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coffey.com

Mott Macdonald Pty Ltd
Attention: Mr Mike Breen
Units 11 & 12, First Floor
Block C, Trevor Pearcey House
28-30 Traeger Court.
Bruce ACT 2617

30 May 2013

Dear Mike,

**RE: Technical and Fee Proposal for Geotechnical and Contamination Assessment:
Block 2 Section 517 Gordon and Block 13 Section 28 Rivett, ACT**

1 INTRODUCTION

Further to your recent e-mail request, Coffey Geotechnics Pty Ltd (Coffey) is pleased to provide a technical and fee proposal for Geotechnical and Ground Contamination assessment services to support the due diligence assessment of the land comprising Block 2, Section 517 Gordon and Block 13 Section 28 Rivett, ACT.

Based on the site plans provided in your email dated 24 May 2013, Coffey understand the following:

Block 13 Section 28 Rivett, ACT

- The site covers an area of approximately 50m by 75m;
- The site is bounded by Rivett Oval and Club House to the east, residential properties to the south, Rivett Shops and carpark to the west and 1-7 Rivett Place to the north;
- The site is generally covered with grass with some trees along the boundary. A footpath crosses the site towards the southern end;
- The site is undulating, generally rising towards the south.

2 OBJECTIVES

Coffey understands the objective of this assignment is to provide geotechnical and contamination assessment information to permit due diligence to be carried out for each site.

To achieve the objectives of the assignment, the following documents are to be provided for each site:

- Stage 1 Site Investigation Report – summary report describing existing site features and characteristics and a preliminary consideration of likely capacity constraints;

- Geotechnical Investigation Report – report containing results of site testing and geotechnical assessment; and
- Contamination Report - Phase 1 report containing desktop assessment of likely contamination risks. (Some testing for contamination to be undertaken during the geotechnical investigations.) A Phase 2 Report will be carried out under Stage 2 investigations subject to the outcome of Phase 1. The report will contain outcomes of sampling and analysis of identified or likely contamination sites.

3 SCOPE OF WORK

Coffey proposes to undertake the following scope of works:

3.1 Project Planning, Management and Occupational Health & Safety

The project will be planned, scheduled and managed by an experienced Coffey geotechnical engineer/ environmental scientist under the technical direction of a Coffey Principal Scientist/Engineer.

Coffey will prepare a Site Safety Plan (SSP) addressing Coffey's field-related activities. This SSP will be prepared in accordance with the Coffey Health, Safety, Security and Environment (HSSE) management system, and will be made available for review in advance of works commencing on site.

Coffey has made allowances to prepare a brief Sampling Analysis Quality Plan (SAQP), which would outline the rationale and scope of investigation and environmental testing. This document will be forwarded to the ACT EPU for review and approval to facilitate the in-situ beneficial reuse/waste classification assessments.

3.2 Geotechnical Assessment

3.2.1 Desktop Study and Walkover

The proposed scope of work for the geotechnical review of each site comprises:

- Review of published geological maps and other published data covering the study area;
- Review of geotechnical data held by Coffey from investigations on sites adjacent to the study area;
- Site walkover by a geotechnical engineer to assess potential constraints;

3.2.2 Fieldwork and Testing

The proposed field investigation work for each site comprises:

- Excavation of 5 test pits to a maximum depth of 2.75m or refusal using a rubber tired excavator;
- Dynamic Cone Penetrometer Testing adjacent to each test pit.

The fieldwork will be supervised and logged by a Coffey geotechnical engineer who will take soil samples for laboratory testing and visual description. A Coffey environmental scientist will obtain samples for the Phase 1 Contamination Assessment.

The test pits will be reinstatement using the excavated material and compacted using the excavator bucket. Note that the reinstated surface will be slightly mounded to allow for future settlement.

3.2.3 Laboratory Testing

The following laboratory testing for the geotechnical assessment is proposed for each site. Laboratory testing will be carried out at our NATA accredited laboratory in Fyshwick:

- 3 No. Particle Size Distribution tests for granular soils or 3 No. Atterberg limits tests for cohesive soils, and
- 3 No. moisture content determination tests.

3.3 Phase 1 Preliminary Contamination Assessment (with preliminary sampling/testing)

Coffey proposes to undertake the following scope in accordance with Act Government (Nov 2011) *Information Sheet 7 - Guidance for undertaking preliminary contamination investigations for development purposes* to address the relevant project objectives for each site:

- A preliminary desk study to assess site conditions and identify potential areas of environmental concern (AEC) and contaminants of potential concern (COPC), comprising:
 - Review of local published geology, hydrogeology and hydrology;
 - Review of historic aerial photographs held by Surveying and Spatial Data, Environment and Sustainable Development Directorate (ESDD);
 - Contaminated Land Search of records held by the Environment Protection Authority (EPA), ESDD;
 - Review of Office of Regulatory Services records;
 - Bore search of records held by the Environment Protection and Water Regulation, ESDD;
 - Review of historic plans and/or records held by other ACT Government and Commonwealth Government Departments;
 - Review of current and former uses of the site;
 - Discussions with current and past land managers (if practicable), lessees and site users;
- A site visit to visually assess potential sources of contamination, indications of ground disturbance (such as filling activities) and other visual/olfactory indications of potential contamination, observe surrounding land uses, topography, drainage, nearby sensitive environments, to add to potential AECs and COPCs.
- Coffey has also allowed to collect and analyse selected soil samples from some the geotechnical test pits proposed to be excavated. At this stage we have allowed for preliminary analysis of the following for each site:
 - 3 samples for Total Petroleum Hydrocarbons (TPH), Benzene, Toluene, Ethylbenzene, Xylenes (BTEX), Polycyclic Aromatic Hydrocarbons (PAH); Organochlorine pesticides (OCP), Organophosphorus Pesticides (OPP);
 - 5 samples for heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc) and asbestos.

Coffey will prepare a Preliminary Contamination Investigation report in general accordance with the requirements set out within the Contaminated Sites Environment Protection Policy, Environment Protection Authority (ACT EPA 2009) and Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (NSW OEH, 2011). The report will set out recommendations for further ground investigations, where potentially significant ground contamination issues are identified.

Coffey will liaise with EPA to obtain written endorsement of the Phase 1 study, assuming that the EPA has minor comments only.

3.4 Phase 2 Contamination Assessment: Provisional Scope

Where contamination issues are identified through the initial studies outlined above, Coffey will recommend further ground investigation to assess. To ensure that these investigations are focused on the specific issues identified during the first pass of works, the scope of these investigations (if required) will be confirmed following the completion of the Geotechnical Review and Phase 1 Preliminary Site Investigation.

In consideration of the ground condition information currently available and our knowledge of the area, Coffey assess that uncontrolled fill is a probable contamination issue for both sites. Test pitting is recommended as this enables a better appreciation of the fill materials present at the sites.

Coffey outline below a provisional scope and associated budget for ground investigation, laboratory testing and reporting to enhance our understanding of ground contamination issues at each site:

- Preparation of a Sampling Analysis Quality Plan (SAQP) for review and endorsement by ACT EPU.
- Allow excavation of the following additional test pits at each of the sites to enhance the characterisation of ground contamination conditions and enable the recovery of representative soil samples for chemical testing:
 - Rivett – additional 6 test pits
- Chemical analysis of soil for Chemicals of Potential Concern identified during Phase 1.
- Laboratory analysis of soil samples for material classification purposes.
- Preliminary assessment of potential beneficial reuse (BRU) or disposal options for waste spoil and virgin excavated natural material (VENM)
- Phase 2 contamination assessment interpretative reporting including preliminary BRU or disposal options for waste spoil and VENM.

Please note that the above scope of works should be considered provisional at this stage and subject to the completion of the initial studies outlined in Sections 3.2 and 3.3.

4 KEY STAFF

Coffey is able to provide a committed project team with relevant experience and capability to deliver all aspects of this commission. The team will be led by [redacted] as Project Principal for Geotechnics and [redacted] as Project Director for Environments [redacted] as Project Manager, [redacted] as Geotechnical Specialist and [redacted] as the Designated Field Staff. [redacted] will be the main point of contact with Manuel responsible for co-ordinating all aspects of the commission to ensure successful and timely project delivery.

5 QUALITY CONTROL/ASSURANCE

Works by Coffey will be undertaken in general accordance with our:

- Business Management System (BMS) which is third-party certified to ISO9001:2008; and

Rivett

- Health, Safety, Security and Environment Management System.

Coffey's products (reports, technical advice, recommendations, etc) undergo review by an internal Coffey Authorised Reviewer prior to release of the product. The review process includes an assessment of the products against the project's objectives and inputs.

6 TIMEFRAME

Coffey are able to commence work on these services within two week from the date of receipt of your acceptance of this proposal. Coffey estimate the Phase 1 Preliminary Contamination Investigation and Geotechnical Review will be delivered in draft format within 3 to 4 weeks depending on response times from consultees.

Programme for the ground investigation works and associated reporting is estimated to be between 7 to 9 weeks depending on scope, traffic management and site access permissions, and sub-contractor availability.

7 ESTIMATE OF FEES

Our proposed fee and costs to undertake the above scope of work are as follows:

Table 1: Proposed Fees and Costs for Phase 1

Activity	Fees & Costs
Project planning, management & OH&S	
Geotechnical Desk Study and Walkover Survey	
a) Block 2 Section 17 Gordon	
b) Block 13 Section 28 Rivett	
Geotechnical Investigation – includes fieldwork, geotechnical laboratory testing and reporting	
a) Block 2 Section 17 Gordon	
b) Block 13 Section 28 Rivett	
Phase 1 Contamination Assessment (based on sampling from test pits excavated as part of the Geotechnical Investigation) – includes testing and reporting	
a) Block 2 Section 17 Gordon	
b) Block 13 Section 28 Rivett	
	Total (ex. GST)
	GST
	Total (incl. GST)

✓

Coffey propose the following provisional cost estimates to undertake the ground investigation works set out within Section 3.4.

Rivett

5 Enviro Ass Phase 1 -
Geotech Desktop

Table 2: Provisional Estimate of Costs for Phase 2 Contamination Assessment Works

Item	Provisional Estimate
Ground Investigation & Assessment Services	

Coffey propose to provide a firm, lump sum fee proposal for ground investigation and assessment services (Phase 2) following the completion of the initial Phase 1 Preliminary Contamination Investigation and Geotechnical Assessment.

8 OFFER AND ACCEPTANCE

Coffey offers to undertake the proposed Phase 1 works for lump sum of (excluding GST) in accordance with the Coffey's Consultancy Agreement (version Jan 2012). A copy of these terms is enclosed herein.

Coffey's offer is valid for a period of 30 days from the date of this proposal.

To accept Coffey's offer, please provide written advice to proceed and sign and return the attached Consultancy Agreement.

9 CLOSURE

We trust this meets your immediate requirements. If you do have any further questions, please do not hesitate to contact the undersigned.

For and on behalf of Coffey Geotechnics Pty Ltd

Associate Geotechnical Engineer

Attachment A: Consultancy Agreement (version Jan 2012)

✓ 65

Carson, Lucia

From: Breen, Mike J
Sent: Friday, 24 May 2013 10:23 AM
To: Carson, Lucia
Subject: RE: Request to submit fee proposal for Rivett Block 13 Section 28 & Gordon Block 2 Section 517

Lucia
OK will indicate in fee proposal.
Note that on previous LDA projects subconsultants have been engaged through Mott MacDonald.
Mike Breen

From: Carson, Lucia [mailto:Lucia.Carson@act.gov.au]
Sent: 24 May 2013 10:20
To: Breen, Mike J
Subject: RE: Request to submit fee proposal for Rivett Block 13 Section 28 & Gordon Block 2 Section 517

Mike,

For obvious reasons, could you please inform me, who will be undertaking the Tree Survey and Tree Assessment Reports as well as the Geotech / Contamination? LDA will forward payment directly to these companies.

