

IPR.001.045.0511

Appointment

---

**From:** Belinda Li [/O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=BELINDA.LI]  
**Sent:** 6/04/2016 7:46:57 AM  
**To:** Angelo Tsirekas [Angelo.Tsirekas@canadabay.nsw.gov.au]  
**Subject:** 接受: Belinda Li - IProsperity Group - 4 Mary Street Rhodes Planning Proposal  
**Location:** Resource - GM's Meeting Room  
**Start:** 6/04/2016 5:00:00 PM  
**End:** 6/04/2016 5:30:00 PM  
**Show Time As:** Busy

IPR.001.044.4846

## Message

**From:** David Furlong [planurban@bigpond.com]  
**Sent:** 19/09/2016 4:26:47 PM  
**To:** Belinda Li [/O=FIRST ORGANIZATION/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=Belinda.Li]  
**CC:** Joseph Chidiac Email [joseph@jchidiac.com.au]  
**Subject:** Fwd: PP No. 2 (Rev. 3) - Traffic & Transport Report  
**Attachments:** image001.gif; ATT00001.htm; image012.png; ATT00002.htm; image013.png; ATT00003.htm; image014.png; ATT00004.htm; image015.png; ATT00005.htm; image016.png; ATT00006.htm; Walker Street Developments Pty Ltd - D - Traffic & Tansport Assessment.pdf; ATT00007.htm

Hi Belinda,

For your information.

Regards

**David Furlong - Director**

Plan Urban Services Pty Limited	tel/fax	02 8812 5331
7 Chudleigh Street	mob	3 541
Rydalmere NSW 2116	abn	91 528 083 843

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Begin forwarded message:

**From:** Bill McGarry <[bill.mcgarry@billbergia.com.au](mailto:bill.mcgarry@billbergia.com.au)>  
**Subject:** PP No. 2 (Rev. 3) - Traffic & Transport Report  
**Date:** 19 September 2016 4:16:33 pm AEST  
**To:** "planurban@bigpond.com" <[planurban@bigpond.com](mailto:planurban@bigpond.com)>, "[stephen.bowers@stephenbowersarchitects.com](mailto:stephen.bowers@stephenbowersarchitects.com)" <[stephen.bowers@stephenbowersarchitects.com](mailto:stephen.bowers@stephenbowersarchitects.com)>  
**Cc:** John Kinsella <[john.kinsella@billbergia.com.au](mailto:john.kinsella@billbergia.com.au)>, "[mdonaldson@urbis.com.au](mailto:mdonaldson@urbis.com.au)" <[mdonaldson@urbis.com.au](mailto:mdonaldson@urbis.com.au)>

David and Stephen

Further to our meeting today please find attached Traffic report used for our submission to Canada Bay council for our planning proposal two.

I understand that you are seeking 390 units on your new development parcel, which now includes the B1 parcel.

There should be enough capacity within the traffic numbers as our original planning proposal was using higher GFA/ yield.

IPR.001.044.4846\_0001

I strongly urge for consistency sake that GTA is engaged .

Regards

**Bill McGarry**

**Billbergia Group**

Direct  
Website

02 8878 6962  
<http://www.billbergia.com.au>

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---

**From:** Murray Donaldson [<mailto:mdonaldson@urbis.com.au>]

**Sent:** Monday, 19 September 2016 3:39 PM

**To:** Bill McGarry

**Subject:** PP No. 2 (Rev. 3) - Traffic & Transport Report

Bill

Under Council's Station Precinct Master Plan, prepared by CM+ the Hossa development site was expected to be developed to provide 150 residential apartments plus 1200 square metres of retail floor area.

This was assumed in the Traffic and Transport Assessment Report submitted with PP No. 2 (Rev. 3). See attached.

