



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

## Freedom of Information Publication Coversheet

The following information is provided pursuant to section 28 of the *Freedom of Information Act 2016*.

FOI Reference: CMTEDDFOI 2019-071

Information to be published	Status
1. Access application	Published
2. Decision notice	Published
3. Documents and schedule	Published
4. Additional information identified	No
5. Fees	Waived
6. Processing time (in working days)	26
7. Decision made by Ombudsman	N/A
8. Additional information identified by Ombudsman	N/A
9. Decision made by ACAT	N/A
10. Additional information identified by ACAT	N/A

**From:** [REDACTED]  
**To:** [CMTEDD FOI](#)  
**Subject:** Freedom of Information request  
**Date:** Wednesday, 27 March 2019 4:51:52 PM

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Please find online enquiry details below. Please ensure this enquiry is responded to within fourteen working days.

### Your details

**All fields are optional, however an email address OR full postal address must be provided for us to process your request. An email address and telephone contact number will assist us to contact you quickly if we need to discuss your request.**

Title:

First Name:

Last Name:

Business/Organisation:

Address:

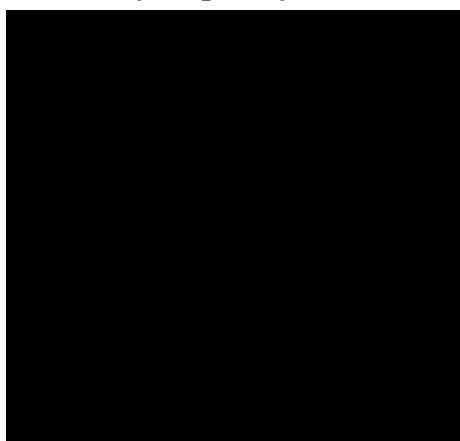
Suburb:

Postcode:

State/Territory:

Phone/mobile:

Email address:



### Request for information

**(Please provide as much detail as possible, for example subject matter and relevant dates, and also provide details of documents that you are not interested in.)**

Under the Freedom of Information Act 2016 I want to access the following document/s (\*required field):

All documents including correspondence, emails, briefings, inspection reports, legal advice, notes and minutes of meetings and discussions, records of telephone conversations and file notes relating to the Yarralumla Residents Association's letter to Mr Gordon Ramsay dated 29 July 2018 regarding the state of disrepair of the YMCA Community Hall located on the corner of Meuller St and Loftus St Yarralumla in and the failure to comply with the lease purpose clause which requires the building to be used for community/youth purposes. I seek remission of any processing charges pursuant to section 107 of the FOI Act on the grounds of public interest and that the applicant (the YRA) is a not for profit organisation and the application relates to the activities or purposes of the organisation.

I do not want to access the following documents in relation to my request::

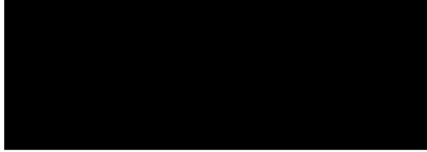
Thank you.  
Freedom of Information Coordinator




**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

Our ref: CMTEDDFOI 2019-071



via email: 



## **FREEDOM OF INFORMATION REQUEST**

I refer to your application under section 30 of the *Freedom of Information Act 2016* (the Act), received by the Chief Minister, Treasury and Economic Development Directorate (CMTEDD) on 27 March 2019.

Specifically, you are seeking: "All documents including correspondence, emails, briefings, inspection reports, legal advice, notes and minutes of meetings and discussions, records of telephone conversations and file notes relating to the Yarralumla Residents Association's letter to Mr Gordon Ramsay dated 29 July 2018 regarding the state of disrepair of the YMCA Community Hall located on the corner of Meuller St and Loftus St Yarralumla in and the failure to comply with the lease purpose clause which requires the building to be used for community/youth purposes."

### **Authority**

I am an Information Officer appointed by the Director-General under section 18 of the Act to deal with access applications made under Part 5 of the Act.

### **Timeframes**

In accordance with section 40 of the Act, CMTEDD is required to provide a decision on your access application by 20 May 2019.

### **Third party consultation**

In determining this access request, I identified that some of the information may reasonably be expected to be of concern to a third party. In accordance with section 38 of the Act, I have undertaken third party consultation. The third party did not provide a response.

### **Decision on access**

Searches were completed for relevant documents and 55 documents were identified that fall within the scope of your request.

I have included as **Attachment A** to this decision the schedule of relevant documents. This provides a description of each document that falls within the scope of your request and the access decision for each of those documents.

I have decided to grant access in full to 51 documents relevant to your request. I have decided to grant partial access to 4 documents as I consider that they contain information which would, on balance, be contrary to the public interest to disclose under the test set out in section 17 of the Act.

My access decisions are detailed further in the following statement of reasons and the documents released to you are provided as **Attachment B** to this letter.

In accordance with section 54(2) of the Act a statement of reasons outlining my decisions is below.

### **Statement of Reasons**

In reaching my access decisions, I have taken the following into account:

- the Act;
- the content of the documents that fall within the scope of your request; and
- the *Information Privacy Act 2014*.

### **Exemption claimed**

My reasons for deciding not to grant access to components of these documents are as follows:

#### Public Interest

The Act has a presumption in favour of disclosure. As a decision maker I am required to decide where, on balance, public interest lies. As part of this process I must consider factors favouring disclosure and factors favouring non-disclosure.

In *Hogan v Hinch* (2011) 243 CLR 506, [31] French CJ stated that when ‘used in a statute, the term [public interest] derives its content from “the subject matter and the scope and purpose” of the enactment in which it appears’. Section 17(1) of the Act sets out the test, to be applied to determine whether disclosure of information would be contrary to the public interest. These factors are found in subsection 17(2) and Schedule 2 of the Act.

Taking into consideration the information contained in the documents found to be within the scope of your request, I have identified that the following public interest factors are relevant to determine if release of the information contained within these documents is within the ‘public interest’.

#### Factors favouring disclosure in the public interest:

- (a) *disclosure of the information could reasonably be expected to do any of the following:*
- (ii) *contribute to positive and informed debate on important issues or matters of public interest.*

Having considered the factor identified as relevant in this matter, I consider that release of the information within the scope of the request may contribute to positive and informed debate on a matter of public interest and enhance the government’s accountability. The documents identified contain information relating to the use and state of disrepair of a building in a busy area.

Factors favouring nondisclosure in the public interest:

(a) *disclosure of the information could reasonably be expected to do any of the following:*

(ii) *prejudice the protection of an individual's right to privacy or any other right under the Human Rights Act 2004.*

When considering the documents and factor in favour of non-disclosure, I have considered the personal information of staff members contained in the documents. I am satisfied that the names and contact information of ACT Government employees should be released as these individuals were acting in their official capacity and the personal information being released is done so in relation to these individuals exercising their delegations in a work related capacity. I do not consider the release of this information is unreasonable or could prejudice their right to privacy.

However, in considering the document and factor in favour of non-disclosure, I have considered the impact of releasing personal information contained in the document, being the name and contact information of an employee of the YMCA, and the harm it could have on the individual involved in the matters listed and I am satisfied that the release of this information is unreasonable and it would prejudice their right to privacy.

I am satisfied that the protection of an individual's right to privacy, especially in the course of dealing with a government agency, is a significant factor as the individual involved has provided their personal information as required and this, in my opinion, outweighs the benefit which may be derived from releasing the personal information of the individual involved. Individuals are entitled to expect that the personal information they have supplied as part of this process will be dealt with in a manner that protects their privacy. Considering the type of information to be withheld from release, I am satisfied that the factors in favour of release can still be met while protecting the personal information of the individual involved.

Having applied the test outlined in section 17 of the Act and deciding that release of personal information contained in the documents is not in the public interest to release, I have chosen to redact this specific information in accordance with section 50(2). Noting the pro-disclosure intent of the Act, I am satisfied that redacting only the information that I believe is not in the public interest to release will ensure that the intent of the Act is met and will provide you with access to the majority of the information held by CMTEDD within the scope of your request.

**Charges**

Pursuant to *Freedom of Information (Fees) Determination 2017 (No 2)* processing charges are applicable for this request because the total number of pages to be released to you exceeds the charging threshold of 50 pages. However, the charges have been waived in this instance in accordance with section 107(2)(b) of the Act.

**Online publishing – Disclosure Log**

Under section 28 of the Act, CMTEDD maintains an online record of access applications called a disclosure log. Your original access application, my decision and documents released to you

in response to your access application will be published in the CMTEDD disclosure log three days after the date of my decision. Your personal contact details will not be published.

You may view the CMTEDD disclosure log at  
<https://www.cmtedd.act.gov.au/functions/foi/disclosure-log>.

### **Ombudsman Review**

My decision on your access request is a reviewable decision as identified in Schedule 3 of the Act. You have the right to seek a review by the Ombudsman of this outcome under section 73 of the Act within 20 working days from the day that my decision is published in the CMTEDD disclosure log, or a longer period allowed by the Ombudsman.

If you wish to request a review of my decision you may write to the Ombudsman at:

The ACT Ombudsman

GPO Box 442

CANBERRA ACT 2601

Via email: [actfoi@ombudsman.gov.au](mailto:actfoi@ombudsman.gov.au)

### **ACT Civil and Administrative Tribunal (ACAT) Review**

Under section 84 of the Act, if a decision is made by the Ombudsman under section 82(1), you may apply to the ACAT for a review of the Ombudsman decision. Further information may be obtained from the ACAT at:

ACT Civil and Administrative Tribunal

Level 4, 1 Moore St

GPO Box 370

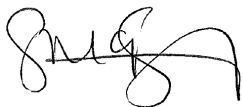
Canberra City ACT 2601

Telephone: (02) 6207 1740

<http://www.acat.act.gov.au/>

Should you have any queries in relation to your request please contact me by telephone on 6207 7754 or by email at [CMTEDDFOI@act.gov.au](mailto:CMTEDDFOI@act.gov.au).

Yours sincerely,



Sarah McBurney

Information Officer

Information Access Team

Chief Minister, Treasury and Economic Development Directorate

7 May 2019



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

## FREEDOM OF INFORMATION REQUEST SCHEDULE

NAME	WHAT ARE THE PARAMETERS OF THE REQUEST	Reference NO.
[REDACTED]	All documents including correspondence, emails, briefings, inspection reports, legal advice, notes and minutes of meetings and discussions, records of telephone conversations and file notes relating to the Yarralumla Residents Association's letter to Mr Gordon Ramsay dated 29 July 2018 regarding the state of disrepair of the YMCA Community Hall located on the corner of Mueller St and Loftus St Yarralumla in and the failure to comply with the lease purpose clause which requires the building to be used for community/youth purposes.	CMTEDDFOI 2019-071

Ref No	Page number	Description	Date	Status	Reason for Exemption	Online Release Status
1	1	Email	30-Jul-2018	Full release	N/A	Yes
2	2	Email	30-Jul-2018	Full release	N/A	Yes
3	3	Email chain	30-Jul-2018	Full release	N/A	Yes
4	4	Attachment to Email	29-Jul-2018	Full release	N/A	Yes
5	5	Email chain	30-Jul-2018	Full release	N/A	Yes
6	6	Email	07-Aug-2018	Full release	N/A	Yes
7	7	Email chain	14-Aug-2018	Full release	N/A	Yes
8	8	Email chain	15-Aug-2018	Full release	N/A	Yes
9	9	Email chain	15-Aug-2018	Full release	Out of scope information removed	Yes
10	10-11	Email chain	16-Aug-2018	Full release	N/A	Yes
11	12-13	Email chain	16-Aug-2018	Full release	N/A	Yes
12	14-15	Email chain	16-Aug-2018	Full release	N/A	Yes

13	16-17	Email chain	27-Aug-2018	Full release	N/A	Yes
14	18-21	Email chain	27-Aug-2018	Full release	N/A	Yes
15	22-25	Attachments to email	Undated	Full release	N/A	Yes
16	26	Email chain	27-Aug-2018	Full release	N/A	Yes
17	27-28	Email chain	27-Aug-2018	Full release	N/A	Yes
18	29-30	Email chain	29-Aug-2018	Full release	N/A	Yes
19	31-32	Email chain	29-Aug-2018	Full release	N/A	Yes
20	33-34	Email chain	29-Aug-2018	Full release	N/A	Yes
21	35-36	Email chain	29-Aug-2018	Full release	N/A	Yes
22	37-39	Email chain	29-Aug-2018	Full release	N/A	Yes
23	40-42	Email chain	30-Aug-2018	Full release	N/A	Yes
24	43	Attachment to email	Undated	Full release	N/A	Yes
25	44-45	Email chain	30-Aug-2018	Full release	N/A	Yes
26	46-47	Email chain	30-Aug-2018	Full release	N/A	Yes
27	48-49	Email chain	30-Aug-2018	Full release	N/A	Yes
28	50-52	Email chain	4-Sep-2018	Full release	N/A	Yes
29	53-56	Email chain	6-Sep-2018	Full release	N/A	Yes
30	57	Email	7-Sep-2018	Full release	N/A	Yes
31	58	Attachment to email	Undated	Full release	N/A	Yes
32	59	Email	7-Sep-2018	Full release	N/A	Yes



33	60	Email chain	7-Sep-2018	Full release	N/A	Yes
34	61	Email	7-Sep-2018	Full release	N/A	Yes
35	62	Attachment to email	Undated	Full release	N/A	Yes
36	63	Email	3-Oct-2018	Full release	N/A	Yes
37	64	Attachment to email	Undated	Full release	N/A	Yes
38	65	Email	11-Oct-2018	Full release	N/A	Yes
39	66	Email chain	14-Oct-2018	Full release	N/A	Yes
40	67-68	Email chain	26-Oct-2018	Full release	N/A	Yes
41	69-71	Email chain	1-Nov-2018	Full release	N/A	Yes
42	72-73	Email chain	5-Nov-2018	Full release	N/A	Yes
43	74-76	Email chain	5-Nov-2018	Full release	N/A	Yes
44	77-79	Email chain	14-Nov-2018	Full release	N/A	Yes
45	80-83	Email chain	5-Nov-2018	Full release	N/A	Yes
46	84-88	Email chain	8-Nov-2018	Full release	N/A	Yes
47	89-93	Email chain	8-Nov-2018	Full release	N/A	Yes
48	94-96	Email chain	12-Nov-2018	Full release	N/A	Yes
49	97-99	Email chain	12-Nov-2018	Full release	N/A	Yes
50	100-101	File note - YMCA	3-Aug-2018	Full release	N/A	Yes
51	102-103	Record of conversation – YMCA	24-Aug-2018	Partial release	Schedule 2 2.2(a)(ii)	Yes
52	104	Email	24-Aug-2018	Partial release	Schedule 2 2.2(a)(ii)	Yes

53	105-106	Record of conversation	29-Aug-2018	Partial release	Schedule 2 2.2(a)(ii)	Yes
54	107-114	Inspection record	4-Sep-2018	Full release	N/A	Yes
55	115-116	Record of conversation	26-Sep-2019	Partial release	Schedule 2 2.2(a)(ii)	Yes
<b>Total No of Docs</b>						
55						

**From:**"Nasr, Nancy"

**Sent:**30/07/2018 5:38 AM

**To:**"Corrigan, Megan" <Megan.Corrigan@act.gov.au>

**Cc:**"Curtin, Daniel" <Daniel.Curtin@act.gov.au>;"Corrigan, Margarete" <Margarete.Corrigan@act.gov.au>

**Subject:**18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis (qA719253) [SEC=UNCLASSIFIED]

**Attachments:**18\_21848 - AC Ministerial - (MIN\_2018\_003025 - CRM\_7284) - Yarralumla Community Hall - M Lewis.obr

Hi Megan,

Please find attached a link to a mini corro about YMCA leasing the Yarralumla Community Hall.

