

From: [Holt, Nicholas](#)
To: [McNamara, Damien](#)
Cc: [Rootes, Grant](#)
Subject: FW: Section 200 Carpark, Belconnen
Date: Wednesday, 27 April 2016 12:01:46 PM

Hi damo,

Could I get an update on this by 2pm. Liz and David are keen to find out why there is a breakdown in understanding

Thanks nick

From: Lopa, Liz
Sent: Wednesday 27 April 2016 09:44
To: Holt, Nicholas
Subject: Fwd: Section 200 Carpark, Belconnen

We need to urgently meet regarding this. I met with Geocon yesterday about this issue as well.
Liz

Sent from my iPhone

Begin forwarded message:

From: [REDACTED] >>
To: "Dawes, David" <David.Dawes@act.gov.au<<mailto:David.Dawes@act.gov.au>>>
Cc: "Lopa, Liz" <Liz.Lopa@act.gov.au<<mailto:Liz.Lopa@act.gov.au>>>
Subject: Fwd: Section 200 Carpark, Belconnen

Please find correspondence regarding the issue of car parking at the above site

I find the response from the LDAs legal advisors somewhat bewildering given the discussions that occurred between the CLC and the Directorate prior to the release of this Block

TheGossip Report on Parking was taken as the determining advice on what would be required for development(page 16) on this site

That appears to be ignored in the Advice from LDA Representatives in the attached as is the need to preserve the Public Parking available to the Club over time

On Behalf of the Club I seek an urgent meeting with you to clarify the matter
Mr Arthur Roufogalis and Mr Gary Kent (CEO and CFO respectively) would also be in attendance

Regards

[REDACTED]
Project Advisor
Dowse Projects

From: [Lopa, Liz](#)
To: [Rootes, Grant](#)
Subject: FW: Section 200 Carpark, Belconnen [SEC=UNCLASSIFIED]
Date: Friday, 20 May 2016 4:24:34 PM
Attachments: [2016.04.20_LDA response to MO.pdf](#)
[ATT00001.htm](#)
[2016.04.11_MO letter to LDA.pdf](#)
[ATT00002.htm](#)

From: Dawes, David
Sent: Sunday, 1 May 2016 3:52 PM
To: Pirani, Yuka; Wilson, Chris; Lopa, Liz; Holt, Nicholas
Subject: FW: Section 200 Carpark, Belconnen
HI could we have a meeting to discuss.

Regards DD

David Dawes | Director-General, Economic Development | Chief Executive Officer, Land
Development Agency
Land Development Agency | Chief Minister, Treasury and Economic Development Directorate |
ACT Government
Phone [02 6207 3331](tel:0262073331) | Fax [02 6205 0386](tel:0262050386) | david.dawes@act.gov.au
Level 7 TransACT House, [470 Northbourne Ave](#), Dickson | GPO [Box 158 Canberra ACT 2601](#)

From: [REDACTED]
Sent: Wednesday, 27 April 2016 9:10 AM
To: Dawes, David <David.Dawes@act.gov.au>
Cc: Lopa, Liz <Liz.Lopa@act.gov.au>
Subject: Fwd: Section 200 Carpark, Belconnen

Please find correspondence regarding the issue of car parking at the above site
I find the response from the LDAs legal advisors somewhat bewildering given the
discussions that occurred between the CLC and the Directorate prior to the release of this
Block

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On Behalf of the Club I seek an urgent meeting with you to clarify the matter

Mr Arthur Roufogalis and Mr Gary Kent (CEO and CFO respectively) would also be in
attendance

Regards

[REDACTED]
Project Advisor
Dowse Projects



ACT
Government

Economic Development



Land
Development
Agency

CANBERRA FIRST

ABN 204 199 255 79

TransACT House
470 Northbourne Avenue
Dickson ACT 2602

GPO Box 158 Canberra ACT 2601

Phone: (02) 6205 0600
Fax: (02) 6207 5101
Email: lda@act.gov.au
Web: lda.act.gov.au

Mr Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club
PO Box 167
BELCONNEN ACT 2616


Dear Mr Roufogalis

Block 2 Section 200 Belconnen – Car Park

I am writing to you in response to an email from [REDACTED] on 27 April 2016, about proposed car parking arrangements on Block 2 Section 200 Belconnen. I can confirm that, based on information provided to the Land Development Agency (LDA) by GEOCON Group Pty Ltd, the proposed location of the car park containing the 300 publicly accessible car spaces meets the expectations of the LDA under Special Condition 33.5 a) in the Contract for Sale.


GEOCON Group Pty Ltd is required to submit an initial Development Application to the LDA that provides additional information on how they propose to fulfil the other requirements under Special Condition 33.5, as stipulated in Section 4 of their Project Delivery Agreement as part of the Contract for Sale. This initial Development Application must be presented to the LDA for endorsement prior to formal lodgement with the Environment and Planning Directorate.

I hope this information is of assistance.

Yours sincerely



David Dawes
Chief Executive
Land Development Agency


30 May 2016

Cc: Liz Lopa
Executive Director Urban Renewal
Land Development Agency

Dowse Projects

[REDACTED]
Project Advisor




ACT
Government
Economic Development

 Land
Development
Agency
CANBERRA FIRST

ABN 204 199 255 79
TransACT House
470 Northbourne Avenue
Dickson ACT 2602
GPO Box 158 Canberra ACT 2601
Phone: (02) 6205 0600
Fax: (02) 6207 5101
Email: lda@act.gov.au
Web: lda.act.gov.au

Mr Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club
PO Box 167
BELCONNEN ACT 2616


Dear Mr Roufogalis

Block 2 Section 200 Belconnen – Car Park

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
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I hope this information is of assistance.

Yours sincerely



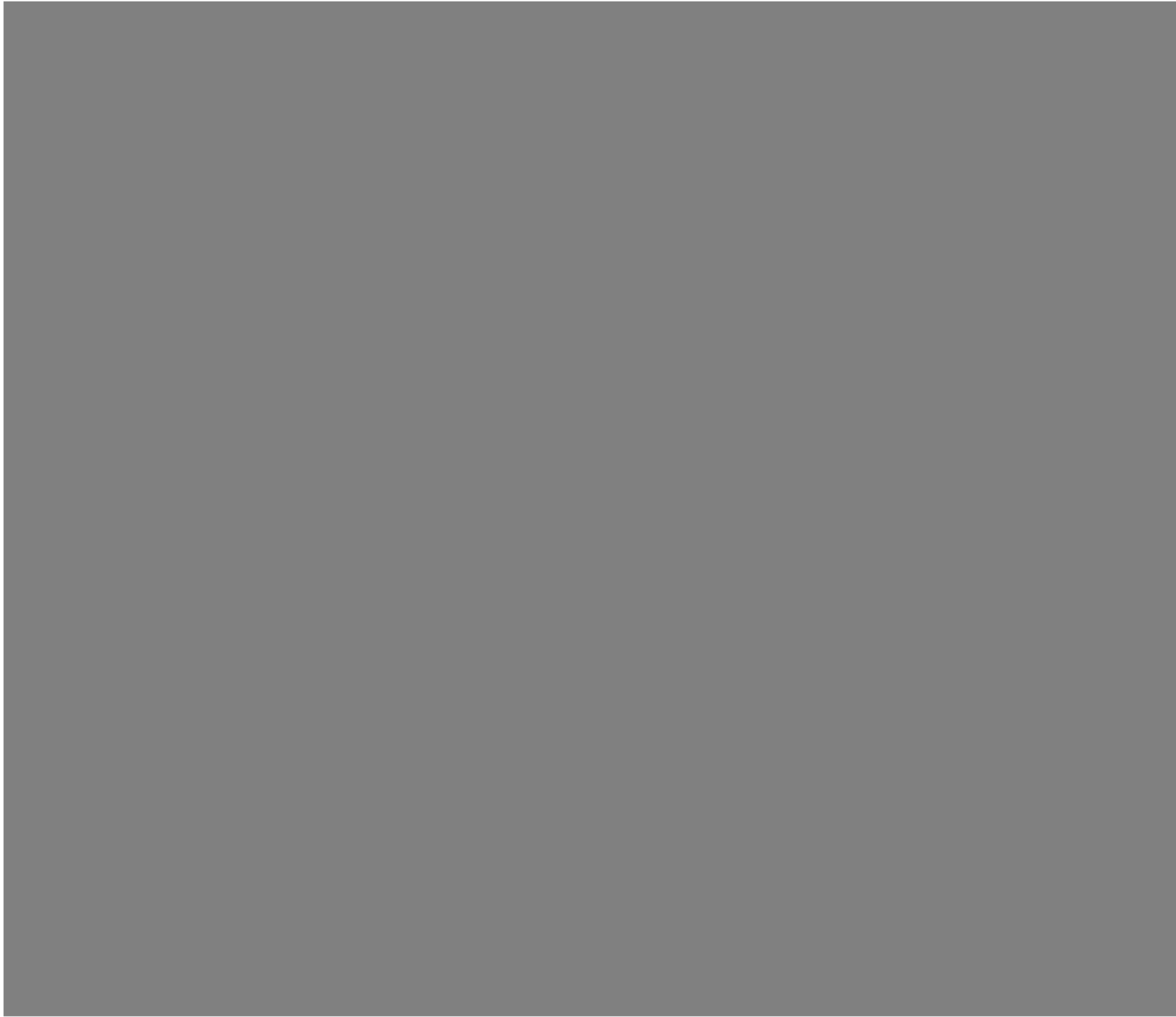
David Dawes
Chief Executive
Land Development Agency


