

280–282 Pitt Street, Sydney | Rooftop and Structural Remediation Chronology

Prepared by Grays Rescue from the project records available as at July 2026

This Document is **COMMERCIAL-IN-CONFIDENCE**

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Date / period	Workstream	Project event, action or finding	Project-management context and member notes
Historical context — pre-May 2024	SMSA Management	SMSA, through building management, maintained a rectification schedule recording outstanding works and identified defects at 280–282 Pitt Street, Sydney.	The north-eastern column had been the subject of longstanding structural concern. Available project records indicate that reports relating to this area extend back approximately eight years.
May-24	Structural engineering	Top Consulting Group was engaged to review a number of water-ingress concerns and the condition and performance of the rooftop waterproofing membrane.	Top Consulting Group, led by Vadim Topolinsky, was selected for its structural engineering experience, including experience providing expert evidence and technical opinion in complex building matters including NCAT adjudication
June 2024	Project management	Top Consulting Group advised SMSA that dedicated project-management coordination was required. SMSA subsequently engaged Grays Rescue. Grays Rescue known to SMSA, building management and had previously worked alongside Top Consulting Group in a complexed matter.	Grays Rescue was engaged to coordinate the investigation, consultant interfaces, risk controls, procurement and progression of the required rectification pathway and protect the clients best interests.
June 2024	Structural engineering	Engineering review identified significant deterioration and failure of the rooftop waterproofing system, with water ingress occurring at multiple locations. The engineering advice was that the existing membrane required removal and replacement as part of a compliant remediation solution.	This finding was consistent with the observable water-ingress history and was treated by project management as the expected starting point for further investigation.
June 2024	Project management and historical review	As the rooftop waterproofing works had been previously remediated in 2019, Grays Rescue reviewed the available records and considered whether recovery or rectification could be pursued against the 2019 waterproofing contractor, identified in project records as A&A Building. The records made available for review did not include documentation demonstrating an approved alternative compliance pathway for the installation. SMSA’s legal experts considered that pursuing recovery was unlikely to be commercially proportionate to the likely outcome.	For context, project-management estimates indicate that a fully investigated and documented compliant waterproofing replacement in 2019 may have cost approximately \$300,000 to \$400,000. Available records indicate that SMSA paid approximately \$100,000 for the 2019 installation. These figures are provided as historical project context only and are not a legal determination of liability or loss.
June to November 2024	Structural engineering	Top Consulting Group investigated the north-eastern column, which showed evidence of significant internal corrosion. The investigation was undertaken to determine the column’s structural function and the extent of remediation required. Grays Rescue assisted by locating historical documents held by Council. The column was subsequently identified as a principal superstructure support element, and its internal configuration became better understood.	The investigation converted a longstanding concern into a defined structural workstream supported by historical records and engineering analysis. This column would need to be remediated parallel to the rooftop
June to November 2024	Structural engineering and investigation	Water had been entering beneath the rooftop membrane. Engineering advice required investigation of whether prolonged moisture exposure had affected the rooftop slab and its reinforcement. Slab scanning was recommended at critical and visibly affected locations. The rooftop surface was also found to contain significant level changes and deep ponding areas. Any replacement waterproofing system would therefore require the substrate to be appropriately graded toward drainage points.	Slab scanning, substrate assessment and correction of falls are normal components of a properly investigated waterproofing-remediation process. Available project records indicate that comparable substrate correction was not included in the documented 2019 works.
November 2024	Critical investigation milestone	Initial slab scanning identified significant anomalies and indicated that the rooftop comprised two separate concrete layers rather than a single slab. A second, more detailed scan was undertaken, including scanning from beneath the slab. The investigation identified an original slab dating from approximately 1941, generally around 100 mm thick but varying by location, together with an approximately 150 mm topping slab understood to have been added in the early 1990s. The topping slab was identified as containing no conventional reinforcement and therefore imposed substantial permanent dead load on the original structure	Note: Had a full substrate and structural investigation been undertaken as part of the 2019 rooftop works, it is possible that the two-slab configuration may have been identified earlier. This is a project-management observation based on the investigation steps by standard practice of rooftop remediation and slab topping, rather than a finding of legal liability.

