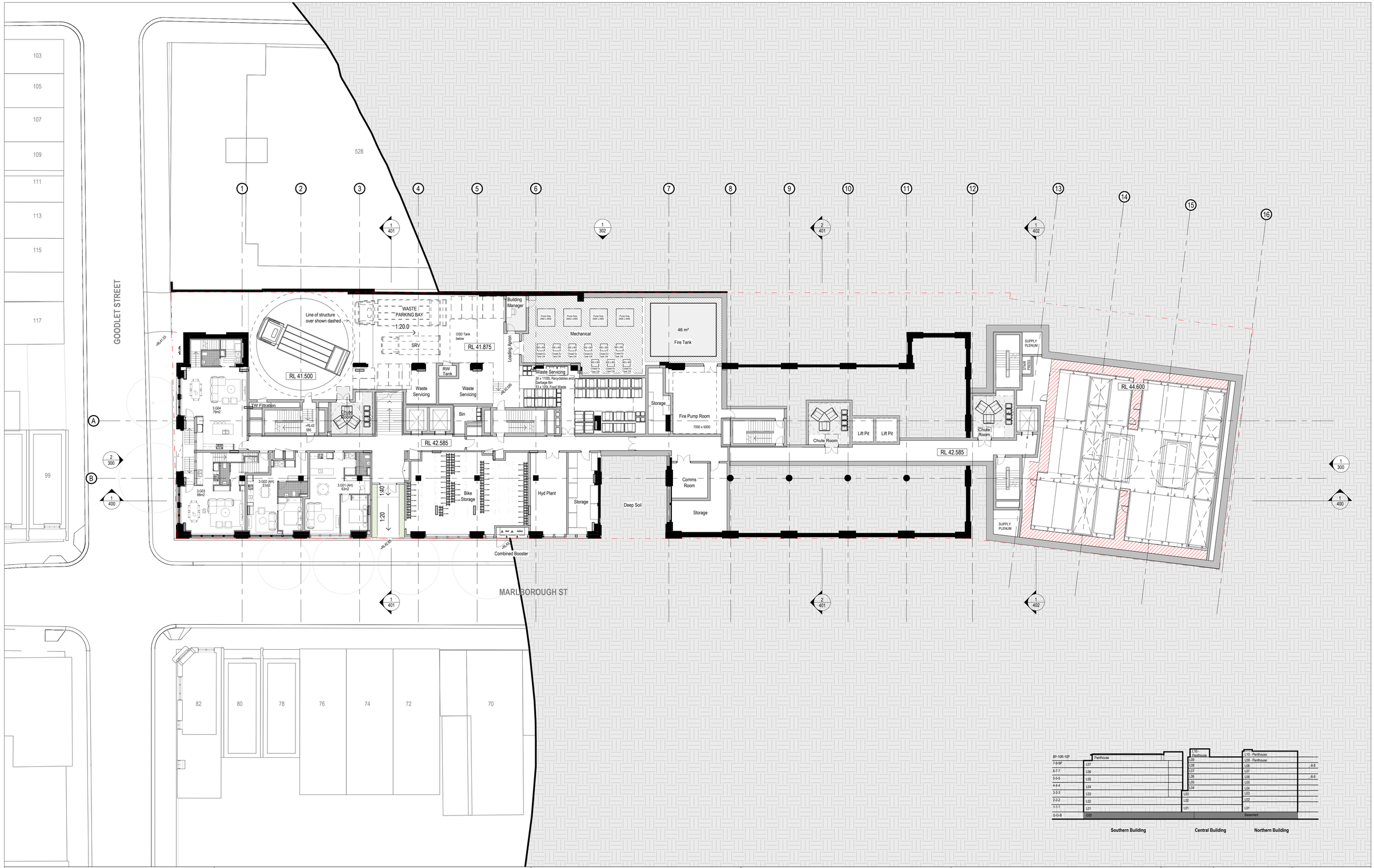

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4		FOR INFORMATION	24.11.2025	
5		FOR INFORMATION	28.11.2025	
6		FOR INFORMATION	23.01.2026	
7		FOR INFORMATION	30.01.2026	
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10		FOR SSDA COORDINATION	09.03.2026	

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Client: TIME & PLACE

Project: Residence
47-97 Marlborough House Surry Hill

Title: GA Plan - Ground Floor (G-G-B)

Project No. 2517		Scale @ A1 As indicated
Date		Co-Ord Designer
Drwn Author		Chck Checker
Drawing Status		
Drawing No. AR 102		Revision 10

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5		FOR INFORMATION	06.11.2025	
6		FOR INFORMATION	24.11.2025	
7		FOR INFORMATION	27.11.2025	
8		FOR INFORMATION	28.11.2025	
9		FOR INFORMATION	19.01.2026	
10		FOR INFORMATION	23.01.2026	
11		FOR INFORMATION	30.01.2026	
12		FOR INFORMATION	05.02.2026	
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Client: TIME & PLACE

Project: Residence
47-97 Marlborough House Surry Hill

Title: GA Plan - Level 01 (01-01-01)

Project No. 2517

Scale @ A1: As indicated

Date

Co-Ord Designer

Drwn Author

Chck Checker

Drawing Status

Drawing No. AR 103

Revision 14

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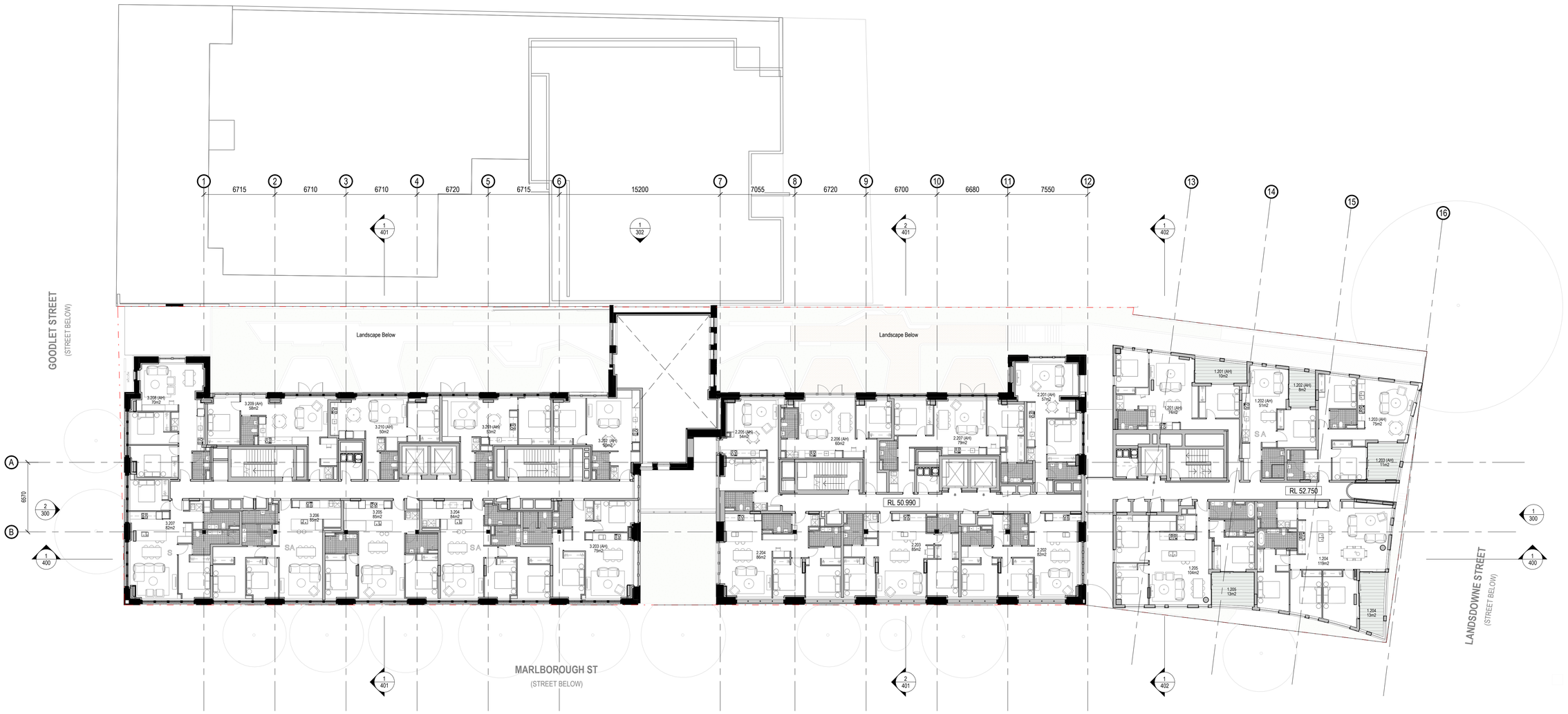

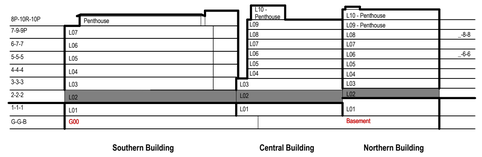

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7		FOR SSDA COORDINATION	26.02.2026	
8		FOR SSDA COORDINATION	09.03.2026	

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Client: TIME & PLACE

Project: Residence
47-97 Marlborough House Surry Hill

Title: GA Plan - Level 02 (02-02-02)

Project No. 2517

Scale @ A1: As indicated

Date | Co-Ord | Designer

Drwn | Author | Chck | Checker

Drawing Status

Drawing No. AR 104

Revision 8

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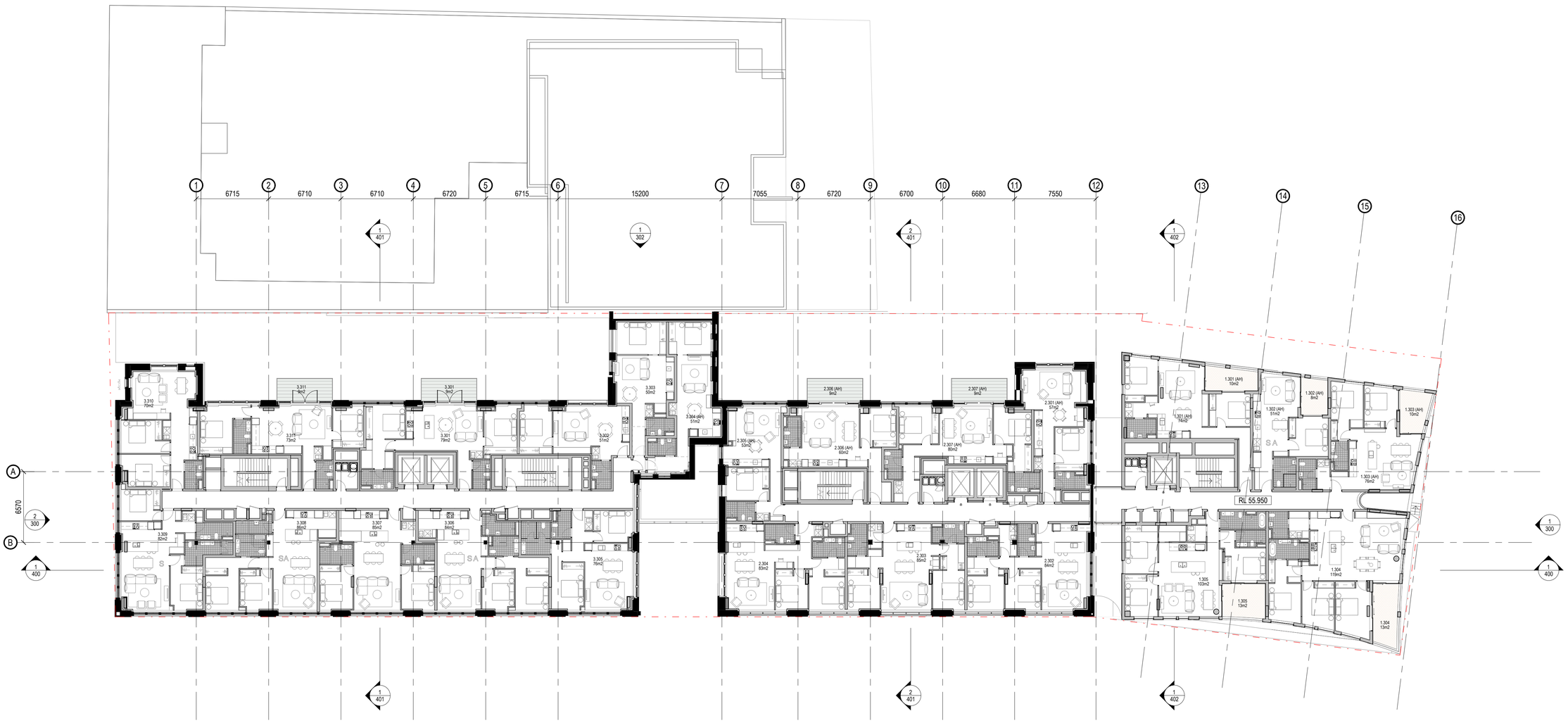