30 May 2016

Cc: Liz Lopa
Executive Director Urban Renewal
Land Development Agency

Dowse Projects
[REDACTED]
Project Advisor











SUBJECT: Block 2 Section 200 Belconnen – Car Parking

To: Chief Executive, Land Development Agency

- Deputy Chief Executive, Land Development Agency
- Executive Director, Urban Renewal
- Director, Urban Renewal

From: Project Director, Urban Renewal: Urban Projects

Purpose:

To provide an update on the issues associated with car parking on Block 2 Section 200 Belconnen and the proposed Land Development Agency (LDA) response to Mills Oakley, legal representatives of the Canberra Labor Club.

Background:

Block 2 Section 200 Belconnen is comprised of the existing 362 space car park adjacent to the Canberra Labor Club as well as a portion of open space area south of Emu Bank. The site was sold to NG Land Holding Nominee Pty Ltd (including GEOCON Group Pty Ltd) on 17 June 2015 and settled on 27 May 2016.

The sales documentation contains a provision that the Developer of the site will provide a total of 300 publicly available on-site parking spaces located adjacent to Edmondstone Place. GEOCON Group Pty Ltd has previously written to the LDA seeking clarification that their nominated location of these parking spaces, set out in a set of preliminary schematic drawings prepared by Fender Katsalidis Architects dated 1 March 2016, met the expectations of the LDA under the terms of the sales documentation. Both GEOCON Group Pty Ltd and the Canberra Labor Club were then subsequently informed that the proposed location of the 300 publicly accessible parking spaces met the initial expectations of the LDA. Further detail is provided in Attachment A.

Issue:

On 2 August 2016 Mills Oakley, legal representatives for the Canberra Labor Club, wrote to Griffin Legal, acting on behalf of the LDA, seeking clarification that the location of the car park referred to in correspondence from the LDA to the Canberra Labor Club dated 30 May 2016 is a set of preliminary schematic drawings prepared by Fender Katsalidis Architects dated 1 March 2016 (Attachment B).

A response from the LDA to Mills Oakley has been prepared confirming that these are the drawings referred to in the correspondence on 30 May 2016 between the LDA and Canberra Labor Club (Attachment C).

Recommendations:


That you:

- note the correspondence received from Mills Oakley in relation to car parking on Block 2 Section 200 Belconnen Attachment B; and

NOTED/PLEASE DISCUSS

- agree to sign the response to Mills Oakley as per Attachment C.

AGREED/NOT AGREED/NOTED/PLEASE DISCUSS


 David Dawes..... 29 / 8 / 16.

Name: Damien McNamara
 Title: Project Director
 Division: Urban Renewal: Urban Projects
 Date: 5 August 2016

Action Officer: Grant Rootes
 Branch: Urban Renewal: Urban Projects
 Extension: x76388

We need to ensure that the labour subs have a copy of the plans that we have seen & signed off on. Why haven't we supplied them a copy?


 29/8.

E-MAILED
30.8.16**ACT**
Government

Economic Development

Land
Development
Agency

CANBERRA FIRST

ABN 204 199 255 79

TransACT House
470 Northbourne Avenue
Dickson ACT 2602

GPO Box 158 Canberra ACT 2601

Phone: (02) 6205 0600
Fax: (02) 6207 5101
Email: lda@act.gov.au
Web: lda.act.gov.au

[REDACTED]
Mills Oakley
GPO Box 724
CANBERRA ACT 2601

Dear [REDACTED]

Re: Block 2 Section Belconnen

I refer to your letter addressed to [REDACTED] of Griffin Legal dated 2 August 2016 in relation to car parking on Block 2 Section 200 Belconnen.

I can confirm the information provided to the Land Development Agency (LDA) by NG Landholdings Nominee Pty Ltd in relation to the proposed location of the 300 publicly accessible car spaces, referred to in the correspondence between the LDA and Canberra Labor Club dated 30 May 2016, are the drawings prepared by Fender Katsalidis Architects dated 1 March 2016 and attached with your letter dated 2 August 2016.

I hope that this information provides some clarification on the matter.

Yours sincerely

David Dawes
Chief Executive
Land Development Agency

20th August 2016

E-MAILED

From: [Rootes, Grant](#)
To: [Arthur Roufogalis](#)
Cc: [Pooley, John](#); [Grahame Kent](#); [Kerri Joass](#); [Nathan Ross](#); [Nick Merriman](#)
Subject: RE: Relocation of Temporary car park from Section 200 to ABS house.
Date: Monday, 14 May 2018 1:06:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.jpg](#)
[image008.gif](#)
[image009.gif](#)
[image006.jpg](#)
[image013.png](#)

Good Afternoon Arthur,

The Suburban Land Agency received a proposal from GEOCON on 16 April 2018 to relocate the 90 temporary car parking spaces currently located on Block 2 Section 200 Belconnen to Block 7 Section 49 Belconnen, and vary the current Deed of Agreement that exists between the Territory and GEOCON for this purpose. I note, however, that this proposal could potentially breach the terms of the Contract for Sale between the Suburban Land Agency and GEOCON, particularly in relation to Special Clause 33.5 (c) which reads that 'the new car park is operational prior to the remaining car parking on the site being removed'.

The Suburban Land Agency is seeking confirmation from the Canberra Labor Club that it does not object to the Suburban Land Agency waiving GEOCON's obligations in relation to Special Clause 33.5 (c) in the Contract for Sale.