Please provide a response by Thursday 2/8.

Thank you

Nancy Nasr | Complaints Management Team | Team Leader

Phone: 02 6207 7129 | Email : [nancy.nasr@act.gov.au](mailto:nancy.nasr@act.gov.au)

Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

GPO Box 158, Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

**From:**"Fisk, Kaye" <Kaye.Fisk@act.gov.au> on behalf of "CMTEDD MLO" <CMTEDD.MLO@act.gov.au>

**Sent:**30/07/2018 11:57 AM

**To:**"AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>

**Subject:**CMTEDD ministerial - MIN:2018/003025-Letter from M Lewis to Minister Ramsay - Yarralumla Community Hall [SEC=UNCLASSIFIED]

**Attachments:**Letter from M Lewis to Minister Ramsay - Yarralumla Community Hall.tr5, CORRO MIN RS - Mr M Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED].msg, CORRO MIN RS - Mr M Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED].tr5

Hi

Please find attached a Ministerial for reply by Minister Ramsay.

Please review the attached and advise the MLO via [cmtedd.mlo@act.gov.au](mailto:cmtedd.mlo@act.gov.au) if this ministerial has been allocated incorrectly. This will allow redirection to the correct area without delay.

Due date to the Minister's Office is: 13 August 2018

\*\*\*To keep items progressing in the Record Action Tree please make sure that you reassign the next Action Placeholder step to the correct action officer AND then complete your action in "Show Actions/Procedures"\*\*\*

Thank you  
CMTEDD MLO  
Ext: 54058

Hi MLOs – for a reply by Minister Ramsay please.

Thanks

Kylie  
\*\*\*\*\*

Kylie Jenkins | Regulatory Services DLO

-----< HPE Content Manager record Information >-----

Record Number : MIN:2018/003025  
Title : MIN:2018/003025-Letter from M Lewis to Minister Ramsay - Yarralumla Community Hall

-----< HPE Content Manager record Information >-----

Record Number : MIN:2018/003025-001  
Title : CORRO MIN RS - Mr M Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

**From:** "Jenkins, Kylie" <Kylie.H.Jenkins@act.gov.au> on behalf of "ACDLO" <ACDLO@act.gov.au>  
**Sent:** 30/07/2018 11:14 AM  
**To:** "CMTEDD MLO" <CMTEDD.MLO@act.gov.au>; "AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>  
**Subject:** CORRO MIN RS - Mr M Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]  
**Attachments:** YRA to Gordon Ramsay YMCA Aux Hall 290718.docx

Hi MLOs – for a reply by Minister Ramsay please.

Thanks

Kylie

\*\*\*\*\*

**Kylie Jenkins** | Regulatory Services DLO  
Ph: 02 6205 4007 | Mob: 0466 029 193 | Email: [ACDLO@act.gov.au](mailto:ACDLO@act.gov.au)

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**From:** Mike Lewis [REDACTED]  
**Sent:** Sunday, 29 July 2018 11:05 AM  
**To:** RAMSAY <[RAMSAY@act.gov.au](mailto:RAMSAY@act.gov.au)>  
**Cc:** YRA Committee <[Committee@yarralumlaresidents.org.au](mailto:Committee@yarralumlaresidents.org.au)>; Yarralumla Residents Assoc. <[info@yarralumlaresidents.org.au](mailto:info@yarralumlaresidents.org.au)>  
**Subject:** Yarralumla Community Hall

Dear Minister

I attach a letter from the Yarralumla Residents Association regarding the community hall at the corner of Meuller and Loftus Streets Yarralumla.

I can be contacted on 0418 289 203 should you require any further information.

I look forward to your response.

Your sincerely

Michael Lewis  
Vice President  
Yarralumla Residents Association

Mr Gordon Ramsay MLA  
Minister for Regulatory Services  
ACT Assembly

ramsay@act.gov.au

Dear Minister

I am writing concerning the Community Hall located on the corner of Mueller St and Loftus St Yarralumla (Block 3 Section 53).

The building was originally established as a hall for the use of the Yarralumla community. It was subsequently leased to the Young Men's Christian Association of Canberra Inc and used by the YMCA Auxiliary for garage sales.

The last garage sale was held over five years ago in March 2013 and the building has not been used since for this or any other community/youth purpose. No maintenance has been undertaken and the building is now falling into a state of disrepair.

We understand that the concessional lease issued to the YMCA commencing on 20 May 2009 allows you to terminate the lease if the land is not used for a period of one year for the purpose for which the lease is granted.

Furthermore the lease requires the YMCA to maintain the building in a good state of repair.

Given the need for a community hall in Yarralumla the YRA considers that if the YMCA is not going to use the hall for community purposes or maintain it then they should be asked to surrender the lease or it should be resumed and the hall handed back to the community.

I would appreciate your view on what action the government is willing to take to return the hall to community use as originally intended.

Should you or your staff wish to discuss this matter I can be contacted on 0418 289 203.

Yours sincerely

Michael Lewis  
Vice President  
Yarralumla Residents Association

29 July 2018

**From:** "Jenkins, Kylie" <Kylie.H.Jenkins@act.gov.au> on behalf of "ACDLO" <ACDLO@act.gov.au>  
**Sent:** 30/07/2018 11:14 AM  
**To:** "CMTEDD MLO" <CMTEDD.MLO@act.gov.au>; "AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>  
**Subject:** CORRO MIN RS - Mr M Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]  
**Attachments:** YRA to Gordon Ramsay YMCA Aux Hall 290718.docx

Hi MLOs – for a reply by Minister Ramsay please.

Thanks

Kylie

\*\*\*\*\*

**Kylie Jenkins** | Regulatory Services DLO  
Ph: 02 6205 4007 | Mob: 0466 029 193 | Email: [ACDLO@act.gov.au](mailto:ACDLO@act.gov.au)

**From:** Mike Lewis [REDACTED]  
**Sent:** Sunday, 29 July 2018 11:05 AM  
**To:** RAMSAY <[RAMSAY@act.gov.au](mailto:RAMSAY@act.gov.au)>  
**Cc:** YRA Committee <[Committee@yarralumlaresidents.org.au](mailto:Committee@yarralumlaresidents.org.au)>; Yarralumla Residents Assoc. <[info@yarralumlaresidents.org.au](mailto:info@yarralumlaresidents.org.au)>  
**Subject:** Yarralumla Community Hall

Dear Minister

I attach a letter from the Yarralumla Residents Association regarding the community hall at the corner of Meuller and Loftus Streets Yarralumla.

I can be contacted on 0418 289 203 should you require any further information.

I look forward to your response.

Your sincerely

Michael Lewis  
Vice President  
Yarralumla Residents Association

**From:** "Corrigan, Megan" <Megan.Corrigan@act.gov.au>

**Sent:** 07/08/2018 10:27 AM

**To:** "Crossman, Louise" <Louise.Crossman@act.gov.au>

**Cc:** "Corrigan, Margarete" <Margarete.Corrigan@act.gov.au>; "AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>

**Subject:** FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis (qA719253) [SEC=UNCLASSIFIED]

**Attachments:** 18\_21848 - AC Ministerial - (MIN\_2018\_003025 - CRM\_7284) - Yarralumla....obr

**Importance:** High

Hi Louise

For Clearance

Thanks

Megan Corrigan | Manager, Building and Planning Compliance

Phone: 02 6207 7665 | Email: [megan.corrigan@act.gov.au](mailto:megan.corrigan@act.gov.au)

Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

Cosmopolitan Building, 21 Bowes Place, Woden ACT | GPO Box 1908 ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



**From:**"Crossman, Louise" <Louise.Crossman@act.gov.au>  
**Sent:**14/08/2018 4:53 PM  
**To:**"AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>  
**Cc:**"Corrigan, Margarete" <Margarete.Corrigan@act.gov.au>;"Corrigan, Megan" <Megan.Corrigan@act.gov.au>  
**Subject:**FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis (qA719253) [SEC=UNCLASSIFIED]  
**Attachments:**18\_21848 - AC Ministerial - (MIN\_2018\_003025 - CRM\_7284) - Yarralumla....obr  
**Importance:**High

Cleared

-----Original Message-----

From: Corrigan, Megan  
Sent: Tuesday, 7 August 2018 10:27 AM  
To: Crossman, Louise <Louise.Crossman@act.gov.au>  
Cc: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>; AC Ministerial CMT <ACMinisterialCMT@act.gov.au>  
Subject: FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis (qA719253) [SEC=UNCLASSIFIED]  
Importance: High

Hi Louise

For Clearance

Thanks

Megan Corrigan | Manager, Building and Planning Compliance  
Phone: 02 6207 7665 | Email: [megan.corrigan@act.gov.au](mailto:megan.corrigan@act.gov.au) Access Canberra | Chief Minister Treasury and Economic  
Development Directorate | ACT Government Cosmopolitan Building, 21 Bowes Place, Woden ACT | GPO Box 1908 ACT 2601 |  
[www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

**From:**"AC Ministerial CMT"

**Sent:**15/08/2018 1:54 AM

**To:**"Corrigan, Margarete" <Margarete.Corrigan@act.gov.au>

**Subject:**FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis (qA719253) [SEC=UNCLASSIFIED]

**Attachments:**18\_21848 - AC Ministerial - (MIN\_ 2018\_ 003025 - CRM\_ 7284) - Yarralumla....obr

**Importance:**High

Hi Margarete,

For Ben's clearance.

Thanks

Nancy Nasr | Complaints Management Team | Team Leader

Phone: 02 6207 7129 | Email : [nancy.nasr@act.gov.au](mailto:nancy.nasr@act.gov.au)

Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

GPO Box 158, Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

-----Original Message-----

From: Crossman, Louise

Sent: Tuesday, 14 August 2018 4:53 PM

To: AC Ministerial CMT <ACMinisterialCMT@act.gov.au>

Cc: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>; Corrigan, Megan <Megan.Corrigan@act.gov.au>

Subject: FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis (qA719253) [SEC=UNCLASSIFIED]

Importance: High

Cleared

-----Original Message-----

From: Corrigan, Megan

Sent: Tuesday, 7 August 2018 10:27 AM

To: Crossman, Louise <Louise.Crossman@act.gov.au>

Cc: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>; AC Ministerial CMT <ACMinisterialCMT@act.gov.au>

Subject: FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis (qA719253) [SEC=UNCLASSIFIED]

Importance: High

Hi Louise

For Clearance

Thanks

Megan Corrigan | Manager, Building and Planning Compliance

Phone: 02 6207 7665 | Email: [megan.corrigan@act.gov.au](mailto:megan.corrigan@act.gov.au) Access Canberra | Chief Minister Treasury and Economic

Development Directorate | ACT Government Cosmopolitan Building, 21 Bowes Place, Woden ACT | GPO Box 1908 ACT 2601 |

[www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

**From:** "Crossman, Louise" <Louise.Crossman@act.gov.au>  
**Sent:** 15/08/2018 8:57 AM  
**To:** "Hodshon, Gerard" <Gerard.Hodshon@act.gov.au>  
**Cc:** "AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>  
**Subject:** RE: Chasing 2 ministerials [DLM=Sensitive]

I thought I sent these ones yesterday, so they're ready to go – I'll have a look

---

**From:** Hodshon, Gerard  
**Sent:** Wednesday, 15 August 2018 8:07 AM  
**To:** Crossman, Louise <Louise.Crossman@act.gov.au>  
**Cc:** AC Ministerial CMT <ACMinisterialCMT@act.gov.au>  
**Subject:** Chasing 2 ministerials [DLM=Sensitive]

Hey there

Chasing:

MIN:2018/003025 Letter from M Lewis to Minister Ramsay - Yarralumla Community Hall

**Out of Scope**

If possible can I get by lunch today?

Ta  
Gez

Gerard Hodshon | Complaints Management Team | Manager  
Phone: 02 6205 1597 | Email : [gerard.hodshon@act.gov.au](mailto:gerard.hodshon@act.gov.au)  
Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government  
GPO Box 158, Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



**From:**"Corrigan, Margarete" <Margarete.Corrigan@act.gov.au>

**Sent:**16/08/2018 12:38 PM

**To:**"AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>

**Subject:**18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [SEC=UNCLASSIFIED]

**Attachments:**18\_21848 - AC Ministerial - (MIN\_2018\_003025 - CRM\_7284) - Yarralumla....obr

Hi CMT

Cleared by Ben Green and returned to CMT to progress.

Cheers

Margarete

-----Original Message-----

From: Green, Ben (ACTPLA)

Sent: Thursday, 16 August 2018 12:36 PM

To: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>

Subject: RE: FOR BG CLEARANCE: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [SEC=UNCLASSIFIED]

Cleared.

Cheers

Ben

-----Original Message-----

From: Corrigan, Margarete

Sent: Wednesday, 15 August 2018 11:55 AM

To: Green, Ben (ACTPLA) <Ben.Green@act.gov.au>

Subject: FOR BG CLEARANCE: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis

Importance: High

Hi Ben

For your clearance please.

Cheers

Margarete

-----Original Message-----

From: AC Ministerial CMT

Sent: Wednesday, 15 August 2018 11:54 AM

To: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>

Subject: FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis (qA719253) [SEC=UNCLASSIFIED]

Importance: High

Hi Margarete,

For Ben's clearance.

Thanks

Nancy Nasr | Complaints Management Team | Team Leader

Phone: 02 6207 7129 | Email : [nancy.nasr@act.gov.au](mailto:nancy.nasr@act.gov.au) Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government GPO Box 158, Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

-----Original Message-----

From: Crossman, Louise

Sent: Tuesday, 14 August 2018 4:53 PM

To: AC Ministerial CMT <ACMinisterialCMT@act.gov.au>

Cc: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>; Corrigan, Megan <Megan.Corrigan@act.gov.au>

Subject: FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis (qA719253) [SEC=UNCLASSIFIED]

Importance: High

Cleared

-----Original Message-----

From: Corrigan, Megan

Sent: Tuesday, 7 August 2018 10:27 AM

To: Crossman, Louise <Louise.Crossman@act.gov.au>

Cc: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>; AC Ministerial CMT <ACMinisterialCMT@act.gov.au>

Subject: FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis (qA719253) [SEC=UNCLASSIFIED]

Importance: High

Hi Louise

For Clearance

Thanks

Megan Corrigan | Manager, Building and Planning Compliance

Phone: 02 6207 7665 | Email: [megan.corrigan@act.gov.au](mailto:megan.corrigan@act.gov.au) Access Canberra | Chief Minister Treasury and Economic

Development Directorate | ACT Government Cosmopolitan Building, 21 Bowes Place, Woden ACT | GPO Box 1908 ACT 2601 |

[www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

**From:**"AC Ministerial CMT"

**Sent:**16/08/2018 2:58 AM

**To:**"McPherson, Alex" <Alex.McPherson@act.gov.au>

**Subject:**FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [SEC=UNCLASSIFIED]

**Attachments:**18\_21848 - AC Ministerial - (MIN\_ 2018\_ 003025 - CRM\_ 7284) - Yarralumla....obr

**Importance:**High

Hi Alex,

For your urgent Clearance please.

