

Pl240782.00 - MOSMAN, 494-516 Military Rd\7.0 Drawings\7.3 QGIS\240782.00 QGIS.qgz



LEGEND

Site Boundary

Proposed Basement Footprint

Proposed deep soil zone

Bowser / Pump Location

UST - Petrol (One UST historically shown at two locations, however, most likely at UST 5B)

UST - Petrol

UST - Waste Oil

UST Pipework potentially remaining in Hale Road

HSL D Vapour Intrusion - Commercial Ground Floor Footprint

HSL A/B Vapour Intrusion - Residential Ground Floor Footprint

HSL A/B Vapour Intrusion - Residential Garden Ground Floor Footprint

UPSS Remediation Excavation Extent (GHD 2007)

Vent / Former Vent

Fill Points (Sealed)

Drainage Pit

Potential UST Pipework

DSI Contamination Borehole Location

DSI Geotechnical Borehole Location

TTC (2025b) Borehole Location

TTC (2025b) Monitoring Well Location

NEO (2025) Borehole Location

ERM (2019) Sub Slab Pin Location

Proposed Data Gap Test Locations

Deep soil zone delineation

Deep soil zone and driveway general coverage

Detailed asbestos assessment

Delineation tests for residual soil contamination from UPSS impacts

Offsite groundwater wells to assess residual groundwater contamination from UPSS impacts

REV	DESCRIPTION/COMMENT	DATE	DRAWN BY
0	Initial Issue	30.06.2026	NW

SCALE:

5

0

5

10 m

1:300 @ A3

Douglas

PARTNERS

OFFICE: SYDNEY
96-98 Hermitage Rd, West Ryde NSW 2114
(02)9809 0666

CLIENT:

Military Rd Developer Pty Ltd

NOTE:

1: Basemap from Metromap (Dated 31.01.2026)

2: Test locations, boundaries and features shown are approximate only

COORDINATE REFERENCE SYSTEM: GDA2020 / MGA zone 56

PROJECT NAME:

Proposed Mixed Use Development

PROJECT ADDRESS:

494--500 & 516 Military Road, Mosman, NSW 2088

DRAWING TITLE:

Proposed Data Gap Test Locations

PROJECT NO:

240782.01

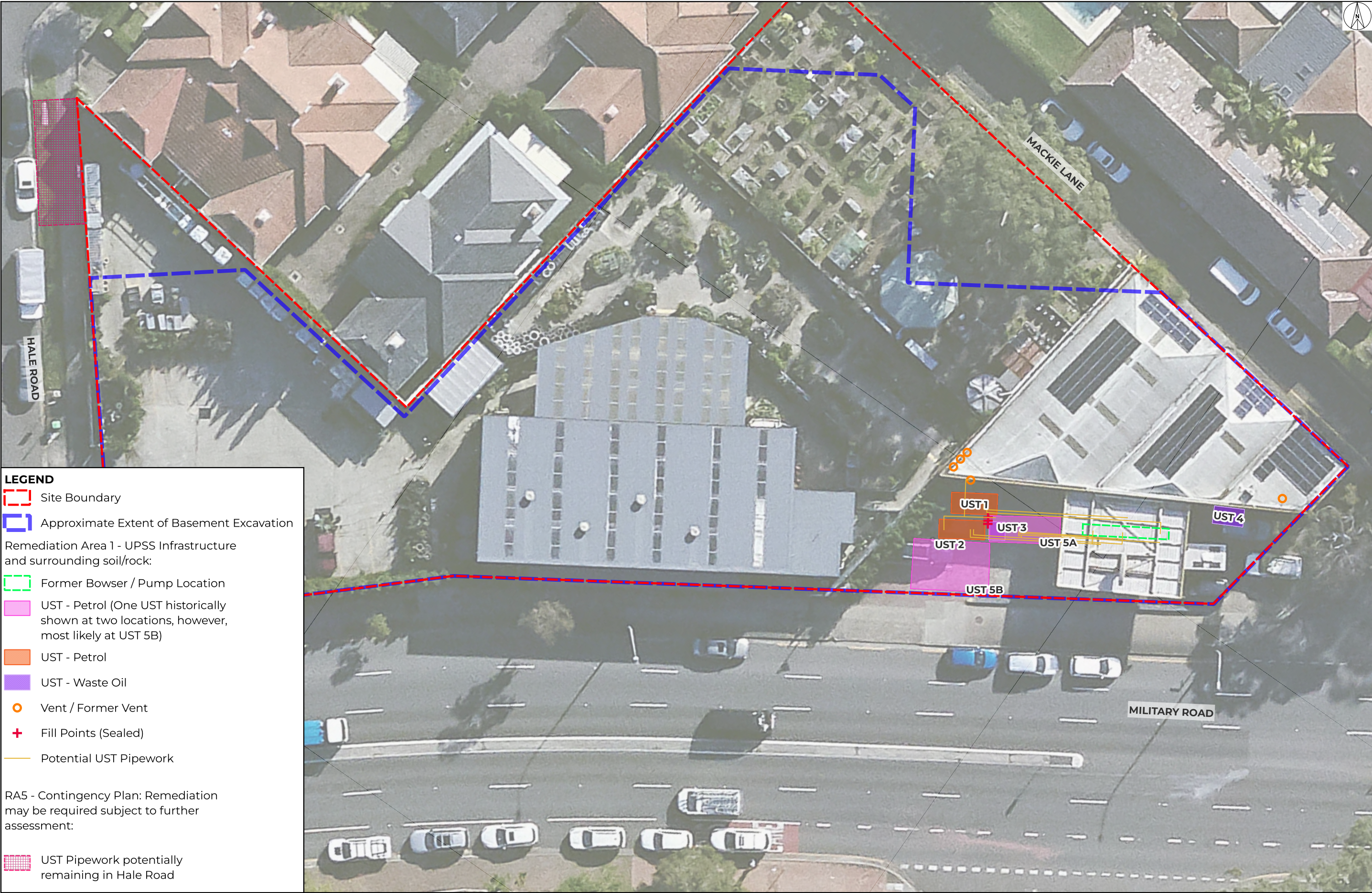
DRAWING NO:

6

REVISION:

0

PI\240782.00 - MOSMAN, 494-516 Military Rd\7.0 Drawings\7.3 QGIS\240782.00 QGIS.qgz



LEGEND

Site Boundary

Approximate Extent of Basement Excavation

Remediation Area 1 - UPSS Infrastructure and surrounding soil/rock:

Former Bowser / Pump Location

UST - Petrol (One UST historically shown at two locations, however, most likely at UST 5B)

