

- Costs associated with working near a live railway line are unknown as it is assessed by the rail authority on a case by case basis.
- It is noted that potential optimisations of the design may be achieved through the following:
  - Detail survey (Existing Services are currently based on DBYD information.)
  - Location and potholing of existing underground services
- Following detail survey, comparison of the location of rail tracks compared to proposed watermain location is recommended to ensure the zone of influence of the tracks is clear of the trench.
- Multiple stages of works and/or temporary works to comply with railway requirements/schedules.
- Underground boring of the DN150 watermain is not generally accepted by ICON Water, however, due to the potential safety and cost implications of trenching across the tracks an allowance for horizontal boring of the watermain under the tracks was allowed for.

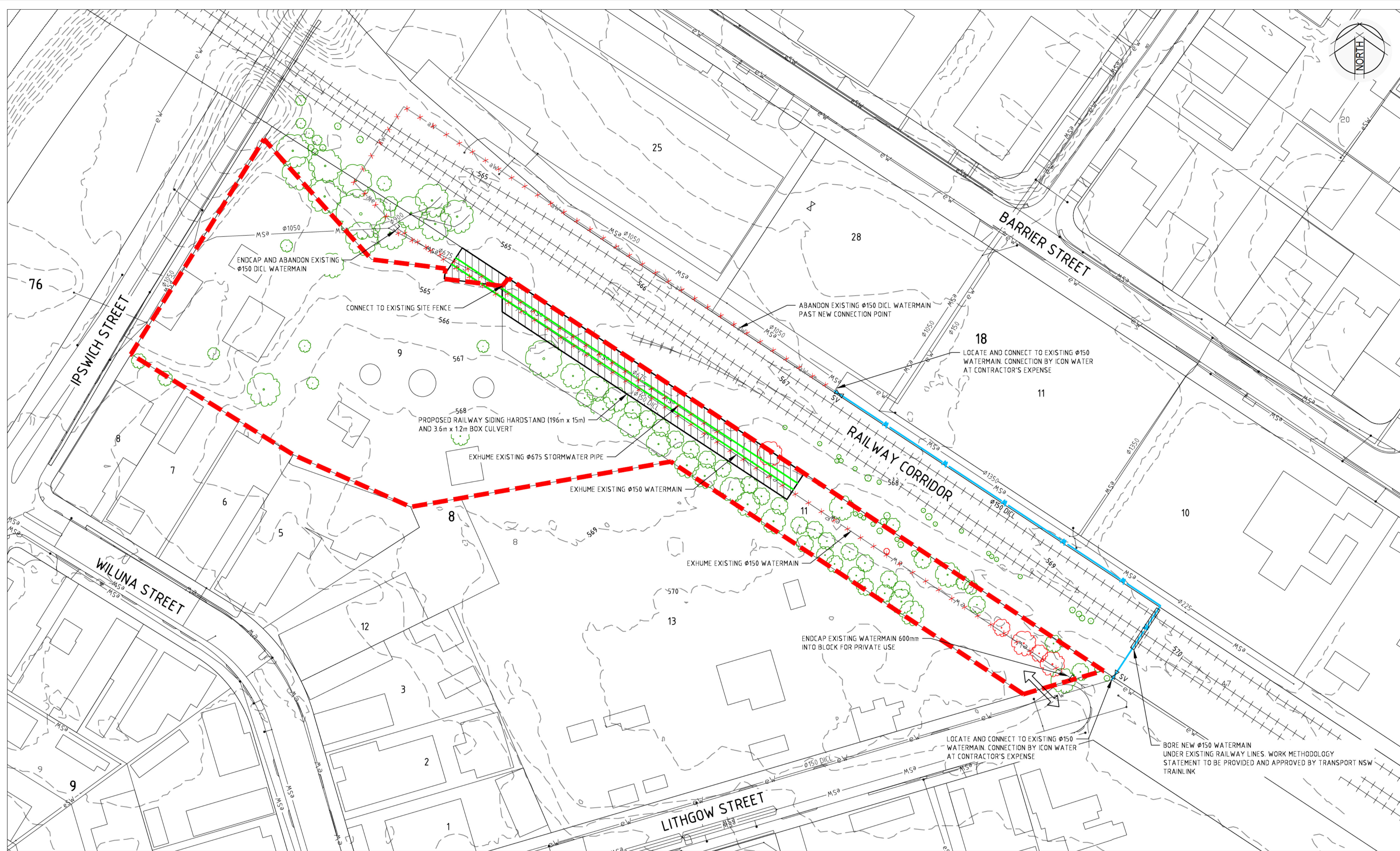
We trust the above cost estimate meets the LDA's requirements and please feel free to contact the undersigned with any queries related to the estimate.

