

From: [Taylor, Bob](#)
To: [REDACTED] [Cargill, James](#)
Subject: RE: Block 2 Section 200 Belconnen [SEC=UNCLASSIFIED]
Date: Friday, 20 January 2017 3:34:00 PM

Dear [REDACTED]

Thank you for your confirmation below and attached photo.

Following a site inspection earlier this week, the Developer of Belconnen S200 was instructed to cease work and submit the necessary documentation for approval in accordance with the Deed of Agreement. We have received this documentation and assessing it in consultation with the relevant authorities.

I will advise you of any outcomes arising from assessing the documentation submitted to date.

Please contact me if you have any further questions.

Regards

Bob Taylor | Manager | Deed Management

Phone 02 6207 1669 | Fax 02 6207 1856

Planning Delivery Division | Environment Planning and Sustainable Development Directorate | **ACT Government**
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au





From: [Taylor, Bob](#)
To: [REDACTED] [Cargill, James](#)
Subject: RE: Block 2 Section 200 Belconnen [SEC=UNCLASSIFIED]
Date: Thursday, 9 February 2017 11:57:00 AM

[REDACTED]

Earlier this week we met with the Developer to gain an understanding of what there where trying to achieve.

The intent for putting up the colorbond fencing is for hoarding and place making to raise awareness of the future development.

It was been agreed at our meeting the Developer would remove the fencing in Edmondstone PI and some sections from Cameron Ave. There was no intent to close off use of the car park, as this won't happen until sometime after obtaining Territory approvals for the development.

I can assure you, the requirement and obligations of the Developer under clause A.2.1.9.1 of the Deed will be maintained and enforced if considered a necessary action.

I trust this removes any concern you or your client have on this matter. If you have any further questions in the future, please do not hesitate to contact me or James Cargill on 62058543.

Regards

Bob Taylor | Manager | Deed Management
Phone 02 6207 1669 | Fax 02 6207 1856
Planning Delivery Division | Environment Planning and Sustainable Development Directorate | **ACT Government**
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: [REDACTED]
Sent: Thursday, 9 February 2017 9:57 AM
To: Taylor, Bob; Cargill, James
Subject: RE: Block 2 Section 200 Belconnen [SEC=UNCLASSIFIED]

Dear Bob,

Do you have any further update on this matter?

Regards,

[REDACTED] | Lawyer | Commercial Disputes & Insolvency
MILLS OAKLEY
Named Australia's fastest growing law firm
The Australian Partnership Survey, 2016
MELBOURNE | SYDNEY | BRISBANE | CANBERRA | PERTH

+61 2 6196 5235 **Direct**
+61 2 6196 5298 **Fax**

[REDACTED]
[Level 1, 121 Marcus Clarke Street, Canberra ACT 2601](#)

From: Taylor, Bob [<mailto:Bob.Taylor@act.gov.au>]
Sent: Friday, 20 January 2017 3:34 PM
To: [REDACTED]; Cargill, James
Subject: RE: Block 2 Section 200 Belconnen [SEC=UNCLASSIFIED]

Dear [REDACTED]