UST - Petrol

UST - Waste Oil

Vent / Former Vent

Fill Points (Sealed)

Potential UST Pipework

RA5 - Contingency Plan: Remediation may be required subject to further assessment:

UST Pipework potentially remaining in Hale Road

REV	DESCRIPTION/COMMENT	DATE	DRAWN BY
0	Initial Issue	30.06.2026	NW
SCALE: 1:300 @ A3			

OFFICE: SYDNEY
96-98 Hermitage Rd, West Ryde NSW 2114
(02)9809 0666

CLIENT:

Military Rd Developer Pty Ltd

NOTE:

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2: Test locations, boundaries and features shown are approximate only

COORDINATE REFERENCE SYSTEM: GDA2020 / MGA zone 56

PROJECT NAME:

Proposed Mixed Use Development

PROJECT ADDRESS:

494-500 & 516 Military Road, Mosman, NSW 2088

DRAWING TITLE:

Remediation Area 1 And Remediation Area 5

PROJECT NO:

240782.01

DRAWING NO:

1

REVISION:

0

Appendix A2:

Architectural Drawings

Parking Provision

	Residential							Retail		Total
	1 Bed	2 Bed	3 Bed	Adaptable		Visitor/ Carwash		Total	Area	
				2 Bed	3 Bed				sqm	
No. of Apartments	32	56	12	100		100			758	
DCP Rate	1	1.2	1.5	20%		1/4 Units	1/12 Units		1 per 74m ²	
DCP Required	32	67.2	18	20		25.00	8.33	142	10.2	152
Brief Rates	1	1	2	–	–	1/7 Units	1/12 Units			
	32	56	24	–	–	14.29	8.53	126	10	
Proposed	32	48	22	18	2	15		137	10	147
Level										
LG						13		13		13
B1	32	8		8	2	2		52	10	62
B2		40	22	10				72		72
Total	32	48	22	18	2	15		137	10	147

Bicycle	No. of Units	Rate	Req	Prop
Residential	100	1 per 4 units	25.0	26
Retail	755	1 per 200m ²	3.8	4

Motorcycles	147	1 per 25 parking	5.9	6
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Rev	Date	By	Chk	Description
A	16/06/2026	KL/KG	KL/ MR	Issue for SSDA

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Project Address

Military Road, Mosman
14139
494-500 & 516 Military Road, Mosman
Mosman NSW 2088

Cammeraygal

Drawing Name
Plan - Basement 2

Drawing Scale
Drawing No.
DA200

© A1
Revision
A

No. of Apartments	Residential							Retail	
	1 Bed	2 Bed	3 Bed	Adaptable		Visitor/ Carwash	Total	Area sqm	Total
				2 Bed	3 Bed				
DCP Rate	32	56	12	100		100		758	
DCP Required	1	1.2	1.5	20%		1/4 Units	1/12 Units	1 per 74m ²	
Brief Rates	32	67.2	18	20		25.00	8.33	142	152
	1	1	2	—	—	1/7 Units	1/12 Units		
	32	56	24	—	—	14.29	8.33	126	10
Proposed Level	32	48	22	18	2	15	137	10	147
LG						13	13		13
B1	32	8		8	2	2	52	10	62
B2		40	22	10			72		72
Total	32	48	22	18	2	15	137	10	147

Bicycle	No. of Units	Rate	Req	Prop
Residential	100	1 per 4 units	25.0	26
Retail	755	1 per 200m ²	3.8	4

Motorcycles	147	1 per 25 parking	5.9	6
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DKO

Project Name
Project Number
Project Address

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14139
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Mosman NSW 2088

