

## 6.0 APPENDICES

### APPENDIX A: ARCHITECTURAL DRAWINGS (Refer to separate document)

List of Project Application Architectural Drawings:

PA – 00 Drawing List  
PA – 01 Site Analysis & Location Plan  
PA – 02 Site Plan  
PA – 03 Basement 1 Plan  
PA – 04 Basement 2 Plan  
PA – 05 Level 1 Plan  
PA – 06 Level 2-5 Typical Plan  
PA – 07 Roof Plan  
PA – 08 South Elevation  
PA – 09 East Elevation  
PA – 10 North Elevation  
PA – 11 West Elevation  
PA – 12 Section A-A  
PA – 13 Section B-B  
PA – 14 Context Elevation  
PA – 15 Site Section  
PA – 16 Shadow Diagram December 21 - 9am  
PA – 17 Shadow Diagram December 21 - 12pm  
PA – 18 Shadow Diagram December 21 - 3pm  
PA – 18 Shadow Diagram December 21 - 3pm  
PA – 19 Shadow Diagram June 21 - 9am  
PA – 20 Shadow Diagram June 21 - 10am  
PA – 21 Shadow Diagram June 21 - 11am  
PA – 22 Shadow Diagram June 21 - 12pm  
PA – 23 Shadow Diagram June 21 - 1pm  
PA – 24 Shadow Diagram June 21 - 2pm  
PA – 25 Shadow Diagram June 21 - 3pm  
PA – 26 Shadow Diagram March/ September 21 - 9am  
PA – 27 Shadow Diagram March/ September 21 -12pm  
PA – 28 Shadow Diagram March/ September 21 - 3pm  
PA – 29 Visitor Parking Plan

**APPENDIX B: EXTERNAL MATERIALS, FINISHES & COLOURS**

The external materials, finishes and colours will be consistent with the palette precedents and standards already established for Breakfast Point. Final paint colours will fit with this theme, but may vary within the general theme.

<i>Element</i>	<i>Item</i>	<i>Material / Finish</i>	<i>Colour</i>
ROOFS	Metal sheeting	Colorbond steel "Klip lok 406" profile	"Windspray" or eq
	Cappings	Colorbond steel	"Windspray" or eq
	Valleys	Colorbond steel	"Windspray" or eq
	Flashings	Colorbond steel	"Windspray" or eq
	Gutters	Colorbond steel	"Shale Grey" or eq
	Downpipes	Colorbond steel	"Shale Grey" or eq
	Fascias, Barges	Colorbond steel	"Shale Grey" or eq
	Eaves	Painted FC lining with cover battens	Vivid White
EXTERNAL WALLS	Lower (basement and planters)	Rendered, painted masonry horizontal coursing	Warm Grey tones
	Mid	Painted flush jointed brickwork with expressed bed joints	Beige tones, subtly varied
	Upper	Painted FC weatherboard	Feature colour toning with lower & mid levels
	Applied detail and trim	Painted timber or equal.	Antique White USA
BALCONIES & TERRACES	Level 1 Courtyards	PC Concrete Pavers	Earth tones
	Balconies	Non-Slip Ceramic Tile	Grey/ Stone tones
	Columns, Posts	Rendered, patched & painted masonry. Powder coated metal. Painted timber	Off-white
	Balcony soffits	Painted FC sheeting. Set & Painted off-form concrete	Vivid White
	Handrails and balustrades	Powdercoat aluminium	Lunar White Gloss
FENESTRATION	Windows and Doors	Powdercoat aluminium	Lunar White Gloss
	External Doors (fire escape)	Painted Timber	To match walls
	Carpark entry door and basement louvres	Powdercoat Aluminium security /ventilator mesh	Lunar White Gloss
PRIVACY, SUN CONTROL	Louvre Screens	Powdercoat Aluminium louvres.	Lunar White Gloss
	Pergolas	Powdercoated metal	Lunar White Gloss
	Screens	Powdercoat Aluminium	Lunar White Gloss
LANDSCAPING & SITE WORKS	Letterboxes	Powdercoat aluminium	Precious Silver Pearl
	Pathways	Concrete Pavers/ Non Slip Ceramic tile	To Breakfast Point Design Manual standard - Earth Tones
	Footpaths	Concrete broomed & edged	To Breakfast Point Design Manual standard
	Metal Palisade Fence	Powdercoat aluminium "Eclipse" or eq spear point.	Charcoal
	Timber Dividing Fence	Framed T&G boarded lapped and capped.	Vivid White
	Retaining & Garden Walls	Rendered, painted masonry horizontal coursing	To match basement walls
	Driveway Vehicle Access	Exposed Aggregate insitu concrete	To Breakfast Point Design Manual standard
	Planting	Refer Landscape Plans and Schedules	

**APPENDIX C: SEPP 65 COMPLIANCE TABLE**

SEASHORE PRECINCT - SEPP 65 COMPLIANCE TABLE  
 LOT 7D5 - Project Application

Date: Dec 2010

Site Area: 2,189 m2  
 Building Coverage: 1,500 m2  
 GBA: 5,797 m2

Level	Unit No.	No. of Bedrooms	Unit Area (m2)	P.O.S*at Ground Level (min. 25 m2)	Balcony Area (m2)	Storage Area (m3)			Storage Area required (m3) as per SEPP 65	Non - single Southerly Aspect (min. 90% of total)	2 hours direct sunlight to Living rooms & P.O.S* (min. 70%)**	Naturally ventilated Kitchen (min. 25%) or max. 8 m from a window	Naturally cross ventilated unit or max. 8 m from an opening (min. 60%)
						Internal (2.4m high)	Basement (2.2m high)	Total					
1	101	2	92	52	-	6.5	4.0	10.5	8.0	-	-	-	-
	102	1	76	66	-	2.0	4.0	6.0	6.0	-	-	-	-
	103	2	101	93	-	2.4	6.0	8.4	8.0	-	-	-	-
	104	1	68	21	-	2.7	4.0	6.7	6.0	-	-	-	-
	105	2	98	32	-	7.6	4.0	11.6	8.0	-	-	-	-
	106	2	98	32	-	7.6	4.0	11.6	8.0	-	-	-	-
	107	1	68	22	-	2.7	4.0	6.7	6.0	-	-	-	-
	108	2	104	41	-	4.0	4.0	8.0	8.0	-	-	-	-
	109	1	60	9	-	2.0	4.0	6.0	6.0	-	-	-	-
	110	2	97	56	-	2.4	6.0	8.4	8.0	-	-	-	-
	111	1	65	39	-	2.0	4.0	6.0	6.0	-	-	-	-
	112	1	65	39	-	2.0	4.0	6.0	6.0	-	-	-	-
2	201	2	97	-	18	7.0	4.0	11.0	8.0	-	-	-	-
	202	1	83	-	14	1.7	5.0	6.7	6.0	-	-	-	-
	203	2	101	-	17	2.4	6.0	8.4	8.0	-	-	-	-
	204	1	68	-	11	2.7	4.0	6.7	6.0	-	-	-	-
	205	2	98	-	14	7.6	4.0	11.6	8.0	-	-	-	-
	206	2	98	-	14	7.6	4.0	11.6	8.0	-	-	-	-
	207	1	68	-	11	2.7	4.0	6.7	6.0	-	-	-	-
	208	2	104	-	27	4.0	4.0	8.0	8.0	-	-	-	-
	209	1	60	-	8	2.0	4.0	6.0	6.0	-	-	-	-
	210	2	106	-	19	7.0	4.0	11.0	8.0	-	-	-	-
	211	1	65	-	18	2.0	4.0	6.0	6.0	-	-	-	-
	212	1	65	-	12	2.0	4.0	6.0	6.0	-	-	-	-
3	301	2	97	-	18	7.0	4.0	11.0	8.0	-	-	-	-
	302	1	83	-	14	1.7	5.0	6.7	6.0	-	-	-	-
	303	2	101	-	17	2.4	6.0	8.4	8.0	-	-	-	-
	304	1	68	-	11	2.7	4.0	6.7	6.0	-	-	-	-
	305	2	98	-	14	7.6	4.0	11.6	8.0	-	-	-	-
	306	2	98	-	14	7.6	4.0	11.6	8.0	-	-	-	-
	307	1	68	-	11	2.7	4.0	6.7	6.0	-	-	-	-
	308	2	104	-	27	4.0	4.0	8.0	8.0	-	-	-	-
	309	1	60	-	8	2.0	4.0	6.0	6.0	-	-	-	-
	310	2	106	-	19	7.0	4.0	11.0	8.0	-	-	-	-
	311	1	65	-	18	2.0	4.0	6.0	6.0	-	-	-	-
	312	1	65	-	12	2.0	4.0	6.0	6.0	-	-	-	-
4	401	2	97	-	18	7.0	4.0	11.0	8.0	-	-	-	-
	402	1	83	-	14	1.7	5.0	6.7	6.0	-	-	-	-
	403	2	101	-	17	2.4	6.0	8.4	8.0	-	-	-	-
	404	1	68	-	11	2.7	4.0	6.7	6.0	-	-	-	-
	405	2	98	-	14	7.6	4.0	11.6	8.0	-	-	-	-
	406	2	98	-	14	7.6	4.0	11.6	8.0	-	-	-	-
	407	1	68	-	11	2.7	4.0	6.7	6.0	-	-	-	-
	408	2	104	-	27	4.0	4.0	8.0	8.0	-	-	-	-
	409	1	60	-	8	2.0	4.0	6.0	6.0	-	-	-	-
	410	2	106	-	19	7.0	4.0	11.0	8.0	-	-	-	-
	411	1	65	-	18	2.0	4.0	6.0	6.0	-	-	-	-
	412	1	65	-	12	2.0	4.0	6.0	6.0	-	-	-	-
5	501	2	97	-	18	7.0	4.0	11.0	8.0	-	-	-	-
	502	1	83	-	14	1.7	5.0	6.7	6.0	-	-	-	-
	503	2	101	-	17	2.4	6.0	8.4	8.0	-	-	-	-
	504	1	68	-	11	2.7	4.0	6.7	6.0	-	-	-	-
	505	2	98	-	14	7.6	4.0	11.6	8.0	-	-	-	-
	506	2	98	-	14	7.6	4.0	11.6	8.0	-	-	-	-
	507	1	68	-	11	2.7	4.0	6.7	6.0	-	-	-	-
	508	2	104	-	27	4.0	4.0	8.0	8.0	-	-	-	-
	509	1	60	-	8	2.0	4.0	6.0	6.0	-	-	-	-
	510	2	106	-	19	7.0	4.0	11.0	8.0	-	-	-	-
	511	1	65	-	18	2.0	4.0	6.0	6.0	-	-	-	-
	512	1	65	-	12	2.0	4.0	6.0	6.0	-	-	-	-
TOTAL	60 Units	90	5044	502	732	494.7			420	75.00%	75.00%	33.33%	63.33%
						Y			N	Y	Y	Y	

- Notes:  
 \* P.O.S Private Open Space  
 \*\* Direct sunlight between 9am to 3 pm in mid winter  
 Complies  
 Does not comply

**APPENDIX D: BREAKFAST POINT CUMULATIVE DEVELOPMENT TABLE**



**APPENDIX E:           LANDSCAPE PLAN &  
CONCEPT MASTERPLAN LETTER OF CONSISTENCY  
by Context Pty Ltd  
(Refer to separate document for Landscape Plan)**

14 December 2010

10.596

Breakfast Point Pty LTD  
51 Riley Street  
Woolloomooloo NSW 2011

To whom it may concern,

**BREAKFAST POINT CONCEPT MASTER PLAN LETTER OF CONSISTENCY**

In CONTEXT's professional opinion the landscape design of 7D5 located in the Seashore Precinct of Breakfast Point is consistent with the Breakfast Point Landscape Concept Master Plan 2002.

It should be noted, that some of the objectives discussed in the Breakfast Point Landscape Concept Master Plan Report are not relevant to the Seashore Precinct as they are site wide objectives rather than specific precinct design aims.

Yours sincerely



Cate Wallace  
Senior Landscape Architect

**APPENDIX F:           STORMWATER CONCEPT PLAN by SEMF Pty Ltd  
(Refer to separate document)**

**APPENDIX G: SERVICES MASTER PLAN by Jeff Mouldsdale & Associate  
(Refer to separate document)**

**APPENDIX H: DRAFT STATEMENT OF COMMITMENTS**

## DEFINITIONS

In this approval the following definitions apply:

**Act** means the Environmental Planning and Assessment Act, 1979 (as amended).

**BCA** means the Building Code of Australia.

**Breakfast Point Concept Plan 2005** means the project described in Schedule 2, Part A, Condition A1 and the accompanying plans and documentation described in Schedule 2, Part A, Condition A2.

**Concept Plan Area** means the land coloured pink in Figure 1.02 of the Breakfast Point Concept Plan 2005.

**Council** means City of Canada Bay Council.

**Department** means the Department of Planning or its successors.

**Director General** means the Director General of the Department of Planning

**Minister** means the Minister for Planning.

**Project** means development that is declared under Section 75B of the Act to be a project to which Part 3A of the Act applies.

**Proponent** means the person proposing the carry out of development comprising all or any part of the project, and includes persons certified by the Minister to be the proponent.

**Regulations** means the Environmental Planning and Assessment Regulations, 2000 (as amended).

**RTA** means the Roads and Traffic Authority.

**Subject Site** has the same meaning as the land identified in Part A of this schedule.

---

**PART A—ADMINISTRATIVE CONDITIONS**

***Development Description***

Development consent is granted only to carrying out the development described in detail below:

- (1) Construction of a building of 5 storey height above 2 levels of basement parking with a total GFA of 5797m<sup>2</sup> and FSR of 2.65:1. The building incorporates landscaping, including paved courtyards and gardens. It will contain 60 residential apartments with 75 resident off street car spaces and 12 on street visitor car spaces.
  
- (2) Strata subdivision to create 60 Strata Title Lots.

***Development in Accordance with Plans***

The development shall be generally in accordance with the Breakfast Point Concept Plan 2005(Amended 2010) approved on 18<sup>th</sup> October 2010, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

<b>Concept Plan entitled Breakfast Point Concept Plan 2005(Amended 2010) prepared by Giles Tribe Architects and Urban Planners</b>
<b>Preferred Project Report and Statement of Commitments</b>

***Prescribed Conditions***

The Applicant shall comply with the prescribed conditions of development consent under clause 98 of the Regulation.

---

## **PART B—PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

### ***Design Details and Changes***

#### ***Development Control***

Any departure from the terms of approval of Breakfast Point Concept Plan as described in Schedule 1 – Part A will require lodgement of further detailed plans and documentation to the Department addressing, and where required revising, development envelopes, the internal circulation network (within the Concept Plan area), and any other aspect of the proposal that requires amending.

Any revised plans and documentation will provide (but not be limited to):

- (1) An urban design strategy including detailed analysis of the physical, environment, social, cultural and economic aspects of the site informing opportunities and constraints resulting in an agreed urban design option.
- (2) An analysis of existing buildings, existing building heights and footprints, surrounding street and block pattern, existing delineation of public and private open space, topography and view corridors.
- (3) An appropriate built form, building height, open space, view corridors, density, vegetation strategy, entry points, car parking and traffic management and road hierarchy.

The timing, format and content of further detailed plans and documentation to be lodged in respect of Condition B1 will be agreed by the Department.

#### ***Outdoor Lighting***

All outdoor lighting shall comply with, where relevant, AS/NZ1158.3.1: 2005 *Pedestrian Area (Category P) Lighting* and AS4282: 1997 *Control of the Obtrusive Effects of Outdoor Lighting*.

Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate.