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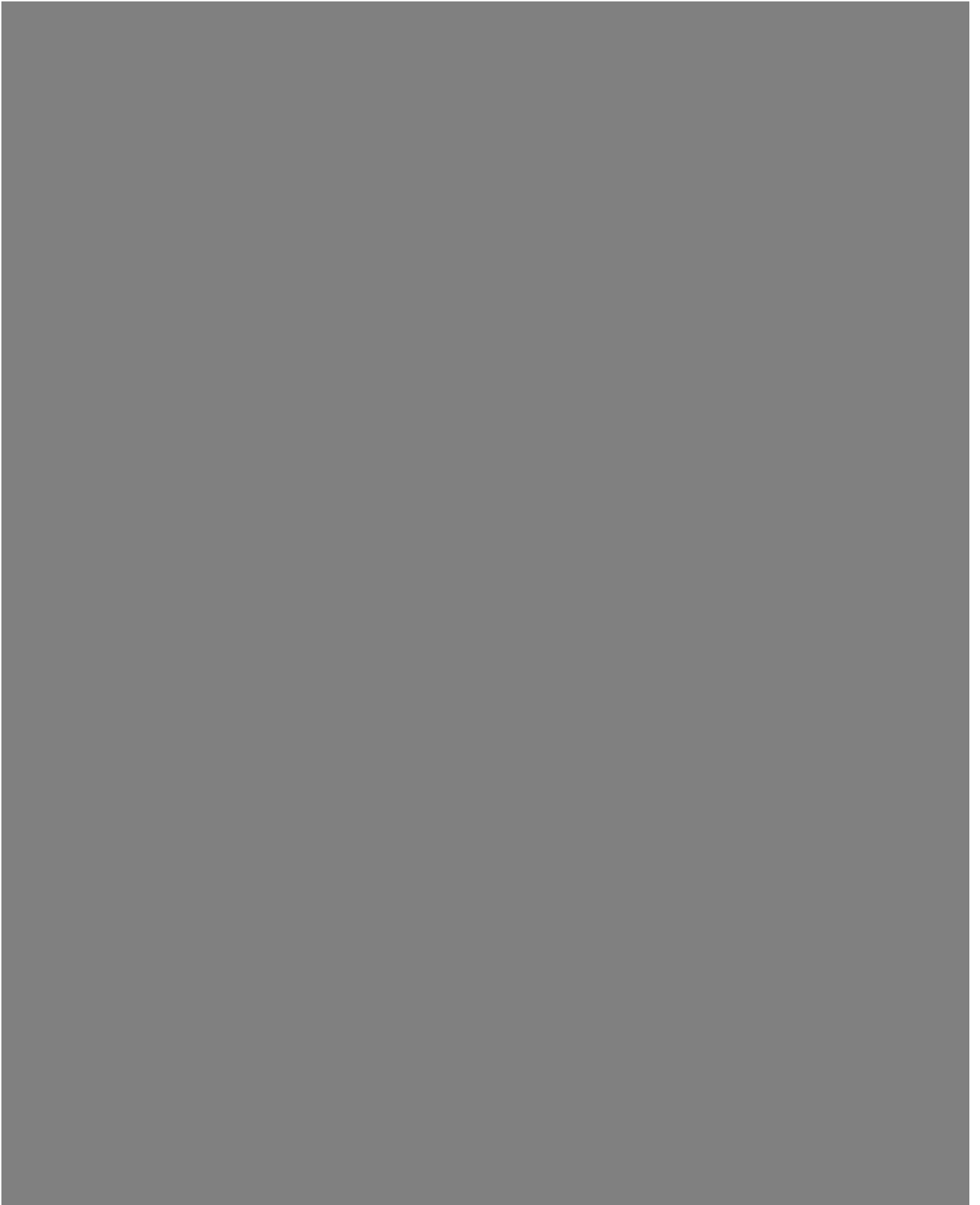
Regards

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From: [Phillips, Brett](#)
To: [Cargill, James](#); [Taylor, Bob](#)
Subject: FW: Labor Club parking [SEC=UNCLASSIFIED]
Date: Wednesday, 14 February 2018 11:47:07 AM
Attachments: [.msg](#)
[.msg](#)

From: Arthur Roufogalis [mailto:Arthur@laborclub.com.au]
Sent: Wednesday, 14 February 2018 11:44 AM
To: Phillips, Brett <Brett.Phillips@act.gov.au>; Taylor, Bob <Bob.Taylor@act.gov.au>
Cc: Pieter Van Der Walt <Pieter@CanberraTownPlanning.com.au>; [REDACTED]
[REDACTED] Grahame Kent
<Grahame.Kent@laborclub.com.au>
Subject: Labor Club parking

The first pole is down!

Can someone please tell me if this carpark will be available for our customers at any stage?
Will there be lighting at night?
How does NGPL comply with the deed?
Where are the 90 temporary carparks?
Without a DA, shouldn't there be 360 carparks?
Lunchtime has commenced and our customers have nowhere to park.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Arthur Roufogalis
Sent: Wednesday, 14 February 2018 9:31 AM
To: 'Taylor, Bob' <Bob.Taylor@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>
Cc: [REDACTED] Pieter Van Der Walt
<Pieter@CanberraTownPlanning.com.au>; [REDACTED]
Subject: RE: Section 200 - pre approval works and Deed Compliance? [SEC=UNCLASSIFIED]

Bob/Brett,

CAN SOMEONE PLEASE DO SOMETHING?????????????????

The carpark on section 200 is closed AGAIN TODAY, with no notice to the Club from the developer!!!!

I'm not a lawyer but what I can tell from the development deed is that NGPL is required to maintain all 360 carparks until a temporary carpark is provided, and they must maintain the temporary carpark in operation at all times until the new carpark is fully operational.

Currently, all surrounding carparks are full and as I write this email, I'm looking out my window at

our customers turning around at the end of Edmonstone Place and leaving the Club altogether.

Could someone explain to me why you allow NGPL to continue with this behaviour at the cost of the Club business without any consequences?