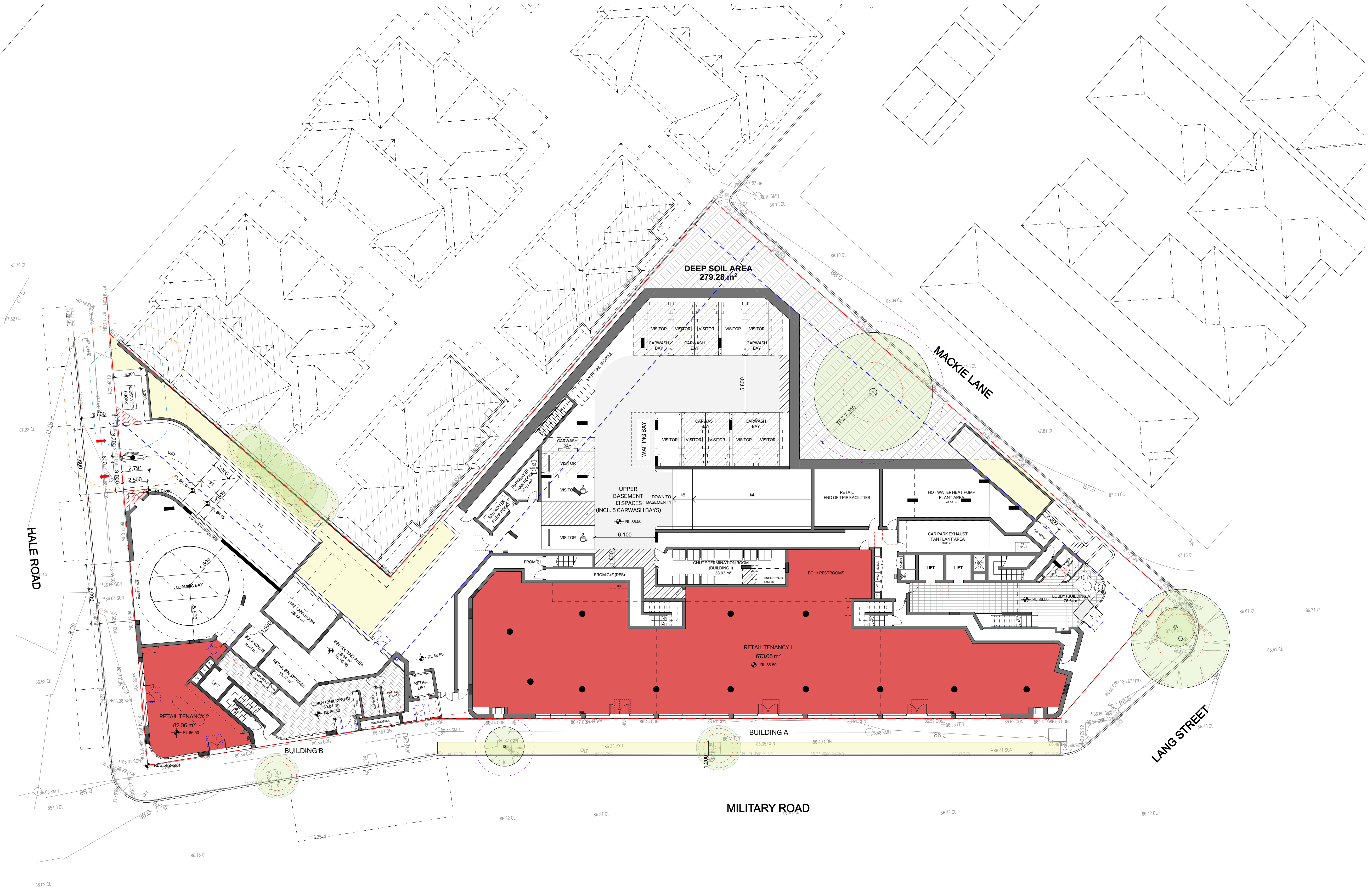
Country
Cammeraygal

SSDA

Drawing Name
Plan - Basement 1

Drawing Scale
Drawing No.
DA201

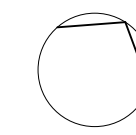
@ A1
Revision
A



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Project Address

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494-500 & 516 Military Road, Mosman
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Country
Cammeraygal

SSDA

Drawing Name
Plan - Lower Ground Floor

Drawing Scale
Drawing No.
DA202

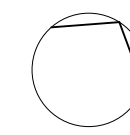
@ A1
Revision
A



Rev	Date	By	Chk	Description
A	16/06/2026	KLJ/KG	KLJ/MR	Issue for SSDA

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Project Name
Project Number
Project Address

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14139
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Cammeraygal

SSDA

Drawing Name
Plan - Ground Floor

Drawing Scale
Drawing No.
DA203

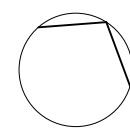
@ A1
Revision
A



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Project Number
Project Address

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14139
494-500 & 516 Military Road, Mosman
Mosman NSW 2088

Cammeraygal

SSDA

Drawing Name
Plan - Level 1

Drawing Scale
Drawing No.
DA204

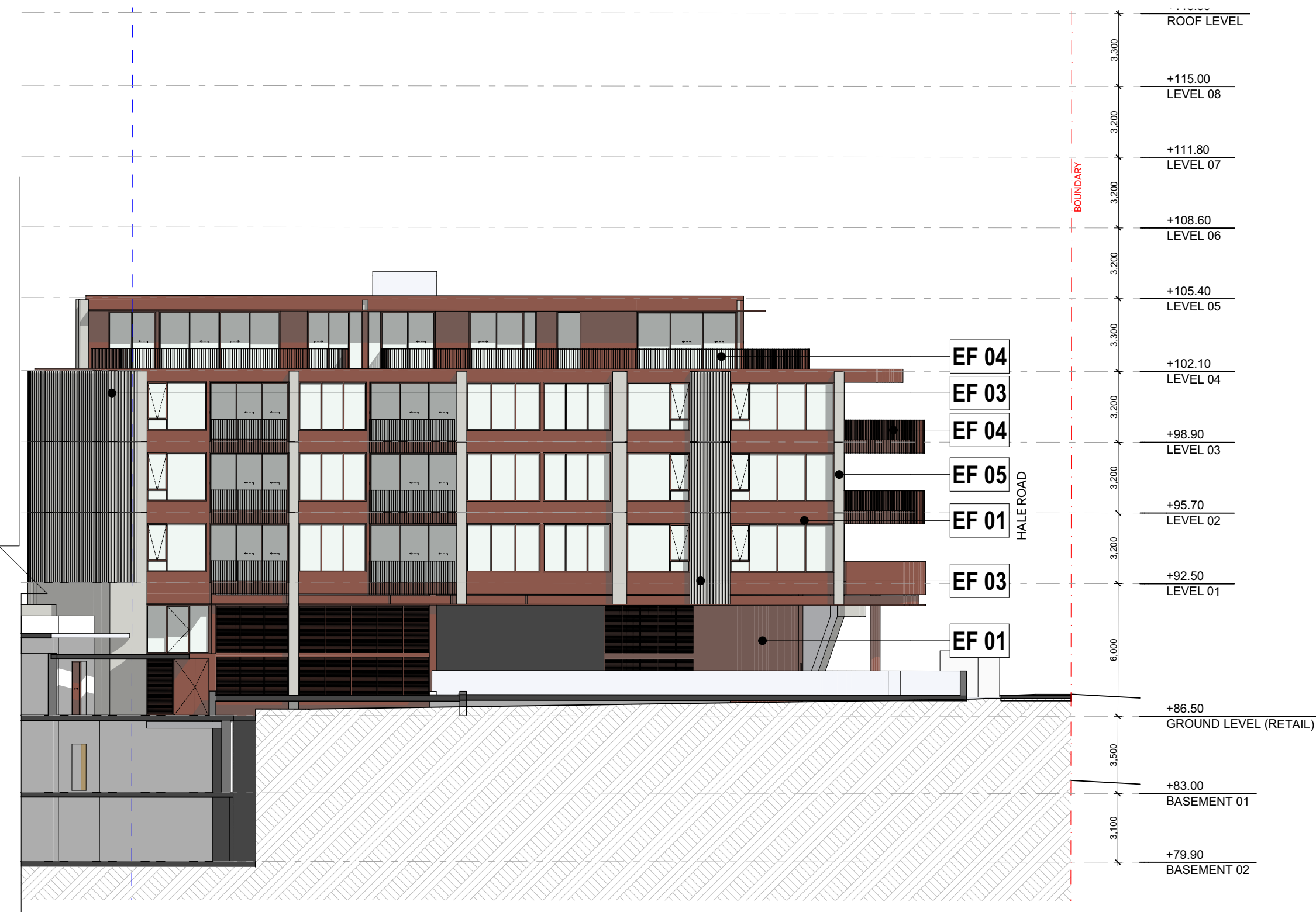
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Revision
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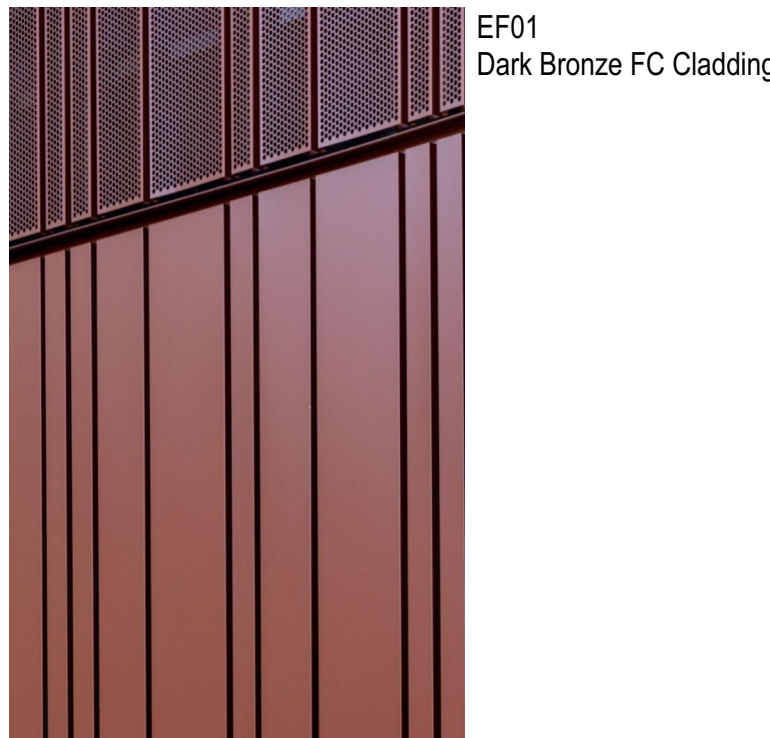
01 SOUTH ELEVATION



