

From: [Arthur Roufogalis](#)
To: [Taylor, Bob](#); [Phillips, Brett](#)
Cc: [Grahame Kent](#); [Pieter Van Der Walt](#); [REDACTED]; [Cargill, James](#)
Subject: RE: Labor Club parking [SEC=UNCLASSIFIED]
Date: Tuesday, 20 February 2018 9:18:38 AM
Attachments: [FW Rear car park lighting.msg](#)

Please find attached email from last night's Duty Manager and the Club Manager.

I just don't understand why Geocon is able to continue to ignore you and get away with it.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Arthur Roufogalis
Sent: Monday, 19 February 2018 4:19 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]; Cargill, James <James.Cargill@act.gov.au>
Subject: RE: Labor Club parking [SEC=UNCLASSIFIED]

...turning them on may be a good start.....

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

From: Taylor, Bob [<mailto:Bob.Taylor@act.gov.au>]
Sent: Monday, 19 February 2018 1:56 PM
To: Arthur Roufogalis <Arthur@laborclub.com.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]; Cargill, James <James.Cargill@act.gov.au>
Subject: RE: Labor Club parking [SEC=UNCLASSIFIED]

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**

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>; [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,

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](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.
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. 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

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](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

<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: FW: Rear car park lighting
Date: Tuesday, 20 February 2018 8:40:48 AM
Attachments: [image001.jpg](#)

Arthur,

Please see attached email from my Duty Manager Brandon Tibbins last night.

This is going to be a big problem for us if it can't get sorted soon.

Thanks,

[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: Brandon Tibbins
Sent: Monday, 19 February 2018 9:46 PM
To: [REDACTED]
Subject: Rear car park lighting

Hi [REDACTED],

At 2100 tonight I went out to the back deck to have a look at the temporary lighting in the car park. The two small lights located in the car park throw out minimal light and the car park is still quite dark throughout.

The worst area is located right outside of the downstairs reception. Walking out of the club and into the carpark from this area there is very minimal light, and is a hazard for patrons walking out of the club. It is also a security risk as you can not see people walking towards the club until they hit the lights in the roof located directly under reception.

Another bad area is turning into the car park from the closest entrance to the club off Edmondstone street. The light tower doesn't reach over the fence making that entrance particularly dark.

Thanks,

[Redacted]

Duty 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 <http://www.laborclub.com.au>

From: [REDACTED]
To: [Taylor, Bob](#)
Subject: Block 2 Section 200 Belconnen - Contract between NG Landholdings Nominee Pty Ltd and Planning and Land Authority - Provision of Temporary Car Parking
Date: Tuesday, 3 April 2018 10:23:40 AM
Attachments: [Signed letter to Suburban Land Agency regarding compliance with contract 3 April 2018.pdf](#)

Dear Mr Taylor,

Please find attached correspondence from this office. A hard copy of the correspondence will be posted to you today.

Regards,

Elizabeth

[REDACTED] | Lawyer | Commercial Disputes and Insolvency
MILLS OAKLEY
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[REDACTED]
[Level 1, 121 Marcus Clarke Street, Canberra ACT 2601](#)

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From: [Taylor, Bob](#)
To: [REDACTED]
Cc: [REDACTED]; [Phillips, Brett](#)
Subject: Block 2 Section 200 Belconnen - Contract between NG Landholdings Nominee Pty Ltd and Planning and Land Authority - Provision of Temporary Car Parking [DLM=Sensitive: Legal]
Date: Friday, 13 April 2018 5:06:00 PM
Attachments: [20180413174156528.pdf](#)

Dear [REDACTED]

Thank you for the email below and letter attached on behalf of the Canberra Labor Club. Attached is a letter in response to concerns highlighted in the letter of 03 April 2018 on the above subject.

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: [REDACTED]
Sent: Tuesday, 3 April 2018 10:23 AM
To: Taylor, Bob <Bob.Taylor@act.gov.au>
Subject: Block 2 Section 200 Belconnen - Contract between NG Landholdings Nominee Pty Ltd and Planning and Land Authority - Provision of Temporary Car Parking

Dear Mr Taylor,

Please find attached correspondence from this office. A hard copy of the correspondence will be posted to you today.

