



# Extraction Report

Apple iPhone

## Summary

[Redacted]	
Report creation time	27/08/2019 3:20:32 PM +10:00
Time zone settings (UTC)	(UTC+10:00) Sydney (Australia)
Examiner name	[Redacted]
Location	ICAC Sydney
Case number	E17-1221
Case name	OP Tolosa
Evidence number	E17-1221-AS-7-1-PR-0001
Department	Forensics
Organization	NSW ICAC
Investigator	[Redacted]
Notes	iPhone A1778 IMEI: 356562085518297 with Vodafone SIM card from Angelo Tsirekas

## Source Extraction

<b>Advanced Logical</b>	
Extraction start date/time	14/06/2019 4:33:53 PM(UTC+10)
Extraction end date/time	14/06/2019 4:46:42 PM(UTC+10)
[Redacted]	[Redacted]
[Redacted]	[Redacted]
Selected manufacturer	Apple
Selected device name	iPhone 7 (A1778)
[Redacted]	[Redacted]
[Redacted]	[Redacted]
Is encrypted	Encrypted by UFED Physical/Logical Analyzer during the extraction process for user credentials information
[Redacted]	[Redacted]
[Redacted]	[Redacted]
Time zone settings (ID)	_Australia/Sydney
<b>Logical (1)</b>	
Extraction start date/time	14/06/2019 12:48:32 PM
Extraction end date/time	14/06/2019 1:07:27 PM
Selected manufacturer	Apple
[Redacted]	[Redacted]
[Redacted]	[Redacted]
Is encrypted	True
[Redacted]	[Redacted]
[Redacted]	[Redacted]
<b>Logical (2)</b>	
Extraction start date/time	14/06/2019 12:13:43 PM
Extraction end date/time	14/06/2019 12:23:27 PM
Selected manufacturer	Apple
[Redacted]	[Redacted]
[Redacted]	[Redacted]
Is encrypted	Encrypted by UFED Physical/Logical Analyzer during the extraction process for user credentials information
[Redacted]	[Redacted]
[Redacted]	[Redacted]

## Plugins

#	Name	Author	Version
1			
2			
3			
4			
5			
6			

## Contents

Type	Included in report	Total	
Chats	1	1349	(520 Deleted)
WhatsApp	1	97	(7 Deleted)

## Chats (1)

\* These details are cross-referenced from this device's contacts

## WhatsApp (1)

#		Deleted
1	<p><b>Name:</b> Revised Rhodes Plan  <b>Start Time:</b> 27/02/2019 6:00:05 PM(UTC+11)  <b>Last Activity:</b> 28/02/2019 6:58:11 AM(UTC+11)  <b>Number of attachments:</b> 1  <b>Source:</b> WhatsApp  <b>Source Extraction:</b> Logical (2)  <b>Body file:</b> <a href="#">chat-1.txt</a></p> <p><b>Participants:</b></p> <div style="display: flex; flex-direction: column; gap: 10px;"> <div>  <p>61[REDACTED]0972@s.whatsapp.net Angelo (owner)</p> </div> <div>  <p>61[REDACTED]8039@s.whatsapp.net Joseph Chidiac</p> </div> <div>  <p>61[REDACTED]0013@s.whatsapp.net JJ (admin)</p> </div> <div>  <p>61[REDACTED]7282@s.whatsapp.net <b>Rick Bill Berga*</b></p> </div> <div>  <p>61[REDACTED]0147@s.whatsapp.net John Kinsella</p> </div> </div> <p><b>Identifier:</b> 61[REDACTED]0013-1551250805@g.us</p>	

System Message System Message

61[REDACTED]0972@s.whatsapp.net joined

Platform: Mobile

27/02/2019 6:00:05 PM(UTC+11)

Source Extraction:  
Logical (2)

System Message System Message

61 [REDACTED]0013@s.whatsapp.net created the group "Revised Rhodes Plan"

Platform: Mobile

27/02/2019 6:00:05 PM(UTC+11)

Source Extraction:  
Logical (2)

System Message System Message

Messages to this group are now secured with end-to-end encryption. Tap for more info.

Platform: Mobile

27/02/2019 6:00:05 PM(UTC+11)

Source Extraction:  
Logical (2)

61 [REDACTED]0013@s.whatsapp.net JJ

Hi John & Rick , below emailed to Council , hopefully it resonates at this very important critical point of time !