Regards,



Grant Rootes

Project Manager: Urban Projects

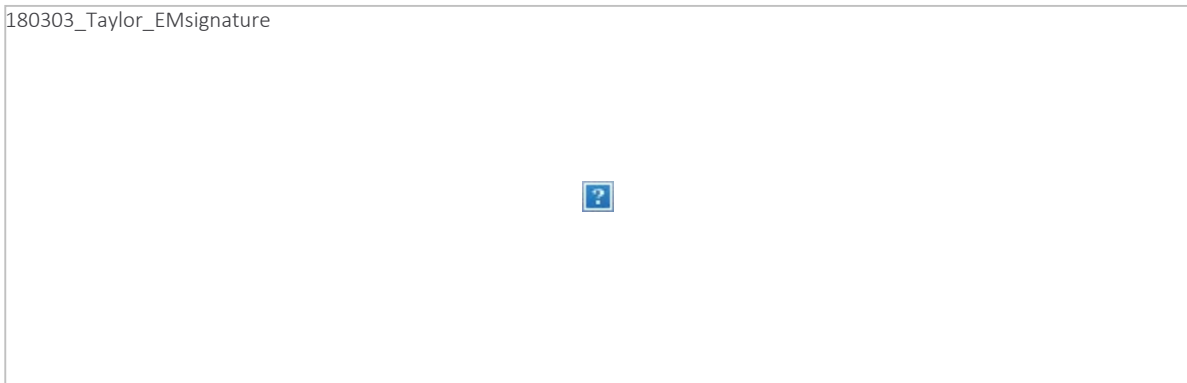
T: 02 6207 6388

Suburban Land Agency | ACT Government

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

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From: Nick Merriman [mailto:nick.merriman@geocon.com.au]

Sent: Monday, 14 May 2018 12:15 PM

To: Rootes, Grant <Grant.Rootes@act.gov.au>

Cc: Arthur Roufogalis <Arthur@laborclub.com.au>; Pooley, John <John.Pooley@act.gov.au>; Grahame Kent <Grahame.Kent@laborclub.com.au>; Kerri Joass <Kerri.Joass@laborclub.com.au>; Nathan Ross <Nathan.Ross@geocon.com.au>

Subject: Relocation of Temporary car park from Section 200 to ABS house.

Importance: High

Good Afternoon Grant,

Arthur Roufogalis from the CLC has asked that you contact him directly to obtain confirmation that they will not object to the Suburban Land Agency waiving GEOCON's obligations in relation to Special Clause 33. 5 (c) in the Contract for Sale.

Could you please do this as matter of urgency, it's in everyone's interest for the car park to be relocated.

Regards

Nick

Nick Merriman | Development Manager | MRICS AAPI

Office: Unit 18 Level 1, 24 Iron Knob Street Fyshwick ACT 2609 | Postal: PO Box 5425, Kingston ACT 2604

P: 02 6255 0430 | F: 02 6241 2706 | E: nick.merriman@geocon.com.au

GEOCON.COM.AU 



From: [Rootes, Grant](#)
To: [Arthur Roufogalis](#)
Cc: [Pooley, John \(John.Pooley@act.gov.au\)](#); [Grahame Kent](#); [Kerri Joass](#)
Subject: FW: Relocation of Temporary car park from Section 200 to ABS house. [SEC=UNCLASSIFIED]
Date: Wednesday, 16 May 2018 3:41:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.jpg](#)
[image008.gif](#)
[image009.gif](#)
[image006.jpg](#)
[image013.png](#)

Good Afternoon Arthur,
Just checking in on how progress is going with the request below. Keen to sort this out this week if possible.
Regards,
Grant

From: Rootes, Grant
Sent: Monday, 14 May 2018 1:07 PM
To: Arthur Roufogalis <Arthur@laborclub.com.au>
Cc: Pooley, John <John.Pooley@act.gov.au>; Grahame Kent <Grahame.Kent@laborclub.com.au>; Kerri Joass <Kerri.Joass@laborclub.com.au>; Nathan Ross <Nathan.Ross@geocon.com.au>; 'Nick Merriman' <nick.merriman@geocon.com.au>
Subject: RE: Relocation of Temporary car park from Section 200 to ABS house.

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Regards,

Grant Rootes

Project Manager: Urban Projects

T: 02 6207 6388

Suburban Land Agency | ACT Government

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

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To: Rootes, Grant <Grant.Rootes@act.gov.au>

Cc: Arthur Roufogalis <Arthur@laborclub.com.au>; Pooley, John <John.Pooley@act.gov.au>; Grahame Kent <Grahame.Kent@laborclub.com.au>; Kerri Joass <Kerri.Joass@laborclub.com.au>; Nathan Ross <Nathan.Ross@geocon.com.au>

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Nick

Nick Merriman | Development Manager | MRICS AAPI

Office: Unit 18 Level 1, 24 Iron Knob Street Fyshwick ACT 2609 | Postal: PO Box 5425, Kingston ACT 2604

P: 02 6255 0430 |  F: 02 6241 2706 | E: nick.merriman@geocon.com.au

GEOCON.COM.AU 



From: [Nick Merriman](#)
To: [Arthur Roufogalis](#); [REDACTED]
Cc: [Peter Micalos](#); [REDACTED]; [Rootes, Grant](#); [Pooley, John](#); [Cargill, James](#); [Taylor, Bob](#); [Nathan Ross](#); [REDACTED]
Subject: Section 200 - SLA COS - Special Condition 33.5 (c) Only
Date: Thursday, 24 May 2018 8:53:11 AM
Attachments: [image294244.png](#)
[image440827.png](#)
[image045501.png](#)
[image344158.png](#)
[image230902.png](#)
[Relocation of Temporary car park from Section 200 to ABS house.msg](#)
Importance: High

Dear Arthur [REDACTED],

We met with the SLA and Deed Manager yesterday to discuss the special condition clause 33.5(c).

The SLA requested that Geocon email the CLC to alleviate any concerns you may have.

I note the following;

- NG Landholdings are happy to continue negotiations relating to the Annexure A – Special Condition 33.
- We are still bound by the special conditions within the COS of sale with the SLA
- The current completion date for the new 300 car park is last quarter of 2019 (due to approval delays)
- We are not seeking to relinquish any other conditions within clause 33, and we still have plenty of times to finalise the lease terms.
- All we are requesting is a simple one line email to myself, confirming from Canberra Labor Club that it does not object to the Suburban Land Agency waiving GEOCON's obligations in relation to **Special Clause 33.5 (c)** in the Contract for Sale.
- **No other rights in the contact are being waved.**

Sincerely

Nick Merriman

Nick Merriman | Development Manager | MRICS AAPI

Office: Unit 18 Level 1, 24 Iron Knob Street Fyshwick ACT 2609 | Postal: PO Box 5425, Kingston ACT 2604

P: 02 6255 0430 | [REDACTED] | F: 02 6241 2706 | E: nick.merriman@geocon.com.au

GEOCON.COM.AU [REDACTED] [REDACTED] [REDACTED] [REDACTED] 



From: [Nick Merriman](#)
To: [Arthur Roufogalis](#); [REDACTED]
Cc: [Peter Micalos](#); [REDACTED]; [Rootes, Grant](#); [Pooley, John](#); [Cargill, James](#); [Taylor, Bob](#); [Nathan Ross](#); [REDACTED]
Subject: RE: Section 200 - SLA COS - Special Condition 33.5 (c) Only
Date: Tuesday, 29 May 2018 9:00:28 AM
Attachments: [image779764.png](#)
[image302560.png](#)
[image525200.png](#)
[image920801.png](#)
[image620504.png](#)

Good Morning Arthur/[REDACTED],
Have you had time to review my email below?
An urgent response would be greatly appreciated.
Regards
Nick

Nick Merriman | Development Manager | MRICS AAPI

Office: Unit 18 Level 1, 24 Iron Knob Street Fyshwick ACT 2609 | Postal: PO Box 5425, Kingston ACT 2604

