



ATTACHMENTS

Development and Infrastructure Services Committee Meeting

14 September 2022

6.00pm

City of Albany Council Chambers

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**Enclosed Dog Exercise Park
MEETING MINUTES**

For meeting held on **Monday 11th July**
at the Margaret Coates at **9am**

1. ATTENDANCES

Jacqui Freeman (Chair), Mitch Green (CoA), Krysten York (CoA), Lily Link (community member), Monica Belz (community member), Geoffrey Belz (community member), Sara Herbert (minute taker) Shantell (Dog Club)

2. APOLOGIES

Brinton Joyce (Albany Dog Club)
Tammy Flett (CoA)

3. INTRODUCTIONS

Jacqui Freeman (Manager of City Reserves)
Jeff Belz – Albany home owner and resident
Monica Belz – Albany home owner and resident – started petition for Becker Park
Shantel – dog trainer at the All Breeds Dog Club
Lily – Started the petition for a dog park anywhere in Albany
Mitch Green – Manager Recreation Services
Krysten – Senior Ranger

4. BACKGROUND

a. Petition received – Request for item back to Council

Two petitions were received, firstly from Lily for a dog park anywhere in Albany and then from Monica to look at Becker Park in particular. The petitions went to council and the council has requested the officers to come back to them with a prepared report regarding construction of enclosed dog park, costings, compliance aspects and possible locations.

b. Dog numbers in Albany

There are currently 6245 registered dogs within the City of Albany

c. Constraints (Budget and Criteria)

The criteria will provide restraints on certain areas if they are not suitable. The budget process will determine when the park can be completed. This depends on the expectation from the community as to what will be included in the park. If the cost goes over a certain amount this may have to go into the capital works budget which could potentially delay the project.

City Staff are aiming to take this to council in September/October.

5. LOCATION CRITERIA (Examples)

a. Off-lead Dog Exercise Area

- The area should be an already off leash dedicated dog area.
- There is the aim to have one off-lead area in each precinct.
- There is an expectation that the dogs are under control and can be managed by the owner.

b. Central location

- The area needs to be accessible to everyone, locals and tourist (needs to be easy to find and get to).
- Becker Park is out of town and doesn't fit the central criteria.

c. Infrastructure (access to existing)

- Does it have paths, good parking, fencing, bins, toilets or shelter
- Foundation Park has a toilet, shelter and playground and open space, it is lacking paths and parking.

d. Size

- Needs to be large enough that it won't interfere with other uses.

e. Small vs Large dogs

- Two fenced in areas are common but not defined
- Denmark have two fenced in areas but they are self-managed.
- Some places have three areas (small dog, large dog and area for single dog use only (for those recovering from surgery or nervous around other dogs etc))

f. Accessibility (seniors and all abilities)

- Flat, paths – having it accessible for everyone

g. Existing pathways, carparks

h. Doesn't interfere with other users (Events, sports etc)

- Collingwood park would be inaccessible during footy

i. Minimal environmental/cultural impact

- Needs to be considered for everything.

j. Noise and social impact (70m from residential areas, hospitals)

k. Good surveillance

- Helps to manage the park

6. LOCATION SELECTION (based on criteria)

- Rockingham example – 1 park per 35,000 residents. And 6000 dogs.
 - Has to be on City managed land
 - The park has to be big enough to not impact on any other activities in the park.
- All agreed the best location given the criteria would be a portion of the Centennial Central Precinct on North Road & Lockyer Ave with the lake, between the line of trees and North Rd
 - This area does get wet during winter.
 - Natural shelter with the trees
 - There is around 6500 square meters to use.
 - It is a wet area so it doesn't need to have retic
 - The City mows the area already
 - Allow the dogs to dig – no reticulation
 - Additional area outside still available for dogs to exercise off leash

7. MANAGEMENT AND MAINTENANCE

- Surface – happy with grass
- Infrastructure requirements
 - The fence has to go to the ground (no gap between ground and fence)
 - Signage – code of conduct
 - Double gated access
 - Bins and dog bags are currently onsite, might need to add extra
 - Tap for water, either inside or outside the gate or both
 - Seating