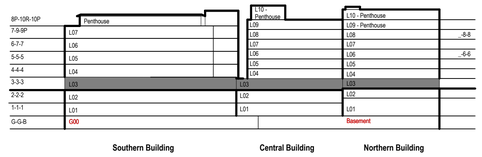

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Client: TIME & PLACE

Project: Residence
47-97 Marlborough House Surry Hill

Title: GA Plan - Level 03 (03-03-03)

Project No. 2517		Scale @ A1 As indicated
Date		Co-Ord Designer
Drwn Author		Chck Checker
Drawing Status		
Drawing No. AR 105		Revision 9

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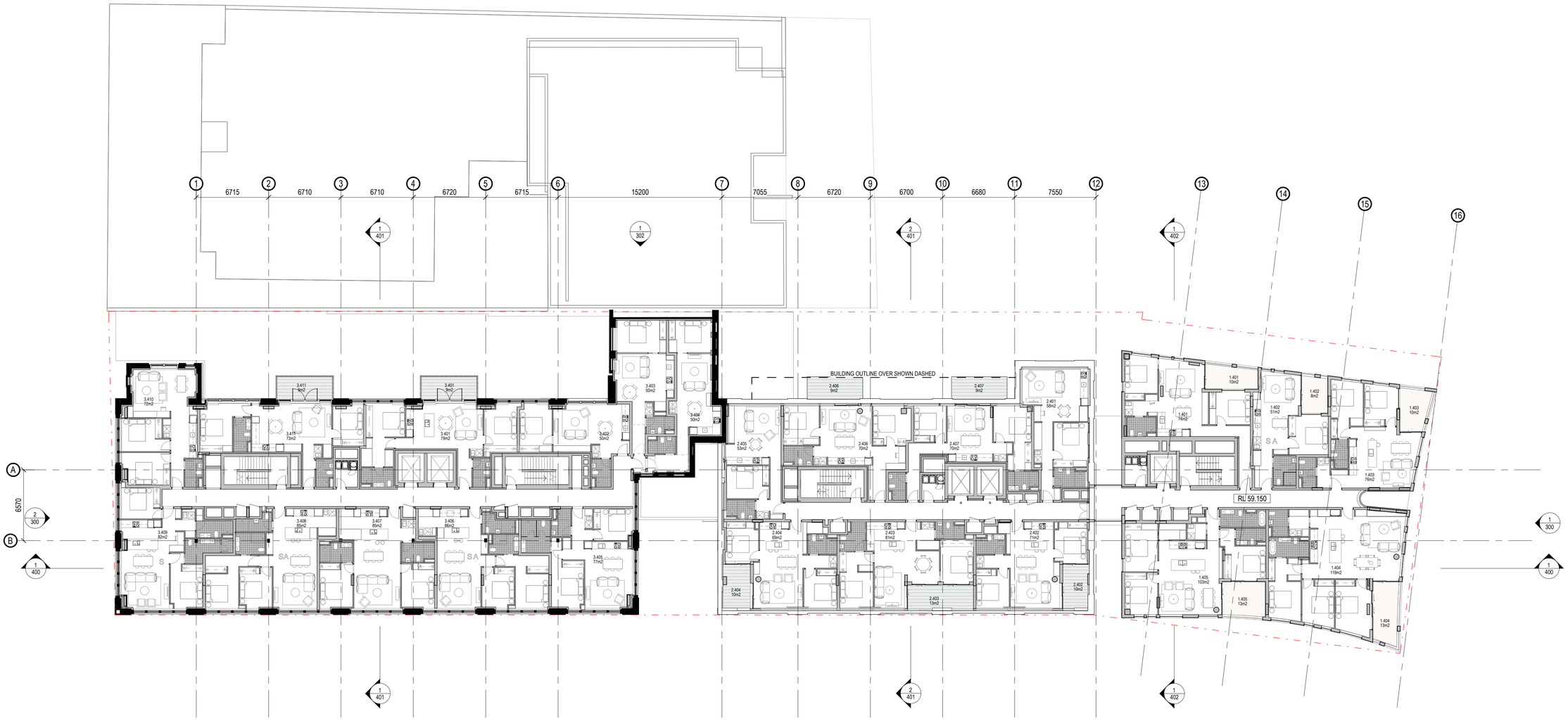

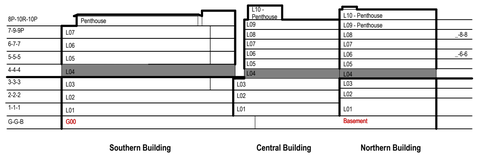

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Client: TIME & PLACE

Project: Residence
47-97 Marlborough House Surry Hill

Title: GA Plan - Level 04 (04-04-04)

Project No. 2517

Scale @ A1: As indicated

Date

Co-Ord Designer

Drwn Author

Chck Checker

Drawing Status

Drawing No. AR 106

Revision 8

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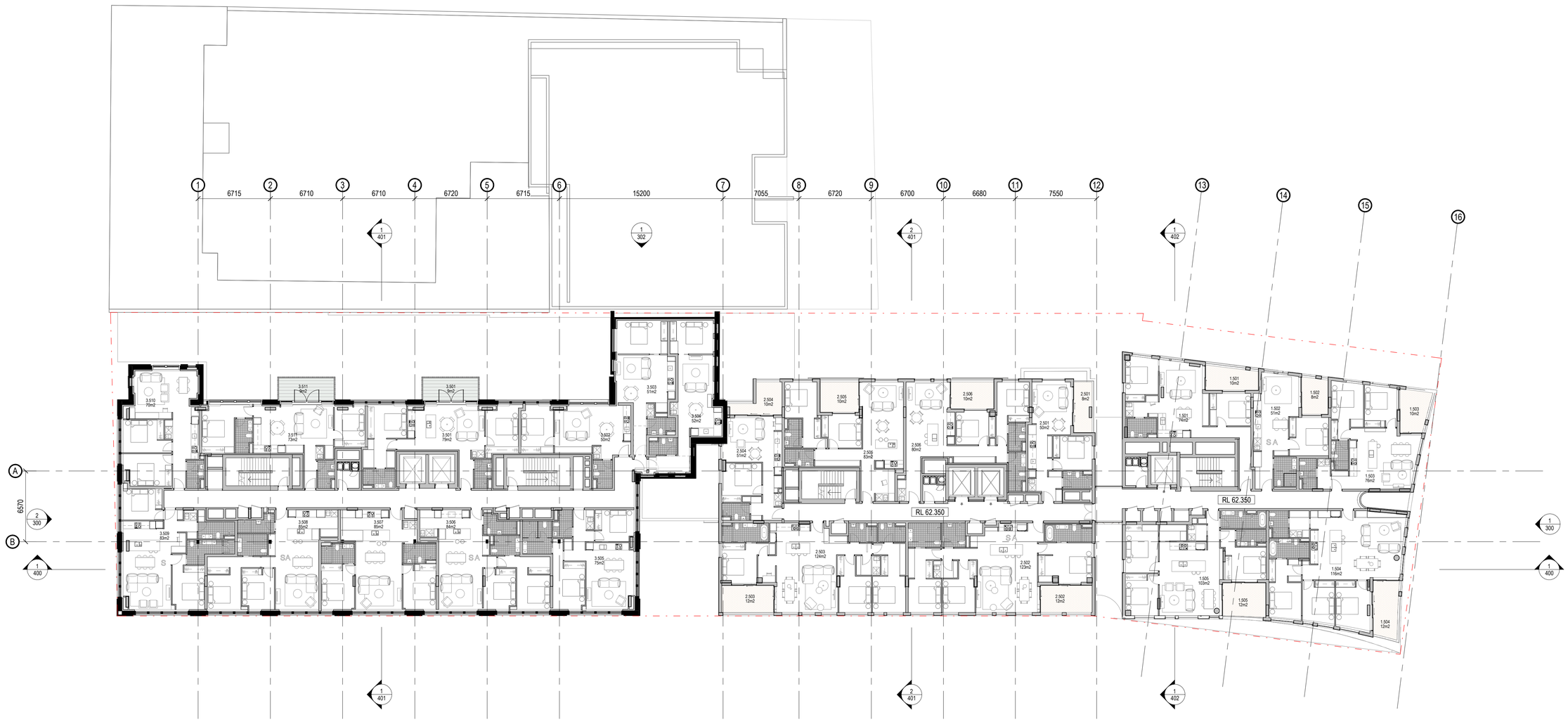

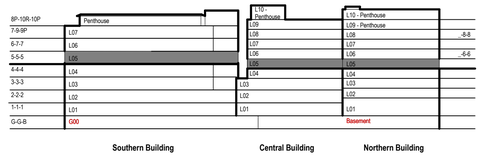

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Nom Architect: Jasmin Williamson 11989

Client TIME & PLACE

Project Residence
47-97 Marlborough House Surry Hill

Title GA Plan - Level 05 (05-05-05)

Project No. 2517

Scale @ A1 As indicated

Date

Co-Ord Designer

Drwn Author

Chck Checker

Drawing Status

Drawing No. AR 107

Revision 8

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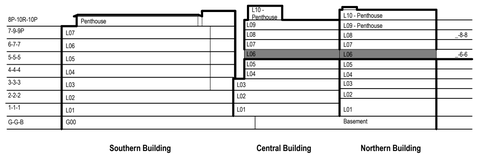

