

03 May 2024

Ref: SY212498-01-CV-CT01-1

Nicolle Harcombe  
Coronation Property Co Pty Ltd  
Level 2, 66 Wentworth Avenue  
Surry Hills NSW 2010

Dear Nicolle,

**Re: Moore Point Masterplan – Statement of Compliance: Moore Point Gateway Determination**

Northrop Consulting Engineers Pty Ltd, as the civil engineering consultant for the above mentioned project, hereby certifies that the design of the civil and bulk earthwork strategy shown on Northrop's drawings (see below) has been undertaken in accordance with normal engineering practice by qualified engineers and technical staff generally in accordance with the listed Standards, Policies and Conditions:

**Department of Planning and Environment Gateway Determination (Ref: PP-2022-1602)**

- Gateway Determination Conditions:
  - Condition 2e: Provide a bulk earthwork/cut and fill plan and a fill strategy to demonstrate the elevation of all building pads will be above the 1 in 100 level plus 0.5m freeboard. The internal roads must be above the 1 in 100 year with rising egress to the evacuation routes.
  - Condition 3d (vi): A bulk earthwork/cut & fill plan, that demonstrates compliance with the Evacuation Plan

Relevant Civil Engineering drawings prepared by Northrop Consulting Engineers;

| Reference      | Description                          | Revision |
|----------------|--------------------------------------|----------|
| 212498_SK03.01 | Site Bulk Earthworks Cut / Fill Plan | 01       |
| 212498_SK03.11 | Bulk Earthwork Sections – Sheet 01   | 01       |
| 212498_SK03.12 | Bulk Earthwork Sections – Sheet 02   | 01       |
| 212498_SK03.13 | Bulk Earthwork Sections – Sheet 03   | 01       |
| 212498_SK03.14 | Bulk Earthwork Sections – Sheet 04   | 01       |

Yours faithfully,

A handwritten signature in black ink, appearing to be "mbl", written in a cursive style.

Michael Lloyd

BEng (Civil) Hons

Civil Engineer - Northrop Consulting Engineers

DRAWN: A.FALLINS    DESIGNED: BLAWRENCE    JOB MANAGER: BLAWRENCE    VERIFIER:



\*The alignment of the northern pedestrian bridge over the Georges River is subject to further discussions with affected landowners. The alignment of the pedestrian bridge is subject to change.

**LEGEND**

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BEXX.XX

+ eRLXX.XX

BEXX.XX

XX

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XX.XX

EXISTING CADASTRAL BOUNDARY LINE (SOURCED FROM SIXMAPS)