REPORT ITEM DIS320 REFERS

- Agility Equipment can come with dangers and depends on what the purpose is. Something to potentially be considered later, after monitoring the use and a possible survey
- Lighting – secondary, as it's an expensive upfront cost
- Toilets are currently near by
- Picnic tables in the area
- Notice board for public information – something to ask the community later on.
- Shelter – designed for shade not to stop rain. Already have trees in the area – not a priority
- Emergency exit (through the maintenance gate)

8. ROUND THE TABLE IDEAS

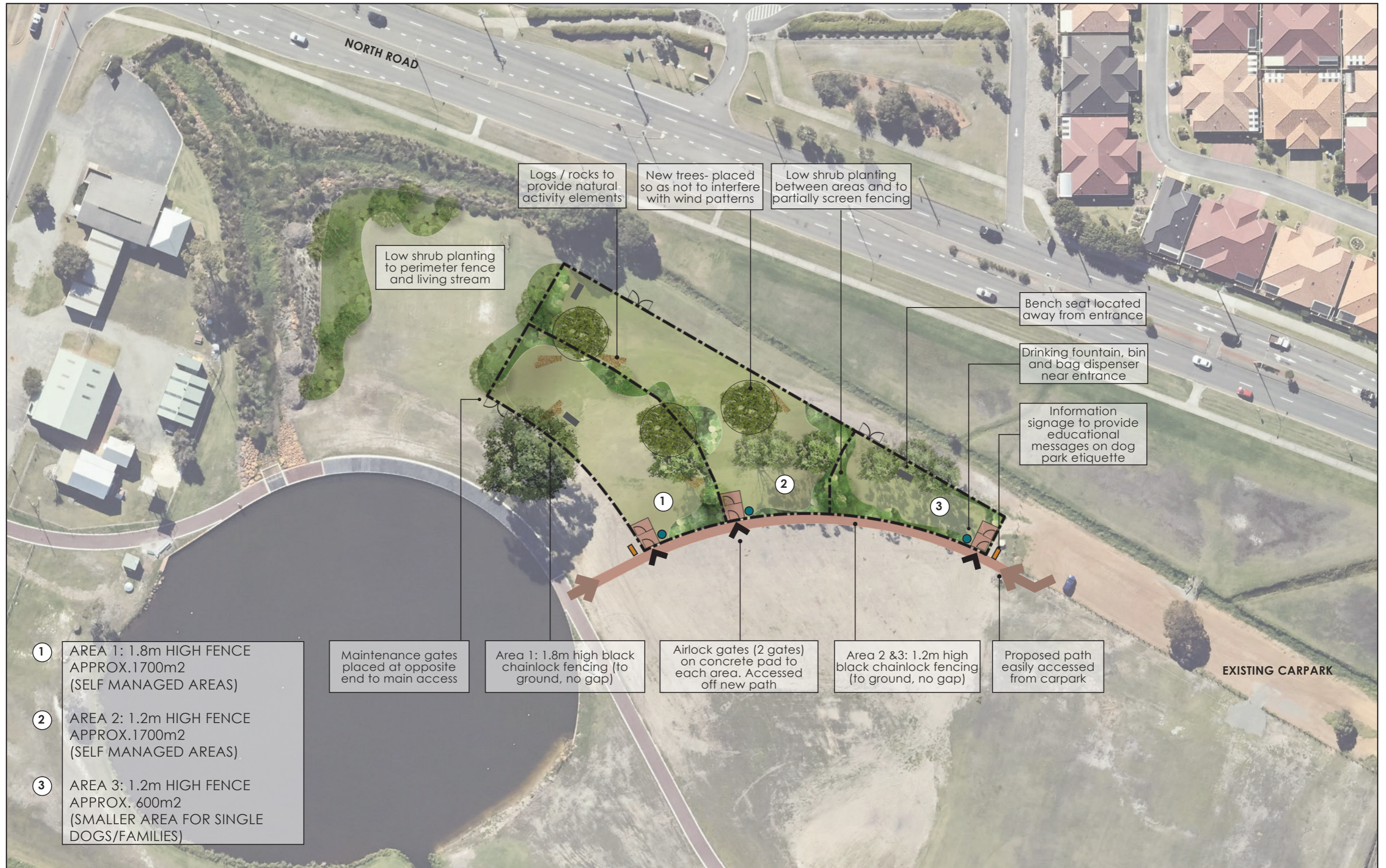
- Expectations from rangers – Rangers will manage it like any other dog exercise area.
- Rangers will not respond to things like a small dog being in the big dog area.
- They will respond to dog attacks, defecating and leaving.