Thanks

Nancy Nasr | Complaints Management Team | Team Leader

Phone: 02 6207 7129 | Email : nancy.nasr@act.gov.au

Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

GPO Box 158, Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

-----Original Message-----

From: Corrigan, Margarete

Sent: Thursday, 16 August 2018 12:38 PM

To: AC Ministerial CMT <ACMinisterialCMT@act.gov.au>

Subject: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [SEC=UNCLASSIFIED]

Hi CMT

Cleared by Ben Green and returned to CMT to progress.

Cheers

Margarete

-----Original Message-----

From: Green, Ben (ACTPLA)

Sent: Thursday, 16 August 2018 12:36 PM

To: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>

Subject: RE: FOR BG CLEARANCE: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [SEC=UNCLASSIFIED]

Cleared.

Cheers

Ben

-----Original Message-----

From: Corrigan, Margarete

Sent: Wednesday, 15 August 2018 11:55 AM

To: Green, Ben (ACTPLA) <Ben.Green@act.gov.au>

Subject: FOR BG CLEARANCE: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis

Importance: High

Hi Ben

For your clearance please.

Cheers

Margarete

-----Original Message-----

From: AC Ministerial CMT

Sent: Wednesday, 15 August 2018 11:54 AM

To: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>

Subject: FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis (qA719253) [SEC=UNCLASSIFIED]

Importance: High

Hi Margarete,

For Ben's clearance.

Thanks

Nancy Nasr | Complaints Management Team | Team Leader

Phone: 02 6207 7129 | Email : [nancy.nasr@act.gov.au](mailto:nancy.nasr@act.gov.au) Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government GPO Box 158, Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

-----Original Message-----

From: Crossman, Louise

Sent: Tuesday, 14 August 2018 4:53 PM

To: AC Ministerial CMT <ACMinisterialCMT@act.gov.au>

Cc: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>; Corrigan, Megan <Megan.Corrigan@act.gov.au>

Subject: FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis (qA719253) [SEC=UNCLASSIFIED]

Importance: High

Cleared

-----Original Message-----

From: Corrigan, Megan

Sent: Tuesday, 7 August 2018 10:27 AM

To: Crossman, Louise <Louise.Crossman@act.gov.au>

Cc: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>; AC Ministerial CMT <ACMinisterialCMT@act.gov.au>

Subject: FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis (qA719253) [SEC=UNCLASSIFIED]

Importance: High

Hi Louise

For Clearance

Thanks

Megan Corrigan | Manager, Building and Planning Compliance

Phone: 02 6207 7665 | Email: [megan.corrigan@act.gov.au](mailto:megan.corrigan@act.gov.au) Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government Cosmopolitan Building, 21 Bowes Place, Woden ACT | GPO Box 1908 ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

**From:** "McPherson, Alex" <Alex.McPherson@act.gov.au>  
**Sent:** 16/08/2018 1:15 PM  
**To:** "AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>  
**Subject:** RE: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [SEC=UNCLASSIFIED]

Thanks Nancy.  
Minor changes made and good to go.  
Alex

-----Original Message-----

From: AC Ministerial CMT  
Sent: Thursday, 16 August 2018 12:59 PM  
To: McPherson, Alex <Alex.McPherson@act.gov.au>  
Subject: FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [SEC=UNCLASSIFIED]  
Importance: High

Hi Alex,

For your urgent Clearance please.

Thanks

Nancy Nasr | Complaints Management Team | Team Leader  
Phone: 02 6207 7129 | Email : [nancy.nasr@act.gov.au](mailto:nancy.nasr@act.gov.au) Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government GPO Box 158, Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

-----Original Message-----

From: Corrigan, Margarete  
Sent: Thursday, 16 August 2018 12:38 PM  
To: AC Ministerial CMT <ACMinisterialCMT@act.gov.au>  
Subject: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [SEC=UNCLASSIFIED]

Hi CMT

Cleared by Ben Green and returned to CMT to progress.

Cheers

Margarete

-----Original Message-----

From: Green, Ben (ACTPLA)  
Sent: Thursday, 16 August 2018 12:36 PM  
To: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>  
Subject: RE: FOR BG CLEARANCE: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [SEC=UNCLASSIFIED]

Cleared.

Cheers  
Ben

-----Original Message-----

From: Corrigan, Margarete  
Sent: Wednesday, 15 August 2018 11:55 AM  
To: Green, Ben (ACTPLA) <Ben.Green@act.gov.au>  
Subject: FOR BG CLEARANCE: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall -



M Lewis  
Importance: High

Hi Ben

For your clearance please.

Cheers

Margarete

-----Original Message-----

From: AC Ministerial CMT  
Sent: Wednesday, 15 August 2018 11:54 AM  
To: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>  
Subject: FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis (qA719253) [SEC=UNCLASSIFIED]  
Importance: High

Hi Margarete,

For Ben's clearance.

Thanks

Nancy Nasr | Complaints Management Team | Team Leader  
Phone: 02 6207 7129 | Email : [nancy.nasr@act.gov.au](mailto:nancy.nasr@act.gov.au) Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government GPO Box 158, Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

-----Original Message-----

From: Crossman, Louise  
Sent: Tuesday, 14 August 2018 4:53 PM  
To: AC Ministerial CMT <ACMinisterialCMT@act.gov.au>  
Cc: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>; Corrigan, Megan <Megan.Corrigan@act.gov.au>  
Subject: FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis (qA719253) [SEC=UNCLASSIFIED]  
Importance: High

Cleared

-----Original Message-----

From: Corrigan, Megan  
Sent: Tuesday, 7 August 2018 10:27 AM  
To: Crossman, Louise <Louise.Crossman@act.gov.au>  
Cc: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>; AC Ministerial CMT <ACMinisterialCMT@act.gov.au>  
Subject: FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis (qA719253) [SEC=UNCLASSIFIED]  
Importance: High

Hi Louise

For Clearance

Thanks

Megan Corrigan | Manager, Building and Planning Compliance  
Phone: 02 6207 7665 | Email: [megan.corrigan@act.gov.au](mailto:megan.corrigan@act.gov.au) Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government Cosmopolitan Building, 21 Bowes Place, Woden ACT | GPO Box 1908 ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

**From:**"AC Ministerial CMT"

**Sent:**27/08/2018 6:32 AM

**To:**"Corrigan, Megan" <Megan.Corrigan@act.gov.au>

**Cc:**"Corrigan, Margarete" <Margarete.Corrigan@act.gov.au>;"Curtin, Daniel" <Daniel.Curtin@act.gov.au>

**Subject:**2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

**Attachments:**FW: Yarralumla Community Hall [SEC=UNCLASSIFIED], 18\_21848 - AC Ministerial - (MIN\_2018\_003025 - CRM\_7284) - Yarralumla....obr

Hi Meagan,

Mr Lewis has written again.

Note: EPSDD input below was received today.

Would you mind reviewing the attached ministerial in light of the information provided by EPSDD.

Additionally, can you provide any update on the investigation?

Mr Lewis has provided the Ministers office with the attached photos.

Ministers office have requested a quick turn around on this one please.

Apologies for the crap notice, can we aim for tomorrow please.

Ta,

Gez

-----Original Message-----

From: Bell, Kevin

Sent: Monday, 27 August 2018 3:00 PM

To: AC Ministerial CMT <ACMinisterialCMT@act.gov.au>

Subject: FW: 2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

-----Original Message-----

From: EPSDD DLO

Sent: Monday, 27 August 2018 2:55 PM

To: Bell, Kevin <Kevin.Bell@act.gov.au>

Subject: RE: 2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Kev,

EPSD input is below.

- The Crown lease over block 3 section 53 Yarralumla is a concessional lease.
- The purpose of the lease is to use the premises only for a community/youth centre.
- The lessee would be entitled to sublease the premises to another concessional user, provided approval was first obtained from the planning and land authority under section 265 of the Planning and Development Act 2007.
- Any action in relation to the lease provisions, such as allegations of untidiness, would need to be referred to Access Canberra for consideration.

Kind Regards

Kim Bailey | EPSD DLO

#54521

-----Original Message-----

From: Bell, Kevin

Sent: Wednesday, 22 August 2018 8:17 AM

To: EPSDD DLO <EPSDDDDLO@act.gov.au>

Subject: MIN:2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Kim

Good morning. I have attached the copy as discussed yesterday but I'm not sure what else needs changing on this letter. Can you pls check on the pdf that says EPSDD will know thanks and make any necessary changes.

Thanks  
Kev

**From:** "Bell, Kevin" <Kevin.Bell@act.gov.au> on behalf of "ACDLO" <ACDLO@act.gov.au>  
**Sent:** 27/08/2018 11:31 AM  
**To:** "Hodshon, Gerard" <Gerard.Hodshon@act.gov.au>  
**Subject:** FW: Yarralumla Community Hall [SEC=UNCLASSIFIED]  
**Attachments:** YRA to Gordon Ramsay YMCA Aux Hall 290718.docx, IMG\_1586.JPG, IMG\_1589.JPG, IMG\_1592.JPG

As per my voice mail thanks Gez

From: RAMSAY  
Sent: Monday, 27 August 2018 9:52 AM  
To: ACDLO <ACDLO@act.gov.au>  
Subject: FW: Yarralumla Community Hall

Hi Kev,

Do we know how far off a response is for Mr Lewis on this one?

Thanks

Sharyn

From: Mike Lewis [mailto: ]  
Sent: Saturday, 25 August 2018 6:18 PM  
To: RAMSAY <RAMSAY@act.gov.au>  
Cc: YRA Committee <Committee@yarralumlaresidents.org.au>; Yarralumla Residents Assoc. <info@yarralumlaresidents.org.au>  
Subject: Fw: Yarralumla Community Hall

Dear Minister

I do not appear to have had a response to my to my earlier letter of 29 July 2018 regarding the YMCA Auxiliary Hall in Yarralumla.

For your information I have attached a number of photographs illustrating the current derelict state of the building.

Since I wrote to you we have been contacted by the Yarralumla Tennis Club who have also expressed their concern about the state of the building and are keen to see it used for community purposes.

Yours sincerely

Michael Lewis

President

Yarralumla Residents Association

From: Mike Lewis

Sent: Sunday, July 29, 2018 11:05 AM

To: ramsay@act.gov.au

Cc: YRA Committee ; Yarralumla Residents Assoc.

Subject: Yarralumla Community Hall

Dear Minister

I attach a letter from the Yarralumla Residents Association regarding the community hall at the corner of Meuller and Loftus Streets Yarralumla.

I can be contacted on 0418 289 203 should you require any further information.

I look forward to your response.

Your sincerely

Michael Lewis

Vice President

Yarralumla Residents Association





Mr Gordon Ramsay MLA  
Minister for Regulatory Services  
ACT Assembly

ramsay@act.gov.au

Dear Minister

I am writing concerning the Community Hall located on the corner of Mueller St and Loftus St Yarralumla (Block 3 Section 53).

The building was originally established as a hall for the use of the Yarralumla community. It was subsequently leased to the Young Men's Christian Association of Canberra Inc and used by the YMCA Auxiliary for garage sales.

The last garage sale was held over five years ago in March 2013 and the building has not been used since for this or any other community/youth purpose. No maintenance has been undertaken and the building is now falling into a state of disrepair.

We understand that the concessional lease issued to the YMCA commencing on 20 May 2009 allows you to terminate the lease if the land is not used for a period of one year for the purpose for which the lease is granted.

Furthermore the lease requires the YMCA to maintain the building in a good state of repair.

Given the need for a community hall in Yarralumla the YRA considers that if the YMCA is not going to use the hall for community purposes or maintain it then they should be asked to surrender the lease or it should be resumed and the hall handed back to the community.

I would appreciate your view on what action the government is willing to take to return the hall to community use as originally intended.

Should you or your staff wish to discuss this matter I can be contacted on 0418 289 203.

Yours sincerely

Michael Lewis  
Vice President  
Yarralumla Residents Association

29 July 2018



YMCA  
Build strong PEOPLE  
strong FAMILIES  
strong COMMUNITIES  
**YMCA of Canberra  
AUXILIARY**

YMCA  
Build strong PEOPLE  
strong FAMILIES  
strong COMMUNITIES  
**Next Monster  
GARAGE SALE**  
SAT

26  
OUTER WALL

26  
OUTER WALL





YMCA of Canberra  
AUXILIARY

Handwritten graffiti on the wall, possibly including the number "77".





**From:** "Bell, Kevin" <Kevin.Bell@act.gov.au>

**Sent:** 27/08/2018 2:59 PM

**To:** "AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>

**Subject:** FW: 2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

-----Original Message-----

From: EPSDD DLO

Sent: Monday, 27 August 2018 2:55 PM

To: Bell, Kevin <Kevin.Bell@act.gov.au>

Subject: RE: 2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Kev,

EPSD input is below.

- The Crown lease over block 3 section 53 Yarralumla is a concessional lease.
- The purpose of the lease is to use the premises only for a community/youth centre.
- The lessee would be entitled to sublease the premises to another concessional user, provided approval was first obtained from the planning and land authority under section 265 of the Planning and Development Act 2007.
- Any action in relation to the lease provisions, such as allegations of untidiness, would need to be referred to Access Canberra for consideration.

Kind Regards

Kim Bailey | EPSD DLO

#54521

-----Original Message-----

From: Bell, Kevin

Sent: Wednesday, 22 August 2018 8:17 AM

To: EPSDD DLO <EPSDDDLO@act.gov.au>

Subject: MIN:2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Kim

Good morning. I have attached the copy as discussed yesterday but I'm not sure what else needs changing on this letter. Can you pls check on the pdf that says EPSDD will know thanks and make any necessary changes.

Thanks

Kev

**From:** "White, Michael" <Michael.White@act.gov.au>  
**Sent:** 27/08/2018 10:21 AM  
**To:** "RAMSAY" <RAMSAY@act.gov.au>; "ACDLO" <ACDLO@act.gov.au>  
**Subject:** Re: YMCA Breach of lease purpose

Hi guys,

Can we provide a super short reply to this one for Minister Gentleman's signature.

Please use the same opening as the last one to the YRA. If we know the status of the review it will be good to include. Re enforcement action happy for it to say we will confident it as necessary closer to the date.

**Michael White**

**Adviser**

Office of Gordon Ramsay MLA | Member for Ginninderra  
Attorney-General  
Minister for the Arts and Cultural Events  
Minister for Building Quality Improvement  
Minister for Business and Regulatory Services  
Minister for Seniors and Veterans  
Phone: [6205 7101](tel:62057101) | Email: [michael.white@act.gov.au](mailto:michael.white@act.gov.au)

On 27 Aug 2018, at 9:52 am, RAMSAY <[RAMSAY@act.gov.au](mailto:RAMSAY@act.gov.au)> wrote:

Hi Michael,

Were you dealing with this one?

Thanks  
Sharyn

---

**From:** Mike Lewis [REDACTED]  
**Sent:** Saturday, 25 August 2018 6:22 PM  
**To:** RAMSAY <[RAMSAY@act.gov.au](mailto:RAMSAY@act.gov.au)>  
**Cc:** LEE <[LEE@parliament.act.gov.au](mailto:LEE@parliament.act.gov.au)>; YRA Committee <[Committee@yarralumlaresidents.org.au](mailto:Committee@yarralumlaresidents.org.au)>; Yarralumla Residents Assoc. <[info@yarralumlaresidents.org.au](mailto:info@yarralumlaresidents.org.au)>  
**Subject:** Fw: YMCA Breach of lease purpose

Dear Minister

I would be grateful for your response to the email below.