Yours faithfully



for **Cardno**

Enclosed:  
Drawings  
Cost Estimate Detailed Pricing Information



**LEGEND**

- - - - - SITE BOUNDARY
- EXISTING RAILWAY LINES
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- SITE INGRESS AND EGRESS

**PROPOSED SERVICE**

- WATER
- STORMWATER BOX CULVERT

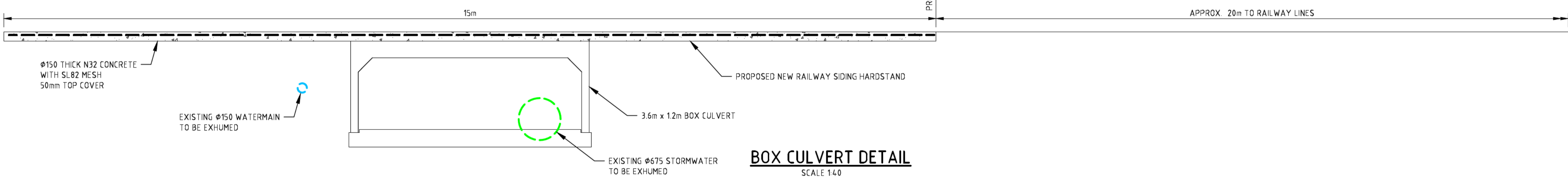
**EXISTING SERVICES**

- eSW STORMWATER
- eW WATER

**EXHUMED/ABANDONED SERVICES**

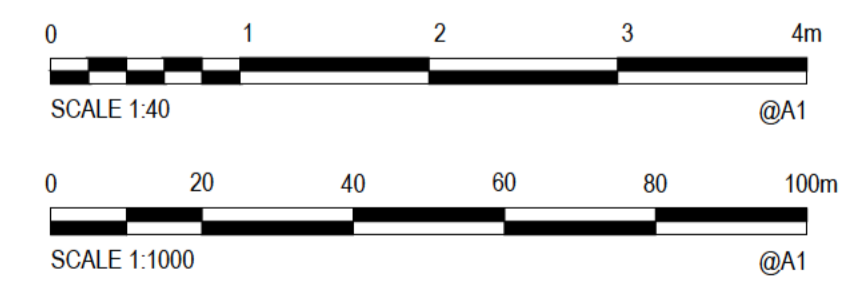
- x - eSW EXHUMED STORMWATER
- x - eW EXHUMED WATER
- x - aW ABANDONED WATER

**PLAN**  
SCALE 1:1000



**BOX CULVERT DETAIL**  
SCALE 1:40

UTILITY INFORMATION SHOWN ON PLANS DOES NOT DEPICT ANY MORE THAN THE PRESENCE OF A SERVICE, BASED ON AVAILABLE DOCUMENTARY EVIDENCE. THE PRESENCE OF A UTILITY SERVICE, ITS SIZE AND LOCATION SHOULD BE CONFIRMED BY FIELD INSPECTION, PRIOR TO THE COMMENCEMENT OF WORKS AND THE RELEVANT UTILITY PLANS OBTAINED FROM DIAL BEFORE YOU DIG. CAUTION SHOULD BE EXERCISED WHEN WORKING WITHIN THE VICINITY OF ALL UTILITY SERVICES.



XREFs: X:Base B1158; ACTMAP; Contours: X:CGD-CANBERRACENTRAL; X:TCO-336-P; X:TCO-338-P; X:TCO-373-P; CAD File: N:\Projects\501717058\_B1158\_FYSHWICK\Drawings\5017058-1005.dwg

Rev	Date	Description	Des	Verif	Appd
B	20/01/2017	REVISED DA SUBMISSION - TREES TO BE RETAINED	PDJ	MN	JPS
A	18/01/2017	DA SUBMISSION	PDJ	MN	JPS



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**Cardno**  
Shaping the Future

Cardno (NSW/ACT) Pty Ltd | ABN 95 001 145 035  
Level 2, 14 Wormald Street  
Symonston ACT 2609  
Tel: 02 6112 4500 Fax: 02 6112 4599  
Web: www.cardno.com.au

Drawn	Date
PDJ	18/01/2017
Checked	Date
MN	18/01/2017
Designed	Date
PDJ	18/01/2017
Verified	Date
GZ	18/01/2017
Approved	Date
JPS	18/01/2017

Client	PURDON PLANNING
Project	BLOCK 8, SECTION 11 FYSHWICK PROPOSED RAILWAY SIDING
Title	PROPOSED WORKS




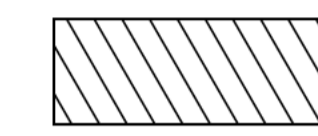
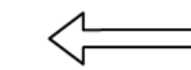
Status	<b>FOR APPROVAL</b>		
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Datum	AHD	Scale	AS SHOWN
Drawing Number	50517058-1005		Size
			A1
			Revision
			B



DATE PLOTTED: 20 January 2017 8:19 AM BY: PHILIP JEWELL

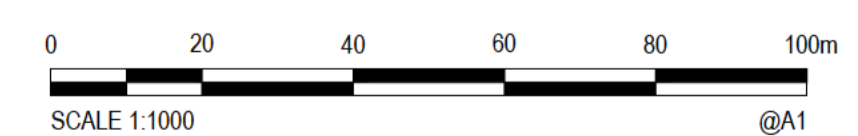


**LEGEND**

-  SITE BOUNDARY
-  TREES TO BE REMOVED
-  1.8m HIGH CHAIN MESH FENCE AROUND EXISTING TREES TO REMAIN
-  PROPOSED RAILWAY SIDING
-  SITE INGRESS AND EGRESS