P: 02 6255 0430 | [REDACTED] | F: 02 6241 2706 | E: nick.merriman@geocon.com.au

GEOCON.COM.AU 



From: Nick Merriman
Sent: Thursday, 24 May 2018 8:53 AM
To: 'Arthur Roufogalis' <Arthur@laborclub.com.au>; [REDACTED]
Cc: Peter Micalos <Peter.Micalos@geocon.com.au>; [REDACTED]
'Rootes, Grant' <Grant.Rootes@act.gov.au>; Pooley, John <John.Pooley@act.gov.au>; Cargill, James <James.Cargill@act.gov.au>; Taylor, Bob <Bob.Taylor@act.gov.au>; Nathan Ross <Nathan.Ross@geocon.com.au>; [REDACTED]
Subject: Section 200 - SLA COS - Special Condition 33.5 (c) Only
Importance: High

Dear Arthur [REDACTED]
We met with the SLA and Deed Manager yesterday to discuss the special condition clause 33.5(c).
The SLA requested that Geocon email the CLC to alleviate any concerns you may have.
I note the following;

- NG Landholdings are happy to continue negotiations relating to the Annexure A – Special Condition 33.
- We are still bound by the special conditions within the COS of sale with the SLA
- The current completion date for the new 300 car park is last quarter of 2019 (due to approval delays)
- We are not seeking to relinquish any other conditions within clause 33, and we still have plenty of times to finalise the lease terms.
- All we are requesting is a simple one line email to myself, confirming from Canberra Labor Club that it does not object to the Suburban Land Agency waiving GEOCON's obligations in relation to **Special Clause 33.5 (c)** in the Contract for Sale.
- **No other rights in the contact are being waved.**

From: [REDACTED]
To: EPSDFOI; Aloisi, Angelina
Cc: Cilliers, George; Gell, Chris; [REDACTED]
Subject: RE: DA-201731563 - Amendment Documents
Date: Friday, 25 January 2019 5:18:27 PM

Hi Angelina

Thank you for providing the documents.

I expect only those who have been emailed the link directly can access the documents. If that is correct, could I ask that you please also send the link to the following email addresses:

Arthur@laborclub.com.au

Grahame.Kent@laborclub.com.au

D.Harper@Lehunte.com.au

Please don't hesitate to contact me if you have any questions or wish to discuss.

Kind regards

[REDACTED] | Lawyer | Commercial Disputes & Insolvency
MILLS OAKLEY
Law Firm of the Year
The Australasian Law Awards, 2017
MELBOURNE | SYDNEY | BRISBANE | CANBERRA | PERTH

+61 2 6196 5239 Direct
+61 2 6196 5298 Fax
[REDACTED]@millsOakley.com.au
Level 1, 121 Marcus Clarke Street, Canberra ACT 2601

From: EPSDFOI [mailto:EPSDFOI@act.gov.au]
Sent: Friday, 25 January 2019 4:51 PM
To: [REDACTED]
Cc: Cilliers, George; Gell, Chris
Subject: DA-201731563 - Amendment Documents

Good afternoon [REDACTED]

We understand you are seeking documents regarding amendments submitted for Development Application (DA) 201731563.

Due to the total size and number of documents to be provided it is not ideal to send the documents via email. The documents will be available to download via a program called *Objective Connect*.

An automated email invitation will be sent from *Objective Connect* shortly that you will need to accept to access the workspace. You will be prompted with instructions on how to create a user login. Once this is done, the documents will be available for you to download.

If you have any difficulty accessing the documents, please do not hesitate to contact me on (02) 6207 7912 or EPSDFOI@act.gov.au

Please see below information concerning the documents provided to you in this workspace. The records are organised in folders titled by sections of the *Planning and Development Act 2007* as per the headings below (S197F – S197J).

S197F

S197F amendment submitted by Knight Frank Town Planning on 10 April 2018 and determined on 19 July 2018

The S197F amendment application was seeking approval for the relocation of a substation. A cover letter was provided to support the application which details the full extent of the amendment.

The folders include the decision, approved plans, agency comments and supporting documentation.

S165G

S165G application submitted by Knight Frank Town Planning on 26 March 2018 and endorsed on 4 April 2018.

The S165G application was submitted to, in-part, address condition A13 in order to gain approval for the excavation for the stage 1 basement. A cover letter was provided to support the application which details the full extent of the submission.

The folders include the S165G endorsement letter, approved plans and supporting documentation.

S165H

The S165H application was submitted to address condition A9 in the decision. Condition A9 required the applicant to submit further information, including revised plans and supporting information for stages 1A, 1B, 1C, 2A, 2B and 3 of the development. A cover letter was provided to support the application which details the full extent of the submission.

The folders include the S165H endorsement letter, approved plans and supporting documentation.

S165I

S165I application submitted by Knight Frank Town Planning on 22 May 2018 and endorsed on 5 June 2018.

The S165I application was submitted to provide further information in response to condition A9 (12) in the decision. Condition A9 (12) required the applicant to submit revised basement excavation plans for all stages.

The folders include the S165I endorsement letter, approved plans and supporting documentation.

S197J

S197J amendment submitted by Knight Frank Town Planning on 12 November 2018 and is yet to be determined. The application is currently waiting for further information from the applicant.

The S197J amendment application has been submitted to include wayfinding signage to identify building entry points and amendments to the holding lease subdivision.

The folders include the submitted plans, agency comments and supporting documentation including the further information request sent to the applicant.

Kind Regards

Angelina Aloisi | Freedom of Information and Records Officer

Environment, Planning and Sustainable Development Directorate | ACT Government

Phone: 02 6207 7912 | Email: Angelina.Aloisi@act.gov.au

Level 2, Dame Pattie Menzies House South Building | GPO Box 158 Canberra ACT 2601 |
www.environment.act.gov.au | www.planning.act.gov.au

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From: [REDACTED]
To: [Gell, Chris](#)
Cc: [REDACTED]
Subject: Block 2 Section 200 Belconnen
Date: Tuesday, 12 February 2019 1:42:46 PM
Attachments: [HMW File Note of Meeting with EPSDD \(120219\).docx](#)

Hi Chris

I **attach** a copy of my notes from our earlier meeting with EPSDD on 14 January 2019. This might be useful this afternoon as a reference of our earlier discussions.

Kind regards

[REDACTED]

[REDACTED] | Special Counsel | Government & Administrative Law
[MILLS OAKLEY](#)
Law Firm of the Year
The Australasian Law Awards, 2017
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[\[REDACTED\]@millsOakley.com.au](mailto:[REDACTED]@millsOakley.com.au)
[Level 1, 121 Marcus Clarke Street, Canberra ACT 2601](#)

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From: [Arthur Roufogalis](#)
To: [Gell, Chris](#)
Cc: [Pieter Van Der Walt](#); [Grahame Kent](#)
Subject: Development Application 201731563
Date: Wednesday, 15 May 2019 10:49:06 AM
Attachments: [Scan_19051510260.pdf](#)

Hi Chris,

I received the attached notice today in relation to changes occurring to the Section 200 development.

It appears from the description in the notice that there are changes to the development that may impact the Club which we are unaware of, as a result we would like the opportunity to view the plans.

I note that the closing date for representations is less than three weeks away and from past experience the plans for this development are very complex and difficult for us to navigate, we need as much time as possible to try and understand the changes.

The plans are not currently available on line for public viewing, could you please let me know when they will be available for us to view, alternatively, can you please make arrangements to forward the plans to us direct?

Thanks for your time.