Yours sincerely

Michael Lewis  
President  
Yarralumla Residents Association

**From:** Mike Lewis  
**Sent:** Wednesday, August 8, 2018 12:43 PM  
**To:** RAMSAY Gordon  
**Cc:** [lee@parliament.act.gov.au](mailto:lee@parliament.act.gov.au) ; YRA Committee ; Yarralumla Residents Assoc.  
**Subject:** YMCA Breach of lease purpose

Dear Minister

I refer to your response to a Question on Notice (No 937) from Elizabeth Lee MLA regarding the breach of the lease purpose clause by the YMCA at their premises at 35 Alexandrina Drive Yarralumla.

In your response to Ms Lee you advised that the YMCA had been given approval to continue operating as they have been until the outcome of their national review is completed or until 31 December 2018, whichever comes first. You further advised that Access Canberra was committed to regularly liaising with the YMCA to ensure that they would achieve full compliance as soon as practicable.

The Annual General Meeting of the Yarralumla Residents Association will be held next Tuesday August 14. At the meeting we would like to give members an update on the status of the national review and the action taken by Access Canberra to ensure compliance. We would also appreciate your advice as to the proposed action to be taken by Access Canberra in the event that the outcome of the national review is not completed by 31 December 2018.

I apologise for the short notice.

Yours sincerely

Michael Lewis  
Vice President  
Yarralumla Residents Association

**From:**"Corrigan, Megan" <Megan.Corrigan@act.gov.au>

**Sent:**29/08/2018 3:45 PM

**To:**"Curtin, Daniel" <Daniel.Curtin@act.gov.au>;"Crossman, Louise" <Louise.Crossman@act.gov.au>

**Cc:**"AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>;"Corrigan, Margarete" <Margarete.Corrigan@act.gov.au>

**Subject:**FW: 2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

**Attachments:**FW: Yarralumla Community Hall [SEC=UNCLASSIFIED], 18\_21848 - AC Ministerial - (MIN\_2018\_003025 - CRM\_7284) - Yarralumla....obr

Hi all

DLO is chasing this one

Thanks

Megan Corrigan | Manager, Building and Planning Compliance

Phone: 02 6207 7665 | Email: [megan.corrigan@act.gov.au](mailto:megan.corrigan@act.gov.au)

Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

Cosmopolitan Building, 21 Bowes Place, Woden ACT | GPO Box 1908 ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

-----Original Message-----

From: Corrigan, Megan

Sent: Tuesday, 28 August 2018 8:23 AM

To: Curtin, Daniel <Daniel.Curtin@act.gov.au>

Cc: Crossman, Louise <Louise.Crossman@act.gov.au>

Subject: FW: 2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

For review

Thanks

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Sent: Monday, 27 August 2018 4:32 PM

To: Corrigan, Megan <Megan.Corrigan@act.gov.au>

Cc: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>; Curtin, Daniel <Daniel.Curtin@act.gov.au>

Subject: 2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Meagan,

Mr Lewis has written again.

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Additionally, can you provide any update on the investigation?

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Ministers office have requested a quick turn around on this one please.

Apologies for the crap notice, can we aim for tomorrow please.

Ta,

Gez

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From: Bell, Kevin

Sent: Monday, 27 August 2018 3:00 PM

To: AC Ministerial CMT <ACMinisterialCMT@act.gov.au>

Subject: FW: 2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

-----Original Message-----

From: EPSDD DLO

Sent: Monday, 27 August 2018 2:55 PM

To: Bell, Kevin <Kevin.Bell@act.gov.au>

Subject: RE: 2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Kev,

EPSD input is below.

- . The Crown lease over block 3 section 53 Yarralumla is a concessional lease.
- . The purpose of the lease is to use the premises only for a community/youth centre.
- . The lessee would be entitled to sublease the premises to another concessional user, provided approval was first obtained from the planning and land authority under section 265 of the Planning and Development Act 2007.
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Kind Regards

Kim Bailey | EPSD DLO

#54521

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Sent: Wednesday, 22 August 2018 8:17 AM

To: EPSDD DLO <EPSDDDDLO@act.gov.au>

Subject: MIN:2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Kim

Good morning. I have attached the copy as discussed yesterday but I'm not sure what else needs changing on this letter. Can you pls check on the pdf that says EPSDD will know thanks and make any necessary changes.

Thanks

Kev



**From:**"AC Ministerial CMT"  
**Sent:**29/08/2018 4:58 AM  
**To:**"Corrigan, Megan" <Megan.Corrigan@act.gov.au>  
**Subject:**RE: 2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Sorry to nag - any word on this one?

Ta  
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Hi Gez,

Yep flicked that one through Dan and Louise yesterday. I will see where it is up to

Thanks

Megan Corrigan | Manager, Building and Planning Compliance  
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**From:** "AC Ministerial CMT"  
**Sent:** 29/08/2018 5:09 AM  
**To:** "ACDLO" <ACDLO@act.gov.au>  
**Subject:** RE: URGENT: Yarralumla Community Hall [SEC=UNCLASSIFIED]

I am chasing

This is getting a re-write with updated information. Have pinged Megan Corrigan.

Can you clarify why the original Gentleman corro isn't being used? I think something is being confused here.

Ta  
Gez

---

**From:** Aquilina, Audrey **On Behalf Of** ACDLO  
**Sent:** Wednesday, 29 August 2018 12:08 PM  
**To:** AC Ministerial CMT <ACMinisterialCMT@act.gov.au>  
**Subject:** URGENT: Yarralumla Community Hall [SEC=UNCLASSIFIED]

Guys...any news on where this is at please? Office is chasing.

I can see it on TRIM 2018/003025 and looks like it went to Minister Gentleman and adviser had comments. Do you have it with you? Do you have the comments?

A

Audrey Aquilina | A/g Directorate Liaison Officer – Business and Regulatory Services  
Phone: 02 6207 4442 | Email: [acdlo@act.gov.au](mailto:acdlo@act.gov.au)  
Access Canberra | ACT Government  
GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

---

**From:** Mike Lewis [REDACTED]  
**Sent:** Saturday, 25 August 2018 6:18 PM  
**To:** RAMSAY <[RAMSAY@act.gov.au](mailto:RAMSAY@act.gov.au)>  
**Cc:** YRA Committee <[Committee@yarralumlaresidents.org.au](mailto:Committee@yarralumlaresidents.org.au)>; Yarralumla Residents Assoc. <[info@yarralumlaresidents.org.au](mailto:info@yarralumlaresidents.org.au)>  
**Subject:** Fw: Yarralumla Community Hall

Dear Minister

I do not appear to have had a response to my to my earlier letter of 29 July 2018 regarding the YMCA Auxiliary Hall in Yarralumla.

For your information I have attached a number of photographs illustrating the current derelict state of the building.

Since I wrote to you we have been contacted by the Yarralumla Tennis Club who have also expressed their concern about the state of the building and are keen to see it used for community purposes.

Yours sincerely

Michael Lewis

President  
Yarralumla Residents Association

**From:** Mike Lewis  
**Sent:** Sunday, July 29, 2018 11:05 AM  
**To:** [ramsay@act.gov.au](mailto:ramsay@act.gov.au)  
**Cc:** YRA Committee ; Yarralumla Residents Assoc.  
**Subject:** Yarralumla Community Hall

Dear Minister

I attach a letter from the Yarralumla Residents Association regarding the community hall at the corner of Meuller and Loftus Streets Yarralumla.

I can be contacted on 0418 289 203 should you require any further information.

I look forward to your response.

Your sincerely

Michael Lewis  
Vice President  
Yarralumla Residents Association

**From:** "Aquilina, Audrey" <Audrey.Aquilina@act.gov.au> on behalf of "ACDLO" <ACDLO@act.gov.au>  
**Sent:** 29/08/2018 12:07 PM  
**To:** "AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>  
**Subject:** URGENT: Yarralumla Community Hall [SEC=UNCLASSIFIED]  
**Attachments:** YRA to Gordon Ramsay YMCA Aux Hall 290718.docx, IMG\_1586.JPG, IMG\_1589.JPG, IMG\_1592.JPG

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Audrey Aquilina | A/g Directorate Liaison Officer – Business and Regulatory Services  
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**From:** "Aquilina, Audrey" <Audrey.Aquilina@act.gov.au> on behalf of "ACDLO" <ACDLO@act.gov.au>  
**Sent:** 30/08/2018 11:43 AM  
**To:** "AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>  
**Subject:** FW: 2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]  
**Attachments:** FW: Yarralumla Community Hall [SEC=UNCLASSIFIED], 18\_21848 - AC Ministerial - (MIN\_ 2018\_003025 - CRM\_ 7284) - Yarralumla....obr, Gordon Ramsay MLA - Yarralumla Community Hall - M Lewis.docx

I'm ignoring this until I get from you

Audrey Aquilina | A/g Directorate Liaison Officer – Business and Regulatory Services  
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-----Original Message-----

From: Curtin, Daniel  
Sent: Thursday, 30 August 2018 11:33 AM  
To: Green, Ben (ACTPLA) <Ben.Green@act.gov.au>  
Cc: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>; AC Ministerial CMT <ACMinisterialCMT@act.gov.au>; ACDLO <ACDLO@act.gov.au>  
Subject: FW: 2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Ben

For review and clearance pls.

Thx  
Dan

-----Original Message-----

From: Crossman, Louise  
Sent: Thursday, 30 August 2018 11:26 AM  
To: Curtin, Daniel <Daniel.Curtin@act.gov.au>  
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For your clearance

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Cc: AC Ministerial CMT <ACMinisterialCMT@act.gov.au>; Corrigan, Margarete <Margarete.Corrigan@act.gov.au>  
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Thanks

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## Gordon Ramsay MLA

---

Member for Ginninderra

Attorney-General

Minister for Regulatory Services

Minister for the Arts and Community Events

Minister for Veterans and Seniors

Mr Michael Lewis

Yarralumla Residents Association

Via email: [REDACTED]

Dear Mr Lewis

Thank you for your letter of 29 July 2018 about the Yarralumla Community Hall and for bringing this matter to the attention of myself and Access Canberra

Access Canberra has reviewed the information you have provided against our records. Access Canberra aims to adopt the right regulatory response for the right situation, and will aim to encourage voluntary compliance in the first instance. Access Canberra will attempt to work with the lessee to comply with their lease requirements. Access Canberra may not take regulatory action if the lessee achieves voluntary compliance.

Further information about the Access Canberra Accountability Commitment, which outlines Access Canberra's regulatory approach, is available at [www.accesscanberra.act.gov.au](http://www.accesscanberra.act.gov.au) by searching 'Accountability Commitment'.

Access Canberra will advise you of the outcome; however, if you would like to discuss this matter further please contact Ms Jo Howard, Investigator, Building and Planning Compliance, Access Canberra on 02 6207 6319 or at [acbuildingandplanningcompliance@act.gov.au](mailto:acbuildingandplanningcompliance@act.gov.au).

Thank you for bringing this matter to my attention.

Yours sincerely

Gordon Ramsay MLA

### AUSTRALIAN CAPITAL TERRITORY LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601, Australia GPO Box 1020, Canberra ACT 2601, Australia  
Phone +61 2 6205 2615 Email [ramsay@act.gov.au](mailto:ramsay@act.gov.au)



@Gordon\_R\_Ramsay



Gordon Ramsay MLA

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Subject: FW: 2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

-----Original Message-----

From: EPSDD DLO  
Sent: Monday, 27 August 2018 2:55 PM  
To: Bell, Kevin <Kevin.Bell@act.gov.au>  
Subject: RE: 2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Kev,

EPSD input is below.

- The Crown lease over block 3 section 53 Yarralumla is a concessional lease.
- The purpose of the lease is to use the premises only for a community/youth centre.
- The lessee would be entitled to sublease the premises to another concessional user, provided approval was first obtained from the planning and land authority under section 265 of the Planning and Development Act 2007.
- Any action in relation to the lease provisions, such as allegations of untidiness, would need to be referred to Access Canberra for consideration.

Kind Regards  
Kim Bailey | EPSD DLO  
#54521

-----Original Message-----

From: Bell, Kevin  
Sent: Wednesday, 22 August 2018 8:17 AM  
To: EPSDD DLO <EPSDDDDLO@act.gov.au>  
Subject: MIN:2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Kim

Good morning. I have attached the copy as discussed yesterday but I'm not sure what else needs changing on this letter. Can you pls check on the pdf that says EPSDD will know thanks and make any necessary changes.

Thanks

**From:** "AC Ministerial CMT"  
**Sent:** 30/08/2018 12:04 AM  
**To:** "ACDLO" <ACDLO@act.gov.au>  
**Subject:** RE: URGENT: Yarralumla Community Hall [SEC=UNCLASSIFIED]

Can you send me a scan of the marked up copy pls

---

**From:** Aquilina, Audrey **On Behalf Of** ACDLO  
**Sent:** Thursday, 30 August 2018 9:12 AM  
**To:** AC Ministerial CMT <ACMinisterialCMT@act.gov.au>  
**Subject:** RE: URGENT: Yarralumla Community Hall [SEC=UNCLASSIFIED]

What I have in the folder here is the original gentleman corro. It just has questions on it. Do you have the comments?

Ramsay is being chased as original corro sent to him.

**Audrey Aquilina | A/g Directorate Liaison Officer – Business and Regulatory Services**  
Phone: 02 6207 4442 | Email: [acdlo@act.gov.au](mailto:acdlo@act.gov.au)  
**Access Canberra | ACT Government**  
GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** AC Ministerial CMT  
**Sent:** Wednesday, 29 August 2018 3:10 PM  
**To:** ACDLO <ACDLO@act.gov.au>  
**Subject:** RE: URGENT: Yarralumla Community Hall [SEC=UNCLASSIFIED]

I am chasing

This is getting a re-write with updated information. Have pinged Megan Corrigan.

Can you clarify why the original Gentleman corro isn't being used? I think something is being confused here.

Ta  
Gez

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**Subject:** URGENT: Yarralumla Community Hall [SEC=UNCLASSIFIED]

Guys...any news on where this is at please? Office is chasing.

I can see it on TRIM 2018/003025 and looks like it went to Minister Gentleman and adviser had comments. Do you have it with you? Do you have the comments?

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GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)



**From:** Mike Lewis [REDACTED]  
**Sent:** Saturday, 25 August 2018 6:18 PM  
**To:** RAMSAY <[RAMSAY@act.gov.au](mailto:RAMSAY@act.gov.au)>  
**Cc:** YRA Committee <[Committee@yarralumlaresidents.org.au](mailto:Committee@yarralumlaresidents.org.au)>; Yarralumla Residents Assoc. <[info@yarralumlaresidents.org.au](mailto:info@yarralumlaresidents.org.au)>  
**Subject:** Fw: Yarralumla Community Hall

Dear Minister

I do not appear to have had a response to my to my earlier letter of 29 July 2018 regarding the YMCA Auxiliary Hall in Yarralumla.

For your information I have attached a number of photographs illustrating the current derelict state of the building.

Since I wrote to you we have been contacted by the Yarralumla Tennis Club who have also expressed their concern about the state of the building and are keen to see it used for community purposes.

Yours sincerely

Michael Lewis  
President  
Yarralumla Residents Association

**From:** Mike Lewis  
**Sent:** Sunday, July 29, 2018 11:05 AM  
**To:** [ramsay@act.gov.au](mailto:ramsay@act.gov.au)  
**Cc:** YRA Committee ; Yarralumla Residents Assoc.  
**Subject:** Yarralumla Community Hall

Dear Minister

I attach a letter from the Yarralumla Residents Association regarding the community hall at the corner of Meuller and Loftus Streets Yarralumla.