Regards,

**.MURRAY DONALDSON**  
DIRECTOR

IPR.001.045.0264

## Appointment

**From:** Belinda Li [/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=2A508044F6D74DF2A3B001C157677D4C-BELINDA.LI]  
**Sent:** 7/11/2016 3:30:18 PM  
**To:** Harry Huang [Harry.Huang@iprosperity.com.au]; john.kinsella@billbergia.com.au; bill.mcgarra@billbergia.com.au; stephen.bowers@stephenbowersarchitects.com; Joseph Chidiac [joseph@jchidiac.com.au]; David Furlong [planurban@bigpond.com]  
**Subject:** Rhodes Projects  
**Attachments:** ATT20162  
**Location:** Rhodes BB show room  
**Start:** 10/11/2016 11:00:00 AM  
**End:** 10/11/2016 1:00:00 PM  
**Show Time As:** Tentative

**Required Attendees:** Harry Huang; john.kinsella@billbergia.com.au; bill.mcgarra@billbergia.com.au; stephen.bowers@stephenbowersarchitects.com; Joseph Chidiac; David Furlong

Dear All,

Shall we reschedule the meeting to this Thursday 11:00am instead of tomorrow ? Because Harry's flight had been delayed.

Regards to:

1. Heliostats
2. Driveway sharing
3. Commercial linkage

Sorry for the inconvenience.

Thanks,



Belinda Li | General Manager – Projects



**I-PROSPERITY GROUP and Group of Companies**  
 Level 22, 126 Phillip Street, Deutsche Bank Place, Sydney NSW 2000  
 P +61 02 9154 4788 M +61 [REDACTED] 7  
 678 | E [Belinda.li@iprosperity.com.au](mailto:Belinda.li@iprosperity.com.au) | W [www.iprosperity.com.au](http://www.iprosperity.com.au)

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## Message

**From:** David Furlong [planurban@bigpond.com]  
**Sent:** 7/11/2016 6:46:45 PM  
**To:** Belinda Li [/o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=2a508044f6d74df2a3b001c157677d4c-Belinda.Li]  
**CC:** Stephen Bowers [stephen.bowers@stephenbowersarchitects.com]; Bill McGarry [bill.mcgarry@billbergia.com.au]; Harry Huang [/o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=e31c01227f594c2cb547362ea3b7710e-Harry.Huang]; John Kinsella [john.kinsella@billbergia.com.au]; Joseph Chidiac [joseph@jchidiac.com.au]  
**Subject:** Re: Rhodes Projects

Hi Belinda,

I can do 9am on Friday.

Regards

*David Furlong - Director*

Plan Urban Services Pty Limited	tel/fax	02 8812 5331
7 Chudleigh Street	mob	3 541
Rydalmere NSW 2116	abn	91 528 083 843

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On 7 Nov 2016, at 6:24 pm, Belinda Li <[Belinda.li@iprosperity.com.au](mailto:Belinda.li@iprosperity.com.au)> wrote:

Thank you Stephen.

Hi Furlong and John,

Are you able to make Friday 9:00am?

---

**From:** Stephen Bowers [<mailto:stephen.bowers@stephenbowersarchitects.com>]  
**Sent:** Monday, November 07, 2016 06:19 PM  
**To:** Bill McGarry <[bill.mcgarry@billbergia.com.au](mailto:bill.mcgarry@billbergia.com.au)>  
**Cc:** David Furlong <[planurban@bigpond.com](mailto:planurban@bigpond.com)>; Belinda Li <[Belinda.Li@iprosperity.com.au](mailto:Belinda.Li@iprosperity.com.au)>; Harry Huang <[Harry.Huang@iprosperity.com.au](mailto:Harry.Huang@iprosperity.com.au)>; John Kinsella <[john.kinsella@billbergia.com.au](mailto:john.kinsella@billbergia.com.au)>; Joseph Chidiac <[joseph@jchidiac.com.au](mailto:joseph@jchidiac.com.au)>  
**Subject:** Re: Rhodes Projects

Belinda  
 I am ok for Friday morning up to 12.00 noon

Regards Stephen

Sent from my iPhone

On 7 Nov 2016, at 4:14 PM, Bill McGarry <[bill.mcgarry@billbergia.com.au](mailto:bill.mcgarry@billbergia.com.au)> wrote:

All

I cannot attend due to prior commitments, Friday morning works better from 8.00am  
It's very busy this time of the year

**Bill McGarry**

**Billbergia Group | Head Office**

Website

<http://www.billbergia.com.au>

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**From:** David Furlong [<mailto:planurban@bigpond.com>]

**Sent:** Monday, 7 November 2016 3:34 PM

**To:** Belinda Li

**Cc:** Harry Huang; John Kinsella; Bill McGarry;  
[stephen.bowers@stephenbowersarchitects.com](mailto:stephen.bowers@stephenbowersarchitects.com); Joseph Chidiac

**Subject:** Re: Rhodes Projects

I can do 11am on Thursday.