#### ***Treatment of Vehicular Entry***

In order to improve the appearance of buildings when viewed from the street, any part of the walls and ceilings of vehicular entry points that are visible from the street shall be adequately finished and no service ducts or pipes are to be visible.

#### ***Design Verification Statement – Residential Flat Buildings***

Prior to issue of a Construction Certificate the proponent shall forward to the Certifying Authority a Design Verification Statement from a qualified designer, verifying that the plans and specifications achieve or improve the design quality of the development, having regard to the design quality principles set out in Part 2 of *State Environmental Planning Policy No. 65—Design Quality of Residential Flat Development*.

---

### ***Disabled Access***

Access and facilities for people with disabilities shall be provided in accordance with AS1428 parts 1 & 4 where applicable. Prior to the issue of a Construction Certificate for subsequent project applications, a certificate certifying compliance with this condition from an appropriately qualified person shall be provided to the Certifying Authority.

### ***Erosion and Sedimentation Control***

A Soil erosion and sediment control plan shall be submitted to the Certifying Authority. Details are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

### ***Traffic & Parking***

#### ***Number of Car Spaces***

The minimum number of car spaces to be provided for the development shall comply with the Environmental Assessment. Details confirming the parking numbers shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate for subsequent project applications.

#### ***Number of Bicycle Spaces***

Bicycle spaces are to be provided in accordance with the Environmental Assessment. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate for subsequent project applications.

#### ***Car Park Layout***

- (1) The layout of the car park shall comply with Australian Standard AS2890.1: 2004 *Parking Facilities Part 1: Off Street Parking*. All off street parking spaces are to be linemarked.
- (2) Details demonstrating compliance with these requirements shall be submitted to the satisfaction of the Certifying Authority prior the issue of the relevant Construction Certificate for subsequent project applications.

### ***State Environmental Planning Policy Building Sustainability Index (BASIX)***

The proponent will comply with the NSW Government Building Sustainability Index targeting 40% reduction for potable water consumption, 25% reduction for greenhouse gas emissions and improvement in the thermal performance of all new residential buildings.

### ***Waste Management***

#### ***Storage and Handling of Waste***

The design and management of facilities for the storage and handling of waste will comply with the requirements of the Waste Management Plan. Details are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate for the subsequent project applications.

---

## **PART C—PRIOR TO COMMENCEMENT OF WORKS**

### ***Excavation Works***

#### ***Notice to be Given Prior to Excavation***

The PCA and Council shall be given written notice, at least 48 hours prior to the commencement of excavation, shoring or underpinning works on the site.

#### ***Traffic & Pedestrian Management Plan***

Prior to the commencement of any works on the site, a Traffic and Pedestrian Management Plan prepared by a suitably qualified person shall be submitted to and approved by the Certifying Authority. The Plan shall address, but not be limited to, the following matters:

- (1) ingress and egress of vehicles to the site,
- (2) loading and unloading, including construction zones,
- (3) predicted traffic volumes, types and routes,
- (4) pedestrian and traffic management methods, and

The Applicant shall submit a copy of the approved plan to the Department.

#### ***Noise and Vibration Management Plan***

Prior to the commencement of any works on the site, a Noise and Vibration Management Plan prepared by a suitably qualified person shall be submitted to and approved by the Director. The Plan shall address, but not be limited to, the following matters:

- (1) Identification of the specific activities that will be carried out and associated noise sources,
- (2) Identification of all potentially affected sensitive receivers including residences, schools, and properties containing noise sensitive equipment,
- (3) The construction noise objective specified in the conditions of this consent,
- (4) The construction vibration criteria specified in the conditions of this consent,
- (5) Determination of appropriate noise and vibration objectives for each identified sensitive receiver,
- (6) Noise and vibration monitoring, reporting and response procedures,
- (7) Assessment of potential noise and vibration from the proposed construction activities including noise from construction vehicles and any traffic diversions,
- (8) Description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction
- (9) Justification of any proposed activities outside the construction hours specified in the conditions of this consent.

- 
- (10) Construction timetabling to minimise noise impacts including time and duration restrictions, respite periods, and frequency,
  - (11) Procedures for notifying residents of construction activities that are likely to affect their amenity through noise and vibration,
  - (12) Contingency plans to be implemented in the event of non-compliances and/or noise complaints,

The Applicant shall submit a copy of the approved plan to Council.

***Construction Noise Objective***

Approved silencing measures shall be provided and maintained on all power-operated plant used in demolition, excavation, earthworks, and construction of the building, or work.

---

**PART E—PRIOR TO SUBDIVISION OR STRATA SUBDIVISION**

***Easements***

***Strata Subdivision***

This consent allows for the creation of a maximum of 60 strata lots. The Strata subdivision is Exempt Development and may be issued by an accredited private certifier.

---

## **PART F—PRIOR TO OCCUPATION OR COMMENCEMENT OF USE**

### ***Design Verification Statement – Residential Flat Buildings***

#### ***Engineering***

##### ***Fire Safety Certificate***

A Fire Safety Certificate will be furnished to the PCA for all the Essential Fire or Other Safety Measures forming part of subsequent project approvals prior to issue of the relevant Occupation Certificate(s). A copy of the Fire Safety certificate must be submitted to the consent authority and Council by the PCA.

##### ***Mechanical Ventilation***

Following completion, installation and testing of all the mechanical ventilation systems, the applicant will provide evidence to the satisfaction of the PCA, prior to the issue of the relevant Occupation Certificates, that the installation and performance of the mechanical systems complies with:

- (1) The Building Code of Australia;
- (2) Australian Standard AS1668 and other relevant codes;
- (3) The relevant project approval(s) and any relevant modifications; and,
- (4) Any dispensation granted by the New South Wales Fire Brigade.

##### ***Structural Inspection Certificate***

A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA prior to the issue of the relevant Occupation Certificate(s) and/or use of the premises for subsequent project applications.

#### **Easements**

##### ***Registration of Easements***

Prior to the issue of the relevant Occupation Certificate for subsequent project applications, the applicant shall provide to the PCA evidence that any easements required by this approval and subsequent project approvals, and other relevant consents have been or will be registered on the certificates of title.

---

## **ADVISORY NOTES**

### ***Sydney Water***

Subsequent project applications will require a Section 73 Compliance Certificate under the Sydney Water Act 1994 and must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the “Your Business” section of the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) then follow the “e-Developer” icon or telephone 13 20 92 for assistance.

Following application a “Notice of Requirements” will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

### ***Compliance Certificate, Water Supply Authority Act, 2000***

Subsequent project applications will require a Compliance Certificate to be provided to the approval authority showing that the relevant development has met with the detailed requirements of the relevant water supply authority for the region that the subject site is located within.

The developer shall obtain the relevant Compliance Certificate from the relevant local water supply authority and produce this to the satisfaction of:

- (1) the certifying authority before release of the relevant Construction Certificate,
- (2) the approval authority before the release of the relevant subdivision certificate, and
- (3) the principal certifying authority prior to occupation.

### ***Requirements of Public Authorities for Connection to Services***

The applicant shall comply with the requirements of any public authorities (e.g. Energy Australia, Sydney Water, Telstra Australia, Jemena, etc) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed future structures. Any costs in the relocation, adjustment or support of services shall be the responsibility of the applicant. Details of compliance with the requirements of any relevant public authorities are to be submitted to the satisfaction of the PCA prior to the issue of the relevant Construction Certificate for subsequent project applications.

### ***Application under Section 37 of Strata Titles (Freehold Development) Act, 1973***

Section 37 of the *Strata Titles (Freehold Development) Act, 1973* requires an application to be submitted to the relevant consent authority for approval prior to the issue of the relevant certified strata plan of subdivision.

**APPENDIX J : ESTIMATE OF CONSTRUCTION COST by WT Partnership**

7 December 2010

Rose Pty Ltd  
51 Riley Street  
WOOLOOMOOLOO NSW 2011

**ATTENTION: RAY KEARNS**

Dear Sir,

**RE: BREAKFAST POINT – LOT 7D5 (60 DWELLINGS)  
CAPITAL INVESTMENT VALUE (CIV)**

As requested, we have prepared a Capital Investment Valuation (CIV) for this project and advise you that estimated construction cost at rates current in December 2010 is \$18,250,000 excluding GST.

We understand that the CIV is required to be included in your application for Major Project Approval in accordance with Part 3A of the Environmental Planning Policy – Major Projects 2005 (Major Projects SEPP).

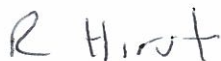
We note we have prepared the estimated Capital Investment Value based on the Planning Circular - PS 10-008 issued 10 May 2010 'New Definition of Capital Investment Value'.

We further note as this is a Superlot development we have not included site infrastructure roads and services and civil works which have already been carried out.

We specifically note that the estimate is based on the attached Schedule of Information Used.

Should you require any further information or wish to discuss any aspect of the above please do not hesitate to contact us.

Yours faithfully  
**WT PARTNERSHIP**



**RICHARD HIRST**

**Quantity Surveyors  
and Construction  
Cost Consultants**

Level 24 Northpoint  
100 Miller Street  
North Sydney  
New South Wales 2060  
Australia

Locked Bag No. 2137  
North Sydney NSW 2059

Tel 61 2 9929 7422

Fax 61 2 9957 3161

Email  
sydney@wtpartnership.com.au

Website

www.wtpartnership.com.au

Director

R C Moir MRICS FAIQS AIAMA

J J Ferrarin BBlD FAIQS

P Anseline BappSc (QS) AAIQS

N C Deeks BSc MRICS AAIQS MACostE

M A Tebbatt BappSc (QS) AAIQS

P T Elphick BSc MRICS AAIQS

P Bower AAIQS

I. Menzies B.Con Mgt (Hons) AAIQS MRICS

S Hensley BCon Mgt Hons AAIQS

Associate

M M Lee MRICS AAIQS ACIOB

L Ferlauto Build (CE) Hons AAIQS

J Lum Build (CE) Hons AAIQS

D M Faugust BSc Hons MRICS

G O P Heaton BSc (QS) MRICS

M Ostapenko B.Build (CE) Hons

P Dally DipSurv MRICS

K. Davis MRICS

I. French BSc (Hons) AAIQS

Offices in Australia

Adelaide – Brisbane – Canberra

Gold Coast – Hobart – Melbourne

Perth - Sydney

WT Partnership International Ltd

Group Offices

China – Estonia – Germany – Greece

Hong Kong - Indonesia – Ireland

Italy – Macau - New Zealand

Singapore – Spain – Sweden

United Kingdom - Vietnam

International Association

Brunei – MRBC Partnership

WT Partnership Aust Pty Ltd

Trading as WT Partnership

ACN 006 040 768

ABN 45 997 181 713



JAS-ANZ



**SCHEDULE OF INFORMATION USED**

1. Architectural drawings prepared by Rose Architectural Design:

<b>Drawing Number</b>	<b>Title</b>	<b>Date</b>
DA.03 Rev A	Basement Level 1	December 2010
DA.04 Rev A	Basement Level 2	December 2010
DA.05 Rev A	Ground Floor Plan	December 2010
DA.06 Rev A	Levels 2 – 5 Floor Plan Typical	December 2010
DA.07 Rev A	Roof Plan	December 2010
DA.08 Rev A	South Elevation	December 2010
DA.09 Rev A	East Elevation	December 2010
DA.10 Rev A	North Elevation	December 2010
DA.11 Rev A	West Elevation	December 2010
DA.12 Rev A	Section A-A	December 2010
DA.13 Rev A	Section B-B	December 2010

**APPENDIX K:           BASIX, ABSA Certificate & ABSA Stamped Plans  
(Refer to separate document for ABSA Stamped Plans)**

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Multi Dwelling

Certificate number: 349125M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2009 published by the Department of Planning. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Director-General

Date of issue: Wednesday, 08 December 2010



Planning

Project summary		
Project name	Breakfast Point - 7D5 development application	
Street address	7,9,11 Magnolia Drive Drive Breakfast Point 2137	
Local Government Area	Canada Bay City Council	
Plan type and plan number	deposited 270347	
Lot no.	26	
Section no.	-	
No. of unit buildings	1	
No. of units in unit buildings	60	
No. of attached dwelling houses	0	
No. of separate dwelling houses	0	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 25	Target 20

**Certificate Prepared by** (please complete before submitting to Council or PCA)

Name / Company Name:

ABN (if applicable):

# Description of project

## Project address

Project name	Breakfast Point - 7D5 development application
Street address	7,9,11 Magnolia Drive Drive Breakfast Point 2137
Local Government Area	Canada Bay City Council
Plan type and plan number	deposited 270347
Lot no.	26
Section no.	-

## Project type

No. of unit buildings	1
No. of units in unit buildings	60
No. of attached dwelling houses	0
No. of separate dwelling houses	0

## Site details

Site area (m <sup>2</sup> )	2188.9
Roof area (m <sup>2</sup> )	1448
Non-residential floor area (m <sup>2</sup> )	0
Residential car spaces	75
Non-residential car spaces	0

## Common area landscape

Common area lawn (m <sup>2</sup> )	0
Common area garden (m <sup>2</sup> )	320.5
Area of indigenous or low water use species (m <sup>2</sup> )	0

## Assessor details

Assessor number	20047
Certificate number	17148761
Climate zone	56

## Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 25	Target 20

## Description of project

The tables below describe the dwellings and common areas within the project

### Unit building - Building1, 60 dwellings, 6 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
101	2	96.1	0.0	0	0
105	2	102.6	0.0	0	0
109	1	63.4	0.0	0	0
201	2	101.0	0.0	0	0
205	2	102.6	0.0	0	0
209	1	63.4	0.0	0	0
301	2	101.0	0.0	0	0
305	2	102.6	0.0	0	0
309	1	63.4	0.0	0	0
401	2	101.0	0.0	0	0
405	2	102.6	0.0	0	0
409	1	63.4	0.0	0	0
501	2	101.0	0.0	0	0
505	2	102.6	0.0	0	0
509	1	63.4	0.0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
102	1	79.0	0.0	28.5	0
106	2	102.6	0.0	0	0
110	2	101.4	0.0	0	0
202	1	88.0	0.0	0	0
206	2	102.6	0.0	0	0
210	2	114.6	0.0	0	0
302	1	88.0	0.0	0	0
306	2	102.6	0.0	0	0
310	2	114.6	0.0	0	0
402	1	88.0	0.0	0	0
406	2	102.6	0.0	0	0
410	2	114.6	0.0	0	0
502	1	88.0	0.0	0	0
506	2	102.6	0.0	0	0
510	2	114.6	0.0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
103	2	106.0	0.0	54.3	0
107	1	71.4	0.0	0	0
111	1	68.7	0.0	0	0
203	2	106.0	0.0	0	0
207	1	71.4	0.0	0	0
211	1	68.7	0.0	0	0
303	2	106.0	0.0	0	0
307	1	71.4	0.0	0	0
311	1	68.7	0.0	0	0
403	2	106.0	0.0	0	0
407	1	71.4	0.0	0	0
411	1	68.7	0.0	0	0
503	2	106.0	0.0	0	0
507	1	71.4	0.0	0	0
511	1	68.7	0.0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
104	1	71.4	0.0	0	0
108	2	107.9	0.0	0	0
112	1	68.6	0.0	0	0
204	1	71.4	0.0	0	0
208	2	107.9	0.0	0	0
212	1	68.6	0.0	0	0
304	1	71.4	0.0	0	0
308	2	107.9	0.0	0	0
312	1	68.6	0.0	0	0
404	1	71.4	0.0	0	0
408	2	107.9	0.0	0	0
412	1	68.6	0.0	0	0
504	1	71.4	0.0	0	0
508	2	107.9	0.0	0	0
512	1	68.6	0.0	0	0