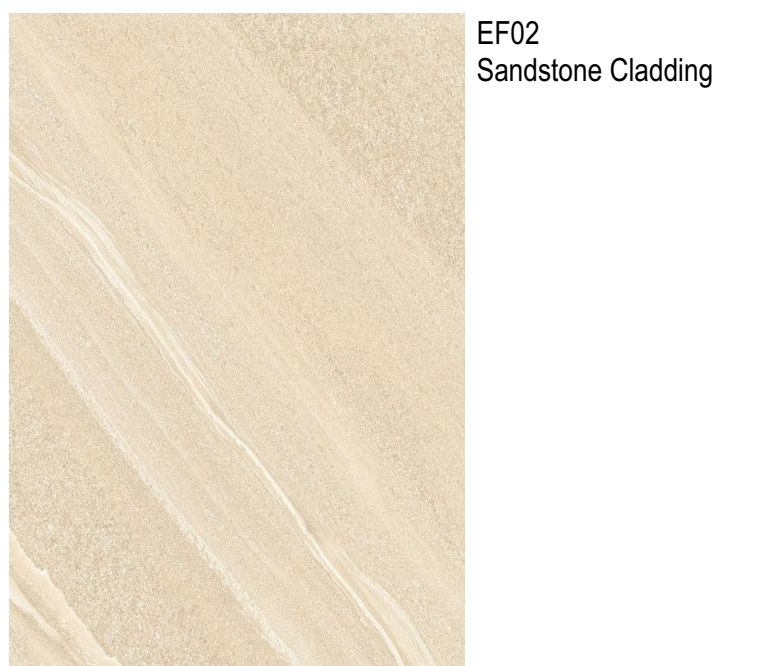
02 NORTH BUILDING A



03 NORTH BUILDING B



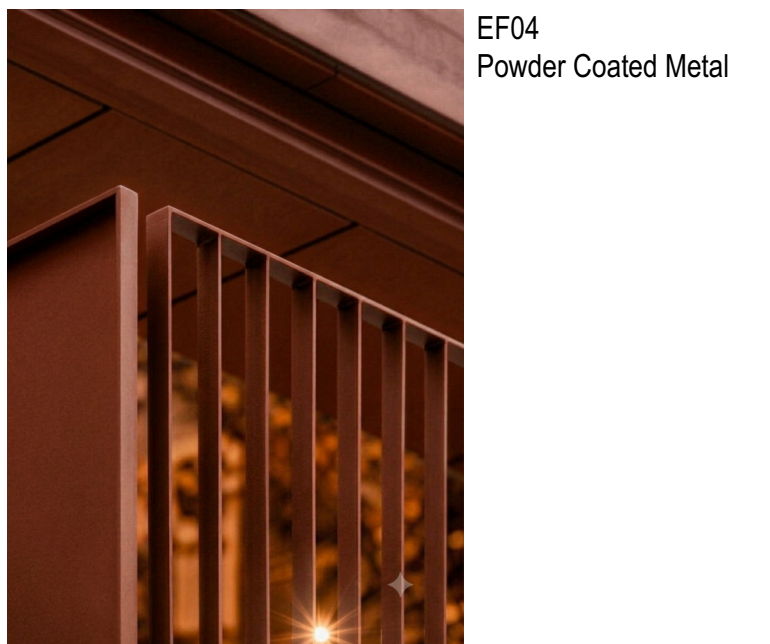
EF01
Dark Bronze FC Cladding



EF02
Sandstone Cladding



EF03
Fluted Concrete Precast



EF04
Powder Coated Metal



EF05
Painted Concrete

Rev	Date	By	Chk	Description
A	16/06/2026		KL/MR	Issue for SSDA

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Project Number
Project Address

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14139
494-500 & 516 Military Road, Mosman
Mosman NSW 2088

