

From: [Arthur Roufogalis](#)
To: [Gell, Chris](#)
Cc: [Pieter Van Der Walt](#); [Grahame Kent](#); [Cilliers, George](#)
Subject: DA 201935298 Proposal for subdivision and signage [SEC=UNCLASSIFIED]
Date: Monday, 3 June 2019 11:37:52 AM

Hi Chris

Thank you for your response which refers to a correction on the plan for lower ground 3 only. You have made no reference to the inconsistencies in the plan on your website for lower ground 1 which affects the Canberra Labor Club, nor the carpark widths in stage 1 of the development which I raised in my email to you.

Can we:

- meet with you to get a clearer understanding of the above as soon as possible (preferably Tuesday afternoon or Thursday morning); and
- have an extension to respond to the plans which is due close of business 6 June 2019?

I look forward to hearing from you.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Gell, Chris [mailto:Chris.Gell@act.gov.au]
Sent: Thursday, 30 May 2019 5:14 PM
To: Arthur Roufogalis <Arthur@laborclub.com.au>
Cc: Pieter Van Der Walt <Pieter@CanberraTownPlanning.com.au>; Grahame Kent <Grahame.Kent@laborclub.com.au>; Cilliers, George <George.Cilliers@act.gov.au>
Subject: RE: DA 201935298 Proposal for subdivision and signage [SEC=UNCLASSIFIED]

Hi Arthur

This took some time to determine what the issue was.

There was one incorrect plan uploaded on the website (lower ground 3). This included an area of residential parking (indicated by pink). This drawing was replaced as soon as it was realised it was an incorrect duplicate.

The correct version of this plan with commercial parking extending across the level (indicated by blue) remains available for comment on the webpage.

I apologise for this confusion.

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, 29 May 2019 2:42 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: DA 201935298 Proposal for subdivision and signage

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

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From: [Arthur Roufogalis](#)
To: 
Subject: Fwd: Meeting - Republic Project
Date: Friday, 1 March 2019 2:46:36 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.gif](#)

Sent from my iPhone

Begin forwarded message:

From: Arthur Roufogalis <Arthur@laborclub.com.au>
Date: 1 March 2019 at 1:20:43 pm AEDT
To: Dan Stewart <Dan.stewart@geocon.com.au>
Cc: Nathan Ross <Nathan.Ross@geocon.com.au>, Grahame Kent <Grahame.Kent@laborclub.com.au>
Subject: RE: Meeting - Republic Project

Hi Dan,

I would absolutely like to catch up for an update on Republic.

Could you please let me know what it is you intend to update the Club on?

In addition to your update, I would also like to go through the carpark which the Club will be leasing from NGPL.

Please provide me with some options on dates and times you may be available and the Club will coordinate a meeting with you, SLA, EPSDD, Deed Management, and TCCS.

Thank you so much for making contact with the Club.

Regards,

Arthur.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Dan Stewart [<mailto:Dan.stewart@geocon.com.au>]
Sent: Thursday, 28 February 2019 2:53 PM
To: Arthur Roufogalis <Arthur@laborclub.com.au>
Cc: Nathan Ross <Nathan.Ross@geocon.com.au>
Subject: Meeting - Republic Project

Hi Arthur

Just writing to see if you might be available to catch up next week for an update on Republic.

All the best
Dan Stewart

Dan Stewart | Director, Planning & Development
Office: Unit 18 Level 1, 24 Iron Knob Street Fyshwick ACT 2609 | Postal: PO Box 5425, Kingston ACT 2604
P: [02 6255 0430](tel:0262550430) | F: [02 6241 2706](tel:0262412706) | E: Dan.stewart@geocon.com.au

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From: [Arthur Roufoqalis](#)
To: [Nathan Ross](#)
Cc: [Dan Stewart](#); [Pooley, John](#); [Grahame Kent](#); [Webb, Chris](#); [Pieter Van Der Walt](#); [Graeme Shoobridge](#)
Subject: Fwd: Republic - Updated plans
Date: Thursday, 18 April 2019 4:23:27 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.gif](#)

How about Tuesday 11:00am?

Begin forwarded message:

From: Arthur Roufoqalis <Arthur@laborclub.com.au>
Date: 18 April 2019 at 2:34:39 pm AEST
To: Nathan Ross <Nathan.Ross@geocon.com.au>
Cc: Dan Stewart <Dan.stewart@geocon.com.au>, "Pooley, John" <John.Pooley@act.gov.au>, Grahame Kent <Grahame.Kent@laborclub.com.au>, "chris.webb@act.gov.au" <chris.webb@act.gov.au>, "Pieter Van Der Walt" <Pieter@CanberraTownPlanning.com.au>, Graeme Shoobridge <graeme.shoobridge@gmail.com>
Subject: RE: Republic - Updated plans

How about Tuesday 11:00am?