## Description of project

The tables below describe the dwellings and common areas within the project

### Common areas of unit building - Building1

Common area	Floor area (m <sup>2</sup> )
Carpark level 1	1512.5
Switch room	14
Exhaust Fan room	18.2
Plant / Storage	20
Comms room	12.7
Hallway/lobby type Level 3	80.2

Common area	Floor area (m <sup>2</sup> )
Carpark level 2	1553.8
Garbage room	58.5
Supply Fan room	15.7
cleaners	4.5
Hallway/lobby Level 1	80.2
Hallway/lobby Level 4	80.2

Common area	Floor area (m <sup>2</sup> )
Lift car (No. 1)	-
Hydrant Pump room	17
W.C	4.5
Hot Water plant	10.6
Hallway/lobby Level 2	80.2
Hallway/lobby type Level 5	80.2

# Schedule of BASIX commitments

## 1. Commitments for unit building - Building1

### (a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

### (b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

## 2. Commitments for attached dwelling houses

## 3. Commitments for separate dwelling houses

## 4. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

## Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

### 1. Commitments for unit building - Building1

#### (a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> <li>(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and</li> <li>(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.</li> </ul>		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	3 star	4 star	no	-	3 star	-	-	-	-	-	-	-

Dwelling no.	Alternative water source									
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up		
101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112	central water tank (no. 1)	See central systems	See central systems	yes	no	no	no	no		

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓

<b>(ii) Energy</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:  (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and  (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓  ✓	
(h) The applicant must install in the dwelling:  (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;  (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and  (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓  ✓  ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	<b>Hot water</b>	<b>Bathroom ventilation system</b>		<b>Kitchen ventilation system</b>		<b>Laundry ventilation system</b>	
<b>Dwelling no.</b>	<b>Hot water system</b>	<b>Each bathroom</b>	<b>Operation control</b>	<b>Each kitchen</b>	<b>Operation control</b>	<b>Each laundry</b>	<b>Operation control</b>
All dwellings	central hot water system 1	central ducted	-	no mechanical ventilation (ie. natural)	-	central ducted	-

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
103, 203, 303, 403, 503	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER > 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	0	0	no	no	no	no	0	yes

Dwelling no.	Cooling		Heating		Artificial lighting					Natural lighting		
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
101, 102, 104, 105, 106, 107, 108, 109, 110, 111, 112, 201, 202, 204, 205, 206, 207, 208, 209, 210, 211, 212, 301, 302, 304, 305, 306, 307, 308, 309, 310, 311, 312, 401, 402, 404, 405, 406, 407,	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER > 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	0	0	no	no	no	no	0	no

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
408, 409, 410, 411, 412, 501, 502, 504, 505, 506, 507, 508, 509, 510, 511, 512												

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	3 star	-	2 star	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			

<b>(iii) Thermal Comfort</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:  (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

<b>Thermal loads</b>		
<b>Dwelling no.</b>	<b>Area adjusted heating load (in mJ/m<sup>2</sup>/yr)</b>	<b>Area adjusted cooling load (in mJ/m<sup>2</sup>/yr)</b>
101	56.8	8
102	63.4	15
103	51.3	13.9
104	35	7.4
105	38.3	9.1
106	37.8	9.5
107	35.1	8
108	45.1	16.6

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
109	44	12.5
110	51.3	12.9
111	50.3	8.4
112	51.7	8.8
201	26.9	9.2
202	35	12.9
203	26.9	11.1
204	13.1	7
205	13.5	8.9
206	12.7	9.7
207	13.6	8
208	26	14.5
209	20.8	12.3
210	25.8	11.6
212	25.8	9.4
303	27.4	11.4
304	13.6	6.9
305	13.8	8.7
306	13.2	8.8
307	13.9	7.6
403	29.2	11.3
404	15	6.9
405	14.3	8.9
406	14.2	8.8
407	15.6	7.6
501	40	10.9
502	47.8	16.7

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
503	43.7	13.8
504	28.8	9.3
505	30.2	10.8
506	29.5	10.8
507	30.4	9.6
508	39.5	18.4
509	29.6	13.9
510	37.9	14.1
511	39	10.2
512	37.4	11.8
301, 401	27.2	8.7
302, 402	35.3	13.5
308, 408	25.2	15.6
309, 409	19.7	11.6
310, 410	26	11.7
312, 412	25.8	8.8
All other dwellings	26.4	8.5

**(b) Common areas and central systems/facilities**

<b>(i) Water</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

<b>Common area</b>	<b>Showerheads rating</b>	<b>Toilets rating</b>	<b>Taps rating</b>	<b>Clothes washers rating</b>
All common areas	no common facility	3 star	3 star	no common laundry facility

<b>Central systems</b>	<b>Size</b>	<b>Configuration</b>	<b>Connection (to allow for...)</b>
Central water tank - rainwater or stormwater (No. 1)	20000	To collect run-off from at least: - 1000 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 320.5 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Carpark level 1	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Carpark level 2	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Lift car (No. 1)		-	halogen	connected to lift call button	No
Switch room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Garbage room	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Hydrant Pump room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Exhaust Fan room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Supply Fan room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
W.C	ventilation exhaust only	interlocked to light	fluorescent	manual on / manual off	No
Plant / Storage	no mechanical ventilation	-	fluorescent	manual on / manual off	No
cleaners	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Hot Water plant	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Comms room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Hallway/lobby Level 1	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Hallway/lobby Level 2	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No
Hallway/lobby type Level 3	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No
Hallway/lobby Level 4	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No
Hallway/lobby type Level 5	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	electric heat pump - gas boosted	Piping insulation (ringmain & supply risers): (b) Piping internal to building: R1.0 (~38 mm)
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 7

#### 4. Commitments for common areas and central systems/facilities for the development (non-building specific)

##### (b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	3 star	3 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

## Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

## Legend

1. Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✓" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

# Assessor Certificate

## Multiple Dwellings

Certificate Version 6.1. Prior versions not valid after 1 March 2006

Issued in accordance with  
BASIX Thermal Comfort Simulation Method.



Assessor			
<b>Name:</b>	David Baggs	<b>Company:</b>	Ecospecifier Pty Ltd
<b>Address:</b>	1328 Wynnum Rd, Tingalpa 4173		
<b>Phone:</b>	1300 669 997	<b>Fax:</b>	1300 304 690
		<b>Email:</b>	<a href="mailto:natliv@tpg.com.au">natliv@tpg.com.au</a>
<b>Declaration of interest:</b>	None		
Client			
<b>Name:</b>	Anthony Occhiuto	<b>Company:</b>	Rose Group
<b>Address:</b>	51 Riley Street Woolloomooloo NSW 2011 Australia		
<b>Phone:</b>	0 2 8302 1443	<b>Fax:</b>	0 2 83021444
		<b>Email:</b>	<a href="mailto:aocchiuto@rosegroup.com.au">aocchiuto@rosegroup.com.au</a>
Project			
<b>Address:</b>	7, 9 & 11 Magnolia Drive, Breakfast Point 2137		
<b>Applicant:</b>	Rose Group	<b>LGA:</b>	City of Canada Bay Council
Assessment			
<b>Date:</b>	07/12/2010	<b>File ref:</b>	101
		<b>Software:</b>	BERS Pro
		<b>Version:</b>	V 4.1
Documentation			

All details, upon which this assessment has been based, are included in the project documentation that has been stamped and signed by the Assessor issuing this certificate, as identified below:

#### Thermal Performance Spec: Attached to Page#:

Lot 7D5, Proj. 0610: DA 00, DA 02 (Rev. A, 3/12/10) also DA 01 and DA 03 to DA 15 (Rev. A, 13/12/10)

#### Drawings:

Lot 7D5, Proj. 0610: DA 00 (Rev. A, 3/12/10)

#### Building Specifications:

Only specifications, detailed on Drawings identified above, have been referenced



ABSA Assessor Certificate		Assessor # 20047		Certificate # 17148761		Issued: 07-Dec-10	
Thermal performance specifications						Page 1 of 2	
Unit number(s)	Certificate number	Floor area (M <sup>2</sup> )		Predict. loads (MJ/M <sup>2</sup> /y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
101	17148761	96.1	0.0	56.8	8.0	No	No
102	65591160	79.0	0.0	63.4	15.0	No	No
103	60204173	106.0	0.0	51.3	13.9	No	No
104	44379732	71.4	0.0	35.0	7.4	No	No
105	86273732	102.6	0.0	38.3	9.1	No	No
106	40431864	102.6	0.0	37.8	9.5	No	No
107	36351026	71.4	0.0	35.1	8.0	No	No
108	12975738	107.9	0.0	45.1	16.6	No	No
109	56585458	63.4	0.0	44.0	12.5	No	No
110	37136969	101.4	0.0	51.3	12.9	No	No
111	51492055	68.7	0.0	50.3	8.4	No	No
112	89683177	68.6	0.0	51.7	8.8	No	No
201	97888183	101.0	0.0	26.9	9.2	No	No
202	22101636	88.0	0.0	35.0	12.9	No	No

**Thermal performance specifications**

Unit number(s)	Certificate number	Floor area (M <sup>2</sup> )		Predict. loads (MJ/M <sup>2</sup> /y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
203	71728486	106.0	0.0	26.9	11.1	No	No
204	54257150	71.4	0.0	13.1	7.0	No	No
205	68314368	102.6	0.0	13.5	8.9	No	No
206	55687281	102.6	0.0	12.7	9.7	No	No
207	56381023	71.4	0.0	13.6	8.0	No	No
208	86414983	107.9	0.0	26.0	14.5	No	No
209	78187331	63.4	0.0	20.8	12.3	No	No
210	67750998	114.6	0.0	25.8	11.6	No	No
211	81167332	68.7	0.0	26.4	8.5	No	No
212	42940894	68.6	0.0	25.8	9.4	No	No
301	97888183	101.0	0.0	27.2	8.7	No	No
302	53142801	88.0	0.0	35.3	13.5	No	No
303	71728486	106.0	0.0	27.4	11.4	No	No
304	60646257	71.4	0.0	13.6	6.9	No	No
305	68314368	102.6	0.0	13.8	8.7	No	No
306	74856734	102.6	0.0	13.2	8.8	No	No
307	56381023	71.4	0.0	13.9	7.6	No	No
308	42438852	107.9	0.0	25.2	15.6	No	No
309	78270243	63.4	0.0	19.7	11.6	No	No
310	67750998	114.6	0.0	26.0	11.7	No	No
311	81167332	68.7	0.0	26.4	8.5	No	No
312	42940894	68.6	0.0	25.8	8.8	No	No
401	97888183	101.0	0.0	27.2	8.7	No	No
402	53142801	88.0	0.0	35.3	13.5	No	No
403	53876201	106.0	0.0	29.2	11.3	No	No
404	37802789	71.4	0.0	15.0	6.9	No	No
405	68314368	102.6	0.0	14.3	8.9	No	No
406	22518473	102.6	0.0	14.2	8.8	No	No
407	48305789	71.4	0.0	15.6	7.6	No	No
408	42438852	107.9	0.0	25.2	15.6	No	No
409	78270243	63.4	0.0	19.7	11.6	No	No
410	67750998	114.6	0.0	26.0	11.7	No	No
411	81167332	68.7	0.0	26.4	8.5	No	No
412	42940894	68.6	0.0	25.8	8.8	No	No
501	19321572	101.0	0.0	40.0	10.9	No	No
502	93250118	88.0	0.0	47.8	16.7	No	No
503	20421415	106.0	0.0	43.7	13.8	No	No
504	85671618	71.4	0.0	28.8	9.3	No	No
505	46579352	102.6	0.0	30.2	10.8	No	No
506	64137614	102.6	0.0	29.5	10.8	No	No
507	43138539	71.4	0.0	30.4	9.6	No	No
508	38135981	107.9	0.0	39.5	18.4	No	No
509	51756533	63.4	0.0	29.6	13.9	No	No
510	88623655	114.6	0.0	37.9	14.1	No	No
511	35359589	68.7	0.0	39.0	10.2	No	No
512	55787737	68.6	0.0	37.4	11.8	No	No

**Thermal Performance Specifications - BASIX THERMAL COMFORT - Simulation Method**

*These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.*

Windows	Product ID	Glass	Frame	U value	SHGC	Area M2	Detail
Generic - GGG-05-001a		Single glazed clear	Aluminium	6.57	0.74		Throughout

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M2
-----------	------------	-------	-------	---------	------	---------

*Any U and SHGC values specified on Certificates Issued after 1 May 2007 are according to NFRC. All values prior to this date are ANAC. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower.*

External walls	Construction	Insulation	Colour - Solar absorptancy	Detail
Brick Veneer		R1.5	Light -SA <0.475	As per plans
Weatherboard		R1.5	Light -SA <0.475	As per plans

Internal walls	Construction	Insulation	Detail
Plasterboard on Studs		None	Throughout
Concrete, Plasterboard Lining		None	Next to stairs, lifts

Floors	Construction	Insulation	Covering	Detail
Concrete		None	Carpet	Living, Bedrooms
Concrete		None	Ceramic Tile	Wet areas
Concrete		R1.0	Carpet, Tiles	Ground floor units (not beds/studies)

Ceilings	Construction	Insulation	Detail
Plasterboard		None	Throughout
Plasterboard		R3.0	Below Roofs

Roof	Construction	Insulation	Colour - Solar absorptancy	Detail
Metal Deck		Foil + R1.0 Batts	Light -SA <0.475	Throughout

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Generic - Holland blinds	Throughout	None Louvres
		As per plans As per plans

Fixed shading	Eaves (width - inc. gutters, height above windows)	Verandahs, Pergolas (type, description)
900 700	Varied, as per plans	Balconies, Eaves
		As per plans

Overshadowing	Overshadowing structures	Overshadowing trees
	Buildings and columns	No

Orientation, Exposure, Ventilation and Infiltration	
Orientation of nominal north elevation	345
Terrain category	Suburban
Roof ventilation:	Unventilated
Cross ventilation:	Standard
Subfloor ventilation:	Open
Living area open to entry:	No
Living areas separated by doors:	No
Stair open to heated areas:	No
Weather seals to windows and doors:	No
Exhaust fans without dampers:	No
Ventilated skylights:	No
Open fireplace or unflued gas heater:	No
Vented downlights:	No
Wall and ceiling vents:	No

ABSA Assessor stamp



**APPENDIX L:            DECONTAMINATION : Revocation Notice EPA 21 Nov 2002**



The Australian Gas Light Company  
Formed in  
New South Wales in  
1837 with limited liability

Breakfast Point Pty Limited (ACN 088 841 203)  
Holding Redlich  
Level 14, 60 Castlereagh Street  
SYDNEY NSW 2000

111 Pacific Highway  
North Sydney NSW 2060  
Locked Bag 944  
North Sydney NSW 2059

Telephone 02 9922 8917  
Facsimile 02 9954 3550

## SALE LOT 5, BREAKFAST POINT

Pursuant to the Option Deed of 9 August 1999, as amended ("Option Deed"), and the contract in respect of Sale Lot 5 (as defined in the Option Deed) ("Contract"), The Australian Gas Light Company ("AGL") certifies that to the best of its knowledge with respect to lot 4a shown on the survey by Hard & Forester and drawing No. 90180037 Rev 01 dated 26 September 2002 ("lot 4a"):

1. there is no EPA notice as defined in the Option Deed or other restriction or requirement (including under a negative covenant, positive covenant or other affectation) directed at contamination (as defined in the Contaminated Land Management Act 1997) of lot 4a (including any of the foregoing addressed to AGL or any other person and whether registered on the title of Sale Lot 5 or not) imposed or retained by the EPA or the Council or some other Authority which:
  - (a) (if in the nature of a requirement) is uncomplied with; or
  - (b) might significantly impede the use by Breakfast Point Pty Limited of lot 4a for the purposes in respect of which it is described as being suitable in the applicable Sign-Off,  
except for any of the foregoing which AGL is permitted to create under the Option Deed or Contract, or in respect of which:
    - (c) Breakfast Point Pty Limited is precluded from objecting under the Option Deed; or
    - (d) Breakfast Point Pty Limited is precluded from objecting under the Contract, including any of the foregoing in respect of any of the Remaining Buildings on lot 4a, and
2. no part of lot 4a is declared to be unhealthy building land under the Unhealthy Building Land Act 1990.