**VERGE MANAGEMENT**

1. THERE SHALL BE NO PARKING, SITE SHEDS, SITE AMENITIES, BILLBOARDS OR STORAGE OF MATERIALS ON THE VERGE OR FLOODWAY OPEN SPACE UNDER ANY CIRCUMSTANCES. PROTECT ALL GRASSLAND, TREES AND SHRUBS OUTSIDE THE WORKS AREA FROM DAMAGE.
2. ANY WORKS THAT ALTER OR DISTURB GRASSED FLOODWAYS, VERGE AREAS, MEDIANS OR OTHER OPEN AREAS MUST BE REINSTATED TO EXISTING CONDITION BY THE PERSON(S) RESPONSIBLE FOR THE DISTURBANCE IN ACCORDANCE WITH THE CANBERRA LANDSCAPE GUIDELINES.
3. FENCING TO PROTECT EXISTING VERGE (REFER LEGEND)
  - a. FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF COMMENCEMENT OF VERGE RESTORATION.
  - b. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT, EXCEPT WHERE SERVICE TRENCHING OCCURS.
  - c. REALIGN FENCE TO PROVIDE LANE FOR SERVICE TRENCHING BUT RE-ERECT FENCE TO ENCLOSE TREES BEFORE TRENCHING COMMENCES AND ON COMPLETION OF TRENCHING RETURN TO ORIGINAL FENCE ALIGNMENT.
  - d. NO ACTIVITY SHALL BE CARRIED OUT WITHIN 2m OF A TREE UNLESS PRIOR APPROVAL IS GRANTED FROM PACS.
4. VERGE RESTORATION IS TO BE OVERSEEN BY A LANDSCAPE ARCHITECT.
5. PARKS AND CITY SERVICES (PACS) TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SITE WORKS TO OBTAIN CERTIFICATE OF COMPLIANCE FOR THE VERGE MANAGEMENT PLAN ON COMMENCEMENT AND COMPLETION OF VERGE RESTORATION.
6. ANY WORKS THAT ALTER OR DISTURB GRASSED VERGE AREAS, MEDIANS OR OTHER OPEN AREAS MUST BE REINSTATED TO EXISTING CONDITION BY THE PERSON(S) RESPONSIBLE FOR THE DISTURBANCE IN ACCORDANCE WITH THE CANBERRA LANDSCAPE GUIDELINES AND TO THE SATISFACTION OF (PACS) IF THE DRYLAND GRASS MIXTURE USED CONTAINS TALL FESCUE, IT IS TO BE DWARF TYPE TALL FESCUE. THE RECOMMENDED DRYLAND GRASS MIXTURES ARE SPECIFIED IN THE CITY PARKS (PACS) TURF MANAGEMENT MANUAL.
7. EXISTING TREES:
  - a. ALL TREES ARE TO BE RETAINED AND KEPT UNDAMAGED UNLESS SHOWN OTHERWISE.
  - b. EXISTING CROWN CLEARANCE NOT TO BE ALTERED.
  - c. ENSURE CONSTRUCTION EQUIPMENT CAN PASS BENEATH LOWEST LIMB, THROUGH DRIVEWAY ACCESS.
  - d. CROWNS AND APEX OF CANOPY NOT TO BE ALTERED OR REDUCED.
  - e. ENSURE LIFTING EQUIPMENT AND LOAD CAN CLEAR HEIGHT AND WIDTH OF TREE CROWN WITHOUT DAMAGE TO THE CROWN.
  - f. ANY SERVICE CONNECTIONS WITHIN 2m OF AN EXISTING TREE CANOPY TO BE APPROVED BY PACS.
  - g. EXCAVATION THAT OCCURS WITHIN THE DRIP ZONE OF A TREE MUST BE APPROVED AND IS TO BE RESTRICTED TO ONE SIDE OF THE TREE ONLY.
  - h. WHERE EXCAVATION IS APPROVED THE FOLLOWING MEASURES ARE TO BE ADOPTED FOR TREE PROTECTION:
    - DO NOT SEVER LARGE ROOTS (>50mm DIA.) CLOSER THAN HALFWAY FROM THE DRIFLINE TO THE TRUNK.
    - ALL ROOTS MUST BE CUT CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED TO CUT ROOTS OR OTHER PRUNING EQUIPMENT.
    - ROOTS EXPOSED DURING EXCAVATION MUST BE PROTECTED FROM DESICCATION. KEEP LIGHTLY WATERED OR COVER WITH HESSION WHICH MUST BE KEPT MOIST.
    - WATER TREES WHICH HAVE HAD DISTURBANCE IN THEIR ROOT ZONE. THE AMOUNT AND FREQUENCY OF WATER NEEDS TO BE ADAPTED TO THE TREES' REQUIREMENT, BASED ON SEASONAL CONDITIONS.



XREFs: X:Base B1158; X:GCD-CANBERRACENTRAL; X:TCDD-335-P; X:TCDD-336-P; X:TCDD-373-P; CAD File: N:\Projects\501717058\_B1158\_FYSHWICK\Drawings\B1158-1015.dwg

Rev	Date	Description	Des	Verif	Appd
B	20/01/2017	REVISED DA SUBMISSION - TREES TO BE RETAINED	PDJ	MN	JPS
A	18/01/2017	DA SUBMISSION	PDJ	MN	JPS



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 Level 2, 14 Wormald Street  
 Symonston ACT 2609  
 Tel: 02 6112 4500 Fax: 02 6112 4599  
 Web: www.cardno.com.au

Drawn	Date
PDJ	18/01/2017
Checked	Date
MN	18/01/2017
Designed	Date
PDJ	18/01/2017
Verified	Date
GZ	18/01/2017
Approved	Date
JPS	18/01/2017

Client	PURDON PLANNING
Project	BLOCK 8, SECTION 11 FYSHWICK PROPOSED RAILWAY SIDING
Title	TREE REMOVAL AND PROTECTION PLAN

Status	<b>FOR APPROVAL</b>		
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Datum	AHD	Scale	1:1000
Size			A1
Drawing Number	50517058-1015		Revision
			B