I can be contacted on 0418 289 203 should you require any further information.

I look forward to your response.

Your sincerely

Michael Lewis  
Vice President  
Yarralumla Residents Association

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I look forward to your response.

Your sincerely

Michael Lewis  
Vice President  
Yarralumla Residents Association

**From:**"Corrigan, Margarete" <Margarete.Corrigan@act.gov.au>  
**Sent:**04/09/2018 1:21 PM  
**To:**"Curtin, Daniel" <Daniel.Curtin@act.gov.au>;"Crossman, Louise" <Louise.Crossman@act.gov.au>  
**Cc:**"AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>  
**Subject:**18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis  
**Attachments:**18\_21848 - AC Ministerial - (MIN\_2018\_003025 - CRM\_7284) - Yarralumla....obr

Hi Dan and Louise

Here's the link if you need to amend the response as a result of addressing Ben's comment below.

Cheers

Margarete

-----Original Message-----

From: Green, Ben (ACTPLA)  
Sent: Tuesday, 4 September 2018 11:53 AM  
To: Curtin, Daniel <Daniel.Curtin@act.gov.au>; Crossman, Louise <Louise.Crossman@act.gov.au>  
Cc: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>  
Subject: RE: 2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi,

This matter raises issues with the state of the building on the land. Have we done an inspection? If not can we ask someone to swing past today so we can address this part of the correspondence.

Thanks  
Ben

-----Original Message-----

From: Curtin, Daniel  
Sent: Thursday, 30 August 2018 11:33 AM  
To: Green, Ben (ACTPLA) <Ben.Green@act.gov.au>  
Cc: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>; AC Ministerial CMT <ACMinisterialCMT@act.gov.au>; ACDLO <ACDLO@act.gov.au>  
Subject: FW: 2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Ben

For review and clearance pls.

Thx  
Dan

-----Original Message-----

From: Crossman, Louise  
Sent: Thursday, 30 August 2018 11:26 AM  
To: Curtin, Daniel <Daniel.Curtin@act.gov.au>  
Subject: FW: 2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

For your clearance

-----Original Message-----

From: Corrigan, Megan  
Sent: Wednesday, 29 August 2018 3:45 PM  
To: Curtin, Daniel <Daniel.Curtin@act.gov.au>; Crossman, Louise <Louise.Crossman@act.gov.au>  
Cc: AC Ministerial CMT <ACMinisterialCMT@act.gov.au>; Corrigan, Margarete <Margarete.Corrigan@act.gov.au>  
Subject: FW: 2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi all

DLO is chasing this one

Thanks

Megan Corrigan | Manager, Building and Planning Compliance  
Phone: 02 6207 7665 | Email: [megan.corrigan@act.gov.au](mailto:megan.corrigan@act.gov.au) Access Canberra | Chief Minister Treasury and Economic  
Development Directorate | ACT Government Cosmopolitan Building, 21 Bowes Place, Woden ACT | GPO Box 1908 ACT 2601 |  
[www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

-----Original Message-----

From: Corrigan, Megan  
Sent: Tuesday, 28 August 2018 8:23 AM  
To: Curtin, Daniel <[Daniel.Curtin@act.gov.au](mailto:Daniel.Curtin@act.gov.au)>  
Cc: Crossman, Louise <[Louise.Crossman@act.gov.au](mailto:Louise.Crossman@act.gov.au)>  
Subject: FW: 2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

For review

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Development Directorate | ACT Government Cosmopolitan Building, 21 Bowes Place, Woden ACT | GPO Box 1908 ACT 2601 |  
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-----Original Message-----

From: AC Ministerial CMT  
Sent: Monday, 27 August 2018 4:32 PM  
To: Corrigan, Megan <[Megan.Corrigan@act.gov.au](mailto:Megan.Corrigan@act.gov.au)>  
Cc: Corrigan, Margarete <[Margarete.Corrigan@act.gov.au](mailto:Margarete.Corrigan@act.gov.au)>; Curtin, Daniel <[Daniel.Curtin@act.gov.au](mailto:Daniel.Curtin@act.gov.au)>  
Subject: 2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Meagan,

Mr Lewis has written again.

Note: EPSDD input below was received today.

Would you mind reviewing the attached ministerial in light of the information provided by EPSDD.

Additionally, can you provide any update on the investigation?

Mr Lewis has provided the Ministers office with the attached photos.

Ministers office have requested a quick turn around on this one please.

Apologies for the crap notice, can we aim for tomorrow please.

Ta,  
Gez

-----Original Message-----

From: Bell, Kevin  
Sent: Monday, 27 August 2018 3:00 PM  
To: AC Ministerial CMT <[ACMinisterialCMT@act.gov.au](mailto:ACMinisterialCMT@act.gov.au)>  
Subject: FW: 2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

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From: EPSDD DLO  
Sent: Monday, 27 August 2018 2:55 PM  
To: Bell, Kevin <[Kevin.Bell@act.gov.au](mailto:Kevin.Bell@act.gov.au)>

Subject: RE: 2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Kev,

EPSD input is below.

- The Crown lease over block 3 section 53 Yarralumla is a concessional lease.
- The purpose of the lease is to use the premises only for a community/youth centre.
- The lessee would be entitled to sublease the premises to another concessional user, provided approval was first obtained from the planning and land authority under section 265 of the Planning and Development Act 2007.
- Any action in relation to the lease provisions, such as allegations of untidiness, would need to be referred to Access Canberra for consideration.

Kind Regards

Kim Bailey | EPSD DLO

#54521

-----Original Message-----

From: Bell, Kevin

Sent: Wednesday, 22 August 2018 8:17 AM

To: EPSDD DLO <EPSDDDLO@act.gov.au>

Subject: MIN:2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Kim

Good morning. I have attached the copy as discussed yesterday but I'm not sure what else needs changing on this letter. Can you pls check on the pdf that says EPSDD will know thanks and make any necessary changes.

Thanks

Kev

**From:**"Corrigan, Margarete" <Margarete.Corrigan@act.gov.au>  
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**Subject:**18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [SEC=UNCLASSIFIED]  
**Attachments:**18\_21848 - AC Ministerial - (MIN\_2018\_003025 - CRM\_7284) - Yarralumla....obr

Hi AC CMT

Cleared by Ben Green and ready to progress.

Cheers

Margarete

-----Original Message-----

From: Green, Ben (ACTPLA)  
Sent: Thursday, 6 September 2018 3:58 PM  
To: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>  
Subject: RE: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [SEC=UNCLASSIFIED]

Cleared.

Cheers  
Ben

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From: Corrigan, Margarete  
Sent: Thursday, 6 September 2018 12:06 PM  
To: Green, Ben (ACTPLA) <Ben.Green@act.gov.au>  
Subject: FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [SEC=UNCLASSIFIED]

Here's this one at the top of your pile ...

M

-----Original Message-----

From: Curtin, Daniel  
Sent: Wednesday, 5 September 2018 9:26 AM  
To: Green, Ben (ACTPLA) <Ben.Green@act.gov.au>  
Cc: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>  
Subject: FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [SEC=UNCLASSIFIED]

Hi Ben - updated response for consideration.

Thx  
Dan

-----Original Message-----

From: Crossman, Louise  
Sent: Wednesday, 5 September 2018 9:08 AM  
To: Curtin, Daniel <Daniel.Curtin@act.gov.au>  
Subject: FW: 18/21848 - AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [SEC=UNCLASSIFIED]

Hi Dan

Jo Howard went out and inspected the property - reflected in amended response for your clearance.

Louise

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Cc: AC Ministerial CMT <ACMinisterialCMT@act.gov.au>

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Kev

**From:**"Hodshon, Gerard"  
**Sent:**07/09/2018 4:11 AM  
**To:**"ACDLO" <ACDLO@act.gov.au>  
**Subject:**3025 Mr Lewis YRA - YMCA Hall [DLM=Sensitive]  
**Attachments:**Gentleman - Lewis - Yarralumla Community Hall.docx

Kev – amended, cleared by everyone, attached.

Uploaded to TRIM.

Gerard Hodshon | *Complaints Management Team* | Manager  
Phone: 02 6205 1597 | Email : [gerard.hodshon@act.gov.au](mailto:gerard.hodshon@act.gov.au)  
*Access Canberra* | Chief Minister Treasury and Economic Development Directorate | ACT Government  
GPO Box 158, Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)





## Mick Gentleman MLA

Minister for the Environment and Heritage  
Minister for Planning and Land Management  
Minister for Police and Emergency Services  
Minister assisting the Chief Minister on  
Advanced Technology and Space Industries  
Manager of Government Business  
Member for Brindabella

Mr Michael Lewis  
Yarralumla Residents Association  
Via email: [REDACTED]

Dear Mr Lewis

Thank you for your letter of 29 July 2018 about the state of the Yarralumla Community Hall.

I appreciate that the appearance of a property can impact the amenity of the local community, and that derelict or untidy blocks can raise safety and health concerns. An Access Canberra building inspector has been in contact with the lessee of the property, and also attended the Yarralumla Community Hall to check whether regulatory intervention is required. The building appears to be structurally sound and as such it would not be appropriate to issue a notice at this time. Access Canberra will continue to work with the lessee to comply with their lease requirements.

Access Canberra aims to adopt the right regulatory response for the right situation, and will aim to encourage voluntary compliance in the first instance. Access Canberra may not take regulatory action if the lessee achieves voluntary compliance. Further information about the Access Canberra Accountability Commitment, which outlines Access Canberra's regulatory approach, is available at [www.accesscanberra.act.gov.au](http://www.accesscanberra.act.gov.au) by searching 'Accountability Commitment'.

Access Canberra will advise you of the outcome of its engagement with the building owner. If you would like to discuss this matter further please contact Ms Jo Howard, Investigator, Building and Planning Compliance, Access Canberra on 02 6207 6319 or at [acbuildingandplanningcompliance@act.gov.au](mailto:acbuildingandplanningcompliance@act.gov.au).

Thank you for bringing this matter to my attention.

Yours sincerely

Mick Gentleman MLA

---

### ACT Legislative Assembly

London Circuit, Canberra ACT 2601, Australia GPO Box 1020, Canberra ACT 2601, Australia  
Phone +61 2 6205 0218 Email [gentleman@act.gov.au](mailto:gentleman@act.gov.au)



@GENTLEMANMick



MickGentleman



**From:**"AC Ministerial CMT"

**Sent:**07/09/2018 12:59 AM

**To:**"McPherson, Alex" <Alex.McPherson@act.gov.au>

**Subject:**AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis  
[SEC=UNCLASSIFIED]

**Attachments:**18\_21848 - AC Ministerial - (MIN\_2018\_003025 - CRM\_7284) - Yarralumla....obr

V3.0.0.0.0.0.0.0.0.0.01.0.1.0.1.0.1.01.

This response has been updated (post inspection and consultation with YMCA)

NotE it is for Minister Gentleman's response, Minister Ramsay has a conflict of interest.

For clearance pls.

Ta

Gez

**From:**"McPherson, Alex" <Alex.McPherson@act.gov.au>  
**Sent:**07/09/2018 11:34 AM  
**To:**"AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>  
**Subject:**RE: AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [SEC=UNCLASSIFIED]

Yep - send it off.  
Alex

-----Original Message-----

From: AC Ministerial CMT  
Sent: Friday, 7 September 2018 10:59 AM  
To: McPherson, Alex <Alex.McPherson@act.gov.au>  
Subject: AC Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [SEC=UNCLASSIFIED]

V3.0.0.0.0.0.0.0.0.01.0.1.0.1.01.

This response has been updated (post inspection and consultation with YMCA)

NotE it is for Minister Gentleman's response, Minister Ramsay has a conflict of interest.

For clearance pls.

Ta  
Gez

**From:**"Nasr, Nancy"

**Sent:**10/09/2018 11:47 PM

**To:**"ACDLO" <ACDLO@act.gov.au>

**Subject:**Min 2018/003025 - Minister gentleman responding [SEC=UNCLASSIFIED]

**Attachments:**Gentleman - Lewis - Yarralumla Community Hall.docx

Hey Kev,

I found it and added it in the most recent version of the response.

"Although this matter sits within Minister Ramsay's portfolio responsibilities, we have agreed that I will respond because of Minister Ramsay's previous work alongside the YMCA prior to his election in 2016".

Let me know if you need anything more.

Cheers

**Nancy Nasr | Complaints Management Team | Team Leader**

Phone: 02 6207 7129 | Email : [nancy.nasr@act.gov.au](mailto:nancy.nasr@act.gov.au)

**Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government**

GPO Box 158, Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)





## Mick Gentleman MLA

Minister for the Environment and Heritage  
Minister for Planning and Land Management  
Minister for Police and Emergency Services  
Minister assisting the Chief Minister on  
Advanced Technology and Space Industries  
Manager of Government Business  
Member for Brindabella

Mr Michael Lewis  
Yarralumla Residents Association  
Via email: [REDACTED]

Dear Mr Lewis

Thank you for your letter of 29 July 2018 about the state of the Yarralumla Community Hall. Although this matter sits within Minister Ramsay's portfolio responsibilities, we have agreed that I will respond because of Minister Ramsay's previous work alongside the YMCA prior to his election in 2016.

I appreciate that the appearance of a property can impact the amenity of the local community, and that derelict or untidy blocks can raise safety and health concerns. An Access Canberra building inspector has been in contact with the lessee of the property, and also attended the Yarralumla Community Hall to check whether regulatory intervention is required. The building appears to be structurally sound and as such it would not be appropriate to issue a notice at this time. Access Canberra will continue to work with the lessee to comply with their lease requirements.

Access Canberra aims to adopt the right regulatory response for the right situation, and will aim to encourage voluntary compliance in the first instance. Access Canberra may not take regulatory action if the lessee achieves voluntary compliance. Further information about the Access Canberra Accountability Commitment, which outlines Access Canberra's regulatory approach, is available at [www.accesscanberra.act.gov.au](http://www.accesscanberra.act.gov.au) by searching 'Accountability Commitment'.

Access Canberra will advise you of the outcome of its engagement with the building owner. If you would like to discuss this matter further please contact Ms Jo Howard, Investigator, Building and Planning Compliance, Access Canberra on 02 6207 6319 or at [acbuildingandplanningcompliance@act.gov.au](mailto:acbuildingandplanningcompliance@act.gov.au).

Thank you for bringing this matter to my attention.

Yours sincerely

Mick Gentleman MLA

---

### ACT Legislative Assembly

London Circuit, Canberra ACT 2601, Australia GPO Box 1020, Canberra ACT 2601, Australia  
Phone +61 2 6205 0218 Email [gentleman@act.gov.au](mailto:gentleman@act.gov.au)



@GENTLEMANMick



MickGentleman





**From:**"Bell, Kevin" <Kevin.Bell@act.gov.au> on behalf of "ACDLO" <ACDLO@act.gov.au>

**Sent:**03/10/2018 9:30 AM

**To:**"Hodshon, Gerard" <Gerard.Hodshon@act.gov.au>;"AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>

**Subject:**3025 [SEC=UNCLASSIFIED]

**Attachments:**20181003102346860.pdf

This is one you were following up with Ben on after our meeting last week. Ben is on leave and so is Louise Crossman I believe.

Cheers

Kev



## Mick Gentleman MLA

Minister for the Environment and Heritage  
Minister for Planning and Land Management  
Minister for Police and Emergency Services  
Minister assisting the Chief Minister on  
Advanced Technology and Space Industries  
Manager of Government Business  
Member for Brindabella

Mr Michael Lewis  
Yarralumla Residents Association  
Via email: [REDACTED]

Dear Mr Lewis

Thank you for your letter of 29 July 2018 about the state of the Yarralumla Community Hall. Although this matter sits within Minister Ramsay's portfolio responsibilities, we have agreed that I will respond because of Minister Ramsay's previous work alongside the YMCA prior to his election in 2016.