Regards

**David Furlong - Director**

Plan Urban Services Pty Limited  
7 Chudleigh Street  
Rydalmere NSW 2116

tel/fax	02 8812 5331
mob	3 541
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On 7 Nov 2016, at 3:30 pm, Belinda Li  
<[Belinda.Li@iprosperity.com.au](mailto:Belinda.Li@iprosperity.com.au)> wrote:

Dear All,

Shall we reschedule the meeting to this Thursday 11:00am instead of tomorrow ? Because Harry's flight had been delayed.

Regards to:

1. <!--[if !supportLists]--><![endif]-->Heliostats
2. <!--[if !supportLists]--><![endif]-->Driveway sharing
3. <!--[if !supportLists]--><![endif]-->Commercial linkage

Sorry for the inconvenience.

Thanks,

**Belinda Li | General Manager – Projects**

<ATT20162 1.jpg>

**I-PROSPERITY GROUP and Group of Companies**  
Level 22, 126 Phillip Street, Deutsche Bank Place, Sydn  
P +61 02 9154 4788 M +61 [REDACTED]  
[REDACTED] 7 678 | E [Belinda.li@iprosperity.com.au](mailto:Belinda.li@iprosperity.com.au) | W [www.ipr](http://www.ipr)

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IPR.001.044.4704

## Message

**From:** Bill McGarry [bill.mcgarry@billbergia.com.au]  
**Sent:** 25/11/2016 12:48:50 PM  
**To:** Stephen Bowers [stephen.bowers@stephenbowersarchitects.com]  
**CC:** Belinda Li [/o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=2a508044f6d74df2a3b001c157677d4c-Belinda.Li]; John Kinsella [john.kinsella@billbergia.com.au]; David Furlong [planurban@bigpond.com]; Harry Huang [/o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=e31c01227f594c2cb547362ea3b7710e-Harry.Huang]; Joseph Chidiac [joseph@jchidiac.com.au]  
**Subject:** RE: Rhodes Heliostats

Stephen

Thankyou.

Regards

Bill McGarry

Sent from my Windows Phone

From: Stephen Bowers<mailto:stephen.bowers@stephenbowersarchitects.com>  
 Sent: 25/11/2016 10:54 AM  
 To: Bill McGarry<mailto:bill.mcgarry@billbergia.com.au>  
 Cc: 'Belinda Li'<mailto:belinda.li@iprosperity.com.au>; John Kinsella<mailto:john.kinsella@billbergia.com.au>; David Furlong<mailto:planurban@bigpond.com>; Harry Huang<mailto:harry.huang@iprosperity.com.au>; Joseph Chidiac<mailto:joseph@jchidiac.com.au>; stephen.bowers@stephenbowersarchitects.com Bowers<mailto:stephen.bowers@stephenbowersarchitects.com>  
 Subject: RE: Rhodes Heliostats

Hi Bill

Please find below link to the 3D model of our building for the Rhodes Planning Proposal as requested.

[https://www.dropbox.com/s/2ai4v7o637kwrei/1%20Marquet%20St%2C%20Rhodes\\_%282016.10.21%29.skp?dl=0](https://www.dropbox.com/s/2ai4v7o637kwrei/1%20Marquet%20St%2C%20Rhodes_%282016.10.21%29.skp?dl=0)

Kind regards,  
 Stephen

On Fri, November 25, 2016 8:06 am, Bill McGarry wrote:  
 > Belinda  
 >  
 >  
 > We require the 3 D modelling of your proposed building .  
 > Please forward a CAD files to me ASAP.  
 >  
 >  
 > Bill McGarry  
 >  
 >  
 >  
 > Billbergia Group | Head Office  
 >  
 >  
 > Mobile  
 > Website  
 >  
 >  
 >  
 >  
 > 0 712  
 > <http://www.billbergia.com.au>