9. NEXT STEPS

- a. Develop a concept plan with costings
- b. Take item to Council

10. MEETING CLOSE

10:00am



CENTENNIAL PARK - CENTRAL PRECINCT | FENCED DOG PARK

1:1000 @ A3



VERSION 2 | LAST UPDATED: 03.10.2022

REPORT ITEM DIS320 REFERS

ENCLOSED DOG EXERCISE AREA INDICATIVE COSTINGS

ITEM	DESCRIPTION	QTY	UNIT	RATE	ESSENTIAL AMOUNT	OPTIONAL/ STAGED AMOUNT
	Allowance for three areas: Area 1 ~600m2 Area 2 ~1700m2 Area 3 ~1700m2	4000	m2			
1.0 PRELIMINARIES						
1.0	Site survey					
1.0	Community consultation					
1.0 Total					0	0
2.0 SITE PREPARATION						
2.0	Earth mounds (small mounds approx. 0.5m high to break up space)	40	m3	\$22		\$880
2.0 Total					\$0	\$880
3.0 SERVICES						
3.0	Water supply for fountains (allowance for connection to three taps)	1		\$1,000	\$1,000	
3.0 Total					\$1,000	\$0
4.0 SURFACE TREATMENTS						
4.0	Coarse sand (to create areas for digging)	100	m2	\$45		\$4,500
4.0 Total					\$0	\$4,500
5.0 PATHS						
5.0	External connections to gates - 2m wide (from eastern carpark to lake path)	110	Lm	\$125	\$13,750	\$0
5.0 Total					\$13,750	\$0
6.0 FENCING						
6.0	1.2 m high chainmesh with top and bottom rail (fence to ground-no gap)	240	Lm	\$125	\$30,000	
6.0	Airlock gates 1.2m - 1 set to each area with concrete pad	2	item	\$4,000	\$8,000	
6.0	Vehicle access gates 1.2m - 1 to each area (3m wide)	2	item	\$5,000	\$10,000	
6.0	1.8 m high chainmesh with top and bottom rail (fence to ground-no gap)	175	Lm	\$250	\$43,750	
6.0	Airlock gates 1.8 - 1 set to each area with concrete pad	1	item	\$5,000	\$5,000	
6.0	Vehicle access gate 1.8 - 1 to each area (3m wide)	1	item	\$6,500	\$6,500	
6.0 Total					\$103,250	\$0
7.0 FURNITURE						
7.0	Bin (1 per area) 240L	0	item	\$3,000	\$0	
7.0	Poo bag dispenser (1 per area)	2	item	\$60	\$120	
7.0	Fountain with dog bowl (1 per area)	2	item	\$6,000	\$12,000	
7.0	Bench seating (1 per area)	2	item	\$2,000	\$4,000	
7.0 Total					\$16,120	\$0
8.0 ROCKS AND LOGS						
8.0	Large tree logs and stumps, 2-3 per area	6	item	Stock		
8.0	Large rocks (suitable for seating height) 2-3 per area	6	item	Stock		
8.0 Total					0	0
9.0 SIGNAGE						
9.0	Regulatory signs (small sign on each gate)	2	item	\$1,000	\$2,000	
9.0	Educational (Large Information/interpretation signage at each end of path)	2	item	\$2,500	\$5,000	
9.0 Total					\$7,000	\$0
10.0 PLANTING						
10.0	Trees	6	item	\$180		\$1,080
10.0	Tube stock (for shrub screen planting)	500	m2	\$2		\$800
10.0	Mulch (to areas of planting and as weed/mowing buffer)	500	m2	\$45		\$22,500
10.0 Total					\$0	\$24,380
Grand Total					\$141,120	\$29,760

11.0 MAINTENANCE (Additional per annum)						
11.0	Service bins Bins	2	Year	\$416	\$832	
11.0	Poo bag dispensers	2	Year	\$624	\$1,248	
11.0	Standard maintenance extra	1	Year	\$9,880	\$9,880	
11.0 Total					\$11,960	\$0
Grand Total					\$11,960	\$0