Regards,

[REDACTED]

[REDACTED] | Lawyer | Commercial Disputes and Insolvency

[MILLS OAKLEY](#)

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From: [Nathan Ross](#)
To: [Arthur Roufogalis](#)
Cc: [Dan Stewart](#); [Damian Rumball](#)
Subject: Republic carpark meeting
Date: Wednesday, 20 March 2019 12:31:58 PM
Attachments: [image537455.png](#)
[image021417.png](#)
[image922655.png](#)
[image246042.png](#)
[image542223.png](#)
[image795902.gif](#)
[190320 Republic- Canberra Labor Club plans.pdf](#)

Good afternoon Arthur,

As mentioned yesterday, please see the attached carpark plans highlighting vehicular and pedestrian access and egress as well as parking locations.

This is 301 carparks with an additional 28 motorcycle parking bays.

We will print some large copies of the plans for our 3pm meeting tomorrow.

Please let me know if you require any additional information prior to the meeting.

Kind regards,

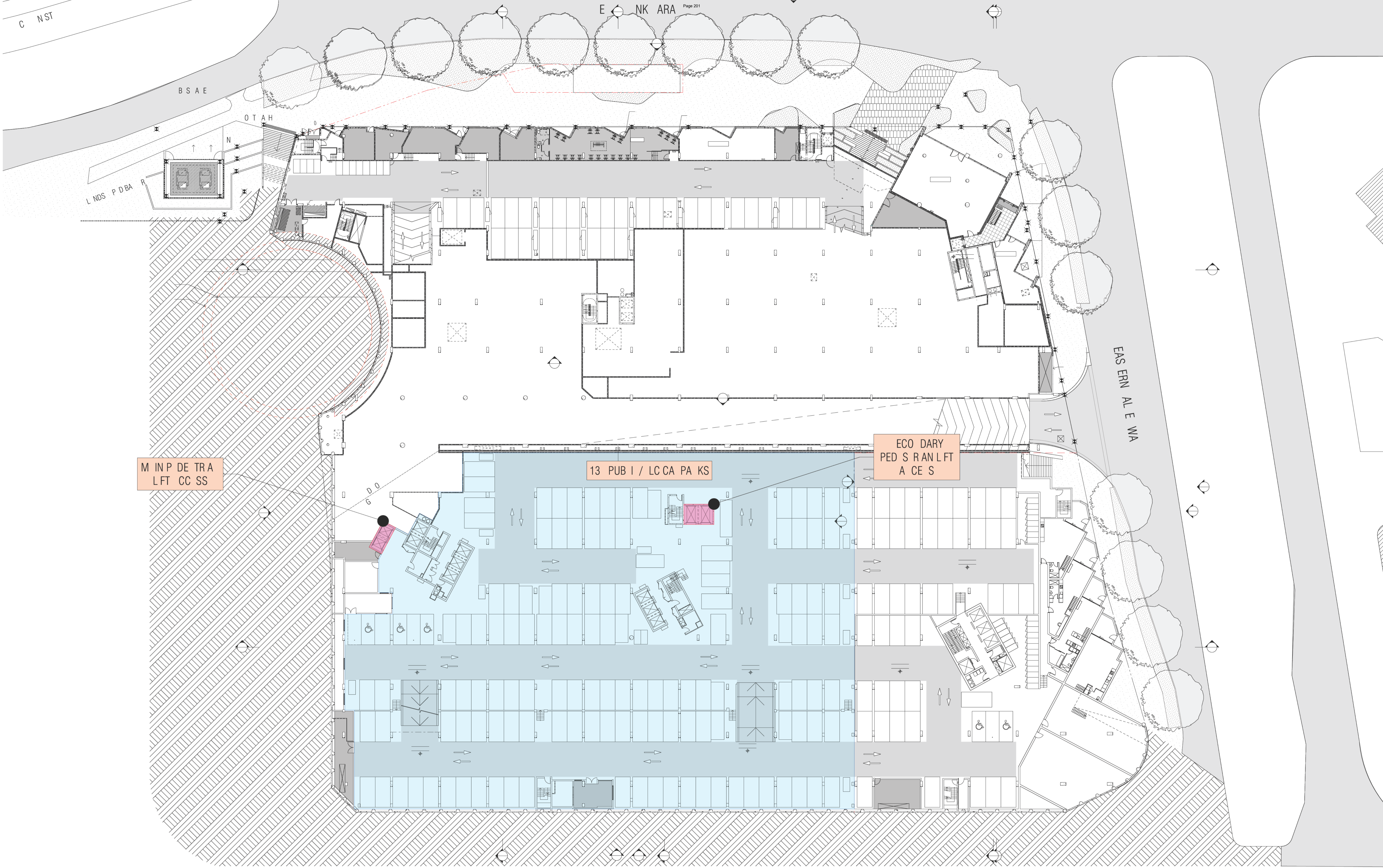
Nathan Ross | Development Manager

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

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

GEOCON.COM.AU





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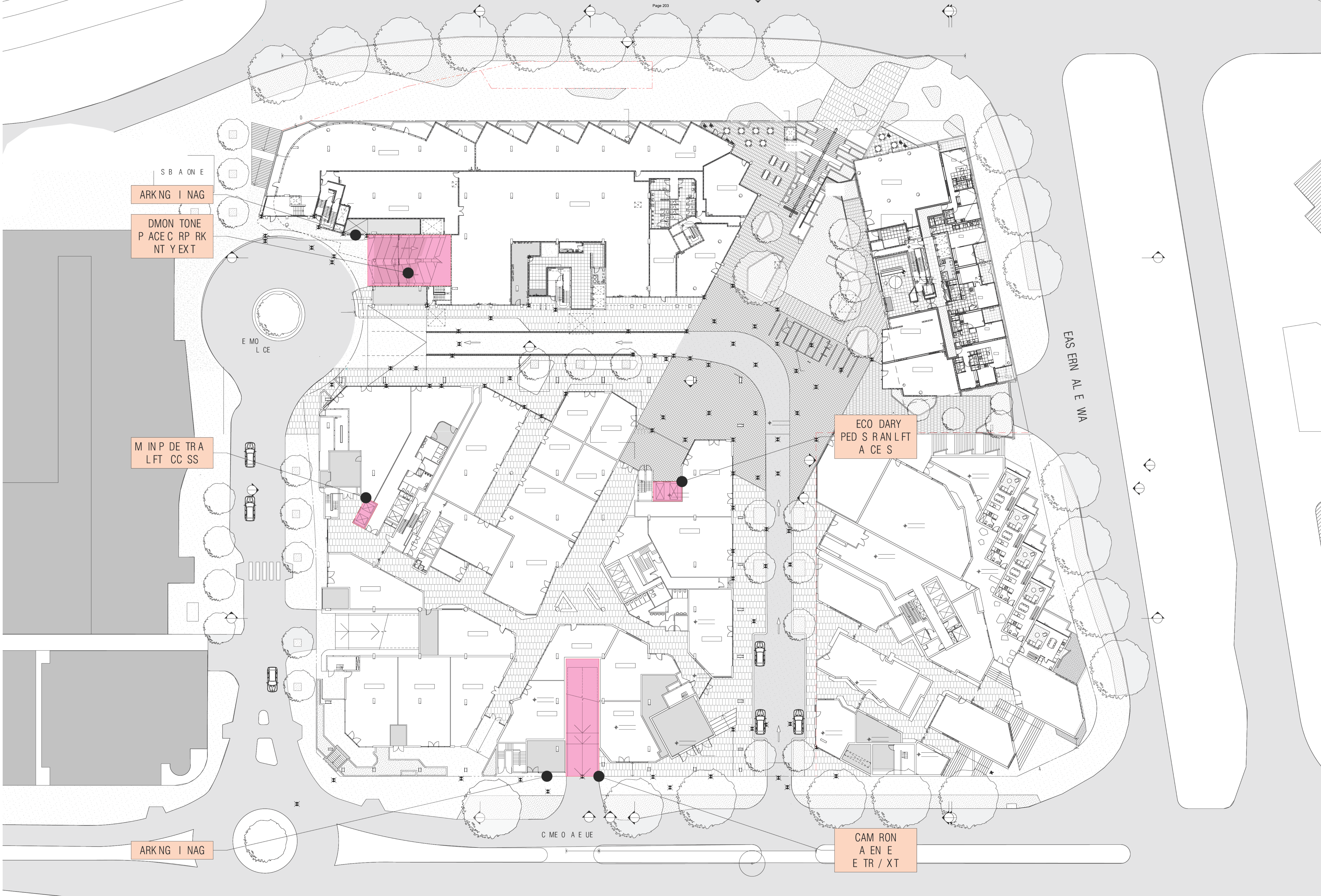
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C M E O A E U E

