21 January 2010

Gary Sawyer

General Manager
City of Canada Bay Council
1a Marlborough Street

DRUMMOYNE NSW 2047

Dear Gary,

RE: Breakfast Point, Powerhouse Demolition and Redevelopment Proposal

Following your meeting with Mr. Bryan Rose and Mr. Nick Jackman on 11 December 2009 we attach a summary of the proposal for the demolition of the existing Powerhouse building, rezoning of the land for residential use and construction of six freestanding homes.

We put forward a counter offer of a sum of $1,200,000.00 (One million two hundred thousand dollars) to be granted under a Voluntary Planning Agreement in lieu of the dedication of part of the Power House and curtilage. An appraisal summary supporting the fairness of this offer is contained within Annexure I of the attached report.

We request Council's consideration of this offer.

Should you have any queries regarding the above please do not hesitate to contact the undersigned.

Yours sincerely,

Ray Kearns
Development Manager

ROSECORP MANAGEMENT SERVICES PTY LIMITED
A.C.N. 092 138 504

BREAKFAST POINT POWER HOUSE BUILDING

PROPOSAL FOR DEMOLITION OF THE EXISTING BUILDING AND REDEVLOPMENT FOR RESIDENTIAL USE

21 January 2010

INDEX

Executive Summary

The Power House building is located at 97-99 Peninsula Drive, Breakfast Point. It is included in the part of the Breakfast Point site that has been called in by the NSW Minister for Planning.

The Power House building is a scheduled 'Heritage Item' under Concord LEP No 91.

The Breakfast Point Concept Plan approval requires within 12 months of the date of the approval the Applicant to make best endeavours to seek the dedication of approximately 240m2 of the Power House's gross floor area and curtilage into the care, control and maintenance of Council.

Preliminary architectural and structural engineering reconnaissance has revealed significant structural deterioration in the structure of the building.

Feasibility appraisal of the forecast revenue and construction / ongoing maintenance cost estimates indicates the conservation of the existing structure and adaptive reuse to not be financially viable.

It is Breakfast Point Pty Ltd's opinion that demolition of the existing building and the redevelopment of the site for residential use may be more desirable to the surrounding residents and offer greater Public benefit than the adaptive re-use of the existing building.

The NSW Heritage Office and NSW Department of Planning have reviewed the site and do not object to an application being made under Part 3A for approval for the demolition of the existing structure and redevelopment of the site for residential use providing the items of heritage significance are appropriately recorded and/or retained via an interpretive display within Breakfast Point

Breakfast Point Pty Ltd seek Council's support on this matter prior to any application being made to the NSW Department of Planning for the redevelopment of the site.

Concept Plan Approval

Attached and marked Annexure A is a copy of the Major Project Assessment : Breakfast Point Concept Plan item 6.3.7 and Determination of Breakfast Point Concept Plan section 11 which relate to the dedication of the Power House and curtilage.

Under these items it was contemplated that an agreement may be reached between Breakfast Point Pty Ltd and Council for the dedication of approximately 240m2 of the Power House's gross floor area and curtilage into the care, control and maintenance of Council for the purposes of a museum.

Attached and marked Annexure B are copies of preliminary drawings relating to the conservation and adaptive re-use of the building under the Concept Plan conditions of approval.

Preliminary structural engineering reconnaissance by consulting engineers Hughes Trueman indicate that the existing building structure is in a severe state of disrepair. Attached and marked Annexure C is a copy of their preliminary schedule of structural works required to reinstate structural integrity to the building in order to allow the building to be brought back to a habitable state.

Based on Hughes Trueman's report and drawings provided in Annexure C consulting quantity surveyors WT Partnership prepared on 24 September 2008 a construction cost preliminary budget estimate to the sum of $4,500,000 + GST for the remediation of the existing structure and base building works for the described adaptive re-use (copy of WT Partnership's Preliminary Budget estimate is attached and marked Annexure D).

In this Preliminary Budget Estimate WT Partnership estimate the ongoing maintenance costs to the external fabric of the building to be:

	Assumed maintenance period	**Cost/period $ (Excl GST)**
Repointing of existing external brickwork	Assume every 20 years	100,000
Renewal of roof membrane	Assume every 20 years	80,000
Repainting of windows and external doors	Assume every 5 years	25,000
Sundry repairs	Annually	15,000

Note: The above costs exclude GST and any escalation in cost over time.

Based on the above estimated costs and other reasonable revenue and cost assumptions feasibility appraisal of this scheme estimate the adaptive re-use of the existing building would over time be a cost (loss) to Breakfast Point Pty Ltd in the order of $4,400,000 + GST. A copy of this feasibility appraisal is attached and marked Annexure E.

Under the Breakfast Point Concept Plan approval upon agreed dedication of part of the Power House and curtilage Council will become responsible for ongoing care, control and maintenance of that part of the building and cartilage. Over time this will be an ongoing running cost to Council.

Regarding the adaptive re-use of the building for both Council's and Breakfast Point Pty Ltd's future uses it is our considered opinion that any commercial use of the building is impractical for the following reasons:

- Limited on street parking is available for visitors to the building as the majority of on street visitor parking has been dedicated to current and future surrounding residential buildings;

- There is insufficient space available for any off street parking;

- Any commercial uses in the building, such as museum, café etc may cause nuisance and a reduction in privacy to residences within very close proximity to the building and will limit hours of operation; and

- Access for garbage collection and/or deliveries to the building is limited.

Given the above constraints it is likely that it will be very difficult to find a suitable tenant for the building and derive an acceptable revenue. This together with the direct construction costs render the proposal for the adaptive re-use of the building unfeasible to Breakfast Point. Also, given the ongoing maintenance costs to Council, it is likely the ongoing financial burden to Council resulting from the dedication of part of the building may outweigh any perceived benefit to the Public for the retaining of the building.

Proposal for the demolition of the existing building and redevelopment for residential use

The Power House is located on a site area of approximately 5,000m2.

We have reviewed various alternative proposals for the use of the building and/or land upon which it is situated and have formed the opinion that the best use for the Power House will be the demolition of the existing building, remediation of the parcel of land, rezoning to residential use and the construction of six individual free standing homes.

Attached and marked Annexure F are preliminary details of the arrangement of the six new residences that may be constructed under this alternate scheme.

Under this proposal for the redevelopment of the site we suggest that any items of heritage significance be retained within the Breakfast Point 15m foreshore zone and displayed with a plaque describing its history, technological advancement and role of the Powerhouse. Final selection of these items would be decided upon each artefact's historical significance, whether that be its setting, stylistic, archaeological features etc. and whether the item presents a danger to users, occupants or public and any measures to conserve the item including proposals of any conservation plan be made available to Council. Attached and marked Annexure G is a draft Breakfast Point Heritage Interpretation Strategy for the current and future retaining of any such heritage significant items.

In lieu of the dedication of part of the Power House and curtilage to Council we propose that Breakfast Point Pty Ltd will provide a financial contribution under a Voluntary Planning Agreement for Council to use to support the costs of other Public facilities currently provided or which may be provided in the future within the City of Canada Bay.

The NSW Heritage Office and NSW Department of Planning have considered this proposal do not object to an application being made under Part 3A for approval for the demolition of the existing structure and redevelopment of the site for residential use providing the items of heritage significance are appropriately recorded and/or retained via an interpretive display within Breakfast Point and that a Planning Agreement between Council and Breakfast Point Pty Ltd is in place.

During the second half of 2008 an offer of $1,000,000 was made to Council as the sum proposed in lieu of the dedication of the part of the Power House and curtilage to Council. This offer was given in conjunction with information and calculations to allow Council to assess this offer.

Council have since responded requesting a sum of $3,500,000. Attached and marked Annexure H is an appraisal summary for the proposed alternate scheme and including this sum cost requested by Council. This appraisal summary shows a return on cost of only 4.19%. Given the uncertainty of conditions present in the existing structure and risks of increase costs in demolition and remediation this sum renders the redevelopment of the site to be unfeasible for Breakfast Point Pty Ltd.

As a final offer we propose to Council a sum of $1,200,000. Attached and marked Annexure I is a feasibility appraisal including for this sum.

We consider this sum of $1,200,000 to be fair and reasonable, particularly given Council will relieved of ongoing burdening costs of maintenance which may be imparted otherwise under the Concept Plan scheme to dedicate part of the Power House and curtilage to Council and particularly given Breakfast Point Pty Ltd will be carrying all risk associated with the redevelopment of the site.

Appendices

ANNEXURE A

6.3.7 Heritage

6.3.7.1 Raised By

Concern has been raised regarding the future of the existing buildings and their potential demolition to facilitate implementation of the concept plan proposal. Council and the community are of the view that the existing buildings have historical significance and should be adaptively re-used for alternative commercial/museum uses.

6.3.7.2 Consideration

There are four existing structures within or adjacent to the concept plan area which have been identified as having local heritage significance. The items are the brick wall facing Tennyson Road, Main Meter Readers Office, Blacksmith's Shop and Power House. Figure 5 identifies their location.

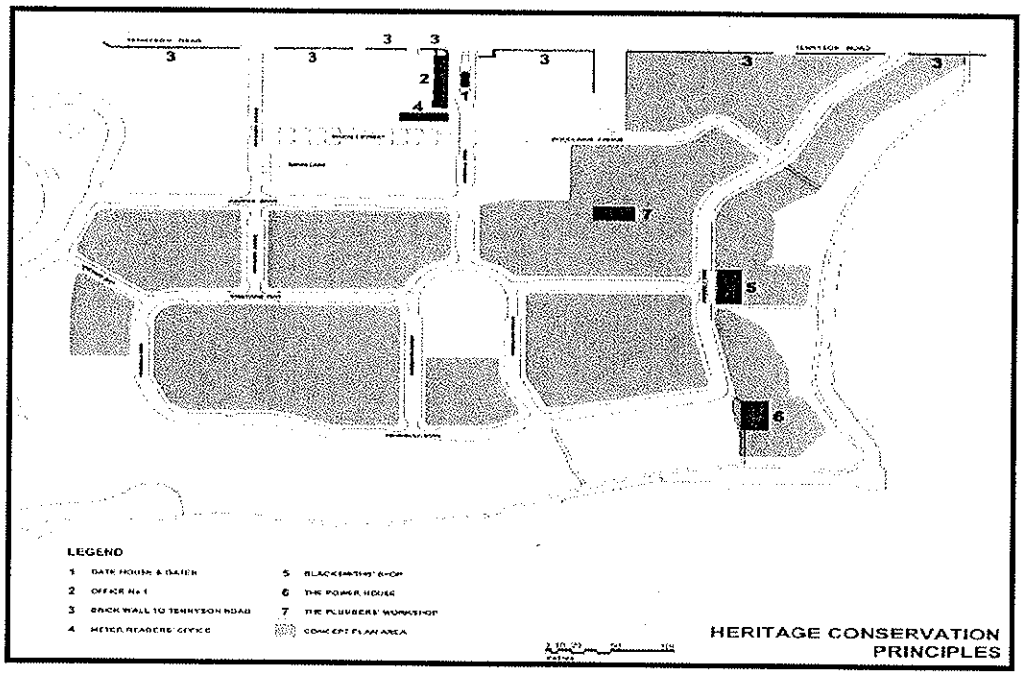


Figure 5: Heritage Items at Breakfast Point

The Concept Plan's "Section 11 – Heritage Conservation" prohibits the demolition, alteration, removal or modification of any heritage item without the consent of the relevant authority. Furthermore, Section 11 contains some very basic heritage conservation principles which nominate the likely future adaptive re-uses of the heritage items. At this stage, it is considered premature to specify the future use of the on-site heritage items as the buildings are run down and require considerable renovation. A comprehensive heritage assessment will be required at project application stage to determine whether in fact a particular building is worthy of retention (in its current form) having regard to its architectural or aesthetic merit.

6.3.7.3 Resolution

The Department considers that there is nothing in the Concept Plan which precludes the existing buildings from being adaptively re-used in the future. In fact, the nomination of building envelopes in the Concept Plan (which in fact do not coincide with the heritage items) provides the certainty the items will be retained.

In the event that any heritage item is to be demolished, Rosecorp through Statements of Commitment at *Appendix B, Part B, B10 – Heritage* has committed to documenting the historic, social and cultural significance of the item through photographic archives and a professionally written history.

Additionally the Department's recommended *Condition No. 11 – Dedication of Power House and Curtilage* (at *Appendix A, Schedule 2*) requires the dedication of the 240m² of the Power House's gross floor area and curtilage to Council for the purposes of a museum. The condition also requires Rosecorp to undertake any structural and buildings works to ensure the building is habitable when dedicated to Council.

All contributions shall be paid in the form of cash or bank cheque made out to City of Canada Bay Council. For accounting purposes the contribution pay require separate payment for each of the categories above. Confirmation should be sought from Council in this regard.

9. Other Monetary Contributions

In the event that the Applicant obtains approval from the Director General to increase the gross floor area (pursuant to *Condition No. 7 – Additional Floor Space* of this approval), a further monetary contribution for community enhancement will be levied for all additional dwellings resulting from that increase. This Contribution will be levied at a rate of $7, 200.00 per dwelling regardless of size (equating to $1.44 million if the maximum of 200 dwellings is achieved).

The Contributions shall be administered by the Applicant through the establishment of a Trust Fund or other appropriate mechanism.

The Applicant shall prepare and submit a Community Enhancement Plan for the approval of the Minister. The Community Enhancement Plan shall be prepared in consultation with Council, and the local community and nominate funding for community projects and infrastructure within the suburbs of Concord, Mortlake, Breakfast Point, and Cabarita. The Community Enhancement Plan shall also determine a works program, timing and means through which the Contribution delivered through this condition is accessed.

10. Dedication of Foreshore Lands

Within 3 months of the determination date in Part A of Schedule 1 of the Breakfast Point Concept Plan, the Applicant shall use their best endeavours to seek the dedication of the 15m wide foreshore strip known as Lot 501 in DP 1052824 to Council.

Should an agreed outcome not be reached within that timeframe (and the Director General has not specified an alternative timeframe), the 15m wide foreshore strip shall be dedicated to the Department.

In either case, the care control and maintenance of the 15m wide foreshore strip shall be conferred to the appropriate Community Association.

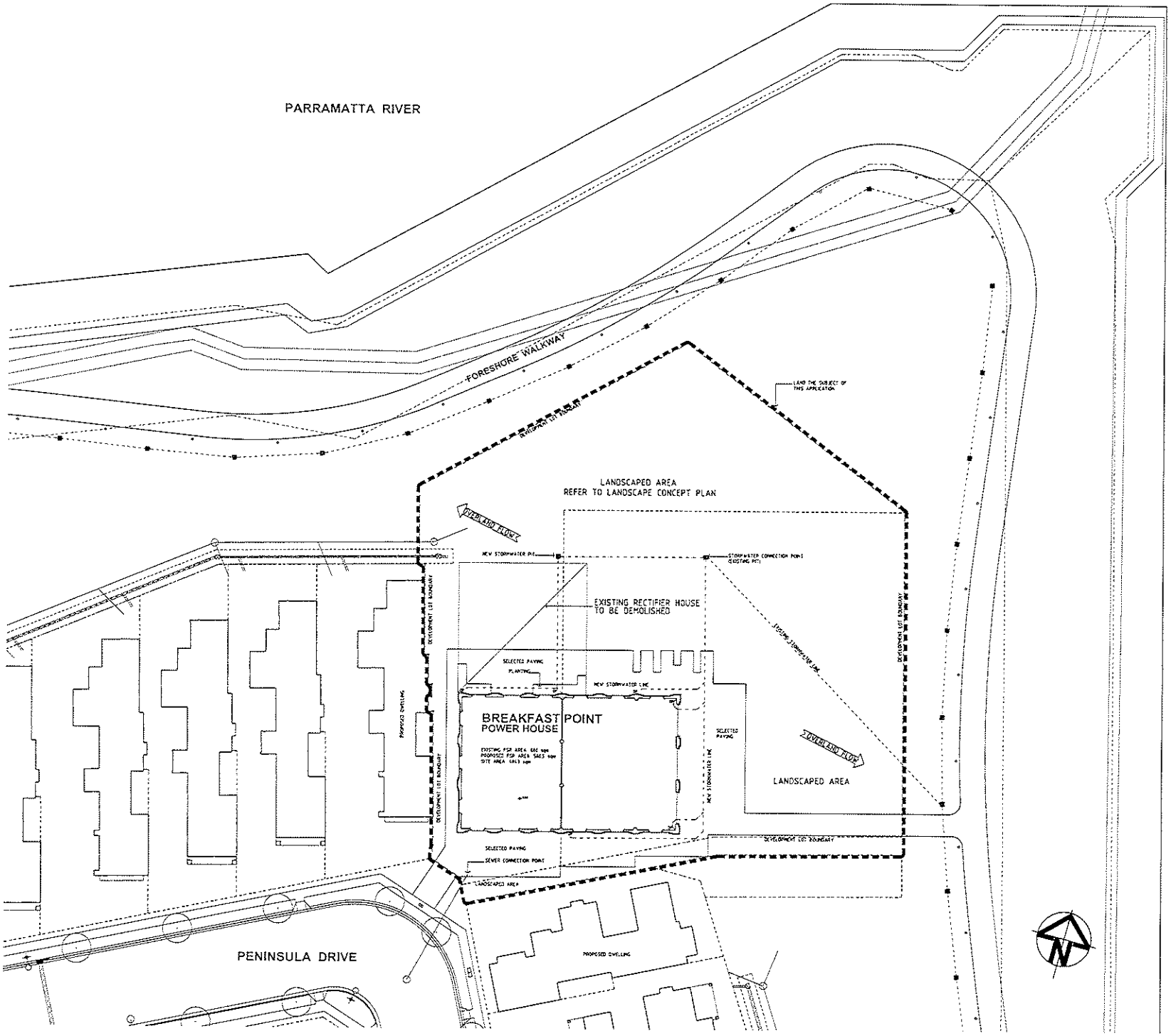
11. Dedication of Power House and Curtilage

Within 12 months of the determination date in Part A of Schedule 1 of the Breakfast Point Concept Plan, the Applicant shall use their best endeavours to seek the dedication of approximately 240m^2 of the Power House's gross floor area and the curtilage (as identified in Schedule 3) into the care, control and maintenance of Council. Should an agreed outcome not be reached within that timeframe (and the Director General has not specified an alternative timeframe), the Power House and the curtilage shall remain in the care, control and maintenance of the owner at that time.

The Applicant shall liaise with Council and the NSW Heritage Office regarding the appropriate construction standards so that the Power House and curtilage may be dedicated to the Council in the future, if Council chooses to accept the dedication. The final design detail of the Power House and curtilage is to be approved by the Department prior to the issue of the construction certificate for these works.

In the event that Council accepts the dedication, a public positive covenant and right of carriage way is to be created over the Power House and curtilage to allow full public access to the development to the dedicated area. In addition, the owner is to be burdened with the requirement to maintain the Power House and curtilage to the constructed standard. These mechanisms are to be created pursuant to Section 88B of Section 88BA of the Conveyancing Act, 1919 and are to be shown on the title of the land. Details of these mechanisms are to be approved by the Director prior to release of the relevant subdivision certificate or the strata subdivision certificate.