SCALE @ A4:
0 10 20 40 Meters

Date Printed: 5/09/2022

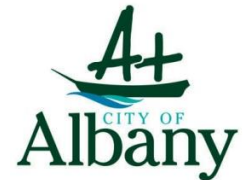
MXD: X:\Planning_& Development\Lands\ROW\ROW\ROW.aprx

Proposed Crown ROW closure Lot 67 on Diagram 43976



This map has been produced by the City of Albany using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

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City of Albany

Right of Way Closure Report

**Crown ROW
Lot 67 on Diagram 43978**

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Purpose

Crown Rights of Way (ROW) that have been vested with the Crown under Section 20 of the *Town Planning and Development Act 1928* (now section 152 of the *Planning & Development Act 2005*) are owned by the State of Western Australia. Their purpose is to provide for future road access and as such, their closure is not generally supported unless a Local Government can demonstrate that this land is no longer required

The objective of this ROW closure report is to provide an assessment of the identified Crown Right of Way proposed for closure, as per the Western Australian Planning Commission publication – *Procedures for the Closure of Pedestrian Access Ways Planning Guidelines*.

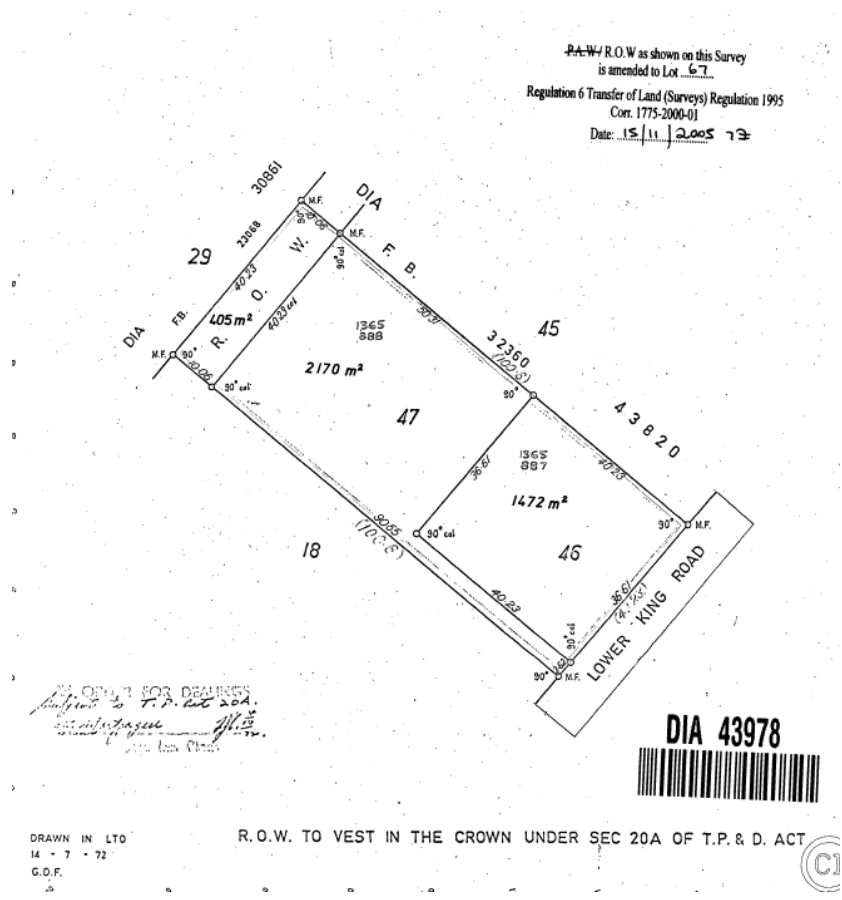
Service providers, the Western Australian Planning Commission, adjoining landowners and other stakeholders are asked to consider the current and future use of this land and provide a response to the City of Albany either in either support of or objection to the proposed ROW closure.

Proposal

On 25 March 2019, the City of Albany received a request from the adjoining landowner of Lot 47 to purchase Crown ROW Lot 67 on Diagram 43978. In order to dispose of this land the City is required to undertake closure of the ROW, as per section 58 of the *Land Administration Act 1997*.