CAM RON
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E TR / XT



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 LFT CC SS

ECO DARY
 PED S RAN LFT
 A CE S

ARKNG I NAG

CAM RON
 A EN E
 E TR / XT

From: [Pieter Van Der Walt](#)
To: [Taylor, Bob](#)
Cc: [Grahame Kent](#)
Subject: FW: DA201731563 Block 2 Section 200 Belconnen ('Republic') [SEC=UNCLASSIFIED]
Date: Tuesday, 6 June 2017 7:29:11 PM
Attachments: [image001.png](#)
[image002.png](#)

Bob,

We have been asked by the Labor Club to seek a meeting to discuss the matters set out in the letter from the Labor Club sent to the EPSDD on 25 May 2017 – see e-mail below.

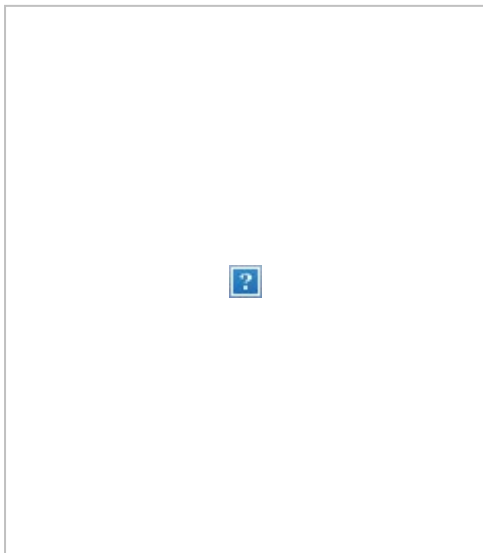
We would appreciate it if the Authority can assist in convening a meeting with Deed Management as well as the Government representatives that attended the December 2015 – February 2016 meetings (or where these persons vacated positions – the new representatives).

Our records show that the following people attended meetings around this time:

Meeting 8 December 2015



Meeting 8 February 2016



We can attend a meeting early next week and look forward to an opportunity to progress our discussions.

Thank you in advance.

Regards

Pieter



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From: Grahame Kent [<mailto:Grahame.Kent@laborclub.com.au>]
Sent: Thursday, 25 May 2017 3:25 PM
To: Taylor, Bob
Cc: Phillips, Brett; Joseph, Gabriel; Arthur Roufogalis; Pieter Van Der Walt - CBRE (pieter@canberratownplanning.com.au)
Subject: DA201731563 Block 2 Section 200 Belconnen ('Republic')

Dear Bob

Please refer letter **attached** from the Club.