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Rev.	Issue	Revision Description	Date	Appr by
1		FOR INFORMATION	03.10.2025	
2		FOR INFORMATION	15.10.2025	
3		FOR INFORMATION	06.11.2025	
4		FOR INFORMATION	28.11.2025	
5		FOR INFORMATION	23.01.2026	
6		FOR INFORMATION	30.01.2026	
7		FOR INFORMATION	05.02.2026	
8		FOR SSDA COORDINATION	26.02.2026	
9		FOR SSDA COORDINATION	09.03.2026	

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Client: TIME & PLACE

Project: Residence
47-97 Marlborough House Surry Hill

Title: GA Plan - Level 06 (_-06-06)

Project No. 2517

Scale @ A1: As indicated

Date

Co-Ord Designer

Drwn Author

Chck Checker

Drawing Status

Drawing No. AR 108

Revision 9

PRINTED: 9/03/2026 8:30:13 PM
FILE: Autodesk Docs:/Marlborough House Surry Hills/2517_SD_Marlborough_New Building_R23.rvt

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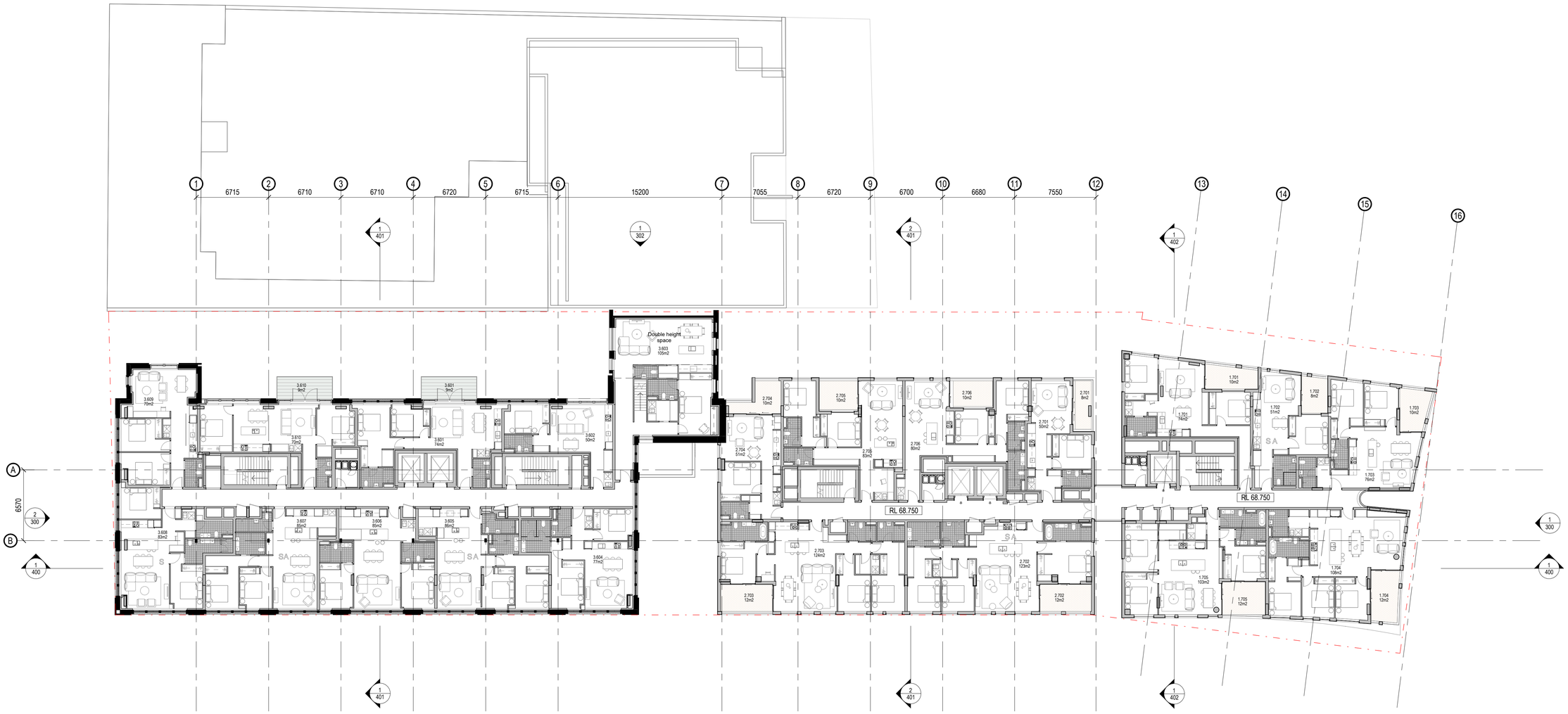

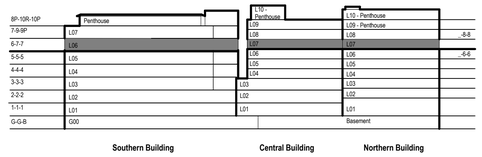

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6		FOR INFORMATION	30.01.2026	
7		FOR INFORMATION	05.02.2026	
8		FOR SSDA COORDINATION	26.02.2026	
9		FOR SSDA COORDINATION	09.03.2026	

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Client TIME & PLACE

Project Residence
47-97 Marlborough House Surry Hill

Title GA Plan - Level 07 (06-07-07)

Project No. 2517		Scale @ A1 As indicated
Date		Co-Ord Designer
Drwn Author		Chck Checker
Drawing Status		
Drawing No. AR 109		Revision 9

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FILE: Autodesk Docs/Marlborough House Surry Hills/2517_SD_Marlborough_New Building_R25.rvt

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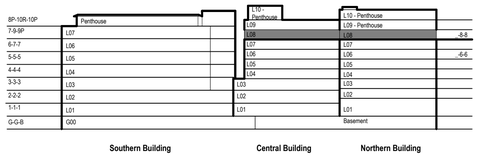

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8		FOR SSDA COORDINATION	26.02.2026	
9		FOR SSDA COORDINATION	09.03.2026	

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Project Residence
47-97 Marlborough House Surry Hill

Title GA Plan - Level 08 (_-08-08)

Project No. 2517		Scale @ A1 As indicated
Date		Co-Ord Designer
Drwn Author		Chck Checker
Drawing Status		
Drawing No. AR 110		Revision 9

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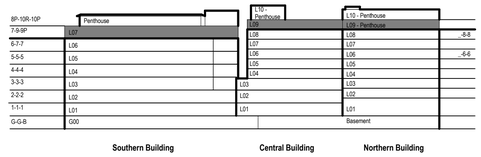

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7		FOR SSDA COORDINATION	26.02.2026	
8		FOR SSDA COORDINATION	09.03.2026	

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Client: TIME & PLACE

Project: Residence
47-97 Marlborough House Surry Hill

Title: GA Plan - Level 09 (07-09-09P)

Project No. 2517
Scale @ A1: As indicated
Date
Co-Ord
Drwn
Author
Chck
Checker
Designer
Drawing Status
Drawing No. AR 111
Revision 8

PRINTED: 9/03/2026 8:31:51 PM
FILE: Autodesk Docs:\Marlborough House Surry Hills\2517_SD_Marlborough_New Building_R25.rvt

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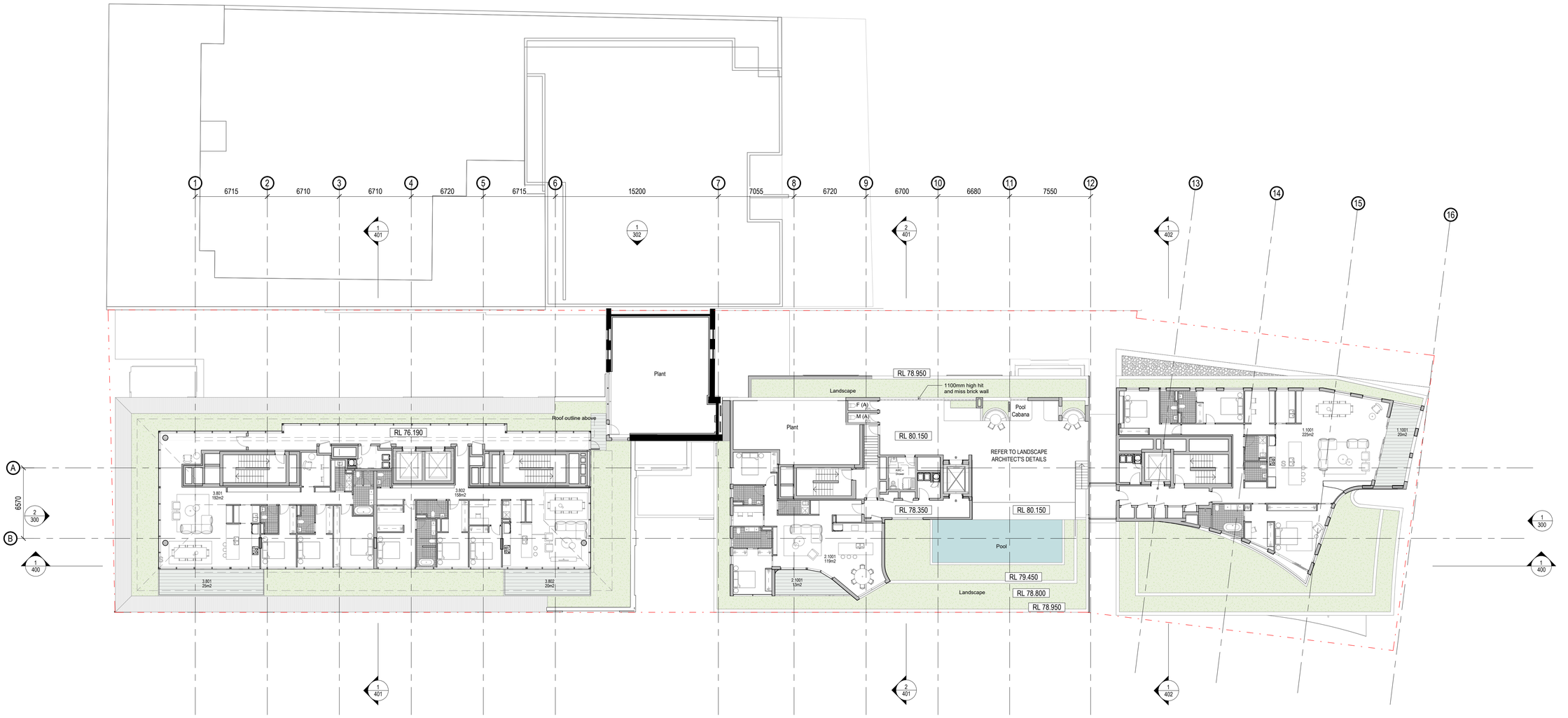

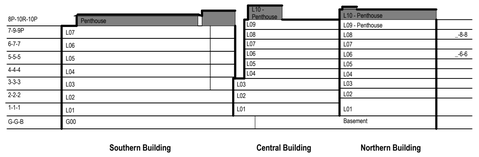

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7		FOR INFORMATION	28.11.2025	
8		FOR INFORMATION	23.01.2026	
9		FOR INFORMATION	30.01.2026	
10		FOR INFORMATION	05.02.2026	
11		FOR SSDA COORDINATION	26.02.2026	
12		FOR SSDA COORDINATION	09.03.2026	

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Client: TIME & PLACE

Project: Residence
47-97 Marlborough House Surry Hill

Title: GA Plan - Level 10 (08P-10P-10P)