Regards,

Lucia

From: Breen, Mike J
Sent: Friday, 24 May 2013 10:01 AM
To: Carson, Lucia
Subject: RE: Request to submit fee proposal for Rivett Block 13 Section 28 & Gordon Block 2 Section 517

Thanks Lucia this now confirms these scope items.
I have asked Coffeys to check geotech/contamination scope and come back if they have any queries.
Mike Breen

From: Carson, Lucia [mailto:Lucia.Carson@act.gov.au]
Sent: 24 May 2013 09:39
To: Breen, Mike J
Subject: RE: Request to submit fee proposal for Rivett Block 13 Section 28 & Gordon Block 2 Section 517

Good morning Mike,

In reply to your e-mail of yesterday and in answer to your questions, please see below our requirements in regard to our request for you to submit a fee proposal for due diligence (scope of works) to be undertaken for Rivett Block 13 Section 28 and Gordon Block 2 Section 517.

The work is to be undertaken under the current LDA Civil engineering Panel arrangement.

You have a week from the date you accept this job for the fee submission to be forwarded to us.

A detailed survey of the sites is not required aerial photo from ACTMAPi will suffice.

We will require site servicing requirements for the sites.

A plan is required indicating services to the sites required to service the block.

In principle approval is required for the proposed site servicing arrangements from ActewAGL (Sewer & Water).

Driveway locations are to be determined only in a raw form as TAMS approval is not required at this stage.

Overland flow corridors are to be identified only in a basic form, unless it is an issue were you will advise us and a meeting will be set up to discuss and prior to a flood study been undertaken.

We will require cost estimates for offsite works to also be provided for both sites.

The above works are only to be undertaken as a precursor to finalising the SIR.

I do hope I have been clear in what is required, however if you need any further information to finalise a fee proposal please do not hesitate to contact me.

I look forward to receiving your proposal.

Regards,

Lucia

m: Breen, Mike J

Sent: Friday, 24 May 2013 8:49 AM

To: Carson, Lucia

Subject: RE: Request to submit fee proposal for Rivett Block 13 Section 28 & Gordon Block 2 Section 517

Lucia

Thanks for this invitation, some queries as follows :

Is this work to be undertaken under the current LDA Civil Engineering Panel arrangement ?

Is there a specific date required for the fee submission ?

Is detailed survey of the sites by a surveyor required ?

If not will a base plan consisting of aerial photo from ACTMAPi will suffice ?

Site servicing requirements to be determined ?

If so is a plan required indicating services to the site required to service the block ?

If so is submission of proposed site servicing arrangements to ActewAGL (sewer & water) required to obtain in principle approval ?

Driveway locations to be determined ?

If so is submission of proposed access arrangements to TAMS required to obtain in principle approval ?

Overland flow corridors to be identified ?

Cost estimates for offsite works to be provided ?

E:lucia.carson@act.gov.au

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✓ 61

Carson, Lucia

From: Breen, Mike J
Sent: Friday, 24 May 2013 10:01 AM
To: Carson, Lucia
Subject: RE: Request to submit fee proposal for Rivett Block 13 Section 28 & Gordon Block 2 Section 517

Thanks Lucia this now confirms these scope items.
I have asked Coffeys to check geotech/contamination scope and come back if they have any queries.
Mike Breen

From: Carson, Lucia [mailto:Lucia.Carson@act.gov.au]
Sent: 24 May 2013 09:39
To: Breen, Mike J
Subject: RE: Request to submit fee proposal for Rivett Block 13 Section 28 & Gordon Block 2 Section 517

Good morning Mike,

In reply to your e-mail of yesterday and in answer to your questions, please see below our requirements in regard to your request for you to submit a fee proposal for due diligence (scope of works) to be undertaken for Rivett Block 13 Section 28 and Gordon Block 2 Section 517.

The work is to be undertaken under the current LDA Civil engineering Panel arrangement.

You have a week from the date you accept this job for the fee submission to be forwarded to us.

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I do hope I have been clear in what is required, however if you need any further information to finalise a fee proposal please do not hesitate to contact me.

We look forward to receiving your proposal.

Regards,

Lucia

From: Breen, Mike J
Sent: Friday, 24 May 2013 8:49 AM
To: Carson, Lucia
Subject: RE: Request to submit fee proposal for Rivett Block 13 Section 28 & Gordon Block 2 Section 517

Lucia

Thanks for this invitation, some queries as follows :

- Is this work to be undertaken under the current LDA Civil Engineering Panel arrangement ?
- Is there a specific date required for the fee submission ?
- Is a detailed survey of the sites by a surveyor required ?
- Will a base plan consisting of aerial photo from ACTMAPi will suffice ?
- Are site servicing requirements to be determined ?
- If so is a plan required indicating services to the site required to service the block ?
- If so is submission of proposed site servicing arrangements to ActewAGL (sewer & water) required to obtain in principle approval ?
- Are driveway locations to be determined ?
- If so is submission of proposed access arrangements to TAMS required to obtain in principle approval ?
- Are Overland flow corridors to be identified ?
- Are cost estimates for offsite works to be provided ?

Mike Breen
 Technical Director
Mott MacDonald

Units 11 & 12, First Floor, Block C, Trevor Pearcey House
 22-30 Traeger Court, Bruce ACT 2617 Australia
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-----Original Message-----

From: Carson, Lucia [<mailto:Lucia.Carson@act.gov.au>]
Sent: 23 May 2013 14:17
To: Breen, Mike J
Subject: FW: Request to submit fee proposal for Rivett Block 13 Section 28 & Gordon Block 2 Section 517

Mike,

The LDA requests, that you submit a fee proposal for due diligence (scope of works) to be undertaken for Rivett Block 13 Section 28 and Gordon Block 2 Section 517.

The scope of works required, are attached above for your information.

I look forward to receiving your proposal.

Regards,

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
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F: 6207 7324
E: lucia.carson@act.gov.au

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Carson, Lucia

From: Breen, Mike J
Sent: Friday, 24 May 2013 8:49 AM
To: Carson, Lucia
Subject: RE: Request to submit fee proposal for Rivett Block 13 Section 28 & Gordon Block 2 Section 517

Lucia

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Is there a specific date required for the fee submission ?
Is detailed survey of the sites by a surveyor required ?
If not will a base plan consisting of aerial photo from ACTMAPi will suffice ?
Site servicing requirements to be determined ?
If so is a plan required indicating services to the site required to service the block ?
If so is submission of proposed site servicing arrangements to ActewAGL (sewer & water) required to obtain in principle approval ?
Driveway locations to be determined ?
If so is submission of proposed access arrangements to TAMS required to obtain in principle approval ?
Drainage flow corridors to be identified ?
Cost estimates for offsite works to be provided ?

Mike Breen
Technical Director
Mott MacDonald

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-Original Message-----
From: Carson, Lucia [<mailto:Lucia.Carson@act.gov.au>]
Date: 23 May 2013 14:17
To: Breen, Mike J
Subject: FW: Request to submit fee proposal for Rivett Block 13 Section 28 & Gordon Block 2 Section 517

Mike,

The LDA requests, that you submit a fee proposal for due diligence (scope of works) to be undertaken for Rivett Block 13 Section 28 and Gordon Block 2 Section 517.

The scope of works required, are attached above for your information.

I look forward to receiving your proposal.

Regards,

Lucia Carson
Project Officer
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Carson, Lucia

From: Carson, Lucia
Sent: Thursday, 23 May 2013 2:17 PM
To: 'Mike Breen'
Subject: FW: Request to submit fee proposal for Rivett Block 13 Section 28 & Gordon Block 2 Section 517
Attachments: Due Diligence Request Scope of Works.doc

Mike,

The LDA requests, that you submit a fee proposal for due diligence (scope of works) to be undertaken for Rivett Block 13 Section 28 and Gordon Block 2 Section 517.

The scope of works required, are attached above for your information.

I look forward to receiving your proposal.

Regards,

Lucia Carson
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r: 6207 7324
lucia.carson@act.gov.au

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REQUEST FOR DUE DILIGENCE
SCOPE OF WORKS TO BE UNDERTAKEN

Deliverable	Item	Details
Drawings	Locality Plan	Site location in suburban context
	Site Plan	Site layout, features, roads, verges, boundaries, easements, contours etc
	Tree Plan	Plan showing location, type and rating of trees on site and within close proximity to site
	Existing Services Plan	Plan showing location and nature of existing services on site and within close proximity to site
Reports	Stage 1 site Investigation Report	Summary report describing existing site features and characteristics Preliminary consideration of likely capacity constraints only
	Geotechnical Investigation Report	Report containing results of site testing and geotechnical assessment
	Contamination Report	Phase 1 report containing desktop assessment of likely contamination risks. Some testing for contamination to be undertaken during geotechnical investigations A Phase 2 report will be carried out under Stage 2 investigations subject to the outcomes of Phase 1. The report will contain outcomes of sampling and analysis of identified or likely contamination sites.
	Tree Assessment Report	Report providing assessment and classification of trees on the sites as well as those within close proximity to sites.
	Traffic Impact Statement	Report on the impact of traffic generated by the proposed development on the surrounding roads and intersections.

Carson, Lucia

From: Carson, Lucia
Sent: Tuesday, 9 April 2013 5:05 PM
To:
Subject: RE: Fee Proposal for SIRS -Block 2 Section 517 Gordon and Block 13, Section 28 Rivett

Hi

Thank you for submitting a fee proposal for Block 2 Section 517 Gordon and Block 13 Section 28 Rivett.

Land Development Agency regrets to inform you that your quotes for the above projects have been unsuccessful on this occasion.

Land Development Agency appreciates your interest in quoting and encourages you to quote for similar requirements in the future.

The decision was made on cost alone.

Regards,

Lucia Carson
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Site Preparation
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Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
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F: 6207 7324
E:lucia.carson@act.gov.au

LAND DEVELOPMENT AGENCY
Canberra First

m:
Sent: Tuesday, 9 April 2013 11:38 AM
To: Carson, Lucia
Cc:
Subject: Fee Proposal for SIRS -Block 2 Section 517 Gordon and Block 13, Section 28 Rivett
Importance: High

Hi Lucia,

Please find attached our Fee Proposal for the Site Investigation Reports for Block 2 Section 517 Gordon and Block 13 Section 28 Rivett. A price has been quoted for each Site.

Please call or email if you wish to discuss any aspect of our offer.

We are happy to provide explanations regarding individual items within the Fee Proposal.

Kind regards,

| Civil Design Engineer

SMEC Urban

Oracle Building Suite 2, Level 1
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Integrated Urban Development Consulting



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Carson, Lucia

From: Carson, Lucia
Sent: Tuesday, 9 April 2013 11:38 AM
To: Carson, Lucia
Cc:
Subject: Fee Proposal for SIRS -Block 2 Section 517 Gordon and Block 13, Section 28 Rivett
Attachments: SIR Fee Proposal- Blk2 S517 Gordon and Blk13 S28 Rivett.pdf
Importance: High

Hi Lucia,

Please find attached our Fee Proposal for the Site Investigation Reports for Block 2 Section 517 Gordon and Block 13 Section 28 Rivett. A price has been quoted for each Site.

Please call or email if you wish to discuss any aspect of our offer.

We are happy to provide explanations regarding individual items within the Fee Proposal.