Kind Regards,

Grahame Kent
Chief Financial Officer

Canberra Labor Club Limited
PO Box 167 Belconnen ACT 2616
Ph: 02 6251 5522 Fax: 02 6253 1059

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SUBJECT: SECTION 200 BELCONNEN CAR PARK

PURPOSE: MEETING – CLC and DEED ADMINISTRATOR

VENUE: 16 CHALLIS STREET DICKSON

DATE/TIME: 11 OCTOBER 2017 at 3:00-3:30 PM

AGENDA

1. Previous Correspondence
2. Eastern Valley Way access
 - Is EVW intended to be an access point for non-commercial vehicles?
 - If there has been a change, what is the revised arrangement and what is the likely impact on traffic movement on Edmondstone Place?
 - Will Edmondstone Place be widened or narrowed when on street parking is included?
 - Is a loading zone for CLC contemplated? What are the contingency plan?
3. 300 space public car park
 - How are the 300 public spaces (120 long stay/180 short stay) calculated on present plans?
 - Does the number include car parks designated as part of Stage 2?
 - If so, how are the 300 spaces calculated for Stage 1?
4. Demolition Plans
 - Are traffic management plans for each stage envisioned?
 - What is the plan for access to CLC entry and loading dock?
 - What is expected duration of construction works?
 - When will CLC be consulted on the works on its land?
5. Temporary 90 space car park
 - Where are the spaces and where is the accessible path of travel for disabled patrons?
6. Deed Requirements
 - Copy of the signed deed
 - The rationale for the “aligned and adjacent” requirement.

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

GEOCON.COM.AU 

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: 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=%2BdXJsPWh0dHAIM0EIMkYIMkZhcHBzLmFjdHBsYS5hY3QuZ292LmF1JTJGcHVibm90ZSUyRnB1Ym5vdGVEZXRhWxfbmV3LmFzcUzRkRBX25wJTNEJmFsbD0x

[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: [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

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

[REDACTED]

[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: 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

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: [Arthur Roufogalis](#)
To: [Nathan Ross](#)
Cc: [Dan Stewart](#); [Pooley, John](#); [Grahame Kent](#); [Webb, Chris](#); [Pieter Van Der Walt](#); [Graeme Shoobridge](#)
Subject: RE: Republic - Updated plans
Date: Thursday, 18 April 2019 2:34:57 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.gif](#)

How about Tuesday 11:00am?

Arthur Roufogalis
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 Roufogalis <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](tel:0262550430) | [02 6241 2706](tel:0262412706) | 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

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-

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From: [Pooley, John](#)
To: ["Arthur Roufogalis"](#)
Subject: RE: Section 200, Belconnen
Date: Wednesday, 3 April 2019 9:36:00 AM
Attachments: [image001.jpg](#)
[image002.gif](#)
[image003.gif](#)

Good morning Arthur

Thanks for your email. My understanding of where things are up to.

- Geocon have provided plans for Labor Club consideration and/or agreement. I note that Geocon offered that the layout and line work within the area could be reworked in some instances.
- Geocon are providing a response to the Determining Valuer. I have followed this up and they are still working on it. I will follow up again today to seek a completion date.
- Geocon have to provide to the SLA confirmation of their compliance with the clauses within the contract for sale. My preference is CLC and Geocon have agreed the car spaces before this occurs but it is not necessary for endorsement if the demonstration meets the special conditions. I expect these documents before the end of this week from Geocon.

As an aside I have reviewed the concern that you provided in relation to public parking being taken by the onsite commercial uses. The public car park within the development extends beyond the 300 spaces offered to the Labor Club with a further 200 public spaces and 50 spaces associated with the commercial use tenancies. Of lower importance to the proposal is 1500 residential car spaces covering the residential uses. I thought this information would be useful in your considerations.

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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From: Arthur Roufogalis [mailto:Arthur@laborclub.com.au]
Sent: Tuesday, 2 April 2019 5:36 PM

To: Pooley, John <John.Pooley@act.gov.au>

Subject: RE: Section 200, Belconnen

I just want to catch up with you over the phone to understand where we are all at in relation to the carpark.

It's not really a big deal.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

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

Sent: Tuesday, 2 April 2019 8:32 AM

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

Subject: Section 200, Belconnen

Good morning Arthur

Apologises for not returning your call yesterday. I unfortunately have a similar day to yesterday where I'm in and out.