Project No. 2517

Scale @ A1: As indicated

Date | Co-Ord | Drwn | Author | Chck | Checker

Drawing Status

Drawing No. AR 112

Revision 12

PRINTED: 9/03/2026 8:39:57 PM
FILE: Autodesk Docs://Marlborough House Surry Hills/2517_SD_Marlborough_New Building_R25.rvt

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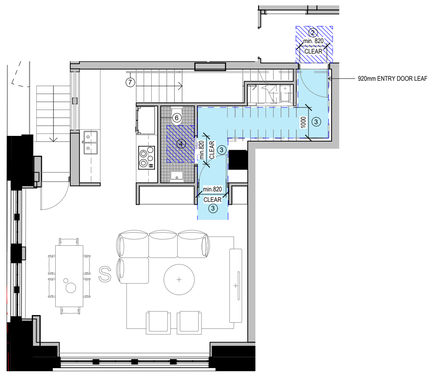
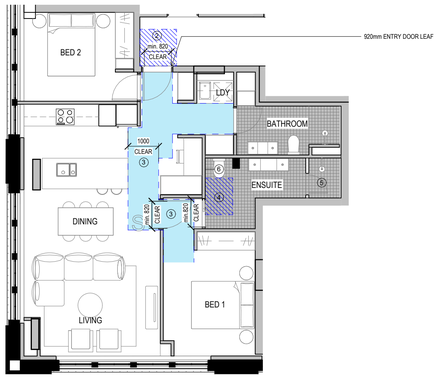
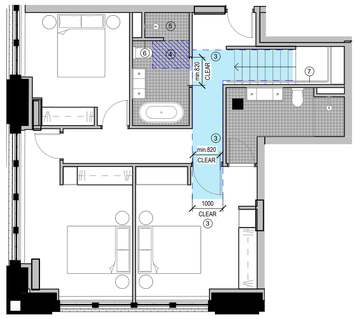


1 LHA PLAN - TOWNHOUSE LEVEL G
Scale 1 : 100



3 LHA PLAN - 2 BED
Scale 1 : 100

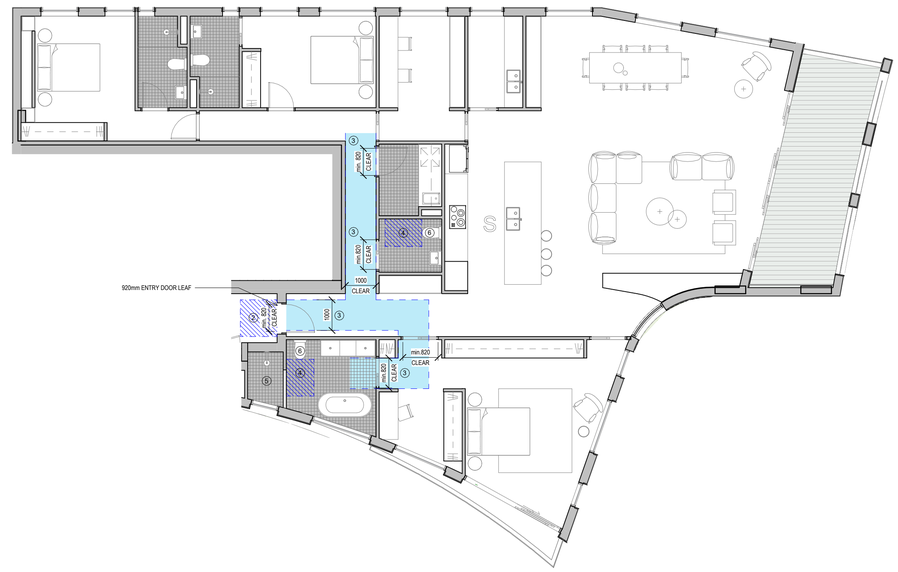


2 LHA PLAN - TOWNHOUSE LEVEL 1
Scale 1 : 100

REFER TO DWG AR 913 FOR APARTMENT LOCATION.

LHA SILVER LEVEL DESIGN FEATURES:

1. **A safe continuous and step free path of travel** from the street entrance and/or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) **entrance** into the dwelling.
   - A door with minimum clear opening width of 820mm.
   - A level (step-free) transition and threshold.
   - A level landing area of at least 1200mm x 1200mm on the arrival side of the door.
3. **Internal doors and corridors** that facilitate comfortable and unimpeded movement between spaces.
   - A doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes with a minimum clear opening width of 820mm and a level transition and threshold.
   - Internal corridors / passageways to the doorway referred to above with a minimum clear width of 1000mm.
4. A **toilet** on the ground (or entry) level that provides easy access.
   - Toilet on the ground (or entry) level that provides a minimum clear circulation space of 900mm x 1200mm forward of the toilet pan exclusive of the swing of the door.
   - The toilet pan located in the corner of the room to enable installation of grabrails at a future date.
5. A bathroom that contains a **hobless shower recess**.
   - A slip resistant and hobless shower recess, located in the corner of the room to enable the installation of grabrails at a future date.
   - Shower screens to be removed as required.
6. **Reinforced walls** around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. **Stairways** are designed to reduce the likelihood of injury and also enable future adaptation.
   - A continuous handrail on one side of the stairway where there is a rise of more than 1m.



4 LHA PLAN- PENTHOUSE
Scale 1 : 100

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Client TIME & PLACE

Project Residence
47-97 Marlborough House Surry Hill

Title LHA Silver Level Apartments

Project No.	2517	Scale @ A1	As indicated
Date	AUG 2025	Co-Ord	Designer
Drwn	Author	Chck	Checker
Drawing Status			
Drawing No.	AR 920	Revision	1

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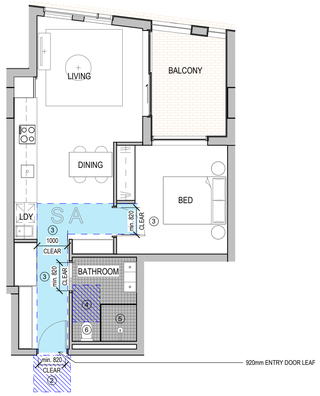
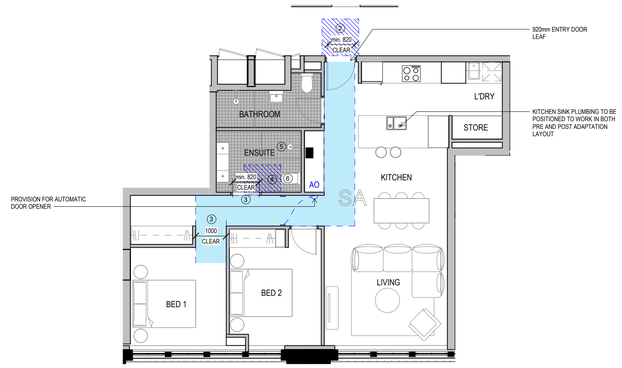


1 PRE-ADAPTATION PLAN - 1 BED
Scale 1 : 100



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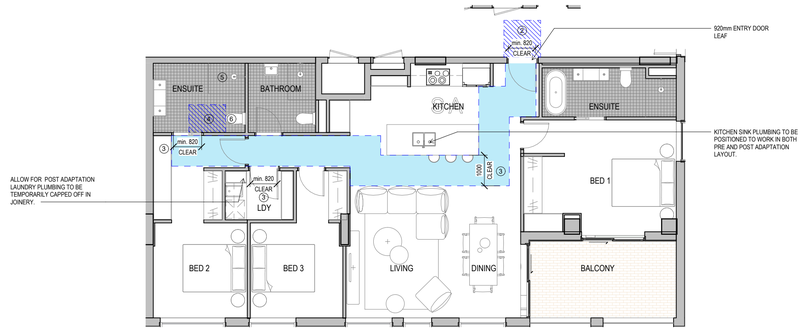
Scale 1 : 100



3 PRE-ADAPTATION PLAN - 3 BED
Scale 1 : 100

REFER TO DWG AR 913 FOR APARTMENT LOCATION.

LHA SILVER LEVEL DESIGN FEATURES:

1. **A safe continuous and step free path of travel** from the street entrance and/or parking area to a dwelling entrance that is level.
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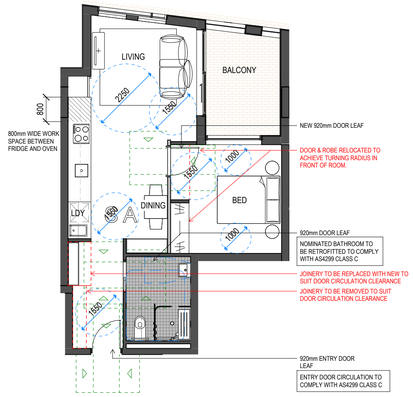
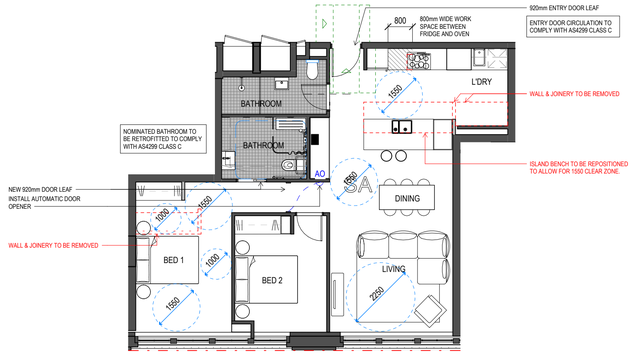


4 POST-ADAPTATION PLAN - 1 BED
Scale 1 : 100



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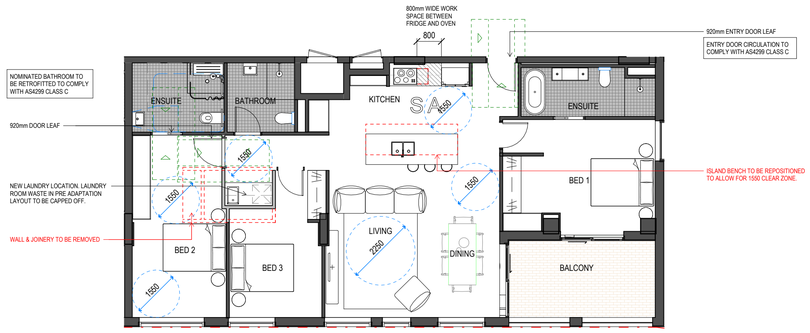
Scale 1 : 100



6 POST-ADAPTATION PLAN - 3 BED
Scale 1 : 100

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Nom Architect: Jasmin Williamson 11989

Client TIME & PLACE

Project Residence
47-97 Marlborough House Surry Hill

Title LHA Silver Level and Adaptable Apartments

Project No.	2517	Scale @ A1	As indicated
Date	AUG 2025	Co-Ord	Designer
Drwn	Author	Chck	Checker
Drawing Status			
Drawing No.	AR 921	Revision	1

PRINTED: 9/03/2026 8:30:24 PM
FILE: Autodesk Docs:/Marlborough House Surry Hills/2517_SD_Marlborough_New Building_R25.rvt