Regards,

Arthur.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited



ACT
Government

Environment, Planning and
Sustainable Development

9 May 2019

NOTE: If you are not the owner of this property please forward this letter to your landlord or managing agent
CANBERRA LABOUR CLUB LIMITED
PO BOX 167
BELCONNEN ACT 2616

Dear Property Owner

The following Development Application in relation to CNR EMU BANK, EASTERN VALLEY WAY & CAMERON AVE (ALSO KNOWN AS BLOCK 2 SECTION 200 BELCONNEN) has been lodged with the Planning and Land Authority for consideration.

Development Application 201731563:

AMENDMENT TO APPROVED DAs 201731563, 201731646 and 201731563. The amendments include the redesign of the plaza including stair access to Emu Bank and internal road, façade modifications, reconfiguration of tower 1A ground floor, changes to the commercial glazing, apartment balconies and lobby materials, replacement of V-column from south façade, Tower 1B addition of apartment on mezzanine level, changes to the layout of lobbies and commercial tenancy reconfiguration, modifications to residential apartments, vehicle circulation, public car parking, loading bay, residential storage cages, retail spaces, the substation, and the pedestrian crossing to the Labor Club.

**Location: Block: 19 Section: 48 Suburb: BELCONNEN
CNR EMU BANK, EASTERN VALLEY WAY & CAMERON AVE (ALSO KNOWN AS BLOCK 2 SECTION 200 BELCONNEN)**

If you feel an application may impact on you in any way you may wish to submit a written representation clearly stating the reasons for your submission.

The application is available for public inspections between 8.30am and 4.30pm weekdays at:

**Environment, Planning and Sustainable Development Directorate
Customer Service Centre
Dame Pattie Menzies House
Ground Floor (right hand building)
16 Challis Street, DICKSON ACT**

Please bring this letter with you for reference.

The application can also be viewed on the Authority website
<http://www.act.gov.au/developmentapplications>

Environment, Planning and Sustainable Development Directorate
Customer Service Centre
16 Challis Street, Dickson
PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email: epdcustomerservices@act.gov.au
Website: www.planning.act.gov.au

Representations **must** be made within the specified public notification period to be considered during the assessment of the application. Representations received outside the notification period **will not** be considered.

The public notification period will commence on **14 May 2019**
Representations must be received by the Authority by close of business **4 June 2019**.

Representations can be submitted in the following ways:

Online: www.act.gov.au/DAREpresentation	Post: Customer Service Centre PO Box 365 Mitchell ACT 2911	By Hand: Dame Pattie Menzies House 16 Challis Street, DICKSON ACT
--	---	--

It is standard practice for the Authority to acknowledge, in writing, any representations received as a result of public notification within 3-4 business days of the submission being received. If you don't receive this acknowledgement please contact the Authority. If you make your representation within the prescribed notification period the issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once the decision has been made.

A copy of your representation will be forwarded to the development application applicant and placed on the public register unless exclusion has been granted.

You may request to have part or all of your representation excluded from the public register under Sections 411 or 412 of the *Planning and Development Act 2007*. The request for exclusion must be in writing and clearly identify what you are seeking to exclude and how the request satisfies the exclusion criteria. The Authority may approve or refuse to approve an exclusion application.

If your request for exclusion is approved the Authority will seek to protect the information from disclosure. However, the Authority can not guarantee that the information will not have to be disclosed pursuant to a legal obligation.

If you would like any further information in relation to this letter please contact the Dickson Customer Service Centre on (02) 6207 1923 or email epdcustomerservices@act.gov.au

Yours faithfully

Customer Services
Environment, Planning and Sustainable Development Directorate

From: Gell, Chris
To: Arthur Roufogalis
Subject: RE: Development Application 201731563 [SEC=UNCLASSIFIED]
Date: Tuesday, 21 May 2019 3:14:00 PM

Hi Arthur

Both DA's are now back up on the website, please see links below:

DA-201630153-S197E - https://www.planning.act.gov.au/development_applications/pubnote?sq_content_src=%2BdXisPWh0dHAIM0EIMkYIMkZhcHBzLmFjdHBsYS5hY3QuZ292LmF1JTJGcHVibm90ZSUyRnB1Ym5vdGVEZXRhaWxfbmV3LmFzcUzRkRBX25vJTNEJmFsbD0x

DA-201731563-S197M - https://www.planning.act.gov.au/development_applications/pubnote?sq_content_src=%2BdXisPWh0dHAIM0EIMkYIMkZhcHBzLmFjdHBsYS5hY3QuZ292LmF1JTJGcHVibm90ZSUyRnB1Ym5vdGVEZXRhaWxfbmV3LmFzcUzRkRBX25vJTNEJmFsbD0x

If you have trouble opening the 197M one, click on control F5 to refresh

Thanks

Chris

From: Gell, Chris
Sent: Tuesday, 21 May 2019 2:10 PM
To: Arthur Roufogalis <Arthur@laborclub.com.au>
Subject: RE: Development Application 201731563 [SEC=UNCLASSIFIED]

Sorry Arthur

I was going to recall that email when I realised it
I've got Access Canberra to ensure the link to those drawings is available as soon as possible
I'll let you know when I get notification that it has been fixed
Apologises for problem as well as my mix-up

Thanks

Chris

From: Arthur Roufogalis [<mailto:Arthur@laborclub.com.au>]
Sent: Tuesday, 21 May 2019 2:03 PM
To: Gell, Chris <Chris.Gell@act.gov.au>
Cc: Pieter Van Der Walt <Pieter@CanberraTownPlanning.com.au>; Grahame Kent <Grahame.Kent@laborclub.com.au>
Subject: RE: Development Application 201731563 [SEC=UNCLASSIFIED]

Sorry Chris,

This link below seems to take me to Plans and documents for Development Application: 201935298
The one that was notified that talks about a crossing to the Labor Club and other things that concern the Labor Club is Development Application 201731563 That is the one I was asking about (see attachment) These plans are still not available on line Can you help?
Thanks,
Arthur

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Gell, Chris [<mailto:Chris.Gell@act.gov.au>]
Sent: Tuesday, 21 May 2019 11:47 AM
To: Arthur Roufogalis <Arthur@laborclub.com.au>
Subject: RE: Development Application 201731563 [SEC=UNCLASSIFIED]

Hi Arthur

I'm sorry for the late response

The application for the proposed amendments should be available online: https://www.planning.act.gov.au/development_applications/pubnote?sq_content_src=%2BdXisPWh0dHAIM0EIMkYIMkZhcHBzLmFjdHBsYS5hY3QuZ292LmF1JTJGcHVibm90ZSUyRnB1Ym5vdGVEZXRhaWxfbmV3LmFzcUzRkRBX25vJTNEJmFsbD0x
[Click here to lodge a representation](#)

BELCONNEN

Development Application: 201731563

Address: CNR OR EMU BANK, EASTERN VALLEY WAY & CAMERON AVE (ALSO KNOWN AS BLOCK 2 SECTION 200 BELCONNEN)

Block: 19 **Section:** 48

Proposal: AMENDMENT TO APPROVED DAs 201731563, 201731646 and 201731563. The amendments include the redesign of the plaza including stair access to Emu Bank and internal road, facade modifications, reconfiguration of tower 1A ground floor, changes to the commercial glazing, apartment balconies and lobby materials, replacement of V-column from south facade, Tower 1B addition of apartment on mezzanine level, changes to the layout of lobbies and commercial tenancy reconfiguration, modifications to residential apartments, vehicle circulation, public car parking, loading bay, residential storage cages, retail spaces, the substation, and the pedestrian crossing to the Labor Club.