I don't understand why NGPL is not required to reinstate all 360 carparks until they have DA approval.

COULD SOMEONE PLEASE DO SOMETHING???

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Taylor, Bob [<mailto:Bob.Taylor@act.gov.au>]
Sent: Thursday, 25 January 2018 5:39 PM
To: Arthur Roufogalis <Arthur@laborclub.com.au>
Subject: RE: Section 200 - pre approval works and Deed Compliance? [SEC=UNCLASSIFIED]

Thanks Arthur, you too.

From: Arthur Roufogalis [<mailto:Arthur@laborclub.com.au>]
Sent: Thursday, 25 January 2018 5:34 PM
To: Taylor, Bob <Bob.Taylor@act.gov.au>
Subject: Re: Section 200 - pre approval works and Deed Compliance? [SEC=UNCLASSIFIED]

Thanks Bob.

I must say, I didn't see any icon water vans in the carpark. I wonder what they could have been doing.

Anyway, thanks for trying.

Have a nice weekend.

Regards,

Arthur.

On 25 Jan 2018, at 5:01 pm, Taylor, Bob <Bob.Taylor@act.gov.au> wrote:

Afternoon Arthur

We have raised this incident with Geocon who advised that it was ICON Water who was responsible for closing part of the carpark. The barriers will be removed immediately if it hasn't been done already.

Geocon has been warned and advised irrespective who is responsible for any interruption to the use of the carpark until approval of changes are confirmed, a suspension of works notice may be issued.

Any plans for proposed changes to the use of the carpark will be provided to the Labor Club for comment prior to any approval through Deed Management.

Please do not hesitate in advising Deed Management of any incident that impacts of the Clubs patrons relating to parking and access.

Regards

Bob Taylor | Manager | Deed Management
Phone 02 6207 1669 | Fax 02 6207 1856
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[|www.planning.act.gov.au](http://www.planning.act.gov.au)

From: Arthur Roufogalis [<mailto:Arthur@laborclub.com.au>]
Sent: Thursday, 25 January 2018 9:54 AM
To: Taylor, Bob <Bob.Taylor@act.gov.au>; Pieter Van Der Walt <Pieter@CanberraTownPlanning.com.au>
Cc: Cilliers, George <George.Cilliers@act.gov.au>
Subject: RE: Section 200 - pre approval works and Deed Compliance?
[SEC=UNCLASSIFIED]

Thanks for your reply.
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Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Taylor, Bob [<mailto:Bob.Taylor@act.gov.au>]
Sent: Wednesday, 24 January 2018 3:00 PM
To: Pieter Van Der Walt <Pieter@CanberraTownPlanning.com.au>
Cc: Arthur Roufogalis <Arthur@laborclub.com.au>; Cilliers, George <George.Cilliers@act.gov.au>
Subject: RE: Section 200 - pre approval works and Deed Compliance?
[SEC=UNCLASSIFIED]

Dear Pieter

Thank you for your call and bringing this matter to our attention.

With regard to the Items raised in your email below, make the following comments;

1. The activities being undertaken are works approved by the Conservator and TCCS and are separate to the approvals Geocon are seeking in DA's for Stage 1 – 3. We have advised Geocon of what the limit of the works are that can be undertaken prior to DA approvals and to cease any works subject to DA approval.
2. In addition to 1. above, Geocon have an approved Fencing Control Plan and relevant licences for the above activities being undertaken. It was noted at our site visit yesterday afternoon the barrier webbing had been removed and car parking in excess of the 90 required where available. This is a matter currently being reviewed by Deed Management for its suitability and adequacy with view for further direction to Geocon of their responsibilities and obligations.
3. In relation to its lack of consultation with adjoining lessees, we will be strongly reiterating this to Geocon.

Again, thank you for bringing these activities and the Club's concerns to our attention.

Regards

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www.planning.act.gov.au

From: Pieter Van Der Walt [<mailto:Pieter@CanberraTownPlanning.com.au>]

Sent: Tuesday, 23 January 2018 1:08 PM

To: Taylor, Bob <Bob.Taylor@act.gov.au>

Cc: Arthur Roufogalis <arthur@laborclub.com.au>

Subject: Section 200 - pre approval works and Deed Compliance?

Importance: High

Dear Bob,

Thank you for taking my call this morning. As per our discussion, we have been asked by the Club to seek your advice about the commencement of Section 200 Belconnen development works as well as Deed Compliance matters related to this proposal.