I appreciate that the appearance of a property can impact the amenity of the local community, and that derelict or untidy blocks can raise safety and health concerns. An Access Canberra building inspector has been in contact with the lessee of the property, and also attended the Yarralumla Community Hall to check whether regulatory intervention is required. The building appears to be structurally sound and as such it would not be appropriate to issue a notice at this time. Access Canberra will continue to work with the lessee to comply with their lease requirements.

Access Canberra aims to adopt the right regulatory response for the right situation, and will aim to encourage voluntary compliance in the first instance. Access Canberra may not take regulatory action if the lessee achieves voluntary compliance. Further information about the Access Canberra Accountability Commitment, which outlines Access Canberra's regulatory approach, is available at [www.accesscanberra.act.gov.au](http://www.accesscanberra.act.gov.au) by searching 'Accountability Commitment'.

Access Canberra will advise you of the outcome of its engagement with the building owner. If you would like to discuss this matter further please contact Ms Jo Howard, Investigator, Building and Planning Compliance, Access Canberra on 02 6207 6319 or at [acbuildingandplanningcompliance@act.gov.au](mailto:acbuildingandplanningcompliance@act.gov.au).

Thank you for bringing this matter to my attention.

Yours sincerely

Mick Gentleman MLA

*Response doesn't offer to termination if not used for more than one year.*

ACT Legislative Assembly

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Phone +61 2 6205 0218 Email [gentleman@act.gov.au](mailto:gentleman@act.gov.au)



@GENTLEMANMick



MickGentleman

**From:**"Crossman, Louise" <Louise.Crossman@act.gov.au>  
**Sent:**11/10/2018 9:41 AM  
**To:**"AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>;"Green, Ben (ACTPLA)" <Ben.Green@act.gov.au>;"Corrigan, Margarete" <Margarete.Corrigan@act.gov.au>  
**Subject:**FW: Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [DLM=Sensitive]  
**Attachments:**18\_21848 - AC Ministerial - (MIN\_2018\_003025 - CRM\_7284) - Yarralumla....obr, 20181003102346860.pdf

This is also done.

**From:** AC Ministerial CMT  
**Sent:** Thursday, 11 October 2018 8:36 AM  
**To:** Crossman, Louise <Louise.Crossman@act.gov.au>  
**Subject:** Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [DLM=Sensitive]

**From:** "Corrigan, Margarete"

**Sent:** 14/10/2018 10:10 PM

**To:** "AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>

**Subject:** FW: Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [DLM=Sensitive]

**Attachments:** 18\_21848 - AC Ministerial - (MIN\_2018\_003025 - CRM\_7284) - Yarralumla....obr, 20181003102346860.pdf

Hi CMT

Cleared by Ben Green and returned to CMT to progress.

Cheers

Margarete

---

**From:** Green, Ben (ACTPLA)

**Sent:** Monday, 15 October 2018 8:17 AM

**To:** Corrigan, Margarete <Margarete.Corrigan@act.gov.au>

**Subject:** RE: Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [DLM=Sensitive]

Cleared.

---

**From:** Crossman, Louise

**Sent:** Thursday, 11 October 2018 9:41 AM

**To:** AC Ministerial CMT <ACMinisterialCMT@act.gov.au>; Green, Ben (ACTPLA) <Ben.Green@act.gov.au>; Corrigan, Margarete <Margarete.Corrigan@act.gov.au>

**Subject:** FW: Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [DLM=Sensitive]

This is also done.

**From:** AC Ministerial CMT

**Sent:** Thursday, 11 October 2018 8:36 AM

**To:** Crossman, Louise <Louise.Crossman@act.gov.au>

**Subject:** Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [DLM=Sensitive]

**From:** "Hodshon, Gerard" <Gerard.Hodshon@act.gov.au> on behalf of "ACDLO" <ACDLO@act.gov.au>  
**Sent:** 26/10/2018 3:38 PM  
**To:** "Green, Ben (ACTPLA)" <Ben.Green@act.gov.au>  
**Cc:** "AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>  
**Subject:** YMCA Breach of lease purpose [DLM=Sensitive]  
**Attachments:** Re: YMCA Breach of lease purpose

Hi Ben

Can I have an update on how this is going.  
Mr Lewis has written today – as below.

Regards  
Gez

---

**From:** RAMSAY  
**Sent:** Friday, 26 October 2018 3:27 PM  
**To:** ACDLO <ACDLO@act.gov.au>  
**Cc:** White, Michael <Michael.White@act.gov.au>  
**Subject:** FW: YMCA Breach of lease purpose

Hi Gez,

Can you find out what is happening with this response please? Attached is the email chain from his original email.

Thanks  
Shaz

---

**From:** Mike Lewis [REDACTED]  
**Sent:** Friday, 26 October 2018 3:21 PM  
**To:** RAMSAY <[RAMSAY@act.gov.au](mailto:RAMSAY@act.gov.au)>  
**Cc:** YRA Committee <[Committee@yarralumlaresidents.org.au](mailto:Committee@yarralumlaresidents.org.au)>; Yarralumla Residents Assoc. <[info@yarralumlaresidents.org.au](mailto:info@yarralumlaresidents.org.au)>; LEE <[LEE@parliament.act.gov.au](mailto:LEE@parliament.act.gov.au)>  
**Subject:** Fw: YMCA Breach of lease purpose

Dear Minister

I do not appear to have received a response to my email of August 8 regarding the breach of the lease purpose clause by the YMCA, since at least 2011, when ACAT ordered the YMCA not use "the premises for the purpose of the head office or the general administrative functions of the Association." This order has been ignored since that time.

The government imposed deadline of 31 December for the YMCA to comply with the lease purpose clause is fast approaching and the Yarralumla Residents Association would be extremely disappointed if compliance was not achieved by this date, given the amount of notice the YMCA has had and your advice that Access Canberra has been working with the YMCA to ensure compliance.

I would be happy to discuss this matter with you or your staff should you wish.

Michael Lewis  
President  
Yarralumla Residents Association

**From:** Mike Lewis  
**Sent:** Saturday, August 25, 2018 6:22 PM  
**To:** RAMSAY Gordon  
**Cc:** LEE Elizabeth ; YRA Committee ; Yarralumla Residents Assoc.  
**Subject:** Fw: YMCA Breach of lease purpose

Dear Minister

I would be grateful for your response to the email below.

Yours sincerely

Michael Lewis  
President  
Yarralumla Residents Association

**From:** Mike Lewis  
**Sent:** Wednesday, August 8, 2018 12:43 PM  
**To:** RAMSAY Gordon  
**Cc:** [lee@parliament.act.gov.au](mailto:lee@parliament.act.gov.au) ; YRA Committee ; Yarralumla Residents Assoc.  
**Subject:** YMCA Breach of lease purpose

Dear Minister

I refer to your response to a Question on Notice (No 937) from Elizabeth Lee MLA regarding the breach of the lease purpose clause by the YMCA at their premises at 35 Alexandrina Drive Yarralumla.

In your response to Ms Lee you advised that the YMCA had been given approval to continue operating as they have been until the outcome of their national review is completed or until 31 December 2018, whichever comes first. You further advised that Access Canberra was committed to regularly liaising with the YMCA to ensure that they would achieve full compliance as soon as practicable.

The Annual General Meeting of the Yarralumla Residents Association will be held next Tuesday August 14. At the meeting we would like to give members an update on the status of the national review and the action taken by Access Canberra to ensure compliance. We would also appreciate your advice as to the proposed action to be taken by Access Canberra in the event that the outcome of the national review is not completed by 31 December 2018.

I apologise for the short notice.

Yours sincerely

Michael Lewis  
Vice President  
Yarralumla Residents Association

**From:** "AC Ministerial CMT"

**Sent:** 01/11/2018 3:57 AM

**To:** "Green, Ben (ACTPLA)" <Ben.Green@act.gov.au>; "Poels, Rachel" <Rachel.Poels@act.gov.au>

**Subject:** FW: YMCA Breach of lease purpose [DLM=Sensitive]

**Attachments:** Re: YMCA Breach of lease purpose

Hey there

Any word on this one – the DLO is enquiring.

Ta

Gez

---

**From:** Hodshon, Gerard **On Behalf Of** ACDLO

**Sent:** Friday, 26 October 2018 3:39 PM

**To:** Green, Ben (ACTPLA) <Ben.Green@act.gov.au>

**Cc:** AC Ministerial CMT <ACMinisterialCMT@act.gov.au>

**Subject:** YMCA Breach of lease purpose [DLM=Sensitive]

Hi Ben

Can I have an update on how this is going.

Mr Lewis has written today – as below.

Regards

Gez

---

**From:** RAMSAY

**Sent:** Friday, 26 October 2018 3:27 PM

**To:** ACDLO <ACDLO@act.gov.au>

**Cc:** White, Michael <Michael.White@act.gov.au>

**Subject:** FW: YMCA Breach of lease purpose

Hi Gez,

Can you find out what is happening with this response please? Attached is the email chain from his original email.

Thanks

Shaz

---

**From:** Mike Lewis [REDACTED]

**Sent:** Friday, 26 October 2018 3:21 PM

**To:** RAMSAY <RAMSAY@act.gov.au>

**Cc:** YRA Committee <Committee@yarralumlaresidents.org.au>; Yarralumla Residents Assoc.

<info@yarralumlaresidents.org.au>; LEE <LEE@parliament.act.gov.au>

**Subject:** Fw: YMCA Breach of lease purpose

Dear Minister

I do not appear to have received a response to my email of August 8 regarding the breach of the lease purpose clause by the YMCA, since at least 2011, when ACAT ordered the YMCA not use "the premises for the purpose of the head office or the general administrative functions of the Association." This order has been ignored since that time.

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I would be happy to discuss this matter with you or your staff should you wish.

Michael Lewis  
President  
Yarralumla Residents Association

**From:** Mike Lewis  
**Sent:** Saturday, August 25, 2018 6:22 PM  
**To:** RAMSAY Gordon  
**Cc:** LEE Elizabeth ; YRA Committee ; Yarralumla Residents Assoc.  
**Subject:** Fw: YMCA Breach of lease purpose

Dear Minister

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Yours sincerely

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President  
Yarralumla Residents Association

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**Sent:** Wednesday, August 8, 2018 12:43 PM  
**To:** RAMSAY Gordon  
**Cc:** [lee@parliament.act.gov.au](mailto:lee@parliament.act.gov.au) ; YRA Committee ; Yarralumla Residents Assoc.  
**Subject:** YMCA Breach of lease purpose

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I apologise for the short notice.

Yours sincerely



Michael Lewis  
Vice President  
Yarralumla Residents Association

**From:** "Crossman, Louise" <Louise.Crossman@act.gov.au>  
**Sent:** 05/11/2018 4:38 PM  
**To:** "Corrigan, Margarete" <Margarete.Corrigan@act.gov.au>; "AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>  
**Subject:** FW: 2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]  
**Attachments:** FW: Yarralumla Community Hall [SEC=UNCLASSIFIED], 18\_21848 - AC Ministerial - (MIN\_ 2018\_003025 - CRM\_ 7284) - Yarralumla....obr

It's this one which ended up being for a Gentleman response, not sure where it got to from there as we don't have a signed copy on our records.

-----Original Message-----

From: Corrigan, Megan  
Sent: Wednesday, 29 August 2018 3:45 PM  
To: Curtin, Daniel <Daniel.Curtin@act.gov.au>; Crossman, Louise <Louise.Crossman@act.gov.au>  
Cc: AC Ministerial CMT <ACMinisterialCMT@act.gov.au>; Corrigan, Margarete <Margarete.Corrigan@act.gov.au>  
Subject: FW: 2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi all

DLO is chasing this one

Thanks

Megan Corrigan | Manager, Building and Planning Compliance  
Phone: 02 6207 7665 | Email: [megan.corrigan@act.gov.au](mailto:megan.corrigan@act.gov.au) Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government Cosmopolitan Building, 21 Bowes Place, Woden ACT | GPO Box 1908 ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

-----Original Message-----

From: Corrigan, Megan  
Sent: Tuesday, 28 August 2018 8:23 AM  
To: Curtin, Daniel <Daniel.Curtin@act.gov.au>  
Cc: Crossman, Louise <Louise.Crossman@act.gov.au>  
Subject: FW: 2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

For review

Thanks

Megan Corrigan | Manager, Building and Planning Compliance  
Phone: 02 6207 7665 | Email: [megan.corrigan@act.gov.au](mailto:megan.corrigan@act.gov.au) Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government Cosmopolitan Building, 21 Bowes Place, Woden ACT | GPO Box 1908 ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

-----Original Message-----

From: AC Ministerial CMT  
Sent: Monday, 27 August 2018 4:32 PM  
To: Corrigan, Megan <Megan.Corrigan@act.gov.au>  
Cc: Corrigan, Margarete <Margarete.Corrigan@act.gov.au>; Curtin, Daniel <Daniel.Curtin@act.gov.au>  
Subject: 2018/003025-003: Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Meagan,

Mr Lewis has written again.

Note: EPSDD input below was received today.

Would you mind reviewing the attached ministerial in light of the information provided by EPSDD.

Additionally, can you provide any update on the investigation?

Mr Lewis has provided the Ministers office with the attached photos.

Ministers office have requested a quick turn around on this one please.

Apologies for the crap notice, can we aim for tomorrow please.

Ta,  
Gez

-----Original Message-----

From: Bell, Kevin  
Sent: Monday, 27 August 2018 3:00 PM  
To: AC Ministerial CMT <ACMinisterialCMT@act.gov.au>  
Subject: FW: 2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

-----Original Message-----

From: EPSDD DLO  
Sent: Monday, 27 August 2018 2:55 PM  
To: Bell, Kevin <Kevin.Bell@act.gov.au>  
Subject: RE: 2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Kev,

EPSD input is below.

- The Crown lease over block 3 section 53 Yarralumla is a concessional lease.
- The purpose of the lease is to use the premises only for a community/youth centre.
- The lessee would be entitled to sublease the premises to another concessional user, provided approval was first obtained from the planning and land authority under section 265 of the Planning and Development Act 2007.
- Any action in relation to the lease provisions, such as allegations of untidiness, would need to be referred to Access Canberra for consideration.

Kind Regards  
Kim Bailey | EPSD DLO  
#54521

-----Original Message-----

From: Bell, Kevin  
Sent: Wednesday, 22 August 2018 8:17 AM  
To: EPSDD DLO <EPSDDDLO@act.gov.au>  
Subject: MIN:2018/003025-003 : Gentleman - Lewis - Yarralumla Community Hall [SEC=UNCLASSIFIED]

Hi Kim

Good morning. I have attached the copy as discussed yesterday but I'm not sure what else needs changing on this letter. Can you pls check on the pdf that says EPSDD will know thanks and make any necessary changes.

Thanks  
Kev

**From:** "Corrigan, Margarete" <Margarete.Corrigan@act.gov.au>  
**Sent:** 05/11/2018 4:55 PM  
**To:** "AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>  
**Cc:** "Green, Ben (ACTPLA)" <Ben.Green@act.gov.au>; "Crossman, Louise" <Louise.Crossman@act.gov.au>  
**Subject:** FW: YMCA Breach of lease purpose [DLM=Sensitive]  
**Attachments:** Re: YMCA Breach of lease purpose, FW: Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [DLM=Sensitive], 18\_21848 - AC Ministerial - (MIN\_2018\_003025 - CRM\_7311) - Yarralumla....obr

Hi Gez

I think this relates to this one attached above which was amended, cleared and returned to AC CMT on 15 October. TRIM says it's with the MO for signing, has anything else happened since 15 October?