Kind regards,

| Civil Design Engineer

SMEC Urban

Oracle Building Suite 2, Level 1
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Integrated Urban Development Consulting



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Suite 2, Level 1, 243 Northbourne Avenue, Lyneham, ACT 2602
 Telephone STD (02) ISD (612) 6234 1900, Facsimile (02) 6234 1966

9th April 2013

Land Development Agency
 Level 7 TransACT House
 470 Northbourne Avenue.
 DICKSON ACT 2606

Our ref: File 3002333 - Block 2, Section 517, Gordon and
 ref: File 3002333 - Block 13, Section 28, Rivett

Attention: Lucia Carson

Dear Lucia,

SITE INVESTIGATION REPORT – BLOCK 2, SECTION 517, GORDON

And

SITE INVESTIGATION REPORT – BLOCK 13, SECTION 28, RIVETT

Fee Proposal

Pursuant to your recent request, we thank you for this opportunity to submit a fee proposal for the above Site Investigation Reports.

Please refer to the Table 1- Lump Sum Fee, presenting our fee requirements for each Site Investigation Report, as per your advice and the LDA "Site Investigation - Standard Brief.

Table 1: Lump Sum Fee

SERVICE DESCRIPTION	FEE
<p>Site Investigation Report x 1 SMEC will undertake a Site Investigation for each Block. This includes:</p> <ul style="list-style-type: none"> • civil engineering assessment, • investigation of utilities/services, • researching of fill records, • and description of existing overland flow/storm water system, • Cost estimation and site visit. • Also including meetings, client liaison, liaison with service/utility authorities and stakeholder coordination. <p>Tree & Vegetation Assessment SMEC will undertake a standard Tree Assessment of all trees above 5m for each Site. The Tree Protection Act 2005 and its regulations and the draft Tree Quality Constraints Matrix for construction sites will be referenced in relation to the potential constraints which trees pose to potential development of the site. In addition a rapid vegetation assessment will be undertaken to determine the potential constraints or management obligations that native vegetation communities or weed infestation which may occur on the site.</p>	



SMEC HOLDINGS LIMITED
 220-226 Sharp Street PO Box 356 COOMA NSW 2630 AUSTRALIA
 Tel: ISD (612) STD 6452 0344 Fax: ISD (612) STD (02) 6452 0201

SMEC HOLDINGS LIMITED ACN 057 274 049 SNOWY MOUNTAINS ENGINEERING CORPORATION LIMITED ACN 008 654 224
 SMEC AUSTRALIA PTY LIMITED ACN 065 475 149
 SMEC INTERNATIONAL PTY LIMITED ACN 065 440 619 SMEC OPERATIONS PTY LIMITED ACN 065 474 428
 SMEC SERVICES PTY LIMITED ACN 056 534 702
 SMEC VICTORIA PTY LTD ACN 069 699 467 SMEC WEST PTY LTD ACN 070 269 260





<p>Traffic SMEC will undertake a desktop review of the likely traffic impact by considering: A Preliminary Traffic Impact Analysis for each Site, this includes:</p> <ul style="list-style-type: none"> • Site visit • Mid-block traffic counts at the proposed driveway access for the AM peak period (2 hours). If LDA has access to traffic survey counts in the vicinity of the sites they will be considered in the preliminary traffic impact analysis. • Traffic generated by the proposed development. • Intersection analysis at the driveway access points • General traffic and transport design advice (including driveway access location, pedestrian and cycle paths, etc.) • The Parking requirements will be assessed against the Parking and Vehicular Access General Code. 	
<p>Survey Boundary survey and services identification, including stormwater facilities identification</p>	
<p>Administration and Disbursement Costs</p>	
<p>TOTAL FEE (Excluding GST)</p>	
<p>GST</p>	
<p>TOTAL AMOUNT (Including GST)</p>	

As identified in the table above, SMEC can undertake the proposed works for _____ for each Site.

Table 2 below shows a schedule of the hourly rates applicable to key staff personnel, to complement this fee proposal in the event that further work is requested by LDA during the project.

Table 2: Schedule of Hourly Rates

PERSONNEL		HOURLY RATE
Trevor Ferris	Technical Principal	
Jerome Catbagan	Traffic & Transport Planning Manager	
Jason Hunter	Project Director	
Will Allan	Environment Group Manager	
Ken Bromley	Project Manager	
Madia Downes	Civil Design Engineer	
Marilyn Hughes	Senior CAD Drafter	
Nima Amini	Traffic Engineer/ Modeller	
Melita Miner	Environmental Scientist/Ecologist	
OTHER COSTS		
Additional hard copies of report - cost per coloured copy		



SMEC HOLDINGS LIMITED
 220-226 Sharp Street PO Box 356 COOMA NSW 2630 AUSTRALIA
 Tel: ISD (612) STD 6452 0344 Fax: ISD (612) STD (02) 6452 0201

SMEC HOLDINGS LIMITED ACN 057 274 049 SNOWY MOUNTAINS ENGINEERING CORPORATION LIMITED ACN 008 654 224
 SMEC AUSTRALIA PTY LIMITED ACN 065 475 149
 SMEC INTERNATIONAL PTY LIMITED ACN 065 440 619 SMEC OPERATIONS PTY LIMITED ACN 065 474 428
 SMEC SERVICES PTY LIMITED ACN 008 504 792
 SMEC VICTORIA PTY LTD ACN 065 699 467 SMEC WEST PTY LTD ACN 070 269 260





Fee Explanations:

- 1. Scope is in accordance with the LDA Site Investigation – Standard Brief.

SMEC is able to deliver the Site Investigation Reports within four weeks of acceptance of our fee.

We will advise the LDA of any required extension of time caused by reasons beyond our control and will undertake this project in accordance with the LDA Provision of Civil Engineering Services Panel for Site Preparation.

Please do not hesitate to contact the undersigned should you have any queries.

Regards,

Project Director
Telephone:
Email:



SMEC HOLDINGS LIMITED
220-226 Sharp Street PO Box 356 COOMA NSW 2630 AUSTRALIA
Tel: ISD (612) STD 6452 0344 Fax: ISD (612) STD (02) 6452 0201

SMEC HOLDINGS LIMITED ACN 057 274 049 SNOWY MOUNTAINS ENGINEERING CORPORATION LIMITED ACN 008 654 224
SMEC AUSTRALIA PTY LIMITED ACN 055 475 149
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SMEC SERVICES PTY LIMITED ACN 066 504 702
SMEC VICTORIA PTY LTD ACN 069 699 467 SMEC WEST PTY LTD ACN 070 269 260





4 April 2013

The Manager
Land Development Agency
Level 6, TransACT House
470 Northbourne Avenue
Dickson ACT 2602

Attention: Ms. Lucia Carson

Dear Lucia,

**RIVETT BLOCK 13 SECTION 28
Fee Proposal For Site Investigation Report**

Reference is made to your recent request for a fee proposal to prepare a site investigation report for Rivett Block 13 Section 28.

Scope of Works – Site Investigation Report

The scope of works required is to prepare a report in accordance with the LDA standard brief for site investigation report and includes the following tasks:

- Provide a drawing and description of the site
- Identify and document existing services to the site
- Identify and document required services to the site
- Identify access requirements to the site
- Record and document development constraints to the site including easements and setbacks
- Prepare an estimate of costs to complete the servicing of the site
- Provide a consolidated report and detailed drawings containing the above findings.

Additional Services

In preparing the fee proposal we have not allowed for providing component identified under the "Additional Services" category of the standard brief with the exception of:

- Tree and vegetation survey
- Tree and vegetation assessment
- Traffic Report

Please note that the fee proposal provided below against this item allows for the assessment of trees on the subject site plus those within close proximity to the boundary of the subject site.

Proposed Fee –Site Investigation Report

Our proposed lump sum fee for the updated Site Investigation Report is as follows:

SERVICE DESCRIPTION	FEE
Site Investigation Report	
Tree Survey	
Tree Assessment and Report	
Traffic Report	
TOTAL FEE (excluding GST)	
GST	
TOTAL AMOUNT	

47

The following comments apply to the fee proposal:

- The fee allows for the preliminary assessment of overland flow paths but does not allow for detailed overland flow analysis and reporting if, after investigating the site, it becomes evident that this is required for the site.

Our fee proposal includes provision for the following:

Draft Report

- One electronic copy and two (2) hard copies of the draft report; and
- One (1) subsequent liaison meeting.

Final Report

- One electronic copy and two (2) hard copies of the final report.

Schedule of Rates

Our hourly rates excluding GST for variations or an extension to the brief is in accordance with the rates shown in our submission to the LDA in June 2010 (*Provision of Civil Engineering Services Panel for Site Preparation*, June 2010).

OTHER CHARGES

EACH

Drawing Production Costs

- Coloured Plots (A1)
- Black and White Plots (A1)
- Plan Printing (A1)

Timetable –Site Investigation Report

We estimate that the draft report can be submitted within 6 weeks of receipt of approval to proceed. Completion of the final report will be within one (1) week of receipt of LDA comments.

Terms of Engagement

We note the Terms of Engagement and advise our acceptance.

Quality Assurance

Our firm is a third party quality assured company, audited by DLIQ and certified to Australian Standard AS/NZS ISO 9001:2000 for project management and consulting engineering services, to AS/NZS ISO 4804:2001 for OH&S and AS/NZS ISO 14001:1996 for Environmental Management

Please contact the undersigned if you have any queries relating to this submission.

Yours Faithfully
Indesco Pty Limited



Associate Director

LAND DEVELOPMENT AGENCY PURCHASE ORDER REQUEST FORM

Document Type	PURCHASE ORDER or AMENDMENT (DELETE ONE)	INSERT ORDER NUMBER	INSERT CONTRACT NUMBER
	SELECTED SUPPLIER		LDA ADDRESS
Name	Mott MacDonald	Section	Urban Renewal
Address	Unit 11 & 12, First Floor, Block C, Trevor Pearcey House, 28-30 Traeger Court, BRUCE ACT 2617	Street Address	Level 7 TransACT House 470 Northbourne Ave Dickson ACT 2602
ABN Number	131 341 20353		GPO Box 158 CANBERRA ACT 2601
Contact	Mike Breen	Postal Address	
Procurement Methodology	Quote		

ACCOUNTING FLEXFIELD										
LINE	DESCRIPTION	AMOUNT (exc GST)	GST	TOTAL (inc GST)	Entity	Cost Centre	Account	Int Trading	Project	Agency Code
	(Pedestrian Assessment for Rivett Block 13 Section 28)				150	16714	111537	.		.
	.				150	.	.	.	.	.
	.				150	.	.	.	.	.
	.				150	.	.	.	.	.
	.				150	.	.	.	.	.
ORDER TOTAL:										

Requests/Comments: Requests/Comments

APPROVING OFFICER (signature and name)	Date	REQUESTING OFFICER (signature and name)	Tel
 Name: Hazel Chappell	Date: 31.03.2013	 Name: Lucia Carson	Phone: 6207 9604

46

Carson, Lucia

From: Carson, Lucia
Sent: Thursday, 28 March 2013 8:31 AM
To: Carson, Lucia
Subject: FW: Request for environmental, contamination, ecological & heritage clearances for Block 13 Section 28 Rivett & Block 2 Section 517 Gordon

From: McKeown, Helen
Sent: Wednesday, 27 March 2013 4:05 PM
To: Carson, Lucia
Subject: RE: Request for environmental, contamination, ecological & heritage clearances for **Block 13 Section 28 Rivett & Block 2 Section 517 Gordon**

Block 13 Section 28 Rivett

There are no known ecological, heritage or environmental constraints to the disposal of this block. There are mature trees on the site. These should be retained where possible.