We wish to bring the following matters to your attention:

1. We have observed this morning that the proponent is undertaking substantial works on and around the site that include earthworks, tree removal and the like. We have been led to believe prior to Christmas that the development assessment/approval is still pending, and are not aware that

this status has changed. **We question whether these works are permissible under the Deed if planning approval is still pending? Also, we ask whether specific permission has been granted by the Territory for pre-works to be undertaken at the site?** If not, we request your urgent attention to this matter as it is impacting negatively on our operations at present.

2. In my attending the Club for a meeting this morning, I was confronted with the site being substantially fenced and presented as a construction site with no clear indication that public parking is available (as required by the Deed). The carpark seems to be blocked off in parts, temporary construction fenced erected and entrances presented to resemble construction site entrances. On closer observation there appears to only be 40 parking spaces made available at the club end of the carpark and a further 18 spaces at the Cameron Ave entrance – this is well short of the 90 spaces required to be available at all times as per the Deed. There were also activities happening at the Club end (see attached images) that impeded parking access and movement to the available spaces. The Club reported that the spaces filled up in the later morning and we received 4 complaints of our patrons not being able to access a carparking space and left the area without attending the club. This is a serious impediment and impacts on the club operations, and is a direct result of the parking management being implemented by the proponent of the Section 200 development. **We question whether this arrangement has been cleared and agreed with yourself as Deed Manager, and whether this is in accordance with the Deed?** The effect is that our customers are already being deterred from visiting the club, and the real impacts of this development on the Club are still yet to come – this is untenable and a serious matter that needs to be resolved.
3. It would be worth noting that the proponent has not engaged in any way with the Club in relation to these works, and/or impacts on the carpark (including impending closures there-off, duration etc).

We request your urgent attention to this matter and assistance to resolve any non-compliances with the Deed; and **where works are being undertaken without approval we request that the Territory take action in this regard.**

We urgently await your advice on these matters to inform us on the position of Deed Management and the Territory and action that is being undertaken. There is a scheduled Board Meeting tomorrow at which these matters will be discussed and your timely advice on these matters to inform this meeting is requested.


Than you in advance,

Regards

Pieter


Pieter Van der Walt

CTP Logo



Director • Town Planner

Mobile 0409 550 596



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From: [Arthur Roufogalis](#)
To: [Taylor, Bob](#); [Phillips, Brett](#)
Cc: [Grahame Kent](#); [Pieter Van Der Walt](#); [REDACTED]
Subject: FW: Labor Club parking
Date: Thursday, 15 February 2018 1:46:51 PM
Attachments: [4.msg](#)
[2.msg](#)

Brett/Bob,

Only one lighting tower was provided last night to replace all of the lights removed by NGPL yesterday.

My staff have reported to me this morning that the lighting is sufficient under or near the tower however the remainder of the carpark remains very dark and dangerous.

Please advise who we should report this to so that it can be rectified before tonight.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Arthur Roufogalis
Sent: Wednesday, 14 February 2018 11:39 AM
To: Phillips, Brett <Brett.Phillips@act.gov.au>; 'Taylor, Bob' <Bob.Taylor@act.gov.au>
Cc: Pieter Van Der Walt <Pieter@CanberraTownPlanning.com.au>; [REDACTED]
[REDACTED] Grahame Kent
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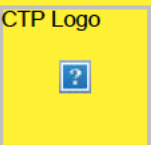
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
Pieter

CTP Logo



Pieter Van der Walt
Director • Town Planner

Mobile 0409 550 596



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From: [Taylor, Bob](#)
To: ["Arthur Roufogalis"](#); [Phillips, Brett](#)
Cc: [Grahame Kent](#); [Pieter Van Der Walt](#); [REDACTED]; [Cargill, James](#)
Subject: RE: Labor Club parking [SEC=UNCLASSIFIED]
Date: Monday, 19 February 2018 1:55:00 PM

Hi Arthur

Firstly, apologies for not responding to your email of Thursday and thank you for keeping us abreast of the situation.

We will be conducting a further site inspection this afternoon and will advise accordingly of any further direction to Geocon.

Regards

Bob Taylor | Manager | Deed Management
Phone 02 6207 1669 | Fax 02 6207 1856
Planning Delivery Division | Environment and Planning Directorate | **ACT Government**
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Arthur Roufogalis [mailto:Arthur@laborclub.com.au]
Sent: Monday, 19 February 2018 1:16 PM
To: Taylor, Bob <Bob.Taylor@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>
Cc: Grahame Kent <Grahame.Kent@laborclub.com.au>; Pieter Van Der Walt <Pieter@CanberraTownPlanning.com.au>; [REDACTED]
Subject: FW: Labor Club parking

Hi Brett/Bob,

This situation is no longer tolerable.