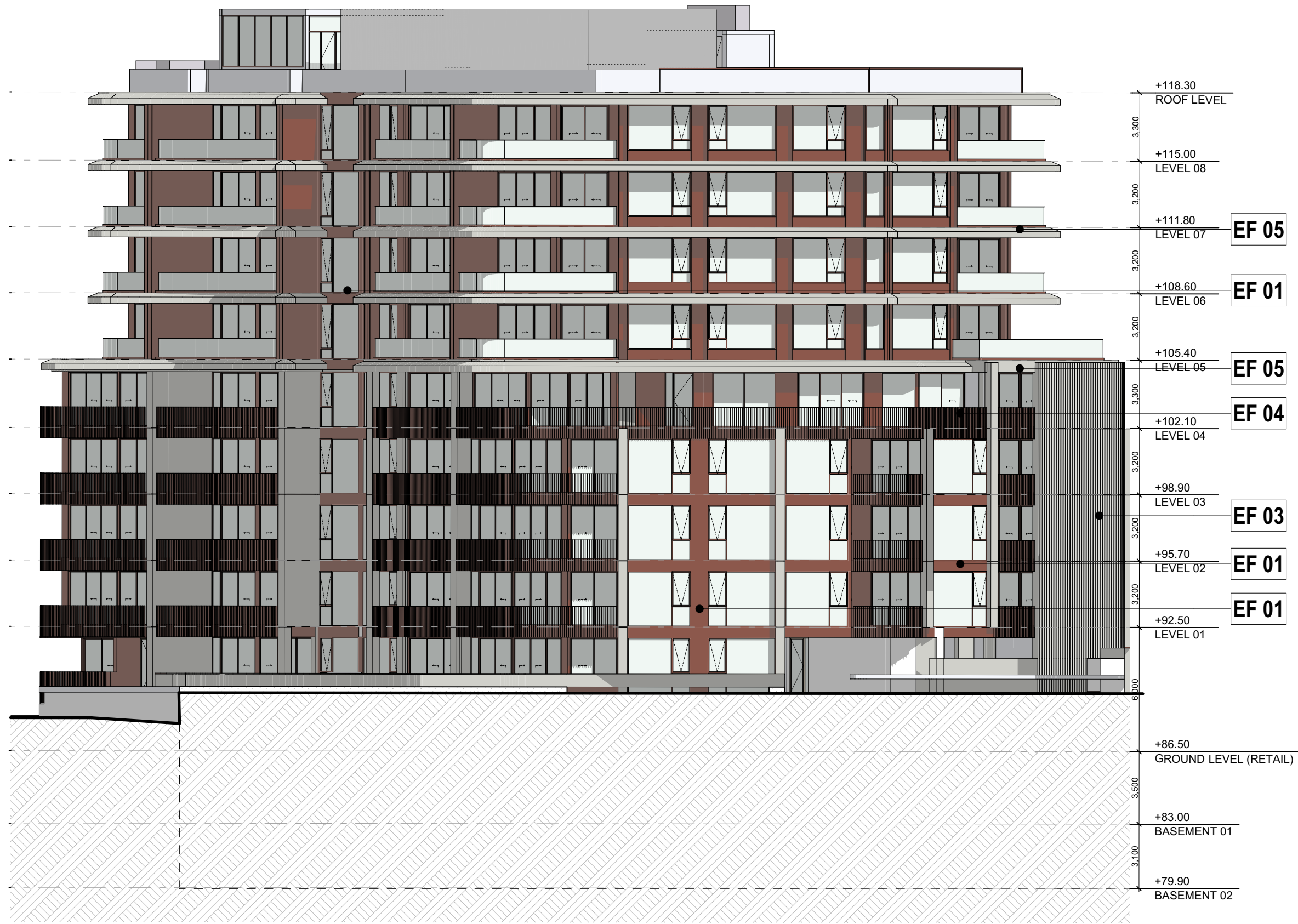
Country Cammeraygal

SSDA

Drawing Name
Elevations

Drawing Scale
Drawing No.
DA300

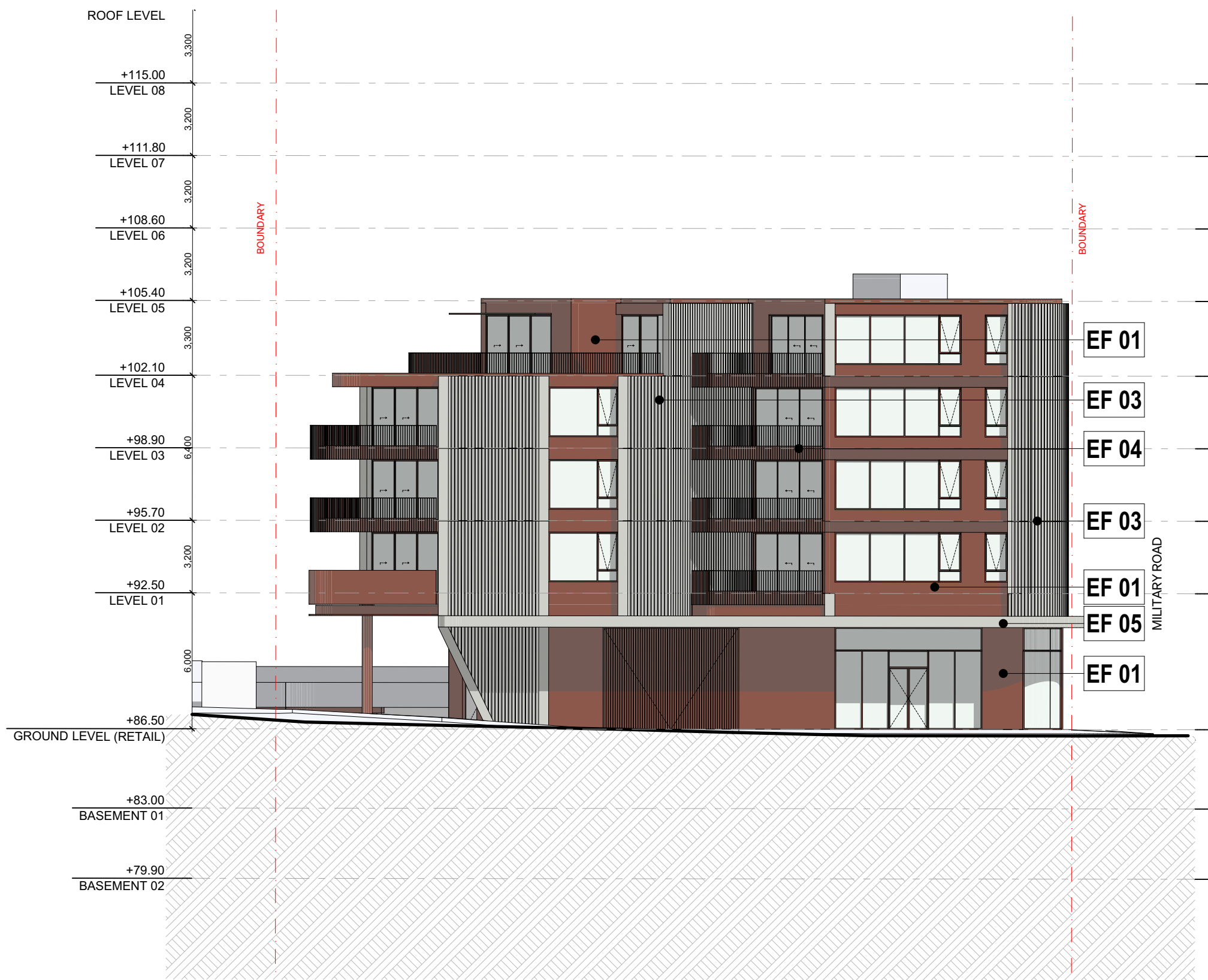
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Revision 1
A