**SUMMARY**

		<b>Items 30% Site Estab and Sundries</b>
204	EARTHWORKS	<b>\$4,355.00</b>
303	UNDERGROUND SERVICES	<b>\$1,950.00</b>
308	WATER	<b>\$147,849.00</b>
900	LANDSCAPE	<b>\$7,501.00</b>
	SUB-TOTAL	<b>\$161,655.00</b>
	CONTINGENCY (20%)	<b>\$44,766.00</b>
	DESIGN AND SUPER (12.5%)	<b>\$20,206.88</b>
	GST (10%)	<b>\$22,662.79</b>
	<b>TOTAL (Inc GST)</b>	<b>\$249,290.66</b>

<b>PAY ITEM</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>QTY</b>	<b>RATE</b>	<b>AMOUNT</b>
<b>204</b>	<b><u>EARTHWORKS</u></b>				
204P1	Clearing and Grubbing	ha	0.20	\$ 5,000.00	\$ 1,000.00
204P2	Removal of nominated tree and rootball	Each	2	\$ 300.00	\$ 600.00
205P1	Removal and stockpiling of topsoil (PQ)	m <sup>3</sup>	100	\$ 5.00	\$ 500.00
205P3	Disposal of spoil material off-site (PQ)	m <sup>3</sup>	50	\$ 25.00	\$ 1,250.00
<b>Sub-Total to Summary Page</b>					<b>\$ 3,350.00</b>
<b>303</b>	<b><u>UNDERGROUND SERVICES</u></b>				
<u>303P4</u>	<u>Existing Services Location</u>				
303P4.1	Sewer	Lump Sum	1	\$ 250.00	\$ 250.00
303P4.2	Stormwater	Lump Sum	1	\$ 250.00	\$ 250.00
303P4.3	Gas	Lump Sum	1	\$ 250.00	\$ 250.00
303P4.4	Electricity	Lump Sum	1	\$ 250.00	\$ 250.00
303P4.5	Water Supply	Lump Sum	1	\$ 250.00	\$ 250.00
303P4.6	Communications	Lump Sum	1	\$ 250.00	\$ 250.00
<b>Sub-Total to Summary Page</b>					<b>\$ 1,500.00</b>
<b>308</b>	<b><u>WATER SUPPLY</u></b>				
<u>308P1</u>	<u>Water Pipe</u>				
	308P1.2.150.1.S	m	190	\$ 130.00	\$ 24,700.00
	308P1.4.150.2.W (150 dia Steel Cement Lined Pipe - Welded)	m	40	\$ 450.00	\$ 18,000.00
	Directional Bore under railway	LS	1	\$ 15,000.00	\$ 15,000.00
	3 weeks supervision by Rail Authority	Wks	3	\$ 6,500.00	\$ 19,500.00
<u>308P2</u>	<u>Water Pipe Fittings</u>				
	308P2.BE.150.90.S	Each	2	\$ 300.00	\$ 600.00
	308P2.BE.150.45.S	Each	2	\$ 300.00	\$ 600.00
	308P2.TE.150.150.F	Each	1	\$ 700.00	\$ 700.00
	308P2.HT.150	Each	2	\$ 700.00	\$ 1,400.00
	308P2.SV	Each	2	\$ 700.00	\$ 1,400.00
308P3	Water Pipe Fittings Insitu Concrete Work	m <sup>3</sup>	3	\$ 500.00	\$ 1,500.00
<u>308P6</u>	<u>End Caps</u>				
	150mm DICL	Each	2	\$ 350.00	\$ 700.00
<u>308P5</u>	<u>Works by the Water Authority</u>				
308P5.1	Works by the Water Authority to existing water services	PS	1	\$ 10,000.00	\$ 10,000.00
308P5.2	Works by the Contractor on existing water services excluding works by the Water Authority	LS	1	\$ 3,500.00	\$ 3,500.00
<u>308P6</u>	<u>Existing Water Pipe to be removed</u>				
308P6.1	150mm (PQ)	m	350	\$ 40.00	\$ 14,000.00
308P7	Grout Filling of Abandoned Watermain	m	355	\$ 6.00	\$ 2,130.00
<b>Sub-Total to Summary Page</b>					<b>\$ 113,730.00</b>

<b>PAY ITEM</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>QTY</b>	<b>RATE</b>	<b>AMOUNT</b>
<b>900</b>	<b><u>LANDSCAPE</u></b>				
<u>905P1</u>	<u>Topsoiling</u>				
905P1.2	Reuse of onsite Topsoil	m <sup>2</sup>	500	\$ 4.00	\$ 2,000.00
906P1	Grassing	m <sup>2</sup>	500	\$ 1.54	\$ 770.00
608P1	Bitumen Straw Mulching	m <sup>2</sup>	500	\$ 1.58	\$ 790.00
911P1	Consolidation	Weeks	13	\$ 170.00	\$ 2,210.00
<b>Sub-Total to Summary Page</b>					<b>\$ 5,770.00</b>

---

**From:** Adam Perry <Adam.Perry@accessrecycling.com.au>  
**Sent:** Friday, 23 August 2019 12:32 PM  
**To:** Sparke, Chris  
**Cc:** Fitzgerald, Bruce  
**Subject:** RE: Letter of Offer - Fyshwick [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Thank you very much Chris,

We will of course be back to you directly!