Right of Way description

Lot 66 on Diagram 43978





Connectivity assessment

1. Physical assessment

Assessment criteria	Comment
Location	Landlocked lot located at the rear of residential property Lot 47 No. 513 Lower King Road
Design characteristics	Undeveloped 10m x 40m rectangular lot. Land area of 405m ² . Northeast orientated elevated site.
Lighting	None
Level of casual surveillance	None – only accessible through adjoining private land
Condition	Undeveloped vacant land
Fencing	Open along eastern boundary. Ad hoc sheets of weldmesh, ring lock and cyclone fencing in poor condition
Vegetation	Parkland cleared with remnant vegetation. Kikuyu groundcover with one weed tree (Sydney wattle / <i>Acacia longifolia</i>) and several native tree species (Jarrah / <i>Eucalyptus marginata</i>)

REPORT ITEM DIS321 REFERS

Connectivity	None: <ul style="list-style-type: none"> • Landlocked lot • Closure will not result in loss of connectivity to existing or future public amenities within direct proximity to the site
Maintenance	Occasionally mowed by adjoining landowner to reduce fuel load for fire mitigation.

Usage assessment- Inaccessible to the public. Surrounding land is in freehold title with no public services within 100m.

Services - No services are located within this ROW.

Walkability catchment calculation – 28% i.e. 28 percent of the catchment area is within 5 minutes' walk of the ROW.

Planning considerations - The ROW and properties directly adjoining are zoned Residential R20 under the City of Albany Local Planning Scheme No. 1. The eastern adjoining site is a large undeveloped privately owned site (over 1,600ha) that adjoins other large Residential zoned sites further east and south. There is no Local Structure Plan in place for the area or Local Development Plans in place for these adjoining undeveloped sites.

Future development of these lots will need to address matters such as connectivity and access, especially in relation to bushfire management. However, due to its alignment and context, the retention of the subject Crown ROW to allow for the undeveloped lots to meet this requirement, or otherwise generally for future use as a public road or for pedestrian access is not considered to meet orderly and proper planning principles and therefore not required.

Public Consultation

The proposal to close the Crown ROW was advertised on 22 July 2022 for a period of 35 days with submission close on Friday 26 August 2022. The following table summarises the methods of advertising and the responses received.

Method of advertising	Distribution	Responses	comments
Public notice in The Extra (free newspaper)	Albany, Borden, Bremer Bay, Cranbrook, Denmark, Frankland, Kendenup, Manypeaks, Mt Barker, Narrikup, Tenterden, Walpole	none	
Public notice – City of Albany public comments page	Freely accessible	none	
City of Albany community e-newsletter	1500+ subscribers	none	
Letter to adjoining landowners	3	1	Landowner support for proposal
Email to service providers	Main Roads, Water Corporation, St Johns	4	No objections

	Ambulance, Telstra, ATCO Gas, Alinta Energy, Western Power, DFES		
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Copies of the submissions received are under Appendix C.

Summary

Lot 67 is an undeveloped landlocked lot that has been inaccessible to the public since its creation in 1972. The adjoining landowner at Lot 47 (No. 513) Lower King has been maintaining the vegetation to reduce fire risk.

Due to the alignment of Lot 67, disposal in its entirety to the adjoining landowner of Lot 47 is recommended.