Can we correspond by email?

Regards
John Pooley

John Pooley

Development Director - Urban Projects

T: 02 6205 7073 | **M:** [REDACTED]

Suburban Land Agency | ACT Government

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From: [Pooley, John](#)
To: ["Arthur Roufogalis"](#)
Subject: Section 200, Belconnen
Date: Tuesday, 2 April 2019 8:32:00 AM
Attachments: [image001.jpg](#)
[image002.gif](#)
[image003.gif](#)

Good morning Arthur

Apologises for not returning your call yesterday. I unfortunately have a similar day to yesterday where I'm in and out.

Can we correspond by email?

Regards
John Pooley



John Pooley

Development Director - Urban Projects

T: 02 6205 7073 | **M:** 

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From: [Arthur Roufogalis](#)
To: [Nathan Ross](#)
Cc: [Dan Stewart](#); [Pooley, John](#); [Grahame Kent](#); [Webb, Chris](#); [Pieter Van Der Walt](#); [REDACTED]
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 Roufogalis <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>, [REDACTED]
Subject: RE: Republic - Updated plans

How about Tuesday 11:00am?

Arthur Roufogalis
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 Roufogalis <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 | [REDACTED] | 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:

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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?
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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,

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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
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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

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: Monday, 4 March 2019 9:03 AM
To: [REDACTED]
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.

[REDACTED]

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

[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:

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 |

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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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From: [REDACTED]
To: [Pooley, John](#)
Cc: [Webb, Chris](#); [Taylor, Bob](#); [Cargill, James](#)
Subject: RE: Belconnen Section 200
Date: Friday, 1 March 2019 6:03:23 PM
Attachments: [image001.jpg](#)
[image002.gif](#)
[image003.gif](#)
[Fwd Meeting - Republic Project.msg](#)

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.

[REDACTED]

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

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

[REDACTED]

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

www.suburbanland.act.gov.au



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twitter.com/suburbanland

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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=%2BdXJsPWh0dHAIM0EIMkYIMkZhcHBzLmFjdHBsYS5hY3QuZ292LmE1JTJGcHVibm90ZSUyRnB1Ym5vdGVEZXRhaWxfbmV3LmFzcCUzRkRBX25wJTNEJmFsbD0x
[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: [Gell, Chris](#)
Cc: [Pieter Van Der Walt](#); [Grahame Kent](#)
Subject: Development Application 201731563
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

RECEIVED
15 MAY 2019
BY:.....

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: [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.

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

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

[REDACTED]

[REDACTED] | Special Counsel | Government & Administrative Law
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+61 2 6196 5212 **Direct**
[REDACTED]
+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; [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.
[REDACTED].

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

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

Subject: RE: Geocon meeting

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[REDACTED]

[REDACTED] | Special Counsel | Government & Administrative Law

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[REDACTED]
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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

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Regards

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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

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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: [REDACTED]
To: [Pooley, John](#); [Kerri Joass](#); [Arthur Roufogalis](#)
Cc: [Grahame Kent](#)
Subject: RE: Geocon meeting
Date: Wednesday, 13 March 2019 3:36:24 PM
Attachments: [image001.jpg](#)

Hi John

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Thanks

[REDACTED]

[REDACTED] | Special Counsel | Government & Administrative Law
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Subject: Geocon meeting
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Kerri Joass