Cheers

Margarete

---

**From:** Corrigan, Margarete  
**Sent:** Monday, 5 November 2018 4:32 PM  
**To:** Crossman, Louise <Louise.Crossman@act.gov.au>  
**Cc:** AC Ministerial CMT <ACMinisterialCMT@act.gov.au>; Green, Ben (ACTPLA) (Ben.Green@act.gov.au) <Ben.Green@act.gov.au>  
**Subject:** FW: YMCA Breach of lease purpose [DLM=Sensitive]

Hi Louise

As discussed, can you look into this one ... you believe we may have already responded via an MLA?

Cheers

Margarete

---

**From:** Poels, Rachel  
**Sent:** Monday, 5 November 2018 3:21 PM  
**To:** Corrigan, Margarete <Margarete.Corrigan@act.gov.au>  
**Subject:** FW: YMCA Breach of lease purpose [DLM=Sensitive]

---

**From:** AC Ministerial CMT  
**Sent:** Thursday, 1 November 2018 2:57 PM  
**To:** Green, Ben (ACTPLA) <Ben.Green@act.gov.au>; Poels, Rachel <Rachel.Poels@act.gov.au>  
**Subject:** FW: YMCA Breach of lease purpose [DLM=Sensitive]

Hey there

Any word on this one – the DLO is enquiring.

Ta  
Gez

---

**From:** Hodshon, Gerard **On Behalf Of** ACDLO  
**Sent:** Friday, 26 October 2018 3:39 PM

**To:** Green, Ben (ACTPLA) <[Ben.Green@act.gov.au](mailto:Ben.Green@act.gov.au)>  
**Cc:** AC Ministerial CMT <[ACMinisterialCMT@act.gov.au](mailto:ACMinisterialCMT@act.gov.au)>  
**Subject:** YMCA Breach of lease purpose [DLM=Sensitive]

Hi Ben

Can I have an update on how this is going.  
Mr Lewis has written today – as below.

Regards  
Gez

---

**From:** RAMSAY  
**Sent:** Friday, 26 October 2018 3:27 PM  
**To:** ACDLO <[ACDLO@act.gov.au](mailto:ACDLO@act.gov.au)>  
**Cc:** White, Michael <[Michael.White@act.gov.au](mailto:Michael.White@act.gov.au)>  
**Subject:** FW: YMCA Breach of lease purpose

Hi Gez,

Can you find out what is happening with this response please? Attached is the email chain from his original email.

Thanks  
Shaz

---

**From:** Mike Lewis [REDACTED]  
**Sent:** Friday, 26 October 2018 3:21 PM  
**To:** RAMSAY <[RAMSAY@act.gov.au](mailto:RAMSAY@act.gov.au)>  
**Cc:** YRA Committee <[Committee@yarralumlaresidents.org.au](mailto:Committee@yarralumlaresidents.org.au)>; Yarralumla Residents Assoc. <[info@yarralumlaresidents.org.au](mailto:info@yarralumlaresidents.org.au)>; LEE <[LEE@parliament.act.gov.au](mailto:LEE@parliament.act.gov.au)>  
**Subject:** Fw: YMCA Breach of lease purpose

Dear Minister

I do not appear to have received a response to my email of August 8 regarding the breach of the lease purpose clause by the YMCA, since at least 2011, when ACAT ordered the YMCA not use “the premises for the purpose of the head office or the general administrative functions of the Association.” This order has been ignored since that time.

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**From:** Mike Lewis  
**Sent:** Saturday, August 25, 2018 6:22 PM  
**To:** RAMSAY Gordon  
**Cc:** LEE Elizabeth ; YRA Committee ; Yarralumla Residents Assoc.

**Subject:** Fw: YMCA Breach of lease purpose

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I would be grateful for your response to the email below.

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**Sent:** 05/11/2018 4:31 PM  
**To:** "Crossman, Louise" <Louise.Crossman@act.gov.au>  
**Cc:** "AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>; "Green, Ben (ACTPLA)" <Ben.Green@act.gov.au>  
**Subject:** FW: YMCA Breach of lease purpose [DLM=Sensitive]  
**Attachments:** Re: YMCA Breach of lease purpose

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As discussed, can you look into this one ... you believe we may have already responded via an MLA?

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<Louise.Crossman@act.gov.au>; "McPherson, Alex" <Alex.McPherson@act.gov.au>

**Subject:** YMCA Breach of lease purpose

**Attachments:** 18\_21848 - AC Ministerial - (MIN\_2018\_003025 - CRM\_7311) - Yarralumla....obr, FW: Ministerial - (MIN: 2018/003025 - CRM: 7284) - Yarralumla Community Hall - M Lewis [DLM=Sensitive], Re: YMCA Breach of lease purpose, 20181003102346860.pdf

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**From:** "McPherson, Alex" <Alex.McPherson@act.gov.au>  
**Sent:** 08/11/2018 12:35 PM  
**To:** "AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>  
**Subject:** RE: URGENT - AC Ministerial - 3025 - YMCA Breach of lease purpose [SEC=UNCLASSIFIED]

Hiya

I'm a little lost in the track of how this has gotten to here, so if Ben is happy, I'm happy.  
Alex

---

**From:** AC Ministerial CMT  
**Sent:** Thursday, 8 November 2018 12:24 PM  
**To:** McPherson, Alex <Alex.McPherson@act.gov.au>  
**Subject:** URGENT - AC Ministerial - 3025 - YMCA Breach of lease purpose

Alex can I please get this version cleared please.

Many thanks  
Gez

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**Sent:** Thursday, 8 November 2018 9:51 AM  
**To:** AC Ministerial CMT <ACMinisterialCMT@act.gov.au>  
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Hi AC CMT

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Hi Louise

Can you just have one more final look at this as there may have been further discussions I'm not aware of ... and make sure we addressed the comment "response doesn't refer to termination if not used for more than one year".

Let me know when done and I'll have Ben take another look at it and clear it through (again ...)

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**From:** Corrigan, Margarete  
**Sent:** Monday, 5 November 2018 5:17 PM  
**To:** Crossman, Louise <[Louise.Crossman@act.gov.au](mailto:Louise.Crossman@act.gov.au)>  
**Cc:** Green, Ben (ACTPLA) <[Ben.Green@act.gov.au](mailto:Ben.Green@act.gov.au)>  
**Subject:** FW: YMCA Breach of lease purpose

Hi Louise

Can you just have one more final look at this as there may have been further discussions I'm not aware of ... and make sure we addressed the comment "response doesn't refer to termination if not used for more than one year".

Let me know when done and I'll have Ben take another look at it and clear it through (again ...)

Cheers

Margarete

---

**From:** AC Ministerial CMT  
**Sent:** Monday, 5 November 2018 5:11 PM  
**To:** Corrigan, Margarete <[Margarete.Corrigan@act.gov.au](mailto:Margarete.Corrigan@act.gov.au)>; AC Ministerial CMT <[ACMinisterialCMT@act.gov.au](mailto:ACMinisterialCMT@act.gov.au)>  
**Cc:** Green, Ben (ACTPLA) <[Ben.Green@act.gov.au](mailto:Ben.Green@act.gov.au)>; Crossman, Louise <[Louise.Crossman@act.gov.au](mailto:Louise.Crossman@act.gov.au)>; McPherson, Alex <[Alex.McPherson@act.gov.au](mailto:Alex.McPherson@act.gov.au)>  
**Subject:** YMCA Breach of lease purpose

Hi all

Yes this is Ministerial 3025 that I have been chasing.

Kev sent it back for amendment – see attached PDF, I understand the letter was also being amended as per discussions from a minister's meeting.

In relation to it being from Gentleman rather than Ramsay – yes this is correct. Minister Ramsay suggested he had a conflict of interest and asked for the response to be prepared from Min Gentleman.

I think this is V4 we are drafting.

Give me a hoiy if you need anything to help push this one on.

Regards

Gez.

---

**From:** Corrigan, Margarete  
**Sent:** Monday, 5 November 2018 4:56 PM  
**To:** AC Ministerial CMT <[ACMinisterialCMT@act.gov.au](mailto:ACMinisterialCMT@act.gov.au)>  
**Cc:** Green, Ben (ACTPLA) <[Ben.Green@act.gov.au](mailto:Ben.Green@act.gov.au)>; Crossman, Louise <[Louise.Crossman@act.gov.au](mailto:Louise.Crossman@act.gov.au)>  
**Subject:** FW: YMCA Breach of lease purpose [DLM=Sensitive]

Hi Gez

I think this relates to this one attached above which was amended, cleared and returned to AC CMT on 15 October. TRIM says it's with the MO for signing, has anything else happened since 15 October?

Cheers

Margarete

---

**From:** Corrigan, Margarete  
**Sent:** Monday, 5 November 2018 4:32 PM  
**To:** Crossman, Louise <[Louise.Crossman@act.gov.au](mailto:Louise.Crossman@act.gov.au)>  
**Cc:** AC Ministerial CMT <[ACMinisterialCMT@act.gov.au](mailto:ACMinisterialCMT@act.gov.au)>; Green, Ben (ACTPLA) ([Ben.Green@act.gov.au](mailto:Ben.Green@act.gov.au)) <[Ben.Green@act.gov.au](mailto:Ben.Green@act.gov.au)>  
**Subject:** FW: YMCA Breach of lease purpose [DLM=Sensitive]

Hi Louise

As discussed, can you look into this one ... you believe we may have already responded via an MLA?

Cheers

Margarete

---

**From:** Poels, Rachel  
**Sent:** Monday, 5 November 2018 3:21 PM  
**To:** Corrigan, Margarete <[Margarete.Corrigan@act.gov.au](mailto:Margarete.Corrigan@act.gov.au)>  
**Subject:** FW: YMCA Breach of lease purpose [DLM=Sensitive]

---

**From:** AC Ministerial CMT  
**Sent:** Thursday, 1 November 2018 2:57 PM  
**To:** Green, Ben (ACTPLA) <[Ben.Green@act.gov.au](mailto:Ben.Green@act.gov.au)>; Poels, Rachel <[Rachel.Poels@act.gov.au](mailto:Rachel.Poels@act.gov.au)>  
**Subject:** FW: YMCA Breach of lease purpose [DLM=Sensitive]

Hey there

Any word on this one – the DLO is enquiring.

Ta  
Gez

---

**From:** Hodshon, Gerard **On Behalf Of** ACDLO  
**Sent:** Friday, 26 October 2018 3:39 PM  
**To:** Green, Ben (ACTPLA) <[Ben.Green@act.gov.au](mailto:Ben.Green@act.gov.au)>  
**Cc:** AC Ministerial CMT <[ACMinisterialCMT@act.gov.au](mailto:ACMinisterialCMT@act.gov.au)>  
**Subject:** YMCA Breach of lease purpose [DLM=Sensitive]

Hi Ben

Can I have an update on how this is going.  
Mr Lewis has written today – as below.

Regards  
Gez

---

**From:** RAMSAY  
**Sent:** Friday, 26 October 2018 3:27 PM  
**To:** ACDLO <[ACDLO@act.gov.au](mailto:ACDLO@act.gov.au)>  
**Cc:** White, Michael <[Michael.White@act.gov.au](mailto:Michael.White@act.gov.au)>  
**Subject:** FW: YMCA Breach of lease purpose

Hi Gez,

Can you find out what is happening with this response please? Attached is the email chain from his original email,

Thanks  
Shaz

---

**From:** Mike Lewis [REDACTED]  
**Sent:** Friday, 26 October 2018 3:21 PM  
**To:** RAMSAY <[RAMSAY@act.gov.au](mailto:RAMSAY@act.gov.au)>  
**Cc:** YRA Committee <[Committee@yarralumlaresidents.org.au](mailto:Committee@yarralumlaresidents.org.au)>; Yarralumla Residents Assoc. <[info@yarralumlaresidents.org.au](mailto:info@yarralumlaresidents.org.au)>; LEE <[LEE@parliament.act.gov.au](mailto:LEE@parliament.act.gov.au)>  
**Subject:** Fw: YMCA Breach of lease purpose

Dear Minister

I do not appear to have received a response to my email of August 8 regarding the breach of the lease purpose clause by the YMCA, since at least 2011, when ACAT ordered the YMCA not use "the premises for the purpose of the head office or the general administrative functions of the Association." This order has been ignored since that time.

The government imposed deadline of 31 December for the YMCA to comply with the lease purpose clause is fast approaching and the Yarralumla Residents Association would be extremely disappointed if compliance was not achieved by this date, given the amount of notice the YMCA has had and your advice that Access Canberra has been working with the YMCA to ensure compliance.

I would be happy to discuss this matter with you or your staff should you wish.

Michael Lewis  
President  
Yarralumla Residents Association

---

**From:** Mike Lewis  
**Sent:** Saturday, August 25, 2018 6:22 PM  
**To:** RAMSAY Gordon  
**Cc:** LEE Elizabeth ; YRA Committee ; Yarralumla Residents Assoc.  
**Subject:** Fw: YMCA Breach of lease purpose

Dear Minister

I would be grateful for your response to the email below.

Yours sincerely

Michael Lewis  
President  
Yarralumla Residents Association

---

**From:** Mike Lewis  
**Sent:** Wednesday, August 8, 2018 12:43 PM  
**To:** RAMSAY Gordon  
**Cc:** [lee@parliament.act.gov.au](mailto:lee@parliament.act.gov.au) ; YRA Committee ; Yarralumla Residents Assoc.  
**Subject:** YMCA Breach of lease purpose

Dear Minister

I refer to your response to a Question on Notice (No 937) from Elizabeth Lee MLA regarding the breach of the lease purpose clause by the YMCA at their premises at 35 Alexandrina Drive Yarralumla.

In your response to Ms Lee you advised that the YMCA had been given approval to continue operating as they have been until the outcome of their national review is completed or until 31 December 2018, whichever comes first. You further advised that Access Canberra was committed to regularly liaising with the YMCA to ensure that they would achieve full compliance as soon as practicable.

The Annual General Meeting of the Yarralumla Residents Association will be held next Tuesday August 14. At the meeting we would like to give members an update on the status of the national review and the action taken by Access Canberra to ensure compliance. We would also appreciate your advice as to the proposed action to be taken by Access Canberra in the event that the outcome of the national review is not completed by 31 December 2018.

I apologise for the short notice.

Yours sincerely

Michael Lewis  
Vice President  
Yarralumla Residents Association

**From:** "Bailey, Kim.P" <Kim.P.Bailey@act.gov.au> on behalf of "ACDLO" <ACDLO@act.gov.au>  
**Sent:** 12/11/2018 12:12 PM  
**To:** "AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>  
**Subject:** FW: YMCA Breach of lease purpose [DLM=For-Official-Use-Only]

Hi Gez,

Just wondering if you have seen this one come through? It is from back in August. I am worried that it has been lost ☹

I just got \*3025 back from the Gentleman office which I thought was one in the same but it actually seems to be a different issue.

Regards

Kim Bailey  
ACDLO - #54007

---

**From:** RAMSAY  
**Sent:** Monday, 12 November 2018 9:09 AM  
**To:** White, Michael <Michael.White@act.gov.au>  
**Cc:** ACDLO <ACDLO@act.gov.au>  
**Subject:** FW: YMCA Breach of lease purpose

Hi Michael,

Do we know how far off a response is for Mr Lewis?