Appendices

Appendix A – ROW Photos

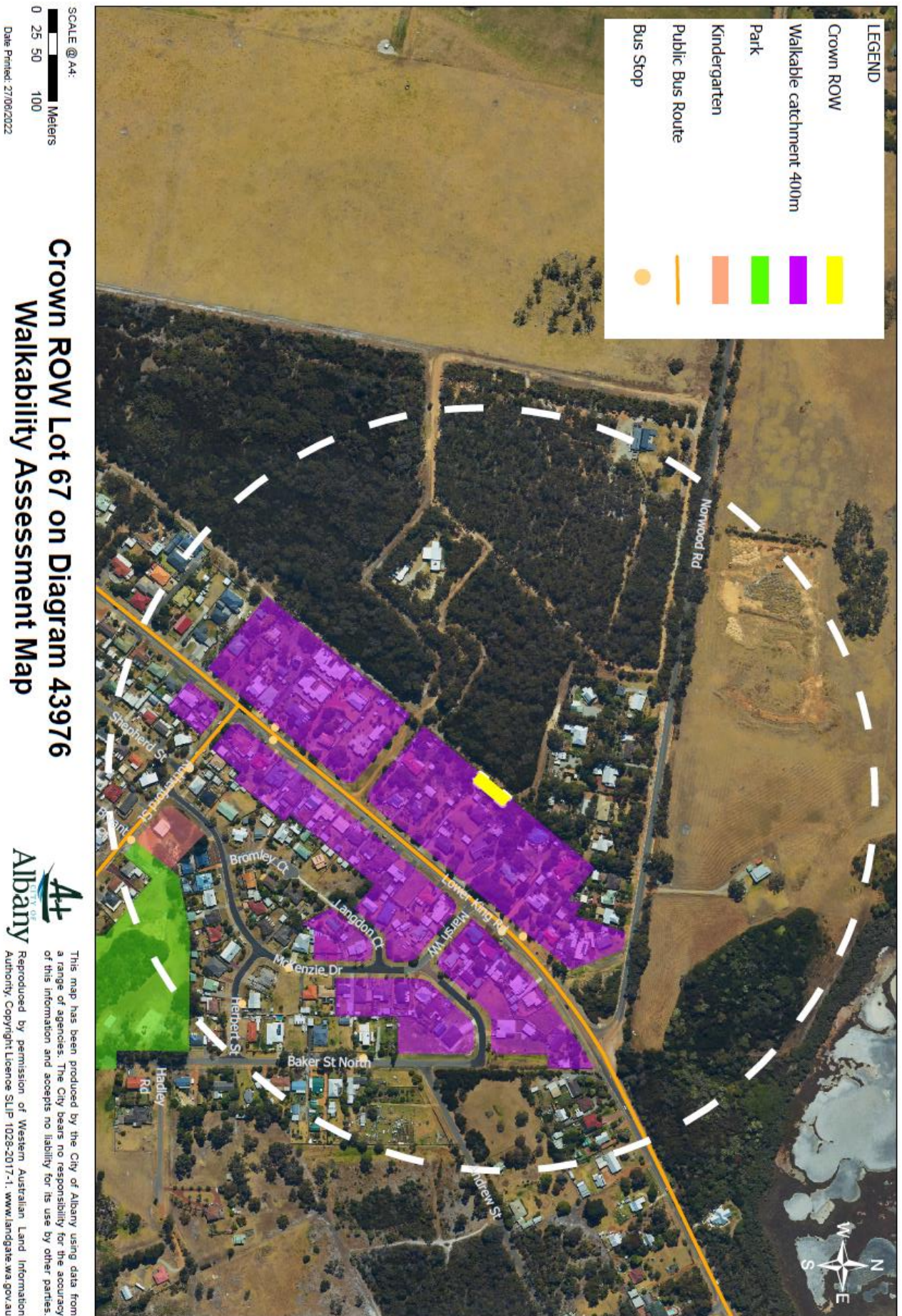


Figure 1: ROW shown from north-west corner (photo taken 26/06/2022)



Figure 2. ROW shown from south-west corner (photo taken 26/06/2022)

Appendix B – Walkability Assessment Map



Appendix C – Public advertising submissions

Your reference RD RDC 9/HT22265882.

511 Lower King Rd

Lower King 6330

26 July 2022

Dear Atlanta,

Thank you for your letter regarding the disposal of CROW to the adjoining landowner at 513 Lower King Rd. We support this proposal. We also have a section at the rear of our land that has been resumed to CROW when the block at the rear was to be developed some decades ago, it is also landlocked & of the same size as the CROW at 513. We assumed it had been returned to us, but apparently this is not so. This is an encumbrance on our property should we wish to sell in the future, & as we purchased this entire acre block over 50 years ago, should we have to pay to have the CROW area returned to us?

Thank you for bringing the matter to our attention. Yours etc. J.A. & J.A. Oldham

Dear Atlanta,

Further to our telephone call on the 25th July, your explanation has definitely cleared up the confusion of CROW disposal & closure! Many thanks for your input, & look forward to hearing from you sometime in the future!!

Kind Regards.