Executive Assistant

Canberra Labor Club Group

Chandler Street, Belconnen ACT 2617

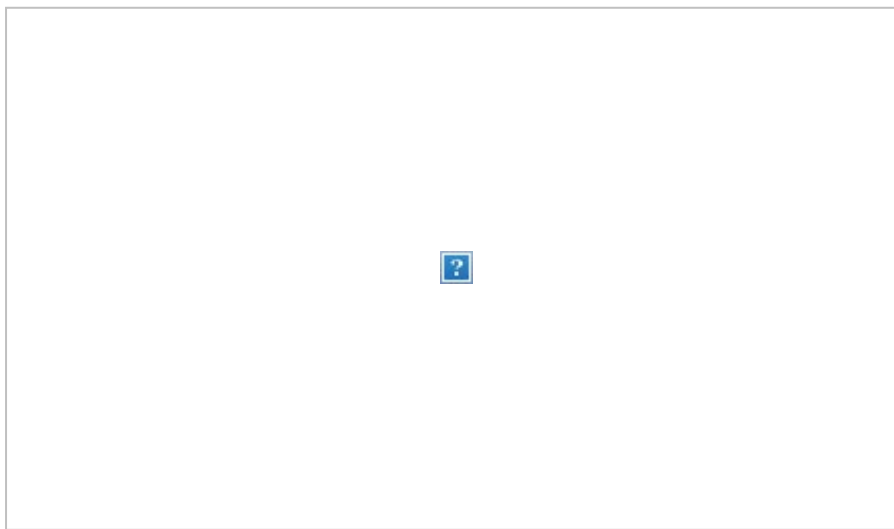
P.O. Box 167, Belconnen 2616

Ph: 02 6251 5522

Fax: 02 6253 1059

kerri.joass@laborclub.com.au

www.laborclub.com.au



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From: [Arthur Roufogalis](#)
To: [Nathan Ross](#)
Cc: [Dan Stewart](#); [Pooley, John](#); [Grahame Kent](#); [Webb, Chris](#); [Pieter Van Der Walt](#); [REDACTED]
Subject: RE: Republic - Updated plans
Date: Thursday, 18 April 2019 2:34:57 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.gif](#)

How about Tuesday 11:00am?

Arthur Roufogalis
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 Roufogalis <Arthur@laborclub.com.au>
Cc: Dan Stewart <Dan.stewart@geocon.com.au>; Pooley, John <John.Pooley@act.gov.au>; [REDACTED]
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](tel:0262550430) | [REDACTED] | 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

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From: [Pooley, John](#)
To: ["Arthur Roufogalis"](#)
Subject: RE: Section 200, Belconnen
Date: Wednesday, 3 April 2019 9:36:00 AM
Attachments: [image001.jpg](#)
[image002.gif](#)
[image003.gif](#)

Good morning Arthur

Thanks for your email. My understanding of where things are up to.

- Geocon have provided plans for Labor Club consideration and/or agreement. I note that Geocon offered that the layout and line work within the area could be reworked in some instances.
- Geocon are providing a response to the Determining Valuer. I have followed this up and they are still working on it. I will follow up again today to seek a completion date.
- Geocon have to provide to the SLA confirmation of their compliance with the clauses within the contract for sale. My preference is CLC and Geocon have agreed the car spaces before this occurs but it is not necessary for endorsement if the demonstration meets the special conditions. I expect these documents before the end of this week from Geocon.

As an aside I have reviewed the concern that you provided in relation to public parking being taken by the onsite commercial uses. The public car park within the development extends beyond the 300 spaces offered to the Labor Club with a further 200 public spaces and 50 spaces associated with the commercial use tenancies. Of lower importance to the proposal is 1500 residential car spaces covering the residential uses. I thought this information would be useful in your considerations.

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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From: Arthur Roufogalis [mailto:Arthur@laborclub.com.au]
Sent: Tuesday, 2 April 2019 5:36 PM

To: Pooley, John <John.Pooley@act.gov.au>

Subject: RE: Section 200, Belconnen

I just want to catch up with you over the phone to understand where we are all at in relation to the carpark.

It's not really a big deal.

Arthur Roufogalis
Chief Executive Officer
Canberra Labor Club Limited

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

Sent: Tuesday, 2 April 2019 8:32 AM

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

Subject: Section 200, Belconnen

Good morning Arthur

Apologises for not returning your call yesterday. I unfortunately have a similar day to yesterday where I'm in and out.

Can we correspond by email?

Regards
John Pooley

John Pooley

Development Director - Urban Projects

T: 02 6205 7073 | **M:** [REDACTED]

Suburban Land Agency | ACT Government

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

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