ANNEXURE B



PARRAMATTA RIVER

BREAKFAST POINT

BREAKFAST POINT POWERHOUSE

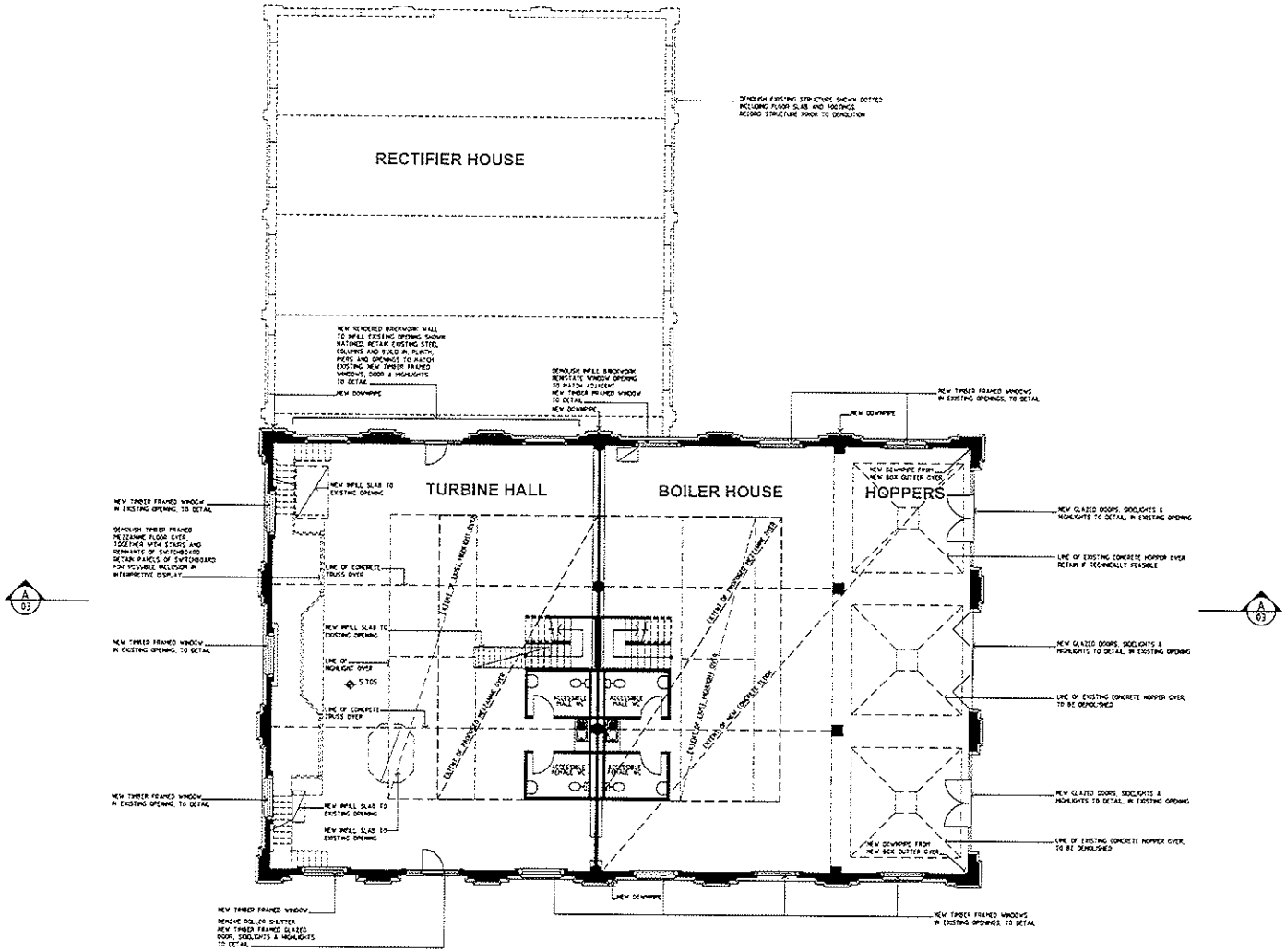
SITE PLAN

03029 / DA-01A

GILES TRIBE ARCHITECTS

NOTES

1. NEW LIQUID-APPLIED WATERPROOF MEMBRANE ROOF SYSTEM TO BE INSTALLED TO ENTIRE CONCRETE ROOF.
2. NEW COLORBOND ROOF ON STEEL FRAMING TO BE INSTALLED OVER HOPPER BAY AFTER DEMOLITION OF TOWER WALLS AND HOPPERS. ROOF TO FALL TO NEW BOX GUTTER, SUMPS & DOWNPIPES.
3. SPALLED CONCRETE AND CORRODED REINFORCEMENT TO BE REPAIRED TO ENGINEER'S SPECIFICATION.
4. ALL REDUNDANT METAL ITEMS FIXED TO EXTERNAL WALLS TO BE REMOVED OR CUT OFF 25mm FROM THE FACE OF BRICKWORK AND COATED WITH CORROSION INHIBITING PRIMER.
5. ALL VEGETATION TO BE REMOVED FROM THE FACADES OF THE BUILDING. ALL EXTERNAL BRICKWORK TO BE CLEANED.



FLOOR PLAN

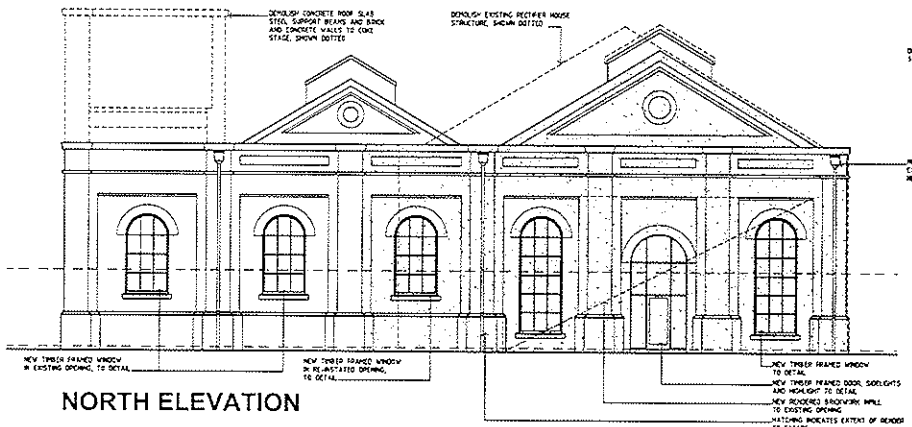
BREAKFAST POINT

BREAKFAST POINT POWERHOUSE

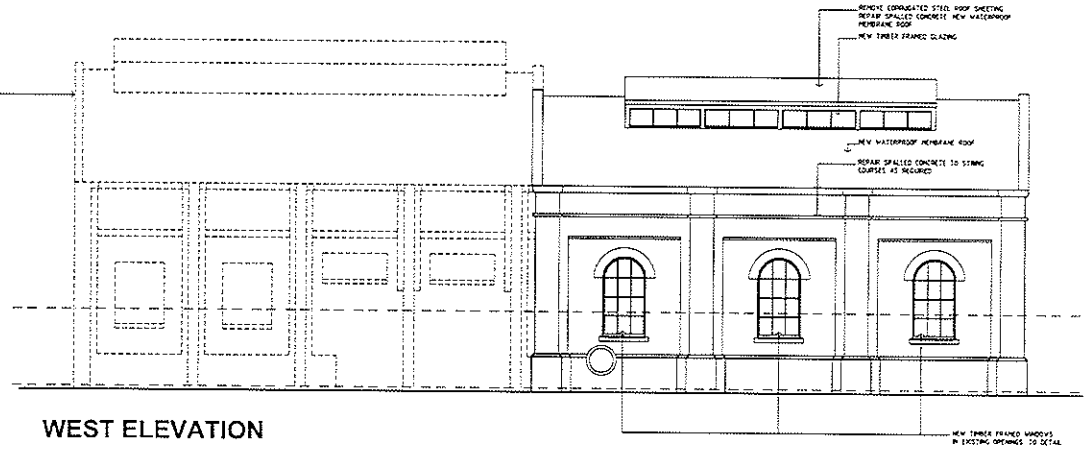
PROPOSED FLOOR PLAN

03029 / DA-02A

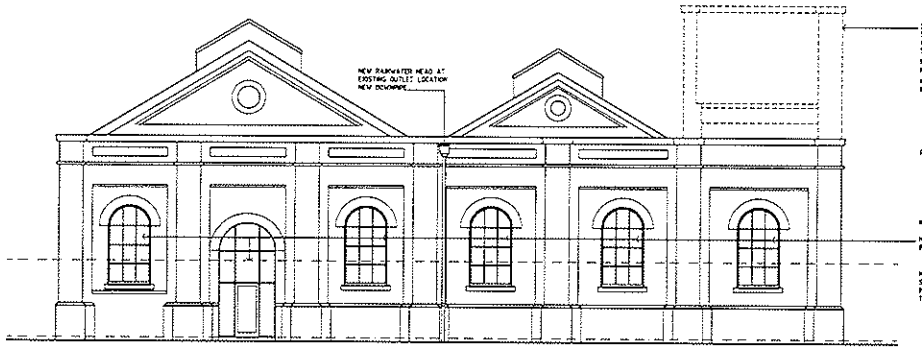
GILES TRIBE ARCHITECTS



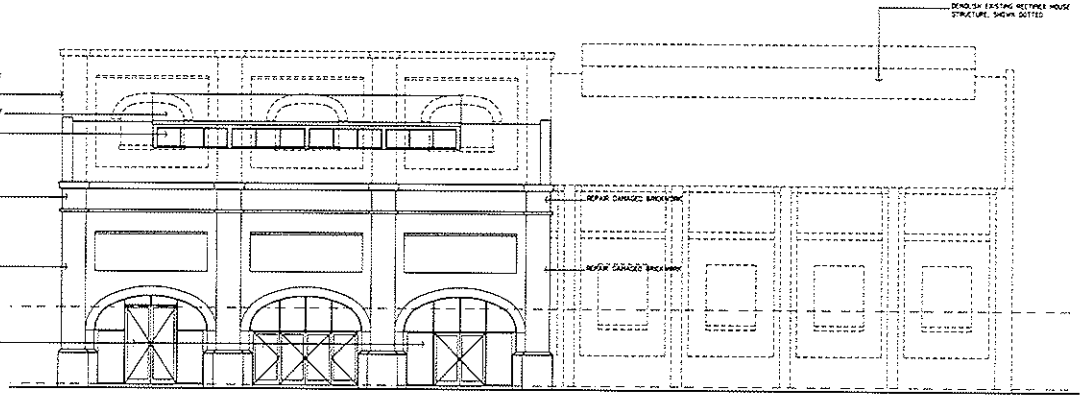
NORTH ELEVATION



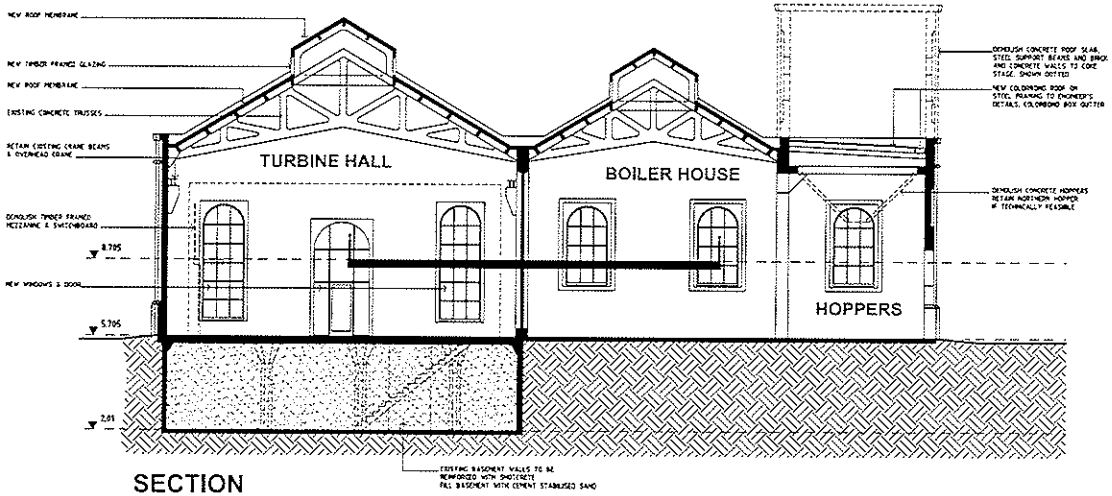
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



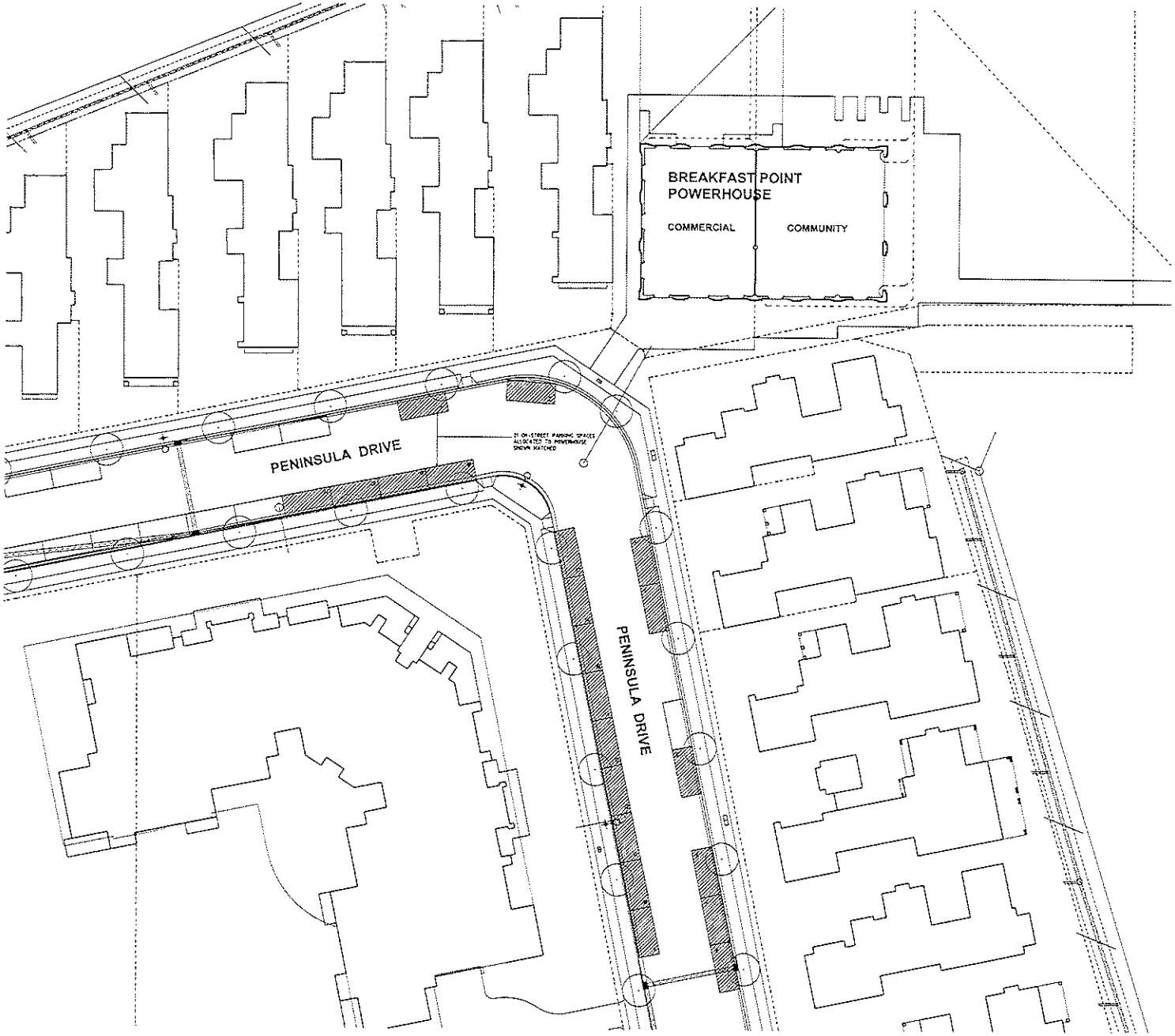
SECTION

BREAKFAST POINT

BREAKFAST POINT POWERHOUSE

PROPOSED SECTION & ELEVATIONS 03029 / DA-03A

GILES TRIBE ARCHITECTS



PARKING CALCULATIONS

USE	FLOOR AREA	PARKING RATE	PARKING REQUIREMENT
COMMERCIAL	336 sqm	1 SPACE / 45 sqm	6 SPACES
COMMUNITY	347 sqm	1 SPACE / 45 sqm	16 SPACES
TOTAL REQUIREMENT:			16 SPACES
PROVISION:			21 SPACES

PARKING SPACES ALLOCATED AS PER THE BREAKFAST POINT VISITOR PARKING MASTERPLAN

BREAKFAST POINT

BREAKFAST POINT POWERHOUSE

PARKING PLAN

03029 / DA-04

GILES TRIBE ARCHITECTS

ANNEXURE C

03029

HughesTrueman

FAX TRANSMISSION

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F 02 9438 4505
Level 1, 100 Christie Street
PO Box 151
St Leonards NSW 1590
ABN 53 831 529 091

To	Stewart Mathews	Date	24/2/04
At	Paragon	Fax No	8765 8722
To	Ian McCaig		
At	Giles Tribe	Fax No	9264 9908
To	Iain Stuart		
At	HLA Envirosciences	Fax No	99884441
To	Fred Salome		
At	CTI	Fax No	9736 3287
From	Simon Wiltshier	Total Pages	16

Dear Gentlemen

Herewith the schedule of works as it stands to date.

Regards

Simon

HughesTrueman

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AS TRUSTEE FOR HTL REINHOLD TRUST
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BREAKFAST POINT
POWER HOUSE

SCHEDULE OF STRUCTURAL WORKS

The following schedule identifies required remedial structural works.

The first part of the schedule nominates locations and general extent of works with reference to a location plan.

The second part provides specifications for particular types of repair.

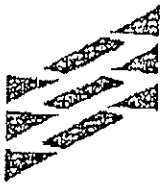
The third part provided the location plans and typical details.

Quantities referred to in the schedules are approximate only and should be verified by site measure prior to carrying out works. The quantities should however be adequate for budget estimates with an appropriate contingency.

The building is divided into five components.

1. High Bay Over Hoppers
2. East Block – Boiler House
3. West Block – Generator House
4. West Block – Basement
5. North Block – Generator House Extension

At this stage the north block has not been included in the schedules since it is expected that it will not be retained in the final proposal. If it is to be retained the schedule will be updated.



HIGH BAY OVER HOPPERS

Item No. as shown on plans	Item	Description	Quantity (approximate)	Specification Reference
(1)	Roof slab	Reinforced concrete	115m²	Demolish
(2)	Roof beams	Steel	7 No	Demolish
(3)	Brickwork at top of wall	Salvage, clean and rebed	Top 2 courses both sides plus 6 courses local to each corner	(1)
(4)	Concrete at top of wall	Reinforced concrete	40m	(2)
(5)	Wall capping	Reinforced mortar	40m	(3)
(6)	Wall bracing	Hot Dip galvanised steel	Refer drawing	(4)
(7)	Embedments	Steel	30 items	(5)
(8)	East facing arches	Brick infill	3 No.	(6)
(9)	Hoppers	Reinforced concrete southern and central	2 No.	(7)
(10)	Hoppers	Reinforced concrete northern	1 No.	(7)
(11)	New roof	Metal sheet on steel purlins	115m²	(9)

EAST BLOCK – BOILER HOUSE

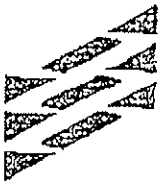
East Façade (Note: this façade obscured by a banner during inspection therefore quantities may vary)				
(12)	• Upper string course	Reinforced concrete spall	5m (300H x 150)	(10)
(13)	• Lower string course	Reinforced concrete spall	5m (150H x 150)	(10)
(14)	• Plinth course	Reinforced concrete spall	1m (150H x 150)	(10)
(15)	Brickwork at corners	Brickwork over reinforced concrete	3 locations, 60 bricks per location	(11)
(16)	Brickwork at arches	Brickwork around arch	Rebuild 90 bricks plus concrete repair to 1.2m x 0.3m x 0.3m	(11)
(17)	Bricks to pier	Brickwork in face pier	Rebuild 30 bricks plus concrete repair to 0.3 x 0.3 x 0.1m	(11)
(18)	Cracking	Crack over arch	1m long crack, 2 lengths of 900m Helifix inside and out (4 No. total)	(12)
(19)	Adhering concrete	Concrete	19m long x 300mm high band. Allow to replace 50 bricks	(13)

(20)	Brick repairs	Brickwork	2 locations required each with 70 bricks plus 1000 x 300 x150 concrete repairs each	(11)
(21)	Embedded steelwork	Steel beams and fixings	40 items	(5)
North Facade				
(22)	• Upper string course	Reinforced concrete spall	2m (300H x 150)	(10)
(23)	• Lower string course	Reinforced concrete spall	5m (150H x 150)	(10)
(24)	• Plinth Course	Reinforced concrete spall	3m (150H x 150)	(10)
(25)	• Hopper Edge	Reinforced concrete spall	6m (300H x 300)	(10)
(26)	Cracking	Crack over window	1.5m long crack 3 x 600 long Helifix inside and out (6 total)	(12)
(27)	Window Sill	Reinforced concrete spall	1.2m (300H x 300)	(10)
(28)	Embedded steelwork	Steel beams and fixings	40 items	(5)
(29)	Windows	Joinery and glazing	Install 2 windows to architect's specification	n/a
South Façade – east and west blocks combined				
(30)	• Upper string course	Reinforced concrete spall	7m (300H x 150)	(10)
(31)	• Lower string course	Reinforced concrete spall	2m (150H x 150)	(10)
(32)	• Plinth course	Reinforced concrete spall	2m (150H x 150)	(10)
(33)	Window	Diagonal brick crack over	3m long. 8 x 900 Helifix (inside & out, 16 total). Replace 30 bricks.	(12)
(34)	Junction east and west blocks	Vertical brick crack	8m long. Fill but do not tie across. Remove vegetation.	(12)
(35)	• Gable capping	Reinforced concrete spall	10m (300H x 150)	(10)
(36)	• Basement walls	Reinforced concrete spall	$3m^2$ (100 deep)	(10)
(37)	• Windows (east block)	Joinery and glazing	Install 3 windows to architect's specification	n/a
(38)	• Windows (west block)	Joinery and glazing	Repair 2 windows (allow to repair one and replace one)	n/a
(39)	• Embedments	Steelwork and fixings	50 No.	(5)

