



50 Murray Street SYDNEY NSW 2000
www.onedarlingharbour.com

20.02.17

Dear Ballanda,

I am writing to confirm that no consultation with the public or otherwise has been conducted on the residential concept/Environmental impact statement lodged with the department of planning.

I can confirm that the general public was invited to a consultation for the previously considered commercial tower concept, however this is not was is reflected in the current proposal.

There is fabrication and embellishment in Appendix J of the JBA consultation document. Specifically:

*“The first meeting provided an opportunity to provided further feedback, in particular from the technical advisors in relation to the retail/commercial concept plan.
The following issues were raised:*

“Residential would be welcomed over the proposed commercial use”

This is a complete fabrication. No such statements were made nor is the Strata Committee able to provide a position on behalf f its 850 residents at one meeting where no material was furnished to any representatives.

The document moves on to allege:

“The following comments and key issues were outlined by the Executive Committee, noting that these were personal comments only, with further discussion required between the Owners Corporation and its advisors.....

Option 3 – The residential proposal represented an improvement on the original scheme and positively addressed some of the major issues raised by the Owners Corporation. Committee members advised that the location of the tower, its bulk and impact on views from 50 Murray Street were of greater concern than its height. Additional building height could also be acceptable if it facilitated a slimmer building form and shifting the tower further south”

This is also a fabrication in terms of any endorsement for a residential concept or building form. The document then states:

“6.3 Confirmation of preferred concept plan and further consultation

Following this targeted consultation, Mirvac elected to proceed with the residential/retail concept plan as its preferred option and that new SEARs would be requested. This was confirmed via correspondence to representatives of 50 Murray Street (One Darling Harbour). Following on from the above, it was confirmed that given the extent of

consultation undertaken to this point with 50 Murray Street, further discussions would be more productive during the public exhibition of the Development Application.

This was subsequently confirmed in correspondence between JBA and the Owners Corporation representatives as an acceptable process"

This also represents a complete fabrication. No such communication was forthcoming nor was there any acceptance as alleged in this statement.

Below is an email that was sent to Mirvac's project Director David Hogendijk on July 26th 2016. The following day from Mirvac's second meeting with ODH representatives.

From: "James Price" <james.price61@gmail.com>
Date: 28 Jul 2016 1:36 PM
Subject: Proposals 1a, 1b and 1c
To: <david.hogendijk@mirvac.com>, "1DH - Tristan - Facilities Manager" <facilitiesmanager@onedarlingharbour.com>, "Jeff Horn" <jeff@elton.com.au>
Cc:

Dear David,

Thank you for taking the time to present another two potential options (1b and 1c) for development of the site to the Executive Committee of One Darling Harbour last Tuesday night.

The comments made that night on both alternatives to the original proposal (1a) by our committee members had the expressed caveat that they were the personal comments of the person making them.

In any case, given the short time frame required by you for a response to the proposals that we were shown, without any technical detail including numbers of floors, etc, we do not consider that any of proposals have any merit.

We must register our real disappointment with the manner in which the "consultation" required under the SEARs has proceeded. Our views as to the siting and size of the proposed re-development have simply been ignored.

Whilst we of course remain open to further consultation, it can't be based on a suggestion that we have to pick from three very poorly conceived schemes.

We will oppose any proposal which fails to *meaningfully respond* to our views.

Yours sincerely
James Price
Chairman
One Darling Harbour
SP 49259

Yours sincerely,

D A R L I N G
ONE
H A R B O U R

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