BULK EARTWORKS SPOT HEIGHT

EXISTING SPOT HEIGHT

BULK EARTHWORKS PAD LEVEL

DIRECTION OF GRADE

**DEPTH OF CUT**

GREATER THAN -15.0m

-15.0m TO -10.0m

-10.0m TO -5.0m

-5.0m TO -2.0m

-2.0m TO -1.0m

-1.0m TO -0.5m

-0.5m TO -0.25m

-0.25m TO -0.0m

**DEPTH OF FILL**

0.0m TO 0.25m

0.25m TO 0.5m

0.5m TO 1.0m

1.0m TO 2.0m

2.0m TO 5.0m

5.0m TO 10.0m

10.0m TO 15.0m

GREATER THAN 15.0m

**LEGEND**

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL / RELEVANT AUTHORITY SPECIFICATIONS AND DETAILS.
- CAD FILES / DTM FILES TO BE SUPPLIED IN AUTOCAD FORMAT FOR SETOUT PURPOSES (UPON REQUEST).
- STRIP EXISTING TOPSOIL IN CONSULTATION WITH THE GEOTECHNICAL ENGINEER / REPORT. FOR THE PURPOSES OF EARTHWORKS, FOR THIS EARTHWORKS PLAN A NOMINAL 150mm STRIP HAS BEEN ASSUMED ACROSS THE DESIGN FOOTPRINT. THIS ADDITIONAL MATERIAL (APPROXIMATELY 43,810 cu.m) HAS NOT BEEN INCLUDED IN VOLUMES BELOW.
- NO ALLOWANCE HAS BEEN MADE FOR BULKING FACTORS. NOTE ALL VOLUMES DEPICTED ARE SOLID VOLUMES ONLY AND MAY NOT REFLECT DETAILED EARTHWORKS.
- NO ALLOWANCE HAS BEEN MADE FOR DETAILED EARTHWORKS, ie SERVICE TRENCHING, DETAILED EXCAVATION, FOOTINGS, RETAINING WALLS AND THE LIKE.
- THE CONTRACTOR SHALL USE FINAL SURFACE LEVELS AND TYPICAL PAVEMENT DETAILS FOR ACTUAL EARTHWORKS LEVELS.
- APPROXIMATE VOLUME DIFFERENCES BETWEEN SUBGRADE LEVEL AND EXISTIN SURFACE LEVEL LESS 150mm;
  - CUT 1,195,148 cu.m
  - FILL 1,0658 cu.m
  - BALANCE 1,024,490 cu.m
- BULK EARTHWORKS ARE BASED ON THE FOLLOWING DEPTHS FROM FINISHED SURFACE LEVELS;
  - ROAD PAVEMENT: 500mm
  - BASEMENT SLABS ON GROUND: 500mm
  - LANDSCAPE TOP SOIL REPLACEMENT: 500mm

| REVISION | DESCRIPTION                          | ISSUED | VER'D | APP'D | DATE     | CLIENT |
|----------|--------------------------------------|--------|-------|-------|----------|--------|
| 01       | ISSUED FOR DPE GATEWAY DETERMINATION | UM     |       | ML    | 03.05.24 |        |
|          |                                      |        |       |       |          |        |
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SCALE 1:2000@A1

0

20

40

60

80

100m

**NORTHROP**

Sydney

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Email sydney@northrop.com.au ABN 81 094 433 100

PROJECT

**MOORE POINT**  
**3 BRIDGES ROAD,**  
**MOOREBANK, NSW, 2170**

DRAWING TITLE

**CIVIL ENGINEERING SKETCH**  
  
**BULK EARTHWORKS PLAN**

JOB NUMBER

**212498**

DRAWING NUMBER

**SK03.01**

REVISION

**01**

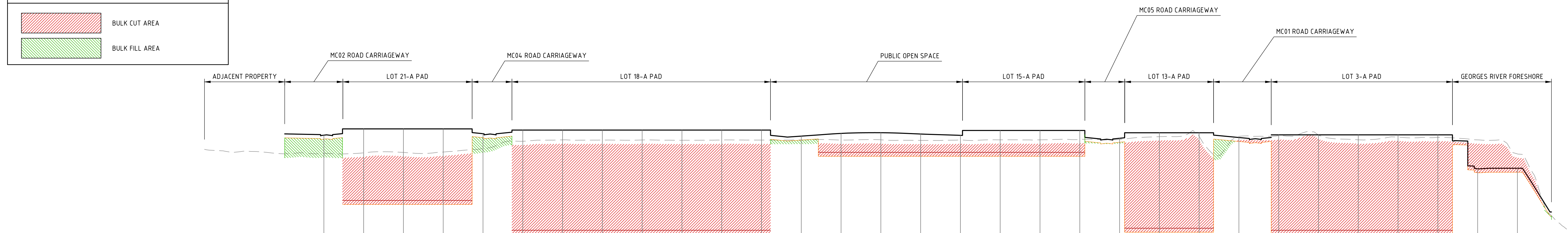
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Printed By :UTTAM MANDAL    Found : C:\2625\uttham\Northrop\SYD\2498 - Moore Point Masterplan\_1\02\2498-CAD\08-SKETCH\BULK EARTHWORKS OVERALL\SK03.01.dwg    Date :16.04.2020 2:24 PM