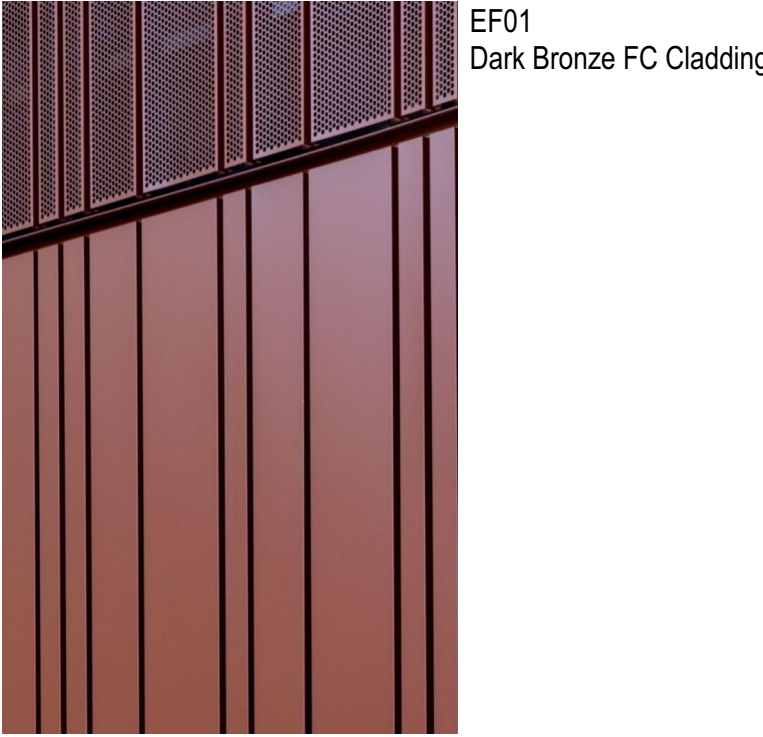
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WEST ELEVATION BUILDING A



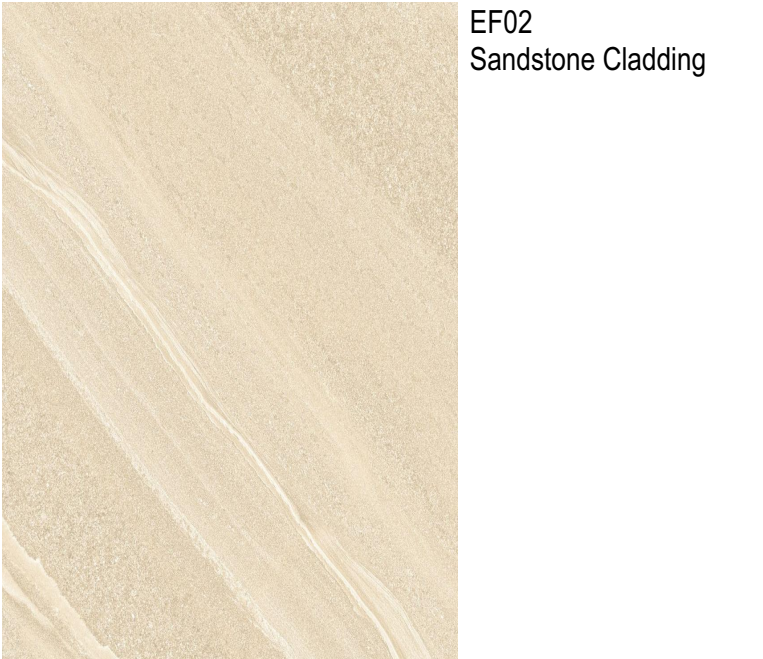
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EAST ELEVATION BUILDING B



03
WEST ELEVATION BUILDING B



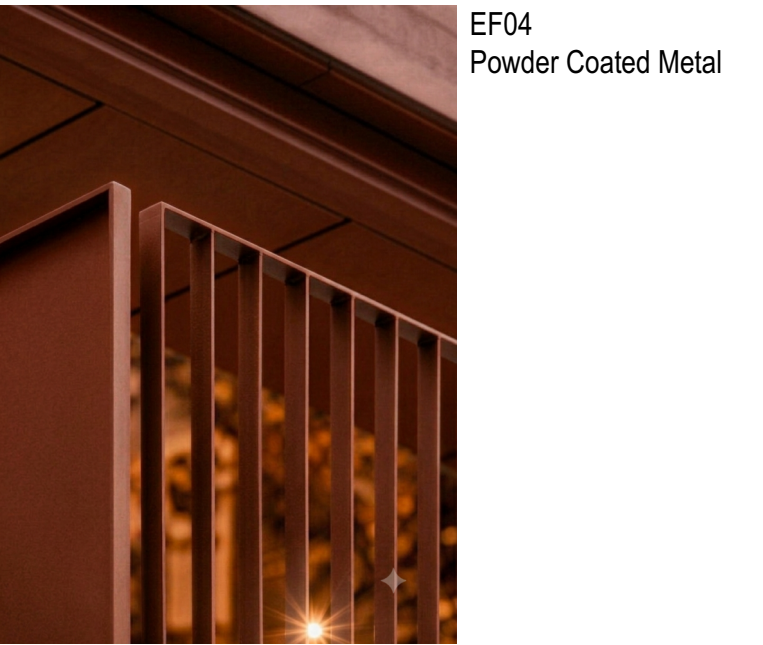
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Dark Bronze FC Cladding