Dyn Oelham

P.S. Pardon for the handwritten note. I am digitally challenged. Hope it will suffice.

Atlanta Veld

From: DSB.NE-SL <DSB.NE-SL@watercorporation.com.au>
Sent: Wednesday, 27 July 2022 10:29 AM
To: Atlanta Veld
Subject: EF22464113 - RD.RDC.9 - RE: EF22266137 - RD.RDC.9 - Request for comment - Proposed closure of Crown Right of Way, Lower King

Good Morning Atlanta,

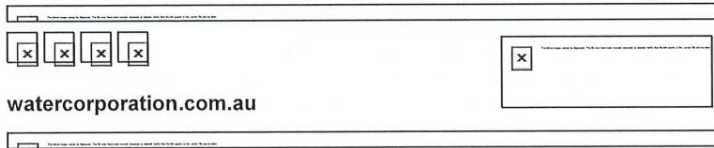
The Water Corporation have no objections to the closure of the crown right of way located in Lower King.

If you require anything further, please don't hesitate to contact me.

Best Regards

Simon Ridgewell * Working Remotely Tuesday & Thursday
A/ Team Leader – Infill Development
Development Services

E Simon.Ridgewell@watercorporation.com.au
T (08) 9420 2775



From: Land Planning <LandPlanning@watercorporation.com.au>
Sent: Wednesday, 27 July 2022 10:02 AM
To: DSB.NE-SL <DSB.NE-SL@watercorporation.com.au>
Subject: FW: EF22266137 - RD.RDC.9 - Request for comment - Proposed closure of Crown Right of Way, Lower King

From: Atlanta Veld <Atlantav@albany.wa.gov.au>
Sent: Tuesday, 26 July 2022 10:26 AM
Subject: EF22266137 - RD.RDC.9 - Request for comment - Proposed closure of Crown Right of Way, Lower King

Hi,

Pursuant to section 58 of the *Land Administration Act 1997*, the City of Albany intends to permanently close a Crown Right of Way (Row), see ROW closure report attached.
At the request of the adjoining landowner, the whole of the ROW will be amalgamated with their land.
Should you wish to provide comment on the proposal, submissions close 26 August 2022.

I look forward to your reply.

With thanks,



Atlanta Veld / Lands Officer

@ atlantav@albany.wa.gov.au

(08) 6820 3056

www.albany.wa.gov.au

PO BOX 484, Albany, WA, 6331

102 North Road, Yakamia



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Atlanta Veld

From: WEB Great Southern Region <gsreg@mainroads.wa.gov.au>
Sent: Tuesday, 26 July 2022 4:53 PM
To: Atlanta Veld
Subject: EF22464115 - RD.RDC.9 - RE: EF22266137 - RD.RDC.9 - Request for comment - Proposed closure of Crown Right of Way, Lower King

Hi Atlanta

Main Roads has no comments on the proposed closure of right of way.

Regards

Chris Grant
 Network Operations Manager
 Great Southern Region
 Metropolitan and Southern Regions
 p: 08 9892 0555
 w: www.mainroads.wa.gov.au



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From: Atlanta Veld <Atlantav@albany.wa.gov.au>
Sent: Tuesday, 26 July 2022 10:26 AM
Subject: EF22266137 - RD.RDC.9 - Request for comment - Proposed closure of Crown Right of Way, Lower King

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Hi,

Pursuant to section 58 of the *Land Administration Act 1997*, the City of Albany intends to permanently close a Crown Right of Way (Row), see ROW closure report attached.
 At the request of the adjoining landowner, the whole of the ROW will be amalgamated with their land.
 Should you wish to provide comment on the proposal, submissions close 26 August 2022.

I look forward to your reply.

With thanks,



Atlanta Veld / Lands Officer

@ atlantav@albany.wa.gov.au

☎ (08) 6820 3056

@ www.albany.wa.gov.au

📮 PO BOX 484, Albany, WA, 6331

📍 102 North Road, Yakamia



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Atlanta Veld

From: Crowson, Chris <Chris.Crowson@atco.com>
Sent: Monday, 1 August 2022 8:47 AM
To: Atlanta Veld
Subject: EF22464479 - RD.RDC.9 - ATCO Response LM22539 EF22266137 - RD.RDC.9 - Request for comment - Proposed closure of Crown Right of Way, Lower King

Good morning

Re: RD.RDC.9 - Request for comment - Proposed closure of Crown Right of Way, Lower King
ATCO Reference: LM22539

Thank you for your recent correspondence regarding the above mentioned RD.RDC.9 - Request for comment - Proposed closure of Crown Right of Way, Lower King

ATCO Gas Australia (ATCO) has no objection to the proposed application, based on the information and plan provided.