Cheers  
Adam

*Adam Perry*  
*Director*  
*Access Recycling*  
*1 Mandamah Road*  
*BARMEDMAN 2668*  
*P: 02 6976 2000*  
*M: 0408 762296*  
[www.accessrecycling.com.au](http://www.accessrecycling.com.au)



---

**From:** Sparke, Chris <Chris.Sparke@act.gov.au>  
**Sent:** Friday, August 23, 2019 10:55 AM  
**To:** Adam Perry <Adam.Perry@accessrecycling.com.au>  
**Cc:** Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>  
**Subject:** Letter of Offer - Fyshwick [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Adam,

As discussed with Bruce yesterday the letter of offer for this direct sale has now been signed by the Suburban Land Agency.

Rather than send this via regular mail, for expediency please accept delivery by this email.

Once you have considered the letter of offer should you wish to accept the it you will need to print off two separate copies of the Crown Lease on plain white A4 paper, execute both copies (in black ink) as indicated in the example extract below. Please do not date the Crown lease or write in any other than where indicated.

Signed by CAPITAL RECYCLING )  
SOLUTIONS PTY LTD )  
(A.C.N. 169 054 353) by: )

-----  
Signature

-----  
Name in full

-----  
Sole Director/Director/Secretary

-----  
Signature

-----  
Name in full

-----  
Director/Secretary

Once they have been executed, as per the details in the letter please return them to this office together with a cheque for the sales price, or alternatively should you wish to make an electronic transfer I can provide you with the account details.

If you have a wish to discuss this offer please do not hesitate to contact me.

Regards

**Chris Sparke | A/g Director, Direct Sales | Strategic Projects and Infrastructure | Urban Renewal Environment, Planning and Sustainable Development Directorate | ACT Government**

**Phone: 02 6205 2404**

Level 2 South, Dame Pattie Menzies House, 16 Challis Street, Dickson ACT 2902  
GPO Box 158 Canberra ACT 2601

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**From:** Adam Perry <Adam.Perry@accessrecycling.com.au>  
**Sent:** Wednesday, 28 August 2019 3:16 PM  
**To:** Sparke, Chris  
**Cc:** 'Ernest Dupere [REDACTED]'; 'Bob Lyon [REDACTED]'  
**Subject:** RE: Letter of Offer - Fyshwick [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Thanks Chris,  
I will give you the heads-up beforehand. See you then.  
Adam

*Adam Perry*  
*Director*  
*Access Recycling*  
*1 Mandamah Road*  
*BARMEDMAN 2668*  
*P: 02 6976 2000*  
*M: 0408 762296*  
[www.accessrecycling.com.au](http://www.accessrecycling.com.au)



---

**From:** Sparke, Chris <Chris.Sparke@act.gov.au>  
**Sent:** Wednesday, August 28, 2019 3:15 PM  
**To:** Adam Perry <Adam.Perry@accessrecycling.com.au>  
**Cc:** Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>  
**Subject:** RE: Letter of Offer - Fyshwick [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Adam,

If you just come into the office I should be available to take the delivery.

Regards

**Chris Sparke | A/g Director, Direct Sales | Strategic Projects and Infrastructure | Urban Renewal  
Environment, Planning and Sustainable Development Directorate | ACT Government**  
**Phone: 02 6205 2404**  
Level 2 South, Dame Pattie Menzies House, 16 Challis Street, Dickson ACT 2902  
GPO Box 158 Canberra ACT 2601

---

**From:** Adam Perry [<mailto:Adam.Perry@accessrecycling.com.au>]  
**Sent:** Wednesday, 28 August 2019 3:12 PM  
**To:** Sparke, Chris <[Chris.Sparke@act.gov.au](mailto:Chris.Sparke@act.gov.au)>  
**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>  
**Subject:** RE: Letter of Offer - Fyshwick [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Chris,

Do I need to make an appointment to hand-deliver the documents? If so would middle of the day-ish next Wednesday be OK?

Thanks  
Adam

*Adam Perry*  
*Director*  
*Access Recycling*  
*1 Mandamah Road*  
*BARMEDMAN 2668*  
*P: 02 6976 2000*  
*M: 0408 762296*  
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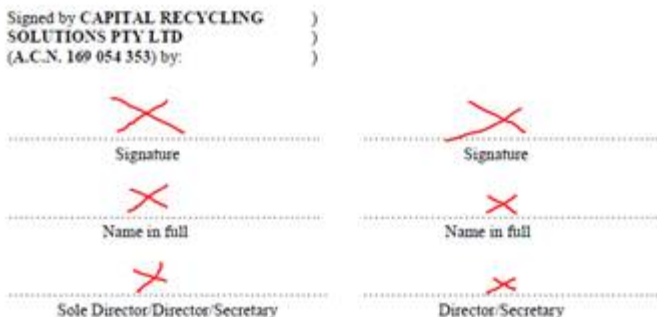
**From:** Sparke, Chris <[Chris.Sparke@act.gov.au](mailto:Chris.Sparke@act.gov.au)>  
**Sent:** Friday, August 23, 2019 10:55 AM  
**To:** Adam Perry <[Adam.Perry@accessrecycling.com.au](mailto:Adam.Perry@accessrecycling.com.au)>  
**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>  
**Subject:** Letter of Offer - Fyshwick [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Adam,

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Once they have been executed, as per the details in the letter please return them to this office together with a cheque for the sales price, or alternatively should you wish to make an electronic transfer I can provide you with the account details.

If you have a wish to discuss this offer please do not hesitate to contact me.