(40)	• Pipe from basement	Steel pipe and brickwork	Demolish and patch openings	n/a
(41)	• Basement wall openings	Make and fix covers	1 cover 2m x 1m 2 covers 1m x 1m	(14)
WEST BLOCK – GENERATOR HOUSE				
West Facade				
(42)	Eaves course	Reinforced concrete spalling	19m (300H x 150)	(10)
(43)	Lower string course	Reinforced concrete spalling	3m (150H x 150)	(10)
(44)	Plinth course	Reinforced concrete spalling	8m (150H x 150)	(10)
(45)	Basement walls - external	Reinforced concrete spalling	3m² (150 DP)	(10)
(46)	Embedments	Steelwork and fixings	30 No.	(5)
(47)	Windows	Joinery and glazing	repair 2 windows (allow to repair one and replace one)	n/a
ROOFS				
East and West Block Roofs				
(48)	Roof	Concrete with membrane	Entire roof	(15)
(49)	Roof vents – concrete	Refer to internal schedules		
(50)	Roof vents – louvres	Timber	Full length x 2 sides x 2 vents. Approx. 48 metres.	(16)
EAST BLOCK BOILER HOUSE				
Boiler House Interior				
(51)	Roof purlins	Reinforced concrete spall	30m (150 x 150)	(10)
(52)	Roof truss: northern truss highlight	Reinforced concrete spall	2m (150 x 150)	(10)
(53)	West wall joint at top of wall	Reinforced concrete spall	19m (100 x 100) (Remove steel plate if possible and replace with ALCOR)	(10)
(54)	Roof truss bearings at west wall	Reinforced concrete spall	2 No. (600H x 600 long x 300 deep)	(17)
(55)	Highlight west side lintel	Reinforced concrete spall	13m (300 x 300)	(10)
(56)	Roof panels: hole, west side centre bay	Reinforced concrete spall	3m x 1.5m	(10)
(57)	Roof panels: gutter between High Bay and East Block	Reinforced concrete spall	19m (300 x 150)	(10)

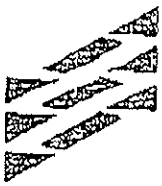
(58)	Roof panels generally	Cracking	60m of general crack repair	(18)
(59)	Walls	Horizontal cracking	100m of general crack repair	(18)
(60)	Floor	Brick and concrete	Clear out and inspect	(19)
(61)	Steelwork	Pipes, pipe brackets, fixings, columns, beams	Clean and paint all	(20)
WEST BLOCK – GENERATOR HOUSE				
Generator House Interior				
(62)	Floor grates	Openings in floor	Replace 2 No.	(21)
(63)	North face north wall	Vertical crack	5m of crack. No Helifix	(12)
(64)	Plinth course	Reinforced concrete spall	1m (150 x 150)	(10)
(65)	East wall south end	Diagonal cracks	7 cracks at 2m (allow also for 8 lengths x 600 Helifix subject to engineers detailed inspection)	(18)
(66)	Roof purlins	Reinforced concrete spall	15m (150 x 150)	(10)
(67)	Roof trusses	Reinforced concrete spall	Precautionary allowance to repair east ends at wall where water has entered. Allow 2No. x 300 x 300 x 300 repairs and associated propping	(10)
(68)	Roof panels	Cracks	30m of general crack repair	(18)
(69)	Roof panels	Reinforced concrete spall	20m² (75m) (Allowance)	(10)
(70)	Highlight lintels	Reinforced concrete spall	12m (150 x 150)	(10)
(71)	Highlight sills	Reinforced concrete spall	12m (150 x 150)	(10)
(72)	Basement stair handrails	Tubular steel	Replace with Monowills standard modern equipment	n/a
WEST BLOCK BASEMENT				
Generator House Basement				
(73)	East wall	Concrete spalling	49m² x (100)	(10)
(74)	North wall	Concrete spalling	23m² x (100)	(10)
(75)	West wall	Concrete spalling	12m² x (100)	(10)
(76)	South wall	Concrete spalling	23m² x (100)	(10)
(77)	Slab soffit	Concrete spalling	30m² x (75)	(10)

(78)	Concrete columns bases	Concrete spalling	15 repairs 300 high 7 repairs 600 high	(10)
(79)	Steel columns and beams	Corrosion	1 repair 900 high Clean and paint all (Minor welded plate repairs)	(10) (20)
GENERAL ITEMS				
Concrete Surfaces Generally				
(80)	Concrete surfaces generally - electro-chemical re-alkalisation	Reinforced concrete	TBA	TBA
(81)	Concrete surface generally - anti-carbonation coating	Reinforced concrete	TBA	TBA
Waterproofing and Drainage				
(82)	Basement Internal	Sump and pump	1No.	(22)
(83)	Basement External	Subsoil drain	60m	(23)
(84)	Basement External	Sump and pump	1No.	(24)



SPECIFICATIONS

Reference	Specification
(1)	Grind out joint to allow removal of roof slab. Allow to remove, clean and replace and rebed top two courses of brick. Allow for 70% salvageable and 30% new bricks to match existing. At corners rebuild 6 courses of brick where damaged by rusting beam ends. Allow for 50% salvageable and 50% new bricks to match existing. Refer SK4.
(2)	Horizontally saw cut reinforced concrete inner skin.
(3)	Cap top of wall with cementitious mortar to tapered profile falling to outside. Cap 60 thick at inner edge, 40 thick at outer. Reinforce with stainless steel masonry reinforcement. Refer SK4.
(4)	Install wall bracing to top of wall in hot dip galvanised steel. Refer SK3.
(5)	Remove embedded steelwork by carefully removing surrounding bricks. Replace bricks and then fill void from extracted steelwork with mortar filler to match existing joints. Finish smooth and recessed 20m from outer face of bricks.
(6)	Carefully remove infill brickwork from arches and repair exposed edges as required.
(7)	Prop as required and demolish reinforced concrete hoppers commencing from south end. Empty hoppers from above after propping from below. Call engineer to inspect hoppers. Carefully remove and store steelwork associated with hopper gates (for potential salvage and reuse). Saw cut a straight cut between the central hopper and the northern hopper preserving the southern wall of the northern hopper. (It is the intention to save and repair the northern hopper if considered feasible following demolition). Engineer to be called to inspect the southern two hoppers during demolition to allow review of feasibility of retention of northern hopper. Engineer will direct either remedial works to northern hopper or demolition after inspections as noted above. All saw cut edges to be repaired as per specification Number 8.



(8) Repair to saw cut or broken back concrete edges.
Install propping as required and saw cut full depth shown on drawings but do not overcut.
For internal concrete saw cut at a line 20mm back from final finished repaired surface U.N.O.
For external concrete saw cut at a line 40mm back from final finished repaired surface U.N.O.
Roughen concrete surface by scabbling to within 10mm of edge of cut face (ie do not scabble right to edge to avoid fraying the straight edge).
Apply two coats of Sika Mono Top-610 to all exposed reinforcement to the manufacturers specification.
Apply one coat of Sika Mono Top-610 to the concrete surface to the manufacturers recommendations. Note that the substrate must be prewetted and in saturated surface dry condition. The subsequent repair mortar must be applied whilst the Sika Mono Top-610 bonding bridge is still wet. Wet on wet application is critical to ensure a good homogeneous bond.
Apply Sika Mono Top-615 HB repair mortar in strict accordance with the manufacturers specifications to restore line and level. Ensure repair site is filled, voids are eliminated and the repair mortar is properly compacted.
Sika Mono Top-615 should not be used for thickness less than 3mm or greater than 80mm in a single application. Where the latter is required more than one application is necessary. Locally build up the concrete section in order to achieve correct covers. Ensure line and level of built-up areas blends with adjacent concrete sections.
Ensure that expansion joint gaps are not bridged during the application of the high build repair mortar.
Equivalent repair products may be used provided they are appropriate and are installed in accordance with the manufacturers recommendations.

(9) Construct new roof over hoppers to architect's specification generally to consist of colourbond corrugated roof sheeting spanning north and south either to eaves gutters or box gutters supported by C20020 purlins spanning east west onto 100 x 100 x 8 shelf angles bolted to the inside face of the concrete wall. Refer SK3 and SK4.

(10) Install propping as necessary if works are to a loadbearing element.
Remove all loose concrete.
Break back concrete beyond extent of corroded reinforcement to expose sound reinforcement for the following distances:

- Mesh in walls – 300mm
- 12mm dia. bar – 400mm
- 16mm dia. bar – 600mm
- 20mm dia. bar – 700mm

(Note: if bar welding is proved adequate the break back distance may be reduced).
Break back sufficient concrete to allow for placement of a lapped bar with 20mm space all round for repair mortar.
Lap in reinforcement to replace that lost (or as directed by the engineer).

Apply two coats of Sika Mono Top-610 to all exposed reinforcement to the manufacturers specification.
Apply one coat of Sika Mono Top-610 to the concrete surface to the manufacturers recommendations. Note that the substrate must be prewetted and in saturated surface dry condition. The subsequent repair mortar must be applied whilst the Sika Mono Top-610 bonding bridge is still wet. Wet on wet application is critical to ensure a good homogeneous bond.
Apply Sika Mono Top-615 HB repair mortar in strict accordance with the manufacturers specifications to restore line and level. Ensure repair site is filled, voids are eliminated and the repair mortar is properly compacted.
Sika Mono Top-615 should not be used for thickness less than 3mm or greater than 80mm in a single application. Where the latter is required more than one application is necessary. Locally build up the concrete section in order to achieve correct covers. Ensure line and level of built-up areas blends with adjacent concrete sections.
Ensure that expansion joint gaps are not bridged during the application of the high build repair mortar.
Equivalent repair products may be used provided they are appropriate and are installed in accordance with the manufacturers recommendations.

(11) Rake or grind out joints to remove damaged bricks. Repair underlying concrete as per specification (10) then relay bricks to match existing in mortar to match existing.

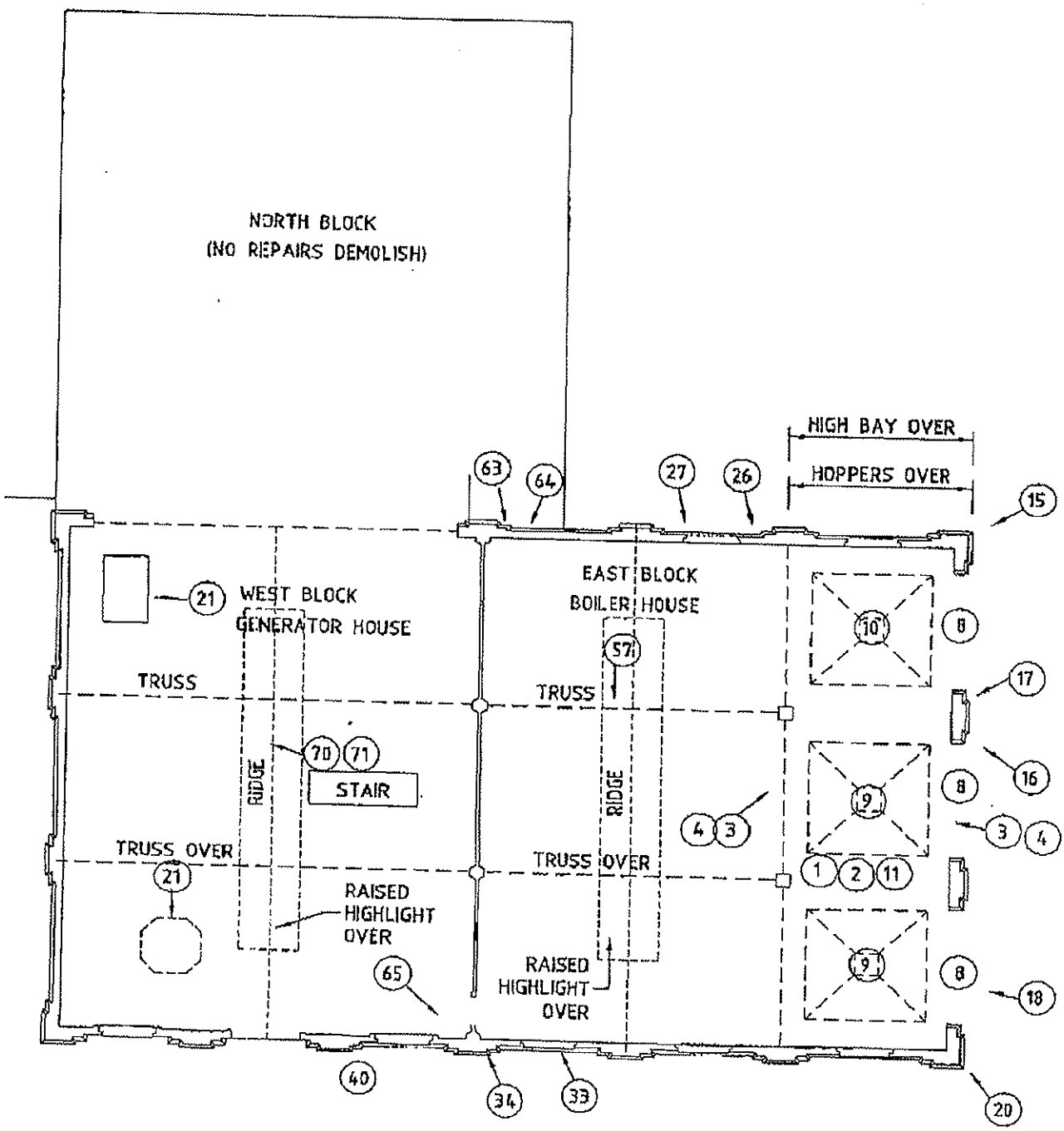
(12) Rake out joints 50 deep and pack with matching mortar then repoint. Fit lengths of Helifix 8m S.S. reinforcing as noted in the schedule to suppliers specification. Leave Helibond 20 back from external face and repoint over with mortar to match existing.

(13) Carefully remove adhering concrete from face bricks. Use hand methods to minimise damage to bricks.
If concrete cannot be removed without significant damage to bricks then leave in-situ.
Allow also to replace 50 bricks.

(14) Measure up on site and manufacture covers from 8mm galvanised floor plate.
Overlap opening by 100mm all around and fix with M8 trubolts or similar at 300 nominal centres to each side.

(15) Remove existing cladding, membranes and flashings.
Re-roof with proprietary waterproofing membrane to architects specifications (Emerclad by Parbury or similar).
Include flexible membrane over joints between east and west blocks. Turn membrane up rear of eaves and gables and up sides of raised roof vents, flash and seal to suppliers specification.
Colour selection by architect.

(16)	Carry out minor timber repairs. Prepare, prime and paint timbers to architects specification. Re flash heads and sills. Replace vertical cover boards at junctions.
(17)	Prop truss bottom chords down to ground. Locally break out ends of trusses and allow engineers inspection. Includes breaking out access in wall either side. Repair to engineers instructions, generally as per specification reference (10).
(18)	Map and agree crack repair extent with the engineer. Carry out epoxy injected crack repairs to suppliers specifications including preparation, flushing out sealing and finishing.
(19)	Clear debris from floor under archaeologist's direction. Do not disturb brick paved plinths. Allow to place concrete toppings to areas of concrete flooring to engineers future specification.
(20)	Blast clean or power wire brush to Class 1 finish and coat with 2 coats of 75 micron inorganic zinc silicate. Finish coats (if any) to architects specification.
(21)	Fit 75 x 75 angle trimmer with M12 Chemset anchors at 400 c/c all round. Fit 2 No. 150 x 75 PFC across octagonal opening with 10 plate cleats and 4 M20 bolts each end to concrete. 2 No. 100 x 50 PFC to rectangular opening. Fit and screw down 10mm floor plate.
(22)	In an agreed location saw cut through existing basement slab and form up and cast a 400 x 400 x 600 deep reinforced concrete sump with 150 wall and base thickness and install a permanent float switch operated pump and riser to approved discharge point.
(23)	Excavate to basement level on north, west and south sides of basement, waterproof exterior face of concrete. Install a subsoil drainage line encased in shingle and wrapped in geofabric. Backfill with granular material. Connect subsoil drains either to gravity drainage if falls permit or to a sump as per specification reference (24).
(24)	Install a sump from precast manhole sections with sump base 300mm below basement slab and an access point at the surface. Install a float switch operated pump and riser to discharge to approved disposal point.

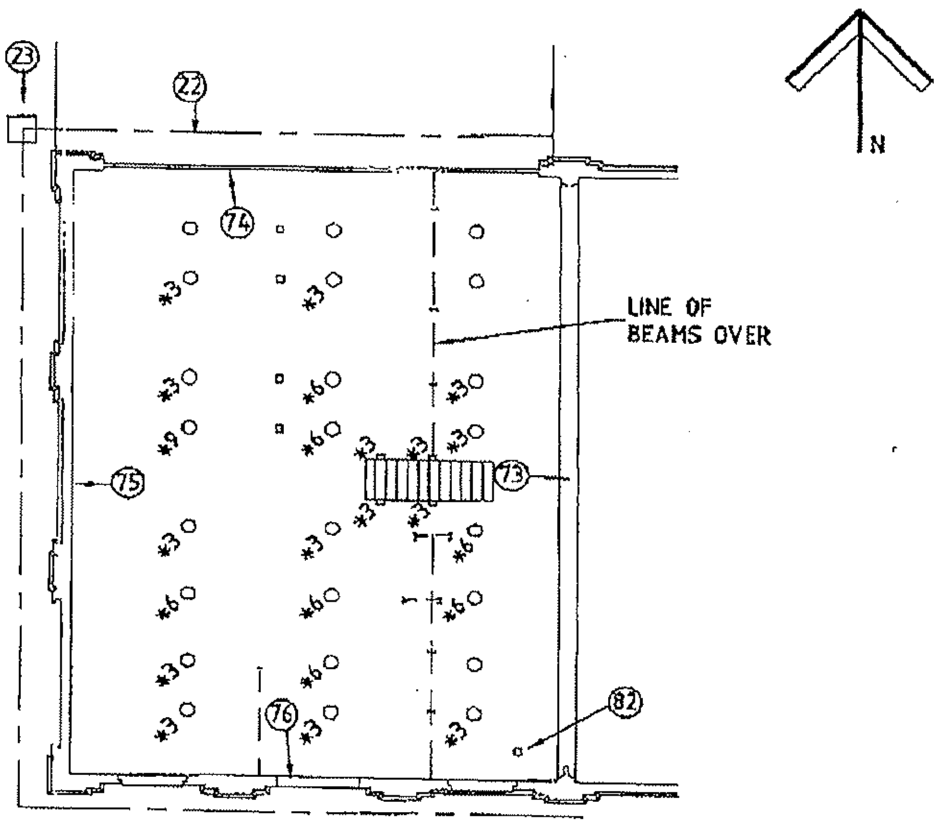


FLOOR PLAN

HughesTrueman
Consulting Engineers Planners & Managers
ABN 53 831 529 091
Level 1, 100 Christie Street, P.O. Box 151, ST LEONARDS NSW 2065
T 02 9438 2633 F 02 9438 4505 stleonards@hughestrueman.com.au

Project	BREAKFAST POINT POWER HOUSE
Client	BREAKFAST POINT PTY LTD
Drawing Title	
Scales	1:200
Drawing No.	03S763
Sheet	SK1
Revision	A

A4 SHEET



㉒ **BASEMENT PLAN**

UNDER WEST BLOCK

*3 = 300 HIGH REPAIR TO COLUMN BASE
*6 = 600 HIGH REPAIR TO COLUMN BASE
*9 = 900 HIGH REPAIR TO COLUMN BASE

HughesTrueman
Consulting Engineers Planners & Managers
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Level 1, 100 Christie Street, P.O. Box 151, ST LEONARDS NSW 2065
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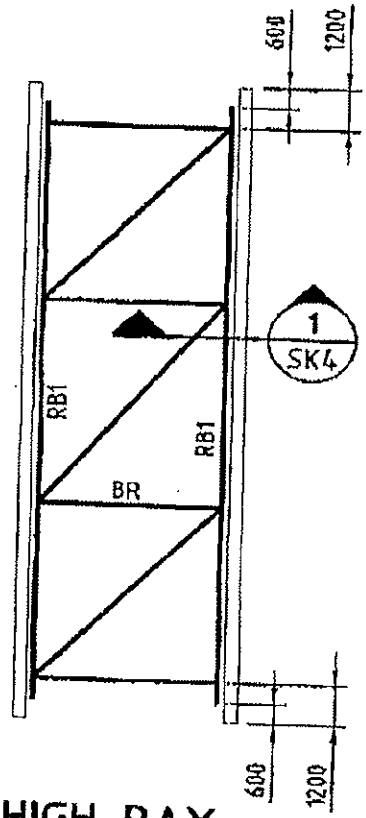
ACEA