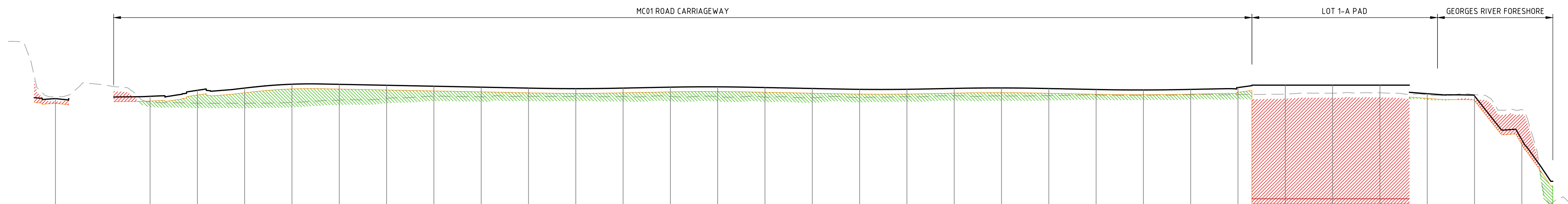
**LEGEND**

|                                                                                   |                |
|-----------------------------------------------------------------------------------|----------------|
|  | BULK CUT AREA  |
|  | BULK FILL AREA |



| DATUM RL -8.0 |                  |  |       |                         |       |  |                        |  |  |
|---------------|------------------|--|-------|-------------------------|-------|--|------------------------|--|--|
| CHAINAGE      | EXISTING SURFACE |  |       | BULK EARTHWORKS SURFACE |       |  | FINISHED SURFACE LEVEL |  |  |
|               |                  |  |       |                         |       |  |                        |  |  |
| 0             |                  |  | 7.879 |                         |       |  |                        |  |  |
| 20            |                  |  | 7.651 |                         |       |  |                        |  |  |
| 40            |                  |  | 7.316 |                         |       |  |                        |  |  |
| 60            |                  |  | 7.35  | 9.157                   | 9.657 |  |                        |  |  |
| 80            |                  |  | 7.438 | 0.95                    | 10.45 |  |                        |  |  |
| 100           |                  |  | 7.49  | 0.95                    | 10.45 |  |                        |  |  |
| 120           |                  |  | 7.538 | 0.95                    | 10.45 |  |                        |  |  |
| 140           |                  |  | 7.973 | 9.346                   | 9.846 |  |                        |  |  |
| 160           |                  |  | 8.894 | -2.8                    | 10.3  |  |                        |  |  |
| 180           |                  |  | 9.066 | -2.8                    | 10.3  |  |                        |  |  |
| 200           |                  |  | 9.043 | -2.8                    | 10.3  |  |                        |  |  |
| 220           |                  |  | 9.053 | -2.8                    | 10.3  |  |                        |  |  |
| 240           |                  |  | 9.016 | -2.8                    | 10.3  |  |                        |  |  |
| 260           |                  |  | 9.05  | -2.8                    | 10.3  |  |                        |  |  |
| 280           |                  |  | 9.042 | -2.8                    | 10.3  |  |                        |  |  |
| 300           |                  |  | 9.055 | 9.038                   | 9.538 |  |                        |  |  |
| 320           |                  |  | 9.04  | 7                       | 9.879 |  |                        |  |  |
| 340           |                  |  | 9.073 | 7                       | 9.968 |  |                        |  |  |
| 360           |                  |  | 9.002 | 7                       | 9.803 |  |                        |  |  |
| 380           |                  |  | 9.057 | 7                       | 9.636 |  |                        |  |  |
| 400           |                  |  | 9.07  | 7                       | 10.25 |  |                        |  |  |
| 420           |                  |  | 9.068 | 7                       | 10.25 |  |                        |  |  |
| 440           |                  |  | 9.117 | 7                       | 10.25 |  |                        |  |  |
| 460           |                  |  | 9.119 | 8.766                   | 9.266 |  |                        |  |  |
| 480           |                  |  | 9.472 | -2.54                   | 9.96  |  |                        |  |  |
| 500           |                  |  | 9.535 | -2.54                   | 9.96  |  |                        |  |  |
| 520           |                  |  | 9.513 | 8.863                   | 9.363 |  |                        |  |  |
| 540           |                  |  | 9.576 | -2.8                    | 9.7   |  |                        |  |  |
| 560           |                  |  | 9.889 | -2.8                    | 9.7   |  |                        |  |  |
| 580           |                  |  | 9.076 | -2.8                    | 9.7   |  |                        |  |  |
| 600           |                  |  | 9.408 | -2.8                    | 9.7   |  |                        |  |  |
| 620           |                  |  | 9.372 | -2.8                    | 9.7   |  |                        |  |  |
| 640           |                  |  | 9.066 | 4.941                   | 5.441 |  |                        |  |  |
| 660           |                  |  | 7.3   | 5                       | 5.5   |  |                        |  |  |
| 680           |                  |  | -1.21 |                         |       |  |                        |  |  |