Dated this 22nd day of November, 2002.

  
Leslie James Fisk, as Secretary for and on behalf of  
The Australian Gas Light Company ARBN 052 167 405



The Australian Gas Light Company  
ABN 95 052 167 405

22.NOV.2002 11:52

AGL PROPERTY 61 2 99543550

NO.898 P.2/13

Our Reference : HO1182/HOF25647  
 Contact : Helen Davies, 02-99955813



Contaminated Sites

Mr D Donehue  
 The Australian Gas Light Company  
 111 Pacific Highway  
 NORTH SYDNEY NSW 2060

Dear Mr Donehue,

**RE: LOT 4 section a AGL MORTLAKE REHABILITATION PROJECT ;  
 Revocation of Notices Issued under section 35 of the Environmentally Hazardous Chemicals Act  
 1985**

I refer to your letters dated 13 May 2002 and 22 May 2002 in relation to your request for the revocation of notices under section 35 of the Environmentally Hazardous Chemicals Act 1985 as they apply to Lot 4 section a of the AGL site at Mortlake, and to the associated documentation listed in Appendix 1 to this letter which has been submitted to the Environment Protection Authority (EPA) to support that request.

The EPA has reviewed the information listed in Appendix 1. Based on:

- all the information provided, and
- AGL's commitment to lodge an instrument under section 88B of the Conveyancing Act 1919 which will ensure on-going implementation of the site management plan titled *Breakfast Point Site Management Plan Revision D* reference 08051-053 dated 7 November 2002 (as varied by the URS letter report titled *Addendum to revision D Breakfast Point Site Management Plan* dated 19 November).

the EPA revokes the following notices pursuant to section 35 of the Environmentally Hazardous Chemicals Act 1985 in so far as they apply to Lot 4 section a in DP DP1016923 of the Mortlake Rehabilitation Project:

- Notice number 205/3055 - dated 22 February 1990
- Notice number 427/3055 - dated 18 September 1996
- Notice number 433/3055 - dated 19 December 1996
- Notice number 448/3055 - dated 7 July 1997

A copy of the section 35 revocation notice (no.541/3055) is attached. The EPA understands that the finalised instrument under s.88B of the Conveyancing Act 1919, in the form agreed with the EPA on 21 November 2002, will shortly be lodged with the Office of Land and Property Information NSW. A copy of the instrument should be provided to the EPA as soon as practicable after it has been registered with that Office. Should the EPA not be provided with a copy of the registered instrument within 6 weeks of the date of this letter the EPA will give serious consideration to exercising its powers under section 28 and/or 29 of the Contaminated Land Management Act 1987 in relation to the land concerned.

Environment Protection Authority  
 PO Box A290 Sydney South NSW 1232 Australia  
 55,81 Goulburn Street Sydney NSW 2000

Telephone 61 2 9995 6000

Facsimile 61 2 9995 6999

ABN 48 692 285 789  
 www.epa.nsw.gov.au

22.NOV.2002 11:52

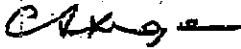
AGL PROPERTY 61 2 99543550

NO.898 P.3/13

Page 2

If you have any questions in relation to this matter please contact Helen Davies on (02) 9995-5613.

Yours sincerely



**CAROLYN STRANGE**

**A Director Contaminated Sites**

Attachment S35 revocation notice  
Appendix 1

21/11/02

22.NOV.2002 11:53

AGL PROPERTY 61 2 99543550

NO.898

P.4/13

Page 3

**Appendix 1**

The following URS Final reports prepared for the AGL Mortlake Rehabilitation Project as they relate to Lot 4a

- *Unrestricted Sector Validation Report Volume 1 of IV dated 13 May 2002*
- *Unrestricted Sector Validation Report Field and Laboratory QA/QC Review Volume II of IV dated 13 May 2002*
- *Vapour Risk Assessment Unrestricted Sector Lot 4 dated 23 July 2002*
- *Restricted Sector Validation Report Foreshore Characterisation Volume III of IV dated 21 May 2002*
- *Restricted Sector On-site cell Characterisation Volume IV of IV Part A Main Report Validation Report dated 22 May 2002*
- *Restricted Sector Validation On-Site Cell Characterisation Volume IV of IV Part B- Appendix E Field and Laboratory QA/QC Review L22 May 2002*
- *Restricted Sector Validation On-Site Cell Characterisation Volume IV of IV Part C- Appendix E Field and Laboratory QA/QC Review*
- *Restricted Sector Validation On-Site Cell Characterisation Volume IV of IV Part D- Appendix E Field and Laboratory QA/QC Review*

Together with the URS report titled Breakfast Point Site Management Plan Revision D reference 08051-053 dated 7 November 2002 and the URS letter report titled Addendum to revision D Breakfast Point Site Management Plan dated 19 November

**Additional Documentation.**

- *Summary Site Audit Report Mortlake Rehabilitation Project (SSAR980001H) Lot 4 Section A Unrestricted Residential Area, Mortlake NSW dated November 2002*
- *Site Audit Statement No 98001H from Mr R McFarland date 13 November 2002*
- *Summary Site Audit Report Mortlake Rehabilitation Project (SSAR980001I) Lot 4 section a Restricted Foreshore Sector, Mortlake, NSW dated November 2002*
- *Site Audit Statement No 98001I from Mr R McFarland date 13 November 2002*
- *Summary Site Audit Report Mortlake Rehabilitation Project (SSAR980001J) Lot 4 Section A Restricted On-site cell Sector, Mortlake NSW dated 13 November 2002*
- *Site Audit Statement No 98001J from Mr R McFarland dated 13 November 2002*
- *Letter from NSW Health dated 19 November 2002 titled AGL Mortlake Vapour Risk Assessment Unrestricted Sector*
- *EM from AGL re draft s88 instrument under the Conveyancing Act 1919 dated 20 November 2002*

22.NOV.2002 11:53

AGL PROPERTY 61 2 99543550

NO.898 P.5/13

Our Reference : Notice no. 541/3055  
HO1182 HOF25647

The Australian Gas Light Company  
111 Pacific Highway  
NORTH SYDNEY NSW 2059

Contaminated Sites

Attention: Mr D Donehue

**LOT 4A IN DP 1029084 MORTLAKE REHABILITATION PROJECT:**  
**ENVIRONMENTALLY HAZARDOUS CHEMICALS ACT 1985**  
**NOTICE UNDER SECTION 35**

## WHEREAS: -

- A. The Australian Gas Light Company (ACN 052 167 405) is the occupier of the premises located at Tennyson Road, Mortlake which are described as Lot 4 a which is located within Lot 4 in Deposited Plan 1029084 ("the Premises") being land which was formerly part of Lot 1 D.P 716536. The boundary of Lot 4 a is identified by a hatched area within the blue line on the attached map titled *Boundary Survey Lot 4A Validation Area* dated 26 September 2002 prepared by Hard and Forester (Attachment 1).
- B. The Premises have been used for the carrying on of an activity which is a prescribed activity under the Environmentally Hazardous Chemicals Act 1985, namely the act of manufacturing town gas and the disposal of chemical waste in relation to this manufacturing process.
- C. The Premises are deemed to be contaminated by reason of their being affected by chemical waste which includes tar, soil and other material which is contaminated with a range of contaminants including hydrocarbons, polycyclic aromatic hydrocarbons, heavy metals, phenols and cyanide compounds such as to render the Premises environmentally degraded.
- D. The following notices pursuant to section 35 of the Environmentally Hazardous Chemicals Act 1985 have been served on the Australian Gas Light Company (AGL) as the occupier of the Premises:
- Notice number 205/3055 - dated 22 February 1990
  - Notice number 427/3055 - dated 18 September 1996
  - Notice number 433/3055 - dated 19 December 1996.
- E. Notice number 448/3055, dated July 1997, pursuant to section 35 of the Environmentally Hazardous Chemicals Act 1985, was also served on AGL. This notice specified requirements for carrying out prescribed remedial action at the Premises as set out in the following reports by AGL's consultant:
- *Remedial Action Plan, Mortlake Rehabilitation Project, Sydney NSW - Revision 1*, dated 24 June 1997 by Dames and Moore Pty Ltd ; and

22.NOV.2002 11:53

AGL PROPERTY 61 2 99543550

NO.898 P.6/13

Page 2

- **Amendments to the AGL Mortlake Rehabilitation Project by URS Australia Pty Ltd dated 12 April 2001.**
- F. Notice numbers 529#3055, dated 9 February 2000, 531#3055 dated 9 February 2000, and 534#3055 dated 14 August 2000, Notice number 537/3055 - dated 27 July 2001 pursuant to section 35 of the Environmentally Hazardous Chemicals Act 1985 were also served on AGL. These notices revoked the directions in the notices referred to in sections D and E above in so far as those directions applied to Lot 1 section a, Lot 1 section b, Lot 2 and Lot 3 respectively of the AGL Mortlake site.
- G. On 13 May 2002, 22 May 2002 and 23 July 2002, AGL submitted the relevant URS reports which are included in the list in Appendix 1 (Attachment 2) in relation to Lot 4 a of the Premises to the Environment Protection Authority (EPA) for review in accordance with the requirements of the notice referred to in section E above.
- H. The cadastral boundaries of Lot 4 a are provided in the attached drawings (Attachment 3) by Hard and Forester, Consulting Surveyors numbered as follows:
  - 90180037 *Boundary Survey Lot 4A Validation Area* dated 26 September 2002;
  - 90180038 *Boundary Survey Lot 4 A On-site Cell open Space* dated 3 May 2002;
  - 90180039 *Boundary Survey Lot 4A Foreshore Open Space* dated 3 May 2002; and
  - 90180040 *Boundary Survey Lot 4A Unrestricted Area* dated 3 May 2002.
- I. On 7 November 2002 AGL submitted the URS report titled *Revision D Breakfast Point Site Management Plan* (reference number 08051-059) to the EPA for review in relation to the ongoing management of the on-site cell open space and foreshore area.
- J. On 18 November 2002 AGL submitted the URS document titled *Addendum to revision D Breakfast Point Site Management Plan* dated 19 November 2002 in relation to works that may disturb the land, reporting requirements for the on-site cell and open space area and foreshore area and roles and responsibility of each party.
- K. AGL has undertaken to the EPA to lodge for registration an Instrument under section 88B of the Conveyancing Act 1919 setting out the terms of restrictions and a public positive covenant in relation to the Premises. The restrictions relate to the extraction of groundwater from or through the Premises and the disturbance of anything below a certain depth on the Premises as well as monitoring requirements for groundwater, surface waters and odours/air, the details of which are outlined in the documents referred to in I and J above.

**TAKE NOTE THAT: -**

- L. In accordance with the powers vested in the EPA by the provisions of section 35 of the Environmentally Hazardous Chemicals Act 1985 (as continued in force by Schedule 2 to the Contaminated Land Management Act 1997), the EPA hereby revokes the directions in all the notices referred to in section D and E of this notice in so far as those directions apply to Lot 4 a, identified by the hatched area within the blue line on the attached map titled *Boundary Survey Lot 4A Validation Area* dated 26 September 2002 (Attachment 1).

22.NOV.2002 11:54

AGL PROPERTY 61 2 99543550

NO.698 P.7/13

Page 3

*Change 21/11/02***CAROLYN STRANGE**  
**A/Director Contaminated Sites**

(by delegation)

Date:

cc. Canada Bay Council

**NOTE:**

- The directions in a.35 notices numbered 205/3055; 427/3055; 433/3055 and 448/3055 remain in force in so far as they apply to the remainder of the Mortlake Gas Works site, that is Lot 4b which is located within Lot 4 in DP1029084.
- This notice does not derogate from any requirement to obtain or comply with a licence under the POEO Act, or a planning approval or consent under the Environmental Planning and Assessment Act 1979, for the purpose of complying with this notice or notices numbered 205/3055; 427/3055; 433/3055 and 448/3055.

**Attachments:**

Attach 1:

Mortlake Rehabilitation Project Boundary Survey Lot 4A Validation Area and dated 26 September 2002,

Attach 2: Appendix 1

Attach 3:

Drawings by Hard and Forester, Consulting Surveyors numbered:

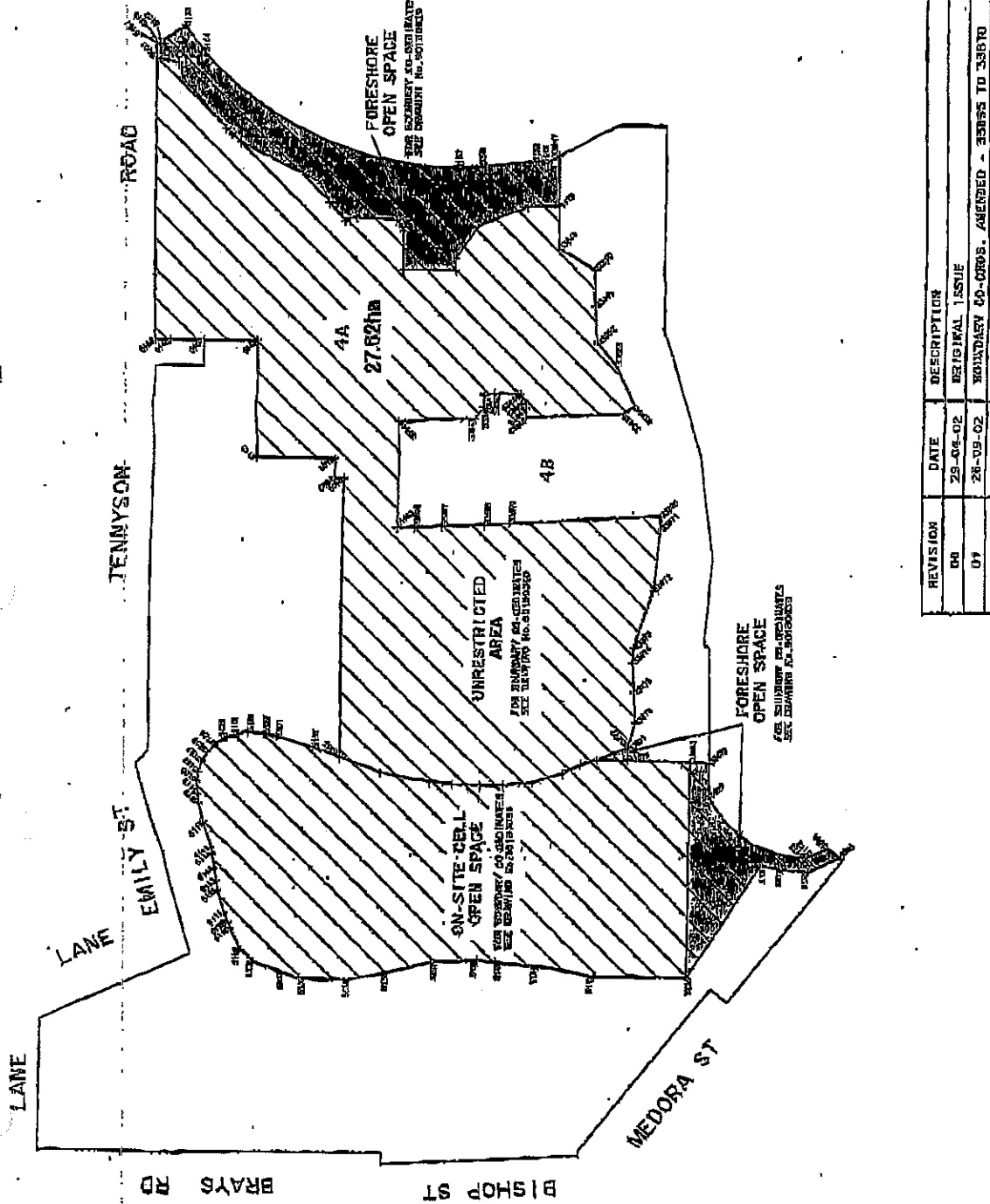
- 90180037 Boundary Survey Lot 4A Validation Area dated 26 September 2002;
- 90180038 Boundary Survey Lot 4 A On-site Cell open Space dated 3 May 2002;
- 90180039 Boundary Survey Lot 4A Foreshore Open Space dated 9 May 2002.
- 90180040 Boundary Survey Lot 4A Unrestricted Area dated 3 May 2002.