Last Wednesday 14th February 2018 the carpark on Section 200 was closed and light poles were removed.

Wednesday night the carpark operated with only one temporary lighting tower, which did not provide sufficient lighting.

I wrote to you on Thursday 15th February 2018 asking who I should report the insufficient lighting to and did not receive a response.

As a consequence on Friday, Saturday and Sunday nights lighting levels went from the insufficient levels of the previous night to NO LIGHTING AT ALL!

(Please see attachments (Please also note comments from Duty Manager on "Sunday Night" attachment))

Could you please advise me what the Club needs to do to get the carpark lighting increased to safe levels and operational again before tonight's trade.

Maybe all the poles that were there before last Wednesday night should be replaced.

Thanks,

Arthur.

Arthur Roufogalis
Chief Executive Officer

Canberra Labor Club Limited

From: Arthur Roufogalis
Sent: Thursday, 15 February 2018 1:43 PM
To: 'Taylor, Bob' <Bob.Taylor@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>
Cc: Grahame Kent <Grahame.Kent@laborclub.com.au>; Pieter Van Der Walt <Pieter@CanberraTownPlanning.com.au>; Mark Flint <mdflint@millsoakley.com.au>
Subject: FW: Labor Club parking

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Chief Executive Officer
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Subject: Labor Club parking

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Lunchtime has commenced and our customers have nowhere to park.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Arthur Roufogalis
Sent: Wednesday, 14 February 2018 9:31 AM
To: 'Taylor, Bob' <Bob.Taylor@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>
Cc: [REDACTED] Pieter Van Der Walt <Pieter@CanberraTownPlanning.com.au>; [REDACTED]

Subject: RE: Section 200 - pre approval works and Deed Compliance? [SEC=UNCLASSIFIED]

Bob/Brett,

CAN SOMEONE PLEASE DO SOMETHING???????????????

The carpark on section 200 is closed AGAIN TODAY, with no notice to the Club from the developer!!!!

I'm not a lawyer but what I can tell from the development deed is that NGPL is required to maintain all 360 carparks until a temporary carpark is provided, and they must maintain the temporary carpark in operation at all times until the new carpark is fully operational.

Currently, all surrounding carparks are full and as I write this email, I'm looking out my window at our customers turning around at the end of Edmonstone Place and leaving the Club altogether.

Could someone explain to me why you allow NGPL to continue with this behaviour at the cost of the Club business without any consequences?

I don't understand why NGPL is not required to reinstate all 360 carparks until they have DA approval.

COULD SOMEONE PLEASE DO SOMETHING???

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Taylor, Bob [<mailto:Bob.Taylor@act.gov.au>]
Sent: Thursday, 25 January 2018 5:39 PM
To: Arthur Roufogalis <Arthur@laborclub.com.au>
Subject: RE: Section 200 - pre approval works and Deed Compliance? [SEC=UNCLASSIFIED]

Thanks Arthur, you too.

From: Arthur Roufogalis [<mailto:Arthur@laborclub.com.au>]
Sent: Thursday, 25 January 2018 5:34 PM
To: Taylor, Bob <Bob.Taylor@act.gov.au>
Subject: Re: Section 200 - pre approval works and Deed Compliance? [SEC=UNCLASSIFIED]

Thanks Bob.

I must say, I didn't see any icon water vans in the carpark. I wonder what they could have been doing.

Anyway, thanks for trying.

Have a nice weekend.

Regards,

Arthur.

On 25 Jan 2018, at 5:01 pm, Taylor, Bob <Bob.Taylor@act.gov.au> wrote:

Afternoon Arthur

We have raised this incident with Geocon who advised that it was ICON Water who was responsible for closing part of the carpark. The barriers will be removed immediately if it hasn't been done already.

Geocon has been warned and advised irrespective who is responsible for any interruption to the use of the carpark until approval of changes are confirmed, a suspension of works notice may be issued.

Any plans for proposed changes to the use of the carpark will be provided to the Labor Club for comment prior to any approval through Deed Management.

Please do not hesitate in advising Deed Management of any incident that impacts of the Clubs patrons relating to parking and access.