Period for representations closes: 04/06/2019

Let me know if you have any problems accessing these links & I'll forward you the key information

Regards

Chris Gell
Manager Merit Development Assessment
Planning Delivery Division - Environment Planning and Sustainable Development Directorate
P. 02 62072642 e. chris.gell@act.gov.au

From: Arthur Roufogalis [<mailto:Arthur@laborclub.com.au>]

Sent: Wednesday, 15 May 2019 10:49 AM
To: Gell, Chris <Chris.Gell@act.gov.au>
Cc: Pieter Van Der Walt <Pieter@CanberraTownPlanning.com.au>; Grahame Kent <Grahame.Kent@laborclub.com.au>
Subject: Development Application 201731563

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Regards,

Arthur

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

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From: [Arthur Roufogalis](#)
To: [Gell, Chris](#)
Cc: [Pieter Van Der Walt](#); [Grahame Kent](#)
Subject: DA 201935298 Proposal for subdivision and signage
Date: Wednesday, 29 May 2019 2:42:05 PM

Hi Chris,

Thanks for the opportunity to comment on the new DA 201935298 Proposal for subdivision and signage.

I am finding this very confusing, you have posted two sets of plans for Lower Ground 1, 2, 3 & Basement 2 for public comment. They are all labelled:

Proposed Stratum,

Community Title Subdivision,

Section 200,

Belconnen,

Proj No. 01109.05 / Rev N

The problem I have is that the plans you have posted are very different, even though they have the same labelling.

Are you able to inform me of which plans are the correct subdivision plans (I assume it is not possible to have the boundary in two different locations), or if I'm reading this incorrectly what I am doing wrong?

Are public and private carparks interchangeable? I thought they were different widths.

I will send the relevant plans you have posted on line for your information in two separate emails due to size.

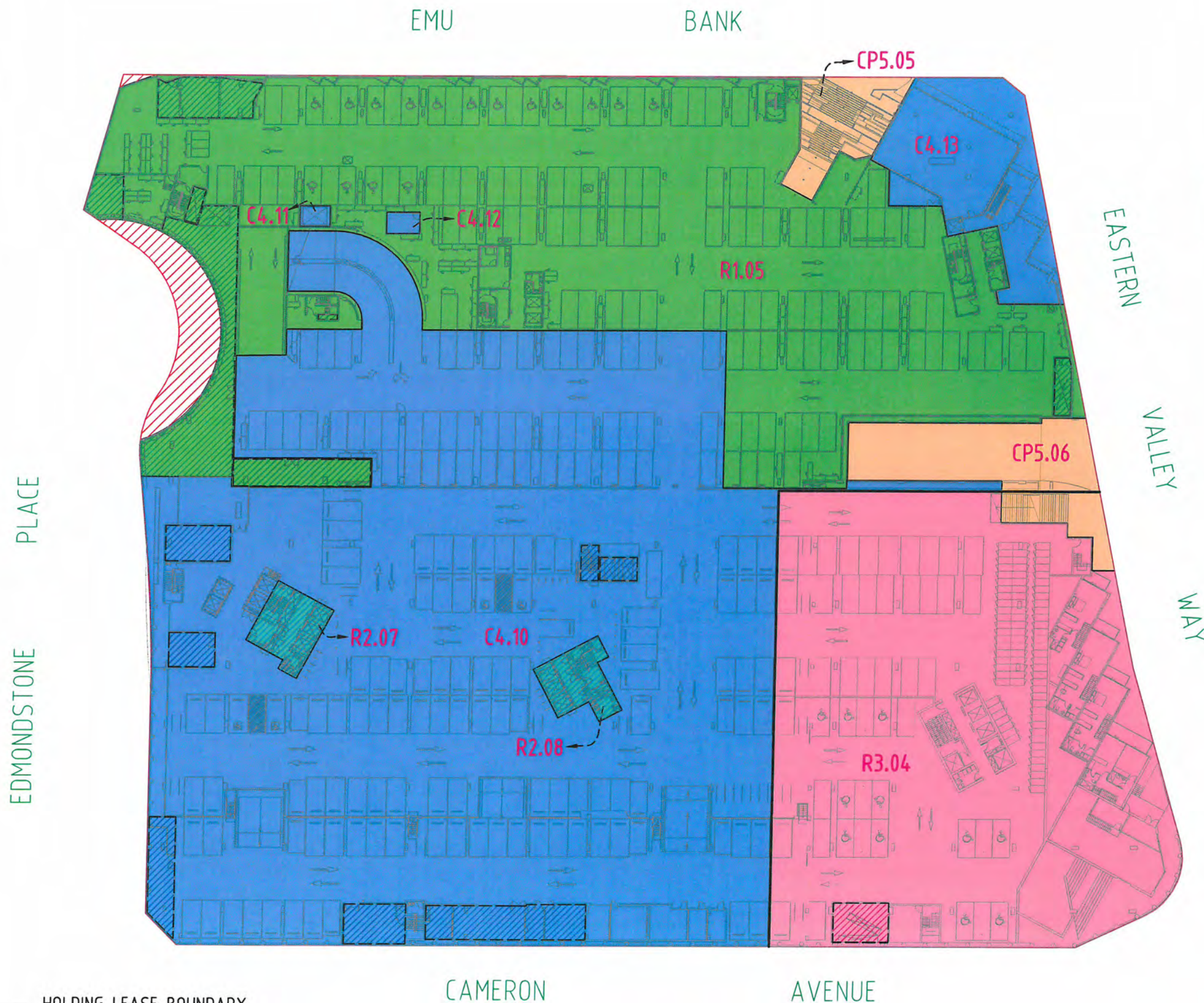
Can you help please?

[Arthur Roufogalis](#)
Chief Executive Officer
Canberra Labor Club Limited

From: [Arthur Roufogalis](#)
To: [Gell, Chris](#)
Cc: [Pieter Van Der Walt](#); [Grahame Kent](#)
Subject: DA 201935298 Proposal for subdivision and signage
Date: Wednesday, 29 May 2019 2:46:25 PM
Attachments: [190529 DA \(201935298\) Proposal Set 2.pdf](#)

2nd set.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited



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- LEASE 5 = COMMUNITY USE/SERVICES
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- EASEMENT FOR SERVICES OVER LEASE 2
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- LAND TO RETURN TO TERRITORY

G	UPDATED LOT BOUNDARIES AND EASEMENTS	16/07/18
H	REMOVED LOTS C4.30 & C4.31	
	REMOVED EASEMENTS TO LOTS C4.30 & C4.31	18/07/18
K	UPDATED LEASE EASEMENTS & LEASE 5	13/09/18
M	REMOVED ARCHITECTURALS	20/02/19
N	UPDATED ARCHITECTURALS	27/02/19
	REVISION	DATE

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11-13 LAWRY PLACE
MACQUARIE ACT 2614
02 6202 7600

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 Drawn R. FITZSIMMONS 27/02/2019
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Surveyor, Registered under the Surveyors Act 2007.

