
**Report on Preliminary Site
(Contamination) Investigation**

Proposed Mixed-Use Development

5 Blue Street, North Sydney NSW

**Prepared for Zurich Australian Insurance
Properties Pty Ltd**

Project 237286.01

15 January 2026

Document History

Details

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Revision 0	Johann Chalache	Nizam Ahamed	15 January 2026

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Revision 0	Zurich Australian Insurance Properties Pty Ltd

The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

Signature

Date

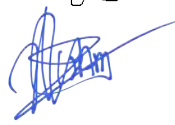
Author		15 January 2026
Reviewer		15 January 2026

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Report on Preliminary Site (Contamination) Investigation Proposed Mixed-Use Development 5 Blue Street, North Sydney NSW

1. Introduction

Douglas Partners Pty Ltd (Douglas) has been engaged by Zurich Australian Insurance Properties Pty Ltd to prepare this preliminary site (contamination) investigation (PSI) undertaken for a proposed mixed-use development for the site at 5 Blue Street, North Sydney NSW (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with Douglas' proposal 237286.00.P.002.Rev0 dated 20 November 2025.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed development. It is understood that the report will be used to support a State Significant Development (SSD-66745743) addressing the Planning Secretary's Environment Assessment Requirements (SEARs) Contamination and Remediation (SEARs Item 14).

This report must be read in conjunction with all appendices including the notes provided in Appendix B.

The following key guidelines were consulted in the preparation of this report:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]* (NEPC, 2013); and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

The proposed development is understood to comprise the adaptive reuse of the existing building at the site which includes:

- Construction of two new levels
- Infill of three-levels (level 7 to 9);
- Demolition of the south-western corner of the ground floor, level 1, and level 2; and
- Demolition of the balconies from levels 1 to 5.

It is understood that no changes will be made to the existing two-level basement that sits approximately 51.3 m AHD.

2. Scope of work

The scope of work involved:

- A review of development plans and existing drawings provided by the client; and

- A review of geological, topographic, soil, acid sulfate soil and groundwater registered bores to assess and document the site's environmental setting.
- A review of the following readily available site history information:
 - o Historical aerial photographs;
 - o NSW EPA public registers for notices and licenses issued under the *Contaminated Land Management Act 1997* (CLM Act) and the *Protection of the Environment Operations Act 1997* (POEO Act); and
 - o Council and development application (DA) / SSD records search.
- Undertake a site walkover to identify areas of potential environmental concern; and
- Preparation of this report.

3. Site information

Site address	5 Blue Street, North Sydney NSW
Legal description	Lot 4, Deposited Plan (DP) 1134234 Lot 1 and 2, DP713944
Approximate area	3,007 m ²
Zoning	Zone E2 Commercial Centre
Local council area	North Sydney Council
Current use	Commercial building
Surrounding uses	North – Blue Street, followed medium to high density commercial / office (within Zone E2) East – North Sydney Station, commercial / office buildings (north-east) and medium density residential South – medium to high density residential, and St Francis Xavier Catholic Church West – Blues Point Road, followed by medium to high density residential



Figure 1. Site location

The site is currently occupied by a 12-storey commercial building with two basement levels and overlies North Sydney station. Based on client provided drawings, the bottom basement level sits at a level of 51.3 m relative to Australian Height Datum (AHD), and is approximately 4.56 m above the North Sydney station platform (at 46.74 m AHD).

4. Environmental setting

Regional topography	Regional topography appears to slope south / south-east, towards Lavender Bay, and east towards Warringah Freeway.
Site topography	Site topography appears to step with Blue Street, from approximately 60 m AHD in the north-western portion of the site, to 58 m AHD in the eastern section of the site. The southern driveway is level with Blues Point Road (approximately 56 m AHD) and runs along the southern boundary of the site, which is elevated from the adjacent southern properties (ranging from 48 to 52 m AHD) by a retaining wall.
Soil landscape	Reference to the Sydney 1:100 000 Soils Landscape Sheet indicates that the site is underlain by GyMEA erosional soils which typically comprises shallow to moderately yellow earths and earthy sands on crests and inside of benches.
Geology	Reference to NSW Seamless Geology mapping indicates that the site is underlain by Hawkesbury Sandstone which typically comprises medium to coarse grained sandstone, minor shale and laminite lenses.

Acid sulfate soils	Reference to the NSW Department of Environment and Climate Change (DECC) 1:25,000 Acid Sulfate Soil Risk Mapping indicates that the site is not mapped in an area of known acid sulfate soil risk.
Surface water	No surface water bodies exist on-site. The nearest body of water is Lavender Bay which is approximately 330 m south, and down-gradient of the site. All surface water run-off is expected to flow into the local stormwater drainage system.
Groundwater	A search of the publicly available registered groundwater bore database indicated that there is one registered groundwater bore (GW107764) within 500 m of the site, however, no standing water level or drilling information was provided. Based on the regional topography and the inferred flow direction of nearby water courses, the anticipated flow direction of groundwater beneath the site is to the south, towards Lavender Bay, the likely receiving surface water body for the groundwater flow path. Given the local geology (i.e. Hawkesbury Sandstone), the groundwater in the fractured rock beneath the site is anticipated to be relatively fresh.

5. Site history

5.1 Historical aerial photographs

Several historical aerial photographs were obtained from public databases. Extracts of the aerial photographs are included in Appendix C. A summary of key features observed for the site and surrounding land is presented in Table 1.

Table 1: Summary of historical aerial photographs

Year	Site	Surrounding land use
1930	The site appeared to have been vacant, however, poor image resolution precluded detailed observations.	The surrounding area appeared to have been urbanised and generally comprised buildings of residential and commercial land uses. Poor image resolution precluded detailed observations.
1943	The image quality is clearer. The site appeared to have been occupied by part of North Sydney station.	The image quality is clearer, confirming the mixture of residential and commercial surrounding land use. North Sydney station was apparent to the east of the site and occupying the site.
1951	No significant changes to the site were apparent when compared to the 1943 photograph.	No significant changes to surrounding land use were apparent when compared to the 1943 photograph.

Year	Site	Surrounding land use
1961	No significant changes to the site were apparent when compared to the 1951 photograph.	There appeared to have been significant development north, north-west and north-east of the site with the construction of several medium to high density buildings (assumed office / commercial), replacing previous vacant / lower density land uses.
1971	Poor image resolution precluded detailed observations, however, no obvious changes were apparent.	Two high rise buildings appeared to have been constructed north-east and east of the site. The development east of the site (Harbourview building) appeared to have been built over the railway tracks. Two additional high-rises appear to be present.
1978	No significant changes to the site were apparent when compared to the 1971 photograph.	Several high-rise buildings appeared to have been constructed north and north-west of the site. Another high-rise building appeared to have been constructed west of the site, above the railway tracks.
1986	The existing building on site appeared to have been constructed, with the courtyard in the centre of the site.	Two houses adjacent (south) to the site appeared to have been demolished. No other significant changes to the surrounding land use were apparent when compared to the 1978 photograph.
1998	No significant changes to the site were apparent when compared to the 1986 photograph.	Again, there appeared to have been significant development north, north-west and north-east of the site with the construction of several high-rise buildings (assumed office / commercial) and Greenwood Plaza. One high-rise north-east appeared to have been under redevelopment. Two buildings north-west of the site appeared to have been constructed (as part of Shore School). Several townhouses appeared to have been constructed in previously vacant land south-east of the site. A medium density residential building appeared to have been constructed south of the site.
2005	No significant changes to the site were apparent when compared to the 1998 photograph.	No significant changes to the surrounding land use were observed when compared to the 1998 photograph.
2009	No significant changes to the site were apparent when compared to the 2005 photograph.	No significant changes to the surrounding land use were apparent when compared to the 2005 photograph.

Year	Site	Surrounding land use
2014	No significant changes to the site were apparent when compared to the 2009 photograph.	No significant changes to the surrounding land use were apparent when compared to the 2009 photograph.
2019	No significant changes to the site were apparent when compared to the 2014 photograph.	The swimming pool and several buildings appeared to have been demolished and appeared to have been under construction. No other significant changes to the surrounding land use were apparent when compared to the 2014 photograph.
2022	The courtyard appeared to have been renovated.	Several medium density north-west of the site appeared to have been demolished and appeared to have been under construction. Two buildings west of the site (part of Shore School) appeared to have been constructed.
2025	No significant changes to the site were apparent when compared to the 2022 photograph.	The construction north-west of the site appeared to have developed into a medium density office building. No other significant changes to the surrounding land use were apparent when compared to the 2022 photograph.

5.2 Public registers and planning records

EPA Notices available under Section 58 of the Contaminated Land Management Act (CLM Act) Database searched 7 January 2026	There were no records of notices for the site or adjacent properties.
Sites notified to EPA under Section 60 of the CLM Act Database searched 7 January 2026	The site or adjacent properties were not listed as a notified contaminated site.
Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act) Database searched 8 January 2026	There was one record issued to an adjacent property. Cogent Energy Pty Ltd – 101-103 Miller Street, North Sydney NSW 2060 [north] – Generation of electrical power from gas (0-250 Gwh generated) – Licence surrendered 6 August 2010. There were no records issued to the site.

PFAS Investigation Sites listed on the EPA website Database searched 7 January 2026	The site was not listed and/or adjacent to a property listed under: • NSW EPA PFAS Investigation Program • Defence PFAS Investigation Program • Defence PFAS Management Program • Airservices Australia National PFAS Management Program
Council Records Records searched 7 January 2026	A review of DA records on the North Sydney Council website, as well as a general search, suggests that the building has been the subject of minor renovations and fit-outs, with records dating to 12 June 2020. No contamination records were noted.

5.3 Other sources

A search of online maps indicates that there are several potentially contaminating businesses including two dry cleaners (70 m south-west and 95 m north-east) and three auto repair shops (160 m and 190 m north-west) in the vicinity of the site. However, the properties are all considered down / cross gradient of the site and are therefore not expected to impact the site from a contamination perspective.

5.4 Site history integrity assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments / agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs can provide high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and/or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

5.5 Summary of site history

The site history information suggests North Sydney station was constructed between 1930 and 1943, and the existing building constructed above the railway tracks sometime between 1978 and 1986. The surrounding land appeared to have undergone significant development, particularly north of Blue Street, with the construction of high-rise buildings of predominantly commercial and office use.

One record of licences listed under Section 308 of the POEO Act was noted for 101-103 Miller Street (north) for the generation of electrical power from gas, and was surrendered in 2020. No records of notices, or sites notified to the EPA, were reported for the site and adjacent properties.

6. Site walkover

A site walkover was undertaken by an environmental engineer on 8 January 2026. The general site topography was consistent with that described in Section 3. The site layout appears to have remained unchanged from the 2025 aerial photograph. The following key site features pertinent to the PSI were observed (also refer to photographs in Appendix B):

- The site appeared to follow the regional topography and sloped east (down Blue Street) and south (down Blues Point Road);
- The building appeared to occupy the majority of the central and western portion of the site, with public courtyard between the Zurich building and North Sydney station;
- Several elevated garden beds were observed particularly along the Blue Street boundary and in the courtyard;
- Several restaurant tenancies were noted in the North Sydney station building, facing the courtyard;
- The driveway along the southern boundary was at the street level of Blues Point Road, was lower in elevation from courtyard (which is approximately level with Blue Street), and was elevated from the adjacent southern properties (held up by a retaining wall);
- Two basement levels were observed on site, and appeared consistent with the client provided plans;
- A rock outcrop was observed along parts of the northern wall of both basement levels and appeared to comprise Hawkesbury sandstone; and
- A grease trap was observed in the north-western corner of the bottom basement level. The grease trap comprised above ground infrastructure that was housed within a bunded area on a concrete slab (refer Photographs 14-16, Appendix D).

7. Preliminary conceptual site model

Based on the site history information and the proposed development, the following discussion is provided:

- Potential pathways to human receptors (i.e. ingestion, dermal contact and inhalation) are not considered to be present at the site given the majority of the site is paved / overlies a basement (with the exception of elevated garden beds), and is not proposed to be altered during the proposed development; and
- Whilst vapour may pose a risk from the underlying railway station, no potentially contaminating activities or incidents were identified from the site history information which suggests it may not impact the site.
- Potential pathways to environmental receptors are not considered to be present at the site for the following reasons:
 - o Surface water runoff – the majority of the ground level surface is paved and is anticipated to be collected by local stormwater systems. No sources of contamination were identified on the surface during the site walkover;

- o Groundwater – no fill exists beneath the site which would leach into the groundwater. Additionally, all identified off-site sources of potential contamination (i.e. dry cleaner and mechanics) are cross-gradient or down-gradient of the site; and
 - o Inhalation, ingestion and absorption – the majority of the site is paved / overlies the basement and is not considered to impact on terrestrial ecosystems.
- While hazardous building materials may be present in the buildings, these do not present a land contamination issue.

8. Conclusions and recommendations

The current investigation included a review of desktop information and historical aerials and a site walkover to assess the potential for contamination at the site based on past and present land uses.

The site history information suggests North Sydney station was constructed between 1930 and 1943, and the existing building constructed above the railway tracks sometime between 1978 and 1986. The surrounding land use appeared to have undergone significant development, particularly north of Blue Street, with the construction of high-rise buildings of predominantly commercial and office use.

Based on the site history information and the proposed development, it is considered that no complete pathways exist to human and environmental receptors.

With regards to land contamination assessment, it is considered that the site is suitable for the proposed development. Notwithstanding, an unexpected finds protocol should be developed and implemented during redevelopment works to manage any unexpected contamination finds.

9. References

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.

NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

10. Limitations

Douglas Partners Pty Ltd (Douglas) has prepared this report for this project at 5 Blue Street, North Sydney NSW in line with Douglas' proposal dated 20 November 2025 and acceptance received from Zurich Australian Insurance Properties Pty Ltd. The work was carried out under Douglas' Engagement Terms. This report is provided for the exclusive use of Zurich Australian Insurance Properties Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of Douglas, does so entirely at its own risk and without recourse to Douglas for any loss or damage. In preparing this report Douglas has necessarily relied upon information provided by the client and/or their agents.

Douglas' advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by Douglas in this report may be affected by undetected variations in ground conditions across the site. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. Douglas cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by Douglas. This is because this report has been written as advice and opinion rather than instructions for construction.