Helen McKeown | Conservator Liaison
Phone 02 6207 2247 |
Nature Conservation Policy | Environment and Sustainable Development | ACT Government
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

-----Original Message-----

From: Carson, Lucia
Sent: Monday, 25 March 2013 12:57 PM
To: McKeown, Helen
Subject: RE: Request for environmental, contamination, ecological & heritage clearances for Block 13 Section 28 Rivett & Block 2 Section 517 Gordon

Hi Helen,

Clearances required for Block 13 Section 28 Rivett & Block 2 Section 517 Gordon.

✓ 44
From: McKeown, Helen

Sent: Wednesday, 27 March 2013 4:05 PM

To: Carson, Lucia

Subject: RE: Request for environmental, contamination, ecological & heritage clearances for Block 13 Section 28 Rivett

Block 13 Section 28 Rivett

There are no known ecological, heritage or environmental constraints to the disposal of this block. There are mature trees on the site. These should be retained where possible.

Helen McKeown | Conservator Liaison

Phone 02 6207 2247 |

Nature Conservation Policy | Environment and Sustainable Development | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 |

www.environment.act.gov.au

Carson, Lucia

From: Tuesday, 26 March 2013 2:36 PM
Sent: Carson, Lucia
To: RE: Quote for an SIR - Gordon Block 2 Section 517 *to Rivett B13 S. 28*
Subject:

Lucia,

Thank you for the opportunity to quote on the 2 site investigation reports. I have just arranged for someone to take a quick look at both sites so we can prepare our fee proposal. I will look to get you through the proposals tomorrow

Regards

Associate Director

6A Thesiger Court
Deakin ACT 2600
Tel: (02) 6285 1022
Fax: (02) 6285 2618
www.indesco.com.au



 Please consider the environment before printing this e-mail.

From: Carson, Lucia [<mailto:Lucia.Carson@act.gov.au>]
Sent: Monday, 25 March 2013 12:48 PM

Yours faithfully

Lucia Carson
Project Officer

Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
T: 6207 9604
F: 6207 7324
E: lucia.carson@act.gov.au

LAND DEVELOPMENT AGENCY
Canberra First

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

46 ✓
Carson, Lucia

From: Carson, Lucia
Sent: Tuesday, 26 March 2013 8:14 AM
To:
Subject: RE: Quote for an SIR - Gordon Block 2 Section 517

Thank you.

Lucia

From:
Sent: Monday, 25 March 2013 1:47 PM
To: Carson, Lucia
Cc:
Subject: RE: Quote for an SIR - Gordon Block 2 Section 517

Hi Lucia,

Thank you for the opportunity to submit a proposal for this SIR as well as for Block 13 Section 28 in Rivett.

I have recently moved to the SMEC Sydney office so I have forwarded your requests to [redacted] (Canberra Urban Manager) and [redacted] who will reply to your invitation.

Here are [redacted] and [redacted] email addresses for future correspondence -

Kind regards

| Project Engineer

SMEC Australia Pty Ltd
Level 6, 76 Berry Street, North Sydney, NSW 2060, Australia
T ([redacted]) | F (02) 9925 5566
| www.smec.com

EC SNOWY MOUNTAINS ENGINEERING CORPORATION
High Quality Consulting and Development Solutions

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From: Carson, Lucia [<mailto:Lucia.Carson@act.gov.au>]
Sent: Monday, 25 March 2013 12:24 PM

Yours faithfully

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
TICKSON ACT 2602
P 07 9604
F 07 7324
E:lucia.carson@act.gov.au

LAND DEVELOPMENT AGENCY
Canberra First

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This e-mail has been scanned for viruses by Symantec.Cloud.

Carson, Lucia

From: Carson, Lucia
Sent: Monday, 25 March 2013 12:58 PM
To: Brown, Robin
Cc: McKeown, Helen
Subject: RE: Environmental, Contamination, Ecological & Heritage Clearances for Block 13 Section 28 Rivett & Block 2 Section 517 Gordon

Hi Robin,

Clearances are required for Block 13 Section 28 Rivett & Block 2 Section 517 Gordon.

Regards,

Lucia

Subject: RE: Environmental, Contamination, Ecological & Heritage Clearances for Block 13 Section 28 Rivett & Block 2 Section 517 Gordon

Hi Lucia,

Just had a quick discussion with Helen McKeown regarding these blocks but there was some confusion as her email included some different blocks (same in title but different in body of email).

Regards,

Robin Brown | Environment Protection Authority Planning Liaison Phone 02 6207 5642
Environment Protection and Water Regulation | Environment and Sustainable Development |
ACT Government Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra
ACT 2601 | www.environment.act.gov.au

-----Original Message-----

From: Carson, Lucia
Sent: Monday, 25 March 2013 12:31 PM
To: Brown, Robin
Subject: Environmental, Contamination, Ecological & Heritage Clearances for Block 13 Section 28 Rivett & Block 2 Section 517 Gordon

Good afternoon Robin,

Would you please provide environmental, contamination, ecological and heritage clearance, or otherwise on Block 13 Section 28 Rivett and Block 2 Section 517 Gordon.

Regards,

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602

Carson, Lucia

From: Carson, Lucia
Sent: Monday, 25 March 2013 12:19 PM
To:
Subject: FW: Quote for an SIR - Rivett Block 13 Section 28
Attachments: Tree Survey - Data Collection1.doc; Tree Survey - Data Collection2.doc; Tree Survey-Assessment1.rtf; SI Brief Feb 2008 AMENDED OCT 2009.doc; SI cover.doc

Good afternoon

RE: SITE INVESTIGATIONS - BLOCK 13, SECTION 28, Rivett.

LDA invites you to submit a fee proposal to carry out site investigations at the above location **as per the attached brief and under the current Civil Engineering Panel arrangement.**

This site is proposed for sale through an Auction this financial year and is zoned CF: Community Facility. Please note that there are no heritage or contamination issues that need to be addressed at this stage. The land area of the Block is 2550m².

Copies of the standard brief, an example cover sheet and the format for vegetation assessment are attached for your information and use.

Note that an electronic copy and one hard copy of each of the documents in a draft form should be submitted for feedback prior to finalisation of the report. For the final submission, an electronic copy of the document along with two colour paper copies are required.

A fee proposal based on your Panel Submission via return email is requested. You should commence work as soon as LDA confirms acceptance of your proposal. The Site Investigations Report should be completed **within 6 weeks of our acceptance of your proposal.**

I look forward to receiving your proposal.

Yours faithfully

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
ACTON ACT 2602
J7 9604
F: 6207 7324
E: lucia.carson@act.gov.au

LAND DEVELOPMENT AGENCY
Canberra First

TREE SURVEYS

The purpose of tree surveys is to accurately locate a tree and its canopy spread in an area of proposed development that will assist in achieving the best design and siting of a proposal and that will minimise impacts on trees. Correct canopy spread should be provided for all medium, high and exceptional quality trees.

TREE ASSESSMENTS

Correct identification and reporting of dimensions and key features will enable the siting of a proposal that minimises impacts on trees. For example, certain tree species have a greater tolerance to ground and root disturbance. Siting of buildings should also consider what the impact will be on achieving acceptable levels of solar access or if pruning of the tree will be required.

The following information should be provided on all tree assessments:

- Tree Number (numerical)
- Species
- Height (m) – (tolerance +/- 5%)
- Maximum canopy spread (m) – (tolerance +/- 5%)
- Number of stems (at 1 metre above natural ground level)
- Circumference of trunk (mm) (at 1 metre above natural ground level) and measured with a tape measure.
- Sum of circumferences where more than one trunk (at 1 metre above natural ground level) and measured with a tape measure.
- Classification (exceptional, high, medium, poor or low)
- Likely longevity
- Sensitivity to disturbance
- Cultural significance
- Minimum encroachment distance
- Other relevant information

TREE SURVEYS

The purpose of tree surveys is to accurately locate a tree and its canopy spread in an area of proposed development that will assist in achieving the best design and siting of a proposal and that will minimise impacts on trees. The survey should include all trees within the proposed development site and any trees that have their canopies encroaching within 2.0m of the site boundary. Correct canopy spread should be provided for all medium, high and exceptional quality trees.

TREE ASSESSMENTS

Correct identification and reporting of dimensions and key features will enable the siting of a proposal that minimises impacts on trees. For example, certain tree species have a greater tolerance to ground and root disturbance. Siting of buildings should also consider what the impact will be on achieving acceptable levels of solar access or if pruning of the tree will be required.

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- Classification (exceptional, high, medium, poor or low)
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- Minimum encroachment distance
- Other relevant information

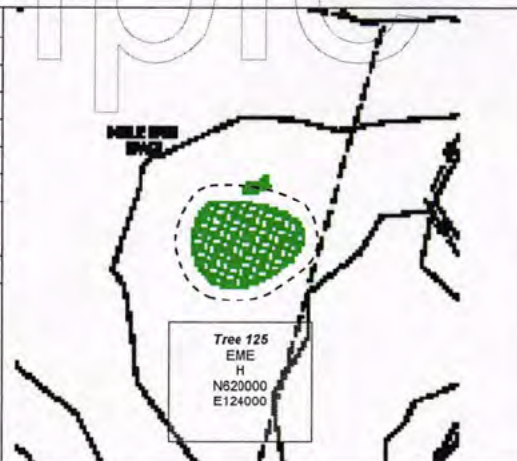
Tree Survey/Assessment Anthony Rolfe Drive

Tree
Number
125



Tree Details:

Tree number:	125
Tree species:	<i>Eucalyptus melliodora</i>
Species code:	EME
Tree height:	16.5m
Canopy spread:	15.2m
Trunk circumference:	2.1m
Tree rating	High
Tolerance to disturbance	Low
Grid co-ordinates	N620000 E124000



Survey Details

Assessor Initials:	AB
Organisation:	Environmental Surveying Services
Date of Survey:	8 May 2002
Development:	Anthony Rolfe Drive, Gungahlin
Comments:	1 small mistletoe; small amount of deadwood and 1 * bark inclusion

Tree Protection Requirements and Recommendations

Retention or removal?	Retain
Tree Protection Conditions:	<ul style="list-style-type: none"> • 1.8m chainlink fence erected at least 2m beyond extent of canopy; • No excavation for services or footings within the Tree Protection Zone (TPZ); • Services must be outside the TPZ; • No storage of materials or machinery within the TPZ
Arboricultural recommendations:	Remove mistletoe Prune to ameliorate bark inclusion Remove deadwood

Land Development Agency
 TransACT House
 470 Northbourne Avenue
 Dickson ACT 2602



SITE INVESTIGATION – STANDARD BRIEF

OBJECTIVE

To determine the suitability of the block for development, including any constraints and the estimated cost of site related works, on-site and off-site.

SCOPE OF WORK

Scope of Services Included	Additional Services that may be formally requested – otherwise not included
<p>The scope of the report will include the following:</p> <ul style="list-style-type: none"> • Standard format cover sheet • Executive Summary • Table of Contents - well formatted • Site Description and location (drawing) incl. Area • Trees and vegetation / landscaping • Verge works • Drawings, plans, figures • Site servicing investigation to include: sewer, water, and stormwater, over land flows, telecommunications, gas and electricity including street lighting. • Existing site servicing and drawing – colour coded • Required site servicing and drawing – colour coded • Fill on site – distribution, depth and description • Vehicular access including authority requirements • Easements and setbacks, authority requirements • Development Constraints of the site • Cost Estimates • Appendices 	<p>The following services may be recommended by the consultant as the investigation proceeds or may be specified from the start:</p> <ul style="list-style-type: none"> • Flood analysis of major creek / river systems • Traffic analysis study • Parking study • Access proposal • Acoustic study • Geotechnical investigation • Tree and vegetation assessment • Contamination assessment • Protected species, heritage items assessment • Fire safety assessment • Environmental clearances • Heritage assessment • Protected species assessment • Possible CCTV service investigation

INTERFACES

Organisational

The Consultant will liaise directly with Land Development Agency (LDA) during the course of the project as required. LDA should not be expected to liaise directly with service authorities or specialist subconsultants.

