

AGL MORTLAKE GASWORKS REHABILITATION

Client
AGL

Location
Mortlake Sydney

Value
\$70m

Completion
2002



APP Corporation Pty Ltd
NSW 02 9957 6211
VIC 03 8866 0200
QLD 07 3238 0400
ACT 02 6285 1097
WA 08 9486 1144

www.app.com.au



Facts and Figures
Site area 52 hectares
Demolition of over 50 buildings
Rock excavation 300,000m³
Soil excavation 1,200,000m³



The AGL Mortlake site rehabilitation is the largest and most controversial remediation project of its type in the Southern Hemisphere. It involved complex community liaison, environment issues and enormous scope and team changes.

Since 1886, gas has been produced at Mortlake using the process of coal carbonisation. Coal was heated in a retort to produce a mixture of gaseous and liquid products and coke as a residue. The gas contained impurities such as tar, ammonia, phenol, cyanide and sulphur. The separation of these compounds led to the contamination of most gas works sites. Significant features of the Mortlake remediation include:

- Tar and tarry sludges present in a dam, tar pits and pipes
 - Purifier beds containing spent oxide (the most problematic component of "gas works fill")
 - Sandstone walls and sandstone bedrock stained with cyanide, tar, hydrocarbons and acid sulphate conditions
 - Contaminated ground water and building fabric
 - Asbestos building materials and lagging.
- Remediate the site and make it suitable for residential and public use
 - Ensure protection of the workforce, surrounding community and environment within regulatory requirements
 - Carry out the remediation in a cost effective, efficient and timely manner.

After significant cost overruns on other remediation projects, AGL appointed APP as Project Manager to achieve stringent contract and financial management of this highly political harbour foreshore residential location.

APP was pivotal in setting the strategy for the site remediation, design and documentation coordination, programming, cost control, procurement, contract administration and was the Owners Representative for remediation contracts. With AGL, APP managed authority liaison (Council, EPA and Independent Auditor) and community liaison.

The prime objectives of the project were to:

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2 August, 2002

Project Director
APP Corporation
53 Berry St
Nth Sydney NSW 2060

The Australian Gas Light Company

Formed in
New South Wales in
1837 with limited liability

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

Telephone 02 9922 8917

Facsimile 02 9954 3550

Attention: Mr. Scott Johnston

Dear Scott,

RE: AGL Mortlake Site Rehabilitation

The completion of the foreshore works marks the end for the AGL Mortlake project, and would be an appropriate time for us to reflect on the achievements of this undertaking, the single largest site gasworks remediation undertaken in the Southern Hemisphere which has involved the movement of over 1,200,000 cubic metres of materials.

I would like to thank APP in its role as AGL's Project Manager for its continued support throughout the project, during some difficult times and maintaining its professionalism throughout the four-year duration of the project. The project encompassed numerous problems, including high levels of interaction with the local residents and APP at all times provided a courteous face representing AGL. This included providing 24 hour seven days a week availability of staff for the community when required, often in very taxing circumstances.

While Commitment to the project and AGL was demonstrated throughout, the real benefit APP demonstrated was through their involvement in the development of the innovative contract form and establishing an alliance agreement with the contractor. This was particularly true when this was negotiated after 18 months of the original agreement not working effectively and contract claims were all consuming. The efforts by APP in this negotiation, in particular the strategic direction provided by John Taylor, were without doubt a key contributor to the successful outcome on this complex and difficult project.

The completion of this extremely complex project represents a significant milestone for AGL, and I would take this opportunity to thank you and your project team for the significant "added value" APP have brought to this project.

Yours faithfully

THE AUSTRALIAN GAS LIGHT COMPANY

DAVID DONEHUE
Project Manager – Site Remediation



The Australian Gas Light Company
ABN 95 052 167 405

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