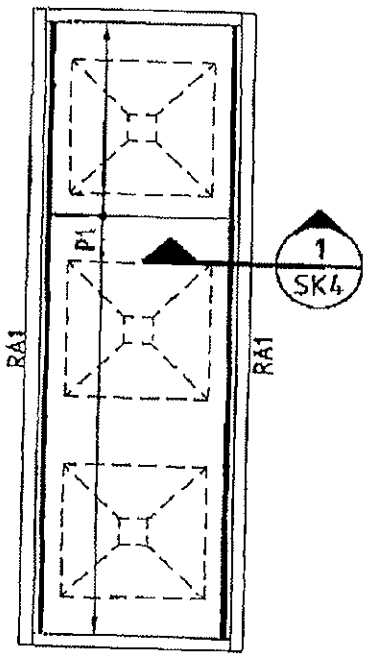
Project	BREAKFAST POINT POWER HOUSE
Client	BREAKFAST POINT PTY LTD
Drawing Title	BASEMENT PLAN
Scale	1:200
Drawing No.	03S763
Sheet	SK2
Revision	A



HIGH BAY
HIGH LEVEL BRACING PLAN

(AFTER DEMOLITION OF ROOF)

RB1 = 200PFC
BR = 140Ø x 5.4 CHS



HIGH BAY
LOWER LEVEL ROOF PLAN

(AFTER DEMOLITION OF ROOF)

RA1 = 100 x 100 x 8 EA
P1 = C20020@900

(GUTTER TO ARCHITECTS DETAIL)

HughesTrueman
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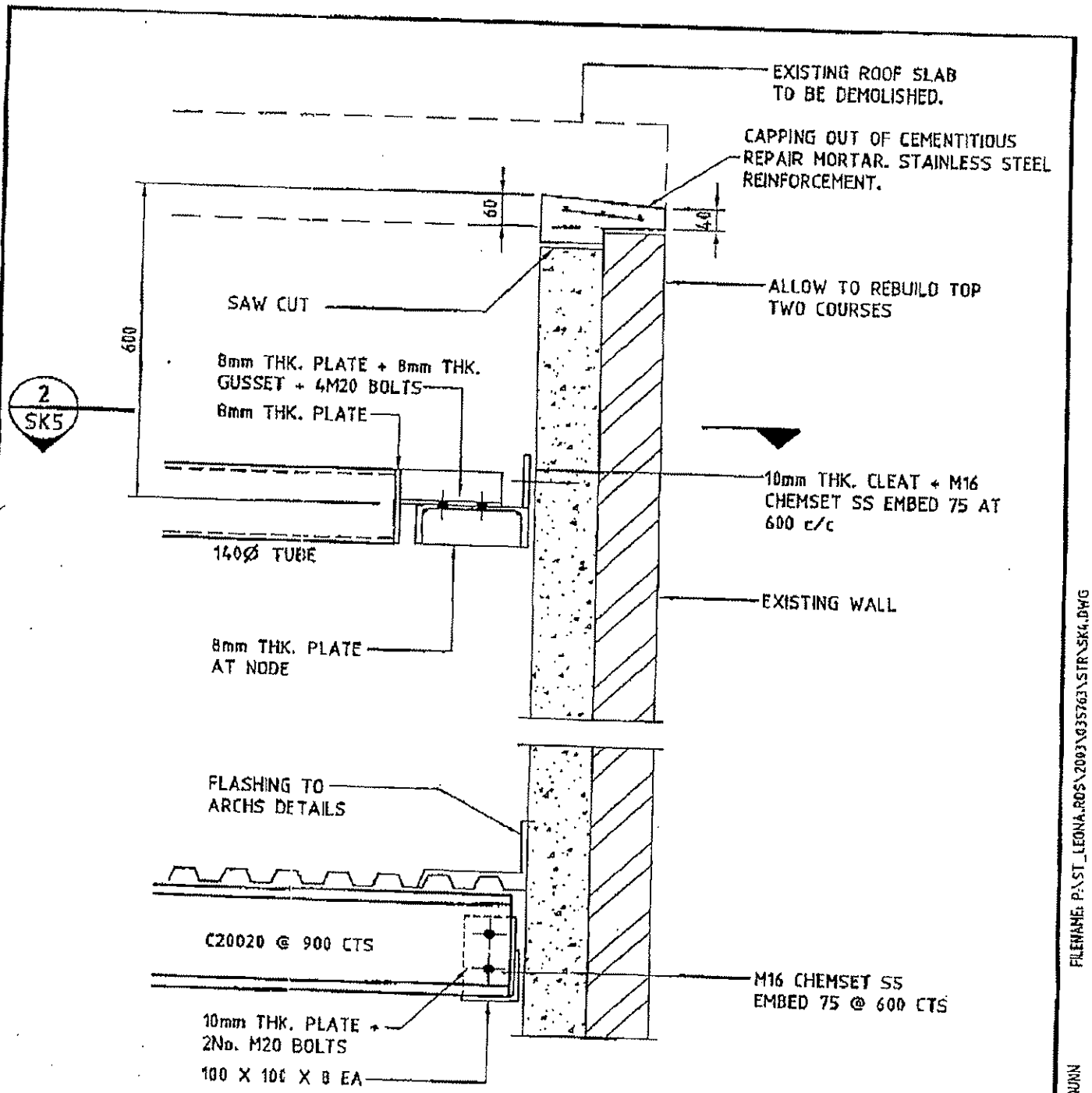
ACEA

Project	BREAKFAST POINT POWER HOUSE
Client	BREAKFAST POINT PTY LTD
Drawing Title	HIGH BAY PLAN
Scales	1:200
Drawing No.	03S763
Sheet	SK3
Revision	A



SECTION 1

1 : 10

HughesTrueman
Consulting Engineers Planners & Managers
ABN 53 831 529 081
Level 1, 100 Christie Street, P.O. Box 161, ST LEONARDS NSW 2065
T 02 9439 2633 F 02 9439 4505 stleonards@hughestrueman.com.au

Project: BREAKFAST POINT POWER HOUSE
Client: BREAKFAST POINT PTY LTD
Drawing Title: HIGH BAY SECTION
Scales: 1:10
Drawing No.: 035763
Sheet: SK4
Revision: A

(*) Unless there is an authorised Hughes Trueman signature at *, this drawing is not authorised for issue.

A4 SHEET 200mm

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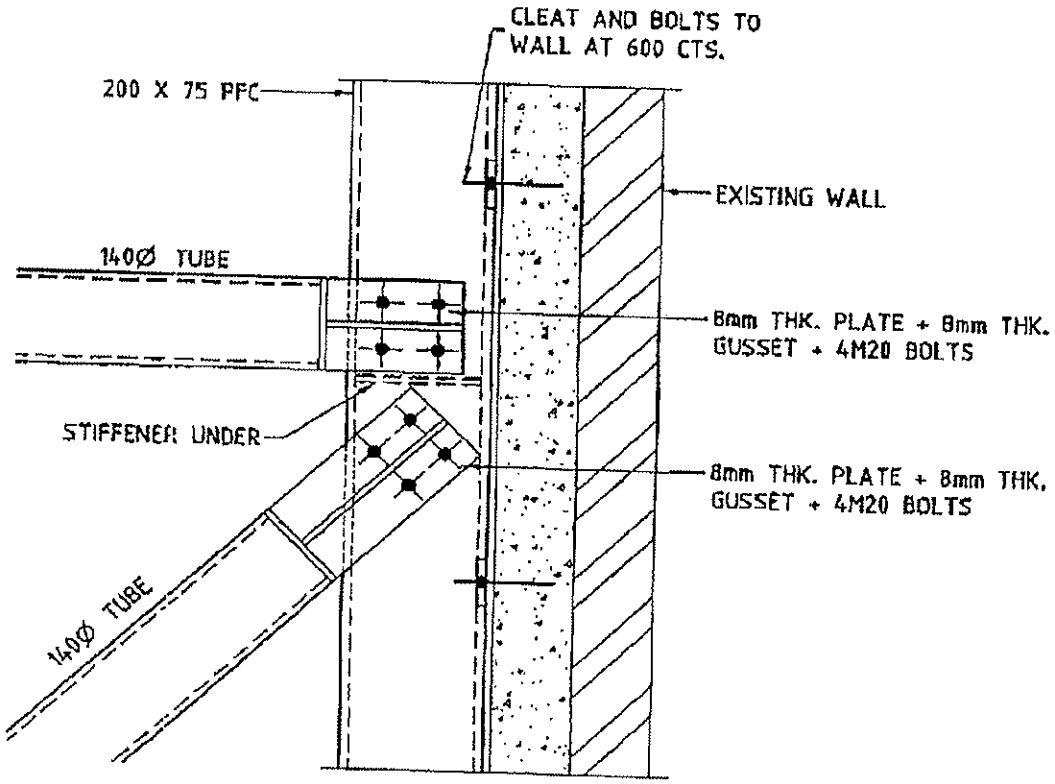
A4 SHEET



SECTION 2/SK3

1 : 10

HughesTrueman
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ACEA

Project	BREAKFAST POINT POWER HOUSE
Client	BREAKFAST POINT PTY LTD
Drawing Title	BRACING DETAIL
Scales	1:10
Drawing No.	03S763
Sheet	SK5
Revision	A

(*) Unless there is an authorised Hughes Trueman signature at *, this drawing is not authorised for issue.

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HughesTrueman

HUGHES TRUEMAN PTY LTD
AS TRUSTEE FOR HTL RENHOLD TRUST
ABN 59 631 629 091
QUALITY CERTIFIED AS 9001
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NOTES OF MEETING

BREAKFAST POINT POWER STATION HERITAGE AND REMEDIAL WORKS

MEETING AT PARAGON OFFICE AT BREAKFAST POINT

NOTES OF MEETING: MARCH 15th 2004

Present

PPM	Stewart Mathews
GT	Ian McCaig
RC	Cameron Lang
WT	Shayne Taylor
HT	Simon Wiltshier

Circulation

HLA	Iain Stuart	- HLA Enviroscience,	fax: 9988 4441
PPM	Stewart Mathews	- Paragon,	fax: 8765 8722
GT	Ian McCaig	- Giles Tribe,	fax: 9264 9908
RC	Cameron Lang	- Rosecorp,	fax: 9356 2811
RC	Nick Jackman	- Rosecorp,	fax: 9356 2811
CTI	Fred Salome	- CTI,	fax: 9736 3287
WT	Shayne Taylor	- WT Partnership.	fax: 9957 3161
HT	Simon Wiltshier	- Hughes Trueman,	fax: 9438 4505

Further to our report of 15/03/04 and our site visit of 15/03/04, we summarise the following actions.

1. **Option E will be revised to:**

   Demolish 1950's extension
   Demolish high bay over hoppers
   Demolish hoppers but retain hopper bay
   Demolish turbine house and basement (simply backfill basement)
   Fit new roof to hopper bay
   Retain and repair boiler house and hopper bay

2. **We attach a marked up copy of the cost plan broken down into categories. (Only sent to WT).**

   E. Essential: Must be done for safety, stability or to safeguard important heritage fabric.

   R. Recommended: Items which are not immediately essential but which should be done now to arrest deterioration and prevent more major long term cost or which would be difficult to access later.

M. Maintenance: Items which could be monitored during the life of the building and which could be attended to as and when needed without excessive disturbance or cost.

A. Alternatives: Items where alternative cheaper specifications could be considered (see Section 3 following).

F. Fit-out Works: Items of fit-out which are not essential for conservation of the fabric and which are dependent on end use.

O. Omitted: Items which are not considered necessary if other conservation measures are adopted.

3. Alternative Specifications

With reference to the Hughes Trueman Schedule of Works of February 2004, the following alternative specifications can be priced. Adoption of these alternatives will be dependent on the cost saving and suitability for the final adaptive re-use proposal.

Concrete plinth course. Items 14, 24, 32, 44, 64.

- Remove loose concrete, power wire brush exposed reinforcement, coat exposed reinforcement with AS2313/EPM2 (Epoxy Mastic Primer).

Embedments. Items 7, 21, 28, 39, 46.

- Cut off and grind back to face of brickwork, coat exposed steelwork with AS2312/EPM2 (Epoxy Mastic Primer).

Basement walls. Items 73, 74, 75, 76.

- Remove all loose material and heavily corroded reinforcing which is visible at the surface.
- Drill and anchor N12 galvanised L-bars with 150 legs each way at 800°/$_{o}$ each way into existing wall projecting 60 mm.
- Attach by tie-wire SL102 mesh to the L-bars
- Spray 25 MPa concrete to 150 mm depth.

Column Bases. Item 78.

- Remove loose concrete and heavily corroded reinforcing which is visible at the surface.
- Form a cylindrical cage of galvanised steel reinforcement approx. 600 mm diameter and 600 mm high.
- Cage to consist of 8 N12 bars with R6 @ 100 pitch helical ties.
- Drill and epoxy grout 4 N12 starter bars 100 mm into slab.
- Using a circular form 700 Ø by 700 high (nominal) form a 32 MPa concrete collar around all damaged column bases.

Basement Backfill (not in original schedule).

Re-surface basement walls with reinforced sprayed concrete 100 thick (to seal and restrict ongoing corrosion) reinforced with SL72 mesh tied to L-bars at 1200 °/$_{o}$ each way.

Drill upper slab 50mm diameter at 1200$^{c}/_{c}$ (vent holes).

Construct block walls at foot of stairs (to allow interpretation of basement form). This wall would run between adjacent existing columns at the base of the stairs forming a small chamber approximately 2m x 4m around which the stabilised backfill would be placed.

Cut the top 300 mm out of all steel columns at underside of slab.

Fill basement with cement stabilised sand by pumping.

(Note: that this specification is more rigorous than previously noted since there may be more costs involved in abandoning the basement than previously envisaged).

Windows

Replace with non openable windows to match original look but not original function (ie no sliding sashes).

Retained Steelwork (including pipes and frames)

Power wire brush and coat with ROZP primer.

We trust that this is of assistance.

Yours sincerely

HUGHES TRUEMAN
Simon A. Wiltshier
Director
FIEAust, MICE, CPEng

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ANNEXURE D

FACSIMILE/MEMORANDUM

WT PARTNERSHIP

COMPANY:	ROSE		
ATTENTION:	RAY KEARNS		
FROM:	RICHARD HIRST		
Fax No:	By Email	Job No/Ref:	6753 EST No 5
Date:	24 September 2008	Total Pages:	6
Job Name/Subject:	BREAKFAST POINT - POWERHOUSE		
	PARTIAL DEMOLITION, REPAIR AND FITOUT OF THE POWERHOUSE AND ASSOCIATED EXTERNAL WORKS		
	PRELIMINARY BUDGET ESTIMATE		

Quantity Surveyors and Construction Cost Consultants

Level 24, Northpoint
100 Miller Street
Locked Bag No. 2137
North Sydney NSW 2059
Australia
Tel 61 2 9929 7422
Fax 61 2 9957 3161
Email
rhirst@wtpartnership.com.au

REMARKS: ☐ *URGENT Attention* ☐ *Reply ASAP* ☐ *For your Information* ☐ *Original in the mail*

As requested, we have prepared a Preliminary Budget Estimate for this project and advise you that the estimated construction cost at rates current in September 2008 is $4,500,000 exclusive of GST and $4,950,000 inclusive of GST as shown in the attached summary of cost.

The estimate is based on the draft schedule of works for the Power House prepared by Hughes Trueman Design dated 24 February 2004. The estimate assumes that the works will be tendered on a fixed lump sum basis to a number of suitable contractors and based on firm design documentation.

We refer you to the attached report which provides the following:-

- Main Summary of Costs;
- Schedule of Areas;
- Schedule of Information Used;
- Schedule of Exclusions.

We draw your attention to the Schedule of Exclusions on Page 3 which identifies those items which have been excluded from the estimated costs and for which separate provision should be made in the feasibility study.

We note the following broad assumptions made in the preparation of the estimate:-

1. We have included for all rectification works indicated the Draft Schedule of Works for the Power House prepared by Hughes Trueman dated 24 February 2004.

2. No allowance has been made for the removal of lead based paints to the existing steelwork.

3. We have included Provisional Sum allowance for the following items:-

   - Remedial works or demolition to Northern Hopper - $20,000 (Excl GST).
   - Clean and apply finish to all steelwork to the Boiler House - $40,000 (Excl GST).
   - Removal of contaminated material including asbestos - $20,000 (Excl GST).
   - Re alkalisation and anti carbonation coatings to existing concrete surfaces - $725,000 (Excl GST)

4. We have included for the internal fit out of the Powerhouse as summarised before:

   - Mezzanine floor including staircases and balustrades.
   - Accessible toilets.
   - Kitchenettes to tenancies.
   - Plasterboard linings with paint finish to all walls internally.
   - Plasterboard ceiling with paint finish.
   - Carpets to the tenancies and tiled floors to the toilets.
   - Services fitoff comprising air conditioning, toilet exhaust, lighting and power installations, sanitary fittings including reticulation, fire alarm system. We note we have made no allowance for fire sprinklers.

We further note that this estimate is based on preliminary architectural drawings and reports and therefore we have made several assumptions for undefined/undesigned aspects of the design, particularly in relation to specification, finishes, fitments, structural frame, footings and engineering services. We therefore recommend that a detailed estimate be prepared from design developed documentation prior to finalising feasibility studies.

As requested we have carried out an assessment of the future maintenance costs to the external fabric of the building which is summarized below. We note the costs are based on rates current in September 2008 and should be regarded as indicative:

	Assumed maintenance period	**Cost/period $ (Excl GST)**
Repointing of existing external brickwork	Assume every 20 years	100,000
Renewal of roof membrane	Assume every 20 years	80,000
Repainting of windows and external doors	Assume every 5 years	25,000
Sundry repairs	Annually	15,000

Should there be any queries or should you require additional information, please do not hesitate to contact us.

Regards,

R Hirst

RICHARD HIRST

PRELIMINARY BUDGET ESTIMATE

PARTIAL DEMOLITION, REPAIR AND FITOUT OF THE POWERHOUSE AND ASSOCIATED EXTERNAL WORKS

AT

BREAKFAST POINT

FOR
BREAKFAST POINT PTY LIMITED

24 SEPTEMBER 2008

A. MAIN SUMMARY OF COSTS

	$	$
RECTIFICATION WORKS – Per Hughes Trueman's Draft Report dated 24 February 2004		
HIGH BAY OVER HOPPERS – EXTERIOR WORKS	165,000	
BOILER HOUSE – EXTERIOR WORKS	235,000	
GENERATOR HOUSE – EXTERIOR WORKS	65,000	
ROOF WORKS	105,000	
BOILER HOUSE – INTERIOR WORKS	215,000	
GENERATOR HOUSE – INTERIOR WORKS	95,000	
GENERATOR HOUSE – BASEMENT	290,000	
DEMOLITION OF RECTIFER HOUSE	75,000	
GENERAL REPAIR ITEMS	750,000	
NEW EXTERNAL WALL TO GENERATOR HOUSE	85,000	
		2,080,000
INTERNAL FITOUT WORKS		650,000
EXTERNAL WORKS AND SERVICES		480,000
SCAFFOLDING		200,000
PRELIMINARIES, OVERHEADS AND PROFIT		680,000
DESIGN DEVELOPMENT CONTINGENCY		410,000
ESCALATION		EXCL
POST CONTRACT DESIGN FEES		EXCL
ESTIMATED CONSTRUCTION COST AT SEPTEMBER 2008 RATES (Excluding GST)		**$4,500,000**
GOODS & SERVICES TAX (10%)		450,000
ESTIMATED CONSTRUCTION COST AT SEPTEMBER 2008 RATES (Including GST)		**$4,950,000**

B. SCHEDULE OF AREAS

	m2
HOPPERS	104
BOILER HOUSE	178
TURBINE HALL	245
MEZZANINE FLOOR	175
TOTAL POWER HOUSE AREA	702

C. SCHEDULE OF INFORMATION USED

The following information was used for the preparation of this estimate:-

1. Breakfast Point Powerhouse drawings DA-01 – DA-03 prepared by Giles Tribe Architects dated November 2006;

2. The Powerhouse Breakfast Point landscape drawing prepared by Context Landscape Design dated May 2004;

3. Report and Statement of Environmental Effects Accompanying Development Application prepared by Giles Tribe Architects dated 30 April 2004;

4. Draft Schedule of Works for the Power House prepared by Hughes Trueman dated 24 February 2004.

D. SCHEDULE OF EXCLUSIONS

The following items have been excluded from this estimate and should be provided for separately in the feasibility:-

1. Land Costs, Legal Fees, Taxes and Duties;
2. Interest Charges and Holding Costs;
3. DA & Construction Certificate Fees, Council Contributions, Section 94 Contributions, Headwork Charges;
4. Consultants and Professional Fees;
5. Long Service Leave Levy;
6. Finance Costs (interest, holding charges etc);
7. Furniture, fittings, fixtures and equipment;
8. Fire sprinklers;
9. Removal of contaminated materials including lead paint to existing steelwork;
10. Works outside the lot boundary;
11. Pre and Post Contract Design Fees;
12. Escalation in construction costs beyond September 2008.