LOWER GROUND 1

PROPOSED STRATUM
 COMMUNITY TITLE SUBDIVISION
 SECTION 200
 BELCONNEN

Proj No. 01109.05 Rev N

Sheet No. 5 of 15 01109.05_STRATUM_REV N.dwg

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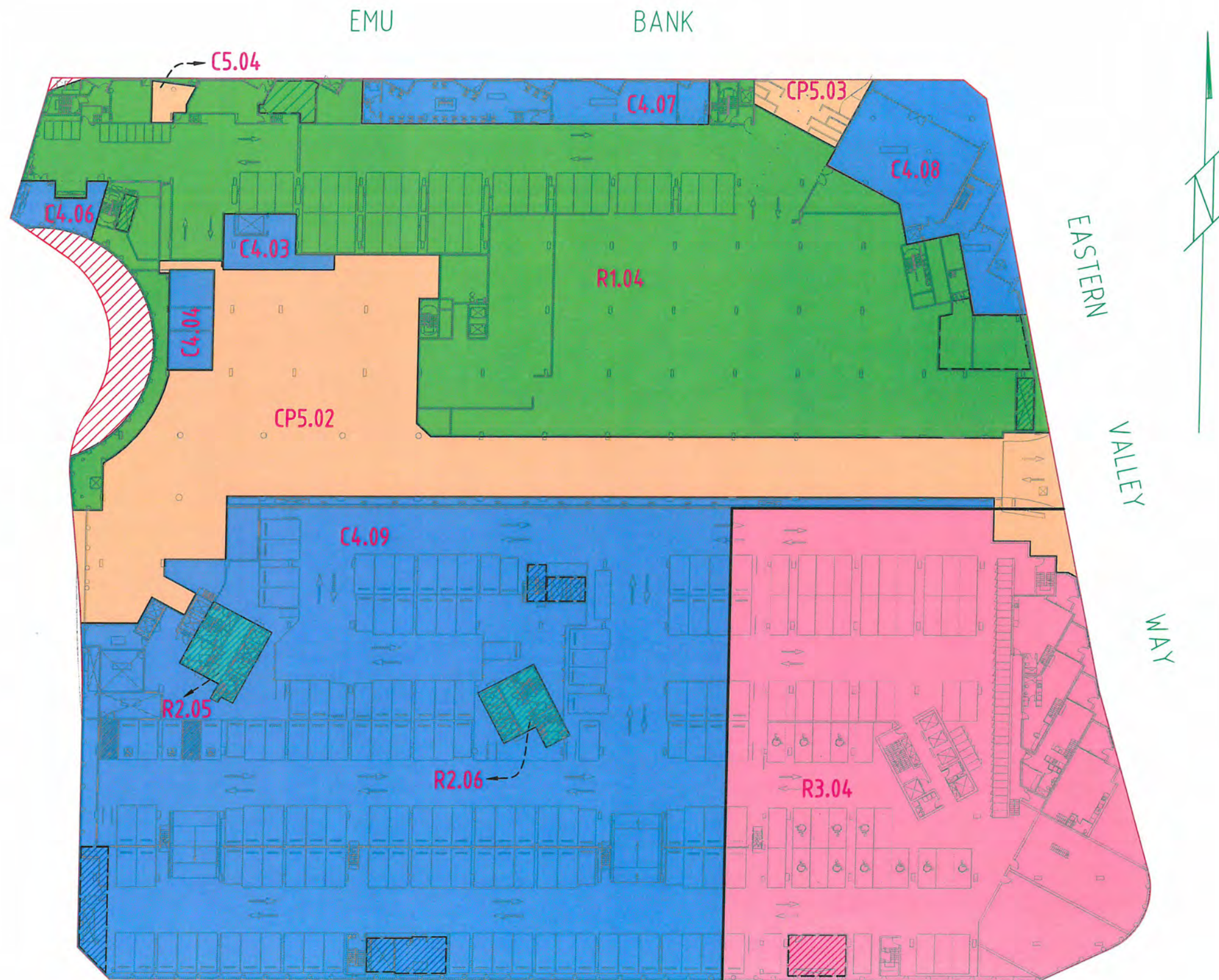
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LOWER GROUND 2
 PROPOSED STRATUM
 COMMUNITY TITLE SUBDIVISION
 SECTION 200
 BELCONNEN
 Proj No. 01109.05 Rev N
 Sheet No. 4 of 15 01109.05_STRATUM_REV N.dwg