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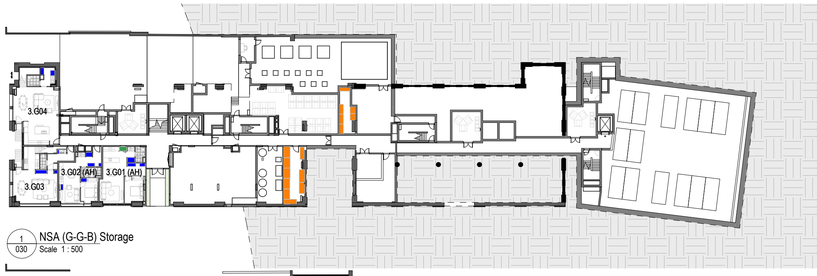
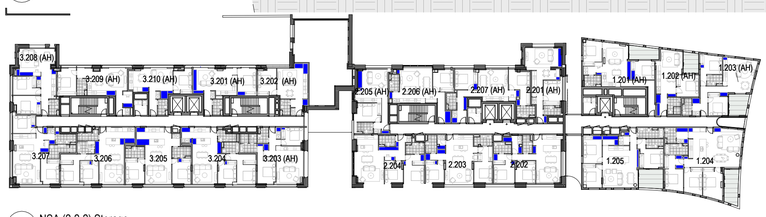


1 / 030 NSA (G-G-B) Storage
Scale 1 : 500

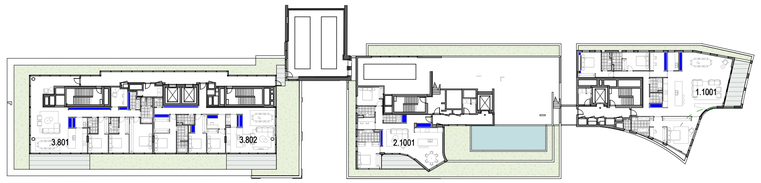


3 / 031 NSA (2-2-2) Storage
Scale 1 : 500

5 / 031 NSA (4-4-4) Storage
Scale 1 : 500

7 / 030 NSA (_6-6) Storage
Scale 1 : 500

10 / 030 NSA (_8-8) Storage
Scale 1 : 500



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2 / 031 NSA (1-1-1) Storage
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4 / 031 NSA (3-3-3) Storage
Scale 1 : 500

6 / 031 NSA (5-5-5) Storage
Scale 1 : 500

8 / 031 NSA (6-7-7) Storage
Scale 1 : 500

9 / 031 NSA (7-9-9P) Storage
Scale 1 : 500

STORAGE

- Internal storage 2.4m height
- Internal storage Ceiling 1m height
- External storage. Cage, 2.4 m height

APARTMENT STORAGE SOUTH BUILDING

Building	Apart. Number	Apart. Type	Internal Volume	TOTAL Volume
Southern	3.101	1B	6.5	6.5
Southern	3.102 (AH)	1B	7.6	7.6
Southern	3.103 (AH)	2B	4.4	8.4
Southern	3.104	2B	8.0	8.0
Southern	3.105	2B	8.2	8.2
Southern	3.106	2B	7.4	11.3
Southern	3.107	2B	8.0	8.0
Southern	3.201 (AH)	2B	8.2	8.2
Southern	3.202 (AH)	1B	7.7	7.7
Southern	3.203 (AH)	2B	4.4	8.4
Southern	3.204	2B	8.0	8.0
Southern	3.205	2B	8.2	8.2
Southern	3.206	2B	8.0	8.0
Southern	3.207	2B	5.9	8.4
Southern	3.208 (AH)	2B	8.5	8.5
Southern	3.209	1B	6.3	6.3
Southern	3.210 (AH)	1B	6.2	6.2
Southern	3.301	2B	8.6	8.6
Southern	3.302	1B	6.7	6.7
Southern	3.303 (AH)	1B	6.0	6.0
Southern	3.304 (AH)	1B	6.1	6.1
Southern	3.305	2B	4.4	8.6
Southern	3.306	2B	8.0	8.0
Southern	3.307	2B	8.2	8.2
Southern	3.308	2B	8.4	8.4
Southern	3.309	2B	5.9	8.2
Southern	3.310	2B	8.5	8.5
Southern	3.311	2B	8.0	10.2
Southern	3.401	2B	8.6	8.6
Southern	3.402	1B	6.7	6.7
Southern	3.403	1B	6.0	6.0
Southern	3.404	1B	6.1	6.1
Southern	3.405	2B	4.4	8.6
Southern	3.406	2B	8.0	8.0
Southern	3.407	2B	8.2	8.2
Southern	3.408	2B	8.4	8.4
Southern	3.409	2B	5.9	8.2
Southern	3.410	2B	8.5	8.5
Southern	3.411	2B	8.0	10.2
Southern	3.501	2B	8.6	8.6
Southern	3.502	1B	6.7	6.7
Southern	3.503	1B	6.0	6.0
Southern	3.504	1B	6.1	6.1
Southern	3.505	2B	4.4	8.9
Southern	3.506	2B	8.0	8.0
Southern	3.507	2B	8.2	8.2
Southern	3.508	2B	8.9	8.9
Southern	3.509	2B	5.9	8.2
Southern	3.510	2B	8.5	8.5
Southern	3.511	2B	8.0	10.2
Southern	3.601	2B	6.0	8.1
Southern	3.602	1B	6.0	6.0
Southern	3.603	3B	10.1	10.1
Southern	3.604	2B	4.4	8.9
Southern	3.605	2B	8.0	8.0
Southern	3.606	2B	8.2	8.2
Southern	3.607	2B	8.4	8.4
Southern	3.608	2B	5.9	8.2
Southern	3.609	2B	8.5	8.5
Southern	3.610	2B	11.5	11.5
Southern	3.701	2B	8.6	8.6
Southern	3.702	1B	6.1	6.1
Southern	3.703	2B	4.4	8.2
Southern	3.704	2B	8.0	8.0
Southern	3.705	2B	8.2	8.2
Southern	3.706	2B	8.4	8.4
Southern	3.707	2B	5.9	8.2
Southern	3.708	2B	8.5	8.5
Southern	3.709	2B	8.0	10.2
Southern	3.801	3B	15.6	15.6
Southern	3.802	3B	15.6	15.6
Southern	3.G01 (AH)	1B	6.0	6.0
Southern	3.G02 (AH)	1B	6.7	6.7
Southern	3.G03	3B	10.4	10.4
Southern	3.G04	3B	10.5	10.5

APARTMENT STORAGE CENTRAL BUILDING

Building	Apartment Number	Apart. Type	Internal Volume	TOTAL Volume
Central	2.101 (AH)	1B	6.0	6.0
Central	2.102 (AH)	1B	6.0	6.0
Central	2.103 (AH)	1B	6.0	6.0
Central	2.104 (AH)	1B	6.7	6.7
Central	2.105 (AH)	1B	6.6	6.6
Central	2.106 (AH)	1B	6.2	6.2
Central	2.107 (AH)	2B	8.1	8.1
Central	2.201 (AH)	1B	6.0	6.0
Central	2.202	2B	8.0	8.0
Central	2.203	2B	8.0	8.0
Central	2.204	2B	8.0	8.0
Central	2.205 (AH)	1B	6.3	6.3
Central	2.206 (AH)	1B	6.1	6.1
Central	2.207 (AH)	2B	8.1	8.1
Central	2.301 (AH)	1B	6.0	6.0
Central	2.302	2B	8.0	8.0
Central	2.303	2B	8.0	8.0
Central	2.304	2B	8.0	8.0
Central	2.305 (AH)	1B	6.3	6.3
Central	2.306 (AH)	1B	6.1	6.1
Central	2.307 (AH)	2B	8.1	8.1
Central	2.401	1B	7.9	7.9
Central	2.402	2B	8.1	8.1
Central	2.403	2B	8.0	8.0
Central	2.404	2B	9.8	9.8
Central	2.405	1B	6.0	6.0
Central	2.406	2B	8.0	8.0
Central	2.407	2B	4.8	8.2
Central	2.501	1B	8.6	8.6
Central	2.502	3B	10.8	10.8
Central	2.503	3B	11.8	11.8
Central	2.504	1B	6.3	6.3
Central	2.505	2B	8.9	8.9
Central	2.506	2B	8.0	8.0
Central	2.601	1B	7.8	7.8
Central	2.602	3B	10.8	10.8
Central	2.603	3B	11.8	11.8
Central	2.604	1B	6.3	6.3
Central	2.605	2B	8.9	8.9
Central	2.606	2B	8.0	8.0
Central	2.701	1B	7.1	7.1
Central	2.702	3B	10.8	10.8
Central	2.703	3B	11.8	11.8
Central	2.704	1B	6.3	6.3
Central	2.705	2B	8.9	8.9
Central	2.706	2B	8.0	8.0
Central	2.801	1B	7.8	7.8
Central	2.802	3B	10.8	10.8
Central	2.803	3B	11.8	11.8
Central	2.804	1B	6.3	6.3
Central	2.805	2B	8.9	8.9
Central	2.806	2B	8.0	8.0
Central	2.901	1B	7.8	7.8
Central	2.902	3B	10.8	10.8
Central	2.903	3B	11.8	11.8
Central	2.904	1B	6.3	6.3
Central	2.905	2B	8.9	8.9
Central	2.906	2B	8.0	8.0
Central	2.1001	2B	10.0	10.0

APARTMENT STORAGE NORTH BUILDING

Building	Apart. Number	Apart. Type	Internal Volume	TOTAL Volume
Northern	1.201 (AH)	2B	8.0	8.0
Northern	1.202 (AH)	1B	6.3	6.3
Northern	1.203 (AH)	2B	5.7	8.1
Northern	1.204	3B	11.7	11.7
Northern	1.205	3B	10.1	10.1
Northern	1.301 (AH)	2B	8.0	8.0
Northern	1.302 (AH)	1B	6.3	6.3
Northern	1.303 (AH)	2B	6.2	8.4
Northern	1.304	3B	11.7	11.7
Northern	1.305	3B	10.1	10.1
Northern	1.401	2B	8.0	8.0
Northern	1.402	1B	6.3	6.3
Northern	1.403	2B	6.2	8.4
Northern	1.404	3B	11.7	11.7
Northern	1.405	3B	10.1	10.1
Northern	1.501	2B	8.0	8.0
Northern	1.502	1B	6.3	6.3
Northern	1.503	2B	6.2	8.4
Northern	1.504	3B	11.7	11.7
Northern	1.505	3B	10.1	10.1
Northern	1.601	2B	8.0	8.0
Northern	1.602	1B	6.3	6.3
Northern	1.603	2B	6.2	8.4
Northern	1.604	3B	11.7	11.7
Northern	1.605	3B	10.1	10.1
Northern	1.701	2B	8.0	8.0
Northern	1.702	1B	6.3	6.3
Northern	1.703	2B	6.2	8.4
Northern	1.704	3B	10.8	10.8
Northern	1.705	3B	10.1	10.1
Northern	1.801	2B	8.0	8.0
Northern	1.802	1B	6.3	6.3
Northern	1.803	2B	6.2	8.4
Northern	1.804	3B	10.8	10.8
Northern	1.805	3B	10.1	10.1
Northern	1.901	2B	8.2	8.2
Northern	1.902	3B	14.6	14.6
Northern	1.1001	3B	11.1	11.1