Technical

The Consultant will liaise directly with service authorities as well as specialist subconsultants if required to obtain technical inputs.

SITE INVESTIGATION BRIEF

INFORMATION – PROJECT INPUTS

The following items may be provided to the Consultant if available:

- ACTPLA digital base, to be arranged through LDA office
- Plans and information regarding the existing services network from the relevant service authorities such as ActewAGL (gas, electricity, water, sewer), Department of Territory and Municipal Services (TAMS) (stormwater), Optus, ICON and Telstra (telecommunication). Information will be obtained by the Consultant directly from the authorities.
- Standard cover sheet format (Logo, title order, date)

DELIVERABLES – PROJECT OUTPUTS

The output from this investigation will include a report and attached appropriate coloured site plans indicating all existing services as one drawing and proposed hydraulic and other services on another, as well as any development constraints including overland flow, access, verge-works, options if included and other relevant information particular to the site. The consultant will provide recommendations for additional investigations as appropriate.

All service and access provisions proposed should be determined through consultation with Service Agencies and TAMS. Documental evidence of their in-principle support for water and sewer from ActewAGL and for stormwater and access provisions from TAMS should be included in the report as Appendices.

Stormwater to include an on-site visual inspection including manhole/sump inspections and mirror test (to determine if full pipe or a stub). The consultant to include in the quote if CCTV investigation if required. Include in report a paragraph on visual stormwater site inspection and describe where it varies from WAE drawings.

A draft report is to be supplied via email; expect one liaison meeting at least to discuss this report, some liaison may also occur via telephone or email. The consultant should allow to supply up to two (2) bound hard copies of the final report delivered to LDA and to forward the final report in electronic format including a DWG file of tree survey. A hyperlink is to be provided within the electronic document, connecting reference in the Executive Summary regarding cost of proposed works, directly with the clause in the body of the document explaining those estimated costs. Acceptable electronic formats for the report include Adobe pdf and Microsoft Word.

STANDARDS FOR THE PROJECT

The criteria for assessing and servicing the site will be based on:

- ACT Water Supply and Sewerage Standards, Release 2 July 2000 – ACTEW,
- Design Standards for Urban Infrastructure, Latest Edition – TAMS
- Standard Specification for Urban Infrastructure Works, Latest Edition – TAMS
- ACT Vehicular Access and Parking Guidelines
- Other relevant Australian Standards that may be particular to the site works

TIMING/PROGRAM

The report is to be completed as indicated in the invitation for proposal, however not more than six weeks after approval of this proposal, unless further specialist sub-consultant advice is required and additional time is arranged. If amendments are needed after review by LDA, a further week will be allowed to submit the final report.

SITE INVESTIGATION BRIEF

Consultants are requested to advise LDA as soon as possible of the requirement for specialist reports.

QUALITY ASSURANCE

The project investigation work will be carried out in accordance with an accredited quality system. Reviews and verification during the course of the project will be undertaken prior to the issue of all project outputs.

As part of the consultant's Quality Assurance System the consultant should be available for quality audits by LDA or its agents upon request, with one week's notice provided.

SITE INVESTIGATION BRIEF

FEE

The lump sum fee for the scope of work as described above is required:

SERVICE DESCRIPTION	FEE
Site Investigation Report	
Other reports if requested	
Administration and disbursements costs	
TOTAL FEE (not including GST)	
GST	
TOTAL AMOUNT	

A schedule of hourly rates applicable to key staff personal, to compliment this fee proposal is to be submitted, in the event further works may be requested during the project.

PERSONNEL TEAM ROLE	HOURLY FEE (including GST)
Person / role	
Other charges?	

The fees are to be based on the following assumptions:

- The fees are not inclusive of any authority fees apart from the cost of plans; any authority fees may be billed as an extra.
- Management of sub consultants includes briefing, liaison, supplying base plans and existing services information, coordination and review of their output.

TERMS OF ENGAGEMENT/CHANGE CONTROL

If during the course of the project the scope of works needs to be expanded to provide further investigation information, LDA reserves the right to request changes to the scope of the works, with fees in accordance with the rates above and hours as approved by LDA prior to proceeding.

Carson, Lucia

From: Brown, Robin
Sent: Monday, 25 March 2013 4:27 PM
To: Carson, Lucia
Subject: RE: Environmental, Contamination, Ecological & Heritage Clearances for Block 13
Section 28 Rivett & Block 2 Section 517 Gordon

13/28 Rivett:

The Environment Protection Authority (EPA) has not issued any environment protection orders under sections 91C (1), 91D (1) or 125 (4) of the Environment Protection Act 1997 (the Act) over the site and as a result the site is not recorded on the Register of contaminated sites under section 21(A) of the Act.

There is no evidence of contamination from our records on sheep dips, landfills, municipal tips and fuel storage facilities.

The information detailed above only relates to records held by the EPA and may not represent the actual condition of the site. Should future studies, such as geotechnical investigations or hazardous materials surveys, reveal potential sources of contamination the site an environmental assessment may be required to determine the suitability of the site for the proposed or permitted landuses.

General disclaimer: Environment Protection Authority has not carried out field work at this site.

Regards,

Robin Brown | Environment Protection Authority Planning Liaison Phone 02 6207 5642
Environment Protection and Water Regulation | Environment and Sustainable Development |
ACT Government Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra
ACT 2601 | www.environment.act.gov.au

-----Original Message-----

From: Carson, Lucia
Sent: Monday, 25 March 2013 12:58 PM
To: Brown, Robin
Cc: McKeown, Helen
Subject: RE: Environmental, Contamination, Ecological & Heritage Clearances for Block 13 Section 28 Rivett & Block 2 Section 517 Gordon

Hi Robin,

Clearances are required for Block 13 Section 28 Rivett & Block 2 Section 517 Gordon.

Regards,

Lucia

Subject: RE: Environmental, Contamination, Ecological & Heritage Clearances for Block 13 Section 28 Rivett & Block 2 Section 517 Gordon

Hi Lucia,

I had a quick discussion with Helen McKeown regarding these blocks but there was some confusion as her email included some different blocks (same in title but different in body of email).

Regards,

Robin Brown | Environment Protection Authority Planning Liaison Phone 02 6207 5642
Environment Protection and Water Regulation | Environment and Sustainable Development |
ACT Government Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra
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-----Original Message-----

From: Carson, Lucia
Sent: Monday, 25 March 2013 12:31 PM
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Subject: Environmental, Contamination, Ecological & Heritage Clearances for Block 13 Section 28 Rivett & Block 2 Section 517 Gordon

Good afternoon Robin,

Would you please provide environmental, contamination, ecological and heritage clearance, or otherwise on Block 13 Section 28 Rivett and Block 2 Section 517 Gordon.

Regards,

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
T: 6207 9604
F: 6207 7324
E:lucia.carson@act.gov.au

LAND DEVELOPMENT AGENCY
Canberra First



25/03/2013



25/03/2013



25/03/2013



25/03/2013

Carson, Lucia

From: Carson, Lucia
Sent: Monday, 25 March 2013 8:13 AM
To: McNamara, Damien
Subject: RE: Rivett Section 28 Block 13

Damien,

With regards to your comments below. Until we receive the Site Investigation Report we will not be able to determine with any certainty if and what those constraints are. We can only determine upon receipt of the SIR if the block will require resurveying to eliminate any constraints. That been the case we will at this point in time say that the block is still 2550m2.

Regards

Lucia

-----Original Message-----

From: McNamara, Damien
Date: Friday, 22 March 2013 12:22 PM
To: Carson, Lucia
Subject: RE: Rivett Section 28 Block 13

Lucia

The site appears to have a number of constraints such as public walk way and trees. These may result in a reduced area to be released. The program errs on the conservative side when yield or site areas are not finalised. Should it be determined the whole site can be released we will count the 2550sqm. The program is not directing the LDA to only release 1,300 sqm.

damien

-----Original Message-----

From: Carson, Lucia
Sent: Friday, 22 March 2013 12:11 PM
To: McNamara, Damien
Subject: Rivett Section 28 Block 13

Damien,

I will be project managing Rivett Section 28 Block 13. Graham Mundy has informed me that you have decided to change the square metres of this site from 2550sqm to 1330sqm. Could you please let me know the reason for this change? I note that on Tarquin and ACTMapi the size of this site is stated as 2550sqm.

Your help is appreciated.