Regards

Bob Taylor | Manager | Deed Management
Phone 02 6207 1669 | Fax 02 6207 1856
Planning Delivery Division | Environment and Planning Directorate | **ACT Government**
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601
www.planning.act.gov.au

From: Arthur Roufogalis [<mailto:Arthur@laborclub.com.au>]
Sent: Thursday, 25 January 2018 9:54 AM
To: Taylor, Bob <Bob.Taylor@act.gov.au>; Pieter Van Der Walt <Pieter@CanberraTownPlanning.com.au>
Cc: Cilliers, George <George.Cilliers@act.gov.au>
Subject: RE: Section 200 - pre approval works and Deed Compliance?
[SEC=UNCLASSIFIED]

Thanks for your reply.
Whatever you're doing is not working very well.
Today there are 58 parking spaces near the club and 18 in the far south east corner of the site. That's a total of 76 spots.
The deed also talks about a temporary carpark not temporary carparks is it ok by you that they are separated? I haven't seen any plans.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Taylor, Bob [<mailto:Bob.Taylor@act.gov.au>]

Sent: Wednesday, 24 January 2018 3:00 PM
To: Pieter Van Der Walt <Pieter@CanberraTownPlanning.com.au>
Cc: Arthur Roufogalis <Arthur@laborclub.com.au>; Cilliers, George <George.Cilliers@act.gov.au>
Subject: RE: Section 200 - pre approval works and Deed Compliance?
[SEC=UNCLASSIFIED]

Dear Pieter

Thank you for your call and bringing this matter to our attention.

With regard to the Items raised in your email below, make the following comments;

1. The activities being undertaken are works approved by the Conservator and TCCS and are separate to the approvals Geocon are seeking in DA's for Stage 1 – 3. We have advised Geocon of what the limit of the works are that can be undertaken prior to DA approvals and to cease any works subject to DA approval.
2. In addition to 1. above, Geocon have an approved Fencing Control Plan and relevant licences for the above activities being undertaken. It was noted at our site visit yesterday afternoon the barrier webbing had been removed and car parking in excess of the 90 required where available. This is a matter currently being reviewed by Deed Management for its suitability and adequacy with view for further direction to Geocon of their responsibilities and obligations.
3. It relation to its lack of consultation with adjoining lessees, we will be strongly reiterating this to Geocon.

Again, thank you for bringing these activities and the Club's concerns to our attention.

Regards

Bob Taylor | Manager | Deed Management
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[|www.planning.act.gov.au](http://www.planning.act.gov.au)

From: Pieter Van Der Walt [<mailto:Pieter@CanberraTownPlanning.com.au>]

Sent: Tuesday, 23 January 2018 1:08 PM

To: Taylor, Bob <Bob.Taylor@act.gov.au>

Cc: Arthur Roufogalis <arthur@laborclub.com.au>

Subject: Section 200 - pre approval works and Deed Compliance?

Importance: High

Dear Bob,

Thank you for taking my call this morning. As per our discussion, we have been asked by the Club to seek your advice about the commencement of Section 200 Belconnen development works as well as Deed Compliance matters related to this proposal.

We wish to bring the following matters to your attention:

1. We have observed this morning that the proponent is undertaking substantial works on and around the site that include earthworks, tree removal and the like. We have been led to believe prior to Christmas that the development assessment/approval is still pending, and are not aware that this status has changed. **We question whether these works are permissible under the Deed if planning approval is still pending? Also, we ask whether specific permission has been granted by the Territory for pre-works to be undertaken at the site?** If not, we request your urgent attention to this matter as it is impacting negatively on our operations at present.
2. In my attending the Club for a meeting this morning, I was confronted with the site being substantially fenced and presented as a construction site with no clear indication that public parking is available (as required by the Deed). The carpark seems to be blocked off in parts, temporary construction fenced erected and entrances presented to resemble construction site entrances. On closer observation there appears to only be 40 parking spaces made available at the club end of the carpark and a further 18 spaces at the Cameron Ave entrance – this is well short of the 90 spaces required to be available at all times as per the Deed. There were also activities happening at the Club end (see attached images) that impeded parking access and movement to the available spaces. The Club reported that the spaces filled up in the later morning and we received 4 complaints of our patrons not being able to access a carparking space and left the area without attending the club. This is a serious impediment and impacts on the club operations, and is a direct result of the parking management being implemented by the proponent of the Section 200 development. **We question whether this arrangement has been cleared and agreed with yourself as Deed Manager, and whether this is in accordance with the Deed?** The effect is that our customers are already being deterred from visiting the club, and the real impacts of this development on the Club are still yet to come – this is untenable and a serious matter that needs to be resolved.
3. It would be worth noting that the proponent has not engaged in any way with the Club in relation to these works, and/or impacts on the carpark (including impending closures there-off, duration etc).