Regards

**Chris Sparke | A/g Director, Direct Sales | Strategic Projects and Infrastructure | Urban Renewal Environment, Planning and Sustainable Development Directorate | ACT Government**

**Phone: 02 6205 2404**

Level 2 South, Dame Pattie Menzies House, 16 Challis Street, Dickson ACT 2902

GPO Box 158 Canberra ACT 2601

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**From:** Sparke, Chris  
**Sent:** Friday, 13 September 2019 2:21 PM  
**To:** Fitzgerald, Bruce  
**Subject:** FW: CRS - Direct sale [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

FYI

**Chris Sparke | A/g Director, Direct Sales | Strategic Projects and Infrastructure | Urban Renewal Environment, Planning and Sustainable Development Directorate | ACT Government**

**Phone: 02 6205 2404**

Level 2 South, Dame Pattie Menzies House, 16 Challis Street, Dickson ACT 2902  
GPO Box 158 Canberra ACT 2601

---

**From:** Adam Perry [mailto:Adam.Perry@accessrecycling.com.au]  
**Sent:** Friday, 13 September 2019 1:13 PM  
**To:** Sparke, Chris <Chris.Sparke@act.gov.au>  
**Cc:** 'Bob Lyon' [REDACTED]  
**Subject:** RE: CRS - Direct sale [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Chris,

We have plans in place for the payment to be remitted on the 18.9.19, which is 28 days after the letter of offer – the last day of the available timeframe. Is this ok? Upon payment the remittance advice will be forward to you as required.

Regards  
Adam

*Adam Perry*  
*Director*  
*Access Recycling*  
*1 Mandamah Road*  
*BARMEDMAN 2668*  
*P: 02 6976 2000*  
*M: 0408 762296*  
[www.accessrecycling.com.au](http://www.accessrecycling.com.au)



---

**From:** Sparke, Chris <[Chris.Sparke@act.gov.au](mailto:Chris.Sparke@act.gov.au)>  
**Sent:** Friday, September 13, 2019 9:14 AM  
**To:** Adam Perry <[Adam.Perry@accessrecycling.com.au](mailto:Adam.Perry@accessrecycling.com.au)>  
**Subject:** CRS - Direct sale [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Adam,

I'm just chasing the payment advice for the direct sale.

If you can let me know when the payment has been made I will then be able to get the Crown leases signed.

Regards

**Chris Sparke | A/g Director, Direct Sales | Strategic Projects and Infrastructure | Urban Renewal  
Environment, Planning and Sustainable Development Directorate | ACT Government**

**Phone: 02 6205 2404**

Level 2 South, Dame Pattie Menzies House, 16 Challis Street, Dickson ACT 2902

GPO Box 158 Canberra ACT 2601

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---

**From:** Sparke, Chris  
**Sent:** Wednesday, 18 September 2019 10:00 AM  
**To:** Wilson, Kaz; Willson, Jennifer; Mason, Daniel  
**Cc:** Fitzgerald, Bruce  
**Subject:** FW: Payment for Block 11 Sect 8 Fyshwick [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]  
**Attachments:** 4097\_001.pdf; Attachment A - Letter of Offer - Capital Recycling Solutions Pty Ltd - A....pdf

Hi Kaz,

We received the below email this morning. Please can you confirm receipt of the monies and provide a receipt for our client.

Our reference is below and a copy of the letter of offer is also attached.

2015 - 217 - Capital Recycling Solutions Pty Ltd - Block 11 Section 8 Fyshwick

Regards

**Chris Sparke | A/g Director, Direct Sales | Strategic Projects and Infrastructure | Urban Renewal Environment, Planning and Sustainable Development Directorate | ACT Government**

**Phone: 02 6205 2404**

Level 2 South, Dame Pattie Menzies House, 16 Challis Street, Dickson ACT 2902  
GPO Box 158 Canberra ACT 2601

---

**From:** Bob Lyon [REDACTED]  
**Sent:** Wednesday, 18 September 2019 9:52 AM  
**To:** Sparke, Chris <Chris.Sparke@act.gov.au>  
**Cc:** 'Adam Perry <Adam.Perry@accessrecycling.com.au> (Adam.Perry@accessrecycling.com.au)' <Adam.Perry@accessrecycling.com.au>; Ernest Dupere [REDACTED]  
**Subject:** Payment for Block 11 Sect 8 Fyshwick

Hello Chris,

We EFT'd the \$818,000 into your nominated account yesterday in settlement of the above property at Fyshwick. I have attached a copy of our bank transfer statement.

Please confirm that you have received the funds.

Regards,

**Bob Lyon**

CFO

**T:** [REDACTED] **M:** [REDACTED]



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**Transaction ID:** [REDACTED]  
**Description:** SUBURBAN LAN

**Status:** Processed **Total amount:** \$818,000.00  
**Type:** Direct Credit 1 debit, 1 credit  
**Purpose:**

**APCA:** 301500  
**Processing date:** 17/09/2019

Date	Status History
17/09/2019 07:48:02 AM	Confirmed - [REDACTED]
17/09/2019 11:12:03 AM	Authorised - [REDACTED]
17/09/2019 11:12:04 AM	Processed

**From accounts**

BSB	Account Number	Account Name	Trace Account	Lodgement Reference Remitter	Amount
[REDACTED]	[REDACTED]	CAPITAL RECYCLING SOLUTIO	218210132548	BLOCK11 SEC8 FYSHW CAPITAL RECYCLIN	\$818,000.00

**To accounts**

BSB	Account Number	Account Name	Trace Account	Lodgement Reference Remitter	Amount
[REDACTED]	[REDACTED]	SUBURBAN LAND AGENCY	218210132548	2015-217-CRS PTY L CAPITAL RECYCLIN	\$818,000.00

---

**From:** Mason, Daniel  
**Sent:** Wednesday, 18 September 2019 10:12 AM  
**To:** Sparke, Chris; Wilson, Kaz; Willson, Jennifer  
**Cc:** Fitzgerald, Bruce  
**Subject:** RE: Payment for Block 11 Sect 8 Fyshwick [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Chris,

Yes, we did receive \$818,000 from Capital Recycling yesterday.