Appendix A

Drawings



SITE LOCATION

NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from metromap.com
2. Boundaries shown are approximate only

LEGEND

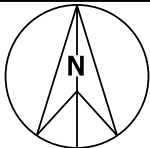
Site Boundary

0 5 10 15 20 25 m



CLIENT: Zurich Australian Insurance Properties	
OFFICE: Sydney	DRAWN BY: JBC
SCALE: 1:500 @A3	DATE: 07.January.2026

TITLE: **Site Boundary and Location**
Proposed Mixed-Use Development
5 Blue Street, North Sydney NSW



PROJECT: 237286.01
DRAWING No: 1
REVISION: 0



5 Blue Street, North Sydney



The Site

Current Office Tower

5 Blue Street



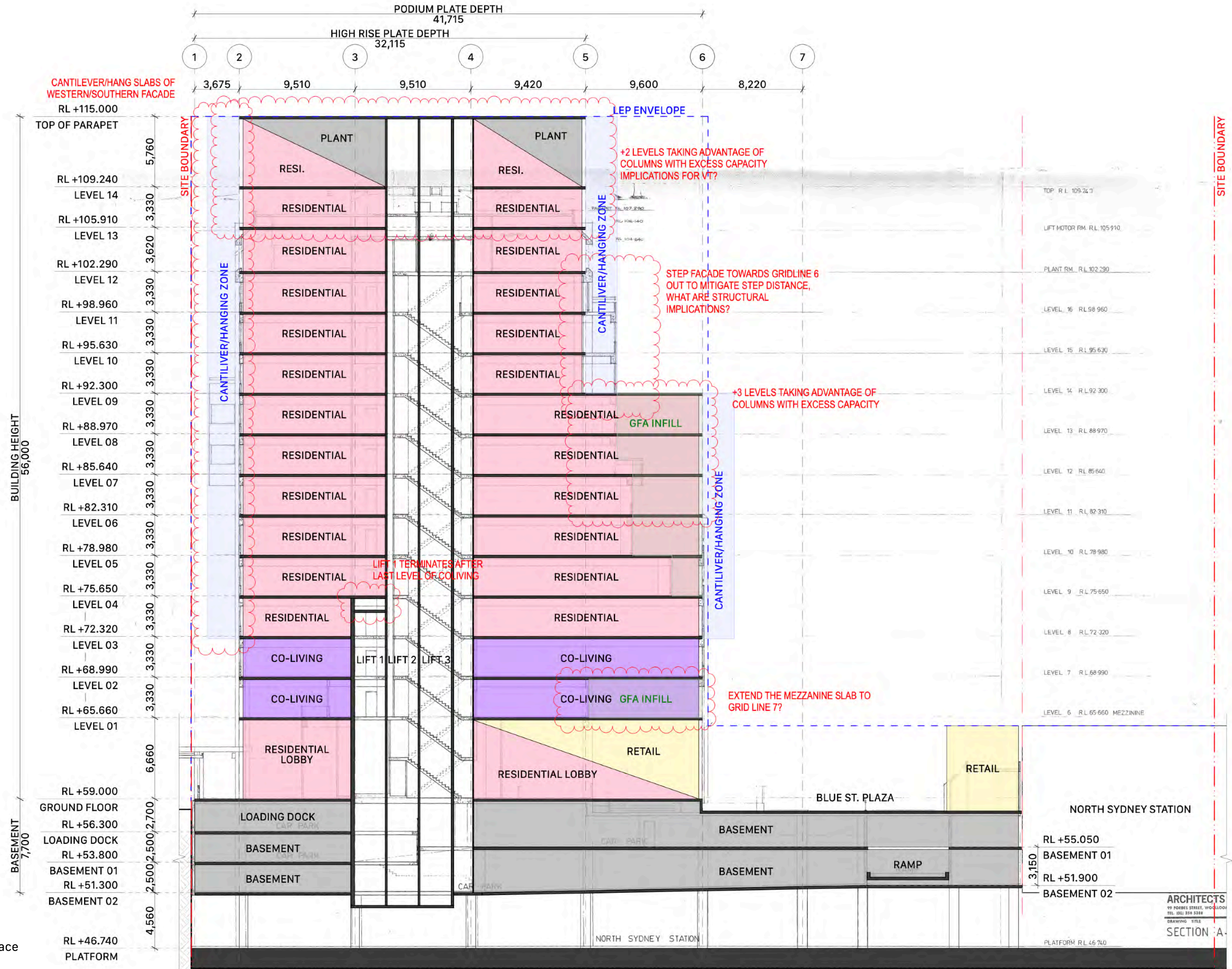
Zurich is the freehold owner of 5 Blue Street, North Sydney which sits immediately above North Sydney Station.



Adaptive Re-Use

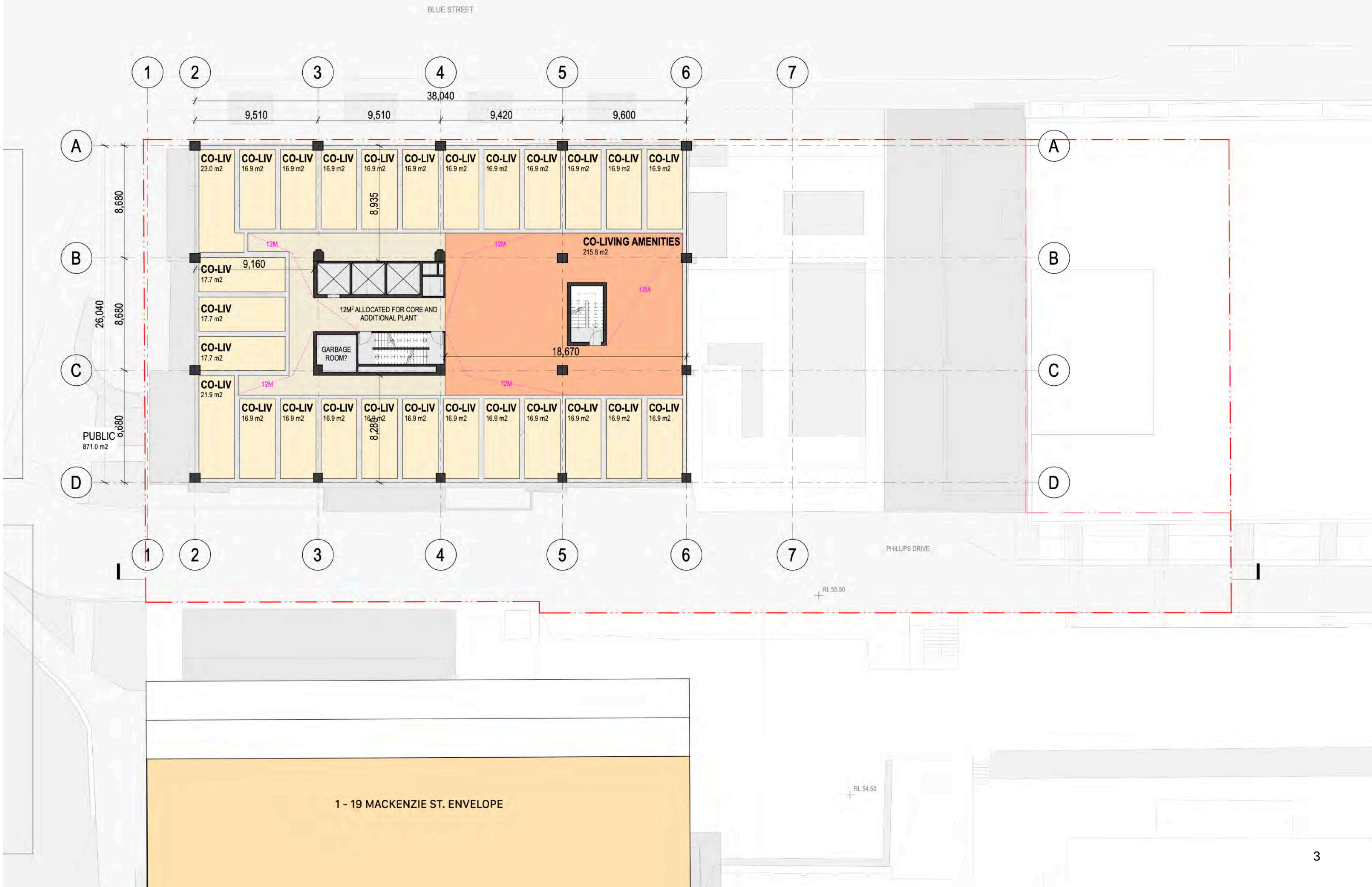
18/11/2025 Rev2

Cross Section
East/West section
(looking north)

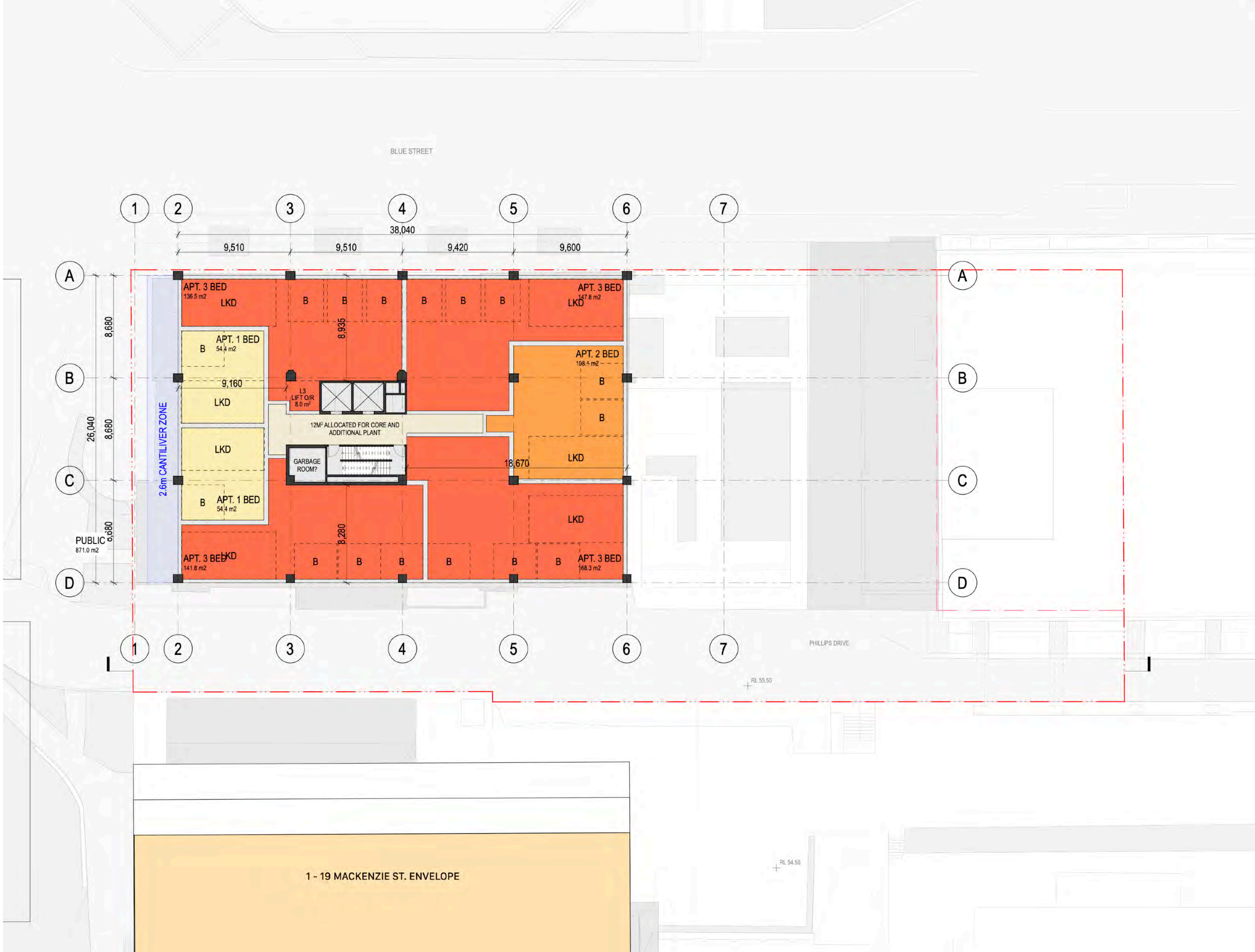


Co Living
Levels 1 & 2

- Internal circulation**
- P13 No more than 8 rooms can share a stairway, corridor or deck.
- P14 Internal circulation areas are to be designed to enhance choices about privacy and interaction.