We request your urgent attention to this matter and assistance to resolve any non-compliances with the Deed; and **where works are being undertaken without approval we request that the Territory take action in this regard.**

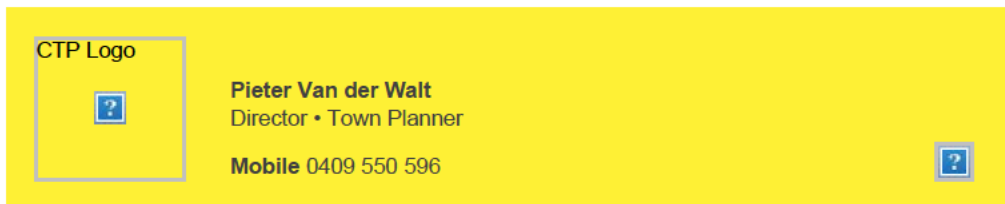
We urgently await your advice on these matters to inform us on the position of

Deed Management and the Territory and action that is being undertaken. There is a scheduled Board Meeting tomorrow at which these matters will be discussed and your timely advice on these matters to inform this meeting is requested.

Than you in advance,

Regards

Pieter



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From: [Arthur Roufogalis](#)
To: [Taylor, Bob](#); [Phillips, Brett](#)
Cc: [Grahame Kent](#); [Pieter Van Der Walt](#); [REDACTED]
Subject: FW: Labor Club parking
Date: Monday, 19 February 2018 1:16:39 PM
Attachments: [Carpark - Friday night - Saturday morning...msg](#)
[Sunday night.msg](#)
[Saturday .msg](#)

Hi Brett/Bob,

This situation is no longer tolerable.

Last Wednesday 14th February 2018 the carpark on Section 200 was closed and light poles were removed.

Wednesday night the carpark operated with only one temporary lighting tower, which did not provide sufficient lighting.

I wrote to you on Thursday 15th February 2018 asking who I should report the insufficient lighting to and did not receive a response.

As a consequence on Friday, Saturday and Sunday nights lighting levels went from the insufficient levels of the previous night to NO LIGHTING AT ALL!

(Please see attachments (Please also note comments from Duty Manager on "Sunday Night" attachment))

Could you please advise me what the Club needs to do to get the carpark lighting increased to safe levels and operational again before tonight's trade.

Maybe all the poles that were there before last Wednesday night should be replaced.

Thanks,

Arthur.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Arthur Roufogalis
Sent: Thursday, 15 February 2018 1:43 PM
To: 'Taylor, Bob' <Bob.Taylor@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>
Cc: Grahame Kent <Grahame.Kent@laborclub.com.au>; Pieter Van Der Walt <Pieter@CanberraTownPlanning.com.au>; [REDACTED]
Subject: FW: Labor Club parking

Brett/Bob,

Only one lighting tower was provided last night to replace all of the lights removed by NGPL yesterday.

My staff have reported to me this morning that the lighting is sufficient under or near the tower however the remainder of the carpark remains very dark and dangerous.

Please advise who we should report this to so that it can be rectified before tonight.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Arthur Roufogalis
Sent: Wednesday, 14 February 2018 11:39 AM
To: Phillips, Brett <Brett.Phillips@act.gov.au>; 'Taylor, Bob' <Bob.Taylor@act.gov.au>
Cc: Pieter Van Der Walt <Pieter@CanberraTownPlanning.com.au>; [REDACTED]
[REDACTED] Grahame Kent
<Grahame.Kent@laborclub.com.au>
Subject: Labor Club parking

The first pole is down!

Can someone please tell me if this carpark will be available for our customers at any stage?
Will there be lighting at night?
How does NGPL comply with the deed?
Where are the 90 temporary carparks?
Without a DA, shouldn't there be 360 carparks?
Lunchtime has commenced and our customers have nowhere to park.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Arthur Roufogalis
Sent: Wednesday, 14 February 2018 9:31 AM
To: 'Taylor, Bob' <Bob.Taylor@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>
Cc: [REDACTED] Pieter Van Der Walt
<Pieter@CanberraTownPlanning.com.au>; [REDACTED]
Subject: RE: Section 200 - pre approval works and Deed Compliance? [SEC=UNCLASSIFIED]

Bob/Brett,

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Canberra Labor Club Limited

From: Taylor, Bob [<mailto:Bob.Taylor@act.gov.au>]
Sent: Thursday, 25 January 2018 5:39 PM
To: Arthur Roufogalis <Arthur@laborclub.com.au>
Subject: RE: Section 200 - pre approval works and Deed Compliance? [SEC=UNCLASSIFIED]

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Subject: Re: Section 200 - pre approval works and Deed Compliance? [SEC=UNCLASSIFIED]

Thanks Bob.