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue

DICKSON ACT 2602
T: 6207 9604
F: 6207 7324
E: lucia.carson@act.gov.au

LAND DEVELOPMENT AGENCY
Canberra First



Enter a Map Title

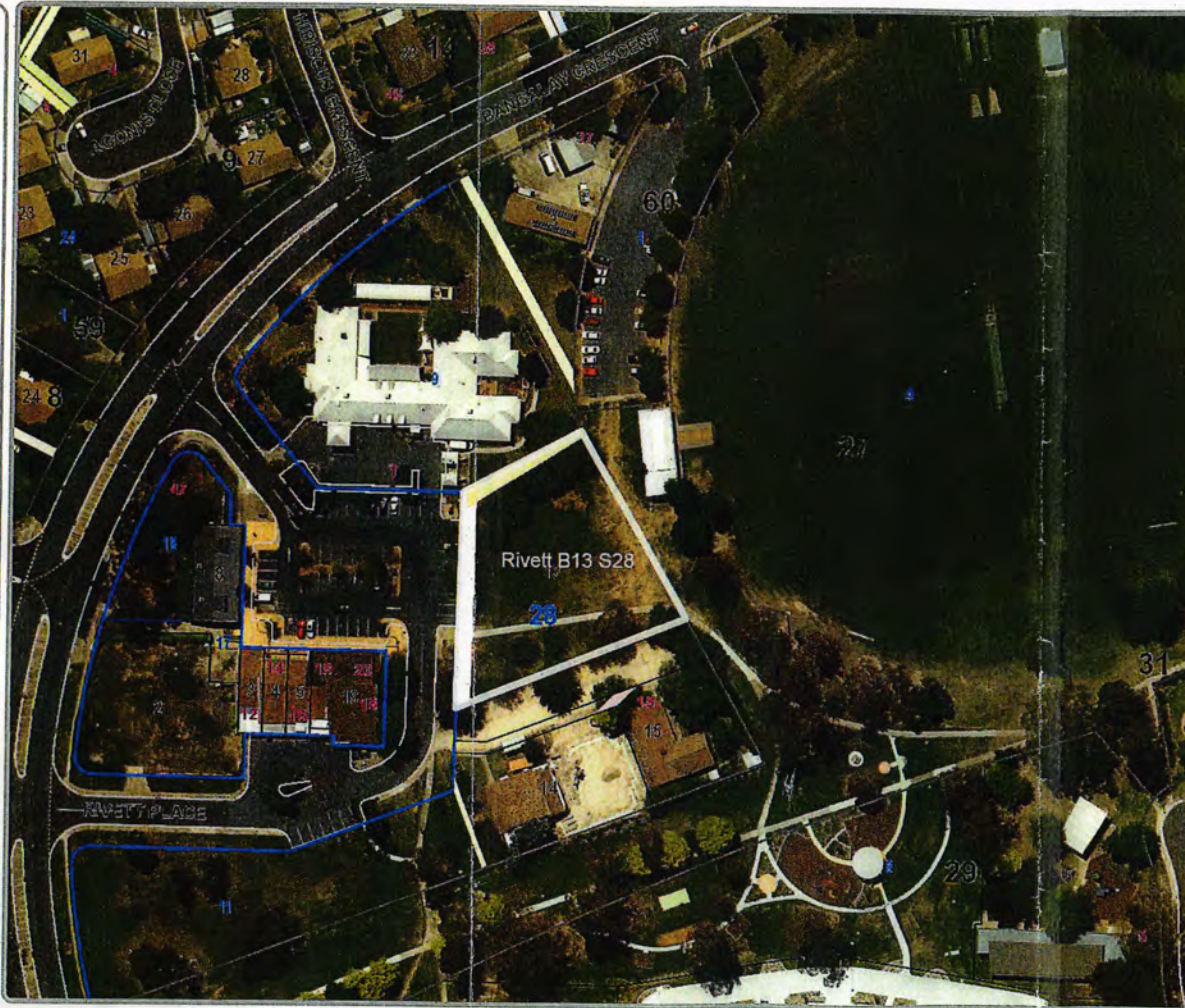
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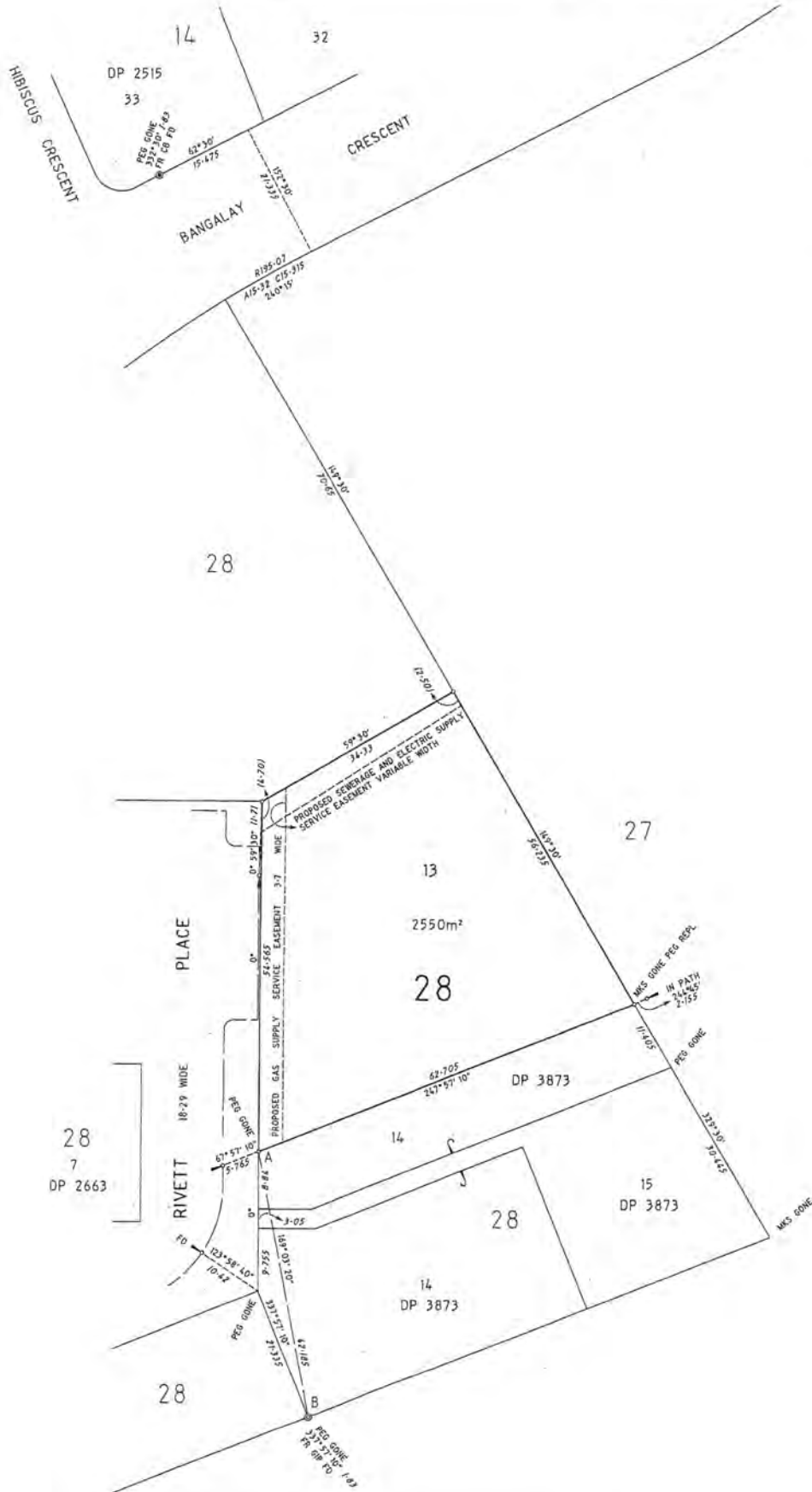


DISCLAIMER

The map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.

22-Mar-2013 Page 1 of 2





REFERENCE MARKS

- ⊙ Denotes DP in road-488 readily from T.A.
- ⊙ CB 185
- PLACQUE IN MERE
- DEEP-DRIVEN ROD
- CHAIN IN KERS
- (Except as otherwise shown)

All Easements are 3.0 metres wide
(Except as otherwise shown)

Azimuth: A-B (Strom)

Field Book: K21584

I DARRYL JOHN COWIE of CANBERRA

a surveyor registered under the Surveyors Act 1907 hereby certify that the survey represented on this plan is accurate and has been made in accordance with Survey Practice Directions and was completed on 14 JULY 1997

(Signature) *Darryl J. Cowie 19/8/97*
Surveyor registered under the Surveyors Act 1907.

I hereby certify that this plan is the plan prepared in accordance with the Districts Act 1988

(Signature) *D. J. Cowie 2/9/1997*
Chief Surveyor of the ACT Government

PLAN OF
BLOCK 13
SECTION 28

DIVISION: RIVETT
DISTRICT: WESTON CREEK
AUSTRALIAN CAPITAL TERRITORY

SCALE 1:400

0 5 10 20 30 METRES

Deposited in the office of the Registrar of Titles at Canberra in the Australian Capital Territory the ELEVENTH day of SEPTEMBER 1997 at _____ o'clock and TWO o'clock in the AFTER 2000
Approved: *Robertson*
REGISTRAR GENERAL

DEPOSITED PLAN

9131

X16160

Carson, Lucia

From: Carson, Lucia
Sent: Friday, 22 March 2013 12:11 PM
To: McNamara, Damien
Subject: Rivett Section 28 Block 13

Damien,

I will be project managing Rivett Section 28 Block 13. Graham Mundy has informed me that you have decided to change the square metres of this site from 2550sqm to 1330sqm. Could you please let me know the reason for this change? I note that on Tarquin and ACTMapi the size of this site is stated as 2550sqm.

Your help is appreciated.

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
T: 6207 9604
F: 6207 7324
E: lucia.carson@act.gov.au

LAND DEVELOPMENT AGENCY
Canberra First

Carson, Lucia

From: Willson, Jennifer
Sent: Friday, 22 March 2013 9:59 AM
To: Carson, Lucia
Subject: Cost Centres

Hi Lucia

Good to have you back.

The cost centres you requested are:

16714 – Rivett 13/28

Jen

Jennifer Willson | Finance Manager

Strategic Finance

and Development Agency

Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602

Phone: 02 6207 6236 | Fax: 02 6207 5101 | Web: www.lda.act.gov.au

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Please consider the environment before printing this email

**LAND DEVELOPMENT AGENCY
COST CENTRE CREATION FORM**

*Sent to Finance by hand
22nd/13/2013 JB 26*

COST CENTRE DETAILS	
SUBURB	Rivett
BLOCK	13
SECTION	28
FINANCE TO COMPLETE COST CENTRE NUMBER	

SALE METHOD		
AUCTION / TENDER	<input checked="" type="radio"/> YES	<input type="radio"/> NO
DIRECT SALE	<input type="radio"/> YES	<input type="radio"/> NO
OVER THE COUNTER / BALLOT	<input type="radio"/> YES	<input type="radio"/> NO
LEASE PURPOSE/PROGRAM		
LDA ESTATE	<input type="radio"/> YES	<input type="radio"/> NO
INDUSTRIAL/COMMERCIAL	<input type="radio"/> YES	<input type="radio"/> NO
RESIDENTIAL	<input type="radio"/> YES	<input type="radio"/> NO
COMMUNITY	<input checked="" type="radio"/> YES	<input type="radio"/> NO
ENGLOBO	<input type="radio"/> YES	<input type="radio"/> NO

ESTIMATED SALE PROCEEDS	
ESTIMATED EXPENDITURE	
IS BLOCK IN SOI / LRP	SOI YES / NO LRP YES / NO
IF NOT, WHAT ARE FUNDING ARRANGEMENTS	
WHICH FY WILL BLOCK BE SETTLED	09/10 10/11 11/12 12/13 13/14 16/17

REQUESTING OFFICER	<u>Lucia Carson</u>	<u>[Signature]</u>
	NAME	SIGNATURE

FINANCE MANAGER	_____	_____
	NAME	SIGNATURE

MANAGER, PROJECT ACCOUNTING	_____	_____
	NAME	SIGNATURE

CFO	_____	_____
	NAME	SIGNATURE

FINANCE TO COMPLETE		
COSTS	EXPENSED	CAPITALISED
%		

Carson, Lucia

From: Mundy, Graham
Sent: Wednesday, 20 March 2013 1:09 PM
To: Chappell, Hazel
Cc: Carson, Lucia
Subject: FW: Db Extract - Commercial_Community Sites to be Allocated (3).xlsx

We come up with estimated Revenue.

Importance: High

2 months exchange of Contract.

Hazel

I will set up a time for us to go through the sites.

Lucia, we are going to get you to start work on:

- Block 2 Section 517 Gordon
- Block 13 Section 28 Rivett

138sq. x - Block size.
Release Medium. if for out Risk to Release
Nov/16. 2,550. 138square. (indicative figure)

Cheers

check site crece.

August 16 Release date.
Medium Risk.
Nov. 16 Settlement.

Graham

From: Deards, Kathy
Sent: Wednesday, 20 March 2013 11:43 AM
To: Mundy, Graham
Subject: RE: Db Extract - Commercial_Community Sites to be Allocated (3).xlsx
Importance: High

Graham

Thanks for info I'll include these sites as requested.