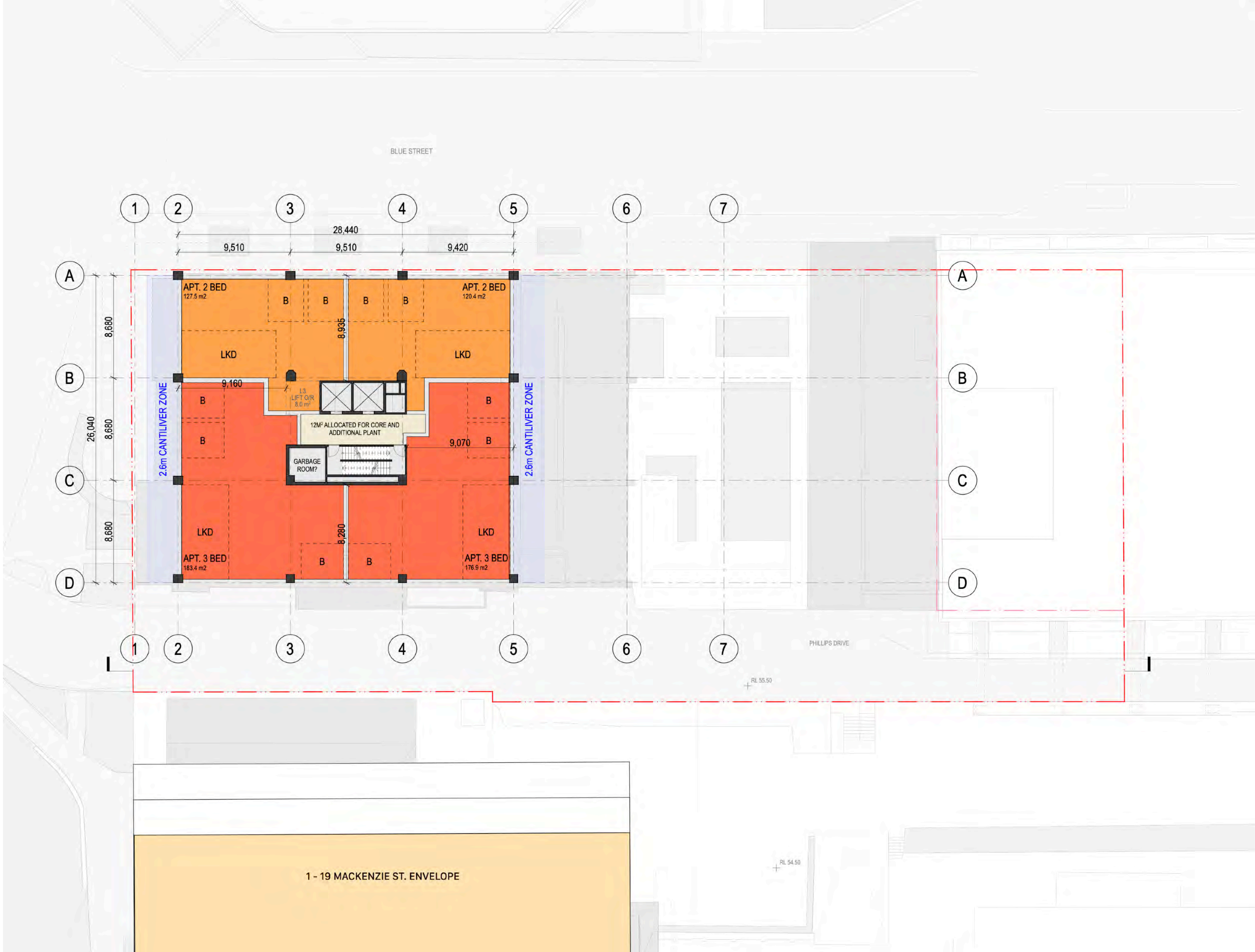


Built to Sell
Levels 3 - 8

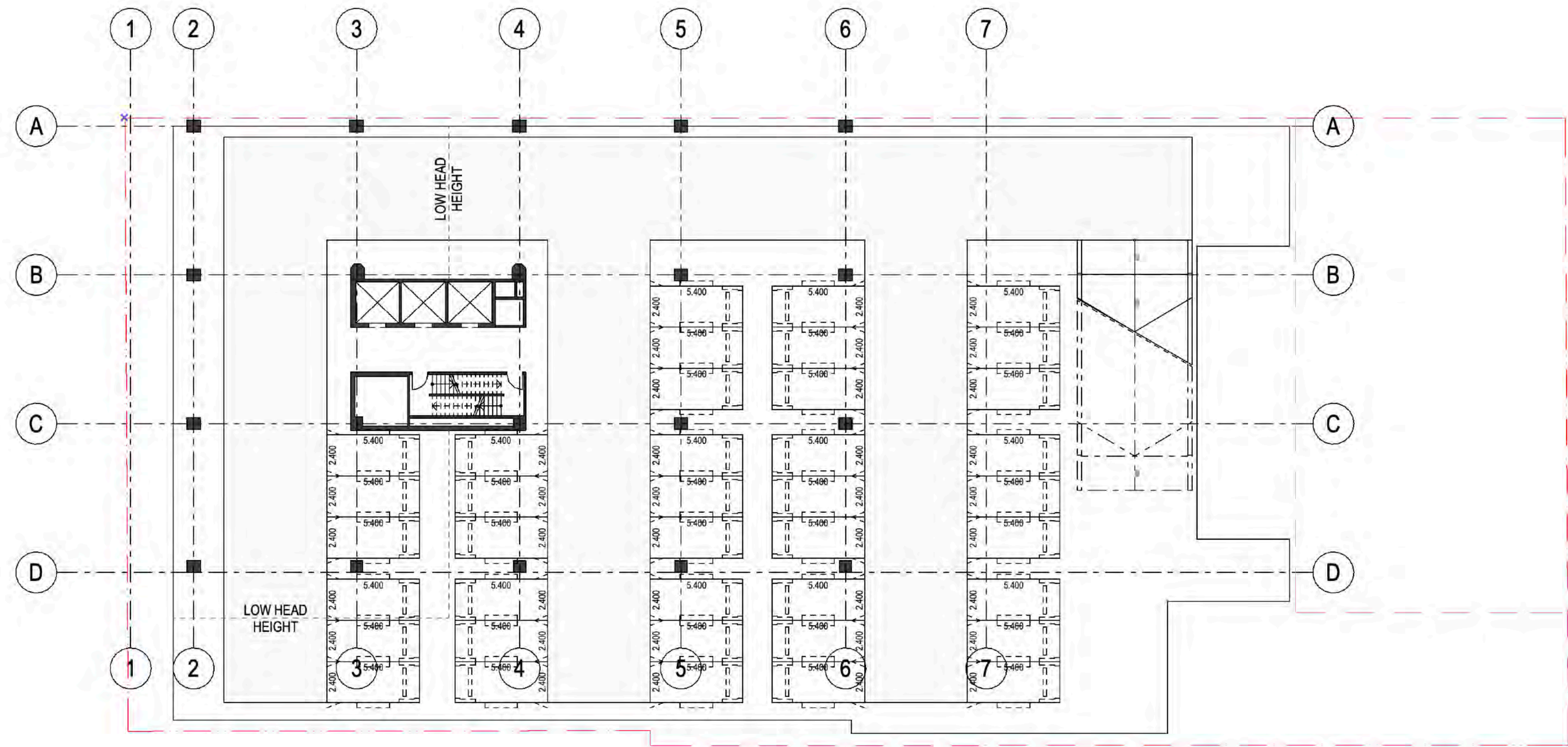


Built to Sell
Levels 10 - 12

- Notes:
- Level 9 ADG Communal Open Space, located to east
 - Level 13 2x Sub-penthouses
 - Level 14 Penthouse and rooftop plant



Indicative Basement



Area, Mix and Yield Schedule

5 Blue St. - Adaptive Reuse With Optimized Core

	Level	Use	FFL	Floor To Floor	Existing GBA	Infill Internal GBA	Infill Balcony GBA	Total GBA	BTS GFA	Co-Liv. GFA	Retail GFA	Total GFA	GLAR	BTS NSA	BTS POS	Co-Liv NLA
			RL	(mm)	(m2)	(m2)	(m2)	(m²)	(m2)	(m2)	(m2)	(m²)	(m²)	(m2)	(m2)	(m2)
Plate Type	Top Of Parapet		RL 115,000													
High Rise	Level 14	BTS	RL 109,240	5,760		707	132	839	387			373		350.7	79.2	
	Level 13	BTS	RL 105,910	3,330	707	0	132	839	645			628		591.7	128.9	
	Level 12	BTS	RL 102,290	3,620	707	0	132	839	642			623		589.2	128.9	
	Level 11	BTS	RL 98,960	3,330	729	0	109	839	642			623		589.2	128.9	
	Level 10	BTS	RL 95,630	3,330	729	0	109	839	642			623		589.2	128.9	
	Level 09	BTS	RL 92,300	3,330	752	0	87	839	646			630		300.0	64.0	
Podium	Level 08	BTS	RL 88,970	3,330	752	221	110	1083	884			862		789.6	125.8	
	Level 07	BTS	RL 85,640	3,330	752	221	110	1083	884			862		789.6	125.8	
	Level 06	BTS	RL 82,310	3,330	816	135	132	1083	884			862		789.6	125.8	
	Level 05	BTS	RL 78,980	3,330	970	0	112	1083	884			862		789.6	125.8	
	Level 04	BTS	RL 75,650	3,330	970	0	112	1083	884			862		789.6	125.8	
	Level 03	BTS	RL 72,320	3,330	970	0	112	1083	876			854		781.6	125.8	
	Level 02	Co-Living	RL 68,990	3,330	952	0	0	952		851		819				437.6
	Level 01	Co-Living	RL 65,660	3,330	460	492	0	952		851		819				437.6
	Ground Floor	BTS/Retail	RL 59,000	6,660	952	0	0	952	125	50	400	575	380			
Basement	Basement 01	Basement	RL 56,300	2,700	1580			1580				0				
	Basement Mezz.	Basement	RL 53,800	2,500	401			401				0				
	Basement 02	Basement	RL 51,300	5,000	2211			2211				0				
	Station Platform		RL 46,740	4,560												
	Totals				11,220	1,777	1,390	14,386	9,024	1,752	400	10,877	380	7,739	1,413	875

Total GBA Inc.
Basement

15,411

Total GBA Inc.
Basement

18,577

19.4%

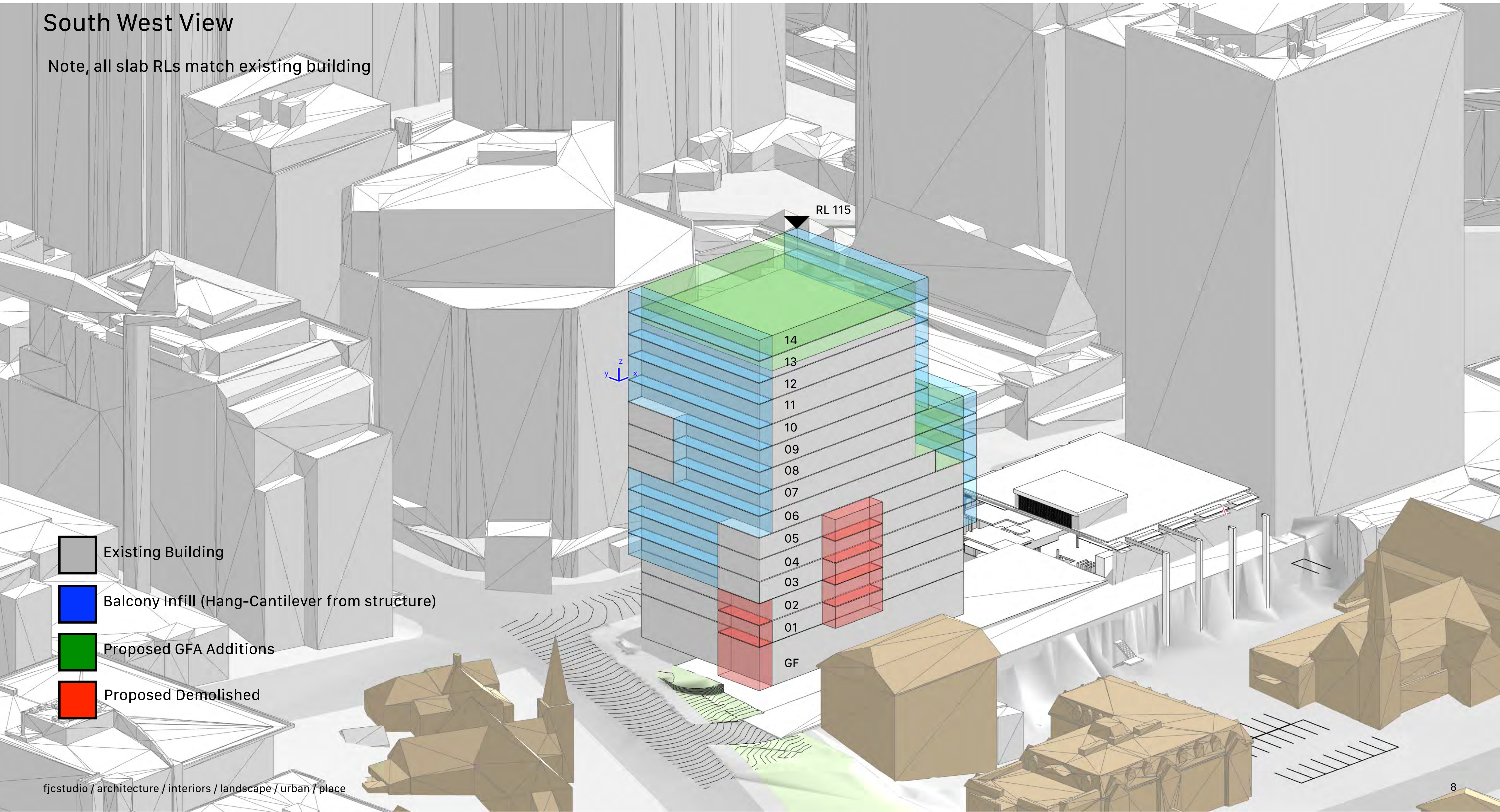
Site area: 3050m²

FSR: 3.57 : 1

	Co-Living Yield			BTS Yield									Internal COS	External COS	ADG			Carparking		
	Single	Double	Total	St	1B		2B			3B	Sub PH	PH	Total		(m²)	Sun Access	Good Vent	No Solar	Residential	
					1B	1B+	2B / 1bath	2B / 2bath	2B+ / 2bath							70%	60%	15%		
											1	1				1		0		
											2	2				2		0		
									2	2		4				4		0		
									2	2		4				4		0		
									2	2		4				4		0		
									1	1		2	290	200		2		0		
					2				3	2		7				6	4	0		
					2				3	2		7				6	4	0		
					2				3	2		7				6	4	0		
					2				3	2		7				6	4	0		
					2				3	2		7				5	4	0		
					2				3	2		7				5	4	0		
	25	2	27																	
	25	2	27																	
																			TBC	
																			TBC	
	50	4	54	0	12	0	0	0	25	19	2	1	59	290	200	86.4%	57.1%	0.0%	0	
Total Mix	92.6%	7.4%	100%	0.0%	20.3%		42.4%			37.3%			100%							
Target Mix				-%	15% - 25%		35% - 45%			35% - 45%										
	Single	Double		ST	1B		2B			3B										
											Co-Living + BTS SOU		113							

South West View

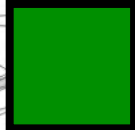
Note, all slab RLs match existing building



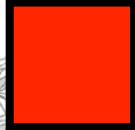
Existing Building



Balcony Infill (Hang-Cantilever from structure)



Proposed GFA Additions



Proposed Demolished

South East View

Note, all slab RLs match existing building



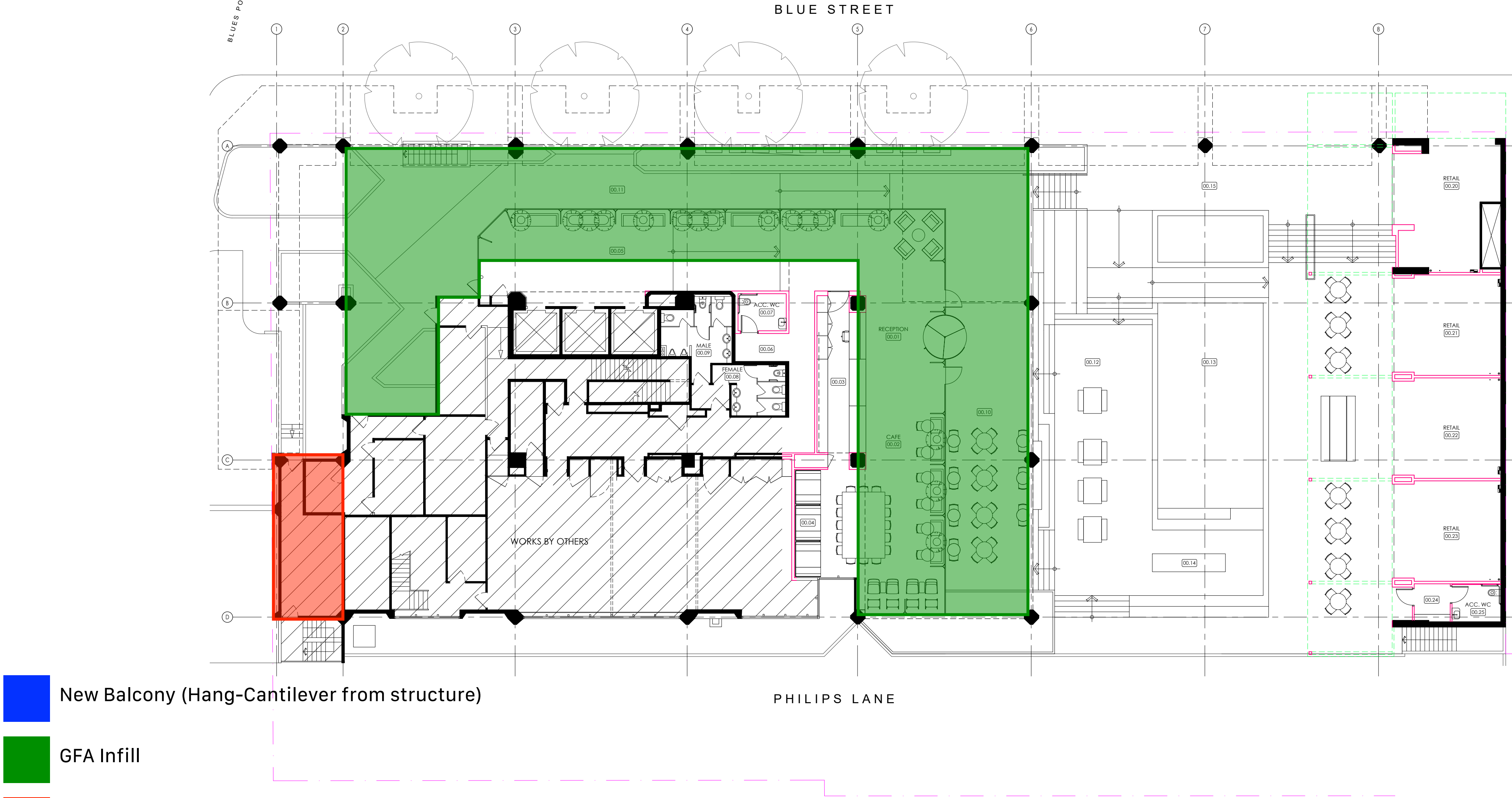
Existing Building

Balcony Infill (Hang-Cantilever from structure)

Proposed GFA Additions

Proposed Demolished

Ground Floor



- New Balcony (Hang-Cantilever from structure)
- GFA Infill
- Proposed Demolished

NOTES

This drawing is to be read in conjunction with all relevant Architectural Services and Consultants drawings. All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.