BULK EARTHWORKS BEW02  
HORIZONTAL SCALE 1:1000@A1  
VERTICAL SCALE 1:250@A1



| DATUM RL -8.0 |                  |   |        |                         |       |       |                        |       |       |
|---------------|------------------|---|--------|-------------------------|-------|-------|------------------------|-------|-------|
| CHAINAGE      | EXISTING SURFACE |   |        | BULK EARTHWORKS SURFACE |       |       | FINISHED SURFACE LEVEL |       |       |
|               | 1                | 2 | 3      | 4                       | 5     | 6     | 7                      | 8     | 9     |
| 10            |                  |   | 14.76  |                         |       |       |                        |       |       |
| 20            |                  |   | 8.92   | 8.728                   | 8.728 | 8.728 | 8.728                  | 8.728 | 8.728 |
| 40            |                  |   | 10.193 |                         |       |       |                        |       |       |
| 60            |                  |   | 8.358  | 8.472                   | 8.472 | 8.472 | 8.472                  | 8.472 | 8.472 |
| 80            |                  |   | 8.251  | 9.105                   | 9.105 | 9.105 | 9.105                  | 9.105 | 9.105 |
| 100           |                  |   | 8.234  | 9.34                    | 9.34  | 9.34  | 9.34                   | 9.34  | 9.34  |
| 120           |                  |   | 8.314  | 9.747                   | 9.747 | 9.747 | 9.747                  | 9.747 | 9.747 |
| 140           |                  |   | 8.557  | 9.734                   | 9.734 | 9.734 | 9.734                  | 9.734 | 9.734 |
| 160           |                  |   | 8.758  | 9.635                   | 9.635 | 9.635 | 9.635                  | 9.635 | 9.635 |
| 180           |                  |   | 8.99   | 9.535                   | 9.535 | 9.535 | 9.535                  | 9.535 | 9.535 |
| 200           |                  |   | 8.922  | 9.436                   | 9.436 | 9.436 | 9.436                  | 9.436 | 9.436 |
| 220           |                  |   | 8.966  | 9.336                   | 9.336 | 9.336 | 9.336                  | 9.336 | 9.336 |
| 240           |                  |   | 8.982  | 9.281                   | 9.281 | 9.281 | 9.281                  | 9.281 | 9.281 |
| 260           |                  |   | 8.938  | 9.337                   | 9.337 | 9.337 | 9.337                  | 9.337 | 9.337 |
| 280           |                  |   | 8.939  | 9.437                   | 9.437 | 9.437 | 9.437                  | 9.437 | 9.437 |
| 300           |                  |   | 8.937  | 9.47                    | 9.47  | 9.47  | 9.47                   | 9.47  | 9.47  |
| 320           |                  |   | 8.88   | 9.395                   | 9.395 | 9.395 | 9.395                  | 9.395 | 9.395 |
| 340           |                  |   | 8.809  | 9.295                   | 9.295 | 9.295 | 9.295                  | 9.295 | 9.295 |
| 360           |                  |   | 8.851  | 9.205                   | 9.205 | 9.205 | 9.205                  | 9.205 | 9.205 |
| 380           |                  |   | 8.931  | 9.211                   | 9.211 | 9.211 | 9.211                  | 9.211 | 9.211 |
| 400           |                  |   | 9.021  | 9.305                   | 9.305 | 9.305 | 9.305                  | 9.305 | 9.305 |
| 420           |                  |   | 9.009  | 9.354                   | 9.354 | 9.354 | 9.354                  | 9.354 | 9.354 |
| 440           |                  |   | 9.058  | 9.29                    | 9.29  | 9.29  | 9.29                   | 9.29  | 9.29  |
| 460           |                  |   | 9.113  | 9.19                    | 9.19  | 9.19  | 9.19                   | 9.19  | 9.19  |
| 480           |                  |   | 9.085  | 9.14                    | 9.14  | 9.14  | 9.14                   | 9.14  | 9.14  |
| 500           |                  |   | 9.132  | 9.201                   | 9.201 | 9.201 | 9.201                  | 9.201 | 9.201 |
| 520           |                  |   | 9.167  | 9.397                   | 9.397 | 9.397 | 9.397                  | 9.397 | 9.397 |
| 540           |                  |   | 9.207  | -2.35                   | -2.35 | -2.35 | -2.35                  | -2.35 | -2.35 |
| 560           |                  |   | 9.299  | -2.35                   | -2.35 | -2.35 | -2.35                  | -2.35 | -2.35 |
| 580           |                  |   | 9.346  | -2.35                   | -2.35 | -2.35 | -2.35                  | -2.35 | -2.35 |
| 600           |                  |   | 9.12   | 8.747                   | 8.747 | 8.747 | 8.747                  | 8.747 | 8.747 |
| 620           |                  |   | 9.146  | 8.509                   | 8.509 | 8.509 | 8.509                  | 8.509 | 8.509 |
| 640           |                  |   | 7.551  | 3.888                   | 3.888 | 3.888 | 3.888                  | 3.888 | 3.888 |
| 660           |                  |   | -2.239 |                         |       |       |                        |       |       |