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General Notes

Rev.	Issue	Revision Description	Date	Appr by
1		FOR INFORMATION	10.10.2025	
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3		FOR INFORMATION	10.11.2025	
4		FOR INFORMATION	28.11.2025	
5		FOR INFORMATION	27.01.2026	
6		FOR SSDA COORDINATION	09.03.2026	

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Nom Architect: Jasmin Williamson 11989

Client: TIME & PLACE

Project: Residence
47-97 Marlborough House Surry Hill

Title: STORAGE

Project No. 2517
Scale @ A1: As indicated
Date: AUG 2025
Co-Ord: Designer
Drwn: Author
Chck: Checker
Drawing Status
Drawing No. AR 930
Revision 6

PRINTED: 9/03/2026 8:29:58 PM
FILE: Autodesk Docs:/Marlborough House Surry Hills/2517_SD_Marlborough_New Building_R23.rvt

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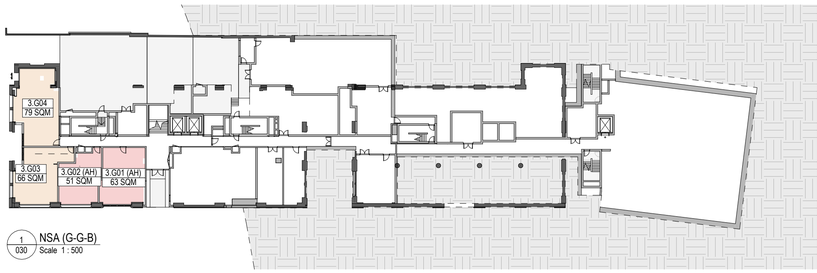

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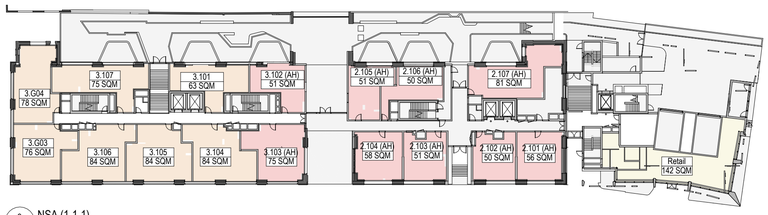

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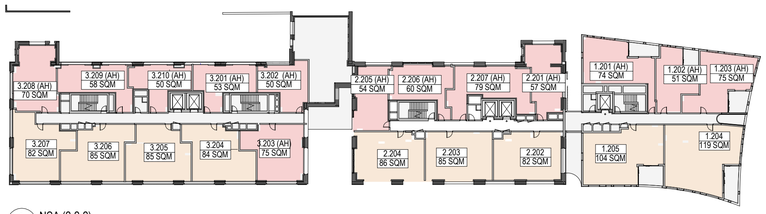

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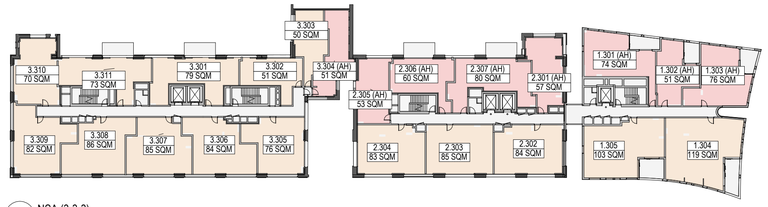

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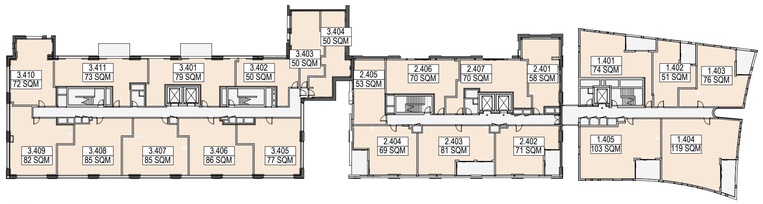

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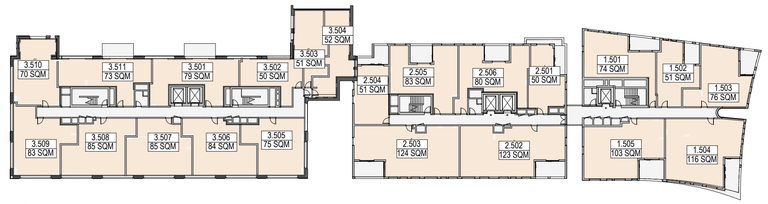

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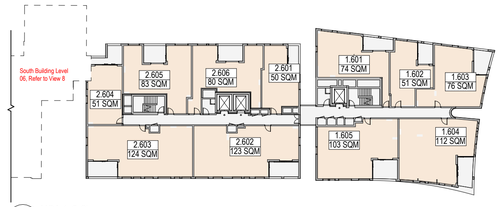

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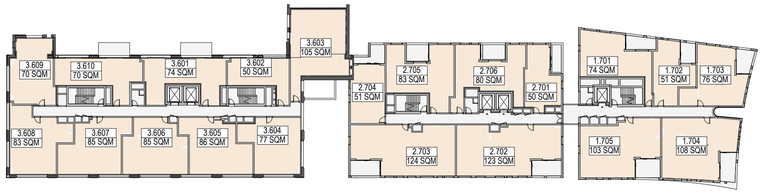

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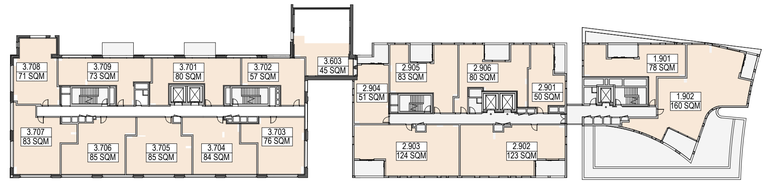

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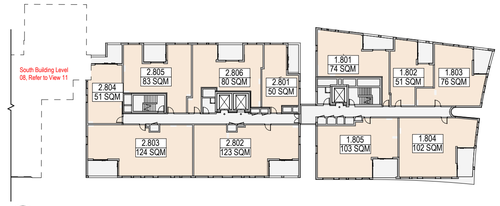

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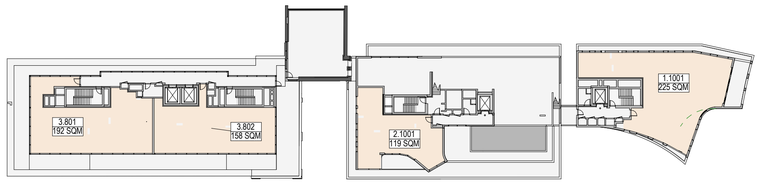

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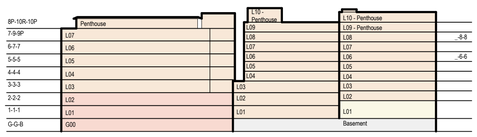

ROOMS

- Residential (BTS)
- Residential (AH)
- Retail

Net Sellable Area (NSA) method of measurements:

net sellable area means the sum of the floor area of each apartment measured from the internal surface of external walls , party walls, service riser walls and

Includes :
(a)usable portion underneath a stair, measured at 1.4 metre above the floor

Excludes:
(a) services penetrations and services walls
(b) load bearing columns and walls
(c) voids above a floor or a stair

Essentially, net sellable area measures the area which the owner have rights to demolish and renovate.

NSA- Room Area Schedule - Southern BTS

LEVEL	NSA
South - L08	350 m²
South - L07	739 m²
South - L06	786 m²
South - L05	786 m²
South - L04	789 m²
South - L03	735 m²
South - L02	336 m²
South - L01	543 m²
South - G00	145 m²
	5,208 m²

NSA- Room Area Schedule - Central BTS

LEVEL	NSA
North/Central - L10	119 m²
North/Central - L09	511 m²
North/Central - L08	511 m²
North/Central - L07	511 m²
North/Central - L06	511 m²
North/Central - L05	511 m²
North/Central - L04	472 m²
Central - L03	253 m²
Central - L02	253 m²
	3,652 m²

NSA- Room Area Schedule - Northern BTS

LEVEL	NSA
North/Central - L10	225 m²
North/Central - L09	237 m²
North/Central - L08	407 m²
North/Central - L07	413 m²
North/Central - L06	417 m²
North/Central - L05	421 m²
North/Central - L04	423 m²
North - L03	222 m²
North - L02	223 m²
	2,988 m²

NSA- Room Area Schedule - Northern Retail

LEVEL	TYPE	AREA
North - L01	Retail	142 m²

NSA- Room Area Schedule - Southern AH

LEVEL	NSA
South - L03	51 m²
South - L02	356 m²
South - L01	127 m²
South - G00	113 m²
	647 m²

NSA- Room Area Schedule - Central AH

LEVEL	NSA
Central - L03	250 m²
Central - L02	249 m²
South - L01	396 m²
	895 m²

NSA- Room Area Schedule - Northern AH

LEVEL	NSA
North - L03	201 m²
North - L02	200 m²
	402 m²

SUBTOTAL NSA BTS

Residential (BTS)	11,848 m²

SUBTOTAL NSA AH

Residential (AH)	1,943 m²

SUBTOTAL NSA Retail

Retail	142 m²

TOTAL NSA

13,933 m²

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5		FOR INFORMATION	27.01.2026	
6		FOR SSDA COORDINATION	09.03.2026	

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Nom Architect: Jasmin Williamson 11989

Client: TIME & PLACE

Project: Residence
47-97 Marlborough House Surry Hill

Title: NSA

Project No. 2517
Scale @ A1: As indicated
Date: AUG 2025
Co-Ord
Designer
Drwn: Author
Chck: Checker
Drawing Status
Drawing No. AR 951
Revision 6

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Apartment Schedule - Southern BTS