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PROJECT DETAILS

JOB NUMBER: J000138
CLIENT: Zurich
SITE: 5 Blue Street
North Sydney, NSW

DRAWN: GB	PC: MJH
PAGE: A1	SCALE: 1:100

General Arrangement Plan
Ground Floor Level



DWG NO: A-000

REV -

Level 01 - Co-Living

REV	DATE	ISSUED FOR
-	27.04.20	DRAFT FOR INFORMATION GDB



- New Balcony (Hang-Cantilever from structure)
- GFA Infill
- Proposed Demolished



NOTES

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PROJECT DETAILS

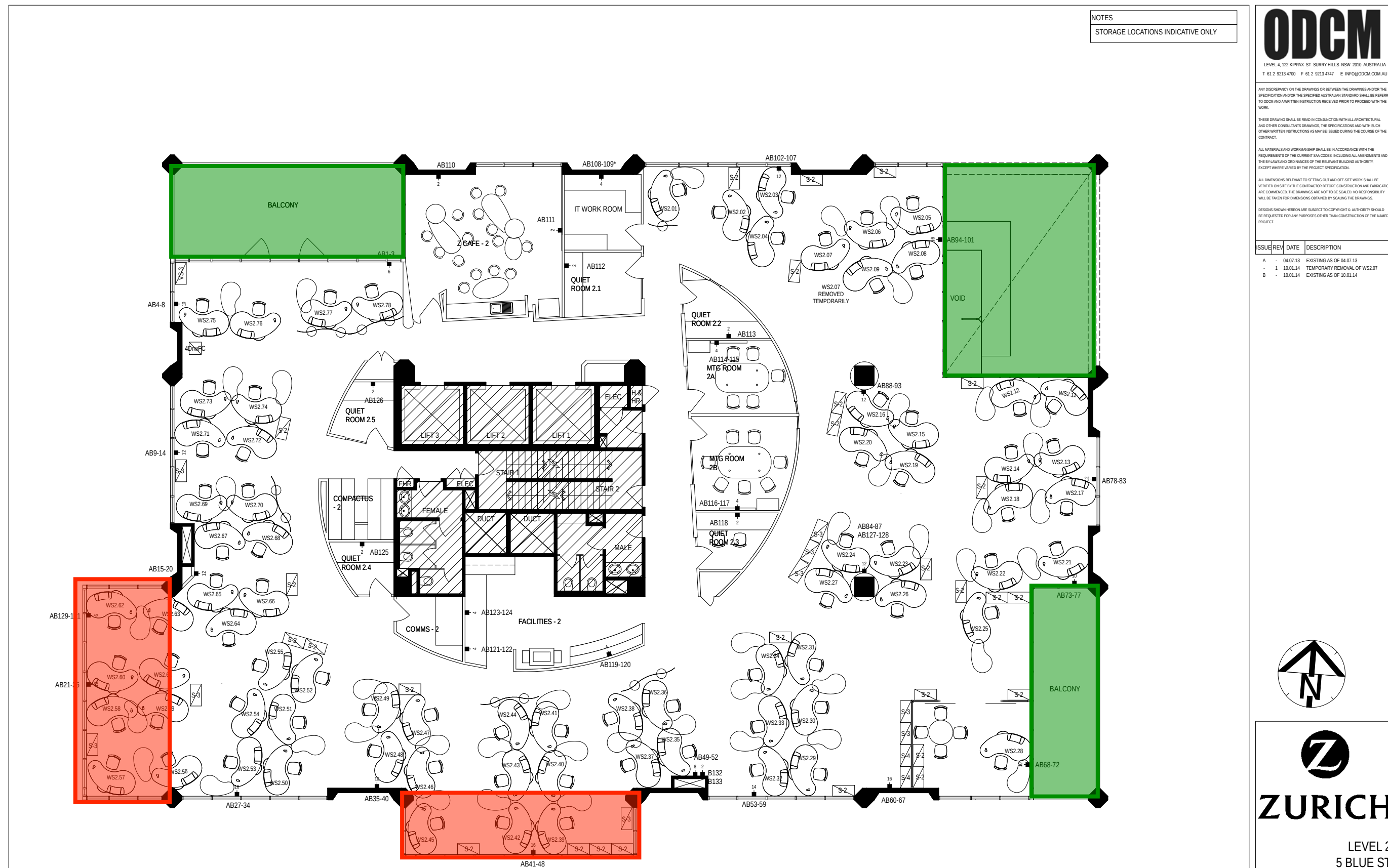
JOB NUMBER: J000138
CLIENT: Zurich
SITE: 5 Blue Street
North Sydney, NSW

DRAWN: GB	PC: MJH
PAGE: A1	SCALE: 1:100

General Arrangement Plan
First Floor Level

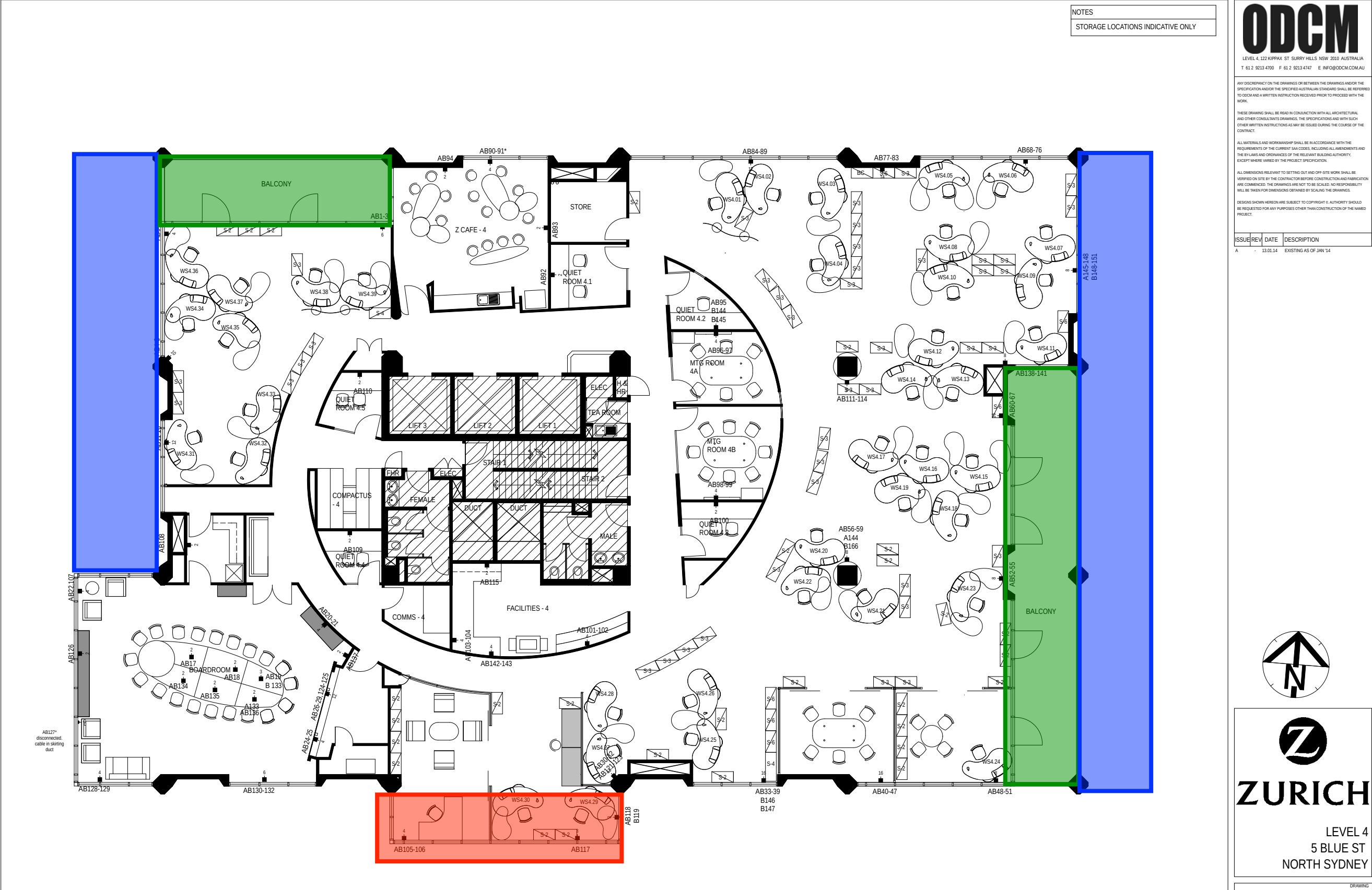
DWG NO: A-001	REV -
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Level 02 - Co-Living



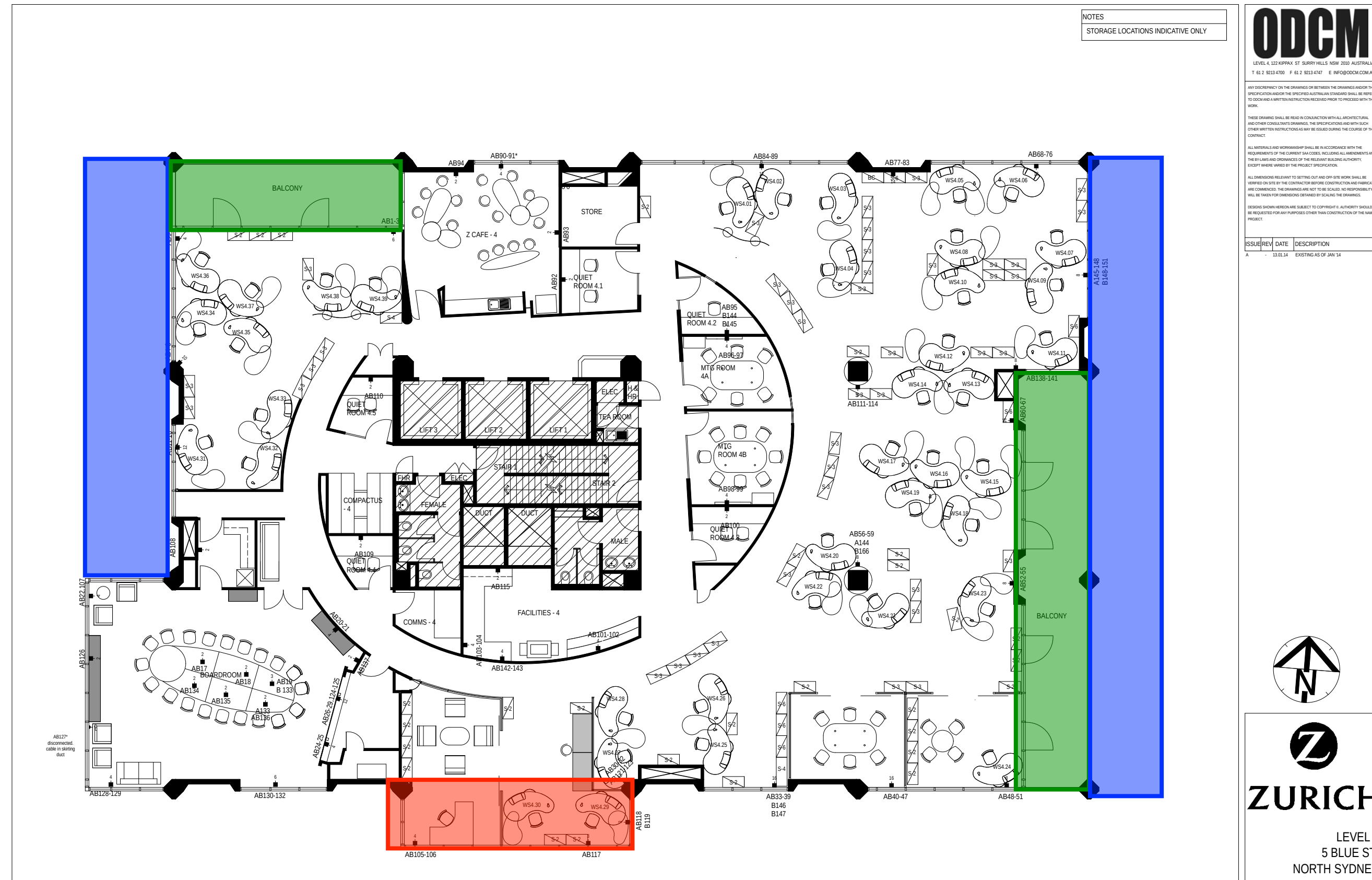
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- GFA Infill
- Proposed Demolished

Level 03 - BTS



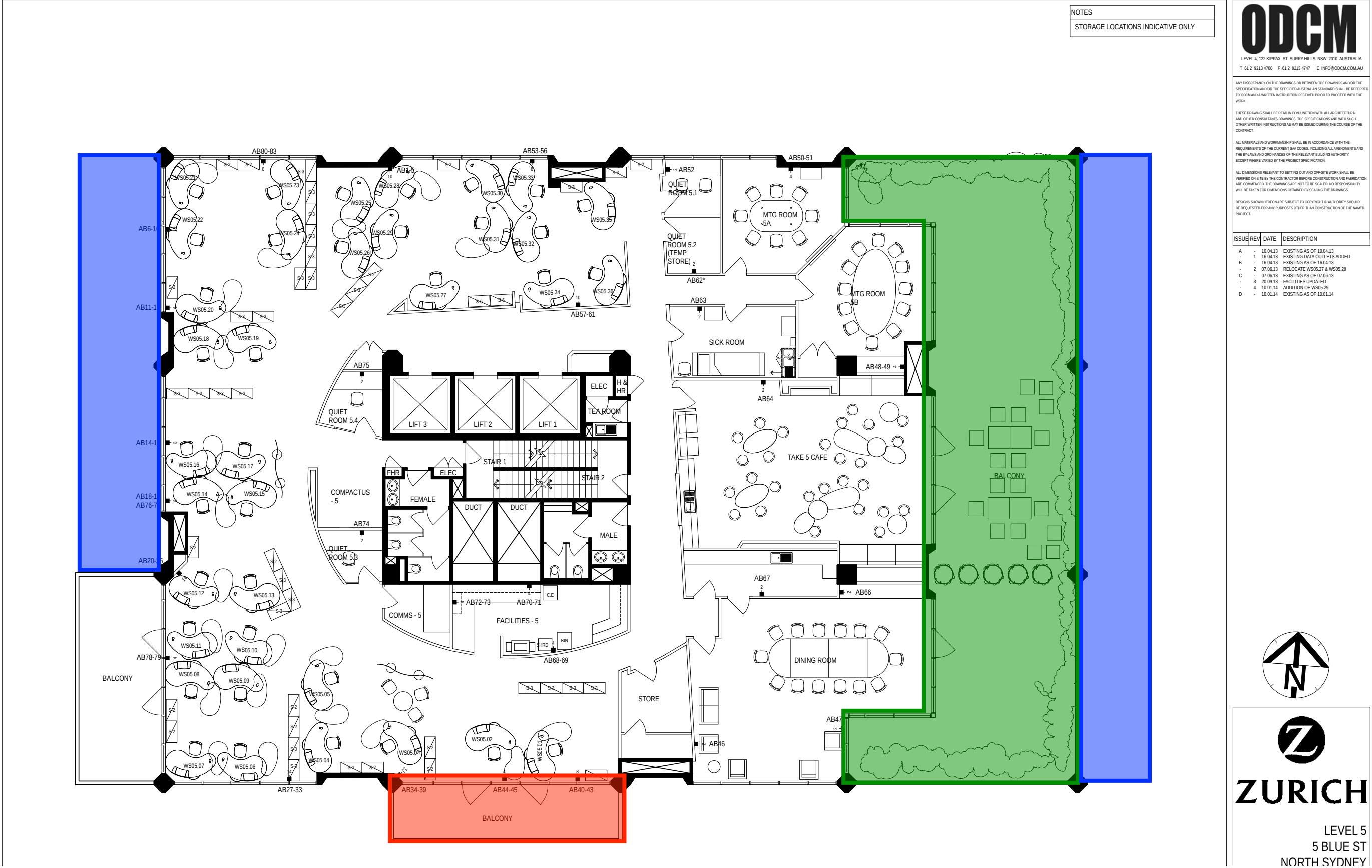
- New Balcony (Hang-Cantilever from structure)
- GFA Infill
- Proposed Demolished

Level 04 - BTS



- New Balcony (Hang-Cantilever from structure)
- GFA Infill
- Proposed Demolished

Level 05 - BTS



- New Balcony (Hang-Cantilever from structure)
- GFA Infill
- Proposed Demolished

NOTES
STORAGE LOCATIONS INDICATIVE ONLY

ODCM

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THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS. THE SPECIFICATIONS AND ANY ADD-ON OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT SYDNEY CODES, INCLUDING ALL AMENDMENTS AND THE BYLAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY, EXCEPT WHERE VARYING BY THE PROJECT SPECIFICATIONS.