Status: Read

Platform: Mobile

27/02/2019 6:03:38 PM(UTC+11)

Source Extraction:  
Logical (2)

61 [REDACTED]0013@s.whatsapp.net JJ

From: Joseph Jacob <joseph@prolet.com.au>  
Date: 27 February 2019 at 5:54:13 pm AEDT  
To: Scott Pedder <scott.pedder@canadabay.nsw.gov.au>  
Cc: Mayor Tsirekas <angelo.tsirekas@canadabay.nsw.gov.au>, Peter Gainsford <peter.gainsford@canadabay.nsw.gov.au>, John Kinsella AM <john.kinsella@billbergia.com.au>, Rick Graf <graf@graf.com.au>, Pierre Jacob <Pierre@prolet.com.au>, PA General Manager <PAGeneralManager@canadabay.nsw.gov.au>, Sabrina Khan <Sabrina.Khan@canadabay.nsw.gov.au>  
Subject: Canada Bay Council submission for the Revised Draft Rhodes Precinct Plan

Dear Scott,

As discussed yesterday concerning Council submission for the Revised Draft Rhodes Precinct Plan, the following is for your consideration.

The population of Rhodes is currently 12,728 people, and is forecast to grow to 20,031 by 2036, a 57.38% increase in population size, according to forecasts prepared by profile.id for the City of Canada Bay Council. This population growth is in line with the 4,200 dwellings currently on exhibition for the Revised Draft Rhodes Precinct Plan.

The state suburb of Rhodes is approximately 100 hectares in size, comprising 5,380 private dwellings based on 2016 Census data prepared by the Australian Bureau of Statistics (ABS). This equates to a dwelling density of 53.8 dwellings per hectare. In consideration of an additional 4,200 dwellings proposed by the Revised Rhodes Draft Precinct Plan over four (4) character areas, the resultant dwelling density is equivalent to 95.8 dwellings per hectare. This proposed future density in Rhodes will remain below the existing density of Potts Point/Woolloomooloo, that has 110 dwellings per hectare.

Furthermore, Bill Bergia, Prolet and the Coptic Church support the B3 Commercial Core zoning of land to the south of the Site. This locality has the highest strategic merit for commercial uses in the Station Gateway East character area, given its adjacency to the Rhodes railway station, existing Rhodes Corporate Park, and new homes. Facilitating up to 1,200 jobs in this commercial core will help support active street frontages, mixed use corners, a café and restaurant culture, and importantly a more self-contained economy in Rhodes. The commercial core in the Station Gateway East character area will supplement existing job creation proposals within the precinct and support the Greater Sydney Commission's (GSC) target for Rhodes to provide 6,300 to 8,300 jobs by 2036.

Please refer to the attachment , for an outline of Rhodes productivity actions and jobs growth contained with the Eastern City District Plan page 88, prepared by the GSC, B3 Commercial Core area is highlighted orange opposite the station for job growth.

In the making of the Revised Draft Rhodes Precinct Plan by the Hon. Planning Minister, the

infrastructure currently on exhibition would be locked in. The Revised Draft Precinct Plan identifies a maximum GFA allocation per character area which would only be determined following a detailed master planning and assessment process. No GFA uplift (not even 1m2) under the Draft Plan can be achieved unless "satisfactory arrangements" have been made to the State Government for regional infrastructure, or Council for local infrastructure. Satisfactory arrangements generally require entry into a VPA. Prolet, like Billbergia are ready and willing to enter into a VPA that secures the delivery of some or all of the priority infrastructure (a priority being the station upgrade, pedestrian bridge to Mcilwaine Park, OS9 outside precinct local infrastructure and Concord Rd upgrades), promptly following the making of the Plan. Bill Bergia and Prolet wish to clarify that the public benefits proposed under the VPA entered into by Prolet and Billbergia relate to the existing base FSR of 0.5:1, not the base FSR outlined in the previous Draft Rhodes East Precinct plan exhibited in September 2017.

The importance of finalising the Plan is affirmed by recent community sentiment, illustrated in a Change.org petition. In the petition, the infrastructure identified in the Plan is described as "overdue" and "required urgently", community sentiment that supports Prolet and Billbergia's position that it is critically important that the Draft Precinct Plan be finalised. The finalisation of the Plan, as has been the Department's objective for some time, will lock in the delivery of the required infrastructure and provide certainty in relation to the applicable planning controls for the residents and for Billbergia and Prolet in the context of entering into a VPA. Importantly, the station upgrade is at risk if the making of the Draft Precinct Plan is delayed.