22.NOV.2002 11:54

AGL PROPERTY 61 2 99543550

No. 898

P.8/13



REVISION	DATE	DESCRIPTION
00	29-04-02	ORIGINAL ISSUE
01	28-09-02	BOUNDARY CO-CORRS. AMENDED - 38555 TO 38670

**MORTGAGE REHABILITATION PROJECT**

**BOUNDARY SURVEY  
LOT 4A VALIDATION AREA**

APP PROJECTS

CONSULTING SURVEYORS  
DR FREDERICK STREET, ROCKDALE  
T.O. BOX 770 ROCKDALE NSW  
PHONE (08) 959-4071 FAX 9580 8160



P1	TABLE OF CO-ORDINATED POINTS		P2	TABLE OF CO-ORDINATED POINTS	
	EAST.	NORTH.		EAST.	NORTH.
8001	1082.06	555.72	6182	1008.82	652.59
8002	1084.16	454.47	6183	1335.53	652.26
8003	1086.09	418.20	6184	1291.06	612.80
8004	1087.56	478.50	6185	686.71	625.48
8005	1088.47	487.95	6186	588.01	607.48
8006	1089.32	487.24	6187	588.16	555.12
8007	1090.14	487.24	6188	497.24	497.64
8008	1090.94	487.24	6189	497.24	497.64
8009	1091.74	487.24	6190	497.24	497.64
8010	1092.54	487.24	6191	497.24	497.64
8011	1093.34	487.24	6192	497.24	497.64
8012	1094.14	487.24	6193	497.24	497.64
8013	1094.94	487.24	6194	497.24	497.64
8014	1095.74	487.24	6195	497.24	497.64
8015	1096.54	487.24	6196	497.24	497.64
8016	1097.34	487.24	6197	497.24	497.64
8017	1098.14	487.24	6198	497.24	497.64
8018	1098.94	487.24	6199	497.24	497.64
8019	1099.74	487.24	6200	497.24	497.64
8020	1100.54	487.24	6201	497.24	497.64
8021	1101.34	487.24	6202	497.24	497.64
8022	1102.14	487.24	6203	497.24	497.64
8023	1102.94	487.24	6204	497.24	497.64
8024	1103.74	487.24	6205	497.24	497.64
8025	1104.54	487.24	6206	497.24	497.64
8026	1105.34	487.24	6207	497.24	497.64
8027	1106.14	487.24	6208	497.24	497.64
8028	1106.94	487.24	6209	497.24	497.64
8029	1107.74	487.24	6210	497.24	497.64
8030	1108.54	487.24	6211	497.24	497.64
8031	1109.34	487.24	6212	497.24	497.64
8032	1110.14	487.24	6213	497.24	497.64
8033	1110.94	487.24	6214	497.24	497.64
8034	1111.74	487.24	6215	497.24	497.64
8035	1112.54	487.24	6216	497.24	497.64
8036	1113.34	487.24	6217	497.24	497.64
8037	1114.14	487.24	6218	497.24	497.64
8038	1114.94	487.24	6219	497.24	497.64
8039	1115.74	487.24	6220	497.24	497.64
8040	1116.54	487.24	6221	497.24	497.64
8041	1117.34	487.24	6222	497.24	497.64
8042	1118.14	487.24	6223	497.24	497.64
8043	1118.94	487.24	6224	497.24	497.64
8044	1119.74	487.24	6225	497.24	497.64
8045	1120.54	487.24	6226	497.24	497.64
8046	1121.34	487.24	6227	497.24	497.64
8047	1122.14	487.24	6228	497.24	497.64
8048	1122.94	487.24	6229	497.24	497.64
8049	1123.74	487.24	6230	497.24	497.64
8050	1124.54	487.24	6231	497.24	497.64
8051	1125.34	487.24	6232	497.24	497.64
8052	1126.14	487.24	6233	497.24	497.64
8053	1126.94	487.24	6234	497.24	497.64
8054	1127.74	487.24	6235	497.24	497.64
8055	1128.54	487.24	6236	497.24	497.64
8056	1129.34	487.24	6237	497.24	497.64
8057	1130.14	487.24	6238	497.24	497.64
8058	1130.94	487.24	6239	497.24	497.64
8059	1131.74	487.24	6240	497.24	497.64
8060	1132.54	487.24	6241	497.24	497.64
8061	1133.34	487.24	6242	497.24	497.64
8062	1134.14	487.24	6243	497.24	497.64
8063	1134.94	487.24	6244	497.24	497.64
8064	1135.74	487.24	6245	497.24	497.64
8065	1136.54	487.24	6246	497.24	497.64
8066	1137.34	487.24	6247	497.24	497.64
8067	1138.14	487.24	6248	497.24	497.64
8068	1138.94	487.24	6249	497.24	497.64
8069	1139.74	487.24	6250	497.24	497.64
8070	1140.54	487.24	6251	497.24	497.64
8071	1141.34	487.24	6252	497.24	497.64
8072	1142.14	487.24	6253	497.24	497.64
8073	1142.94	487.24	6254	497.24	497.64
8074	1143.74	487.24	6255	497.24	497.64
8075	1144.54	487.24	6256	497.24	497.64
8076	1145.34	487.24	6257	497.24	497.64
8077	1146.14	487.24	6258	497.24	497.64
8078	1146.94	487.24	6259	497.24	497.64
8079	1147.74	487.24	6260	497.24	497.64
8080	1148.54	487.24	6261	497.24	497.64
8081	1149.34	487.24	6262	497.24	497.64
8082	1150.14	487.24	6263	497.24	497.64
8083	1150.94	487.24	6264	497.24	497.64
8084	1151.74	487.24	6265	497.24	497.64
8085	1152.54	487.24	6266	497.24	497.64
8086	1153.34	487.24	6267	497.24	497.64
8087	1154.14	487.24	6268	497.24	497.64
8088	1154.94	487.24	6269	497.24	497.64
8089	1155.74	487.24	6270	497.24	497.64
8090	1156.54	487.24	6271	497.24	497.64
8091	1157.34	487.24	6272	497.24	497.64
8092	1158.14	487.24	6273	497.24	497.64
8093	1158.94	487.24	6274	497.24	497.64
8094	1159.74	487.24	6275	497.24	497.64
8095	1160.54	487.24	6276	497.24	497.64
8096	1161.34	487.24	6277	497.24	497.64
8097	1162.14	487.24	6278	497.24	497.64
8098	1162.94	487.24	6279	497.24	497.64
8099	1163.74	487.24	6280	497.24	497.64
8100	1164.54	487.24	6281	497.24	497.64

SURVEYED	DRAWN	CHECKED	PASSED
FV	JC		
B.CS. REF 9018FAAE	DATE 29-04-2002		
CAD. REF 9018037B	SHT 1 OF 4 SHTS		
DRAWING No. 9018037	REV 01	SCALE 1:4000	



22.NOV.2002 11:55

AGL PROPERTY 61 2 99543550

NO.698 P.9/13

Page 4

**Appendix 1**

The following URS Final reports prepared for the AGL Mortlake Rehabilitation Project as they relate to Lot 4a

Lot 4a

- | *Unrestricted Sector Validation Report Volume 1 of IV dated 13 May 2002*
- | *Unrestricted Sector Validation Report Field and Laboratory QA/QC Review Volume II of IV dated 13 May 2002*
- | *Vapour Risk Assessment Unrestricted Sector Lot 4 dated 29 July 2002*
- | *Restricted Sector Validation Report Foreshore Characterisation Volume III of IV dated 21 May 2002*
- | *Restricted Sector On-site Cell Characterisation Volume IV of IV Part A Main Report Validation Report dated 22 May 2002*
- | *Restricted Sector Validation On-Site Cell Characterisation Volume IV of IV Part B- Appendix E Field and Laboratory QA/QC Review 122 May 2002*
- | *Restricted Sector Validation On-Site Cell Characterisation Volume IV of IV Part C- Appendix E Field and Laboratory QA/QC Review*
- | *Restricted Sector Validation On-Site Cell Characterisation Volume IV of IV Part D- Appendix E Field and Laboratory QA/QC Review*

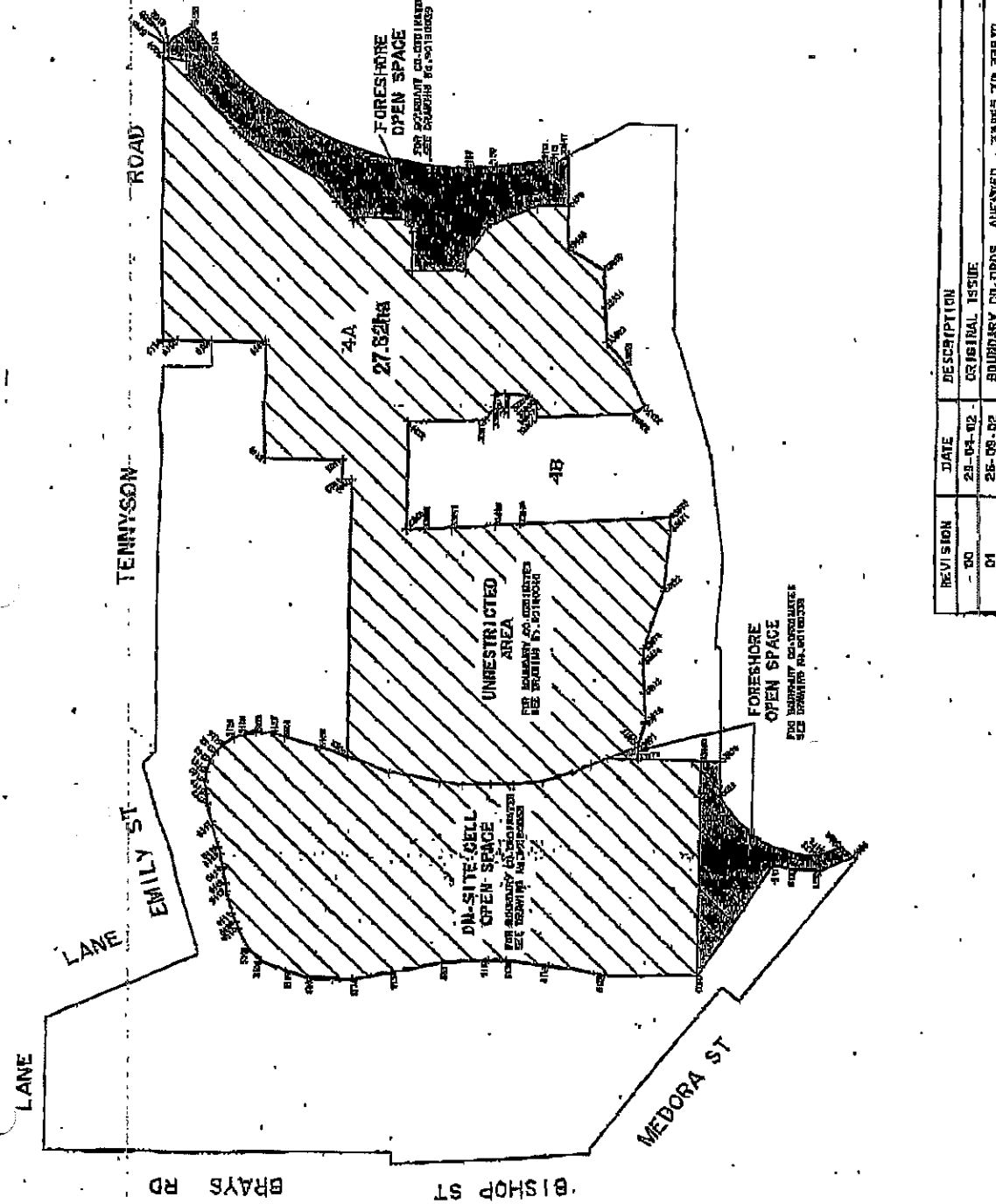
Together with the URS report titled Breakfast Point Site Management Plan Revision D reference 09051-053 dated 7 November 2002 and Addendum to revision D Breakfast Point Site Management Plan dated 19 November

22.NOV.2002 11:55

RGL PROPERTY 61 2 99543550

NO. 898

P.10/13



REVISION	DATE	DESCRIPTION
00	28-04-02	ORIGINAL ISSUE
01	26-08-02	BOUNDARY CO-CORRECTS. AGREED - 33865 TO 38170

**MORTLAKE REHABILITATION PROJECT**

**BOUNDARY SURVEY  
LOT 4A VALIDATION AREA**

APP PROJECTS

CONSULTING SURVEYORS  
62 FREDERICK STREET, MORTLAKE  
P.O. BOX 974 MORTLAKE NSW  
EN 1511A MORTLAKE  
PHONE (02) 9559 4073 FAX 9559 2146