ALL DIMENSIONS RELATIVE TO SETTING OUT AND ON SITE WORK SHALL BE VERIFIED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION ARE COMMENCED. THE DIMENSIONS ARE NOT TO BE SCALE. NO RESPONSIBILITY WILL BE TAKEN FOR DIMENSIONS OBTAINED BY SCALING THE DRAWINGS.

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ISSUE	REV	DATE	DESCRIPTION
A	1	10.04.13	EXISTING AS OF 10.04.13
B	1	10.04.13	EXISTING AS OF 10.04.13
C	1	10.04.13	EXISTING AS OF 10.04.13
D	1	10.04.13	EXISTING AS OF 10.04.13
E	1	10.04.13	EXISTING AS OF 10.04.13
F	1	10.04.13	EXISTING AS OF 10.04.13
G	1	10.04.13	EXISTING AS OF 10.04.13
H	1	10.04.13	EXISTING AS OF 10.04.13
I	1	10.04.13	EXISTING AS OF 10.04.13
J	1	10.04.13	EXISTING AS OF 10.04.13
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M	1	10.04.13	EXISTING AS OF 10.04.13
N	1	10.04.13	EXISTING AS OF 10.04.13
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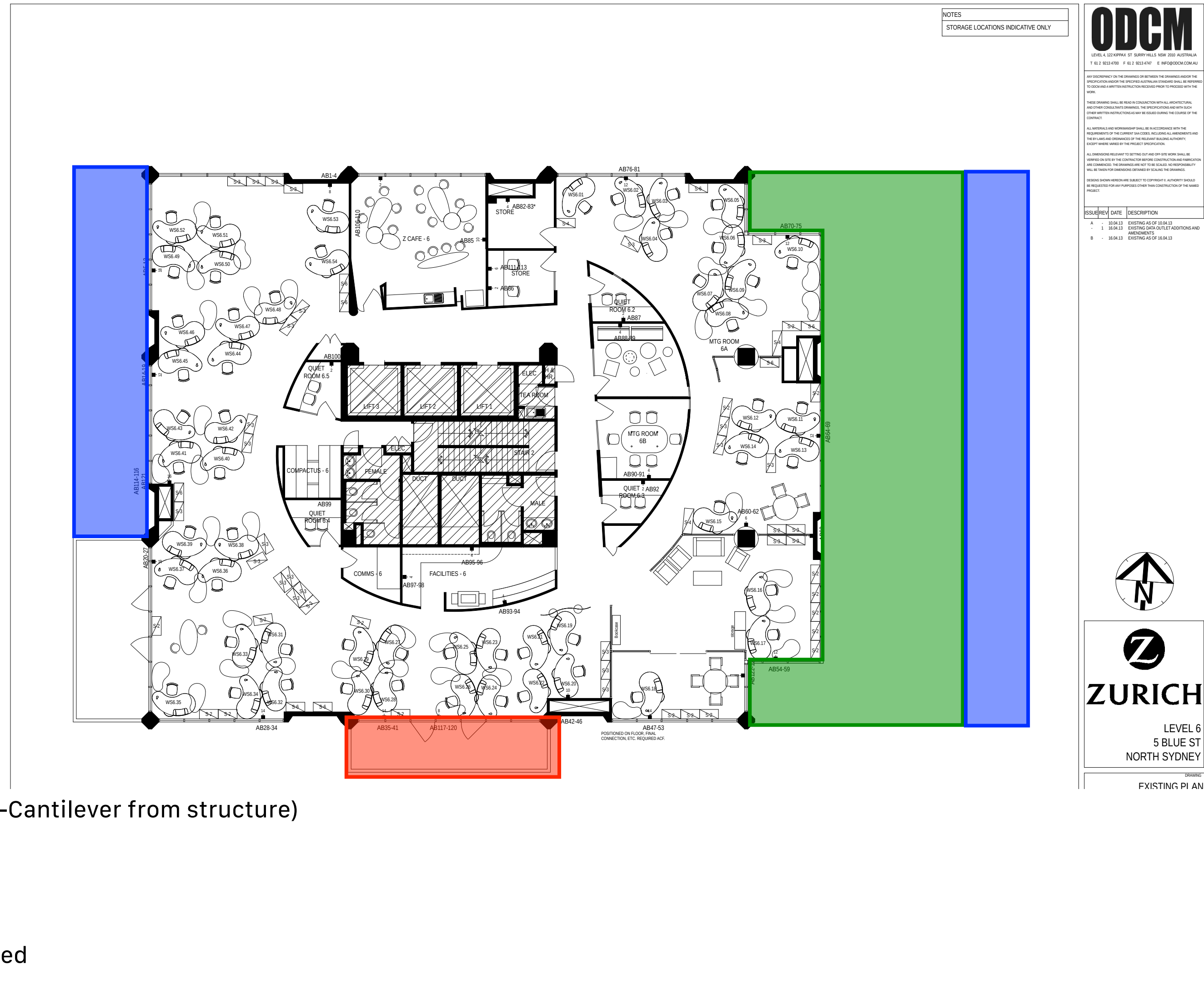
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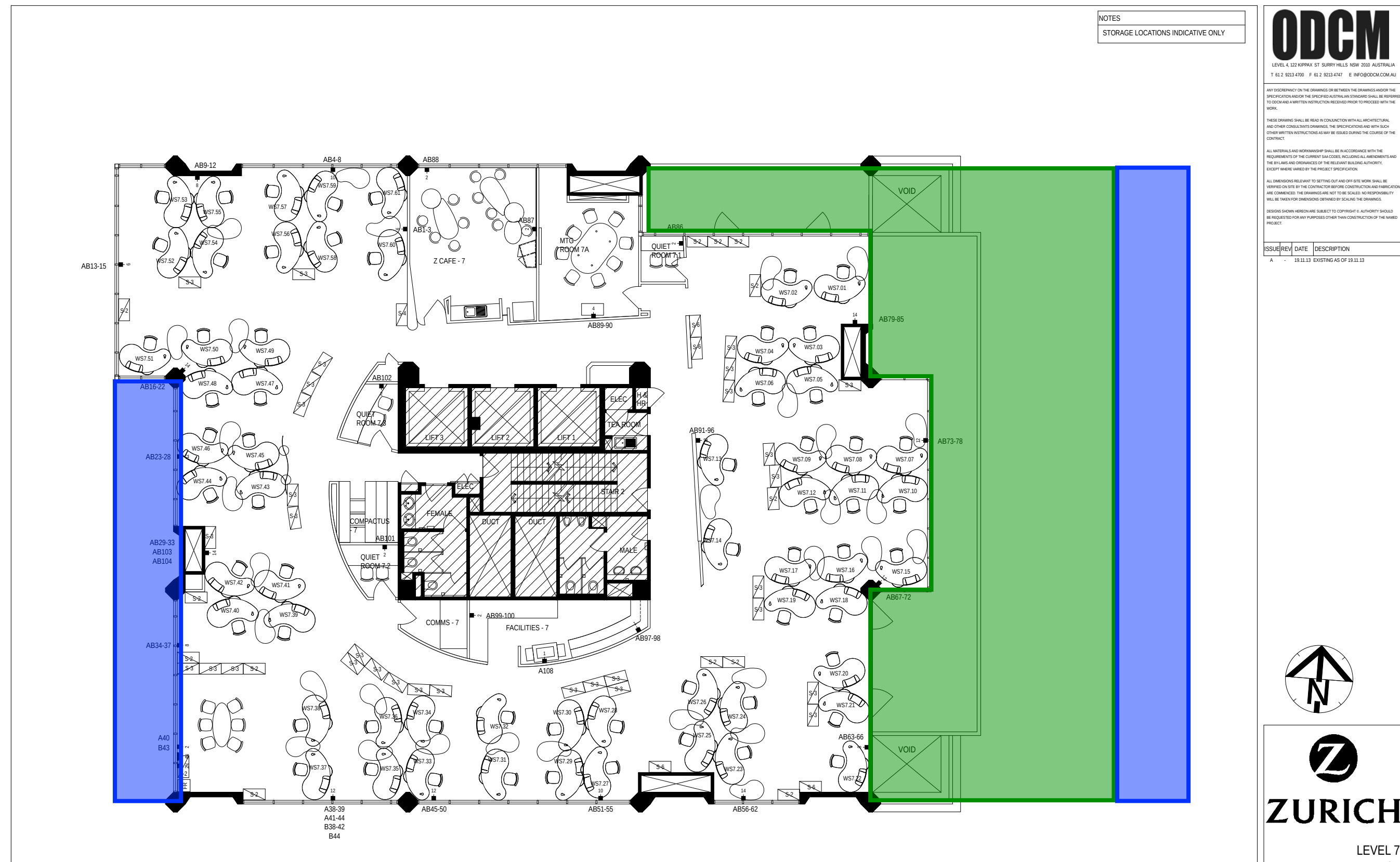
ZURICH

LEVEL 5
5 BLUE ST
NORTH SYDNEY

Level 06 - BTS

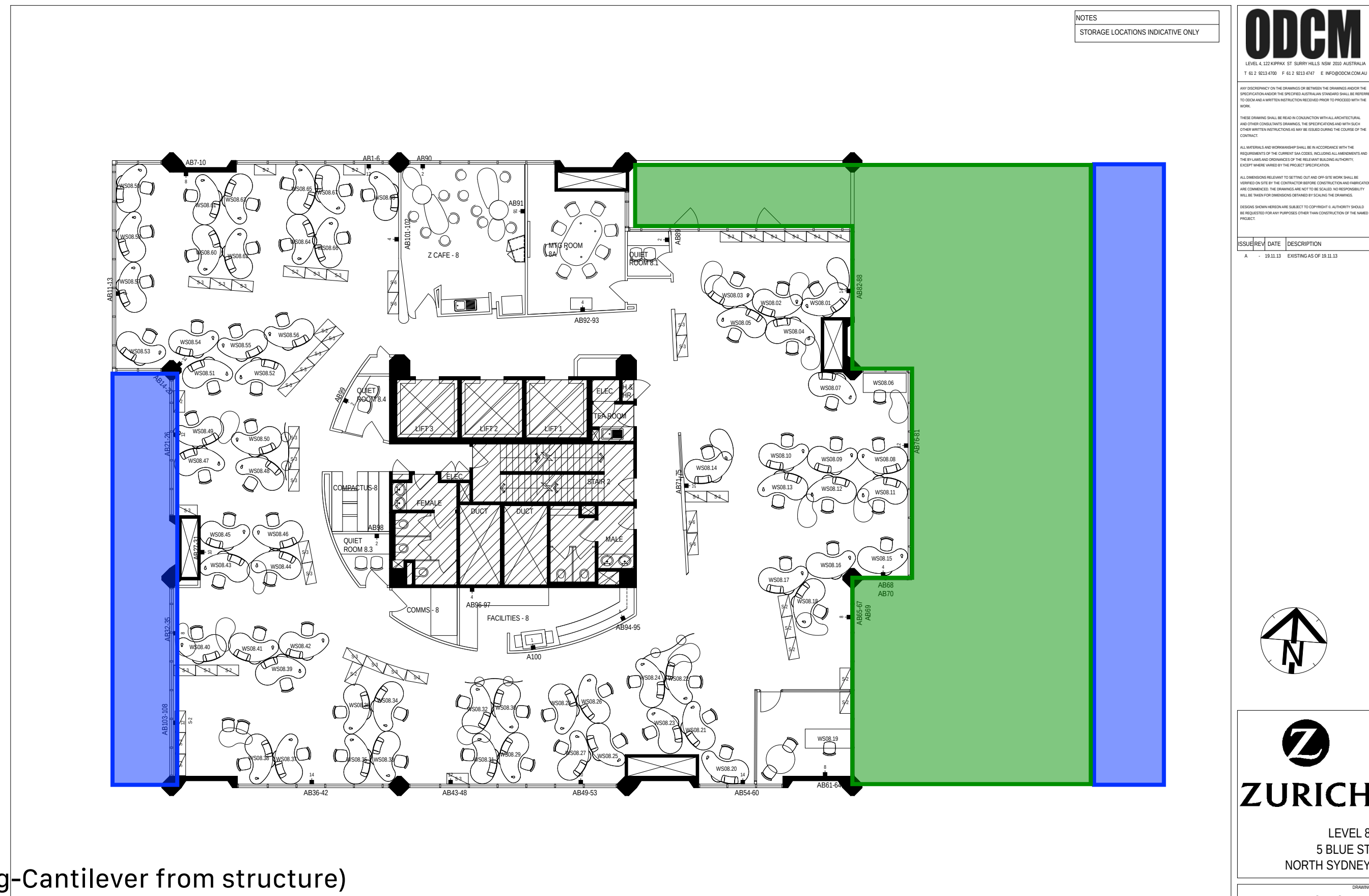


Level 07 - BTS



- New Balcony (Hang-Cantilever from structure)
- GFA Infill
- Proposed Demolished

Level 08 - BTS

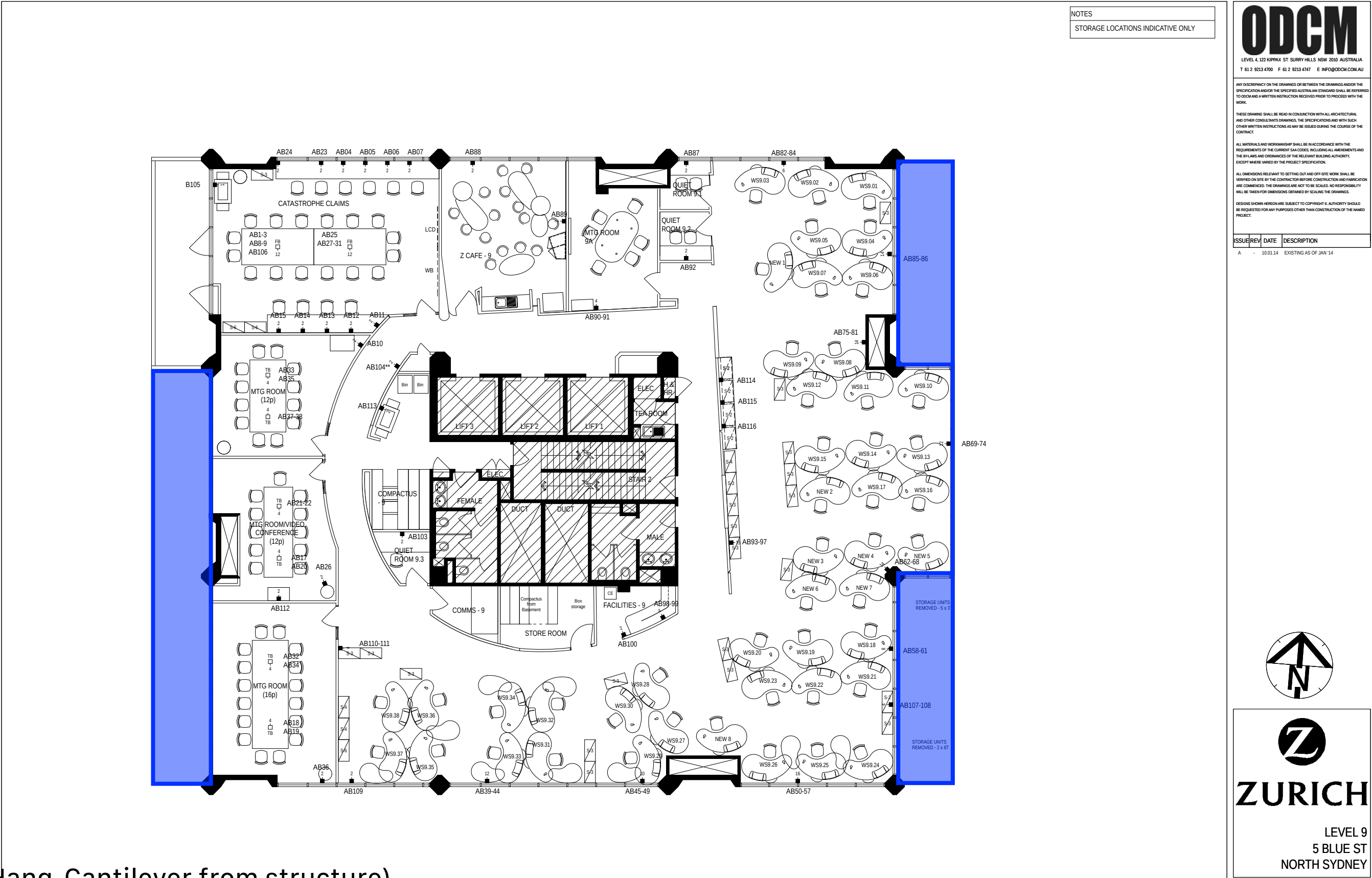


New Balcony (Hang-Cantilever from structure)