I must say, I didn't see any icon water vans in the carpark. I wonder what they could have been doing.

Anyway, thanks for trying.

Have a nice weekend.

Regards,

Arthur.

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Sent: Thursday, 25 January 2018 9:54 AM
To: Taylor, Bob <Bob.Taylor@act.gov.au>; Pieter Van Der Walt
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Cc: Cilliers, George <George.Cilliers@act.gov.au>
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Sent: Wednesday, 24 January 2018 3:00 PM
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[|www.planning.act.gov.au](http://www.planning.act.gov.au)

From: Pieter Van Der Walt [<mailto:Pieter@CanberraTownPlanning.com.au>]

Sent: Tuesday, 23 January 2018 1:08 PM

To: Taylor, Bob <Bob.Taylor@act.gov.au>

Cc: Arthur Roufogalis <arthur@laborclub.com.au>

Subject: Section 200 - pre approval works and Deed Compliance?

Importance: High

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no clear indication that public parking is available (as required by the Deed). The carpark seems to be blocked off in parts, temporary construction fenced erected and entrances presented to resemble construction site entrances. On closer observation there appears to only be 40 parking spaces made available at the club end of the carpark and a further 18 spaces at the Cameron Ave entrance – this is well short of the 90 spaces required to be available at all times as per the Deed. There were also activities happening at the Club end (see attached images) that impeded parking access and movement to the available spaces. The Club reported that the spaces filled up in the later morning and we received 4 complaints of our patrons not being able to access a carparking space and left the area without attending the club. This is a serious impediment and impacts on the club operations, and is a direct result of the parking management being implemented by the proponent of the Section 200 development. **We question whether this arrangement has been cleared and agreed with yourself as Deed Manager, and whether this is in accordance with the Deed?** The effect is that our customers are already being deterred from visiting the club, and the real impacts of this development on the Club are still yet to come – this is untenable and a serious matter that needs to be resolved.

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
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Than you in advance,

Regards

Pieter

<p>CTP Logo</p> 	<p>Pieter Van der Walt Director • Town Planner</p> <p>Mobile 0409 550 596</p>	
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From: [REDACTED]
To: [Arthur Roufogalis](#)
Subject: Carpark - Friday night - Saturday morning.
Date: Monday, 19 February 2018 9:25:47 AM
Attachments: [image001.jpg](#)
[No lights in car park - Saturday morning 17-2.docx](#)

Sorry for the delay

[REDACTED]

Club Manager

Canberra Labor Club Group

PO Box 167 Belconnen A.C.T 2616

Ph: 02 6251 5522 Fax: 02 6253 1059

[REDACTED]

Visit the Club website at www.laborclub.com.au



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Live Recorded Alarms Investigation

E 1019 Car Park (Nth, New) (nextivams01)



From: [Arthur Roufogalis](#)
To: [Arthur Roufogalis](#)
Subject: Sunday night
Date: Monday, 19 February 2018 9:22:56 AM
Attachments: [image001.jpg](#)
[Image-4 \(1\).png](#)
[Image-4.png](#)
[Image-5 \(1\).png](#)
[Image-5.png](#)

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: [REDACTED]
Sent: Monday, 19 February 2018 8:26 AM
To: [REDACTED] Arthur Roufogalis
<Arthur@laborclub.com.au>; Grahame Kent <Grahame.Kent@laborclub.com.au>
Subject: FW: Pics of the back carpark - lighting

FYI

[REDACTED]

Club Manager

Canberra Labor Club Group

PO Box 167 Belconnen A.C.T 2616

Ph: 02 6251 5522 Fax: 02 6253 1059

[REDACTED]

Visit the Club website at www.laborclub.com.au



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 please consider the environment before printing this email.

From: [REDACTED]
Sent: Saturday, 17 February 2018 8:32 PM
To: [REDACTED]

Subject: Fwd: Pics of the back carpark - lighting

Last night 16/2/18

Get [Outlook for iOS](#)

From: [REDACTED]

Sent: Friday, February 16, 2018 9:36:39 PM

To: Arthur Roufogalis

Subject: Pics of the back carpark - lighting

Good evening,

These pics were taken at 9pm and the car park was pitch black. The only lighting is overflow coming from the club. The street lighting were out. Please see the 4 pics attached. Any questions or further requesting please do not hesitate to ask.

Many thanks,

[REDACTED] [REDACTED]

Duty Manager

Canberra Labor Club, Belconnen.