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24 December 2024	Engineering findings and risk summary	Top Consulting Group’s structural assessment recorded that the original Level 10 roof slab formed the primary load-bearing system, while the later topping slab was not relied upon as conventional reinforced structural capacity. The assessment identified overloading concerns under self-weight and permanent dead loads. It also noted that the topping slab appeared to be contributing some load-sharing capacity while remaining uncracked, notwithstanding that this was not a dependable designed structural mechanism. The assessment further identified a potential loss of capacity if the topping slab cracked and concluded that the fire-resistance performance of the Level 10 roof structure was materially	The immediate management issue related to engineering advice concerning the building’s structural fire performance and the need to implement appropriate interim risk-management measures. Engineering assessments indicated that the existing fire-resistance performance of the affected structural element may not achieve the design intent, requiring SMSA to implement interim controls while further investigations, engineering design and remediation planning were undertaken.
December 2024 to January 2025	SMSA Structural Make Safe Project	Grays Rescue coordinated the SMSA Structural Make Safe Project in response to the engineering findings. The project considered workplace safety, duty-holder obligations, building safety, insurance requirements and the applicable design and building practitioner framework. The immediate strategy comprised clearing Level 9, designing and installing temporary propping, controlling access to Levels 9 and 10, addressing immediate fire and structural risks mitigation, maintaining a controlled investigation environment and developing a permanent strengthening and waterproofing-remediation pathway.	The make-safe strategy was implemented to manage the identified engineering findings, establish appropriate interim controls, and provide a structured pathway toward detailed investigation and permanent remediation.
January to April 2025	Temporary propping of Level 9	At Grays Rescue's request, Top Consulting Group designed a temporary propping system for the Level 10 slab as an interim engineering measure pending permanent remediation. Grays Rescue subsequently managed a request-for-quotation process for the supply and installation of the propping system. Following evaluation of the submissions received, RMD was engaged to supply the system and Brae Group completed the installation in April 2025	The procurement process was undertaken for Board consideration and supplier selection. The props remain on hire and are required until permanent slab strengthening and remediation are completed or an engineer-approved alternative is implemented.
April to May 2025	SMSA Structural Make Safe Project	SMSA Management and Grays Rescue worked with the insurance broker to communicate the building status, the interim make-safe measures implemented and the proposed pathway toward permanent remediation.	This engagement formed part of SMSA’s ongoing management of the building risk and ensured that relevant project information and risk-control measures were appropriately communicated. The chronology does not set out confidential insurance discussions, policy terms or any insurer’s internal assessment.
April to May 2025	Level 9 occupation arrangements	The Level 9 tenant, was temporarily relocated. Relevant consultants were then engaged to assess and certify a modified occupation arrangement that allowed the tenant to return to a reduced Level 9 area with the temporary propping appropriately enclosed. The revised layout resulted in the loss of approximately 40 per cent of usable floor area.	This arrangement formed part of the interim make-safe response and did not replace the requirement for permanent remediation.
April to June 2025	Development Application preparation	To prepare a Development Application for the proposed works, Grays Rescue coordinated procurement and engagement of an architect, town planner, heritage consultant, BCA consultant, fire consultant and access consultant. Requests for quotation were undertaken and costs were presented for Board approval. Consultant meetings and design-development work then commenced.	The expert reports prepared at DA stage were primarily planning and concept-level documents. More detailed, coordinated and construction-ready documentation is required at the Construction Certificate and tender stages.
December 2025	Development Application	The structural engineering report and base scope of works were submitted with the other specialist reports required for the Development Application.	DA submission represented completion of the planning and concept stage, not completion of detailed design, Construction Certificate documentation or tender documentation.

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February 2026	Development Application	City of Sydney Council determined and approved the Development Application for the proposed remediation works, subject to the conditions of consent.	The approval completed the planning approval stage for the proposed works. It did not constitute approval of detailed structural design or authorisation to commence construction. Progression remains subject to completion of the required detailed design, consultant coordination, Construction Certificate documentation and satisfaction of the applicable consent conditions.
February 2026	Structural engineering and next stages	Following concept approval, the remaining pathway was identified as: Stage 2, full structural design, coordinated consultant documentation and Construction Certificate approval; Stage 3, preparation and conduct of a competitive tender together with contract-administration planning; and Stage 4, construction and permanent remediation.	Reliable construction pricing can only be obtained after the design and consultant documentation are sufficiently detailed and coordinated for tender.
March 2026	Pause to next stages	SMSA Management placed the next stages of permanent remediation on hold while broader financial and strategic considerations were reviewed. The temporary propping remained in place and continued to incur hire costs.	The interim controls do not constitute permanent remediation. Their ongoing suitability remains subject to engineering advice, periodic review and the circumstances applying to the building as the project progresses. Any future requirements or decisions of Council, regulators, insurers or other relevant stakeholders will be made independently and on the information available to them at that time.
April 2026	Alternative strategic direction	SMSA commenced consideration of an alternative strategic direction for the property and remediation program.	Any strategic direction considered by SMSA must continue to take account of the existing engineering findings, interim controls, applicable statutory and approval requirements, and the need for an appropriately documented engineer-supported pathway.