Advice notes:

- *Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>*

Please accept this email as ATCO's written response.

Should you have any queries regarding the information above, please contact us on 6163 5000 or eservices@atco.com.

Kind regards

Chris Crowson
 Land Management Coordinator
 ATCO, Gas Division, Australia

E. chris.crowson@atco.com
 A. 81 Prinsep Road, Jandakot, Western Australia, 6164
atco.com.au [Facebook](#) [Twitter](#) [LinkedIn](#)



ATCO acknowledges Aboriginal people as the Traditional Custodians of country throughout Australia including Torres Strait Islander peoples. We pay respect to their cultures, Elders past and present, and in the spirit of reconciliation, we commit to working together for our shared future.

From: Atlanta Veld <Atlantav@albany.wa.gov.au>
Sent: Tuesday, 26 July 2022 10:26 AM
Subject: LM22539 EF22266137 - RD.RDC.9 - Request for comment - Proposed closure of Crown Right of Way, Lower King

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 Hi,

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Should you wish to provide comment on the proposal, submissions close 26 August 2022.

I look forward to your reply.

With thanks,

	Atlanta Veld / Lands Officer	PO BOX 484, Albany, WA, 6331 102 North Road, Yakamia
	@atlantav@albany.wa.gov.au (08) 6820 3056 www.albany.wa.gov.au	

	Local residents: enjoy free entry until June 2022 www.nationalanzaccentre.com.au		 The City acknowledges people as the land on which business, and po
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Telstra Plan Services

Level 1, 275 George Street
Brisbane, QLD 4000

Postal Address:
275 George Street
Brisbane, QLD 4000

Email: F0501488@team.telstra.com

Date **23/08/2022**

Your Ref: EF22266137
Our Ref: **PF401120-1**

Atlanta Veld
atlantav@albany.wa.gov.au

Dear Atlanta,

Re: EF22266137 - RD.RDC.9 - Request for comment - Proposed closure of Crown Right of Way, Lower King

Thank you for your communication dated **26/07/2022** in relation to the location specified above.

Telstra's plant records indicate that there are no Telstra assets within the area of the proposal. Subject to your compliance with the below conditions, **Telstra has NO OBJECTIONS** to the **Road Closure**.

We note that our plant records merely indicate the approximate location of the Telstra assets and should not be relied upon as depicting a true and accurate reflection of the exact location of the assets. Accordingly, we note that all individuals have a legal "Duty of Care" that must be observed when working in the vicinity of Telstra's communication plant. It is the constructor's/land owner's responsibility to anticipate and request the nominal location of Telstra plant via **Before You Dig Australia** (visit www.1100.com.au) in advance of any construction activities in the vicinity of Telstra's assets.

On receipt of plans, notwithstanding the recorded location of Telstra's plant, the constructor/land owner is responsible for obtaining a Telstra accredited Asset Plant Locator to perform cable location, potholing and physical exposure to confirm the actual location of the plant prior to the commencement of site civil work. Telstra reserves all rights to recover compensation for loss or damage caused by interference to its cable network or other property.

Telstra would also appreciate due confirmation when this proposed acquisition proceeds so as to update its Cadastre records. Information regarding acquisition of the land would be of benefit to us and should be directed to the following location:

WESTERN AUSTRALIA
Telstra - Cadastre Updates
PO Box 61
Ballarat VIC 3353
Attention: - Team Leader
F1501634@team.telstra.com
F1103432@team.telstra.com

Please pass all information contained in this communication to all parties involved in this proposed process. If you have any difficulties in meeting the above conditions or if you have any questions relating to them, please do not hesitate to contact us at F0501488@team.telstra.com.

Yours sincerely,



Anthony Lebessis

For
Manager – Peter Anestopoulos
Telstra Plan Services
F0501488@team.telstra.com