BULK EARTHWORKS BEW01  
HORIZONTAL SCALE 1:1000@A1  
VERTICAL SCALE 1:250@A1

**NOT FOR CONSTRUCTION**

[illegible]

|                  |                      |                         |           |
|------------------|----------------------|-------------------------|-----------|
| DRAWN: A.FALLINS | DESIGNED: B.LAWRENCE | JOB MANAGER: B.LAWRENCE | VERIFIER: |
|------------------|----------------------|-------------------------|-----------|



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 POUND : C:\TAM\data\NORTH\TJSTN\Z12496 - MOUNT PULIT  
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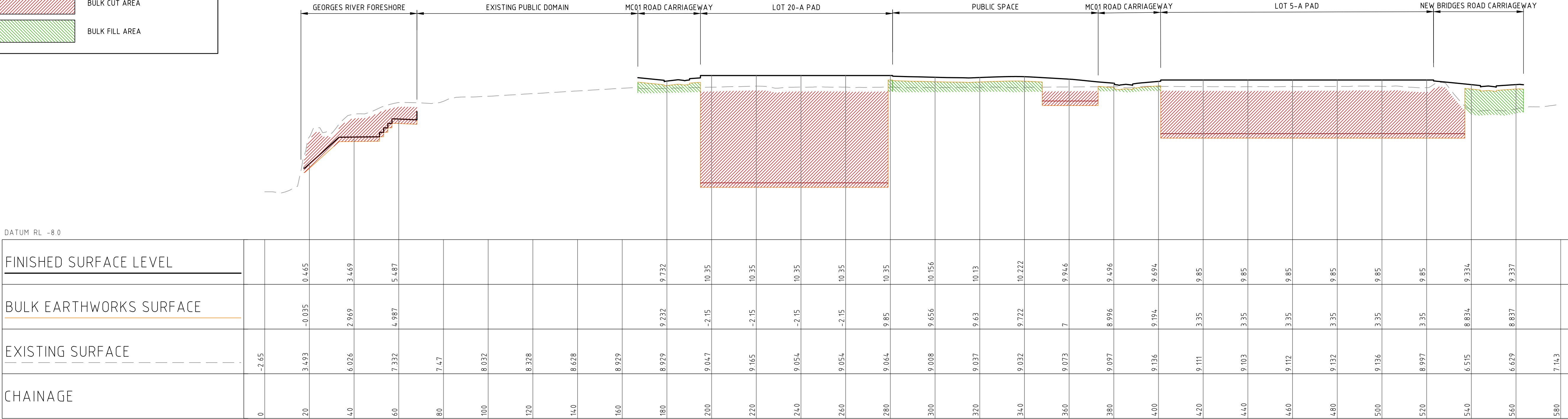
WJ 47:7 0707'40.91 : 01P0

Drawn: A FALLINS      Designed: BLA WRENCE      Job Manager: BLA WRENCE      Verifier:

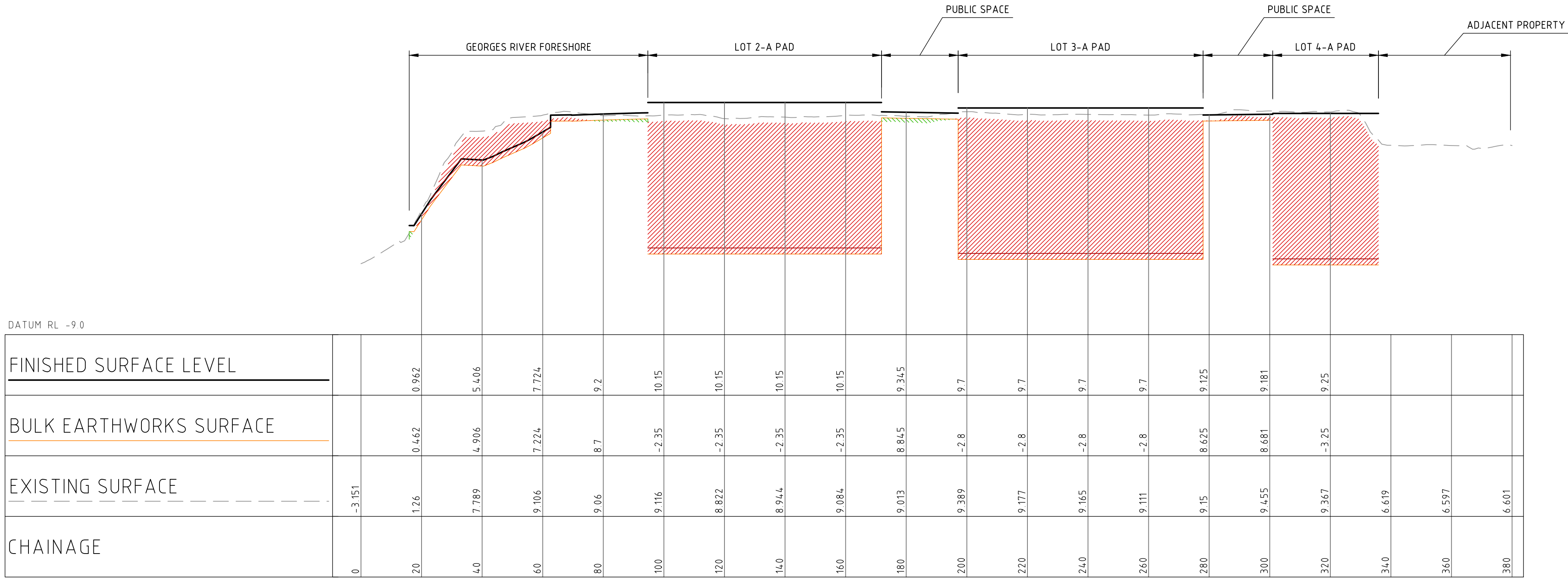
LEGEND

BULK CUT AREA

BULK FILL AREA



BULK EARTHWORKS BEW06  
HORIZONTAL SCALE 1:1000@A1  
VERTICAL SCALE 1:250@A1



BULK EARTHWORKS BEW05  
HORIZONTAL SCALE 1:1000@A1  
VERTICAL SCALE 1:250@A1

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|          |                                      |        |       |       |          |                                                   |                                   |                                                                     |                                                    |                                    |
|----------|--------------------------------------|--------|-------|-------|----------|---------------------------------------------------|-----------------------------------|---------------------------------------------------------------------|----------------------------------------------------|------------------------------------|
| REVISION | DESCRIPTION                          | ISSUED | VER'D | APP'D | DATE     | CLIENT                                            | ARCHITECT                         | PROJECT                                                             | DRAWING TITLE                                      | JOB NUMBER                         |
| 01       | ISSUED FOR DPE GATEWAY DETERMINATION | UM     |       | ML    | 03.05.24 | <div><div>LEAMAC</div><div>CORONATION</div></div> | <div><div></div><div></div></div> | <div>MOORE POINT<br/>3 BRIDGES ROAD,<br/>MOOREBANK, NSW, 2170</div> | <div>CIVIL ENGINEERING SKETCH</div>                | <div>212498</div>                  |
|          |                                      |        |       |       |          |                                                   |                                   |                                                                     | <div>BULK EARTHWORKS SECTIONS -<br/>SHEET 03</div> | <div>DRAWING NUMBER</div>          |
|          |                                      |        |       |       |          |                                                   |                                   |                                                                     |                                                    | <div>SK03.13</div>                 |
|          |                                      |        |       |       |          |                                                   |                                   |                                                                     |                                                    | <div>REVISION</div>                |
|          |                                      |        |       |       |          |                                                   |                                   |                                                                     |                                                    | <div>01</div>                      |
|          |                                      |        |       |       |          |                                                   |                                   |                                                                     |                                                    | <div>DRAWING SHEET SIZE = A1</div> |