EF02
Sandstone Cladding



EF03
Fluted Concrete Precast



EF04
Powder Coated Metal



EF05
Painted Concrete

Rev	Date	By	Chk	Description
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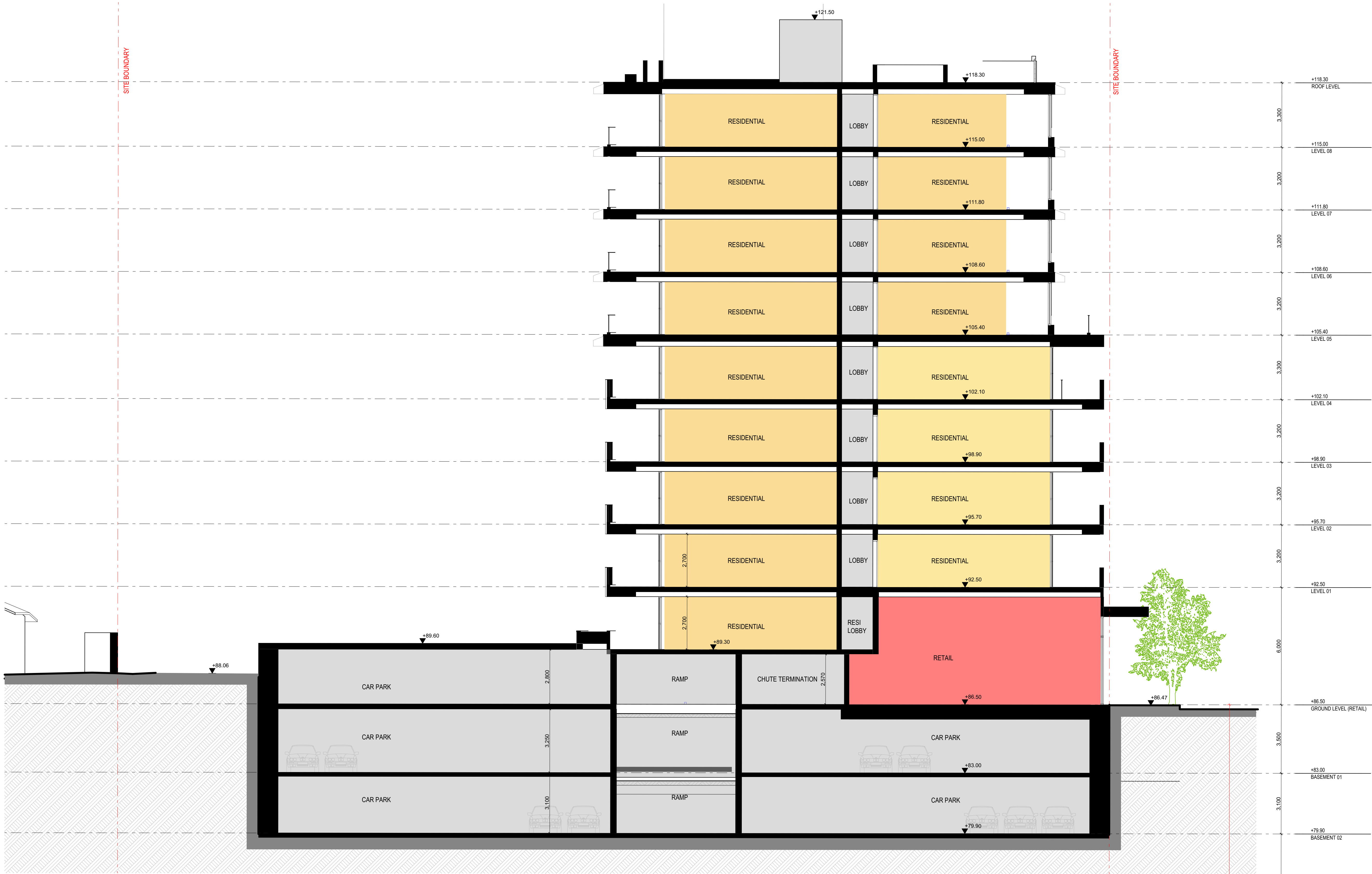
Military Road, Mosman
14139
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SSDA

Drawing Name
Elevations

Drawing Scale
Drawing No.
DA301

1:200, 1:1.30, 1:1, 1:5.06 @
Revised
A



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A	16/06/2026	KGKL	KL/MR	Issue for SSDA

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Cammeraygal

SSDA

Drawing Name
Section AA -Building A

Drawing Scale
Drawing No.
DA302

1:100 @ A1
Revision
A



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Project Name
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Project Address

Military Road, Mosman
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SSDA

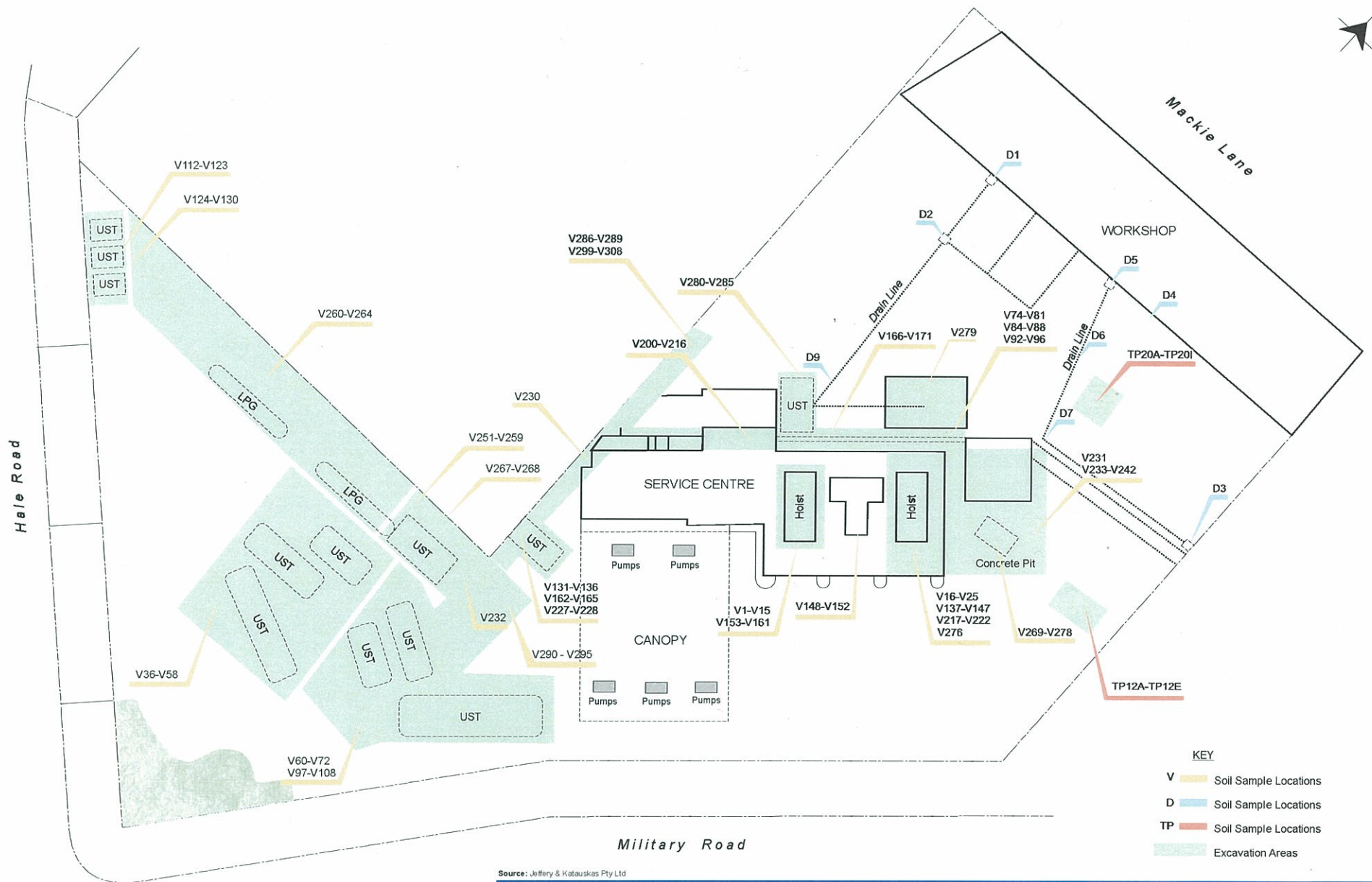
Drawing Name
Section BB - Building B

Drawing Scale
Drawing No.
DA303

1:100 @ A1
Revision
A

Appendix A3:

Extracted Drawings from Previous Reports



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Approximate Scale



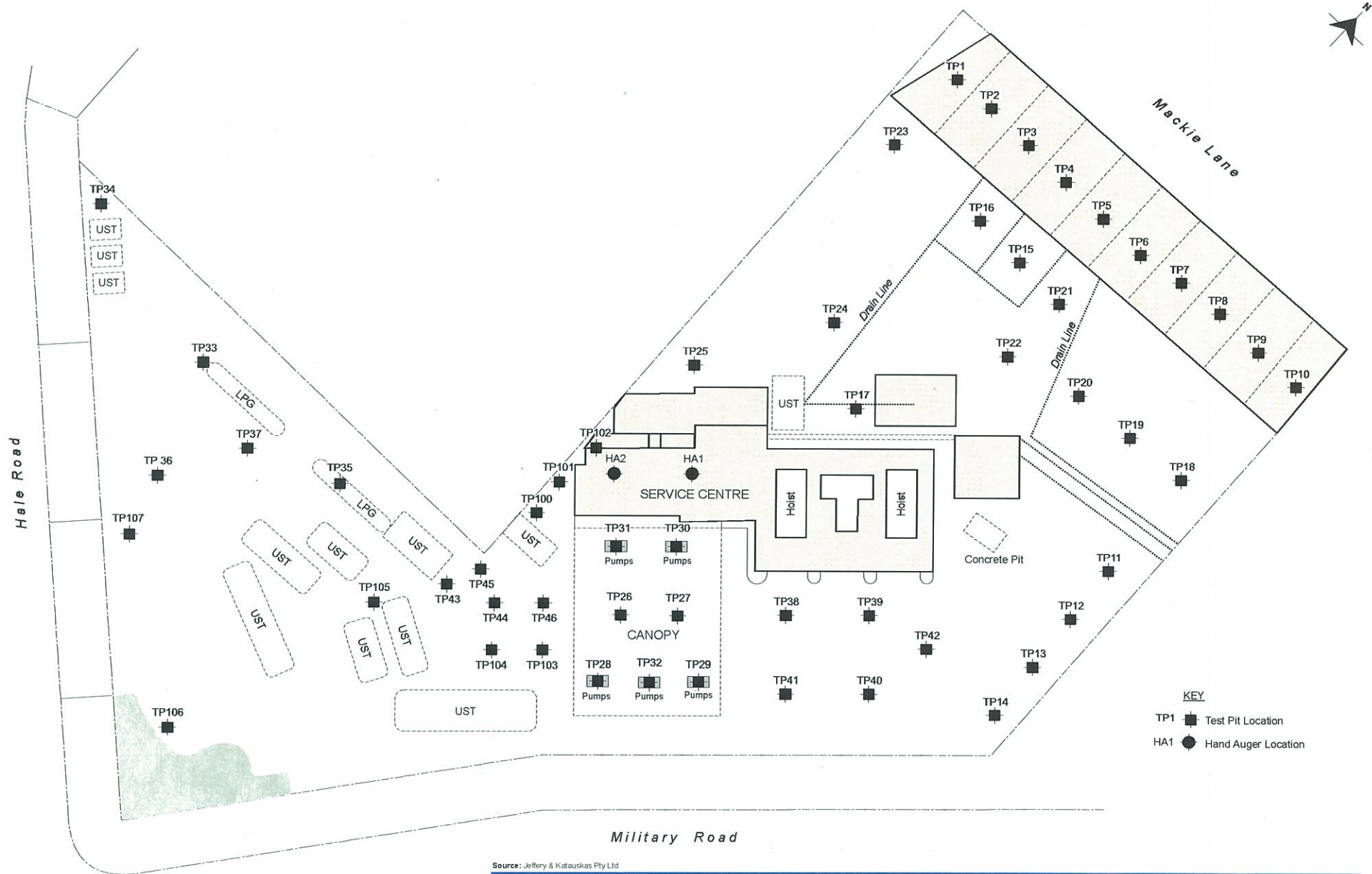
Caltex Mosman Validation
Corner of Hale Road and Military Road, Mosman

Validation Sample Locations

job no 2113775
file ref 2113775_LTN_03.cdr

scale as shown date 14 November 2006

Figure 2



Caltex Mosman Validation
 Corner Hale Road and Military Road, Mosman

Test Pits & Hand Auger Locations

job no | 2113775
 file ref | 2113775_LTN_02.cdr

scale | as shown | date | 14 November 2006

Figure 3



0 15m
Approximate Scale

Source: Jeffery & Katauskas Pty Ltd



Caltex Mosman Validation
Corner Hale Road and Military Road, Mosman

Monitoring Well Locations

job no 2113775
file ref 2113775_LTN_04.cdr

scale as shown date 8 January 2007

Figure 4



F2



Figure 2. The approximate area of the site is 639m².



-  Oil Sump
-  Inferred location of UST
-  Soil Sample Location
-  Monitoring Well Location

Source: Nearmap

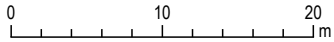
Figure 2	Site Area
Project	516 Military Road, Mosman NSW 2088



LEGEND

- Soil bore
- Groundwater monitoring well
- Lot
- Site boundary

SOURCE
Cadastral and roads from Sixmaps
Site boundary and features from Tetra Tech Coffey
Imagery from ArcGIS Online (Various capture dates)



SCALE 1:500
PAGE SIZE: A3
PROJECTION: GDA2020 MGA Zone 56

AUSGRID (C/O AURORA PROPERTY PARTNERSHIP)

CL1321 MILITARY ROAD
ENVIRONMENTAL SITE ASSESSMENT

FIGURE 02 **DRAFT**
Site Layout



DATE: 26.06.25 PROJECT: 754-MELEN394033 FILE: 394033_ESA_F002_GIS

Appendix B

Notes About this Report

Introduction

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

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

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Borehole and Test Pit Logs

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

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

Groundwater

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

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

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

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

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

Reports

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

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

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

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

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About this Report

Site Anomalies

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

Information for Contractual Purposes

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

Site Inspection

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

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Appendix C

C1: Tabulated Summary Results from Previous Reports

C2: Tabulated Summary Results from DSI