ANNEXURE E

Breakfast Point Dedication of Powerhouse & Curtilage
Feasibility Appraisal

REVENUE

Rental Area Summary	Units	Unit Amount	Gross MRV	
	m²	Rate/m²	Gross MRV	
Power House Leasing Income	369m2	$430.00	158670	
Investment Valuation				
Power House Leasing Income				
Current Rent	$158,670	YP @	8.00%	12.5YP
Income from Tenants				$502,455
TOTAL PROJECT REVENUE				**$2,485,830**

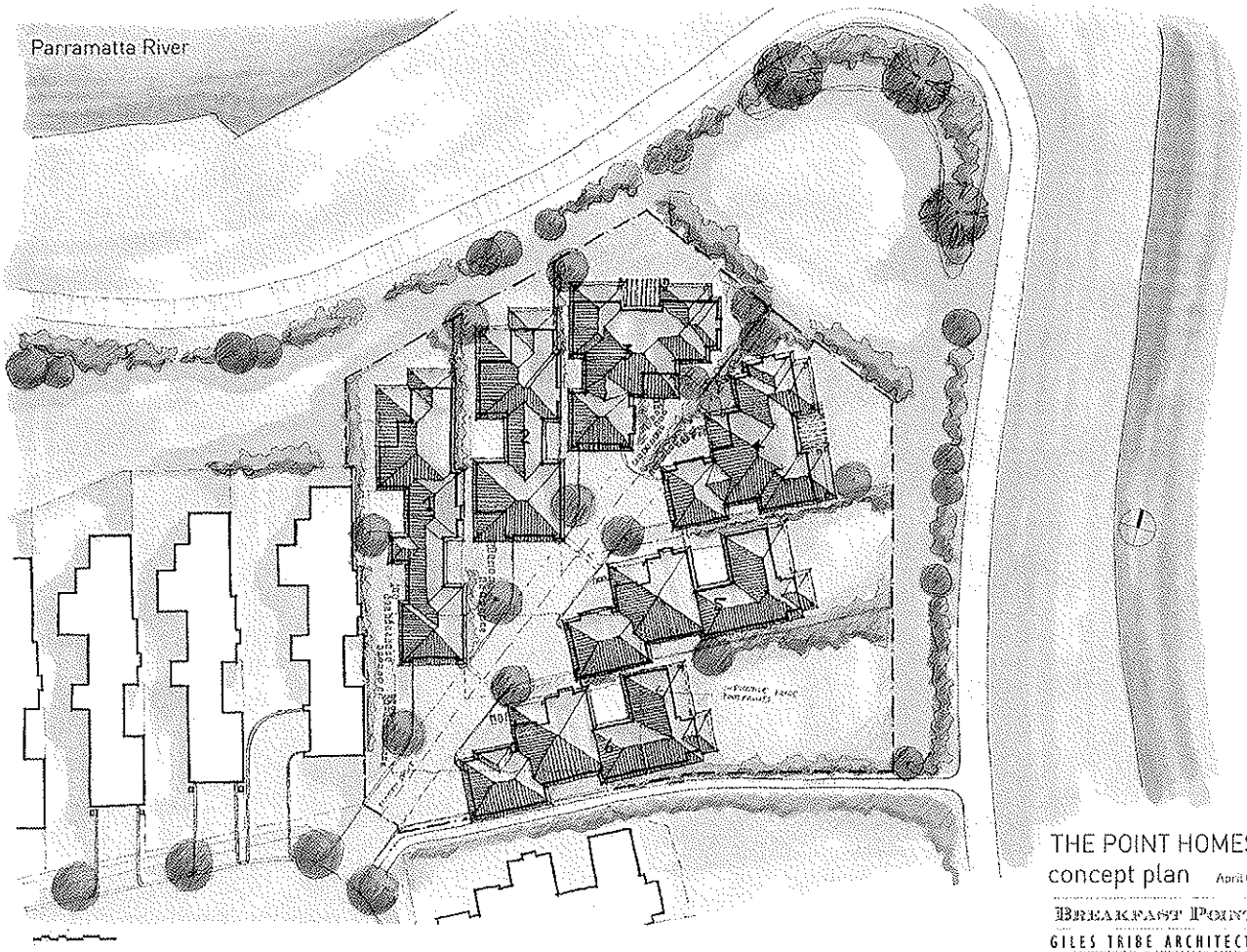
DEVELOPMENT COSTS

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost	
	1 unit at	$938	$938	
Powerhouse	1 unit at	$4,500,000	$4,500,000	
Totals			$4,500,938	$4,500,938
Other Construction				
DA/BA/SA & Council Fees			$188,061	
LEC Fees			$3,985	
Post Contract Design Fees		1	$45,000	
Long Service Leave Levy		0.35%	$15,750	
Tenant's Fitout			$460,000	
				$712,796
Holding Costs				
Rates & Taxes			$17,513	
				$17,513
Fitout Costs				
Fitout Cost Area Rate - Power House Leasing Income			$461,250	
				$461,250
PROFESSIONAL FEES				
Architect			$137,500	
Design			$5,000	
Engineer Fees			$55,020	
Landscape architect			$3,850	
QS			$13,000	
Project Management Fees			$59,239	
Project Management			$38,639	
Engineer Other			$3,019	
Landsacape Gardening			$16,150	
QS			$41,790	
Legals			$15,000	
				$388,207
MARKETING & LEASING				
Marketing			$35,000	
				$35,000
Additional Costs				
Interest & Fees to Aug 08			$12,945	
				$12,945
FINANCE				
Multiple Finance Rates Used (See Assumptions)				
Debit Rates varied throughout the Cash Flow				
Total Finance Cost				$716,216
TOTAL COSTS				**$6,844,865**
PROFIT				**-$4,359,035**

Performance Measures	
Profit on Cost%	-64%
Profit on GDV%	-2%
Profit on NDV%	-2%
Development Yield% (on Rent)	2%
Equivalent Yield% (Nominal)	8%
Equivalent Yield% (True)	8%
Gross Initial Yield%	8%
Net Initial Yield%	8%
IRR	-13.4609
Rent Cover	-27 yrs -6 mths
Profit Erosion (finance rate 0.000%)	N/A

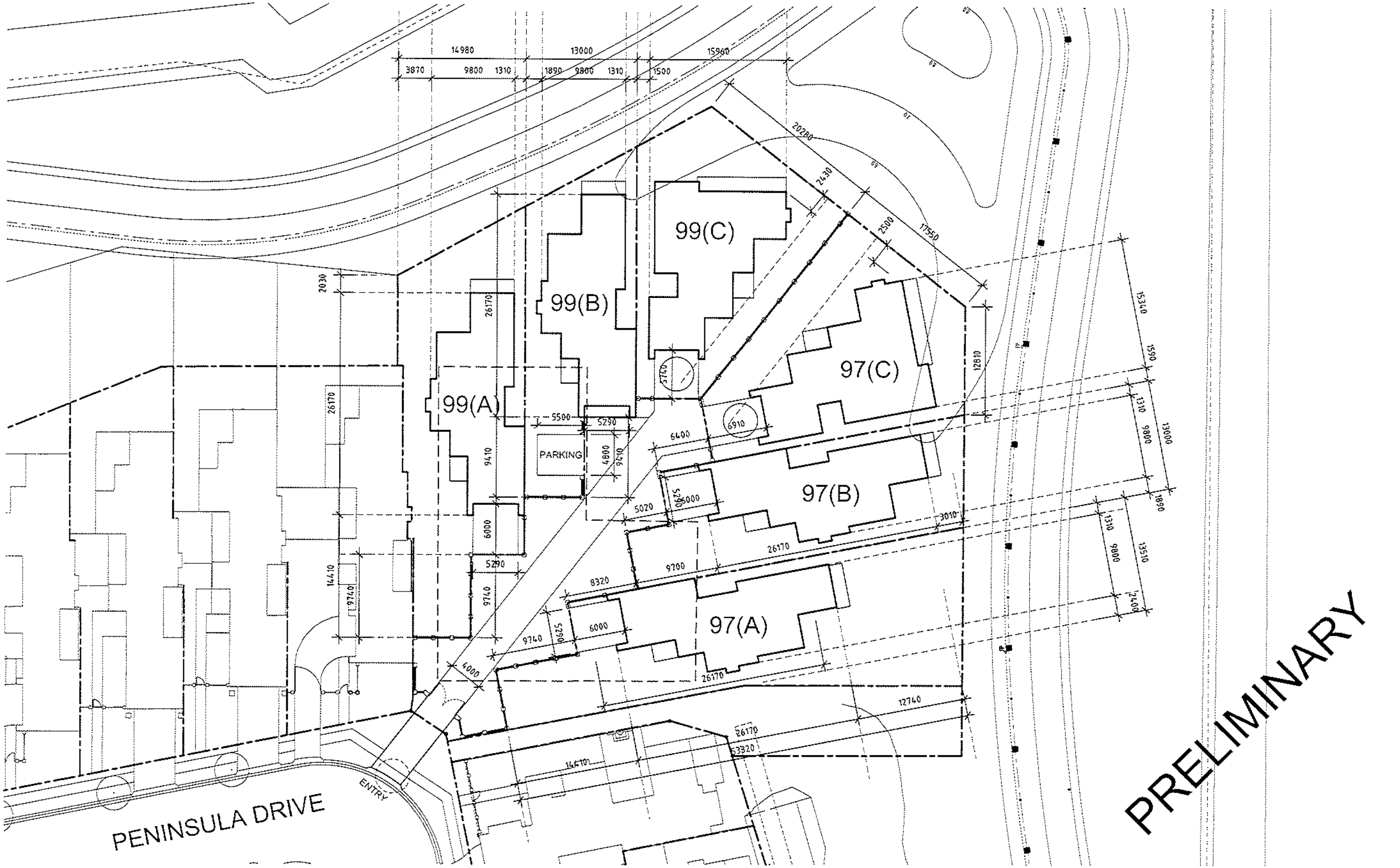
ANNEXURE F



THE POINT HOMES
concept plan April 08

BREAKFAST POINT

GILES TRIBE ARCHITECTS
ARCHITECTS & URBAN PLANNERS



SCALE 1:200

KEY PLAN

Issue	Description	Date	Issue	Description	Date

rose architectural design

Project: LOT 5K, THE POINT HOMES, 97 - 99 Peninsula Drive, Breakfast Point

Status: PROJECT APPLICATION

Scale: 1:200
Date: January 2009
Drawn: BAD
Reviewed:
Approved:

Title: SITE PLAN

Project No: 0109
Drawing No: PA.01
Revision: A

ROSE

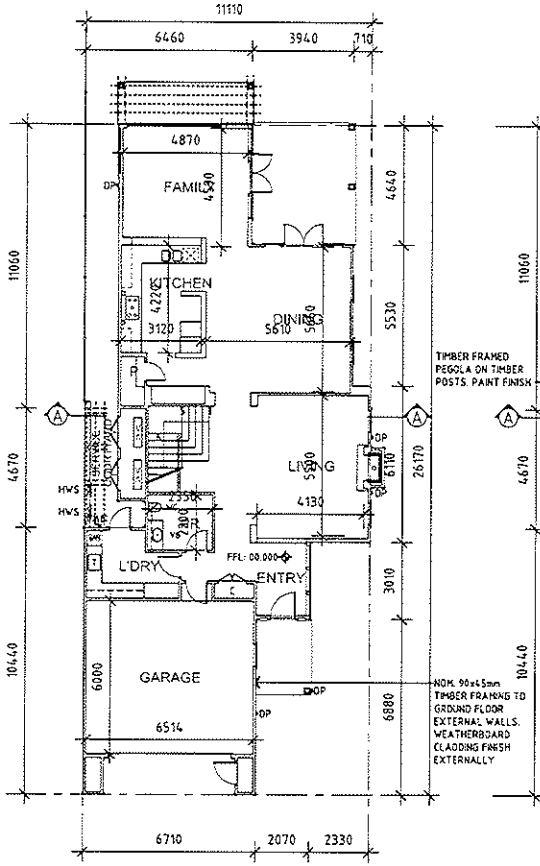
Lot 5K, The Point Homes - 6no. 4 bed residences

FSR Calculations

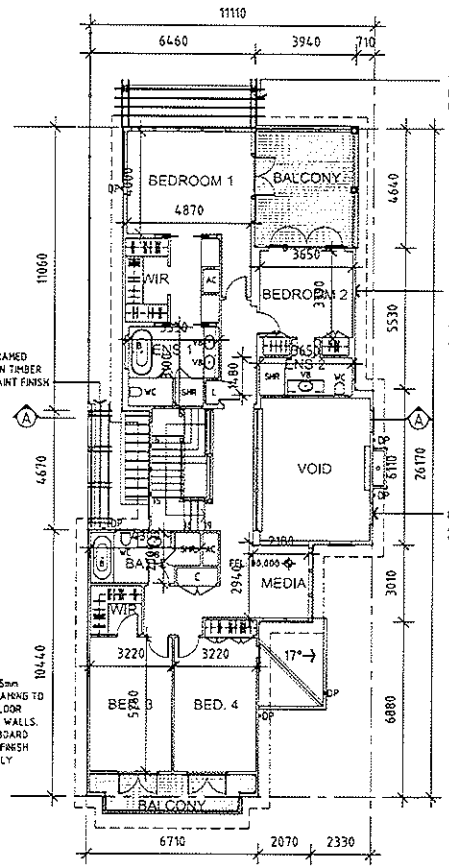
Revision A Information Issue - 17-02-09

Dwelling No.	Site Area (m^2)	Ground Floor Gross Area (m^2)*	First Floor Gross Area (m^2)*	Total Gross Foor Area	FSR
97(A)	596.2	184.3	153.3	337.6	0.52
97(B)	433.3	177.2	166.9	344.1	0.71
97(C)	539.7	186.4	188.2	374.6	0.66
99(A)	555.6	177.2	152.9	330.1	0.56
99(B)	490.6	177.2	166.9	344.1	0.63
99(C)	753	191.5	194.9	386.4	0.48

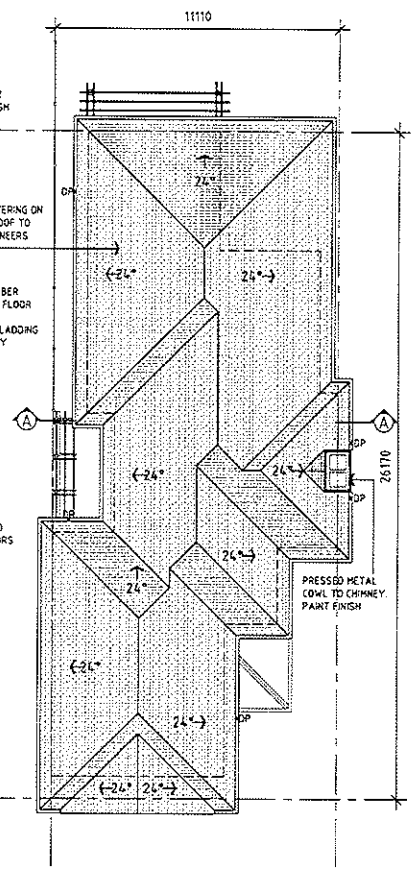
NOTES:
1. * DENOTES EXCLUSION OF BALCONIES, TERRACES, STAIR VOIDS, PLANT ROOMS AND GARAGES
2. MAXIMUM ALLOWABLE FSR RATIO 0.7:1, TAKEN FROM BREAKFAST POINT CONCEPT PLAN - CLAUSE 4.3 AND CONCORD LEP 91



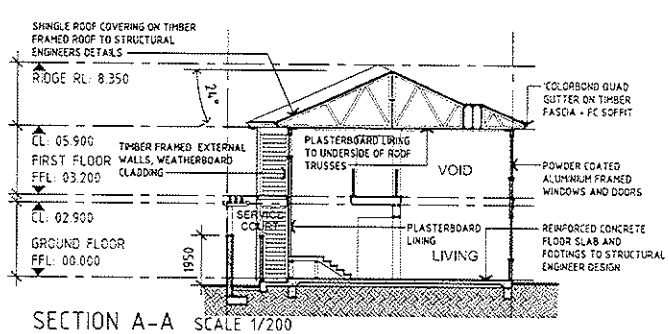
GROUND FLOOR PLAN SCALE 1/200



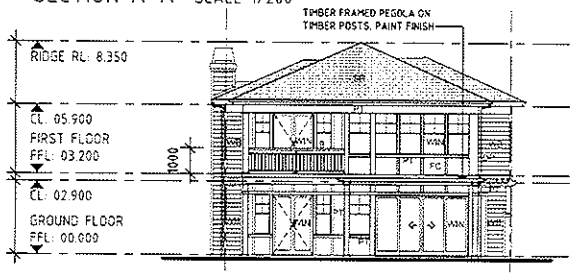
FIRST FLOOR PLAN SCALE 1/200



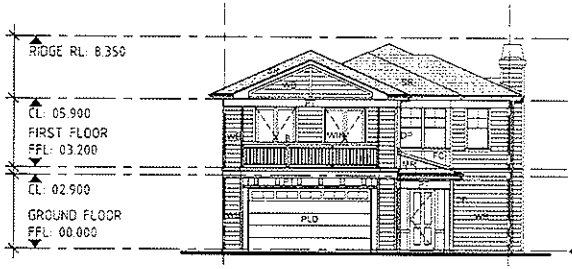
ROOF PLAN SCALE 1/200



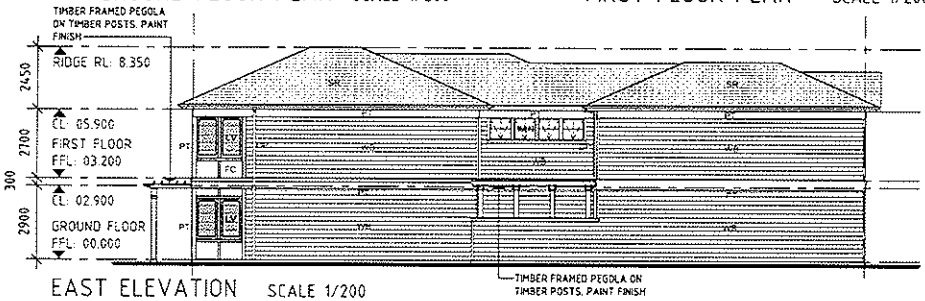
SECTION A-A SCALE 1/200



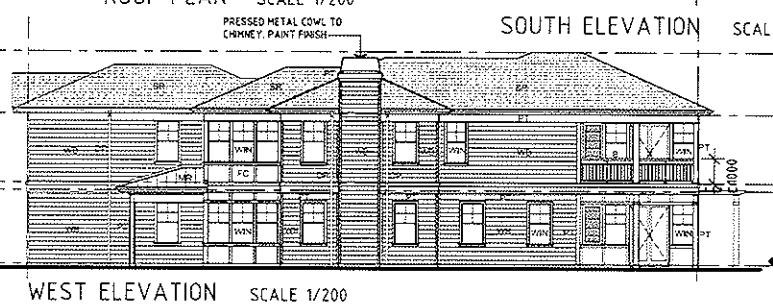
NORTH ELEVATION SCALE 1/200



SOUTH ELEVATION SCALE 1/200



EAST ELEVATION SCALE 1/200



WEST ELEVATION SCALE 1/200

PRELIMINARY

EXTERNAL FINISHES SCHEDULE			
SR	SHINGLE ROOF	LV	POWDER COATED ALUMINIUM LOUVRE PANELS
MR	SELECTED METAL DECK ROOF. COLORBOND FINISH	B	POWDER COATED ALUMINIUM FRAMED BALUSTRADE. 1M HIGH
WB	F.C. WEATHERBOARD CLADDING. PAINT FINISH	EG	'COLORBOND' STEEL EAVES GUTTER AND MATCHING DOWNPIPES
WIN	POWDER COATED ALUMINIUM FRAMED WINDOWS AND DOORS	FC	FIBRE CEMENT SHEET LININGS. PAINT FINISH
DP	'COLORBOND' STEEL DOWN PIPE + GUTTERS	PT	TIMBER WALL TRIMS. PAINT FINISH
		PLD	PANEL LIFT DOOR. POWDERCOAT FINISH