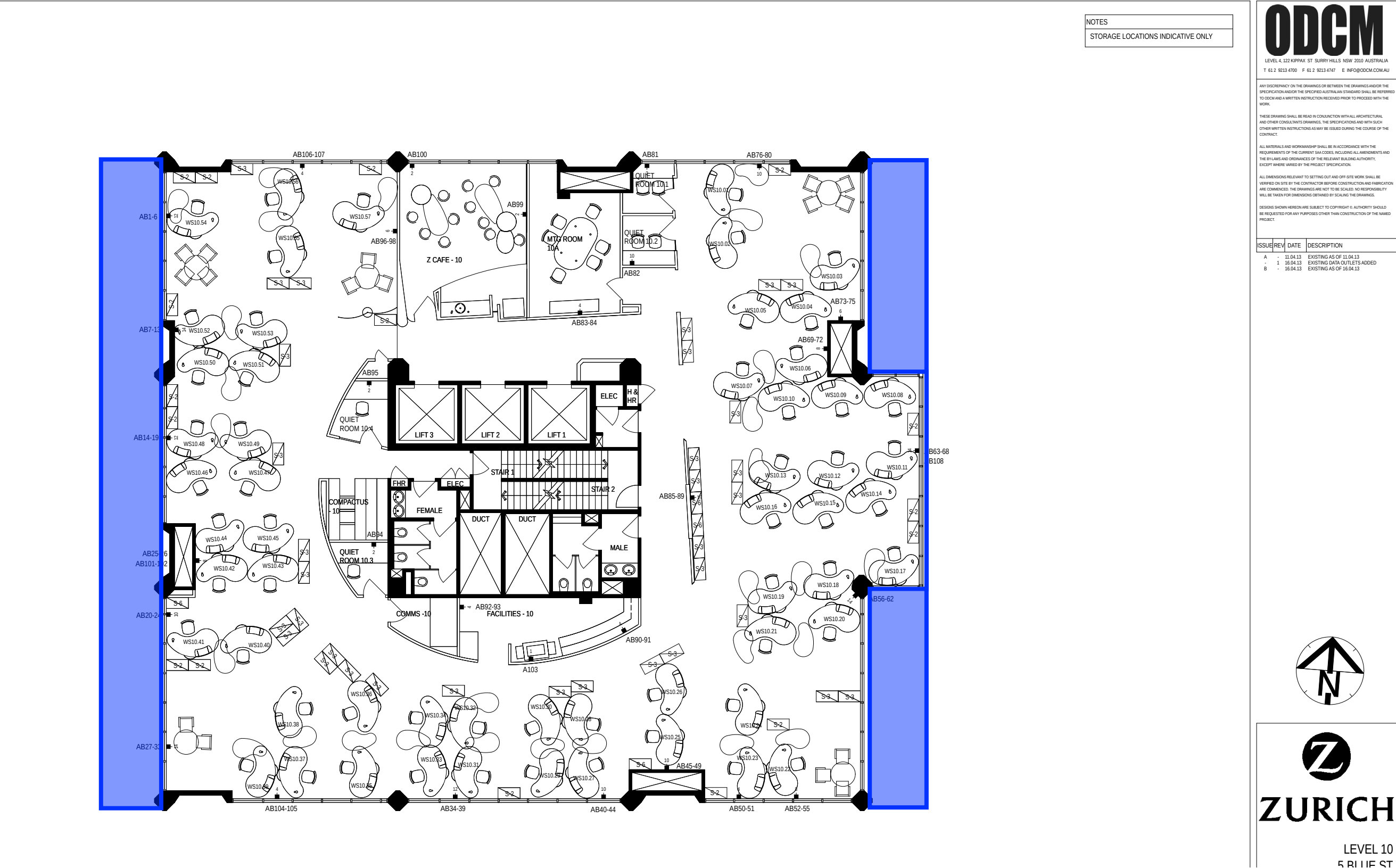
GFA Infill

Proposed Demolished

Level 09 - BTS

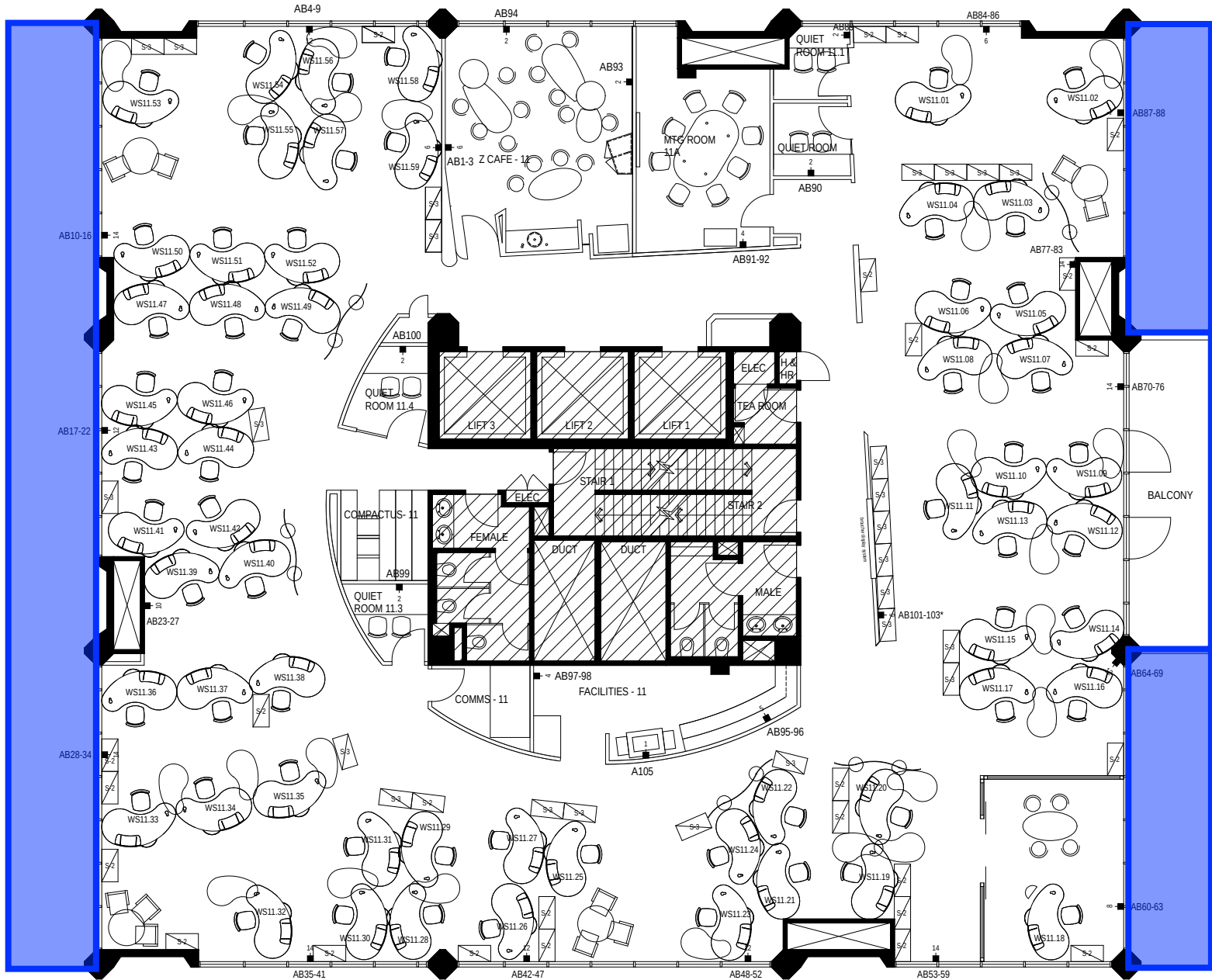


Level 10 - BTS



- New Balcony (Hang-Cantilever from structure)
- GFA Infill
- Proposed Demolished

Level 11 - BTS



NOTES
STORAGE LOCATIONS INDICATIVE ONLY

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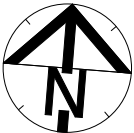
THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS. THE SPECIFICATIONS AND ANY LOCAL COUNCIL WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE PROJECT.

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT S.A. CODES, INCLUDING ALL AMENDMENTS AND THE PLANS AND CONDITIONS OF THE RELEVANT BUILDING AUTHORITY, EXCEPT WHERE SHOWN BY THE PROJECT SPECIFICATION.

ALL DIMENSIONS RELAYANT TO SETTING OUT AND OFF SITE WORK SHALL BE IMPERSONAL TO BE BY THE CONTRACTOR BEFORE COMMENCEMENT OF CONSTRUCTION. THE DIMENSIONS ARE NOT TO BE SCALE. NO RESPONSIBILITY WILL BE TAKEN FOR DIMENSIONS DERIVED BY LOCALITY OR OTHERWISE.

DESIGNS SHOWN HEREON ARE SUBJECT TO COPYRIGHT & AUTHORITY SHOULD BE REPRODUCED FOR ANY PURPOSES OTHER THAN CONSTRUCTION OF THE NAMED PROJECT.

ISSUE	REV	DATE	DESCRIPTION
A	-	11.04.13	EXISTING AS OF 11.04.13
B	1	15.04.13	EXISTING DATA QUOTE ADDED
B	-	16.04.13	EXISTING AS OF 16.04.13



ZURICH

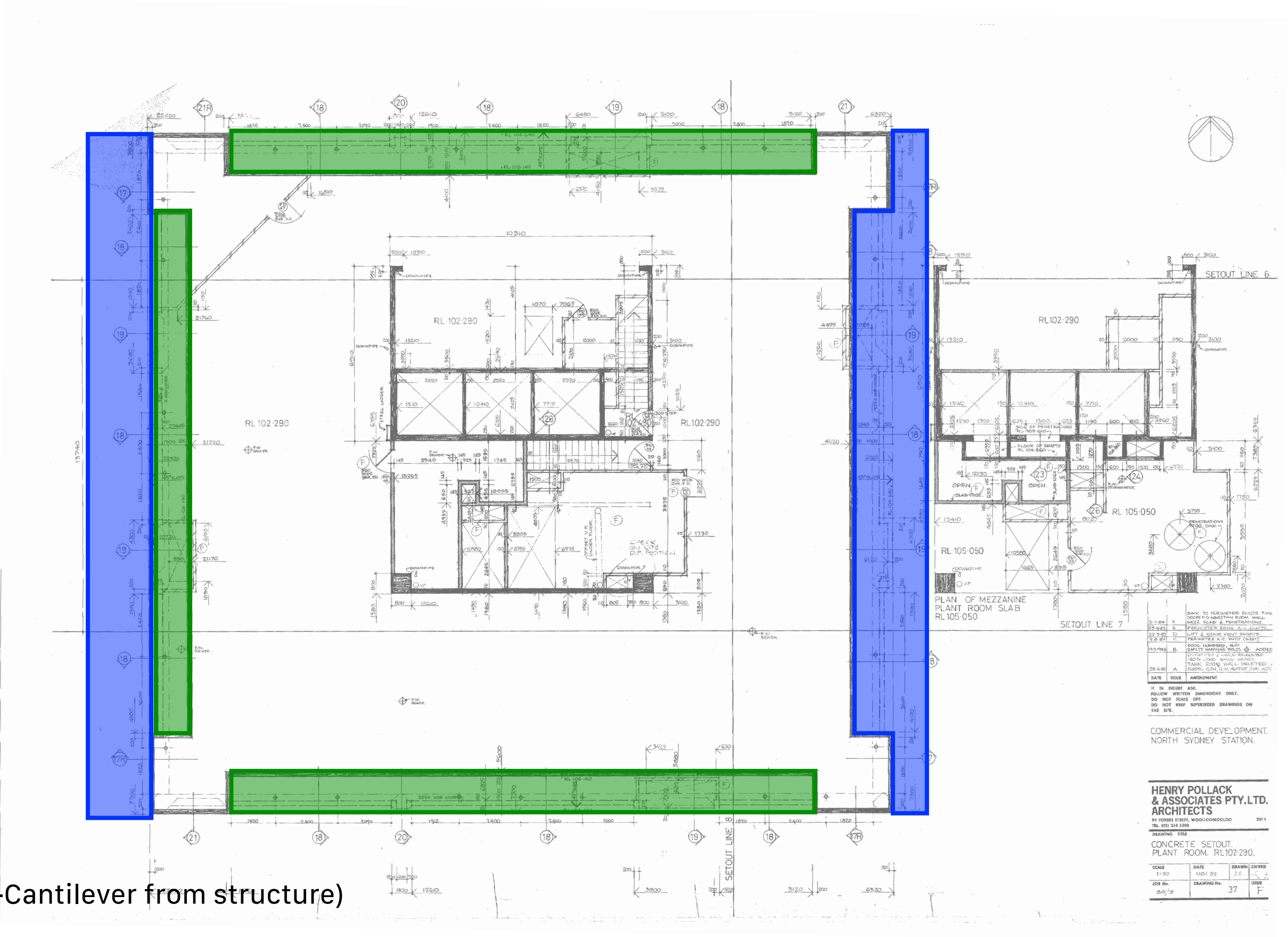
LEVEL 11
5 BLUE ST
NORTH SYDNEY

New Balcony (Hang-Cantilever from structure)

GFA Infill

Proposed Demolished

Level 12 - BTS



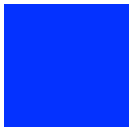
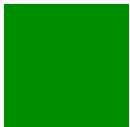
New Balcony (Hang-Cantilever from structure)