APT NO.	LEVEL	APT TYPE	APT AREA	BALCONY AREA	APT COUNT
3.101	South - L01	1B	63 m²	15.0 m²	1
3.104	South - L01	2B2B	84 m²		1
3.105	South - L01	2B2B	84 m²		1
3.106	South - L01	2B2B	84 m²		1
3.107	South - L01	2B2B	75 m²	15.0 m²	1
3.204	South - L02	2B2B	84 m²		1
3.205	South - L02	2B2B	85 m²		1
3.206	South - L02	2B2B	85 m²		1
3.207	South - L02	2B2B	82 m²		1
3.301	South - L03	2B2B	79 m²	9.0 m²	1
3.302	South - L03	1B	51 m²	0.0 m²	1
3.303	South - L03	1B	50 m²		1
3.305	South - L03	2B2B	76 m²		1
3.306	South - L03	2B2B	84 m²		1
3.307	South - L03	2B2B	85 m²		1
3.308	South - L03	2B2B	86 m²		1
3.309	South - L03	2B2B	82 m²		1
3.310	South - L03	2B1B	70 m²		1
3.311	South - L03	2B2B	73 m²	9.0 m²	1
3.401	South - L04	2B2B	79 m²	9.0 m²	1
3.402	South - L04	1B	50 m²	0.0 m²	1
3.403	South - L04	1B	50 m²		1
3.404	South - L04	1B	50 m²		1
3.405	South - L04	2B1B	77 m²		1
3.406	South - L04	2B2B	86 m²		1
3.407	South - L04	2B2B	85 m²		1
3.408	South - L04	2B2B	85 m²		1
3.409	South - L04	2B2B	82 m²		1
3.410	South - L04	2B1B	72 m²		1
3.411	South - L04	2B2B	73 m²	9.0 m²	1
3.501	South - L05	2B2B	79 m²	9.0 m²	1
3.502	South - L05	1B	50 m²	0.0 m²	1
3.503	South - L05	1B	51 m²		1
3.504	South - L05	1B	52 m²		1
3.505	South - L05	2B2B	75 m²		1
3.506	South - L05	2B2B	84 m²		1
3.507	South - L05	2B2B	85 m²		1
3.508	South - L05	2B2B	85 m²		1
3.509	South - L05	2B2B	83 m²		1
3.510	South - L05	2B1B	70 m²		1
3.511	South - L05	2B2B	73 m²	9.0 m²	1
3.601	South - L06	2B2B	74 m²	9.0 m²	1
3.602	South - L06	1B	50 m²		1
3.603	South - L06	TH	105 m²		1
3.603	South - L07	TH	45 m²		0
3.604	South - L06	2B2B	77 m²		1
3.605	South - L06	2B2B	86 m²		1
3.606	South - L06	2B2B	85 m²		1
3.607	South - L06	2B2B	85 m²		1
3.608	South - L06	2B2B	83 m²		1
3.609	South - L06	2B1B	70 m²		1
3.610	South - L06	2B1B	70 m²	9.0 m²	1
3.701	South - L07	2B2B	80 m²	9.0 m²	1
3.702	South - L07	1B1B	57 m²		1
3.703	South - L07	2B2B	76 m²		1
3.704	South - L07	2B2B	84 m²		1
3.705	South - L07	2B2B	85 m²		1
3.706	South - L07	2B2B	85 m²		1
3.707	South - L07	2B2B	83 m²		1
3.708	South - L07	2B1B	71 m²		1
3.709	South - L07	2B2B	73 m²	9.0 m²	1
3.801	South - L08	PH	192 m²	25.0 m²	1
3.802	South - L08	PH	158 m²	20.0 m²	1
3.G03	South - G00	TH	66 m²		1
3.G03	South - L01	TH	76 m²		0
3.G04	South - G00	TH	79 m²		1
3.G04	South - L01	TH	78 m²		0
TOTAL SOUTH BTS					64

*3.G03 / 3.G04 / 3.603 ARE DOUBLE-HEIGHT APARTMENTS.

Apartment Schedule - Southern AH

APT NO.	LEVEL	APT TYPE	APT AREA	BALCONY AREA
3.102 (AH)	South - L01	1B	51 m²	15.0 m²
3.103 (AH)	South - L01	2B2B	75 m²	
3.201 (AH)	South - L02	1B	53 m²	0.0 m²
3.202 (AH)	South - L02	1B	50 m²	0.0 m²
3.203 (AH)	South - L02	2B2B	75 m²	
3.208 (AH)	South - L02	2B1B	70 m²	
3.209 (AH)	South - L02	1B	58 m²	0.0 m²
3.210 (AH)	South - L02	1B	50 m²	0.0 m²
3.304 (AH)	South - L03	1B	51 m²	
3.G01 (AH)	South - G00	1B	63 m²	
3.G02 (AH)	South - G00	1B	51 m²	
TOTAL SOUTH AH: 11				

Apartment Schedule - Central BTS

APT NO.	LEVEL	APT TYPE	APT AREA	BALCONY AREA
2.202	Central - L02	2B2B	82 m²	
2.203	Central - L02	2B2B	85 m²	
2.204	Central - L02	2B2B	86 m²	
2.302	Central - L03	2B2B	84 m²	
2.303	Central - L03	2B2B	85 m²	
2.304	Central - L03	2B2B	83 m²	
2.401	North/Central - L04	1B	58 m²	
2.402	North/Central - L04	2B1B	71 m²	10.0 m²
2.403	North/Central - L04	2B2B	81 m²	13.0 m²
2.404	North/Central - L04	2B1B	69 m²	0.0 m²
2.405	North/Central - L04	1B	53 m²	
2.406	North/Central - L04	2B1B	70 m²	9.0 m²
2.407	North/Central - L04	2B2B	70 m²	9.0 m²
2.501	North/Central - L05	1B	50 m²	8.0 m²
2.502	North/Central - L05	3B	123 m²	12.0 m²
2.503	North/Central - L05	3B	124 m²	12.0 m²
2.504	North/Central - L05	1B	51 m²	10.0 m²
2.505	North/Central - L05	2B2B	83 m²	10.0 m²
2.506	North/Central - L05	2B2B	80 m²	10.0 m²
2.601	North/Central - L06	1B	50 m²	8.0 m²
2.602	North/Central - L06	3B	123 m²	12.0 m²
2.603	North/Central - L06	3B	124 m²	12.0 m²
2.604	North/Central - L06	1B	51 m²	10.0 m²
2.605	North/Central - L06	2B2B	83 m²	10.0 m²
2.606	North/Central - L06	2B2B	80 m²	10.0 m²
2.701	North/Central - L07	1B	50 m²	8.0 m²
2.702	North/Central - L07	3B	123 m²	12.0 m²
2.703	North/Central - L07	3B	124 m²	12.0 m²
2.704	North/Central - L07	1B	51 m²	10.0 m²
2.705	North/Central - L07	2B2B	83 m²	10.0 m²
2.706	North/Central - L07	2B2B	80 m²	10.0 m²
2.801	North/Central - L08	1B	50 m²	8.0 m²
2.802	North/Central - L08	3B	123 m²	12.0 m²
2.803	North/Central - L08	3B	124 m²	12.0 m²
2.804	North/Central - L08	1B	51 m²	10.0 m²
2.805	North/Central - L08	2B2B	83 m²	10.0 m²
2.806	North/Central - L08	2B2B	80 m²	10.0 m²
2.901	North/Central - L09	1B	50 m²	8.0 m²
2.902	North/Central - L09	3B	123 m²	12.0 m²
2.903	North/Central - L09	3B	124 m²	12.0 m²
2.904	North/Central - L09	1B	51 m²	10.0 m²
2.905	North/Central - L09	2B2B	83 m²	10.0 m²
2.906	North/Central - L09	2B2B	80 m²	10.0 m²
2.1001	North/Central - L10	PH	119 m²	13.0 m²
TOTAL CENTRAL BTS: 44				

Apartment Schedule - Central AH

APT NO.	LEVEL	APT TYPE	APT AREA	BALCONY AREA
2.101 (AH)	South - L01	1B	56 m²	
2.102 (AH)	South - L01	1B	50 m²	
2.103 (AH)	South - L01	1B	51 m²	
2.104 (AH)	South - L01	1B	58 m²	
2.105 (AH)	South - L01	1B	51 m²	15.0 m²
2.106 (AH)	South - L01	1B	50 m²	15.0 m²
2.107 (AH)	South - L01	2B2B	81 m²	15.0 m²
2.201 (AH)	Central - L02	1B	57 m²	
2.205 (AH)	Central - L02	1B	54 m²	
2.206 (AH)	Central - L02	1B	60 m²	
2.207 (AH)	Central - L02	2B2B	79 m²	
2.301 (AH)	Central - L03	1B	57 m²	
2.305 (AH)	Central - L03	1B	53 m²	0.0 m²
2.306 (AH)	Central - L03	1B	60 m²	9.0 m²
2.307 (AH)	Central - L03	2B2B	80 m²	9.0 m²
TOTAL CENTRAL AH: 15				

Apartment Schedule - Northern BTS

APT NO.	LEVEL	APT TYPE	APT AREA	BALCONY AREA
1.204	North - L02	3B	119 m²	13.0 m²
1.205	North - L02	3B	104 m²	13.0 m²
1.304	North - L03	3B	119 m²	13.0 m²
1.305	North - L03	3B	103 m²	13.0 m²
1.401	North/Central - L04	2B1B	74 m²	10.0 m²
1.402	North/Central - L04	1B	51 m²	8.0 m²
1.403	North/Central - L04	2B2B	76 m²	10.0 m²
1.404	North/Central - L04	3B	119 m²	13.0 m²
1.405	North/Central - L04	3B	103 m²	13.0 m²
1.501	North/Central - L05	2B1B	74 m²	10.0 m²
1.502	North/Central - L05	1B	51 m²	8.0 m²
1.503	North/Central - L05	2B2B	76 m²	10.0 m²
1.504	North/Central - L05	3B	116 m²	12.0 m²
1.505	North/Central - L05	3B	103 m²	12.0 m²
1.601	North/Central - L06	2B1B	74 m²	10.0 m²
1.602	North/Central - L06	1B	51 m²	8.0 m²
1.603	North/Central - L06	2B2B	76 m²	10.0 m²
1.604	North/Central - L06	3B	112 m²	12.0 m²
1.605	North/Central - L06	3B	103 m²	12.0 m²
1.701	North/Central - L07	2B1B	74 m²	10.0 m²
1.702	North/Central - L07	1B	51 m²	8.0 m²
1.703	North/Central - L07	2B2B	76 m²	10.0 m²
1.704	North/Central - L07	3B	108 m²	12.0 m²
1.705	North/Central - L07	3B	103 m²	12.0 m²
1.801	North/Central - L08	2B1B	74 m²	10.0 m²
1.802	North/Central - L08	1B	51 m²	8.0 m²
1.803	North/Central - L08	2B2B	76 m²	10.0 m²
1.804	North/Central - L08	3B	102 m²	12.0 m²
1.805	North/Central - L08	3B	103 m²	12.0 m²
1.901	North/Central - L09	2B2B	78 m²	10.0 m²
1.902	North/Central - L09	PH	160 m²	22.0 m²
1.1001	North/Central - L10	PH	225 m²	20.0 m²
TOTAL NORTHERN BTS: 32				

Apartment Schedule - Northern AH

APT NO.	LEVEL	APT TYPE	APT AREA	BALCONY AREA
1.201 (AH)	North - L02	2B1B	74 m²	10.0 m²
1.202 (AH)	North - L02	1B	51 m²	9.0 m²
1.203 (AH)	North - L02	2B2B	75 m²	11.0 m²
1.301 (AH)	North - L03	2B1B	74 m²	10.0 m²
1.302 (AH)	North - L03	1B	51 m²	8.0 m²
1.303 (AH)	North - L03	2B2B	76 m²	10.0 m²
TOTAL NORTHERN AH: 6				

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General Notes

Rev.	Issue	Revision Description	Date	Appr by
1		FOR INFORMATION	15.10.2025	
2		FOR INFORMATION	03.02.2026	
3		FOR SSDA COORDINATION	09.03.2026	

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Client: TIME & PLACE

Project: Residence
47-97 Marlborough House Surry Hill

Title: Apartment Schedules

Project No. 2517
Scale @ A1
Date
Co-Ord Designer
Drwn Author
Chck Checker
Drawing Status
Drawing No. AR 952
Revision 3

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FILE: Autodesk Docs://Marlborough House Surry Hills/2517_SD_Marlborough_New Building_R26.rvt

Appendix C – Supporting Information from Previous Investigations (pending the findings of additional sampling)

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Appendix D – Occupational Hygiene Requirements

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General Hygiene Requirements

Asbestos removal by its very nature is a hazardous operation. Those persons engaged in the removal of asbestos need to be well versed in the hazards of working with this material and the necessity, and procedures used, to minimise their own aggregate exposure and those of their fellow workers. Such persons need to observe a rigorous degree of hygiene to ensure that asbestos fibres are not transported from within the work enclosure through the decontamination unit to other environments when leaving the Work Area or when removing equipment or asbestos waste bags from the Work Area. This document outlines the procedures of decontamination for:

- Personnel;
- Equipment or materials being removed from the Asbestos Work Area;
- Asbestos waste bags being removed from the Asbestos Work Area; and
- Personnel – Asbestos Removal.