As the Council is aware, the proposed new infrastructure completed by both the Draft Plan and our VPA offer will ensure that infrastructure is in place prior to the additional density coming online, meaning that Rhodes will rank as one of the highest liveable suburbs in Sydney and is expected to be result in an outstanding example of how high quality urban renewal can be achieved. The DPE has spent considerable time consulting with the majority land owners and this Plan presents a unique opportunity to secure the delivery of infrastructure prior to planned projected additional density in the precinct. No GFA uplift will be given unless satisfactory arrangements are in place for appropriate supporting State, regional and local infrastructure and design outcomes will be the subject of further rigorous assessment and consultation at masterplan, design excellence/review and implementation stage.

Bill Bergia and Prolet support a staging approach to the Revised Draft Rhodes Precinct Plan for the DPE and Council consideration.

Stage 1 ( request to split Gateway Station East Character Area in our submission )

- Gateway Station West Character Area
- Gateway B3 Commercial Core Character Area
- Gateway Station East Character Area being the R4 high density

Stage 2

- Cavell Ave Character Area
- Leeds St Foreshore Character Area

If you require any clarification to the above, please do not hesitate to contact me. Thank you for your co-operation.

Kind Regards,

Kind Regards,

Joseph Jacob and on behalf of John Kinsella AM, Bill Bergia Group

Status: Read

Platform: Mobile

27/02/2019 6:03:45 PM(UTC+11)

Source Extraction:  
Logical (2)

61 [REDACTED]0013@s.whatsapp.net JJ

Attachments:



**Size:** 140965  
**File name:** f603b587-4d45-4b74-89db-2bd6673dcded.jpg  
**Path:** https://mmg-fna.whatsapp.net/d/f/AyZ01MIFCJo\_-O1Krx39ese7Q8GWlZ8AX47KHXAHASeYZ.enc  
f603b587-4d45-4b74-89db-2bd6673dcded.jpg

**Status:** Read  
**Platform:** Mobile

27/02/2019 6:04:42 PM(UTC+11)

Source Extraction:  
Logical (2)

61 [REDACTED]0013@s.whatsapp.net JJ

From: Joseph Jacob <joseph@prolet.com.au>  
Date: 28 February 2019 at 12:34:54 am AEDT  
To: Scott Pedder <scott.pedder@canadabay.nsw.gov.au>  
Cc: Mayor Tsirekas <angelo.tsirekas@canadabay.nsw.gov.au>, Peter Gainsford <peter.gainsford@canadabay.nsw.gov.au>, John Kinsella AM <john.kinsella@billbergia.com.au>, Rick Graf <graf@graf.com.au>, Pierre Jacob <Pierre@prolet.com.au>, PA General Manager <PAGeneralManager@canadabay.nsw.gov.au>, Sabrina Khan <Sabrina.Khan@canadabay.nsw.gov.au>  
Subject: Re: Canada Bay Council submission for the Revised Draft Rhodes Precinct Plan

Dear Scott,

Further to my below email, with respect, as the DPE is aware, Council might totally misunderstand the process. The plan provides a proposed GFA allocation in each character area only, for the purpose of ensuring that density is appropriately spread through the Precinct. However, any GFA uplift pursuant to that plan would not be realised until such time as "satisfactory arrangements" have been made for appropriate State and regional infrastructure. That is, no development consent could be granted for one square metre of the uplift until such time as a Voluntary Planning Agreement(VPA) is entered into on terms satisfactory to the Department for associated infrastructure. Further, no heights or FSRs are provided at this stage as the design review process will take 12 months to 2 years to complete. Residents will absolutely be consulted about proposed heights, FSR, built forms, VPA, infrastructure detail, etc, at the appropriate time during the design review process and as part of any proposed development applications for any new buildings. There is clearly no intention to mislead nor unfairness as all of this will be provided following a detailed design review process yet to be undertaken.

Further the timing for entry into the VPA and making of the proposed instrument, as we understand the Revised Rhodes Draft Precinct Plan, the intention is that the proposed SEPP that would amend the CBLEP would be made without any accompanying VPA, but any GFA uplift pursuant to that plan would not be realised until such time as "satisfactory arrangements" have been made for appropriate State, regional and local infrastructure. That is, no development consent could be granted for one square metre of the uplift until such time as a VPA is entered into on terms satisfactory to the Department for associated infrastructure.

It would be difficult for the making/commencement of the SEPP itself to be contingent on entry into a VPA with Billbergia/Prolet or put on exhibition now, as the instrument does not apply only to our land holdings. As you are obviously aware, it applies to the whole of Rhodes East.

Kind Regards,

Joseph Jacob and on behalf of John Kinsella AM, Bill Bergia Group

**Status:** Read  
**Platform:** Mobile

28/02/2019 6:58:11 AM(UTC+11)

Source Extraction:  
Logical (2)