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> contact the sender and delete the material from any system and destroy  
> any copies. From: Belinda Li [mailto:Belinda.Li@iproprosperity.com.au]  
> Sent: Thursday, 24 November 2016 3:44 PM  
> To: Bill McGarry; John Kinsella  
> Cc: David Furlong; Harry Huang; Joseph Chidiac;  
> stephen.bowers@stephenbowersarchitects.com Bowers Subject: Rhodes  
> Heliostats  
>  
>  
> Hi Bill and John,  
>  
>  
> May I please have some feedback for the heliostats study from your end?  
> Council is wondering how we plan to work?  
>  
> Appreciate your earliest response.  
>  
>  
> Regards,  
>  
> [cid:17CFC493-A8D7-480C-93F6-A7DFDA3DB556]  
>  
>  
>  
> Belinda Li | General Manager - Projects  
>  
>  
> I-PROSPERITY GROUP and Group of Companies  
> Level 22, 126 Phillip Street, Deutsche Bank Place, Sydney NSW 2000  
> P +61 02 9154 4788 M +61 [REDACTED] 7 678 | E  
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>

Stephen Bowers

IPR.001.044.4704\_0002

Managing Director/ Principal Architect  
S t e p h e n B o w e r s A r c h i t e c t s  
Jones Bay Wharf  
Suite 91, 26-32 Pirrama Road, Pyrmont  
SYDNEY 2009  
AUSTRALIA

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T 02 9029 7286  
M +61 [REDACTED] 0 650  
E [stephen.bowers@stephenbowersarchitects.com](mailto:stephen.bowers@stephenbowersarchitects.com)  
W [stephenbowersarchitects.com](http://stephenbowersarchitects.com)

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IPR.001.044.4984

Message

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**From:** David Furlong [planurban@bigpond.com]  
**Sent:** 10/01/2017 12:56:37 PM  
**To:** Belinda Li [/o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=2a508044f6d74df2a3b001c157677d4c-Belinda.Li]  
**Subject:** Re: 4 Mary St, Rhodes PP Amendment meeting

Hi Belinda,

Paul's details are below:

Paul Dale FAPI

Certified Practising Valuer

Litigation Specialist

Mobile: [REDACTED] 8 330



Level 25 RBS Tower

88 Phillip Street, Sydney, NSW 2000

Tel: 02 8211 2778 Fax: 02 8211 0555

Regards

**David Furlong - Director**

Plan Urban Services Pty Limited  
7 Chudleigh Street  
Rydalmere NSW 2116

tel/fax 02 8812 5331  
mob [REDACTED] 3 541  
abn 91 528 083 843

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On 10 Jan 2017, at 11:50 am, Belinda Li <[Belinda.li@iprosperity.com.au](mailto:Belinda.li@iprosperity.com.au)> wrote:

Hi David,

Could you please pass me the valuer's contact ?

Thanks,  
Belinda

---

**From:** David Furlong [<mailto:planurban@bigpond.com>]  
**Sent:** Tuesday, January 10, 2017 09:43 AM  
**To:** Belinda Li <[Belinda.Li@iprosperity.com.au](mailto:Belinda.Li@iprosperity.com.au)>  
**Cc:** Stephen Bowers <[stephen.bowers@stephenbowersarchitects.com](mailto:stephen.bowers@stephenbowersarchitects.com)>; Joseph Chidiac <[joseph@jchidiac.com.au](mailto:joseph@jchidiac.com.au)>; Harry Huang <[Harry.Huang@iprosperity.com.au](mailto:Harry.Huang@iprosperity.com.au)>  
**Subject:** Re: 4 Mary St, Rhodes PP Amendment meeting

Hi Belinda,

meeting with Council may be either Monday or Tuesday - will confirm when i hear back from Gary.