GFA Infill

Proposed Demolished

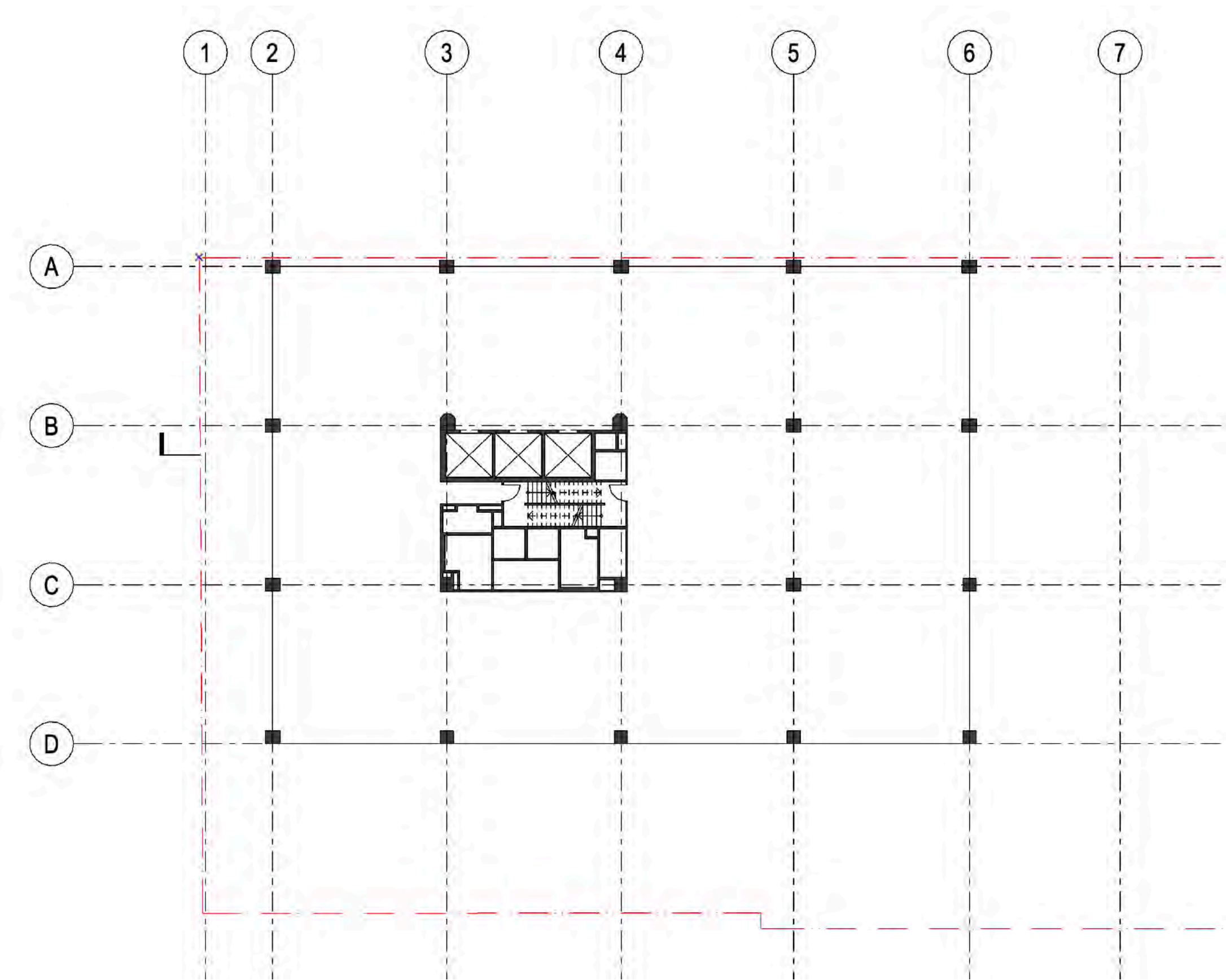
Level 13/14

New Levels

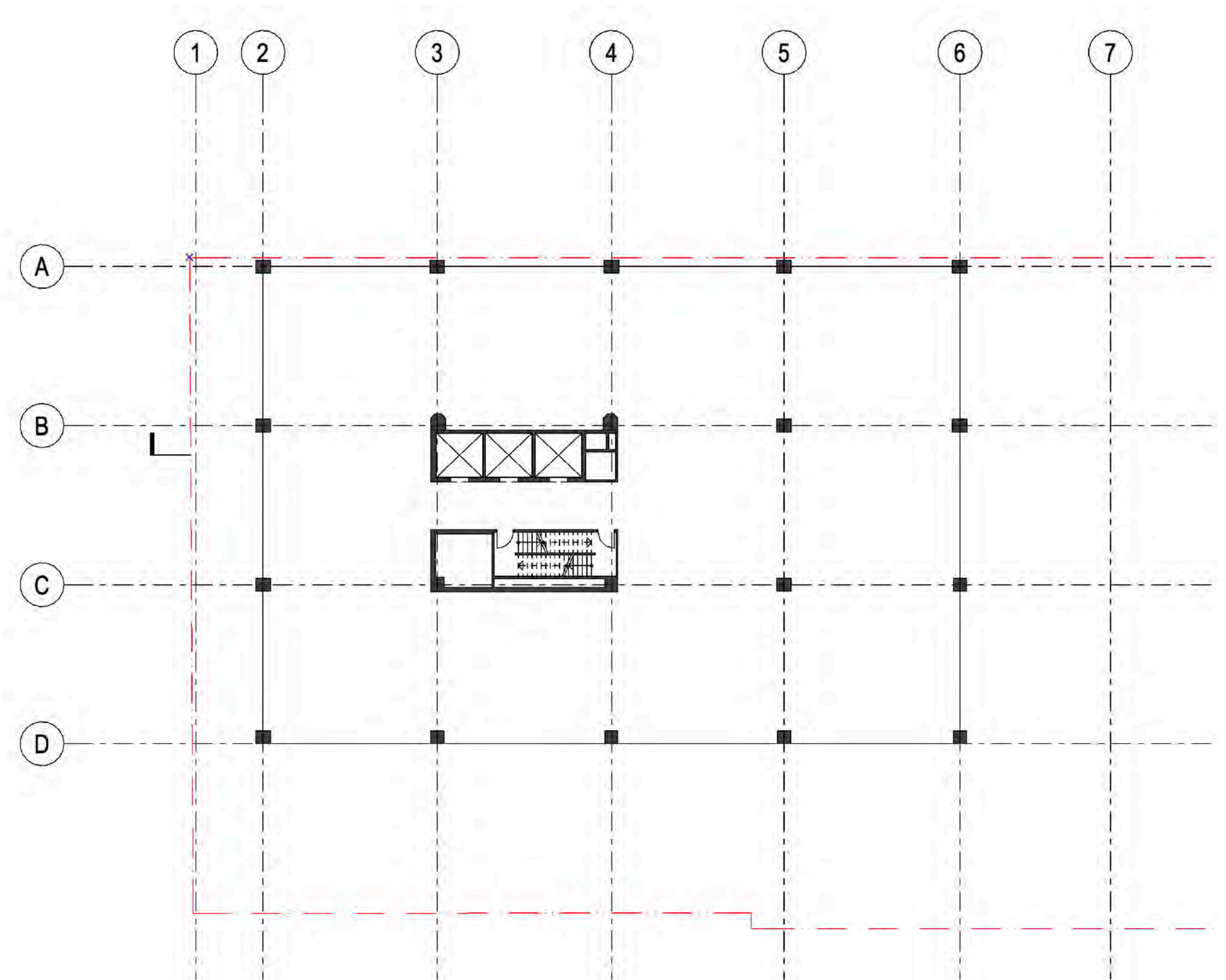
-  New Balcony (Hang-Cantilever from structure)
-  GFA Infill
-  Proposed Demolished

Core Options

Option 1: Utilizing existing core



Option 2: New core within existing footprint



Appendix B

About this Report

Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at

the time of construction as are indicated in the report; and

- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

continued next page

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

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Appendix C

Historical Aerial Photographs



LEGEND

Site Boundary

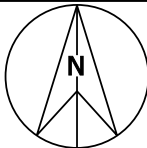
NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from metromap.com and NSW Spatial Services

0 10 20 30 40 50 m



CLIENT: Zurich Australian Insurance Properties	
OFFICE: Sydney	DRAWN BY: JBC
SCALE: 1:1262 @A3	DATE: 09.January.2026

TITLE: **1930 Historical Aerial**
Project Mixed-Use Development
5 Blue Street, North Sydney NSW



PROJECT:	237286.01
DRAWING No:	C1
REVISION:	0



LEGEND

Site Boundary

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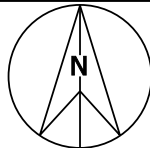


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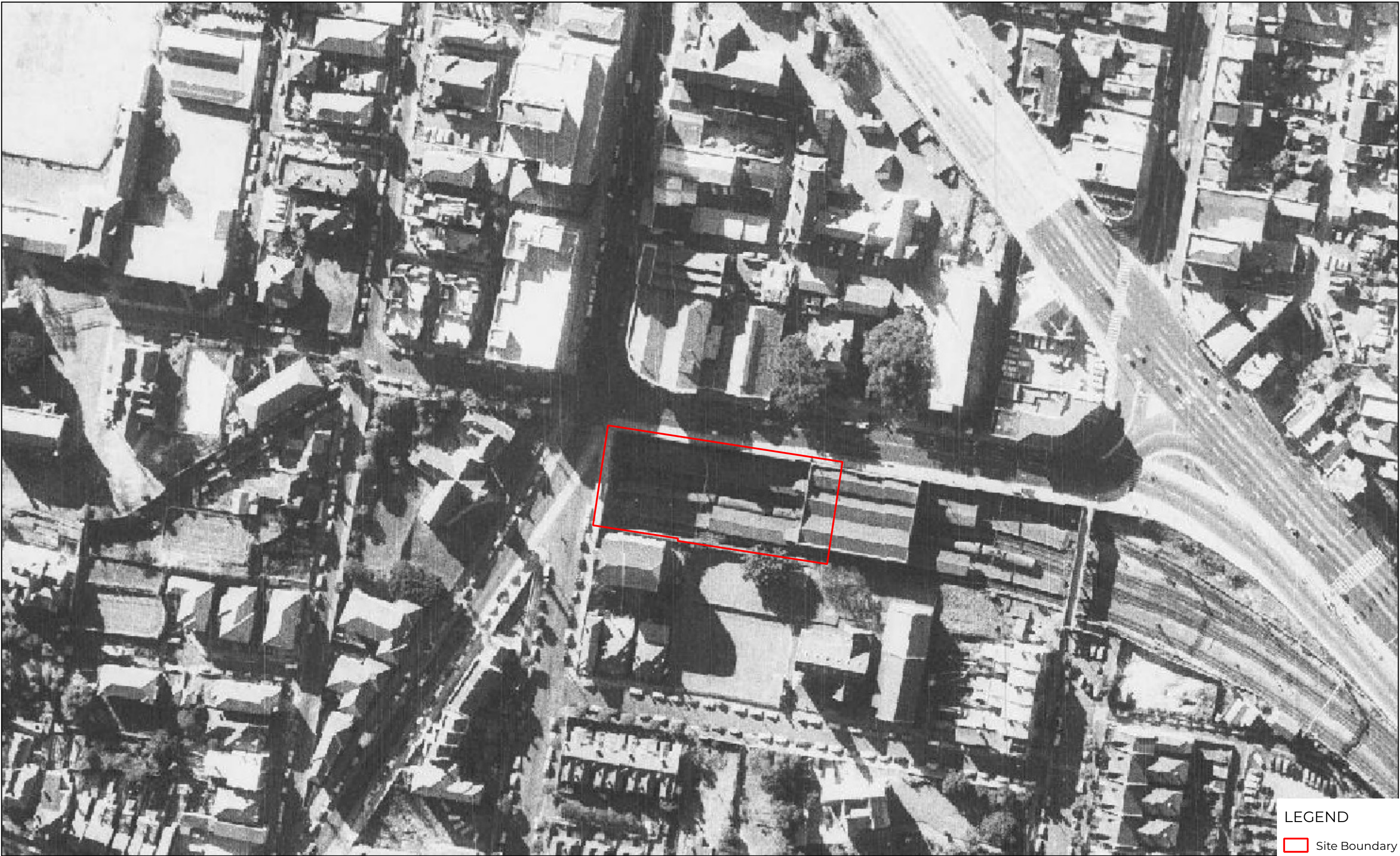


CLIENT: Zurich Australian Insurance Properties	
OFFICE: Sydney	DRAWN BY: JBC
SCALE: 1:1262 @A3	DATE: 09.January.2026

TITLE: **1943 Historical Aerial**
Project Mixed-Use Development
5 Blue Street, North Sydney NSW



PROJECT:	237286.01
DRAWING No:	C2
REVISION:	0



LEGEND

Site Boundary

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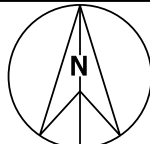


NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from metromap.com and NSW Spatial Services



CLIENT: Zurich Australian Insurance Properties	
OFFICE: Sydney	DRAWN BY: JBC
SCALE: 1:1262 @A3	DATE: 09.January.2026

TITLE: **1961 Historical Aerial**
Project Mixed-Use Development
5 Blue Street, North Sydney NSW



PROJECT:	237286.01
DRAWING No:	C3
REVISION:	0



LEGEND

Site Boundary

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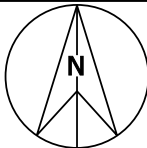


NOTE:
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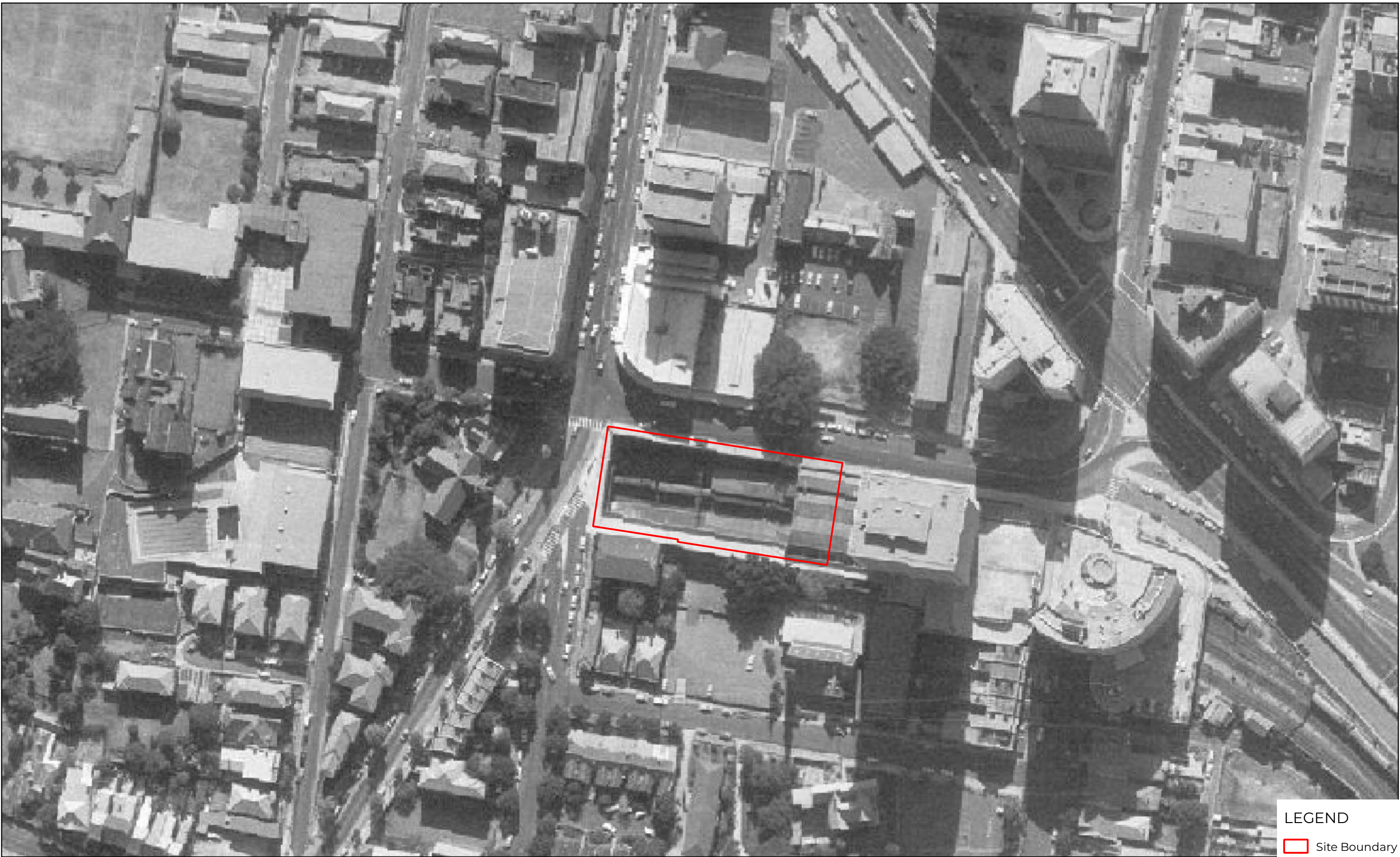


CLIENT: Zurich Australian Insurance Properties	
OFFICE: Sydney	DRAWN BY: JBC
SCALE: 1:1262 @A3	DATE: 09.January.2026

TITLE: **1971 Historical Aerial**
Project Mixed-Use Development
5 Blue Street, North Sydney NSW