Thanks  
Sharyn

---

**From:** Mike Lewis [REDACTED]  
**Sent:** Friday, 9 November 2018 6:46 PM  
**To:** RAMSAY <RAMSAY@act.gov.au>  
**Cc:** Yarralumla Residents Assoc. <[info@yarralumlaresidents.org.au](mailto:info@yarralumlaresidents.org.au)>; YRA Committee <[Committee@yarralumlaresidents.org.au](mailto:Committee@yarralumlaresidents.org.au)>  
**Subject:** Fw: YMCA Breach of lease purpose

Dear Minister

I wrote to you on August 8 on this matter and I wonder if you can give me an indication when I might expect a response.

Michael Lewis  
President  
Yarralumla Residents Association

---

**From:** Mike Lewis  
**Sent:** Friday, October 26, 2018 3:20 PM  
**To:** RAMSAY Gordon  
**Cc:** YRA Committee ; Yarralumla Residents Assoc. ; LEE Elizabeth  
**Subject:** Fw: YMCA Breach of lease purpose



Dear Minister

I do not appear to have received a response to my email of August 8 regarding the breach of the lease purpose clause by the YMCA, since at least 2011, when ACAT ordered the YMCA not use "the premises for the purpose of the head office or the general administrative functions of the Association." This order has been ignored since that time.

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I would be happy to discuss this matter with you or your staff should you wish.

Michael Lewis  
President  
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**From:** Mike Lewis  
**Sent:** Saturday, August 25, 2018 6:22 PM  
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**Cc:** LEE Elizabeth ; YRA Committee ; Yarralumla Residents Assoc.  
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I apologise for the short notice.

Yours sincerely

Michael Lewis  
Vice President  
Yarralumla Residents Association

**From:** "Corrigan, Margarete" <Margarete.Corrigan@act.gov.au>  
**Sent:** 12/11/2018 3:22 PM  
**To:** "AC Ministerial CMT" <ACMinisterialCMT@act.gov.au>  
**Cc:** "Green, Ben (ACTPLA)" <Ben.Green@act.gov.au>; "ACDLO" <ACDLO@act.gov.au>; "Crossman, Louise" <Louise.Crossman@act.gov.au>  
**Subject:** RE: YMCA Breach of lease purpose

Hi Gez

Louise Crossman and Kim have just spoken regarding the related matters – and Kim will speak to the MO to resolve this from her end.

Cheers

Margarete

---

**From:** AC Ministerial CMT  
**Sent:** Monday, 12 November 2018 12:46 PM  
**To:** Green, Ben (ACTPLA) <Ben.Green@act.gov.au>; Corrigan, Margarete <Margarete.Corrigan@act.gov.au>  
**Subject:** YMCA Breach of lease purpose

Good afternoon Margarete and Ben

Need advice on the below please. Is this the same matter as Ministerial 3025 – Yarralumla Community Hall?

Many thanks  
Gez

---

**From:** Bailey, Kim.P On Behalf Of ACDLO  
**Sent:** Monday, 12 November 2018 12:13 PM  
**To:** AC Ministerial CMT <ACMinisterialCMT@act.gov.au>  
**Subject:** FW: YMCA Breach of lease purpose [DLM=For-Official-Use-Only]

Hi Gez,

Just wondering if you have seen this one come through? It is from back in August. I am worried that it has been lost ☹

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**To:** White, Michael <[Michael.White@act.gov.au](mailto:Michael.White@act.gov.au)>

**Cc:** ACDLO <[ACDLO@act.gov.au](mailto:ACDLO@act.gov.au)>  
**Subject:** FW: YMCA Breach of lease purpose

Hi Michael,

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Thanks  
Sharyn

**From:** Mike Lewis [REDACTED]  
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**To:** RAMSAY <[RAMSAY@act.gov.au](mailto:RAMSAY@act.gov.au)>  
**Cc:** Yarralumla Residents Assoc. <[info@yarralumlaresidents.org.au](mailto:info@yarralumlaresidents.org.au)>; YRA Committee <[Committee@yarralumlaresidents.org.au](mailto:Committee@yarralumlaresidents.org.au)>  
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**From:** Mike Lewis  
**Sent:** Saturday, August 25, 2018 6:22 PM

**To:** RAMSAY Gordon  
**Cc:** LEE Elizabeth ; YRA Committee ; Yarralumla Residents Assoc.  
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President  
Yarralumla Residents Association

**From:** Mike Lewis  
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**Cc:** [lee@parliament.act.gov.au](mailto:lee@parliament.act.gov.au) ; YRA Committee ; Yarralumla Residents Assoc.  
**Subject:** YMCA Breach of lease purpose

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I apologise for the short notice.

Yours sincerely

Michael Lewis  
Vice President  
Yarralumla Residents Association



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

## File Note

**Block:** 3      **Section:** 53      **Division:** Yarralumla

**Date:** 3 August 2018

### Details:

Lessee: Young Men's Christian Association of Canberra Incorporated

### Crown lease

Commenced: 20 May 2009 for 99 years

Purpose: 3(a) To use the premises only for the purpose of a Community/Youth Centre

- The initial Crown lease over the site was granted under the Leases Act 1918 on 8 April 1969 for a term of 1 year commencing on 9 February 1961 (the date of the acceptance of the lease) and thereafter under continued occupancy. The lease was granted to the Young Men's Christian Association of Canberra Incorporated for the purpose of a Youth Centre.
- In 1987, the lessee applied for a longer term lease. On 8 September 1987, the lessee was offered a five year lease which was granted under the Leases Act 1918 for a term of 5 years commencing on 22 September 1987 for the purpose of a Community/Youth Centre.

The lease also included a 'Continued Occupancy' clause at Clause 6(f). The lease expired on 21 September 1992. Thereafter, the lessee occupied quarter to quarter.

- In 1993, the lessee applied for the grant of a further long term lease. However, as the lease had expired, they were advised to make application for a direct grant which was submitted in 1993.

The application did not progress. In 2005, the lessee's legal representative was advised that as the lease permitted continued occupancy, the lessee could apply for a further lease. An application for a further 99 year lease was submitted in 2008.

The application was approved and the new 99 year lease was granted Planning and Development Act 2007 on 20 May 2009. The lease commenced on the same date.

There are no complaints on the electronic files (Objective) for this property.

There are no development applications on the electronic files.

There are no electronic documents on the building file.

There is currently no evidence to suggest when the land was last used for its intended purpose. Communication via a telephone call to the lessee can verify this.

Jo Howard

Access Canberra



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

## Record of Actions and Communication

**Block:** 3      **Section:** 53      **Division:** Yarralumla

**Action or Conversation with:** Sch 2 2.2(a)(ii), EA to the CEO of YMCA (Andrew O'Neil)

**Date of event:** 24 August 2018

**Telephone number:** 6232 4285

**Time of event:** 3.32pm

**Time event finished:** 3.38pm

**Officer:** Jo Howard

### Details:

Called and spoke to Sch 2 2.2(a)(ii), who is the EA for the CEO. Sch 2 2.2(a)(ii) advised that the CEO is currently away for a few days.

I advised Sch 2 2.2(a)(ii) that a complaint had been raised through the Ministers' office regarding the community hall in Yarralumla, in particular, that it was last used for a garage sale some 5 ½ years before hand. Sch 2 2.2(a)(ii) advised that the CEO would probably have a better idea of when the last function was held in the hall; however he was away until Tuesday. Sch 2 2.2(a)(ii) advised that they currently use the hall to store things in it.

I advised Sch 2 2.2(a)(ii) that the purpose clause on the Crown lease for the land stated to use the premises only for the purpose of a community/youth centre, however I would make inquiries into how broad that terminology was/what it incorporated. Sch 2 2.2(a)(ii) advised that they had only spoken about the premises recently, discussing what they could do to revibrate the area.

She advised that she could call the CEO to call back on Tuesday, or if I would like to write an email that she could forward to the CEO. She provided her email address as Sch 2 2.2(a)(ii) [@ymca.org.au](mailto:Sch 2 2.2(a)(ii)@ymca.org.au).

### Next Action:

Write email



**Action or Conversation with:**

**Date of event:**

**Telephone number:**

**Time of event:**

**Time event finished:**

**Officer:**

**Details:**

**Next Action:**

---

**From:** Howard, Jo  
**Sent:** Friday, 24 August 2018 4:42 PM  
**To:** Sch 2 2.2(a)(ii)@ymca.org.au  
**Subject:** Community Hall in Yarralumla [SEC=UNCLASSIFIED]

Good afternoon [redacted]

Thank you for speaking with me this afternoon about the community hall on the corner of Mueller and Loftus Streets in Yarralumla (block 3 section 53 Yarralumla).

As advised Access Canberra has received concerns regarding the property, in particular:

- The last garage sale was held over 5 years ago, and the building has not been used since for any community/youth purpose; and
- No maintenance has been undertaken and the building is falling into disrepair.

The purpose clause at 3(a) in the Crown lease states '*To use the premises only for the purpose of a Community/Youth Centre*'.

Can you please advise when the land was last used for the purposes of a community/youth centre, and if not currently being used for this purpose, what is the intention for the block?

If you require any further information please do not hesitate to contact me on telephone 6207 6319 or via email at [jo.howard@act.gov.au](mailto:jo.howard@act.gov.au)

Kind regards

Jo

**Jo Howard | Building Inspector | Planning Inspector | Planning and Building Enforcement Unit**

Phone: 02 6207 6319 | Mobile: 0466 351 898 | Email: jo.howard@act.gov.au

**Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government**

Cosmopolitan Building, 21 Bowes Place, Woden ACT | GPO Box 1908, Canberra ACT 2601





**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

## Record of Actions and Communication

**Block:** 3      **Section:** 53      **Division:** Yarralumla

**Action or Conversation with:** Female at YMCA

**Date of event:** 29 August 2018

**Telephone number:** 6232 4285

**Time of event:** 11.13am

**Time event finished:** 11.15am

**Officer:** Jo Howard

### Details:

Called and spoke to a female (who's name I was unable to hear) – advised who I was and asked to speak with Andrew O'Neil. Advised it was in relation to the community hall in Yarralumla, and that I had sent an email last Friday to Sch 2 2.2(a)(ii) (EA to Andrew, CEO) last Friday in relation to the matter.

The female advised that both Andrew and Sch 2 2 were in a meeting and asked for my telephone number. She advised she would advise Sch 2 2 and Andrew of my phone call.

### Next Action:

---

**Action or Conversation with:** Sch 2 2.2(a)(ii), EA to the CEO of YMCA (Andrew O'Neil)

**Date of event:** 29 August 2018

**Telephone number:** 6232 4285

**Time of event:** 3.08pm

**Time event finished:** 3.14pm

**Officer:** Jo Howard

### Details:

Sch 2 2.2(a)(ii) returned my telephone call from earlier in the day. She advised that they had had some initial discussions regarding asset checks and were considering options. She could not provide any further information than this.

I asked if I could touch base again at another time to find out what their intentions were with the hall – I asked that if I was to get in touch again around 25 September 2018 (3 ½ weeks), if that would give them enough time to consider further information on (a) *what* they are going to do with the hall, and (b) *when* would they be doing something with the hall. Jo advised that hopefully by then they would have further information to provide.

I advised Sch 2 that we would like to keep in contact to assist them in achieving voluntary compliance with their Crown lease, and that we would be advising the Ministers' office as such (as the Ministers office was interested in knowing an outcome).

Sch 2 asked if I could provide her with a copy of the Crown lease. I advised that unfortunately I wasn't able to, but referred her to the Access Canberra website (search 'Crown lease' and select the second option) to contact the Land Titles office to obtain a copy.

**Next Action:**

Make contact on or around 25 September 2018 to inquire about progress into use of the land.

# Investigations Team inspection record

**File name**

20180904 Record of Inspection - Yarralumla Community Hall

**Block**

3

**Section**

53

**Suburb**

Yarralumla

**Date and time**

4/9/18, 2:13 pm









**Lead inspector, case officer**

Jo Howard

**Completed on**

4/9/18, 3:25 pm

## Audit

Question	Response	Details
Did you access leased land?	No	
If yes under what authority?	N/A	
Purpose of inspection	An inspection was conducted in relation to a Ministerial complaint that the building had not been used for its intended purpose for more than 5 1/2 years; no maintenance had been undertaken and the building was falling into disrepair.	
Points of interest, findings and facts		
Points of interest 1		
Summary of issue	West view (facing Mueller St) The block contained a yellow weatherboard building with signage for the YMCA of Canberra Auxiliary.	
Photos of issue		
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Append x 1</p> </div> <div style="text-align: center;">  <p>Append x 2</p> </div> </div>		
Points of interest 2		
Summary of issue	South view (side view facing Loftus St) Six small windows on the building facing south had been broken and boarded up to prevent entry. Two other small windows were broken without being boarded up. There was also slight graffiti.	
Photos of issue		
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Append x 3</p> </div> <div style="text-align: center;">  <p>Append x 4</p> </div> <div style="text-align: center;">  <p>Append x 5</p> </div> <div style="text-align: center;">  <p>Append x 6</p> </div> <div style="text-align: center;">  <p>Append x 7</p> </div> <div style="text-align: center;">  <p>Append x 8</p> </div> </div>		



Append x 9

Points of interest 3

Summary of issue

East view (rear, facing playground)  
The eastern end of the building also contained graffiti.

Photos of issue



Append x 10

Points of interest 4

Summary of issue

North view (facing tennis courts)  
Five small windows had been broken and were boarded up to prevent entry. However there were an additional three broken windows.

Photos of issue



Append x 11



Append x 12



Append x 13



Append x 14



Append x 15



Append x 16



Append x 17



Append x 18



Append x 19



Append x 20

# Media



Appendix 1



Appendix 2



Appendix 3



Appendix 4





Appendix 5



Appendix 6



Appendix 7



Appendix 8



Appendix 9



Appendix 10



Appendix 11



Appendix 12



Appendix 13



Appendix 14



Appendix 15



Appendix 16



Appendix 17



Appendix 18



Appendix 19



Appendix 20



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

## Record of Actions and Communication

**Block:** 3      **Section:** 53      **Division:** Yarralumla

**Action or Conversation with:** Female at YMCA

**Date of event:** 26 September 2018

**Telephone number:** 6285 3670

**Time of event:** 1.42pm

**Time event finished:** 1.47pm

**Officer:** Jo Howard

### Details:

Sch 2 2.2(a)(ii) called in relation to the community hall at Yarralumla.

Sch 2 2 advised of the following:

- They're currently using it as a sorting facility for their op shop;
- They spoke about it at their board meeting this morning;
- They're doing a business case to reinvigorate the area;
- They're currently reaching out to obtain several quotes to conduct maintenance on the building due to some deterioration of the building, but the building is not in a state of disrepair that will require demolition;
- They are aware that timeliness is important, and are thankful for the initial phone call from us as it has 'motivated' them to do something with it sooner rather than later.

I advised Sch 2 2 that we were grateful for the further information and welcomed any work they did on the site. I encouraged Sch 2 2 to keep us updated with progress with the site, and advised I would feed the information up to my managers. I also advised that if I required further information I would be in contact.

### Next Action:

Advise senior manager of the above information.

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**Action or Conversation with:**

**Date of event:**

**Telephone number:**

**Time of event:**

**Time event finished:**

**Officer:**

**Details:**

**Next Action:**