Regards

**David Furlong - Director**

Plan Urban Services Pty Limited	tel/fax	02 8812 5331
7 Chudleigh Street	mob	3 541
Rydalmere NSW 2116	abn	91 528 083 843

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On 10 Jan 2017, at 9:07 am, Belinda Li <[Belinda.Li@iprosperity.com.au](mailto:Belinda.Li@iprosperity.com.au)> wrote:

Dear All,

Thanks for your time and meeting yesterday. Summarize and confirm our meeting as following:

1. <!--[if !supportLists]--><![endif]-->Reduce building to 35 stories with our own heliostat
2. <!--[if !supportLists]--><![endif]-->Reduce heliostat height as much as we could
3. <!--[if !supportLists]--><![endif]-->Architect amend plan as per ADG requirement

**IPR.001.044.4984\_0002**

4. <!--[if !supportLists]--><![endif]-->Architect summarize PP amendment details
5. <!--[if !supportLists]--><![endif]-->Present existing overshadowing based on current DCP control of 8 stories
6. <!--[if !supportLists]--><![endif]-->Traffic report follow amended plan
7. <!--[if !supportLists]--><![endif]-->VPA valuation report

Furlong booked meeting with Canada Bay council Gary and Tony on next Tuesday 17<sup>th</sup> Jan. Time will be further confirmed today.

Thank you for your time and effort!

Regards,  
Belinda

IPR.001.095.9729

## Message

**From:** Harry Huang [/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=E31C01227F594C2CB547362EA3B7710E-HARRY.HUANG]  
**Sent:** 19/04/2017 4:00:53 PM  
**To:** BELINDA [belinda@ljconslink.com.au]  
**Subject:** Re:  
**Attachments:** image001.png

That's fine. Can they do a version without mentioning specifically for Knox too?.. 1 for Knox and 1 for general use



**Harry Huang | GROUP CFO**

**I-PROSPERITY GROUP and Group of Companies**

Level 22, 126 Phillip Street, Deutsche Bank Place, Sydney NSW 2000

**P** +61 02 9154 4755 | **M** +61 [REDACTED] 2444

**E** [harry.huang@iprosperity.com.au](mailto:harry.huang@iprosperity.com.au) | **W** [www.iprosperity.com.au](http://www.iprosperity.com.au)

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**From:** BELINDA <[belinda@ljconslink.com.au](mailto:belinda@ljconslink.com.au)>  
**Date:** Wednesday, 19 April 2017 4:21 pm  
**To:** Harry Huang <[harry.huang@iprosperity.com.au](mailto:harry.huang@iprosperity.com.au)>  
**Subject:** RE:

Do you need any changes? After you confirm they will put under letter head.

Belinda

---

**From:** Harry Huang [<mailto:Harry.Huang@iprosperity.com.au>]  
**Sent:** Wednesday, April 19, 2017 03:15 PM  
**To:** BELINDA <[belinda@ljconslink.com.au](mailto:belinda@ljconslink.com.au)>  
**Subject:** Re:

thanks

**Harry Huang | GROUP CFO**

**I-PROSPERITY GROUP and Group of Companies**

Level 22, 126 Phillip Street, Deutsche Bank Place, Sydney NSW 2000

IPR.001.095.9729\_0001



P +61 02 9154 4755 | M +61 [REDACTED] 2  
444

E [harry.huang@iprosperity.com.au](mailto:harry.huang@iprosperity.com.au)

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**From:** BELINDA <[belinda@ljconslink.com.au](mailto:belinda@ljconslink.com.au)>  
**Date:** Wednesday, 19 April 2017 2:24 pm  
**To:** Harry Huang <[harry.huang@iprosperity.com.au](mailto:harry.huang@iprosperity.com.au)>  
**Subject:** Fwd:

Sent from my iPhone

Begin forwarded message:

**From:** Joseph Chidiac <[joseph@jchidiac.com.au](mailto:joseph@jchidiac.com.au)>  
**Date:** April 19, 2017 at 1:20:46 PM GMT+10  
**To:** BELINDA <[Belinda@ljconslink.com.au](mailto:Belinda@ljconslink.com.au)>

12 April 2017

TO WHOM IT MAY CONCERN

Mr Zhouxiang (Harry) Hunag and wife Mrs Fanhua Bo of [REDACTED] Mosman have been close associates and friends of mine for over five years. It is with great pleasure that I provide this character reference in support of gaining entry to Knox Grammar School for their infant son, [REDACTED] who was born on 2 January 2017.

