

## Transcript of Intercepted Telecommunication

<b>Warrant No:</b> G00326/01/00	<b>Operation:</b> KEPPEL
<b>Call date/time:</b> 12/01/2018 14:48:06	<b>Transcribed by:</b> [REDACTED]
<b>Session No:</b> 05171	
<b>Proofed by:</b> [REDACTED]	<b>Date:</b> 26/10/21

### MAGUIRE TO LUONG

**MAGUIRE:** DARYL MAGUIRE  
**LUONG:** WILLIAM LUONG

**LUONG:** How are you mate?

**MAGUIRE:** Good – good – good. I did ring you back, but your phone just went beep. Um –

**LUONG:** No – no what happened was um I was on the phone for a long time.

**MAGUIRE:** Oh right. Alright well I checked on –

**LUONG:** How are you going?

**MAGUIRE:** - this thing. Yeah good I'm down in Melbourne at the moment. I checked on –

**LUONG:** Oh you down in Melb –

**MAGUIRE:** Yeah.

**LUONG:** Yep.

**MAGUIRE:** I checked on this thing now he tells me still it's February before we'll know, but what he says to me, he says – he thinks that land in the next five years wouldn't be developed, you know, wouldn't be um structured. And he said he – he –

**LUONG:** Yep.

**MAGUIRE:** - he – he said if I was a betting man, and he said he – he quietly he knows the owners, he

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knows them, he said the price they're asking is outrageous um and – and he said that he couldn't see it, you know, being developed in the near future. That's what he said.

LUONG: Oh –

MAGUIRE: - and I s –

LUONG: - okay.

MAGUIRE: - and I said what about the road? And – and he said to me – he said well I can't tell if – he said the road is near it he s – he said, but it won't affect the land will it? And he said no it definitely not, but um – I said is the road close to it? He said well I – yeah within reason.

LUONG: Okay now I know what Country Garden have done.

MAGUIRE: Yep.

LUONG: And ah Country Garden and Fraser Group actually they – Fraser Group put in ah VPA in 2016 and they withdrew it last year -

MAGUIRE: Right.

LUONG: - okay, and ah now I know that because the reason they withdraw it because the council was stupid enough – when Country Garden spoke to them they asked for a local ah town centre for the land, so –

MAGUIRE: Yep.

LUONG: - a shopping centre and all that. They also asked the same from Fras, from Fraser Group.

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So Fraser Group and Country Garden said that that's not right, you know. How can you have two shopping centre there you know? They –

MAGUIRE: Yep.

LUONG: - opposite the road. So they now form together, right, they gonna lobby the Government, (UNINTELLIGIBLE) is only one. And also the council want eight to nine hundred square metre per block. And then they say look that is bloody expensive for people buying them, you know.

MAGUIRE: Yeah.

LUONG: So they gonna lobby, get together, to lobby it down to four hundred square metre which is –

MAGUIRE: Yep.

LUONG: - (UNINTELLIGIBLE) now.

MAGUIRE: Mm.

LUONG: So I think the land, to be honest, if we can get – get the land done – the deal done with Michael, Peter, Ben and all that, then we're actually joining with Country Garden and Fraser Group to lobby it and get a VPA done in (UNINTELLIGIBLE).

MAGUIRE: Yes.

LUONG: So that probably is more beneficial and more – probably more influential then when we stick with the cou, council and the –

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MAGUIRE: Yeah.

LUONG: - Government. So I – I – I – I get what you say what he said ah, but I think at the end of the day they got to support us because then we generate a fair bit of employment in the area.

MAGUIRE: Yes.

LUONG: Especially we have plan you do this and I do that and obviously provide awesome service to your community which they –

MAGUIRE: Yeah.

LUONG: - lack of in the area.

MAGUIRE: Mm.

LUONG: So –

MAGUIRE: Alright.

LUONG: - I think that's – that's – I – I – I don't mind to be honest. I don't think I – I don't think it will be what he said, I hope not, but obviously we can try to lobby hard.

MAGUIRE: Yes I think so. Well I'm going to meet the um the person who runs ah greater Sydney. You know the greater –

LUONG: Yep.

MAGUIRE: - Sydney planning the CEO I'm going to meet her in February.

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LUONG: Oh okay –

MAGUIRE: I’ve or –

LUONG: - that’s good.

MAGUIRE: - I’ve organised – I’ve organised the meeting for Louise to go and talk to her because they’ve drawn a line in the sand on that Victoria Road –

LUONG: Yep.

MAGUIRE: - and that’s it. They said no more after that. And all the landholders are furious.

LUONG: Oh okay.

MAGUIRE: Mm. So all those –

LUONG: Mm.

MAGUIRE: - landholders on the other side now locked in can't do anything. They’re all trapped under the flight path can't get out.

LUONG: Mm – mm.

MAGUIRE: Crazy. You – you can't –

LUONG: Oh (INAUDIBLE) –

MAGUIRE: - leave people there like that.

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LUONG: No –

MAGUIRE: So –

LUONG: - no - no.

MAGUIRE: So Lo – so Louise it’s gonna come with me and see –

LUONG: Yep.

MAGUIRE: - if can move the road, move that road intersection and get them to allow them to do the industrial park.

LUONG: Yep – yep.

MAGUIRE: For all those landholders.

LUONG: And that’s – that’s only for the industrial park, that one?

MAGUIRE: Yep.

LUONG: Yeah I can't just keep and not do anything else.

MAGUIRE: Yeah well I think that just makes sense. I reckon what we should do, we should all sit down ah before I go and get -

LUONG: Yep.

MAGUIRE: - a map and do a wholistic plan. And then –

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LUONG: Yep.

MAGUIRE: - I'll - I'll mention the whole thing and say look you got to fix this. And go -

LUONG: Yep - yep.

MAGUIRE: - from there. Mm.

LUONG: Yep - yep. It's just the -

MAGUIRE: I think that makes sense.

LUONG: - M9 - M9 is coming to our, our way anyway because it's -

MAGUIRE: Yes.

LUONG: - connected to the old Hume Highway and the new Highway I think at the end of the day -

MAGUIRE: Yes I - I realised that, but nobody's seen - the - the guys have seen it, but they don't know exactly where it is and that's - that's early February.

LUONG: Okay will do.

MAGUIRE: Mm.

LUONG: Alright -

MAGUIRE: But I - but I'll -

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LUONG: - thanks.

MAGUIRE: - I'll see you face to face before then and we'll have a –

LUONG: Yep.

MAGUIRE: - deeper conversation.

LUONG: Yep – yep will do.

MAGUIRE: Righto mate alright.

LUONG: Okay thanks mate.

MAGUIRE: You take care, righto bye.

LUONG: Thanks for your help, bye.

**CALL ENDS**