Regards,

**Dan Mason**  
Finance Officer

**T:** 02 6207 3972

**Suburban Land Agency | ACT Government**

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

[www.suburbanland.act.gov.au](http://www.suburbanland.act.gov.au)



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[twitter.com/suburbanland](https://twitter.com/suburbanland)



---

**From:** Sparke, Chris <Chris.Sparke@act.gov.au>  
**Sent:** Wednesday, 18 September 2019 10:00 AM  
**To:** Wilson, Kaz <Kaz.Wilson@act.gov.au>; Willson, Jennifer <Jennifer.Willson@act.gov.au>; Mason, Daniel <Daniel.Mason@act.gov.au>  
**Cc:** Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>  
**Subject:** FW: Payment for Block 11 Sect 8 Fyshwick [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

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**Chris Sparke | A/g Director, Direct Sales | Strategic Projects and Infrastructure | Urban Renewal Environment, Planning and Sustainable Development Directorate | ACT Government**

**Phone: 02 6205 2404**

Level 2 South, Dame Pattie Menzies House, 16 Challis Street, Dickson ACT 2902  
GPO Box 158 Canberra ACT 2601

---

**From:** Bob Lyon [REDACTED]  
**Sent:** Wednesday, 18 September 2019 9:52 AM  
**To:** Sparke, Chris <[Chris.Sparke@act.gov.au](mailto:Chris.Sparke@act.gov.au)>  
**Cc:** 'Adam Perry <[Adam.Perry@accessrecycling.com.au](mailto:Adam.Perry@accessrecycling.com.au)> ([Adam.Perry@accessrecycling.com.au](mailto:Adam.Perry@accessrecycling.com.au))'  
<[Adam.Perry@accessrecycling.com.au](mailto:Adam.Perry@accessrecycling.com.au)>; Ernest Dupere [REDACTED]  
**Subject:** Payment for Block 11 Sect 8 Fyshwick

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CFO

**T:** [REDACTED] **M:** [REDACTED]



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---

**From:** Sparke, Chris  
**Sent:** Wednesday, 18 September 2019 10:29 AM  
**To:** Bob Lyon  
**Cc:** 'Adam Perry <Adam.Perry@accessrecycling.com.au> (Adam.Perry@accessrecycling.com.au)'; Ernest Dupere; Fitzgerald, Bruce  
**Subject:** RE: Payment for Block 11 Sect 8 Fyshwick [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Bob,

I have received advice that the funds were received by the Suburban Land Agency yesterday and I have requested a receipt be produced.

We will now organise for the Crown leases to be executed by the Territory delegate and will contact Adam Perry once they are ready for collection.

Regards

**Chris Sparke | A/g Director, Direct Sales | Strategic Projects and Infrastructure | Urban Renewal Environment, Planning and Sustainable Development Directorate | ACT Government**

**Phone: 02 6205 2404**

Level 2 South, Dame Pattie Menzies House, 16 Challis Street, Dickson ACT 2902  
GPO Box 158 Canberra ACT 2601

---

**From:** Bob Lyon [REDACTED]  
**Sent:** Wednesday, 18 September 2019 9:52 AM  
**To:** Sparke, Chris <Chris.Sparke@act.gov.au>  
**Cc:** 'Adam Perry <Adam.Perry@accessrecycling.com.au> (Adam.Perry@accessrecycling.com.au)' <Adam.Perry@accessrecycling.com.au>; Ernest Dupere [REDACTED]  
**Subject:** Payment for Block 11 Sect 8 Fyshwick

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Regards,

**Bob Lyon**

CFO

**T:** [REDACTED] **M:** [REDACTED]



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---

**From:** Adam Perry <Adam.Perry@accessrecycling.com.au>  
**Sent:** Monday, 30 September 2019 7:18 AM  
**To:** Sparke, Chris  
**Subject:** RE: Direct Sale to Capital Recycling Solutions Pty Ltd - Block 11 Section 8 Fyshwick [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Thanks very much Chris.

I'm away for a couple of weeks, I will get back in touch to collect the originals. How do we register the lease within the ACT, is it not automatic in this case?

Cheers  
Adam

*Adam Perry*  
*Director*  
*Access Recycling*  
*1 Mandamah Road*  
*BARMEDMAN 2668*  
*P: 02 6976 2000*  
*M: 0408 762296*  
[www.accessrecycling.com.au](http://www.accessrecycling.com.au)



---

**From:** Sparke, Chris <Chris.Sparke@act.gov.au>  
**Sent:** Friday, September 27, 2019 11:20 AM  
**To:** Adam Perry <Adam.Perry@accessrecycling.com.au>  
**Cc:** Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>; Bennett, JamesP <JamesP.Bennett@act.gov.au>  
**Subject:** Direct Sale to Capital Recycling Solutions Pty Ltd - Block 11 Section 8 Fyshwick [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Adam,

This email is to let you know that the Crown lease for Block 11 Section 8 Fyshwick has now been executed by the Territory delegate and is now ready for collection from this office. I have attached an electronic copy of the Crown lease for your information.