To complete information in the stocktake database would you please provide:

- Dwellings (if applicable);
- expected release date;
- risk to release;
- expected exchange date;
- expected settlement date;
- risk to settlement;
- \$ GST incl
- Infrastructure revenue (associated works)

Thanks
Kathy

From: Mundy, Graham
Sent: Wednesday, 20 March 2013 10:25 AM
To: Deards, Kathy; Chappell, Hazel
Cc: Lewis, Paul
Subject: FW: Db Extract - Commercial_Community Sites to be Allocated (3).xlsx

Kathy

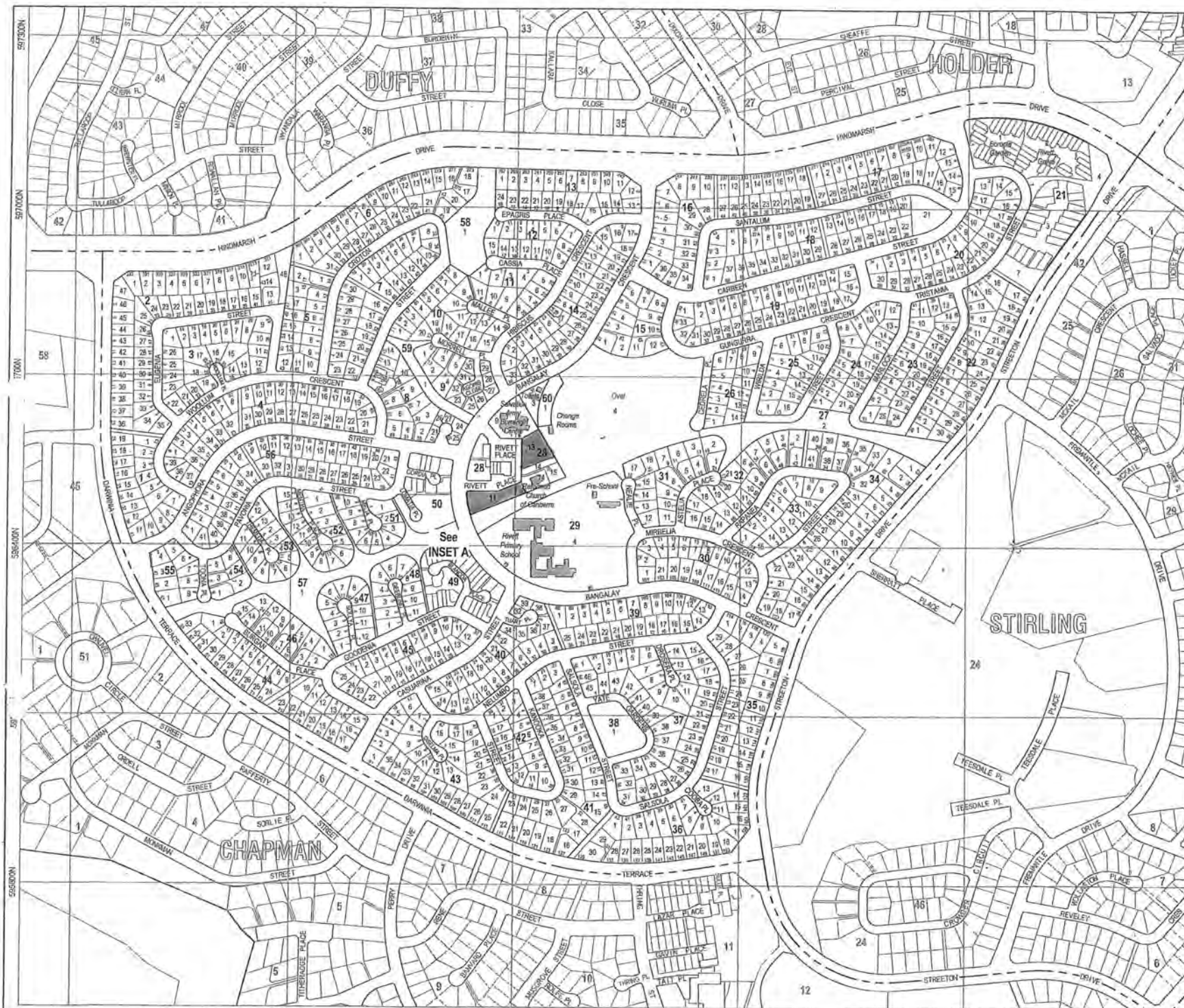
Therefore, can you please add the following sites to the Urban Release financial forecast spreadsheet:

- Block 13 Section 28 Rivett

Hazel, each of the above sites will need to be allocated to a project officer and initial "due diligence" investigations commenced.

Thanks

Ornam



MAP INFORMATION CURRENT : December 2010
 (See 'User's Note' on the Contents Page)
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RIVETT
 'SIR DAVID RIVETT'
 (Scientist)



13/02/2013



13/02/2013



13/02/2013



13/02/2013



13/02/2013



13/02/2013



13/02/2013



13/02/2013



13/02/2013



13/02/2013



13/02/2013

Results (1)

<< View History

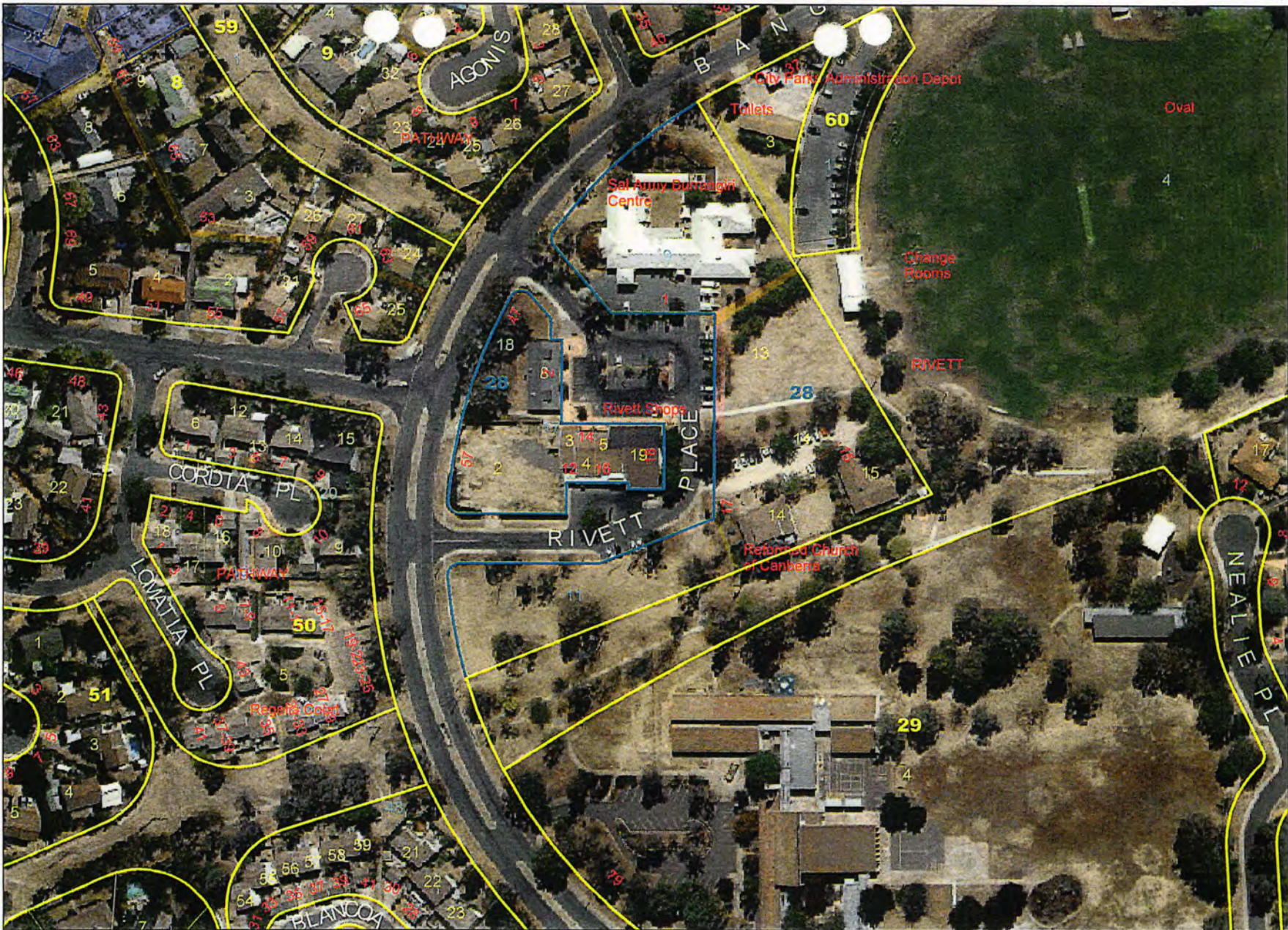
Refine Results | Table View | Select All

Block 13, Section 28
 District Name: WESTON CREEK
 Division Name (Urban Blocks Only): RIVETT REGISTERED.
 Territory Plan - Land Use Zone: CF: COMMUNITY FACILITIES
 Territory Plan - Overlay Zone:
 Plan Nos. AP65, POL3022, X16160, DP9131
 Block Area: 2550m²
[Territory Plan Link](#)
[Territory Plan Precinct Codes](#)



20 m | Lat 35° 20' 47.9600"S East 686,055.7154
 Long 149° 02' 11.2361"E North 6,086,609.9985 (Zone: 55)





ACT Planning & Land Authority

Produced from ACTMAPi by 136.153.2.2 16/08/2011 4:17 PM

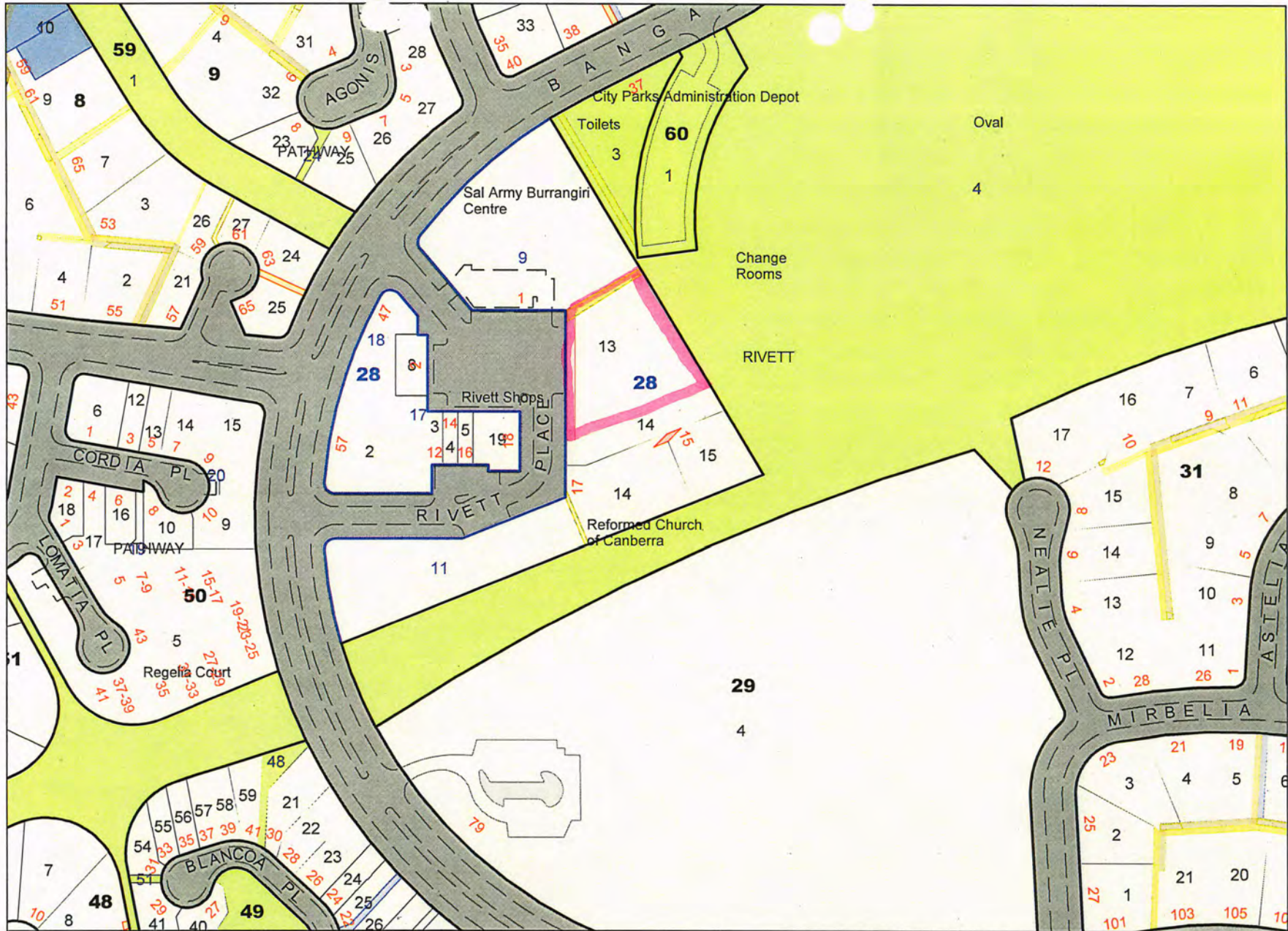
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16.08.11