PT	TABLE OF POINTS		TABLE OF CO-CORRECTED POINTS	
	EAST	NORTH	EAST	NORTH
3001	1083.49	696.27	1083.82	697.61
3002	386.14	181.47	386.53	182.82
3003	418.53	478.98	419.08	480.20
3004	588.58	476.98	589.11	478.48
3005	346.42	57.36	347.01	58.81
3006	329.52	57.36	330.15	58.81
3007	437.26	57.68	438.54	59.02
3008	439.74	574.69	440.02	575.98
3009	427.78	584.02	428.26	585.81
3010	276.52	613.24	277.01	614.57
3011	276.52	657.31	277.01	658.07
3012	219.14	657.31	220.42	658.07
3013	219.14	657.31	220.42	658.07
3014	219.14	657.31	220.42	658.07
3015	219.14	657.31	220.42	658.07
3016	219.14	657.31	220.42	658.07
3017	219.14	657.31	220.42	658.07
3018	219.14	657.31	220.42	658.07
3019	219.14	657.31	220.42	658.07
3020	219.14	657.31	220.42	658.07
3021	219.14	657.31	220.42	658.07
3022	219.14	657.31	220.42	658.07
3023	219.14	657.31	220.42	658.07
3024	219.14	657.31	220.42	658.07
3025	219.14	657.31	220.42	658.07
3026	219.14	657.31	220.42	658.07
3027	219.14	657.31	220.42	658.07
3028	219.14	657.31	220.42	658.07
3029	219.14	657.31	220.42	658.07
3030	219.14	657.31	220.42	658.07
3031	219.14	657.31	220.42	658.07
3032	219.14	657.31	220.42	658.07
3033	219.14	657.31	220.42	658.07
3034	219.14	657.31	220.42	658.07
3035	219.14	657.31	220.42	658.07
3036	219.14	657.31	220.42	658.07
3037	219.14	657.31	220.42	658.07
3038	219.14	657.31	220.42	658.07
3039	219.14	657.31	220.42	658.07
3040	219.14	657.31	220.42	658.07
3041	219.14	657.31	220.42	658.07
3042	219.14	657.31	220.42	658.07
3043	219.14	657.31	220.42	658.07
3044	219.14	657.31	220.42	658.07
3045	219.14	657.31	220.42	658.07
3046	219.14	657.31	220.42	658.07
3047	219.14	657.31	220.42	658.07
3048	219.14	657.31	220.42	658.07
3049	219.14	657.31	220.42	658.07
3050	219.14	657.31	220.42	658.07
3051	219.14	657.31	220.42	658.07
3052	219.14	657.31	220.42	658.07
3053	219.14	657.31	220.42	658.07
3054	219.14	657.31	220.42	658.07
3055	219.14	657.31	220.42	658.07
3056	219.14	657.31	220.42	658.07
3057	219.14	657.31	220.42	658.07
3058	219.14	657.31	220.42	658.07
3059	219.14	657.31	220.42	658.07
3060	219.14	657.31	220.42	658.07
3061	219.14	657.31	220.42	658.07
3062	219.14	657.31	220.42	658.07
3063	219.14	657.31	220.42	658.07
3064	219.14	657.31	220.42	658.07
3065	219.14	657.31	220.42	658.07
3066	219.14	657.31	220.42	658.07
3067	219.14	657.31	220.42	658.07
3068	219.14	657.31	220.42	658.07
3069	219.14	657.31	220.42	658.07
3070	219.14	657.31	220.42	658.07
3071	219.14	657.31	220.42	658.07
3072	219.14	657.31	220.42	658.07
3073	219.14	657.31	220.42	658.07
3074	219.14	657.31	220.42	658.07
3075	219.14	657.31	220.42	658.07
3076	219.14	657.31	220.42	658.07
3077	219.14	657.31	220.42	658.07
3078	219.14	657.31	220.42	658.07
3079	219.14	657.31	220.42	658.07
3080	219.14	657.31	220.42	658.07
3081	219.14	657.31	220.42	658.07
3082	219.14	657.31	220.42	658.07
3083	219.14	657.31	220.42	658.07
3084	219.14	657.31	220.42	658.07
3085	219.14	657.31	220.42	658.07
3086	219.14	657.31	220.42	658.07
3087	219.14	657.31	220.42	658.07
3088	219.14	657.31	220.42	658.07
3089	219.14	657.31	220.42	658.07
3090	219.14	657.31	220.42	658.07
3091	219.14	657.31	220.42	658.07
3092	219.14	657.31	220.42	658.07
3093	219.14	657.31	220.42	658.07
3094	219.14	657.31	220.42	658.07
3095	219.14	657.31	220.42	658.07
3096	219.14	657.31	220.42	658.07
3097	219.14	657.31	220.42	658.07
3098	219.14	657.31	220.42	658.07
3099	219.14	657.31	220.42	658.07
3100	219.14	657.31	220.42	658.07

SURVEYED BY	DRAWN BY	CHECKED	PASSED
FV	JC		
B.C.S. REF 9018FAAE	DATE 29-04-2002		
CAD. REF 9078037B	SHT 1 OF 4 SHTS		
DRAWING No. 00180027	REV: 01	SCALE 1:4000	



9078037B/0027 and 2/FAS/77-01, 10/13/02

22.NOV.2002 11:56

AGL PROPERTY 61 2 99543550

NO. 898

P.11/13

SITE

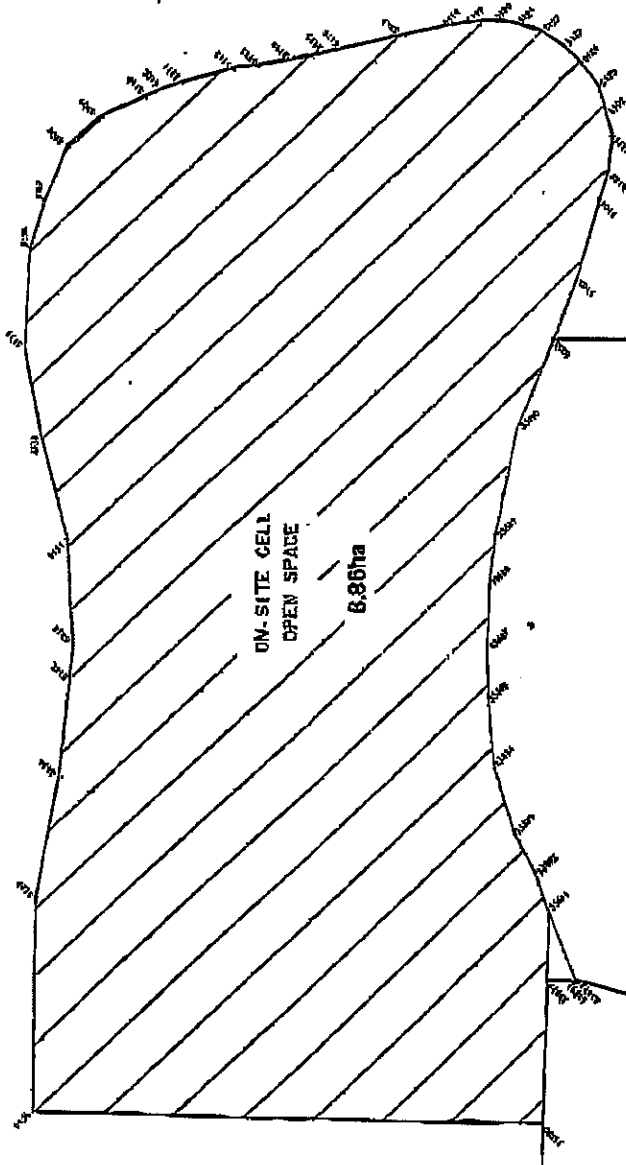


TABLE OF CO-ORDINATED POINTS		
PT	EAST.	NORTH.
5101	208.77	499.44
5102	208.55	497.46
5103	210.45	497.56
5104	222.24	501.28
5105	223.51	507.83
5106	223.06	511.32
5107	203.43	485.39
5108	204.20	485.93
5109	204.97	514.04
5110	219.74	563.70
5111	231.08	609.37
5112	264.09	649.37
5113	284.97	680.82
5114	296.46	692.21
5115	308.21	694.81
5116	321.09	698.47
5117	334.21	702.28
5118	347.58	706.24
5119	361.24	710.35
5120	375.24	714.61
5121	389.59	719.02
5122	404.24	723.58
5123	419.24	728.29
5124	434.52	733.15
5125	450.09	738.16
5126	465.94	743.32
5127	482.07	748.64
5128	498.47	754.11
5129	515.14	759.74
5130	532.07	765.52
5131	549.26	771.45
5132	566.71	777.53
5133	584.42	783.76
5134	602.39	790.14
5135	620.62	796.67
5136	639.11	803.35
5137	657.76	810.18
5138	676.57	817.16
5139	695.54	824.29
5140	714.67	831.57
5141	733.96	839.00
5142	753.41	846.58
5143	773.02	854.31
5144	792.79	862.19
5145	812.72	870.22
5146	832.81	878.40
5147	853.05	886.73
5148	873.44	895.21
5149	893.98	903.84
5150	914.67	912.61
5151	935.51	921.53
5152	956.50	930.60
5153	977.64	939.82
5154	998.93	949.19
5155	1020.37	958.71
5156	1041.96	968.38
5157	1063.70	978.20
5158	1085.59	988.17
5159	1107.63	998.29
5160	1129.82	1008.56
5161	1152.16	1019.08
5162	1174.65	1029.84
5163	1197.29	1040.85
5164	1219.98	1052.11
5165	1242.72	1063.61
5166	1265.51	1075.35
5167	1288.35	1087.33
5168	1311.24	1099.56
5169	1334.18	1112.03
5170	1357.17	1124.75
5171	1380.21	1137.71
5172	1403.30	1150.92
5173	1426.44	1164.37
5174	1449.63	1178.06
5175	1472.87	1191.99
5176	1496.16	1206.16
5177	1519.50	1220.57
5178	1542.89	1235.22
5179	1566.33	1250.11
5180	1589.82	1265.24
5181	1613.36	1280.61
5182	1636.95	1296.22
5183	1660.59	1312.07
5184	1684.28	1328.16
5185	1708.02	1344.49
5186	1731.81	1361.06
5187	1755.65	1377.87
5188	1779.54	1394.92
5189	1803.48	1412.21
5190	1827.47	1429.74
5191	1851.51	1447.51
5192	1875.60	1465.52
5193	1899.74	1483.77
5194	1923.93	1502.26
5195	1948.17	1520.99
5196	1972.46	1539.96
5197	1996.80	1559.17
5198	2021.19	1578.62
5199	2045.63	1598.31
5200	2070.12	1618.24
5201	2094.66	1638.41
5202	2119.25	1658.82
5203	2143.89	1679.47
5204	2168.58	1700.36
5205	2193.32	1721.49
5206	2218.11	1742.86
5207	2242.95	1764.47
5208	2267.84	1786.32
5209	2292.78	1808.41
5210	2317.77	1830.74
5211	2342.81	1853.31
5212	2367.90	1876.12
5213	2393.04	1899.17
5214	2418.23	1922.46
5215	2443.47	1945.99
5216	2468.76	1969.76
5217	2494.10	1993.77
5218	2519.49	2018.02
5219	2544.93	2042.51
5220	2570.42	2067.24
5221	2595.96	2092.21
5222	2621.55	2117.42
5223	2647.19	2142.87
5224	2672.88	2168.56
5225	2698.62	2194.49
5226	2724.41	2220.66
5227	2750.25	2247.07
5228	2776.14	2273.72
5229	2802.08	2300.61
5230	2828.07	2327.74
5231	2854.11	2355.10
5232	2880.20	2382.69
5233	2906.34	2410.51
5234	2932.53	2438.66
5235	2958.77	2467.04
5236	2985.06	2495.65
5237	3011.40	2524.49
5238	3037.79	2553.56
5239	3064.23	2582.87
5240	3090.72	2612.41
5241	3117.26	2642.18
5242	3143.85	2672.18
5243	3170.49	2702.41
5244	3197.18	2732.87
5245	3223.92	2763.56
5246	3250.71	2794.48
5247	3277.55	2825.63
5248	3304.44	2856.91
5249	3331.38	2888.32
5250	3358.37	2919.96
5251	3385.41	2951.83
5252	3412.50	2983.93
5253	3439.64	3016.26
5254	3466.83	3048.82
5255	3494.07	3081.61
5256	3521.36	3114.63
5257	3548.70	3147.88
5258	3576.09	3181.36
5259	3603.53	3215.07
5260	3631.02	3249.01
5261	3658.56	3283.18
5262	3686.15	3317.58
5263	3713.79	3352.31
5264	3741.48	3387.27
5265	3769.22	3422.46
5266	3797.01	3457.88
5267	3824.85	3493.53
5268	3852.74	3529.41
5269	3880.68	3565.52
5270	3908.67	3601.86
5271	3936.71	3638.43
5272	3964.80	3675.23
5273	3992.94	3712.26
5274	4021.13	3749.52
5275	4049.37	3786.91
5276	4077.66	3824.53
5277	4106.00	3862.37
5278	4134.39	3900.44
5279	4162.83	3938.74
5280	4191.32	3977.27
5281	4219.86	4016.03
5282	4248.45	4055.02
5283	4277.09	4094.24
5284	4305.78	4133.69
5285	4334.52	4173.37
5286	4363.31	4213.28
5287	4392.15	4253.42
5288	4421.04	4293.79
5289	4450.08	4334.39
5290	4479.17	4375.27
5291	4508.31	4416.36
5292	4537.50	4457.66
5293	4566.74	4499.17
5294	4596.03	4540.89
5295	4625.37	4582.82
5296	4654.76	4624.96
5297	4684.20	4667.31
5298	4713.69	4709.87
5299	4743.23	4752.64
5300	4772.82	4795.72
5301	4802.46	4839.01
5302	4832.15	4881.51
5303	4861.89	4924.22
5304	4891.68	4967.14
5305	4921.52	5010.27
5306	4951.41	5053.61
5307	4981.35	5097.16
5308	5011.34	5140.92
5309	5041.38	5184.89
5310	5071.47	5229.07
5311	5101.61	5273.46
5312	5131.80	5318.06
5313	5162.04	5362.87
5314	5192.33	5407.89
5315	5222.67	5453.12
5316	5253.06	5498.56
5317	5283.50	5544.21
5318	5313.99	5590.07
5319	5344.53	5636.14
5320	5375.12	5682.42
5321	5405.76	5728.91
5322	5436.45	5775.61
5323	5467.19	5822.52
5324	5498.08	5869.64
5325	5529.02	5916.97
5326	5560.01	5964.51
5327	5591.05	6012.26
5328	5622.14	6060.22
5329	5653.28	6108.39
5330	5684.47	6156.77
5331	5715.71	6205.36
5332	5747.00	6254.16
5333	5778.34	6303.17
5334	5809.73	6352.39
5335	5841.17	6401.82
5336	5872.66	6451.46
5337	5904.20	6501.31
5338	5935.79	6551.37
5339	5967.43	6601.64
5340	5999.12	6652.12
5341	6030.86	6702.81
5342	6062.65	6753.71
5343	6094.49	6804.82
5344	6126.38	6856.14
5345	6158.32	6907.67
5346	6190.31	6959.41
5347	6222.35	7011.36
5348	6254.44	7063.52
5349	6286.58	7115.89
5350	6318.77	7168.47
5351	6351.01	7221.26
5352	6383.30	7274.26
5353	6415.64	7327.47
5354	6448.03	7380.89
5355	6480.47	7434.52
5356	6512.96	7488.36
5357	6545.50	7542.41
5358	6578.09	7596.67
5359	6610.73	7651.14
5360	6643.42	7705.82
5361	6676.16	7760.71
5362	6708.95	7815.81
5363	6741.79	7871.12
5364	6774.68	7926.64
5365	6807.62	7982.37
5366	6840.61	8038.31
5367	6873.65	8094.46
5368	6906.74	8150.82
5369	6939.88	8207.39
5370	6973.07	8264.17
5371	7006.31	8321.26
5372	7039.60	8378.56
5373	7072.94	8435.97
5374	7106.33	8493.59
5375	7139.77	8551.42
5376	7173.26	8609.46
5377	7206.80	8667.71
5378	7240.39	8726.17
5379	7274.03	8784.84
5380	7307.72	8843.72
5381	7341.46	8902.81
5382	7375.25	8962.11
5383	7409.09	9021.62
5384	7442.98	9081.34
5385	7476.92	9141.27
5386	7510.91	9201.41
5387	7544.95	9261.76
5388	7579.04	9322.32
5389	7613.18	9383.09
5390	7647.37	9444.07
5391	7681.61	9505.26
5392	7715.90	9566.66
5393	7750.24	9628.27
5394	7784.63	9689.09
5395	7819.07	9750.22
5396	7853.56	9811.56
5397	7888.10	9873.11
5398	7922.69	9934.87
5399	7957.33	9996.84
5400	7992.02	10059.02
5401	8026.76	10121.41
5402	8061.55	10184.01
5403	8096.39	10246.82
5404	8131.28	10309.84
5405	8166.22	10373.07
5406	8201.21	10436.51
5407	8236.25	10500.16
5408	8271.34	10564.02
5409	8306.48	10628.09
5410	8341.67	10692.37
5411	8376.91	10756.86
5412	8412.20	10821.56
5413	8447.54	10886.47
5414	8482.93	