SCHEDULE OF COLOURS	
SHINGLE ROOF -	AMERICAN SHINGLE 'INDEPENDENCE'
WEATHERBOARD CLADDING -	BABBLER PG2.F2 'DULUX'
EXTERNAL TIMBER TRIMS -	ANTIQUE WHITE USA 73412 'DULUX'
WINDOWS & EXTERNAL DOORS -	COLORBOND PEARL WHITE 'DULUX'
GUTTERS & DP -	'COLORBOND' SHALE GREY
BALUSTRADES & LOUVERS -	COLORBOND PEARL WHITE 'DULUX'

SCHEDULE OF AREAS		
FLOOR	NET FLOOR AREA (m²) (excluding voids)	
GROUND	184.3m²	
FIRST	153.3m²	
BALS's	28.6m²	
TOTAL	366.2²	Refer PA.01 for site areas

SCALE 1:200

KEY PLAN

Issue	Description	Date	Issue	Description	Date

rose architectural design
51 Hay Street Woolloomooloo NSW 2011 Australia
T +61 2 8302 7400 F +61 2 8302 7444
www.rosearchitects.com.au

Project: LOT 5K, THE POINT HOMES
97 - 99 Peninsula Drive,
Breakfast Point

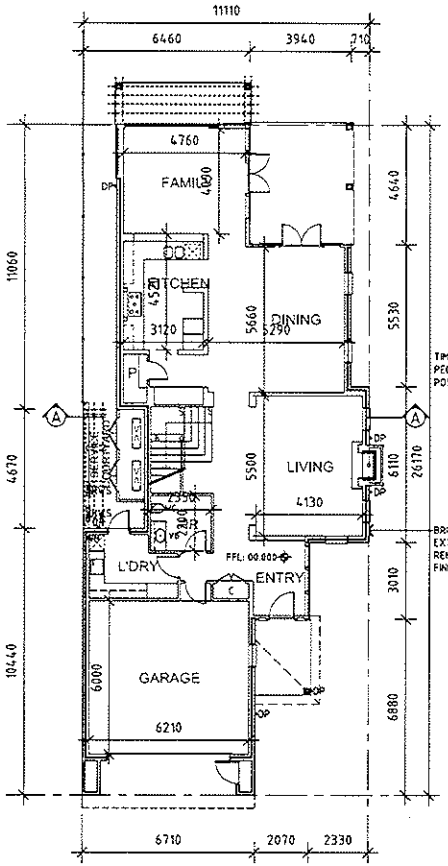
Title: DWELLING 97(A) -
PLANS, ELEVATIONS & SECTION

Status: PROJECT APPLICATION

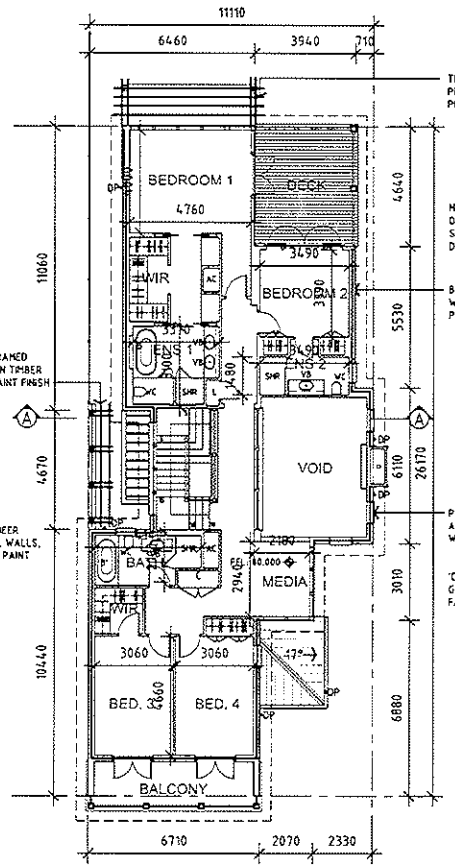
Scale: 1:200 Designed:
Date: January 2009 Approved:
Drawn: RAB

Project No: 0109 Drawing No: PA.02 Revision: A

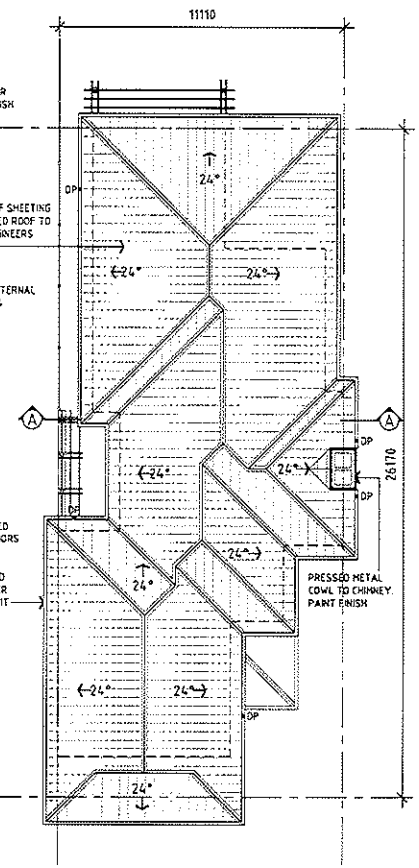
ROSE



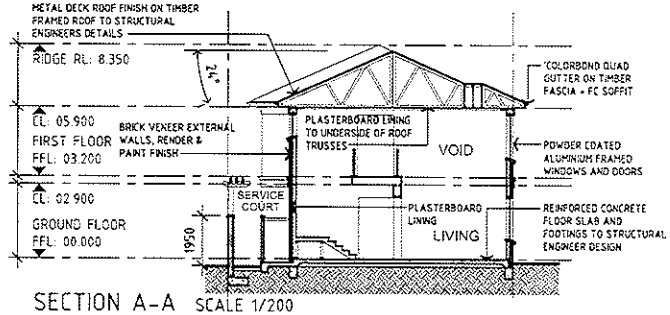
GROUND FLOOR PLAN SCALE 1/200



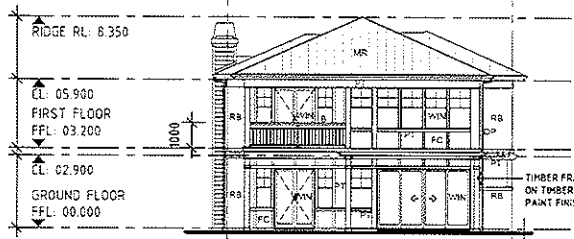
FIRST FLOOR PLAN SCALE 1/200



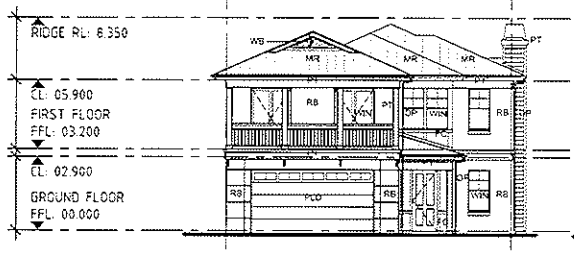
ROOF PLAN SCALE 1/200



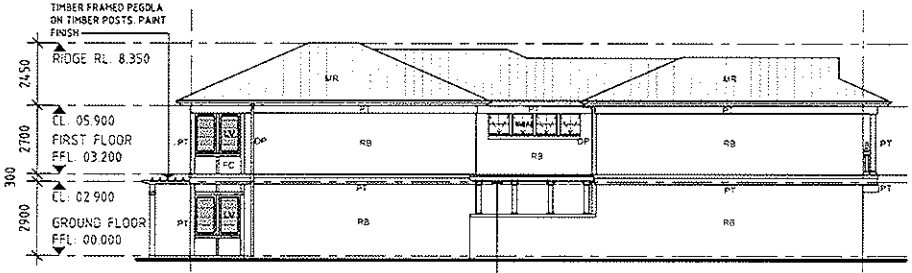
SECTION A-A SCALE 1/200



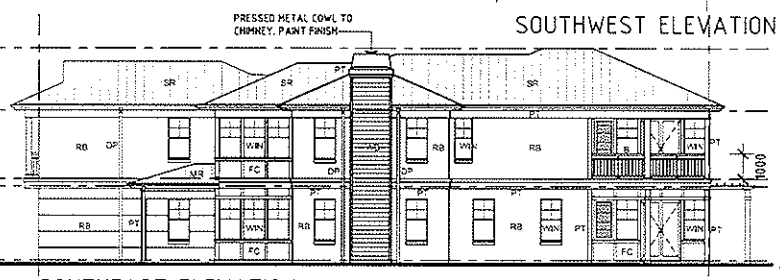
NORTHEAST ELEVATION SCALE 1/200



SOUTHWEST ELEVATION SCALE 1/200



NORTHWEST ELEVATION SCALE 1/200



SOUTHEAST ELEVATION SCALE 1/200

PRELIMINARY

EXTERNAL FINISHES SCHEDULE			
SR	SHINGLE ROOF	LV	POWDER COATED ALUMINIUM LOUVRE PANELS
MR	SELECTED METAL DECK ROOF, COLORBOND FINISH	B	POWDER COATED ALUMINIUM FRAMED BALUSTRADE, 1M HIGH
WB	F.C. WEATHERBOARD CLADDING, PAINT FINISH	EG	'COLORBOND' STEEL EAVES GUTTER AND MATCHING DOWNPIPES
WIN	POWDER COATED ALUMINIUM FRAMED WINDOWS AND DOORS	FC	FIBRE CEMENT SHEET LININGS, PAINT FINISH
DP	'COLORBOND' STEEL DOWN PIPE + GUTTERS	PT	TIMBER WALL TRIMS, PAINT FINISH
		PLD	PANEL LIFT DOOR, POWDERCOAT FINISH

SCHEDULE OF COLOURS	
METAL ROOF -	COLORBOND 'SHALE GREY'
RENDERED BRICKWORK -	'CREAM CAKE' P14.G1 BY DULUX
WEATHERBOARD CLADDING-	'SHUTTER BLUE' P40.B5 BY DULUX
EXTERNAL TIMBER TRIMS -	'ANTIQUE WHITE USA' 73412 BY DULUX
WINDOWS & EXTERNAL DOORS -	COLORBOND 'PEARL WHITE' BY DULUX
GUTTERS & DP -	COLORBOND 'SHALE GREY'
BALUSTRADES & LOUVERS -	COLORBOND 'PEARL WHITE' BY DULUX

SCHEDULE OF AREAS		
FLOOR	NET FLOOR AREA (m²) (excluding voids)	
GROUND	177.2m²	
FIRST	166.9m²	
BALC's	31.6m²	
TOTAL	375.7m²	Refer PA.01 for site areas

Verify all dimensions on site prior to commencement of work. Refer all discrepancies to the Architect for determination. Use figured dimensions in preference to scaling.

SCALE 1/200

KEY PLAN

Issue	Description	Date	Issue	Description	Date

rose architectural design
31 Hilley Street Woolloomooloo NSW 2011 Australia
T +61 2 9357 1400 F +61 2 9357 1411
admin@rosedesign.com.au
www.rosedesign.com.au

Project: LOT 5K, THE POINT HOMES
97 - 99 Peninsula Drive,
Breakfast Point

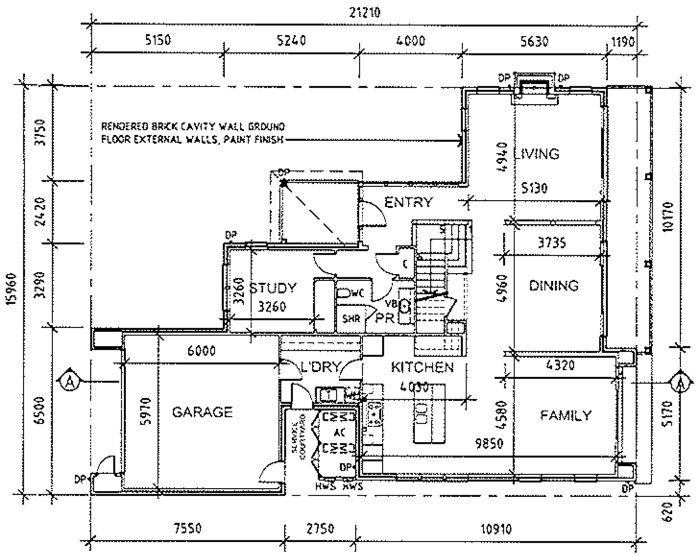
Title: DWELLING 97(8) -
PLANS, ELEVATIONS & SECTION

Status: PROJECT APPLICATION

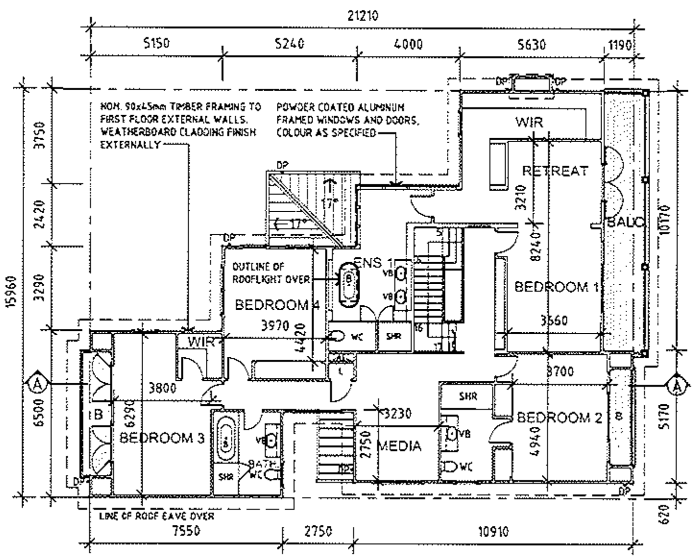
Scale: 1:200 Reviewed:
Date: January 2009 Approved:
Drawn: RAD

Project No: 0109 Drawing No: PA.03 Revision: A

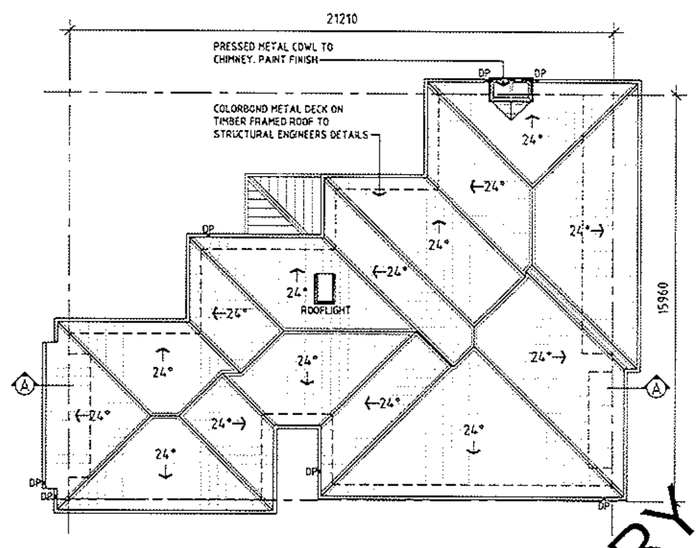
ROSE



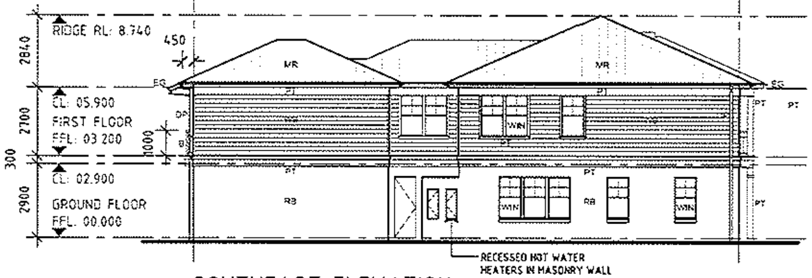
GROUND FLOOR PLAN SCALE 1/200



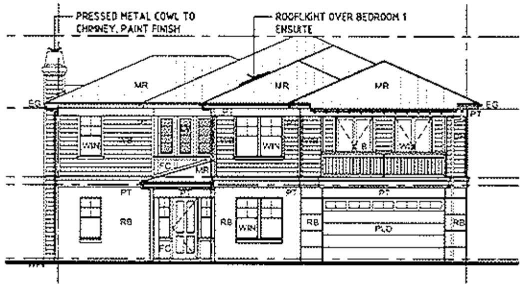
FIRST FLOOR PLAN SCALE 1/200



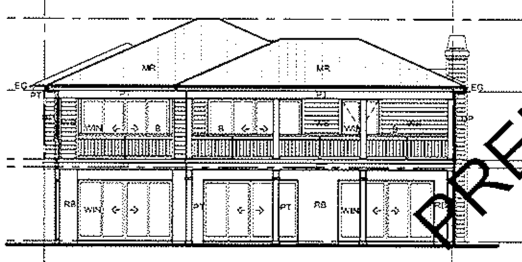
ROOF PLAN SCALE 1/200



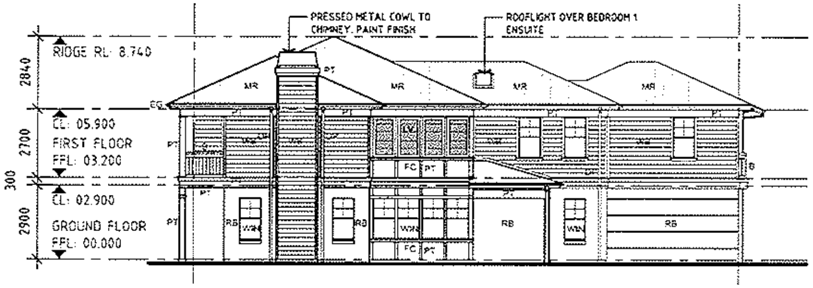
SOUTHEAST ELEVATION SCALE 1/200



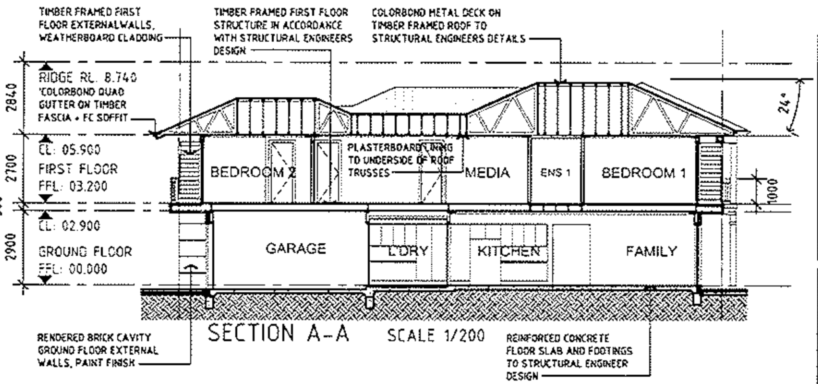
SOUTHWEST ELEVATION SCALE 1/200



NORTHEAST ELEVATION SCALE 1/200



NORTHWEST ELEVATION SCALE 1/200



SECTION A-A SCALE 1/200

SCHEDULE OF AREAS

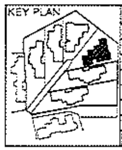
FLOOR	NET FLOOR AREA (m²) (excluding voids)	
GROUND	186.4m²	Refer PA.01 for site areas
FIRST	188.2m²	
BALC's	28.3m²	
TOTAL	402.9m²	

EXTERNAL FINISHES SCHEDULE

SR	SHINGLE ROOF
MR	SELECTED METAL DECK ROOF, COLORBOND FINISH
WB	F.C. WEATHERBOARD CLADDING, PAINT FINISH
WIN	POWDER COATED ALUMINIUM FRAMED WINDOWS AND DOORS
DP	'COLORBOND' STEEL DOWN PIPE + GUTTERS
LV	POWDER COATED ALUMINIUM LOUVRE PANELS
B	POWDER COATED ALUMINIUM FRAMED BALUSTRADE, 1M HIGH
EG	'COLORBOND' STEEL EAVES GUTTER AND MATCHING DOWNPIPES
FC	FIBRE CEMENT SHEET LININGS, PAINT FINISH
PT	TIMBER WALL TRIMS, PAINT FINISH
PLD	PANEL LIFT DOOR, POWDERCOAT FINISH