PROJECT:	237286.01
DRAWING No:	C4
REVISION:	0



LEGEND

Site Boundary

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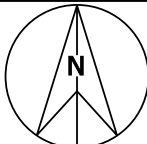


NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from metromap.com and NSW Spatial Services



CLIENT: Zurich Australian Insurance Properties	
OFFICE: Sydney	DRAWN BY: JBC
SCALE: 1:1262 @A3	DATE: 09.January.2026

TITLE: **1978 Historical Aerial
Project Mixed-Use Development
5 Blue Street, North Sydney NSW**



PROJECT:	237286.01
DRAWING No:	C5
REVISION:	0



NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from metromap.com and NSW Spatial Services

LEGEND

Site Boundary

0 10 20 30 40 50 m

	CLIENT: Zurich Australian Insurance Properties		TITLE: 1986 Historical Aerial Project Mixed-Use Development 5 Blue Street, North Sydney NSW		PROJECT: 237286.01
	OFFICE: Sydney	DRAWN BY: JBC			DRAWING No: C6
	SCALE: 1:1262 @A3	DATE: 09.January.2026			REVISION: 0



LEGEND

Site Boundary

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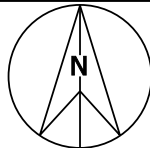


NOTE:
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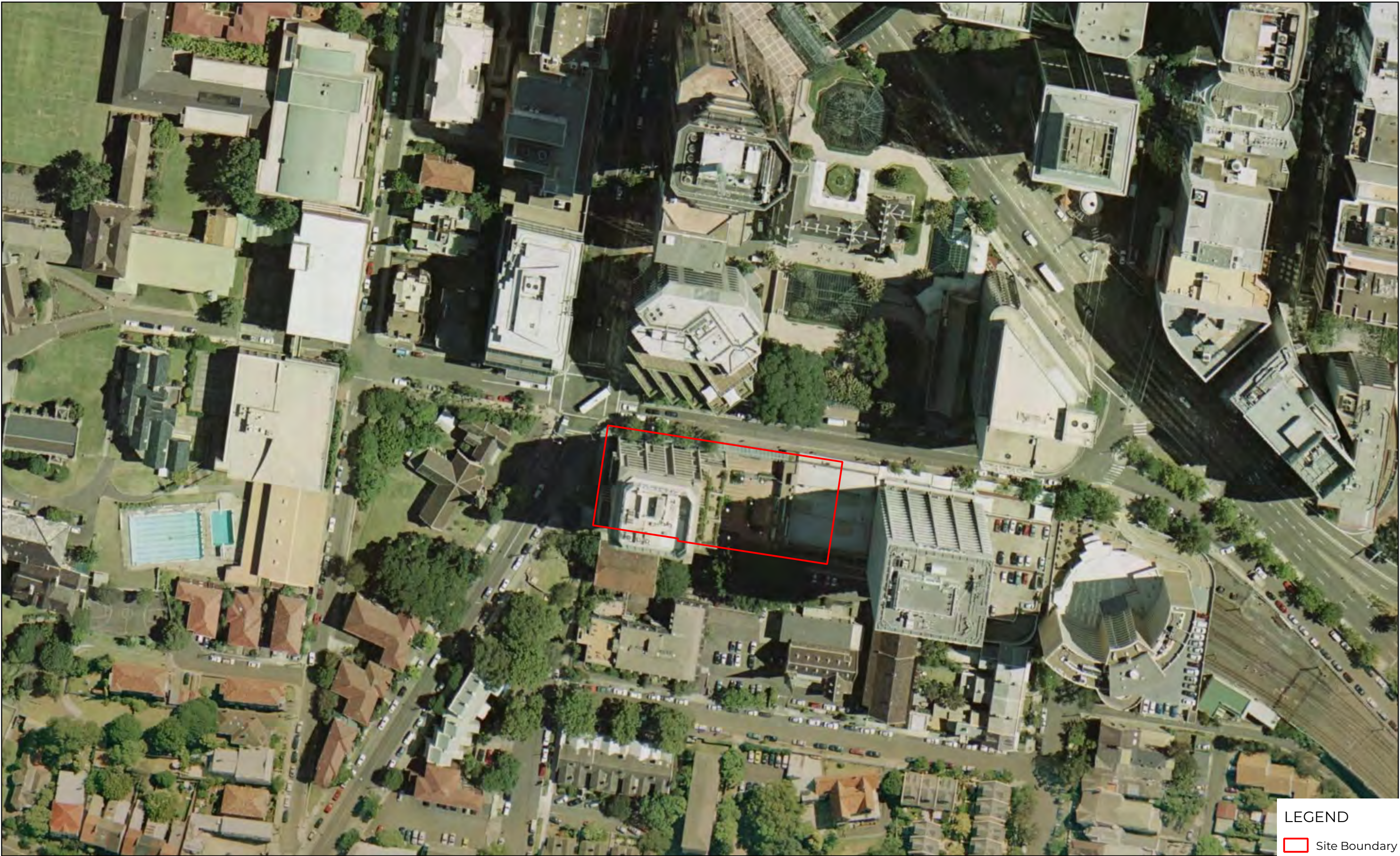


CLIENT: Zurich Australian Insurance Properties	DRAWN BY: JBC
OFFICE: Sydney	
SCALE: 1:1262 @A3	
DATE: 09.January.2026	

TITLE: **1998 Historical Aerial
Project Mixed-Use Development
5 Blue Street, North Sydney NSW**



PROJECT:	237286.01
DRAWING No:	C7
REVISION:	0



LEGEND

Site Boundary

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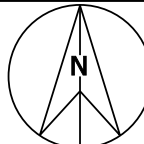


NOTE:
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CLIENT: Zurich Australian Insurance Properties	
OFFICE: Sydney	DRAWN BY: JBC
SCALE: 1:1262 @A3	DATE: 09.January.2026

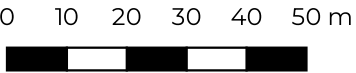
TITLE: **2005 Historical Aerial**
Project Mixed-Use Development
5 Blue Street, North Sydney NSW



PROJECT:	237286.01
DRAWING No:	C8
REVISION:	0

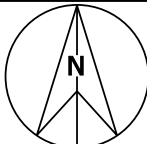


NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from metromap.com and NSW Spatial Services



CLIENT: Zurich Australian Insurance Properties	
OFFICE: Sydney	DRAWN BY: JBC
SCALE: 1:1262 @A3	DATE: 09.January.2026

TITLE: **2009 Historical Aerial**
Project Mixed-Use Development
5 Blue Street, North Sydney NSW



PROJECT:	237286.01
DRAWING No:	C9
REVISION:	0



LEGEND

Site Boundary

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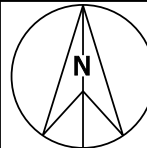


NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from metromap.com and NSW Spatial Services



CLIENT: Zurich Australian Insurance Properties	
OFFICE: Sydney	DRAWN BY: JBC
SCALE: 1:1262 @A3	DATE: 09.January.2026

TITLE: **2014 Historical Aerial**
Project Mixed-Use Development
5 Blue Street, North Sydney NSW



PROJECT:	237286.01
DRAWING No:	C10
REVISION:	0



LEGEND

Site Boundary

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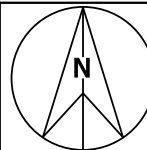


NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from metromap.com and NSW Spatial Services



CLIENT: Zurich Australian Insurance Properties	
OFFICE: Sydney	DRAWN BY: JBC
SCALE: 1:1262 @A3	DATE: 09.January.2026

TITLE: **2019 Historical Aerial**
Project Mixed-Use Development
5 Blue Street, North Sydney NSW



PROJECT:	237286.01
DRAWING No:	C11
REVISION:	0



LEGEND

Site Boundary

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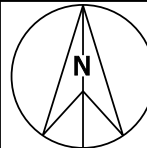


NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from metromap.com and NSW Spatial Services



CLIENT: Zurich Australian Insurance Properties	DRAWN BY: JBC
OFFICE: Sydney	
SCALE: 1:1262 @A3	
DATE: 09.January.2026	

TITLE: **2022 Historical Aerial**
Project Mixed-Use Development
5 Blue Street, North Sydney NSW



PROJECT:	237286.01
DRAWING No:	C12
REVISION:	0



LEGEND

Site Boundary

0 10 20 30 40 50 m

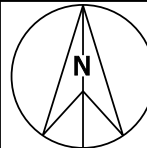


NOTE:
1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from metromap.com and NSW Spatial Services



CLIENT: Zurich Australian Insurance Properties	
OFFICE: Sydney	DRAWN BY: JBC
SCALE: 1:1262 @A3	DATE: 09.January.2026

TITLE: **2025 Historical Aerial**
Project Mixed-Use Development
5 Blue Street, North Sydney NSW



PROJECT:	237286.01
DRAWING No:	C13
REVISION:	0

Appendix D

Photographs



Photo 1: Photograph of the Zurich building looking south-east



Photo 2: Photograph of North Sydney station looking south



Site Photographs

Proposed Mixed Use Development

5 Blue Street, North Sydney NSW

CLIENT

Zurich Australian Insurance Properties Pty Ltd

PROJECT: 237286.01

PLATE No: 1

REV: 0



Photo 3: Photograph of the courtyard looking south



Photo 4: Photograph of the Zurich building at street level



Site Photographs

Proposed Mixed Use Development

5 Blue Street, North Sydney NSW

CLIENT

Zurich Australian Insurance Properties Pty Ltd

PROJECT: 237286.01

PLATE No: 2

REV: 0



Photo 5: Photograph of the western portion of the Zurich building



Photo 6: Photograph of the driveway along the southern boundary of the site



Photo 7: Photograph of the driveway with the courtyard above

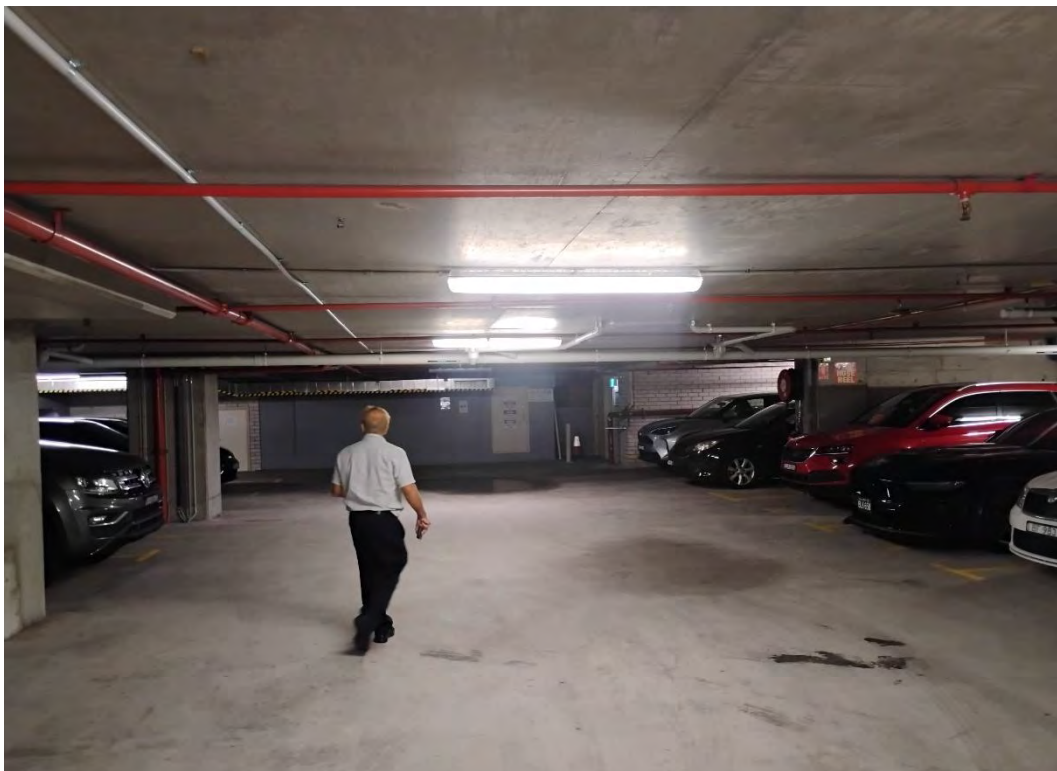


Photo 8: Photograph of the western portion of the upper basement level



Site Photographs

Proposed Mixed Use Development

5 Blue Street, North Sydney NSW

CLIENT

Zurich Australian Insurance Properties Pty Ltd

PROJECT: 237286.01

PLATE No: 4

REV: 0



Photo 9: Photograph of the rock outcrop along the northern wall of the upper basement level



Photo 10: Photograph of the rock outcrop along the northern wall of the upper basement level



Site Photographs

Proposed Mixed Use Development

5 Blue Street, North Sydney NSW

CLIENT

Zurich Australian Insurance Properties Pty Ltd

PROJECT: 237286.01

PLATE No: 5

REV: 0



Photo 11: Photograph of the northern portion of the lower basement level

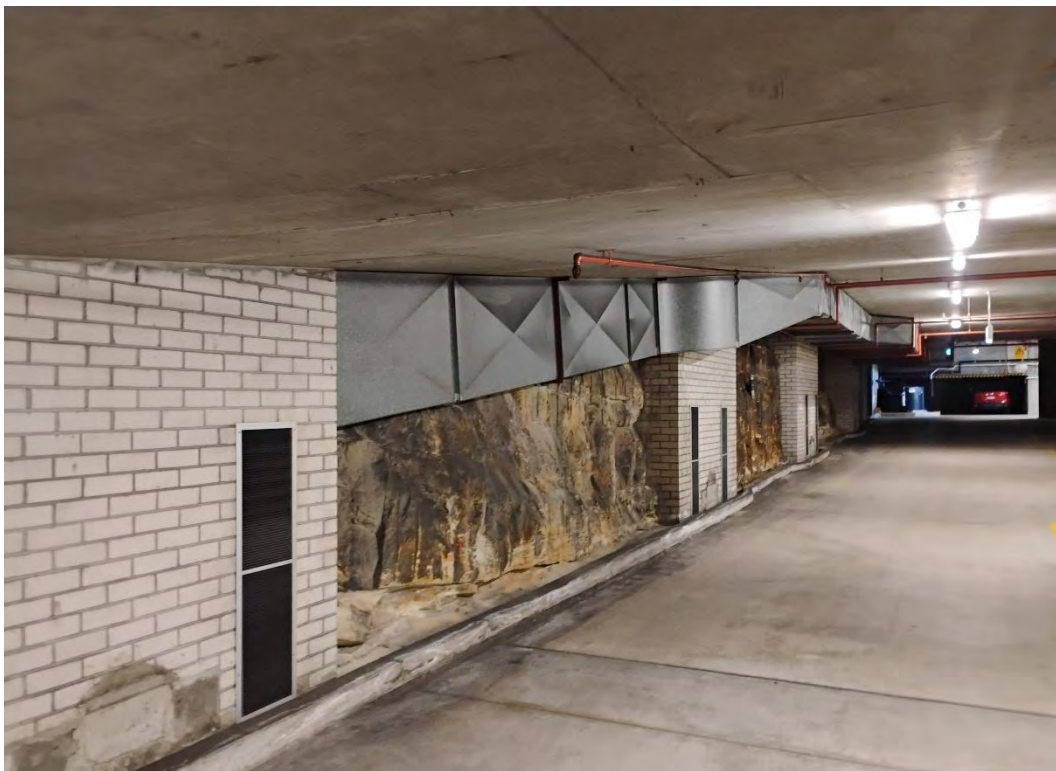


Photo 12: Photograph of the rock outcrop along the northern wall of the lower basement level



Photo 13: Photograph of the rock outcrop along the northern wall of the lower basement level



Photo 14: Photograph of the grease trap in the north-eastern corner of the lower basement level



Photo 15: Photograph of the grease trap in the north-eastern corner of the lower basement level



Photo 16: Photograph of the grease trap in the north-eastern corner of the lower basement level