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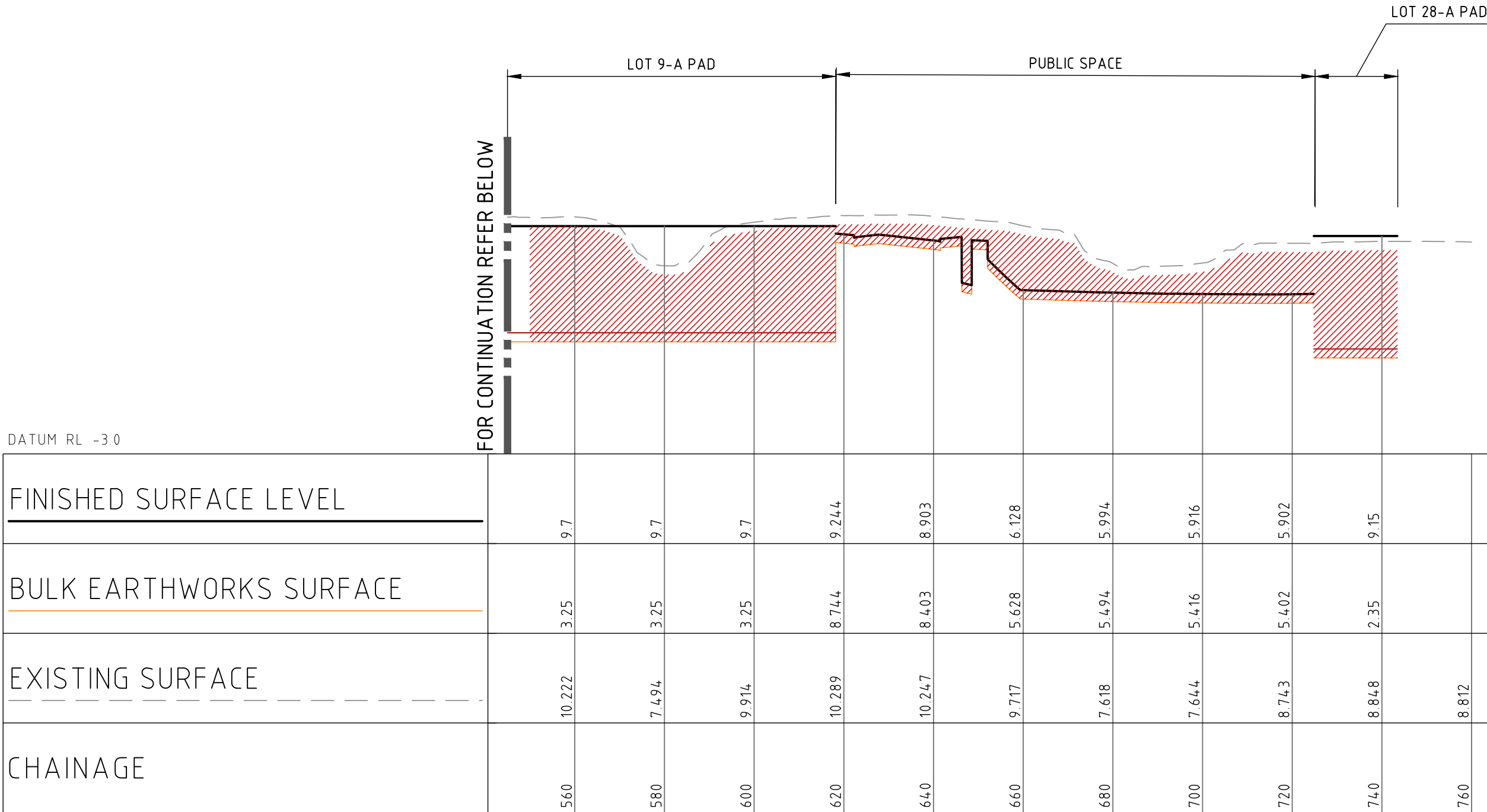
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DRAWN: A.FALLINS  
DESIGNED: BLA WRENCE  
JOB MANAGER: BLA WRENCE  
VERIFIER:

LEGEND

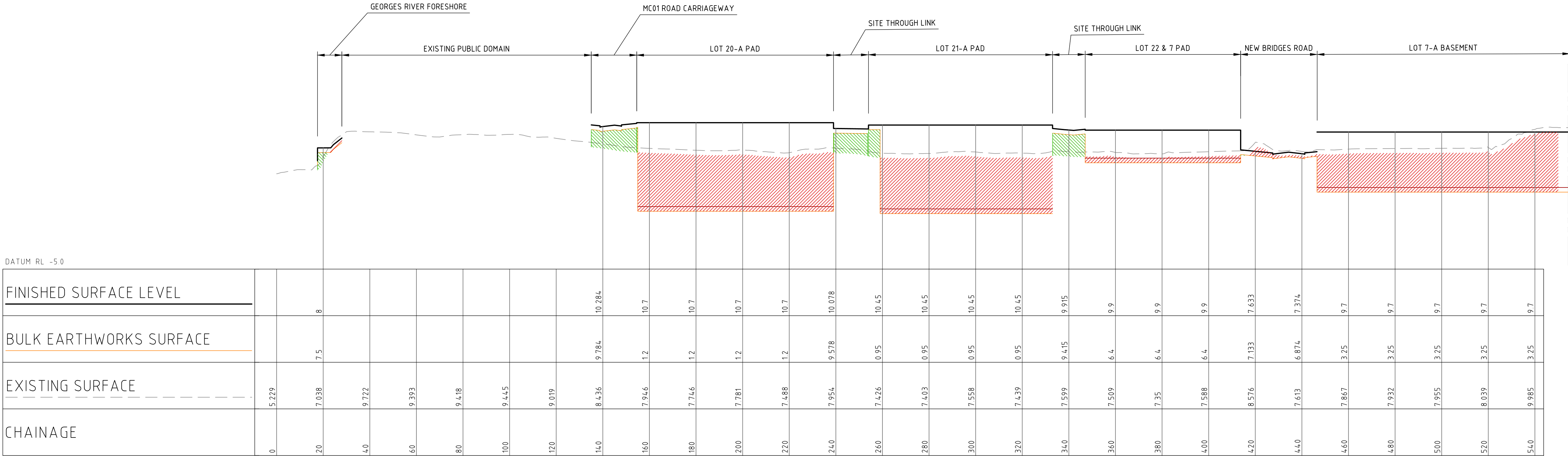
BULK CUT AREA

BULK FILL AREA



BULK EARTHWORKS BEW07 CONT.

HORIZONTAL SCALE 1:1000@A1  
VERTICAL SCALE 1:250@A1



BULK EARTHWORKS BEW07

HORIZONTAL SCALE 1:1000@A1  
VERTICAL SCALE 1:250@A1

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| REVISION | DESCRIPTION                          | ISSUED | VER'D | APP'D | DATE     |
|----------|--------------------------------------|--------|-------|-------|----------|
| 01       | ISSUED FOR DPE GATEWAY DETERMINATION | UM     |       | ML    | 03.05.24 |
|          |                                      |        |       |       |          |
|          |                                      |        |       |       |          |
|          |                                      |        |       |       |          |

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Email sydney@northrop.com.au ABN 81 094 433 100

PROJECT

MOORE POINT  
3 BRIDGES ROAD,  
MOOREBANK, NSW, 2170

DRAWING TITLE

CIVIL ENGINEERING SKETCH

BULK EARTHWORKS SECTIONS -  
SHEET 04

JOB NUMBER

212498

DRAWING NUMBER

SK03.14

REVISION

01

DRAWING SHEET SIZE = A1