Arthur Roufoqalis
Chief Executive Officer
Canberra Labor Club Limited

From: Nathan Ross [<mailto:Nathan.Ross@geocon.com.au>]
Sent: Thursday, 18 April 2019 2:02 PM
To: Arthur Roufoqalis <Arthur@laborclub.com.au>
Cc: Dan Stewart <Dan.stewart@geocon.com.au>; Pooley, John <John.Pooley@act.gov.au>; Grahame Kent <Grahame.Kent@laborclub.com.au>
Subject: Re: Republic - Updated plans

Hi Arthur

No problem.

Are you available next week?

Regards,

Nathan Ross | Development Manager

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: Nathan.Ross@geocon.com.au

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On 18 Apr 2019, at 1:26 pm, Arthur Roufogalis <Arthur@laborclub.com.au> wrote:

Thanks Nathan,
I can't understand what is different on these plans.
In the spirit of starting to work with the Club can we organise another meeting to discuss the carpark as you indicated you would do at our last meeting?
Regards,
Arthur.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Nathan Ross [<mailto:Nathan.Ross@geocon.com.au>]
Sent: Thursday, 18 April 2019 10:59 AM
To: Arthur Roufogalis <Arthur@laborclub.com.au>
Cc: Dan Stewart <Dan.stewart@geocon.com.au>
Subject: Republic - Updated plans

Good morning Arthur,

Please find attached the relevant updated plans for the Republic ground floor lower ground levels for your records. These plans remain inline with our meeting dated 26 March 2019.

We look forward to continuing to work with yourself to finalise the overall signage and carpark location within this space.

Kind regards,

Nathan Ross | Development Manager
Office: Unit 18 Level 1, 24 Iron Knob Street Fyshwick ACT 2609 | Postal: PO Box 5425, Kingston ACT 2604
P: [02 6255 0430](tel:0262550430) | [02 6241 2706](tel:0262412706) | E: Nathan.Ross@geocon.com.au
GEOCON.COM.AU - - - - -

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From: [Pooley, John](#)
To: ["Arthur Roufogalis"](#)
Subject: Public car parks - Republic
Date: Friday, 5 April 2019 4:49:00 PM
Attachments: [190404 DA Stage 1 LG1-LG3.pdf](#)

Arthur

Please find attached plans provided by Geocon today showing the additional 200 public car spaces in the level below your proposed spaces.

Regards

John Pooley

From: [REDACTED]
To: [Pooley, John](mailto:John.Pooley@act.gov.au)
Subject: RE: Belconnen Section 200
Date: Wednesday, 6 March 2019 2:52:15 PM
Attachments: [image001.jpg](#)
[image002.gif](#)
[image003.gif](#)

Hi John

Geocon is not able to attend a meeting on Friday, could you let me know your availability for next Tuesday between 11.00am and 2.00pm or Wednesday morning? Could you also let me know if Chris Webb will be attending?

Thanks

[REDACTED]

[REDACTED] | Special Counsel | Government & Administrative Law
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[REDACTED] Mobile
+61 2 6196 5298 Fax
[REDACTED]
[Level 1, 121 Marcus Clarke Street, Canberra ACT 2601](#)

From: Pooley, John [mailto:John.Pooley@act.gov.au]
Sent: Monday, 4 March 2019 9:03 AM
To: Heather Wilson
Subject: RE: Belconnen Section 200

Great just let me know when the meeting is on.

JP

From: [REDACTED]
Sent: Friday, 1 March 2019 5:55 PM
To: Pooley, John <John.Pooley@act.gov.au>
Cc: Webb, Chris <Chris.Webb@act.gov.au>; Taylor, Bob <Bob.Taylor@act.gov.au>; Cargill, James <James.Cargill@act.gov.au>
Subject: RE: Belconnen Section 200

Hi John

Thank you for the email – yes, Geocon has made contact. Arthur has proposed that the meeting be extended to include SLA, EPSDD and TCCS (see attached email). Given where we are, it would be useful for everyone to be able to discuss outstanding issues together and have a common understanding of any outcomes.

I will touch base with you on Monday.