Within the asbestos removal work enclosure, personnel are required to wear respiratory protective equipment to prevent the inhalation of asbestos fibres. Outside the work area where respiratory protective equipment is not normally worn, they are no longer afforded such protection. Personnel who have not thoroughly decontaminated on departure from the Friable Asbestos Work Area will carry out asbestos fibres on their person, and therefore risk exposing themselves and others to asbestos. Furthermore, regardless of how thoroughly personnel may clean themselves, if the procedures are not followed correctly, then considerable personal exposure can occur during the decontamination process. That is to say, the removal of respirators at the wrong stage in the process (i.e. prior to washing in the clean shower or before vacuuming off dust in a dry decontamination area) can result in exposure during subsequent cleaning. The correct procedures are outlined below.

Friable Asbestos Removal (if required)

When personnel leave a Friable Asbestos Work Area, they shall first shower fully clothed with respirator worn and functioning, in the dirty side of the decontamination unit to remove gross contamination from the outer garments. The respirator must not be removed until the worker has completed showering in the clean side of the decontamination unit. Following the first shower, all disposable clothing is to be discarded appropriately back into the Friable Asbestos Work Area and the worker is to shower naked or with minimal clothing (respirator worn) in the dirty side of the decontamination unit. Care must be exercised to ensure that all gross contamination of body, hair and respirator (and associated equipment, e.g. air lines and air line belts) is washed off in the dirty shower.

The worker then passes through the decontamination unit and showers on the clean side. After an initial wash in the clean shower, the respirator is to be removed and washed. Washing of the face and final cleaning of the hair completes the decontamination process. During the final shower, particular attention must be paid to washing of hair and fingernails.

After the worker has dried and dressed, the respirator should be re-cleaned with sanitary wipes, dried and stored in a suitable airtight receptacle.

All items of clothing used in the Friable Asbestos Work Area are to be treated as asbestos contaminated. Disposable overalls, etc. shall be discarded with the asbestos waste in the prescribed manner. Reusable items should be bagged and removed for laundering. Heavily contaminated items such as overalls should be stored separately from lightly contaminated items such as socks and underwear.

Decontamination of Equipment or Materials

Equipment to be removed from the Work Areas should first be thoroughly vacuumed. Items not affected by water should be washed down and if in the Friable Asbestos Work Area are to be passed through the decontamination unit. Items affected by water such as electrical equipment, should be thoroughly vacuumed and damp wiped prior to removal. Where decontamination of equipment is not possible, the items should be bagged or plastic wrapped for removal. Such items should not then be opened until inside another Work Area.

During decontamination and removal of equipment and materials from within the work enclosure, all personnel involved in this operation, including those on the clean side of the decontamination unit shall wear respiratory protection.

Removal of Bagged Asbestos Waste

All asbestos waste is to be placed within double bagged or dedicated waste bins. The bags shall be 0.2mm thick polythene, maximum size 1200mm (length) x 900mm (wide) and the outermost bag marked "Caution Asbestos - Do Not Open. The bags should not be loaded to more than 50% capacity and the loaded weight should not exceed 30kg.

The loaded primary bags should be sealed inside the Work Area with wire ties, cable ties or duct tape after the contents have been wet down and the excess air expelled from within the bags. These bags are then to be thoroughly washed down in the dirty shower if being removed from the Friable Asbestos Work Area. Following this washing, the bags are to be passed through the decontamination unit to the clean side where they are to be immediately placed into the second bag. The excess air is to be expelled from the second bag, which is then sealed with wire ties. All personnel involved in the bag removal operation, including those on the clean side of the decontamination unit are to wear respiratory protection.

The transportation and disposal of asbestos is to be performed to the requirements of the relevant statutory bodies. Copies of the waste disposal certificates are to be supplied to the the client.

Any waste bins are to have appropriate lining and a water tight cover.

Appendix E – Site Survey of Final Landform and Capping Areas (to be added post-construction)

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Appendix F – LTEMP Inspection and Maintenance Record Form

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Inspection No. _____	**LTEMP Inspection and Maintenance Record Form** **47 - 97 Marlborough Street, Surry Hills NSW**	Date:

1. Inspection Areas: : ( )

2. Capping Conformance or Scheduled Maintenance:

Concrete slab / pavement compliant to original specifications ( )

Scheduled Maintenance ( )

If non-compliant (Specify details): i.e. cracking or deformity within concrete pavement; erosion evident erosion; service repairs

If scheduled maintenance (Specify details): i.e. service repairs or replacement, landscaping activities

Initiated by: Date:

Environmental Consultant notified? [ ] Yes [ ] No Date:

EPA notified required? (i.e. if non-compliance causing pollution to surrounding properties)

[ ] Yes [ ] No Date:

4. Corrective/Preventive Actions: Description of corrective/preventive action undertaken:

To be implemented by and date:

Approved by (and date):

5. Follow-Up: (Is the Non-conformance now compliant or schedule maintenance work carried out to a suitable standard?)

[ ] Yes capping was repaired to original specifications [ ] No – further rectification works will be required

[ ] Was Mandatory photographic evidence provided?

Remarks:

Signature:..... Date:.....

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Appendix G – Incident and Non-Conformance Report Form

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Incident No. _____	**LTEMP Incident / Compliant / Non-Compliance Report** **47 - 97 Marlborough Street, Surry Hills NSW**	Date:

1. Incident Details:

Activity Location:

2. Origin of Non-Compliance:

Audit ( ) Internal Compliant ( ) Other ( ) External Compliant ( ) Supplier ( )

Other (Specify):

3. Non-Compliance: Description of non-conforming scenario including nature and extent:

Initiated by: Date:

Non-Compliance type: [ ] Yes [ ] No

EPA notified required? : [ ] Yes [ ] No

4. Corrective/Preventive Actions: Description of corrective/preventive action undertaken:

To be implemented by and date:

Approved by (and date):

5. Follow-Up: (Is the Non-conformance resolved?)

[ ] Yes [ ] No (issue new incident report)

Remarks:

Signature:..... Date:.....

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Appendix H – Unexpected Finds Protocol

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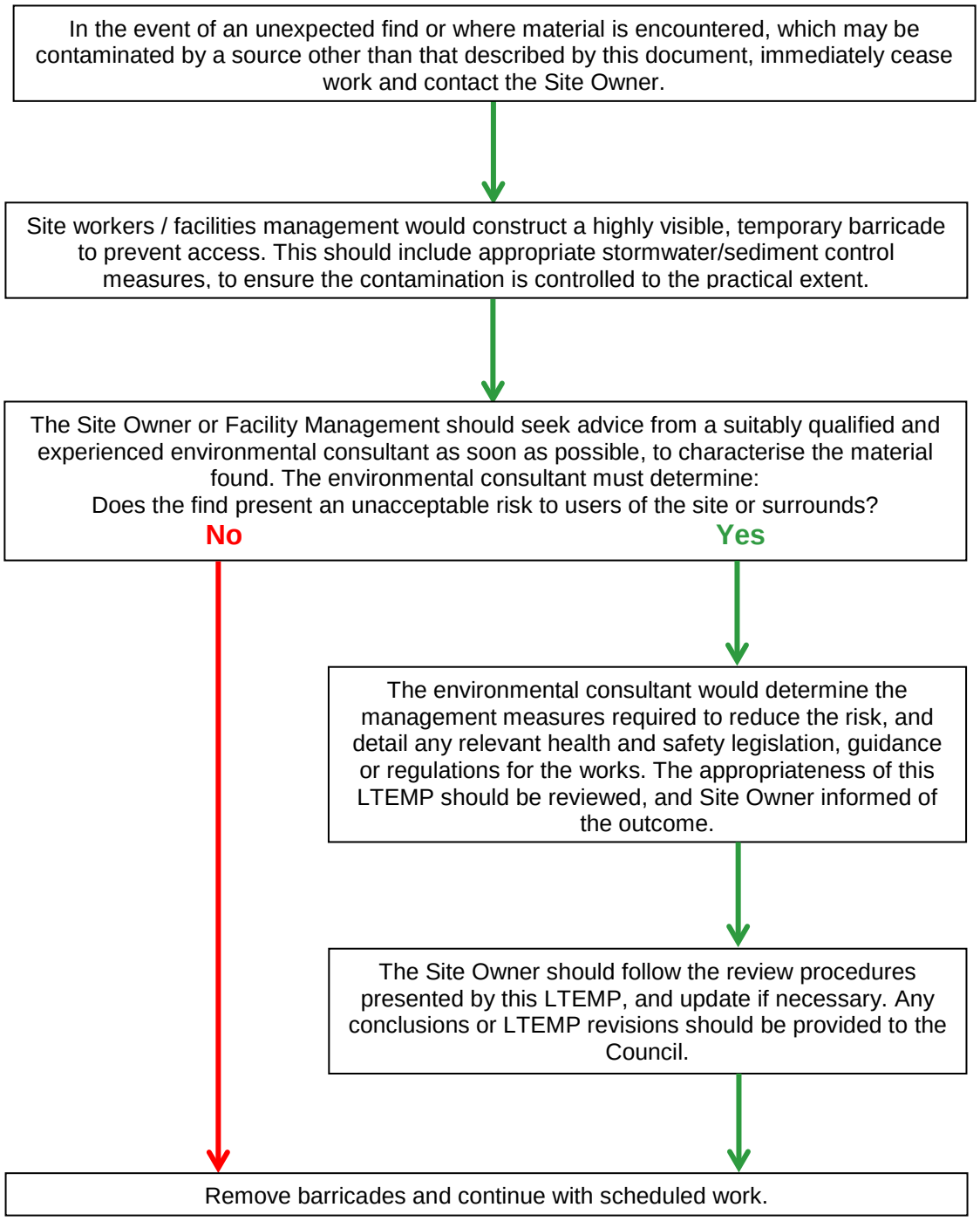
In the event of an unexpected find or where material is encountered, which may be contaminated by a source other than that described by this document, immediately cease work and contact the Site Owner.
Site workers / facilities management would construct a highly visible, temporary barricade to prevent access. This should include appropriate stormwater/sediment control measures, to ensure the contamination is controlled to the practical extent.
The Site Owner or Facility Management should seek advice from a suitably qualified and experienced environmental consultant as soon as possible, to characterise the material found. The environmental consultant must determine:
Does the find present an unacceptable risk to users of the site or surrounds?
No
Yes
The environmental consultant would determine the management measures required to reduce the risk, and detail any relevant health and safety legislation, guidance or regulations for the works. The appropriateness of this LTEMP should be reviewed, and Site Owner informed of the outcome.
The Site Owner should follow the review procedures presented by this LTEMP, and update if necessary. Any conclusions or LTEMP revisions should be provided to the Council.
Remove barricades and continue with scheduled work.