2



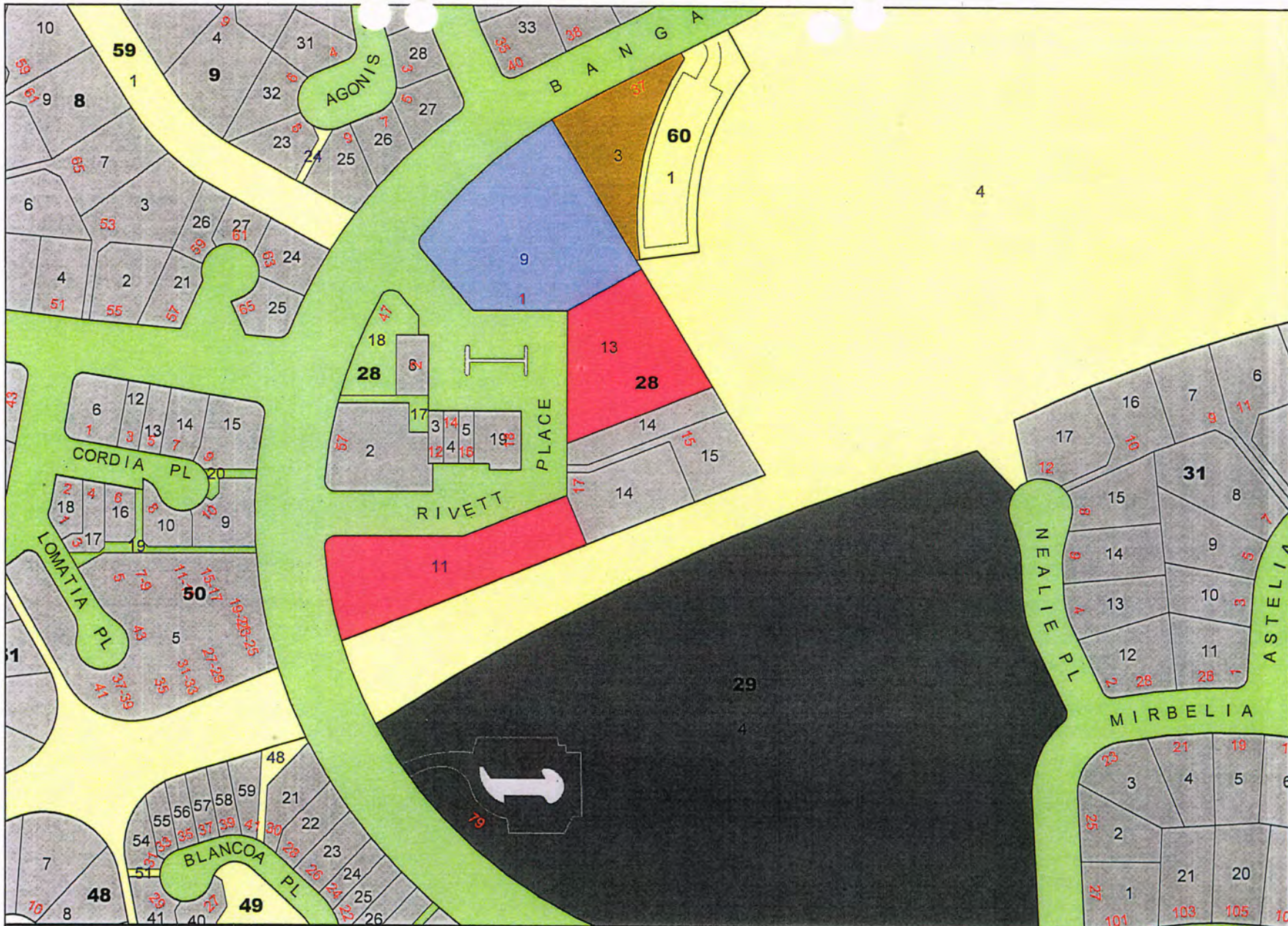
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


























































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Legend

<p>Districts  Districts</p> <p>Divisions  Divisions</p> <p>Sections  Sections Approved 1-10k labels  Sections Registered 1-10k labels  1-10k Registered  1-10k Approved  1-10k Proposed</p> <p>Address Numbers  Address Number</p> <p>Railways  Railway Line</p> <p>Road Infrastructure  Highway Labels  Urban Arterial Labels  Rural Arterial Labels  Urban Distributor Labels  Rural Distributor Labels  Urban Exclusive labels  Urban Residential Labels  Rural Residential Labels  Rural Special Labels</p> <p>Carparks  Carparks</p> <p>Water Features  Water Features</p> <p>Blocks  Registered Urban Labels</p>	<p> Registered Urban  Registered Rural Labels  Registered Rural  Registered Stratum Labels  Registered Stratum  Approved Urban Labels  Approved Urban  Approved Rural Labels  Approved Rural  Approved Stratum Labels  Approved Stratum  Proposed Urban Labels  Proposed Urban  Proposed Rural Labels  Proposed Rural  Occupied Urban Labels  Occupied Urban  Occupied Rural Labels  Occupied Rural</p> <p>Land Custodianship  LICENCES - Agistment  LICENCES - Misc  LICENCES - Tenancy Agreement Majura  LEASED TERRITORY LAND - Govt Lease - Public Land  LEASED TERRITORY LAND - Govt Lease - Not Public Land  LEASED TERRITORY LAND - Private Lease - Public Land</p>	<p> LEASED TERRITORY LAND - Private Lease - Not Public Land  NATIONAL LAND - Leased  NATIONAL LAND - Unleased  LAND DEVELOPMENT AGENCY - Unleased  TAMS-PUBLIC LAND - Municipal - Unleased  TAMS-PUBLIC LAND - Environment - Unleased  TAMS-PUBLIC LAND - Forests - Unleased  TAMS-PUBLIC LAND - Roads - Unleased  TAMS-PUBLIC PLACES - Municipal - Unleased  TAMS-PUBLIC PLACES - Environment - Unleased  TAMS-PUBLIC PLACES - Roads - Unleased  TAMS-OTHER UNLEASED ASSETS - Carparks, Public Transport and Depots - Unleased  TAMS-OTHER UNLEASED ASSETS - Municipal - Unleased  TAMS-OTHER UNLEASED ASSETS - Environment - Unleased  TAMS-OTHER UNLEASED ASSETS - Forests - Unleased  TAMS-VACANT (OTHER) - Environment - Unleased</p>	<p>Unleased  TAMS-VACANT (OTHER) - Municipal - Unleased  OTHER ACT GOVERNMENT AGENCY - Public land - Unleased  OTHER ACT GOVERNMENT AGENCY - Not Public Land - Unleased  COMMONWEALTH AGENCY - Unleased</p>
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ACT Planning & Land Authority

07

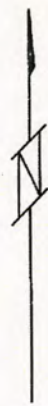
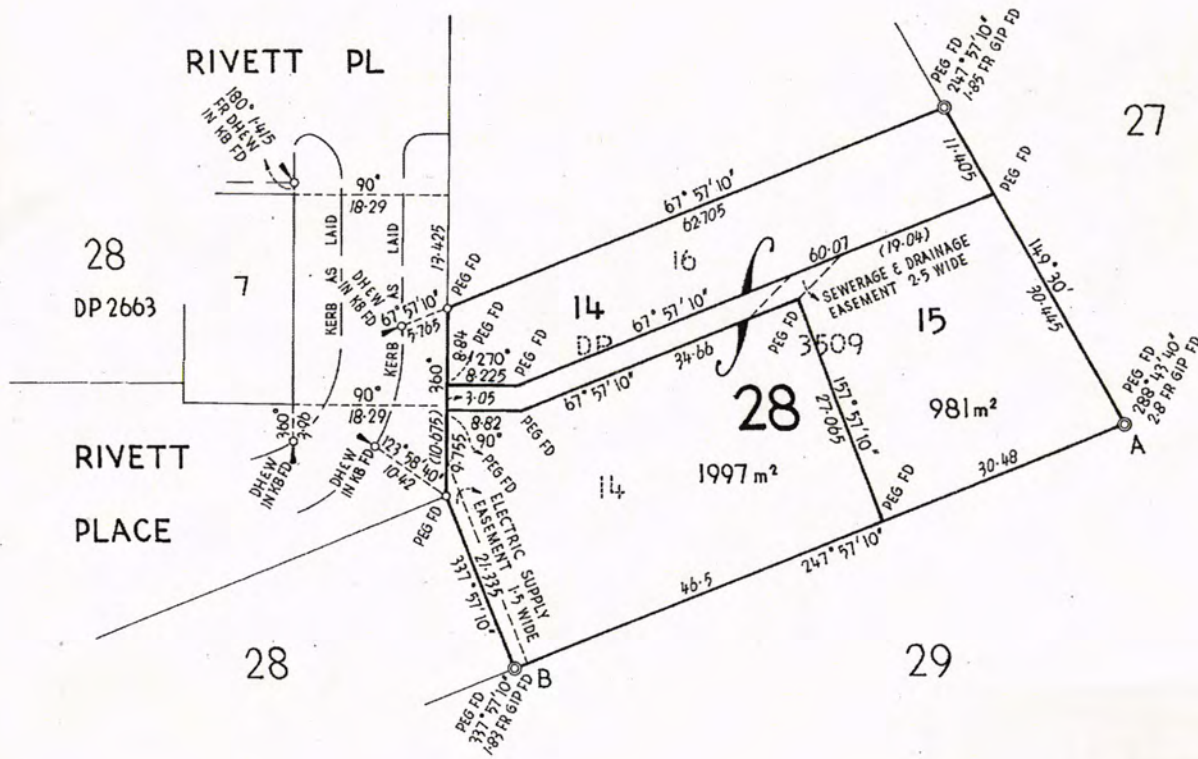






27.03.1975

L



REFERENCE MARKS

⊙ Denotes G.I.P. in road 1-83 radially from T.P.
 " C.B. " " 1-83 " " T.P.
 (Except as otherwise shown)

Azimuth: A-B (Strom)



MARINUS CORNELIS BOSMAN of CANBERRA
 a surveyor registered under the Surveyors Ordinance 1967-1970 hereby
 certify that the survey represented on this plan is accurate and has been
 made (1) by me (2) under my immediate supervision in accordance with
 Survey Practice Directions 1972 and was completed on 25 FEBRUARY 1975

(Signature) *M.C. Bosman*

Surveyor registered under the Surveyors Ordinance 1967-1970.

I certify that this plan is the plan prepared in accordance with Section 5 of
 the Districts Ordinance 1966-1967.

(Signature) *A.J. 75*

Surveyor-General for Australia / Commonwealth Surveyor-General

PLAN OF
 AMENDMENT OF
 BLOCKS 14 & 15, SECTION 28
 DIVISION: RIVETT
 DISTRICT: CANBERRA CITY

AUSTRALIAN CAPITAL TERRITORY

SCALE 1:500

Field Books: K6603

0 5 10 20 30 METRES

67/2406

Deposited in the office of the Registrar of Titles at Canberra in
 the Australian Capital Territory the **Twenty Seventh**
 day of **March** 1975 at two minutes
 past **Nine** o'clock in the **fore** noon

Approved

Registrar of Titles.

DEPOSITED PLAN

3873

AMENDS DP 3509