Heather

[REDACTED] | Special Counsel | Government & Administrative Law
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+61 2 6196 5298 Fax
[REDACTED]

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

From: Pooley, John [<mailto:John.Pooley@act.gov.au>]
Sent: Friday, 1 March 2019 1:57 PM
To: [REDACTED]
Cc: Webb, Chris; Taylor, Bob; Cargill, James
Subject: Belconnen Section 200

Heather

Hope you are well.

Following our meeting yesterday I have spoken with Geocon, who in turn have contacted Arthur to arrange a meeting to discuss the car parking arrangements.

Can you please have Arthur inform me of the outcomes.

Regards



John Pooley

Development Director - Urban Projects

T: 02 6205 7073 |

Suburban Land Agency | ACT Government

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

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funds into our Bank Account. Otherwise, we accept no responsibility for any loss or damage arising from any electronic transfers or deposits made by you that are not received into our Bank Account.

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This email message and any attachments are confidential and may contain legally privileged information. You should not read, copy, use or disclose it without authorisation. If received in error, please contact us at once by return email and then delete all emails and attachments. You should check this email for viruses or defects. Our liability is limited to resupplying any affected message and attachments. Any personal information in this email must be handled in accordance with the Privacy Act 1988 (Cth).

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From: Arthur Roufogalis
To: Gell, Chris
Cc: Pieter Van Der Walt; Grahame Kent
Subject: RE: Development Application 201731563 [SEC=UNCLASSIFIED]
Date: Tuesday, 21 May 2019 2:03:09 PM
Attachments: Development Application 201731563.msg

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=%2BdXJsPWh0dHAIM0EIMkYIMkZhcHBzLmFjdHBsYS5hY3QuZ292LmE1JTJGcHVibm90ZSUyRnB1Ym5vdGVEZXRhWxfbmV3LmFzcUzRkRBX25wJTNEJmFOTM1Mjk4JmFsbD0x

[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

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

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From: [Arthur Roufogalis](#)
To: [Pooley, John](#); [REDACTED]; [Kerri Joass](#)
Cc: [Grahame Kent](#)
Subject: RE: Geocon meeting
Date: Friday, 15 March 2019 5:17:32 PM
Attachments: [image001.jpg](#)

Hi John,
Just to confirm Daniel did not call me today.
Thanks,
Arthur.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Pooley, John [mailto:John.Pooley@act.gov.au]
Sent: Friday, 15 March 2019 2:51 PM
To: Arthur Roufogalis <Arthur@laborclub.com.au>; [REDACTED]
[REDACTED]; Kerri Joass <Kerri.Joass@laborclub.com.au>
Cc: Grahame Kent <Grahame.Kent@laborclub.com.au>
Subject: RE: Geocon meeting

Thanks Arthur

We have followed up and have been told Daniel will call you shortly.

EPSDD are also raising the matter with Nathan from Geocon.

JP

From: Arthur Roufogalis [mailto:Arthur@laborclub.com.au]
Sent: Friday, 15 March 2019 2:03 PM
To: Pooley, John <John.Pooley@act.gov.au>; [REDACTED];
Kerri Joass <Kerri.Joass@laborclub.com.au>
Cc: Grahame Kent <Grahame.Kent@laborclub.com.au>
Subject: RE: Geocon meeting

No meeting booked yet.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Pooley, John [mailto:John.Pooley@act.gov.au]
Sent: Thursday, 14 March 2019 1:03 PM
To: [REDACTED]; Kerri Joass <Kerri.Joass@laborclub.com.au>;

Arthur Roufogalis <Arthur@laborclub.com.au>
Cc: Grahame Kent <Grahame.Kent@laborclub.com.au>
Subject: RE: Geocon meeting

[REDACTED]

I've been told that Daniel will contact yourselves today to reschedule as he is back working today.

Can you please let me know if this does not occur.

JP

From: [REDACTED]
Sent: Wednesday, 13 March 2019 3:28 PM
To: Pooley, John <John.Pooley@act.gov.au>; Kerri Joass <Kerri.Joass@laborclub.com.au>; Arthur Roufogalis <Arthur@laborclub.com.au>
Cc: Grahame Kent <Grahame.Kent@laborclub.com.au>
Subject: RE: Geocon meeting

Hi John

I am touching base to see if you have spoken with Geocon? The Canberra Labor Club has not yet been contacted with a new date for a meeting.

Thanks

Heather

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+61 2 6196 5298 **Fax**

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

From: Pooley, John [<mailto:John.Pooley@act.gov.au>]
Sent: Tuesday, 12 March 2019 3:48 PM
To: Kerri Joass; Arthur Roufogalis
Cc: Grahame Kent; Heather Wilson
Subject: RE: Geocon meeting

Thanks for letting me know Kerri.