SCHEDULE OF COLOURS

METAL ROOF -	COLORBOND 'SHALE GREY'
RENDERED BRICKWORK -	'HOG BRISTLE' P14.D1 BY DULUX
WEATHERBOARD CLADDING-	'SHUTTER BLUE' P40.B5 BY DULUX
EXTERNAL TIMBER TRIMS -	'ANTIQUE WHITE USA' 73412 BY DULUX
WINDOWS & EXTERNAL DOORS -	COLORBOND 'PEARL WHITE' BY DULUX
GUTTERS & DP -	COLORBOND 'SHALE GREY'
BALUSTRADES & LOUVERS -	COLORBOND 'PEARL WHITE' BY DULUX



KEY PLAN

Issue	Description	Date	Issue	Description	Date

rose architectural design

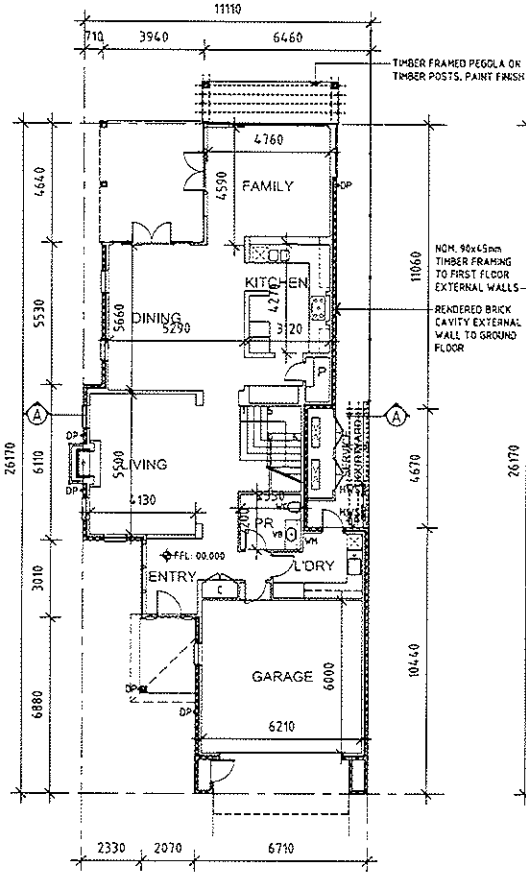
Project: LOT 5K, THE POINT HOMES, 97 - 99 Peninsula Drive, Breakfast Point

Title: DWELLING 97(C) - PLANS, ELEVATIONS & SECTION

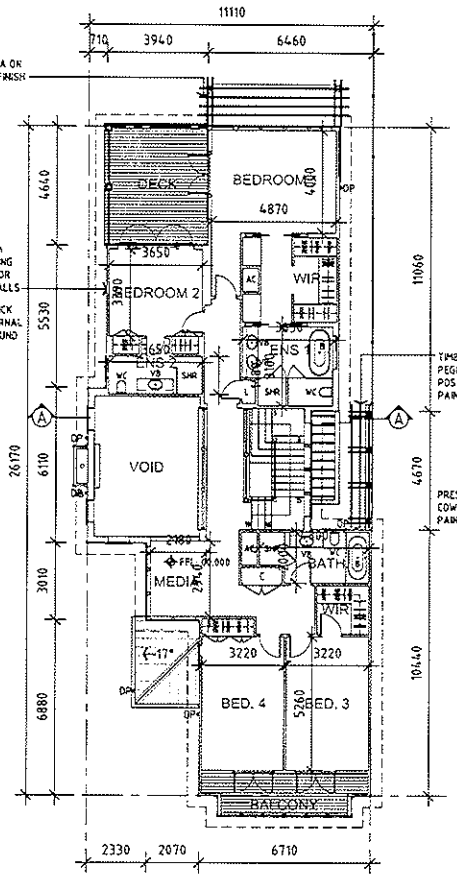
Status: PROJECT APPLICATION

Project No: 0109 | Drawing No: **PA.04** | Revision: A

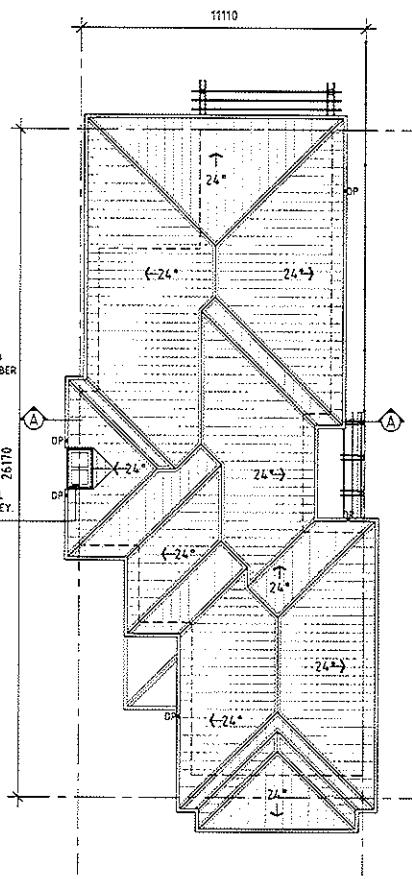
ROSE



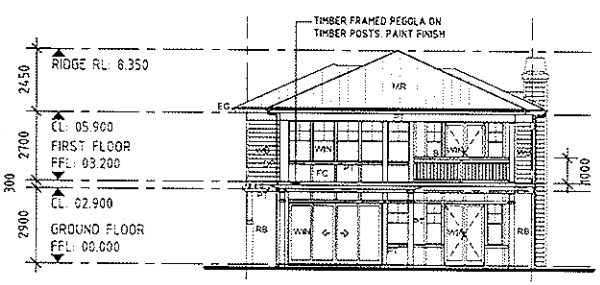
GROUND FLOOR PLAN SCALE 1/200



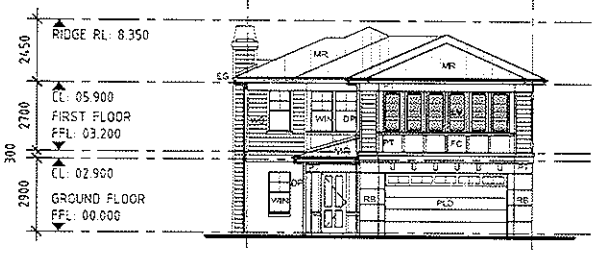
FIRST FLOOR PLAN SCALE 1/200



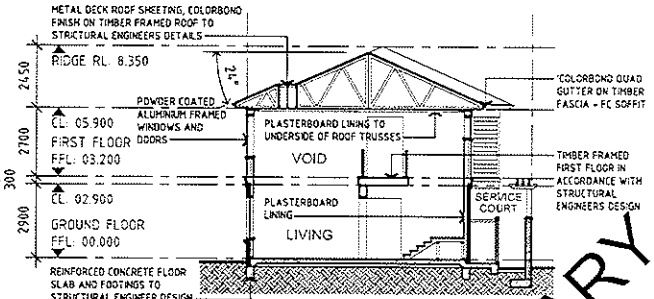
ROOF PLAN SCALE 1/200



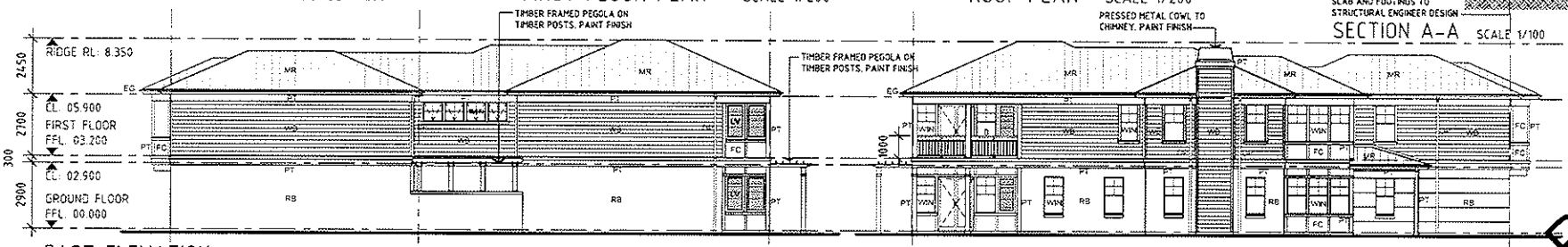
NORTH ELEVATION SCALE 1/200



SOUTH ELEVATION SCALE 1/200



SECTION A-A SCALE 1/100



EAST ELEVATION SCALE 1/200

WEST ELEVATION SCALE 1/200

PRELIMINARY

EXTERNAL FINISHES SCHEDULE			
MR	SELECTED METAL DECK ROOF, COLORBOND FINISH	LV	POWDER COATED ALUMINIUM LOUVRE PANELS
WS	F.C. WEATHERBOARD CLADDING, PAINT FINISH	B	POWDER COATED ALUMINIUM FRAMED BALUSTRADE, 1M HIGH
RB	RENDERED BRICK, PAINT FINISH	EG	'COLORBOND' STEEL EAVES GUTTER AND MATCHING DOWNPIPES
WIN	POWDER COATED ALUMINIUM FRAMED WINDOWS AND DOORS	FC	FIBRE CEMENT SHEET LININGS, PAINT FINISH
DP	'COLORBOND' STEEL DOWN PIPE + GUTTERS	PT	TIMBER WALL TRIMS, PAINT FINISH
		PLD	PANEL LIFT DOOR, POWDERCOAT FINISH

SCHEDULE OF COLOURS	
SHINGLE ROOF -	AMERICAN SHINGLE 'INDEPENDENCE'
WEATHERBOARD CLADDING -	BABBLER PG2.F2 'DULUX'
EXTERNAL TIMBER TRIMS -	ANTIQUE WHITE USA 73412 'DULUX'
WINDOWS & EXTERNAL DOORS -	COLORBOND PEARL WHITE 'DULUX'
GUTTERS & DP -	'COLORBOND' SHALE GREY
BALUSTRADES & LOUVERS -	COLORBOND PEARL WHITE 'DULUX'

SCHEDULE OF AREAS		
FLOOR	NET FLOOR AREA (m²) (excluding voids)	
GROUND	177.2m²	
FIRST	152.9m²	
BALC's	29.1m²	
TOTAL	359.2m²	Refer PA.01 for site areas

Verify all dimensions on site prior to commencement of work. Notify all discrepancies to the Architect for determination. Use figured dimensions in preference to scaling.

SCALE 1:200 @ A3

KEY PLAN

Issue	Description	Date	Issue	Description	Date

rose architectural design
51 Hilary Street Woolloongabba QLD 4102 Australia
T +61 7 3392 1400 F +61 7 3392 1444
www.rosearchitectural.com.au

Project: LOT 5K, THE POINT HOMES
97 - 99 Peninsula Drive, Breakfast Point

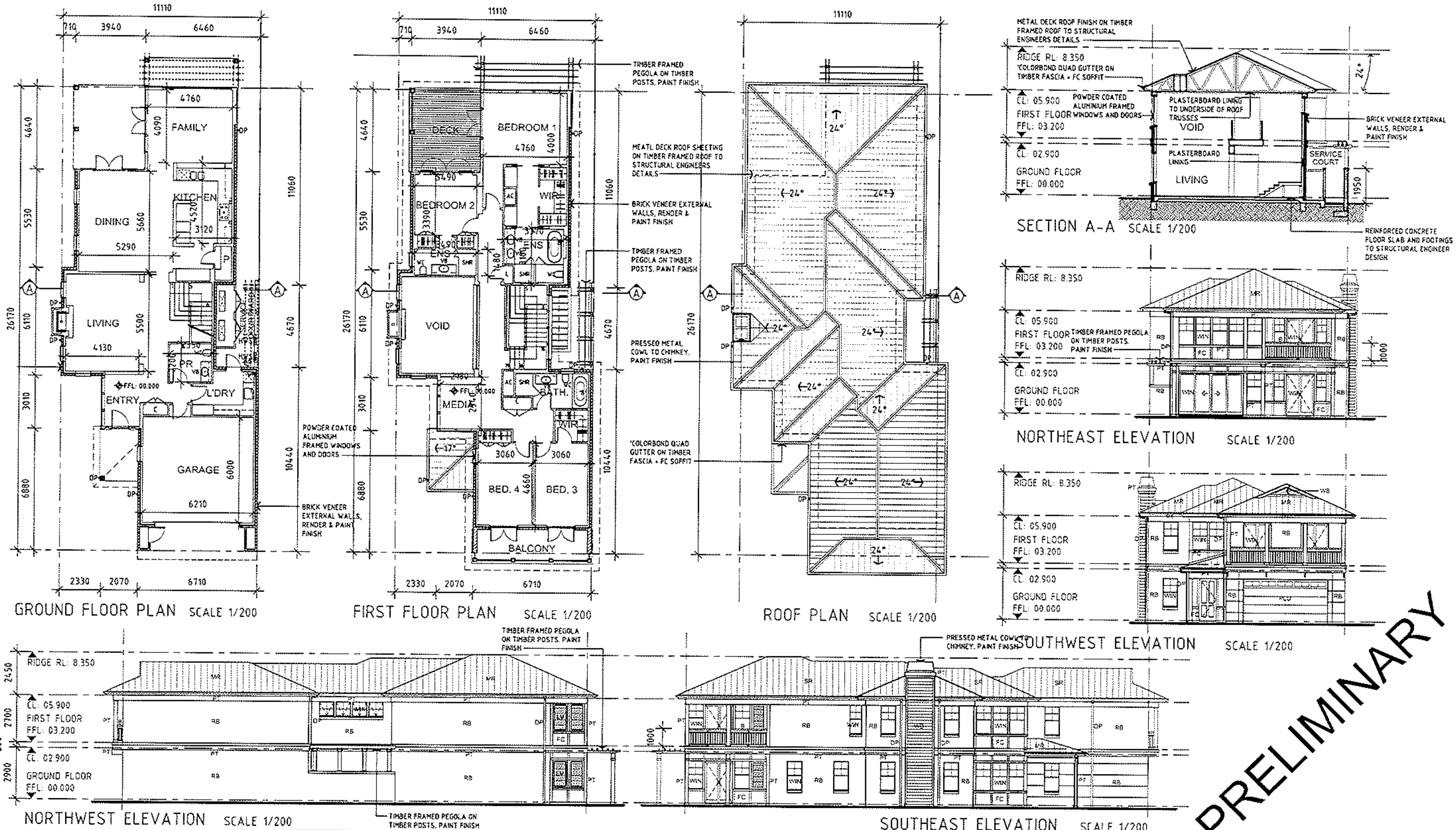
Title: DWELLING 99(A) - PLANS, ELEVATIONS & SECTION

Status: PROJECT APPLICATION

Scale: 1:200 @ A3 | Date: January 2010 | Drawn: BAD | Reviewed: | Approved:

Project No: 0109 | Drawing No: PA.05 | Revision: A

ROSE



EXTERNAL FINISHES SCHEDULE			
MR	SELECTED METAL DECK ROOF, COLORBOND FINISH	LV	POWDER COATED ALUMINIUM LOUVRE PANELS
RB	RENDERED BRICKWORK, PAINT FINISH	B	POWDER COATED ALUMINIUM FRAMED BALUSTRADE, 1M HIGH
WB	F.C. WEATHERBOARD CLADDING, PAINT FINISH	EG	'COLORBOND' STEEL EAVES GUTTER AND MATCHING DOWNPIPES
WIN	POWDER COATED ALUMINIUM FRAMED WINDOWS AND DOORS	FC	FIBRE CEMENT SHEET LININGS, PAINT FINISH
DP	'COLORBOND' STEEL DOWN PIPE + GUTTERS	PT	TIMBER WALL TRIMS, PAINT FINISH
		PLD	PANEL LIFT DOOR, POWDERCOAT FINISH

SCHEDULE OF COLOURS	
METAL ROOF -	COLORBOND 'SHALE GREY'
RENDERED BRICKWORK -	'PASTRY' P12.F1 BY DULUX
WEATHERBOARD CLADDING-	'SHUTTER BLUE' P40.B5 BY DULUX
EXTERNAL TIMBER TRIMS -	'ANTIQUE WHITE USA' 73412 BY DULUX
WINDOWS & EXTERNAL DOORS -	COLORBOND 'PEARL WHITE' BY DULUX
GUTTERS & DP -	COLORBOND 'SHALE GREY'
BALUSTRADES & LOUVERS -	COLORBOND 'PEARL WHITE' BY DULUX

SCHEDULE OF AREAS	
FLOOR	NET FLOOR AREA (m²) (excluding voids)
GROUND	177.2m²
FIRST	166.9m²
BALC's	31.6m²
TOTAL	375.7m² Refer PA.01 for site areas

Verify all dimensions on site prior to commencement of work. Refer all discrepancies to the Architect for determination. Use figured dimensions in preference to scaling.

SCALE 1:200 2% as original A3

KEY PLAN

Issue	Description	Date	Issue	Description	Date

rose architectural design

Project: LOT 5K, THE POINT HOMES, 97 - 99 Peninsula Drive, Breakfast Point

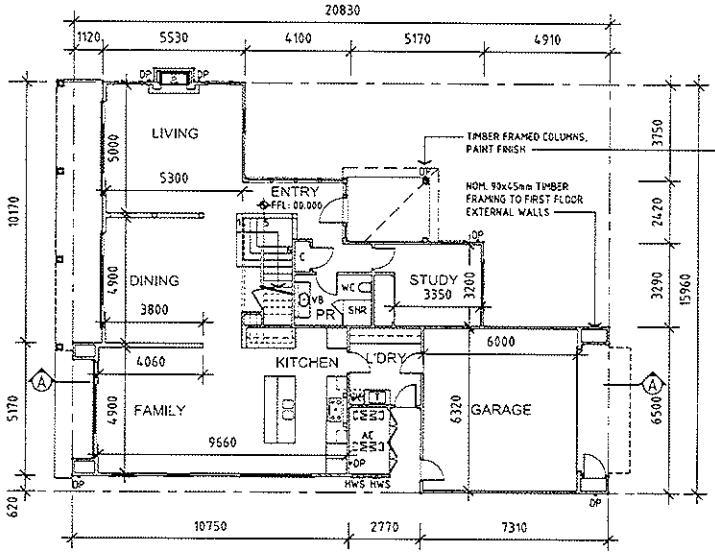
Title: DWELLING 99(B) - PLANS, ELEVATIONS & SECTION

Status: PROJECT APPLICATION

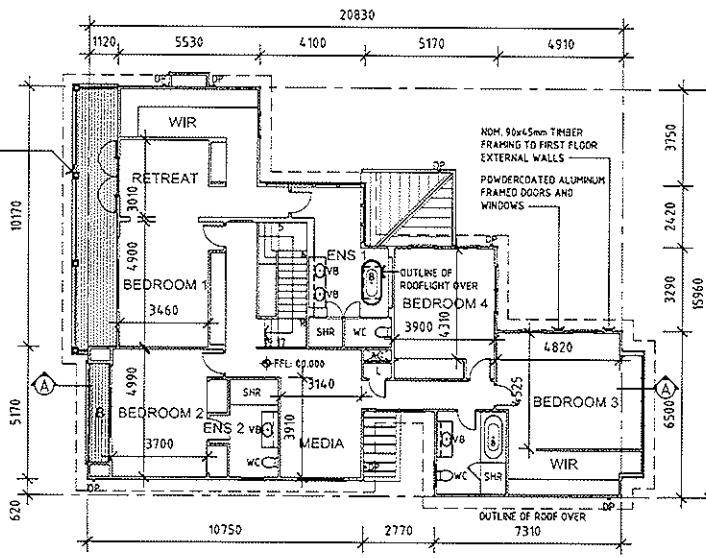
Scale: 1/200 Date: January 2009 Drawn: RAD Reviewed Approved