Please note one of the conditions of the direct sale is the requirement to consolidate the Crown lease with the Crown lease over Block 9 Section 8 Fyshwick. This will need to be undertaken once you have paid the applicable stamp duty on the purchase and registered the Crown lease with Access Canberra (Land Titles).

Please let me know when and how you would like to collect the originals at your earliest convenience.

Regards

**Chris Sparke | A/g Director, Direct Sales | Strategic Projects and Infrastructure | Urban Renewal  
Environment, Planning and Sustainable Development Directorate | ACT Government**

**Phone: 02 6205 2404**

Level 2 South, Dame Pattie Menzies House, 16 Challis Street, Dickson ACT 2902  
GPO Box 158 Canberra ACT 2601

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**From:** Sparke, Chris  
**Sent:** Tuesday, 1 October 2019 3:13 PM  
**To:** Bob Lyon; Adam Perry  
**Subject:** RE: Land title FYSHWICK [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Bob,

The original Crown leases have now today been put in our outgoing mail addressed to yourself at the address noted below.

Regards

**Chris Sparke | A/g Director, Direct Sales | Strategic Projects and Infrastructure | Urban Renewal Environment, Planning and Sustainable Development Directorate | ACT Government**

**Phone: 02 6205 2404**

Level 2 South, Dame Pattie Menzies House, 16 Challis Street, Dickson ACT 2902  
GPO Box 158 Canberra ACT 2601

---

**From:** Bob Lyon [REDACTED]  
**Sent:** Tuesday, 1 October 2019 2:36 PM  
**To:** Adam Perry <Adam.Perry@accessrecycling.com.au>; Sparke, Chris <Chris.Sparke@act.gov.au>  
**Subject:** RE: Land title FYSHWICK

Hello Chris,  
Could you please express mail the original lease documents. I will arrange to have them registered.  
Address – PO Box 431, Frenchs Forest, NSW, 1640

Regards,

**Bob Lyon**

CFO

**T:** [REDACTED] **M:** [REDACTED]



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---

**From:** Adam Perry <[Adam.Perry@accessrecycling.com.au](mailto:Adam.Perry@accessrecycling.com.au)>  
**Sent:** Tuesday, 1 October 2019 1:33 PM  
**To:** [Chris.Sparke@act.gov.au](mailto:Chris.Sparke@act.gov.au)  
**Cc:** Bob Lyon <[Bob@benedict.com.au](mailto:Bob@benedict.com.au)>  
**Subject:** Land title FYSHWICK

Hi Chris,

I just tried your landline.

Could you please help us, we need the original land title or crown lease (however it works in the ACT) for the recently purchase site. How do we obtain that please mate - the originals?

Cheers

Adam

Adam Perry

Access Recycling

1 Mandamah Rd, BARMEDMAN 2668

P: 02 6976 2000

M: 0408 762 296

[www.accessrecycling.com.au](http://www.accessrecycling.com.au)

--

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**From:** Bob Lyon [REDACTED]  
**Sent:** Wednesday, 2 October 2019 12:02 PM  
**To:** Sparke, Chris  
**Subject:** RE: Land title FYSHWICK [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Thanks Chris

Regards,

**Bob Lyon**

CFO

**T:** [REDACTED] **M:** [REDACTED]



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**From:** Sparke, Chris <Chris.Sparke@act.gov.au>  
**Sent:** Tuesday, 1 October 2019 3:13 PM  
**To:** Bob Lyon <[REDACTED]>; Adam Perry <Adam.Perry@accessrecycling.com.au>  
**Subject:** RE: Land title FYSHWICK [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Bob,

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Regards

**Chris Sparke | A/g Director, Direct Sales | Strategic Projects and Infrastructure | Urban Renewal Environment, Planning and Sustainable Development Directorate | ACT Government**

**Phone: 02 6205 2404**

Level 2 South, Dame Pattie Menzies House, 16 Challis Street, Dickson ACT 2902  
GPO Box 158 Canberra ACT 2601

---

**From:** Bob Lyon [REDACTED]  
**Sent:** Tuesday, 1 October 2019 2:36 PM  
**To:** Adam Perry <[Adam.Perry@accessrecycling.com.au](mailto:Adam.Perry@accessrecycling.com.au)>; Sparke, Chris <[Chris.Sparke@act.gov.au](mailto:Chris.Sparke@act.gov.au)>  
**Subject:** RE: Land title FYSHWICK

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Address – PO Box 431, Frenchs Forest, NSW, 1640

Regards,

**Bob Lyon**

CFO

T: [REDACTED] M: [REDACTED]



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T (02) 9986 3500 [benedict.com.au](http://benedict.com.au)

**From:** Adam Perry <[Adam.Perry@accessrecycling.com.au](mailto:Adam.Perry@accessrecycling.com.au)>

**Sent:** Tuesday, 1 October 2019 1:33 PM

**To:** [Chris.Sparke@act.gov.au](mailto:Chris.Sparke@act.gov.au)

**Cc:** Bob Lyon [REDACTED]

**Subject:** Land title FYSHWICK

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Could you please help us, we need the original land title or crown lease (however it works in the ACT) for the recently purchase site. How do we obtain that please mate - the originals?

Cheers

Adam

Adam Perry

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1 Mandamah Rd, BARMEDMAN 2668

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