As Mayor of the City of Canada Bay from 2004 to 2016, I have met Harry and Fanhua at business and community events over many years and was always appreciative of their support in making stronger local linkages particularly with our ever growing Chinese community. I have always been impressed by Harry and Fanhua's core values: family, community, education, tradition and inclusiveness. These values are strongly evident in their relationship and also in Harry's profession as a financial controller where he is held in high esteem by his peers and clients.

The welcomed arrival of [REDACTED] has seen Harry and Fanhua set their sights on providing him with an education in a modern context anchored in religious tradition. The Knox Grammar motto of Virle Agiture, The Manly Thing Is Being Done, is a very comfortable fit for this family and I am confident Harry and Fanhua will make a valuable and enthusiastic contribution to the Knox Grammar School community over many years.

Yours sincerely

Angelo Tsirekas

IPR.001.044.6342

## Message

**From:** . . [planurban@bigpond.com]  
**Sent:** 3/07/2017 7:09:22 PM  
**To:** Belinda Li [/o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=2a508044f6d74df2a3b001c157677d4c-Belinda.Li]; Stephen Bowers [stephen.bowers@stephenbowersarchitects.com]  
**CC:** Joseph Chidiac [joseph@jchidiac.com.au]  
**Subject:** Re: RE: FW: Councillor Workshop

Hi belinda,

Yes, but I will probably need some tutoring from Stephen on some architectural details, or if there are questions I cannot answer we can take them on notice and get back to the Councillors.

David

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

From: "Belinda Li" <Belinda.Li@iprosperity.com.au>  
 To: ". ." <planurban@bigpond.com>; "Stephen Bowers" <stephen.bowers@stephenbowersarchitects.com>  
 Cc: "Joseph Chidiac" <joseph@jchidiac.com.au>  
 Sent: Monday, 3 Jul, 2017 At 6:26 PM  
 Subject: RE: FW: Councillor Workshop

David,

I am not in Sydney on 25<sup>th</sup> July. So if Stephen cannot attend, are you able to present just by yourself ?

Belinda

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**From:** . . [mailto:planurban@bigpond.com]  
**Sent:** Monday, July 03, 2017 04:48 PM  
**To:** Belinda Li <Belinda.Li@iprosperity.com.au>; Stephen Bowers <stephen.bowers@stephenbowersarchitects.com>  
**Cc:** Joseph Chidiac <joseph@jchidiac.com.au>  
**Subject:** Re: FW: Councillor Workshop

Hi Belinda,  
 It is unlikely that Council will move the date as 1 August would be a Council meeting date.

I am able to be there on the 25th, but happy if you want to try for the 1st

David

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

From: "Belinda Li" <[Belinda.Li@iprosperity.com.au](mailto:Belinda.Li@iprosperity.com.au)>  
To: "[planurban@bigpond.com](mailto:planurban@bigpond.com)" <[planurban@bigpond.com](mailto:planurban@bigpond.com)>; "Stephen Bowers" <[stephen.bowers@stephenbowersarchitects.com](mailto:stephen.bowers@stephenbowersarchitects.com)>  
Cc: "Joseph Chidiac" <[joseph@jchidiac.com.au](mailto:joseph@jchidiac.com.au)>  
Sent: Monday, 3 Jul, 2017 At 3:21 PM  
Subject: FW: Councillor Workshop

Dear All,

Please see council meeting notice on 25<sup>th</sup> July.

Stephen is in Hospital and might not be able to present and I am in American until 30<sup>th</sup> July. Do you think we should move to 1<sup>st</sup> August?

Belinda

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**From:** Paul Dewar [<mailto:Paul.Dewar@canadabay.nsw.gov.au>]  
**Sent:** Monday, July 03, 2017 02:34 PM  
**To:** Belinda Li <[Belinda.Li@iprosperity.com.au](mailto:Belinda.Li@iprosperity.com.au)>  
**Cc:** Karen Lettice <[Karen.Lettice@canadabay.nsw.gov.au](mailto:Karen.Lettice@canadabay.nsw.gov.au)>  
**Subject:** Councillor Workshop

Hi Belinda

I Prosperity has been scheduled to attend a Council Workshop on the 25<sup>th</sup> of July.