Project No: 0109 Drawing No: **PA.06** Revision: A

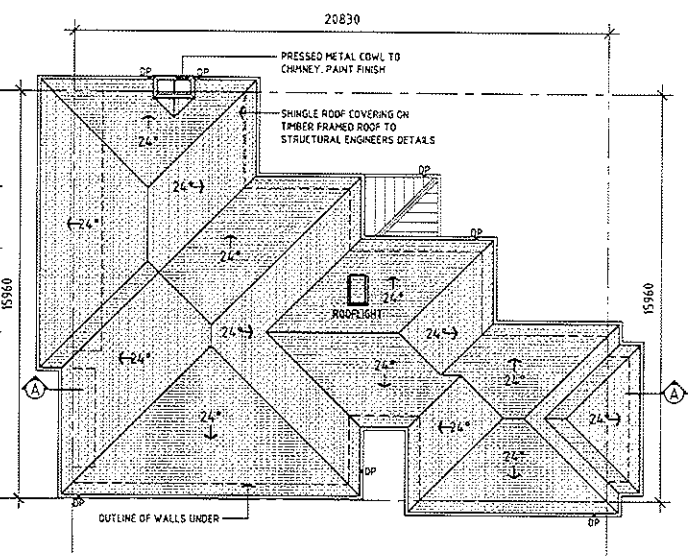
ROSE



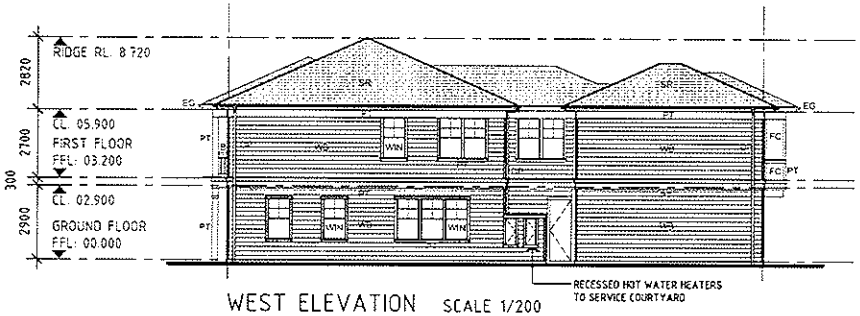
GROUND FLOOR PLAN SCALE 1/200



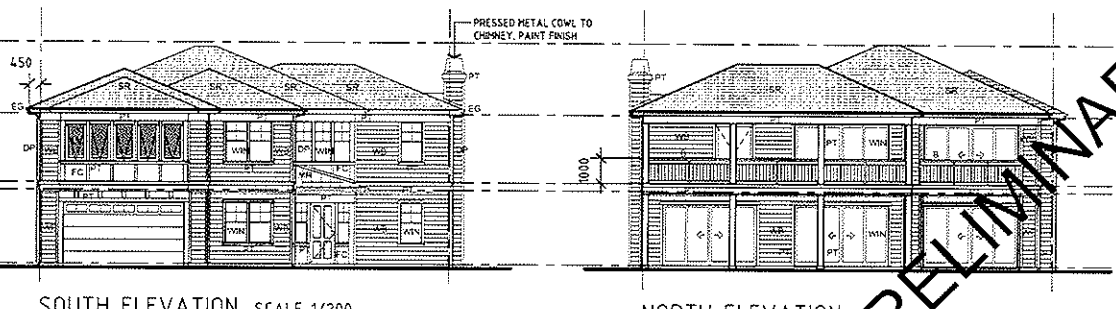
FIRST FLOOR PLAN SCALE 1/200



ROOF PLAN SCALE 1/200



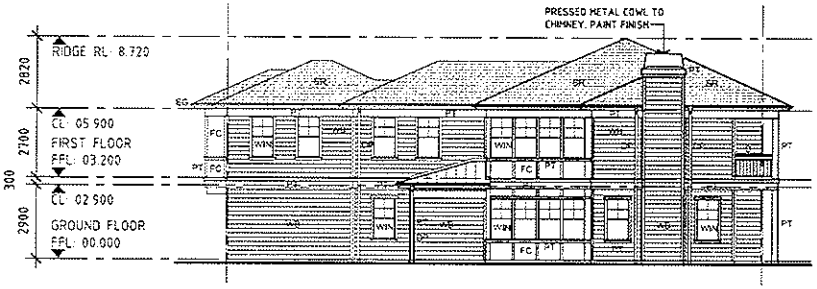
WEST ELEVATION SCALE 1/200



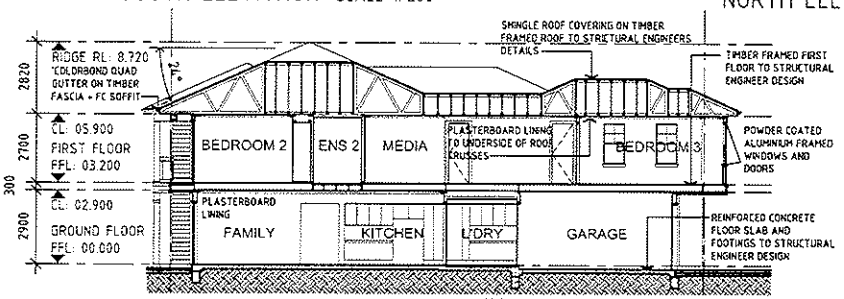
SOUTH ELEVATION SCALE 1/200

NORTH ELEVATION SCALE 1/200

PRELIMINARY



EAST ELEVATION SCALE 1/200



SECTION A-A SCALE 1/200

EXTERNAL FINISHES SCHEDULE	
SR	SHINGLE ROOF
MR	SELECTED METAL DECK ROOF, COLORBOND FINISH
WB	F.C. WEATHERBOARD CLADDING, PAINT FINISH
WIN	POWDER COATED ALUMINIUM FRAMED WINDOWS AND DOORS
DP	'COLORBOND' STEEL DOWN PIPE + GUTTERS
LV	POWDER COATED ALUMINIUM LOUVRE PANELS
B	POWDER COATED ALUMINIUM FRAMED BALUSTRADE, 1M HIGH
EG	'COLORBOND' STEEL EAVES GUTTER AND MATCHING DOWNPIPES
FC	FIBRE CEMENT SHEET LININGS, PAINT FINISH
PT	TIMBER WALL TRIMS, PAINT FINISH
PLD	PANEL LIFT DOOR, POWDERCOAT FINISH

SCHEDULE OF AREAS	
FLOOR	NET FLOOR AREA (m²) (excluding voids)
GROUND	191.5m²
FIRST	194.9m²
BALC's	23.0m²
TOTAL	409.4m² Refer PA.01 for site areas

SCHEDULE OF COLOURS	
SHINGLE ROOF -	AMERICAN SHINGLE 'INDEPENDENCE'
WEATHERBOARD CLADDING -	'VERIDIS' PG2.04 BY DULUX
EXTERNAL TIMBER TRIMS -	'ANTIQUE WHITE USA' 73412 DULUX
WINDOWS & EXTERNAL DOORS -	COLORBOND 'PEARL WHITE' DULUX
GUTTERS & DP -	COLORBOND 'SHALE GREY'
BALUSTRADES & LOUVERS -	COLORBOND 'PEARL WHITE' DULUX

Verify all dimensions on site prior to commencement of work. Refer all discrepancies to the Architect for confirmation. Use figured dimensions in preference to scaling.

SCALE 1:200

KEY PLAN

Issue	Description	Date	Issue	Description	Date

rose architectural design
51 Hay Street Haberfield NSW 2045 Australia
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admin@roseproject.com.au
www.roseproject.com.au

Project: LOT 5K, THE POINT HOMES
97 - 99 Peninsula Drive,
Breakfast Point

Title: DWELLING 99(C) -
PLANS, ELEVATIONS & SECTION

Status: PROJECT APPLICATION

Scale: 1:200 Reviewed:
Date: January 2020 Approved:
Drawn: SAD

Project No: 0109 Drawing No: PA.07 Revision: A

ROSE

ANNEXURE G

BREAKFAST POINT HERITAGE INTERPRETATION STRATEGY

May 2009

GILES TRIBE ARCHITECTS
ARCHITECTS & URBAN PLANNERS

BREAKFAST POINT HERITAGE INTERPRETATION STRATEGY

Canada Bay LEP 2008 and Breakfast Concept Plan 2005 listed the following as heritage items;

1. Former AGL Office No. 1
2. Former AGL Fence to Tennyson Road, Entrance Gates & Gatehouse
3. Former AGL Meter Readers' Office
4. Former AGL Blacksmiths' Workshop
5. Former AGL Powerhouse

However, Breakfast Point Masterplan 2002 & Breakfast Concept Plan 2005 listed the following (not a heritage item) to be considered for adaptive reuse;

6. Filters Machinist, Carpenters Workshop (Plumbers Workshop)

HISTORY OF THE SITE

Mortlake gasworks was planned by the Australian Gaslight Company (AGL) in 1883 and was the largest gas manufacturing plant in the southern hemisphere. From 1886 to 1971 the plant produced coal gas released by heating coal in retorts sealed off from the air. The buildings and structures on site underwent constant change in response to technological change and the need to increase production.
By the 1980s when the reforming of natural gas to town gas ceased at Mortlake, only 2 retort houses remained and ancillary buildings such as the Blacksmith's shop, the Power Station, the Workshop Building, Kendall Bay Wharf and the Stone Retaining Wall which separates the upper site from the lower.

INTERPRETATION STRATEGY

The proposed interpretation strategy in the absence of the Powerhouse includes;
(Refer to Breakfast Point Heritage Map)

1. The retention and adaptive reuse of heritage buildings or structures (No. **1 – 4 + 6**), which are culturally significant, structurally sound, and financially feasible.
2. The erection of plaque adjacent to each heritage building or structure (No. **1 – 5 + 6**) within the street verge, with brief information of the history and role of the building in the gasworks operation
3. An archival recording of the Powerhouse building comprising measured drawings & photographic survey of the building & remnants of industrial equipment was conducted in 2008. A reinforced concrete roof truss is proposed to be preserved and displayed along the foreshore walk with a plaque describing its history, construction technology and role (No.**7**).
4. An industrial archaeologist to be appointed to assess significant artefacts and determine their technological significance and role in the gas production process.
5. Display of significant industrial artefacts along the foreshore walk with relevant information board, to be integrated into the landscape design (No. **8**).
6. The Kendall Bay Wharf plaques are currently placed where the original wharf used to be located (No. **9**).

Level 8, 263 Clarence Street Sydney NSW 2000 PO Box Q291 QVB 1230 Australia **P** [61 2] 9264 5005 **F** [61 2] 9264 9908 **E** gta@gilestribe.com.au **W** gilestribe.com.au
Nominated Architects: Ian McCaig (4964) Mark G Broadley (5823) Stuart D Hill (6549) Giles Tribe Pty Ltd ABN 50 001 259 507
FILE REF: j:\yr2009\09029\bp_heritage\090810-heritage-strategy.doc

Breakfast Point Heritage Map.

1. Retention of External Wall

This brick boundary wall with engaged piers and spandrels was constructed by JJ Hughes in 1927. It is approximately 3.5 meters high and built in well fired pressed bricks with light coloured mortar, in a series of standard panels which step down to the Parramatta River.


Brick fence to Tennyson Road

2. Adaptive Reuse of the Gate House & Retention of Entrance Gates

History

The Gate House sits on the main entry to the Mortlake Gasworks, built in the late 1920s or early 1930's. A gable roofed rectangular brick building of about 12m x 5 m, with semi circular projection to the western end as approached from the main entry. The Gate Keeper's room is in the projection at the eastern end, elevated some 400mm higher than rest of internal floor level, with extremely good visibility.


Gate House


Entrance Gates

3. Adaptive Reuse of Main Office (Office No. 1)

History
This office was erected to replace the original 1885 office. Commissioned to HT Seymour in 1914, it was completed and taken over in 1915. It is 5 bays long and symmetrical about the central gable. A western extension to this building, creating the present form dates from 1924.


Office No. 1

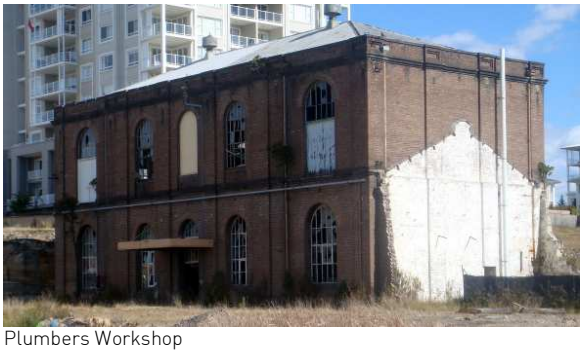
4. Adaptive Reuse of the Meter Reader's Office

History
The single storey brick and slate building was constructed in 1924. It has pilasters and large overhanging eaves, which are supported by wooden brackets. Formerly contained three sections separated by roofed walk through bays to hold the time keeping appointments.


Meter Readers Office

5. The Adaptive Reuse of the Plumbers Workshop

History
The two storey Plumbers Shop and store was erected by HT Seymour in 1915, initially attached to the low building, which was divided into fitters, machinists and carpenters workshops. It was positioned against the main road leading from the upper part of the site to the lower. Furnished with a range of machine tools, the workshops were self-contained and self-supporting. In 1955, the workshops operated for repairs and maintenance, and together with other shops on site accommodated 750 tradesmen and their assistants. Towards the end of its operation, the top level was converted from store into offices, and the southern part used as a training centre.


Plumbers Workshop

The building is currently proposed to be adaptively re-used for residential purposes.

6. The Adaptive Reuse of the Blacksmiths' Shop

History
The Blacksmiths shop was erected as general workshop in late 1891. Here lathes, planing, drilling and other machine operations were used to finish rough castings supplied by local foundries. It underwent renovation in 1922, upgraded during post World War II, and most recently refurbished as part of the post coal carbonisation-beautification scheme over the whole site. The Blacksmiths Workshop is to be adaptively re-used for commercial purposes.

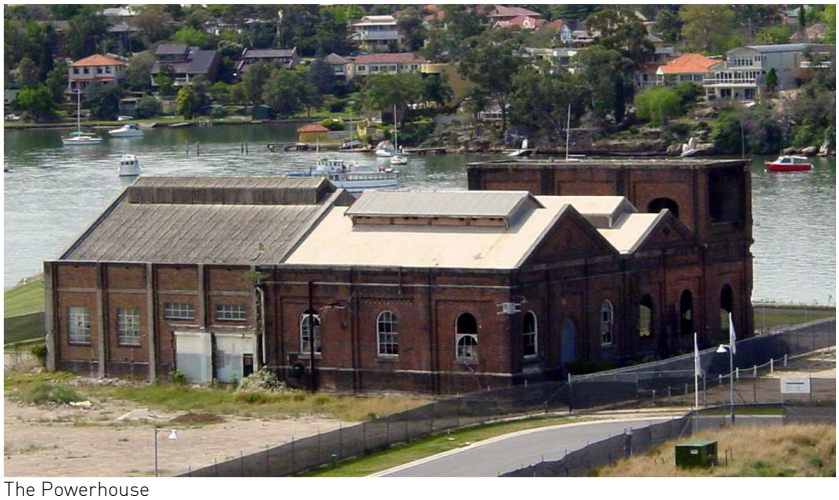

The Blacksmiths Shop

7. The Powerhouse

History

The 1911 – 1918 major expansion of the Mortlake's plant incorporated the very modern continuous vertical retorts served by the Telfer system powered by electricity. The Powerhouse was constructed to provide reliable power to be used throughout the mechanisation processes, instead of over stretched Government power supply. The Powerhouse was designed and constructed by the engineering firm of Stone and Siddeley using reinforced concrete technology. Steel work and retorts were supplied by West Gas Improvement Company and the Telfer system by Adolf Bleichert and Company.

From the 1950s onwards AGL relied on the domestic electricity grid and the Powerhouse became more of a switching station rather than a generating station. By 1968 the Powerhouse ceased to operate, and was later used as a pattern store. The eastern section of the building was removed late 1970s – early 1980s.



The Powerhouse

Reinforced concrete roof truss inside the Power House

A section of the reinforced concrete truss to be preserved and displayed along the foreshore walk with a plaque describing its history, technological advancement and role of the Powerhouse.

Proposed location of concrete truss, to be integrated into the landscape. Refer to the Heritage Map on page 2.

8. Industrial Artefacts

Various manufacturing equipment and tools have been left inside the Powerhouse. It is proposed that selected artefacts be placed along the foreshore walk (enclosed when necessary with a fence as per Breakfast Point standard) and integrated into the landscape.







Some of the industrial artefacts left on site which may be integrated into the landscape along the foreshore walk.

9. Kendall Bay Coal Wharf Information Boards

Plaques on the boardwalk close to the location of the Kendall Bay Coal Wharf.

ANNEXURE H

Point Houses Land Value Calculation						
REVENUE						
Sales 6 Houses /dwelling	$	4,200,000	$	25,200,000		
Gross Revenue			$	25,200,000	$ 25,200,000	
Selling Costs						
Marketing Costs %GR		1.25%	$	315,000		
Agents Fees %GR		2.50%	$	630,000		
Sales Legal Fees /dwelling	$	3,500	$	21,000		
Misc	$	1,000	$	6,000		
Total			$	972,000	$ 927,000	
GST			$	2,160,000	$ 2,160,000	
NET REVENUE						**$ 22,113,000**
DEVELOPMENT COSTS						
Construction						
Construction per dwelling	$	1,650,000	$	9,900,000		
Long Service Levy		0.35%	$	34,650		
Post Construction Design Fees			$	200,000		
Demolition of Powerhouse			$	500,000		
Remove Existing Substructure			$	180,000		
Site Remediation			$	1,850,000		
Landscaping			$	180,000		
Retain Heritage Items			$	200,000	$ 13,044,650	
Professional Fees						
Architects Fees			$	300,000		
Architects Fees Construction			$	47,000		
Interior Design			$	63,800		
Project Management			$	98,990		
Engineer			$	65,000		
Landscape Architect			$	30,000		
Quantity Surveyor			$	54,790		
Survey			$	11,000		
Construct Legals			$	18,000		
Geotech			$	5,000		
PCA			$	8,100		
Traffic and Access Consult			$	3,500		
Site Auditor & Cont Consultants			$	127,000		
Heritage Architect			$	18,000	$ 850,180	
Authorities						
Dept of Planning Fees			$	30,000		
S94 Contributions			$	24,000		
Land Tax & Others			$	50,000		
LPI Fees			$	2,000		
Linen Fees			$	1,000	$ 107,000	
TOTAL DELIVERY COSTS					**$ 14,001,830**	
Finance						
Interest on costs 8.9%	18 months model		$	1,535,000	$ 1,535,000	
Land Cost			$	2,186,170	$ 2,186,170	
Sum under VPA (CCBC offer)			$	3,500,000	$ 3,500,000	
TOTAL DEVELOPMENT COSTS						**$ 21,223,000**
PROFIT (Net Revenue - Total Development Costs)						**$ 890,000**
Performance Measures						
Profit on Cost%						4.19%

ANNEXURE I

Point Houses Land Value Caiculation					
REVENUE					
Sales 6 Houses /dwelling	$ 4,200,000	$ 25,200,000			
Gross Revenue		$ 25,200,000	$ 25,200,000		
Selling Costs					
Marketing Costs %GR	1.25%	$ 315,000			
Agents Fees %GR	2.50%	$ 630,000			
Sales Legal Fees /dwelling	$ 3,500	$ 21,000			
Misc	$ 1,000	$ 6,000			
Total		$ 972,000	$ 927,000		
GST		$ 2,160,000	$ 2,160,000		
NET REVENUE				$	**22,113,000**
DEVELOPMENT COSTS					
Construction					
Construction per dwelling	$ 1,650,000	$ 9,900,000			
Long Service Levy	0.35%	$ 34,650			
Post Construction Design Fees		$ 200,000			
Demolition of Powerhouse		$ 500,000			
Remove Existing Substructure		$ 180,000			
Site Remediation		$ 1,850,000			
Landscaping		$ 180,000			
Retain Heritage Items		$ 200,000	$ 13,044,650		
Professional Fees					
Architects Fees		$ 300,000			
Architects Fees Construction		$ 47,000			
Interior Design		$ 63,800			
Project Management		$ 98,990			
Engineer		$ 65,000			
Landscape Architect		$ 30,000			
Quantity Surveyor		$ 54,790			
Survey		$ 11,000			
Construct Legals		$ 18,000			
Geotech		$ 5,000			
PCA		$ 8,100			
Traffic and Access Consult		$ 3,500			
Site Auditor & Cont Consultants		$ 127,000			
Heritage Architect		$ 18,000	$ 850,180		
Authorities					
Dept of Planning Fees		$ 30,000			
S94 Contributions		$ 24,000			
Land Tax & Others		$ 50,000			
LPI Fees		$ 2,000			
Linen Fees		$ 1,000	$ 107,000		
TOTAL DELIVERY COSTS			$ 14,001,830		
Finance					
Interest on costs 8.9%	18 months mo	$ 1,535,000	$ 1,535,000		
Land Cost		$ 2,186,170	$ 2,186,170		
Sum under VPA (BPPL offer)		$ 1,200,000	$ 1,200,000		
TOTAL DEVELOPMENT COSTS				$	**18,923,000**
PROFIT (Net Revenue - Total Development Costs)				$	**3,190,000**
Performance Measures					
Profit on Cost%					16.86%