I will touch base with Dan Stewart tomorrow to ensure the meeting is held ASAP.

Regards

JP

From: Kerri Joass [<mailto:Kerri.Joass@laborclub.com.au>]
Sent: Tuesday, 12 March 2019 3:47 PM
To: Arthur Roufogalis <Arthur@laborclub.com.au>
Cc: Grahame Kent <Grahame.Kent@laborclub.com.au>; [REDACTED]
[REDACTED]; Pooley, John <John.Pooley@act.gov.au>
Subject: Geocon meeting
Importance: High

Hi all,

Just had a call from Nathan – Geocon.
Apparently Dan is off sick and Nathan has no idea when he will be back.

He said they couldn't hold the meeting without Dan – so they have to cancel (again) tomorrow.

Nathan said Dan will contact us when he is back to arrange another time.

He apologised for the late notice.

Kerri Joass

Executive Assistant

Canberra Labor Club Group

Chandler Street, Belconnen ACT 2617

P.O. Box 167, Belconnen 2616

Ph: 02 6251 5522

Fax: 02 6253 1059

kerri.joass@laborclub.com.au

www.laborclub.com.au

cid:image001.jpg@01D4DB3C.6E39F600



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From: [Pooley, John](#)
To: ["Arthur Roufogalis"](#); [REDACTED]; [Kerri Joass](#)
Cc: [Grahame Kent](#)
Subject: RE: Geocon meeting
Date: Friday, 15 March 2019 2:51:00 PM
Attachments: [image001.jpg](#)

Thanks Arthur

We have followed up and have been told Daniel will call you shortly.

EPSSD are also raising the matter with Nathan from Geocon.

JP

From: Arthur Roufogalis [mailto:Arthur@laborclub.com.au]
Sent: Friday, 15 March 2019 2:03 PM
To: Pooley, John <John.Pooley@act.gov.au>; [REDACTED]
Kerri Joass <Kerri.Joass@laborclub.com.au>
Cc: Grahame Kent <Grahame.Kent@laborclub.com.au>
Subject: RE: Geocon meeting

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Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Pooley, John [mailto:John.Pooley@act.gov.au]
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To: [REDACTED] Kerri Joass <Kerri.Joass@laborclub.com.au>;
Arthur Roufogalis <Arthur@laborclub.com.au>
Cc: Grahame Kent <Grahame.Kent@laborclub.com.au>
Subject: RE: Geocon meeting

Heather

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Can you please let me know if this does not occur.

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From: [REDACTED]
Sent: Wednesday, 13 March 2019 3:28 PM
To: Pooley, John <John.Pooley@act.gov.au>; Kerri Joass <Kerri.Joass@laborclub.com.au>; Arthur Roufogalis <Arthur@laborclub.com.au>

Cc: Grahame Kent <Grahame.Kent@laborclub.com.au>

Subject: RE: Geocon meeting

Hi John

I am touching base to see if you have spoken with Geocon? The Canberra Labor Club has not yet been contacted with a new date for a meeting.

Thanks

[REDACTED]

[REDACTED] | Special Counsel | Government & Administrative Law

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[REDACTED]
Level 1, 121 Marcus Clarke Street, Canberra ACT 2601.

From: Pooley, John [<mailto:John.Pooley@act.gov.au>]

Sent: Tuesday, 12 March 2019 3:48 PM

To: Kerri Joass; Arthur Roufogalis

Cc: Grahame Kent; [REDACTED]

Subject: RE: Geocon meeting

Thanks for letting me know Kerri.

I will touch base with Dan Stewart tomorrow to ensure the meeting is held ASAP.

Regards

JP

From: Kerri Joass [<mailto:Kerri.Joass@laborclub.com.au>]

Sent: Tuesday, 12 March 2019 3:47 PM

To: Arthur Roufogalis <Arthur@laborclub.com.au>

Cc: Grahame Kent <Grahame.Kent@laborclub.com.au>; [REDACTED]
[REDACTED]; Pooley, John <John.Pooley@act.gov.au>

Subject: Geocon meeting

Importance: High

Hi all,

Just had a call from Nathan – Geocon.

Apparently Dan is off sick and Nathan has no idea when he will be back.

He said they couldn't hold the meeting without Dan – so they have to cancel (again) tomorrow.

Nathan said Dan will contact us when he is back to arrange another time.

He apologised for the late notice.

Kerri Joass

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