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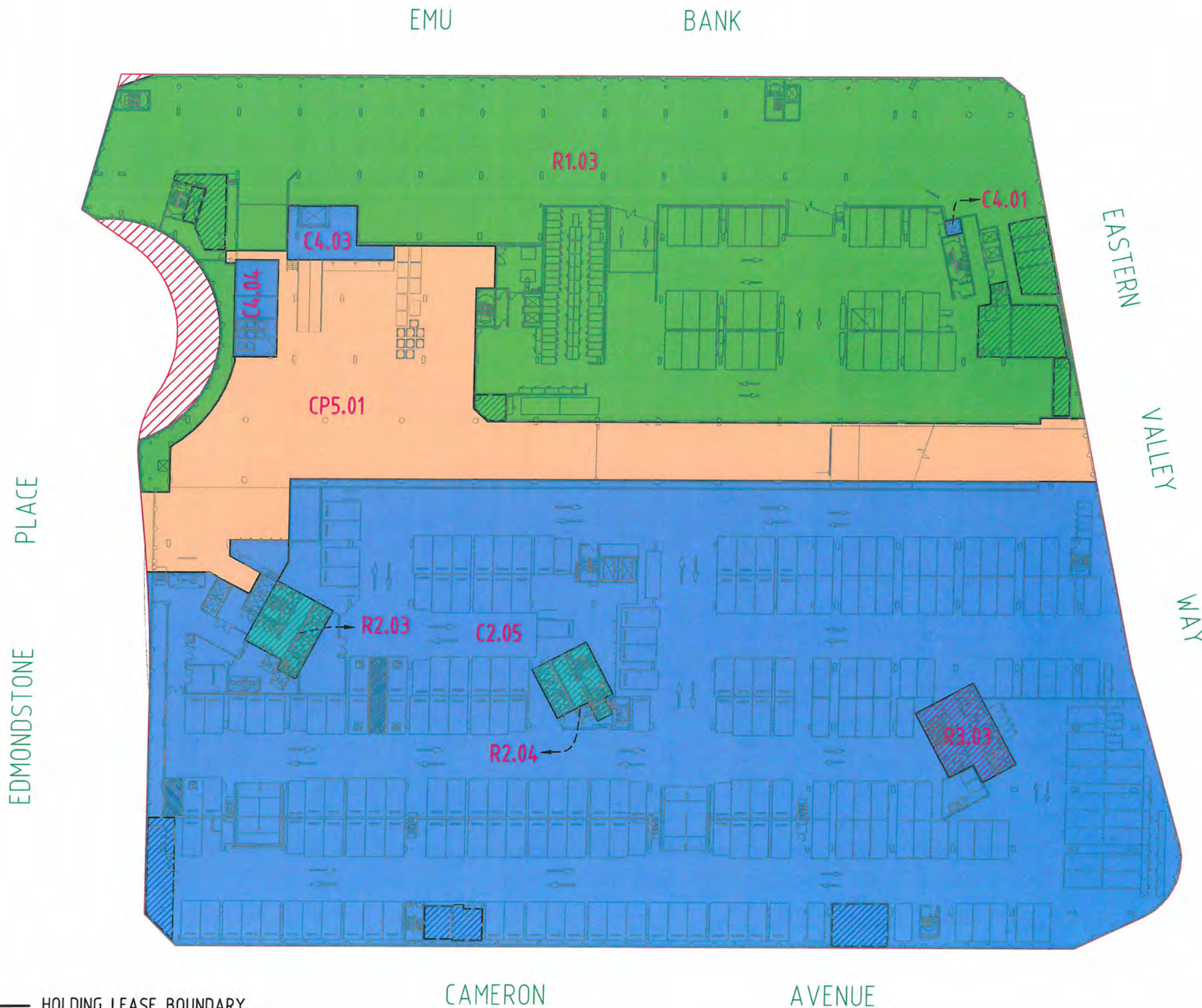
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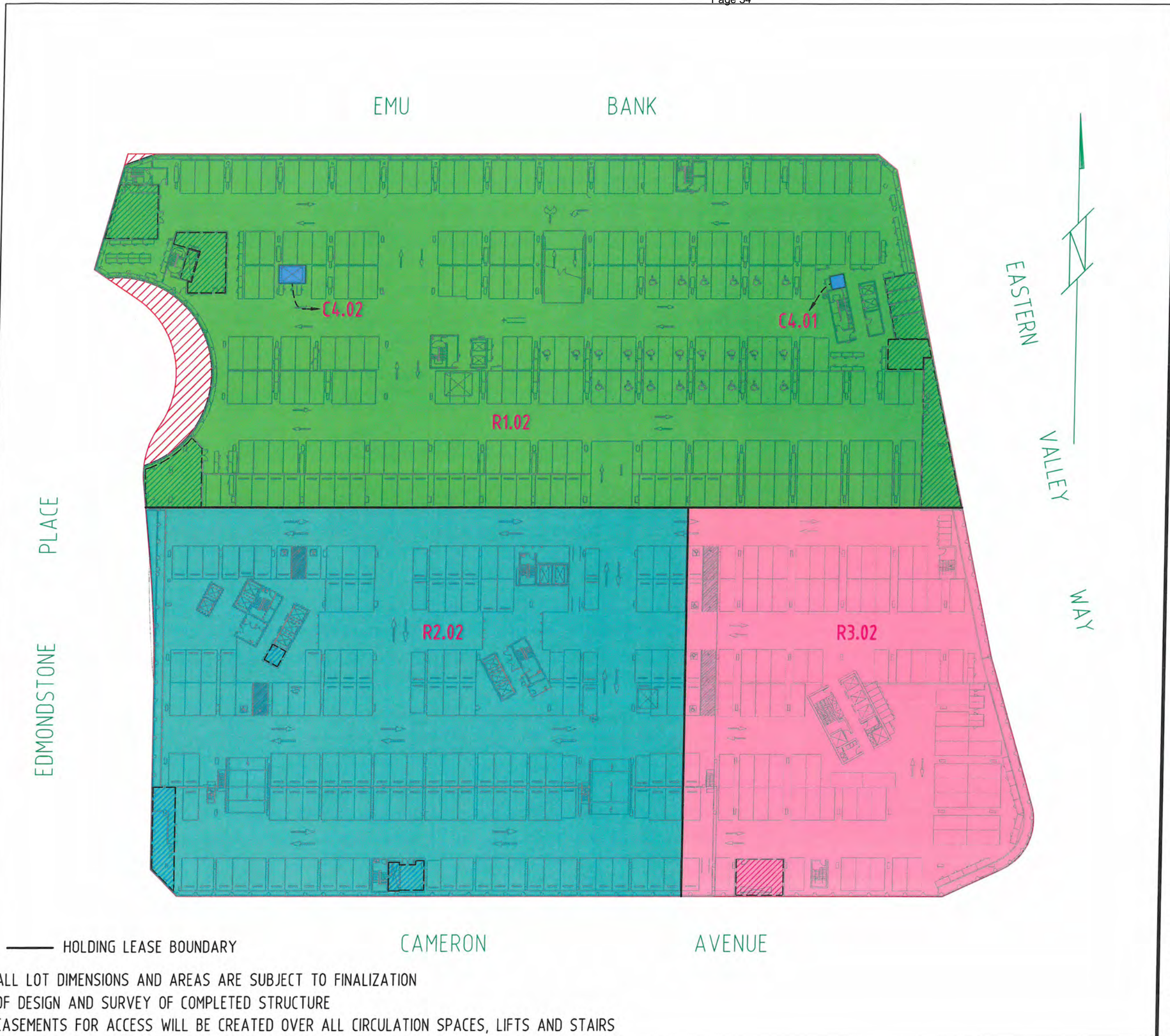
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LOWER GROUND 3
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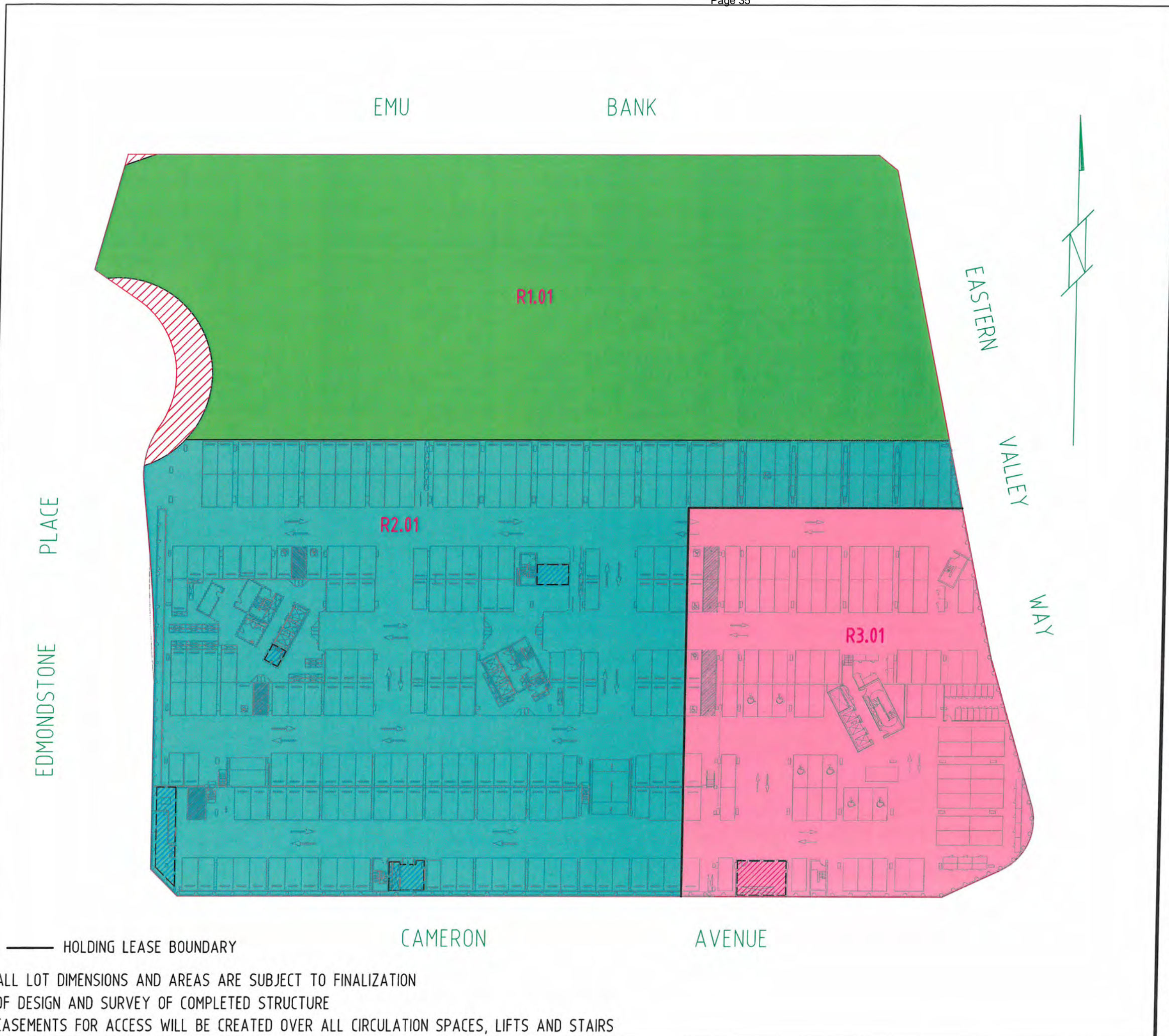
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 SECTION 200
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