22.NOV.2002 11:56

AGL PROPERTY 61 2 99543550

NO.898

P.12/13

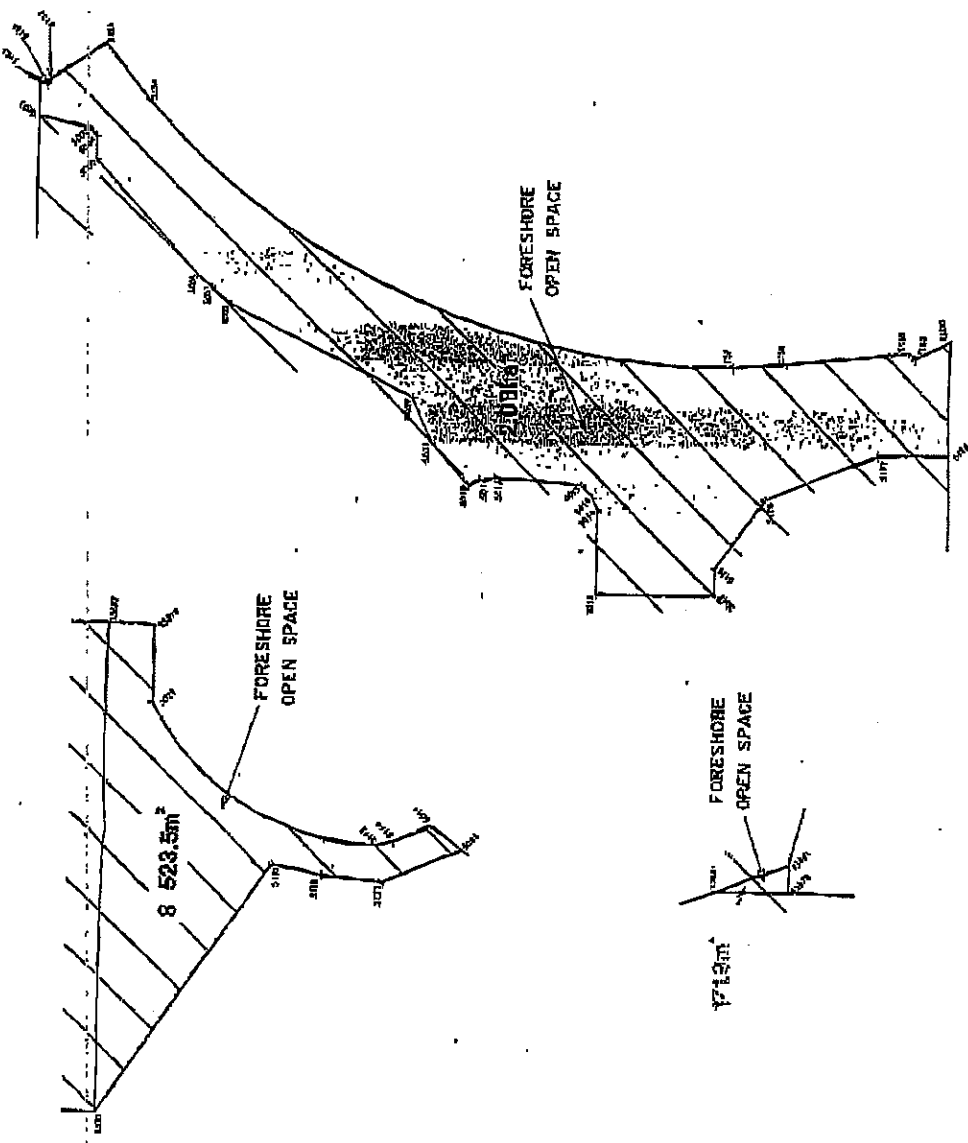


TABLE OF CO-ORDINATE POINTS

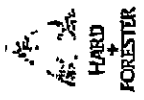
PT	EAST.	NORTH.
31881	618.22	238.18
31882	430.85	708.20
31883	418.83	705.48
31884	417.19	131.78
31885	344.04	119.38
31886	326.51	119.53
31887	328.26	53.20
31888	325.47	38.24
31889	323.39	24.63
31890	312.81	21.05
31891	311.52	18.89
31892	208.53	151.85
31893	108.48	635.72
31894	108.21	525.81
31895	108.89	822.51
31896	111.31	530.23
31897	109.11	518.29
31898	381.11	378.48
31899	430.81	283.91
31900	388.18	283.98
31901	385.88	287.75
31902	329.36	376.38
31903	246.20	210.00
31904	246.20	210.00
31905	246.20	210.00
31906	1075.72	618.17
31907	1025.58	633.52
31908	1066.12	523.24
31909	1015.01	521.71
31910	957.73	503.14
31911	832.85	471.68
31912	535.75	475.22
31913	535.75	489.05
31914	535.75	477.53
31915	524.07	424.79
31916	888.11	425.76
31917	888.11	376.34
31918	820.58	481.34

Foreshore Characterisation - Volume 3  
Figure 3a

MORTLAKE REHABILITATION PROJECT  
BOUNDARY SURVEY  
LOT 4A FORESHORE OPEN SPACE

APP PROJECTS

CONSULTING SURVEYORS  
P. HARRISON, S. HARRISON, M. HARRISON  
11 W. BENTLEY ROAD, BENTLEY  
NSW 1514  
TEL: 9559 7446



CONSULTANT

SURVEYED BY: FV  
DRAWN BY: JC  
CHECKED BY: JH  
DATE: 03.05.2002  
SCALE: 1 OF 1 SHEETS  
PROJECT NO: 90180039  
DATE: 00  
SCALE: 1:2000

22.NOV.2002 11:57 AGL PROPERTY 61 2 99543550

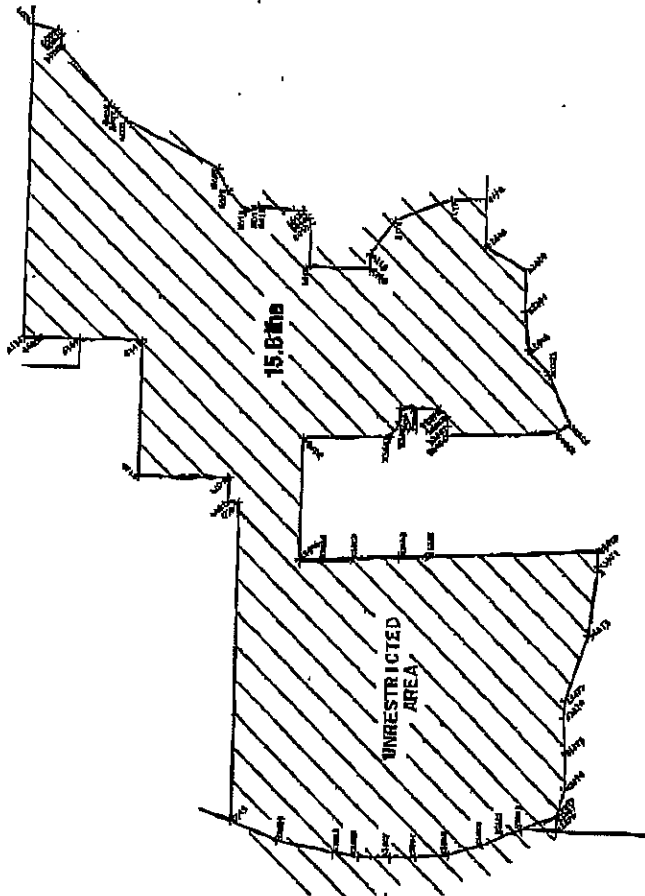
NO.899

P.13/13



TABLE OF CO-ORDINATED POINTS

POINT NO.	EASTING	NORTHING
50053	478.65	478.83
50054	385.07	395.13
50055	415.22	238.18
50056	415.76	233.72
50057	388.84	233.12
50058	388.84	233.12
50059	388.84	233.12
50060	388.84	233.12
50061	388.84	233.12
50062	388.84	233.12
50063	388.84	233.12
50064	388.84	233.12
50065	388.84	233.12
50066	388.84	233.12
50067	388.84	233.12
50068	388.84	233.12
50069	388.84	233.12
50070	388.84	233.12
50071	388.84	233.12
50072	388.84	233.12
50073	388.84	233.12
50074	388.84	233.12
50075	388.84	233.12
50076	388.84	233.12
50077	388.84	233.12
50078	388.84	233.12
50079	388.84	233.12
50080	388.84	233.12
50081	388.84	233.12
50082	388.84	233.12
50083	388.84	233.12
50084	388.84	233.12
50085	388.84	233.12
50086	388.84	233.12
50087	388.84	233.12
50088	388.84	233.12
50089	388.84	233.12
50090	388.84	233.12
50091	388.84	233.12
50092	388.84	233.12
50093	388.84	233.12
50094	388.84	233.12
50095	388.84	233.12
50096	388.84	233.12
50097	388.84	233.12
50098	388.84	233.12
50099	388.84	233.12
50100	388.84	233.12
50101	388.84	233.12
50102	388.84	233.12
50103	388.84	233.12
50104	388.84	233.12
50105	388.84	233.12
50106	388.84	233.12
50107	388.84	233.12
50108	388.84	233.12
50109	388.84	233.12
50110	388.84	233.12
50111	388.84	233.12
50112	388.84	233.12
50113	388.84	233.12
50114	388.84	233.12
50115	388.84	233.12
50116	388.84	233.12
50117	388.84	233.12
50118	388.84	233.12
50119	388.84	233.12
50120	388.84	233.12
50121	388.84	233.12
50122	388.84	233.12
50123	388.84	233.12
50124	388.84	233.12
50125	388.84	233.12
50126	388.84	233.12
50127	388.84	233.12
50128	388.84	233.12
50129	388.84	233.12
50130	388.84	233.12
50131	388.84	233.12
50132	388.84	233.12
50133	388.84	233.12
50134	388.84	233.12
50135	388.84	233.12
50136	388.84	233.12
50137	388.84	233.12
50138	388.84	233.12
50139	388.84	233.12
50140	388.84	233.12
50141	388.84	233.12
50142	388.84	233.12
50143	388.84	233.12
50144	388.84	233.12
50145	388.84	233.12
50146	388.84	233.12
50147	388.84	233.12
50148	388.84	233.12
50149	388.84	233.12
50150	388.84	233.12
50151	388.84	233.12
50152	388.84	233.12
50153	388.84	233.12
50154	388.84	233.12
50155	388.84	233.12
50156	388.84	233.12
50157	388.84	233.12
50158	388.84	233.12
50159	388.84	233.12
50160	388.84	233.12
50161	388.84	233.12
50162	388.84	233.12
50163	388.84	233.12
50164	388.84	233.12
50165	388.84	233.12
50166	388.84	233.12
50167	388.84	233.12
50168	388.84	233.12
50169	388.84	233.12
50170	388.84	233.12
50171	388.84	233.12
50172	388.84	233.12
50173	388.84	233.12
50174	388.84	233.12
50175	388.84	233.12
50176	388.84	233.12



Unrestricted Sector Valuation - Volume 1

Figure 4a

MORTLAKE REHABILITATION PROJECT

BOUNDARY SURVEY  
LOT 4A UNRESTRICTED AREA

APP. PROJECTS

CONSULTING SURVEYORS  
24 FREDERICK STREET, BORDALE  
P.O. BOX 173, BORDALE, 2216  
NSW 15158, AUSTRALIA  
PHONE (041) 3355 9777 FAX: 3357 8148



SURVEYED FV \_\_\_\_\_ DRAWN JC \_\_\_\_\_ CHECKED PJH \_\_\_\_\_ PASSED [Signature] \_\_\_\_\_

EPCS REF 9018FAAE DATE 03-05-2002

CAD REF 9018040A SH1 1 OF 1 SHTS

DRAWING No. 90180040 REV 00 SCALE 1:4000

**APP Projects Pty Limited**  
ABN 17 083 593 926  
APP House  
Level 4, 53 Berry Street  
North Sydney NSW 2050

Telephone 02 9957 6211  
Facsimile 02 9922 4831  
Direct 02 9957 1212

scott.johnston@app.com.au

Ref: 0231/1.1

11/11/02

David Donehue  
Project Manager  
AGL  
111 Pacific Hwy  
Nth Sydney NSW 2060

Dear Sir,

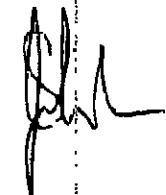
**RE: Demolition of Additional Buildings – AGL Mortlake  
Certificate of Practical Completion**

We confirm that Theiss Services have satisfactorily undertaken the demolition and disposal of materials for the additional buildings as required by Rosecorp, namely

- the Boiler House,
- Coke Stage,
- 9 Bishop Street,
- Exhauster House and
- the Control Room (the Natural Gas Control Centre)

In addition to these building nominated the remaining portion of the CWG building has also been satisfactorily demolished.

Yours sincerely  
**APP PROJECTS PTY LIMITED**



**Scott Johnston**  
Project Director



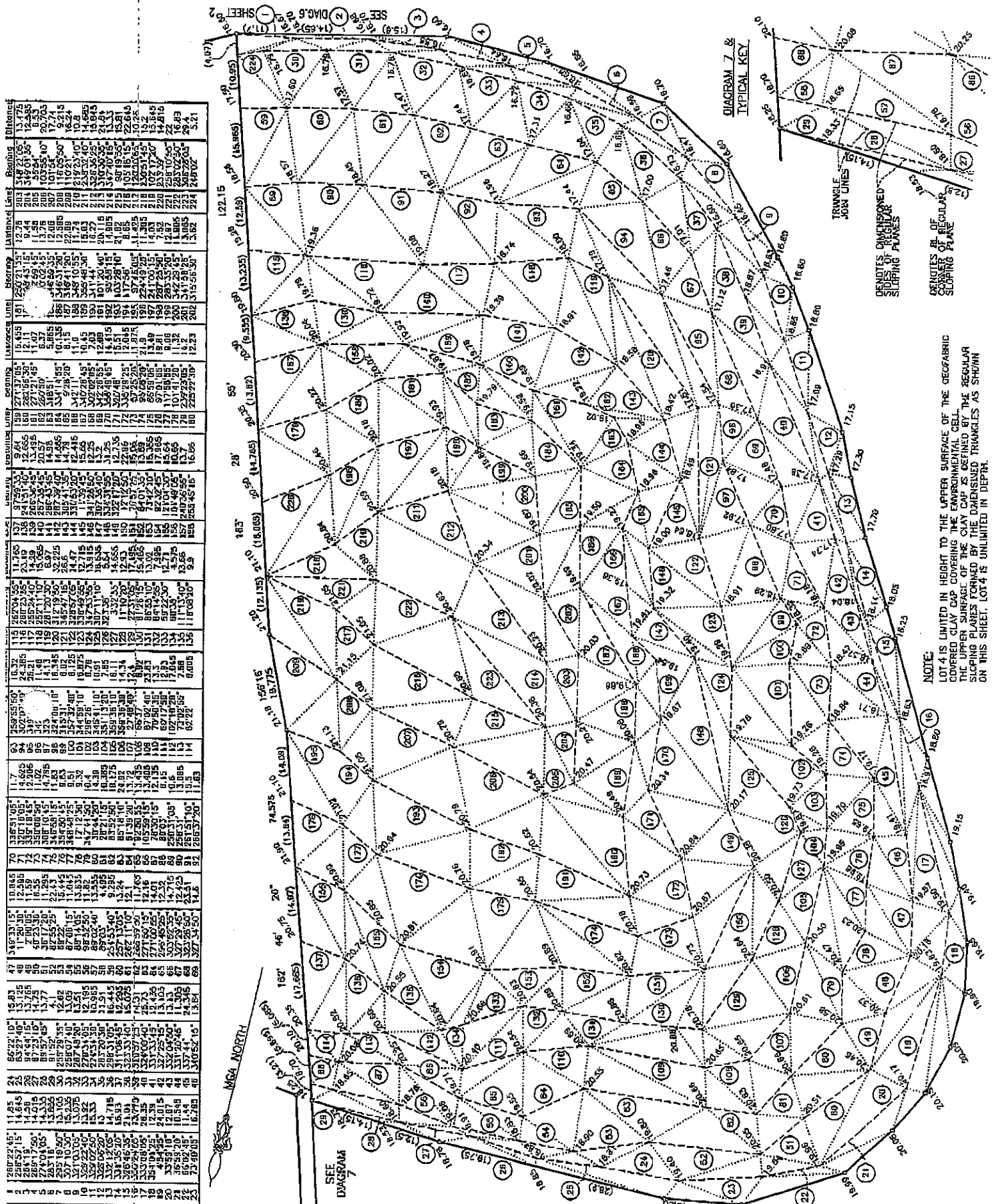
**Project Management  
Management Consulting  
Property  
Events  
Technology**

[www.app.com.au](http://www.app.com.au)

PLAN SHOWING R.L.'s OF TOP OF CLAY CAP OVER ENVIRONMENTAL CELL BEING THE UPPER LIMIT OF SUPER LOT 4 BREAKFAST POINT

DATE	14/11/02
ISSUE	
SHEET	A
DWG. CLAY CAP	
REF. No: 590421	
DATE: 2000	
RATIO:	
DRAWN: JM	
DATE: 2010	
PROJECT: 5th FLOOR 17 RANDLER STREET	
CLIENT: GEOMATIC ENGINEERS	
PROJECT: DENNY LINKER & CO	
PROJECT: CONSULTING SURVEYORS	

DATE	BY	REVISION



NOTE:  
 LOT 4 IS LIMITED IN HEIGHT TO THE UPPER SURFACE OF THE GEOTECHNICAL COVERED CLAY CAP COVERING THE ENVIRONMENTAL CELL.  
 THE UPPER SURFACE OF THE CLAY CAP IS DEFINED BY THE REGULAR SLOPING PLANES FORMED BY THE DIMENSIONED TRIANGLES AS SHOWN ON THIS SHEET. LOT 4 IS UNLIMITED IN DEPTH.

DIAGRAM 7 & TYPICAL KEY

IRRAWALLE JOIN LINES  
 DENOTES DIMENSIONED SIDES OF REGULAR SLOPING PLANES  
 DENOTES RL OF CORNER OF REGULAR SLOPING PLANE

SEE DIAGRAM

SEE SHEET 2



The Australian Gas Light Company  
Formed in  
New South Wales in  
1837 with limited liability

111 Pacific Highway  
North Sydney NSW 2060  
Locked Bag 944  
North Sydney NSW 2059

Telephone 02 9922 8917  
Facsimile 02 9954 3550

20 November, 2002

Breakfast Point Pty Limited  
C/o Holding Redlich  
Level 14  
60 Castlereagh Street  
SYDNEY NSW 2000

Dear Sirs,

**RE: LOT 4 SECTION A BREAKFAST POINT RESIDENTIAL & NON  
RESIDENTIAL SIGN-OFF**

I, David Neale Donehue, AGL Site Rehabilitation Project Manager, certify that the attached amendment to Site Audit Statement 980001H is a true copy of the original amendment to Site Audit Statement number SAS 980001H, by Mr. Ross McFarland.

Yours faithfully

A handwritten signature in cursive script that reads 'David Donehue'.

**DAVID DONEHUE  
PROJECT MANAGER - SITE REHABILITATION**





**CH2MHILL**

**CH2M HILL Australia Pty Ltd**

ABN 42 050 070 892

Level 7, 9 Heip Street

Chatswood NSW 2067

Australia

PO Box 5392

Chatswood NSW 1515

Tel 61 2 9950 0200

Fax 61 2 9950 0600

Ref: 100947

19/11/02

David Donehue  
AGL  
Level 13, 111 Pacific Highway  
NORTH SYDNEY NSW 2060

Dear David

**Amendment: Site Audit Statement and Summary Site Audit Report 980001H  
"Lot 4 Section a Unrestricted Residential"**

Please find attached revised figure "Mortlake Rehabilitation Project, Boundary Survey Lot 4a Unrestricted Area" Drawing No. 90180040 Rev 01. This figure replaces Drawing No. 90180040 Rev 00, in Site Audit Statement and Summary Site Audit Report 980001H "Lot 4 Section a Unrestricted Residential", prepared for the City of Canada Bay.

Yours sincerely

Victoria Rundle on behalf of

Ross McFarland  
CH2M HILL Principal Environmental Auditor (Contaminated Land)  
NSW Accredited Site Auditor (No. 9819)



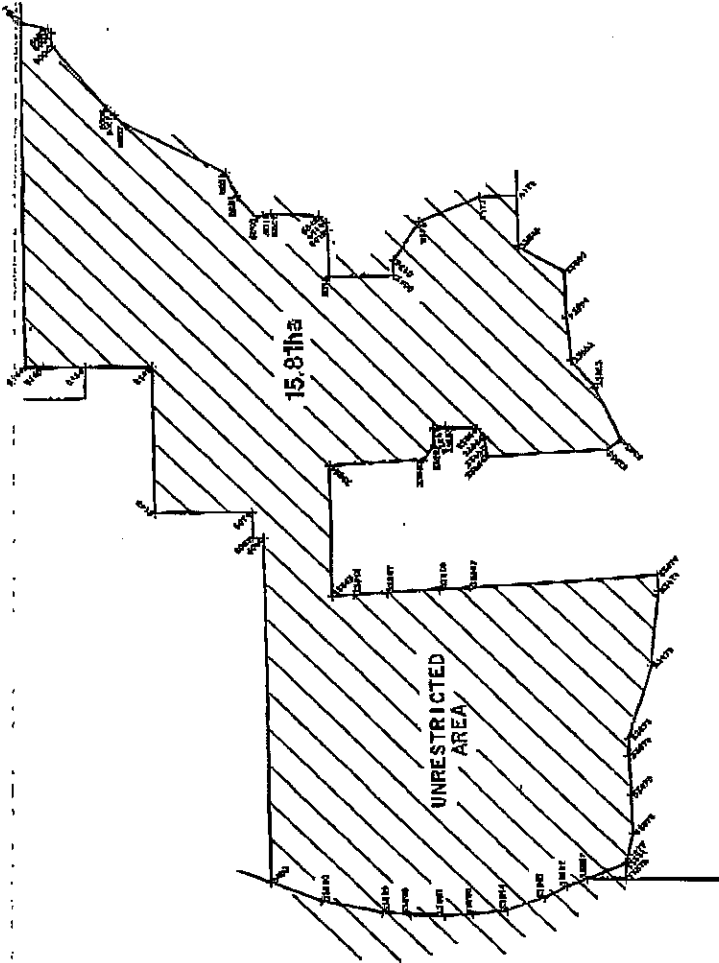
**Quality  
Endorsed  
Company**

DEC 82:10  
ISO 9001  
Standards Australia

GRID NORTH



SITE GRID

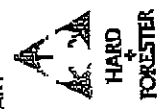


PI	CO-ORDINATED POINTS		NORTH.
	EAST.	NORTH.	
30053	418.68	473.98	473.98
30054	335.13	335.13	335.13
30055	449.22	238.19	238.19
30056	413.78	323.72	323.72
30057	404.88	250.52	250.52
30058	390.50	225.80	225.80
30059	372.38	247.56	247.56
30060	392.50	374.11	374.11
30061	643.88	180.32	180.32
30062	641.99	186.57	186.57
30063	583.34	204.88	204.88
30064	582.79	208.99	208.99
30065	513.62	203.50	203.50
30066	484.85	209.22	209.22
30067	431.82	208.48	208.48
30068	415.57	440.84	440.84
30069	432.71	209.23	209.23
30070	640.31	481.33	481.33
30071	641.18	325.31	325.31
30072	642.77	333.78	333.78
30073	648.02	438.55	438.55
30074	748.85	308.67	308.67
30075	757.33	309.70	309.70
30076	764.72	309.64	309.64
30077	770.75	319.81	319.81
30078	771.62	348.19	348.19
30079	768.32	366.25	366.25
30080	949.08	310.02	310.02
30081	949.27	280.59	280.59
30082	908.50	309.54	309.54
30083	852.48	298.76	298.76
30084	821.48	295.00	295.00
30085	801.02	225.39	225.39
30086	760.74	206.71	206.71
30087	752.90	217.50	217.50
30088	1083.88	856.71	856.71
30089	1002.53	214.71	214.71
30090	1074.09	833.50	833.50
30091	1026.12	833.24	833.24
30092	1018.37	591.58	591.58
30093	1013.01	565.72	565.72
30094	967.79	503.11	503.11
30095	872.76	403.18	403.18
30096	814.37	473.83	473.83
30097	814.37	459.65	459.65
30098	824.07	422.85	422.85
30099	888.14	428.78	428.78
30100	850.56	403.40	403.40
30101	866.98	476.92	476.92
30102	888.82	481.95	481.95
30103	818.50	687.84	687.84
30104	818.50	843.93	843.93
30105	818.50	811.91	811.91
30106	705.71	820.84	820.84
30107	688.19	378.14	378.14
30108	528.35	376.38	376.38
30109	900.00	900.00	900.00

REVISION	DATE	DESCRIPTION
00	03-05-02	ORIGINAL ISSUE
01	26-09-02	BOUNDARY CO-ORDS. AMENDED - 33865 TO 33870

**MORTLAKE REHABILITATION PROJECT**  
**BOUNDARY SURVEY**  
**LOT 4A UNRESTRICTED AREA**  
 APP PROJECTS

CONSULTING SURVEYORS  
 32 FREDERICK STREET, JERRARD  
 P.O. BOX 176 ROOBBIE, 2216  
 DA 11116 ROOBBIE  
 PHONE (02) 9589 4977 FAX 9588 2145



CONSULTANT

SURVEYED BY: FV  
 DRAWN BY: JC  
 CHECKED BY: PASSED  
 DATE: 03-05-2002  
 SH: 1 OF 1 SHTS  
 SCALE: 1:4000  
 DRAWING No. **90180040** REV **01**



**ADDENDUM TO REVISION D**  
**BREAKFAST POINT SITE MANAGEMENT PLAN**

This is an addendum to the report by URS Australia Pty Limited entitled Revision D Breakfast Point Site Management Plan dated 7 November 2002 (reference number 08051-053/Revision D SMP\_Breakfast Point).

1. In this addendum
  - 1.1 "Lot 4" means that part of the Main Cell Section below the Clay Cap Top (which is the top of the clay layer referred to in 4.2.3 of the SMP).
  - 1.2 "Groundwater Well Reserves" means the areas within the 10 metre radius circles shown and marked as proposed monitoring well locations on Figure 2 of the SMP, or such lesser areas inside the circles as maybe agreed from time to time in writing between the owner of the land and the EPA.
  - 1.3 "Clay Cap Top" means the top of the clay cap shown in plan 990421 SL5 DP 14/11/02 by Denny Linker and Co, a copy of which is attached.
  - 1.4 "SMP" means the site management plan referred to above as varied by this addendum.

2. The following paragraph is added to 4.3.1 of the SMP:

**"4.3.1.3 Works that may Disturb the Land**

The owner for the time being must ensure that no work is undertaken on the land which would result in the disturbance of any part of the land in the Main Cell Section below the Clay Cap Top."

3. Clause 8.1 of the SMP is deleted and replaced by the following:

**"8.1 Roles and Responsibilities**

The management summary provided in Table 1 outlines the roles and responsibilities of the various owners involved in the implementation of the SMP. Notwithstanding this, AGL has agreed with Breakfast Point Pty Limited for AGL to undertake the groundwater monitoring requirements in 4.3.2.1, 4.3.2.3, 5.3.2.1, 6.3.2.1 and 6.3.2.3 (and associated obligations in clauses 8.3, 8.4 and 8.5) on certain conditions, including that:

- AGL must first have the benefit of adequate easements; and
- these requirements can be varied by agreement between AGL and the EPA."

4. Clause 8.3 of the SMP is replaced by the following:

**"8.3 Reporting Requirements**

- 2 -

- 8.3.1 Progressive interim reporting will be compiled by the owner for the time being of the land on a quarterly basis for site maintenance and monitoring activities.
- 8.3.2 The owner for the time being must engage an appropriately qualified and experienced contaminated land consultant to provide to the owner an annual written report of the monitoring required under the SMP.
- 8.3.3 The report must be prepared in accordance with the EPA's most recent publication titled *Guidelines for Consultants Reporting on Contaminated Sites*, to the extent that those Guidelines relate to ongoing site monitoring reporting.
- 8.3.4 The first report must be provided to the owner for the time being not later than 19 November 2003.

#### 8.4 Annual site audit statement

- 8.4.1 The owner for the time being must submit the annual report to an accredited site auditor for completion of a site audit statement by the accredited site auditor.
- 8.4.2 The owner for the time being must take all practical steps necessary to ensure that the site audit statement is completed and given to it not later than 2 months after the date on which the annual report is required to be provided to the owner.
- 8.4.3 The site audit statement must indicate whether, in the opinion of the accredited site auditor:
- (a) the monitoring requirements in the SMP appear to have been carried out in accordance with the SMP; and
  - (b) the annual report indicates contamination may present a significant risk of harm to human health or the environment or that natural attenuation is not occurring; and
  - (c) the monitoring requirements in the SMP are appropriate for determining if there is contamination that may present a significant risk of harm to human health or the environment, or that natural attenuation is not occurring.
- 8.4.4 If the statement indicates that the monitoring requirements are not appropriate, it must include the accredited site auditor's recommendations about how these monitoring requirements should be varied to make them appropriate.

Table 1 Summary of Management Requirements  
 SMP – Breakfast Point  
 Addendum (19.11.02) to Revision D (7.11.02)

Location	Air Quality		Groundwater		Surface Water		Cap Integrity		Leachate Rehabilitation System	Responsibility
	Item	Responsibility	Item	Responsibility	Item	Responsibility	Item	Responsibility		
Main Cell Section	Requirements in Section 4.3.5	The Owner for the time being of Lot 4	Requirements in Sections 4.3.2.1 and 4.3.2.3	The Owner for the time being of the Groundwater Well Reserves	Requirements in Section 4.3.4	The Owner for the time being of the land immediately above Lot 4	Requirements in Section 4.3.1.1	The Owner for the time being of the land immediately above Lot 4	Requirements in Section 4.3.3	The Owner for the time being of Lot 4
			Requirements in Section 4.3.2.2	The Owner for the time being of the Groundwater Well Reserves		Requirements in Section 4.3.1.2	The Owner for the time being of Lot 4			
Dam Cell Section	NA		Requirements in Section 5.3.2.1	The Owner for the time being of the Groundwater Well Reserves	Requirements in Section 5.3.3	The Owner for the time being of the Dam Cell Section	Requirements in Section 5.3.1	The Owner for the time being of the Dam Cell Section		NA
			Requirements in Section 5.3.2.2	The Owner for the time being of the Groundwater Well Reserves						
Foreshore Sector	NA		Requirements in Sections 6.3.2.1 and 6.3.2.3	The Owner for the time being of the Groundwater Well Reserves	Requirements in Section 6.3.3	The Owner for the time being of the Foreshore Sector	Requirements in Section 6.3.1	The Owner for the time being of the Foreshore Sector		NA
			Requirement in Section 6.3.2.2	The Owner for the time being of the Groundwater Well Reserves						
Entombment Zone	NA		Requirements in Section 7.3.2	The Owner for the time being of the Groundwater Well Reserves	Requirements in Section 7.3.3	The Owner for the time being of the Entombment Zone	Requirements in Section 7.3.1	The Owner for the time being of the Entombment Zone		NA

The Owner responsible for complying with the management requirements referred to above shall also be responsible for complying with the associated obligations in Clauses 8.3.8.4 and 8.5.