It would be appreciated if you could confirm your availability to attend this workshop.

Thank you

**Paul Dewar**  
Strategic Planning Coordinator  
City of Canada Bay

1A Marlborough Street, Drummoyne NSW 2047  
[paul.dewar@canadabay.nsw.gov.au](mailto:paul.dewar@canadabay.nsw.gov.au)  
T 02 9911 6402  
[www.canadabay.nsw.gov.au](http://www.canadabay.nsw.gov.au)

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Any information transmitted in this message and its attachments is intended only for the person or entity to which it is addressed.

The above email correspondence should be read in conjunction with our standard disclaimer/terms which can be found at  
<http://www.canadabay.nsw.gov.au/email-disclaimer.html>  
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IPR.001.044.8189

## Message

**From:** Belinda Li [/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=AEE1503143BC485597DC6320A53E1497-BELINDA.LI]  
**Sent:** 20/12/2017 9:01:12 AM  
**To:** David Furlong [planurban@bigpond.com]  
**BCC:** Joseph Chidiac [joseph@jchidiac.com.au]  
**Subject:** FW: IPG VPA letter to Gary

FYI

**From:** Gary Sawyer [mailto:Gary.Sawyer@canadabay.nsw.gov.au]  
**Sent:** Wednesday, December 20, 2017 8:59 AM  
**To:** Belinda Li <Belinda.Li@iprosperity.com.au>  
**Cc:** Tony McNamara <Tony.McNamara@canadabay.nsw.gov.au>  
**Subject:** FW: IPG VPA letter to Gary

Hi Belinda ,  
 Please see the response from Richard Montague in regard to the matters you raised.

I've just spoken with Tony to clarify a couple of the points that Belinda Li has made:

1. Belinda Li says wintergardens are a safety requirement above a certain level and therefore they should not be paying for this space as part of the GFA uplift calculation.

Further to Tony's clarification, wintergardens are not a BCA requirement, it is simply the reality that high rise balconies are less useable because of wind. It is also a reality that wintergardens have become more popular because they can provide flexible living space. It is iProsperity's decision to have either wintergardens (which do form part of GFA) or balconies with balustrades up to 1.4m (which don't form part of GFA). Therefore if iProsperity wishes to incorporate wintergardens into its design then logically it should be prepared to pay for a share of this value.....let's remember iProsperity is only paying for 50% of the value uplift.

Also, the GFA value rate agreed upon of \$2500/m<sup>2</sup> is derived from both lower rise and high rise buildings which have similar design issues i.e. the GFA values are being compared on a like with like basis

2. Belinda is suggesting the base FSR is being valued as part of the uplift and there may be a double dip. This is incorrect. Our initial estimates were based on an uplift above an FSR of 1.76:1 and that produced a value uplift of c. \$82m of which iProsperity should be paying 50% of. However because of iProsperity's site purchase of \$47m which actually reflects a base FSR of c. 6.5:1, Council is now only seeking a share of the value uplift above this amount. Accordingly the value uplift is reduced to \$50.4m and Council is seeking 50% of this amount which equals \$25.2m.
3. Belinda has misquoted me by saying I believe the VPA payment should be at following completion and after settlement. What I actually said was that I understand VPA payments were made at the date of the Occupation Certificate, however, she should check on this with Council as it may not be situation.

Trusting this clarifies Belinda's queries.

Belinda ,  
 Just to clarify that Council would expect that VPA payments be made prior to issue of subdivision certificates

IPR.001.044.8189\_0001

Regards  
Gary

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**From:** Gary Sawyer [<mailto:Gary.Sawyer@canadabay.nsw.gov.au>]  
**Sent:** Monday, December 18, 2017 9:44 AM  
**To:** Richard Montague <[Richard@bemproperty.com.au](mailto:Richard@bemproperty.com.au)>  
**Cc:** Tony McNamara <[Tony.McNamara@canadabay.nsw.gov.au](mailto:Tony.McNamara@canadabay.nsw.gov.au)>  
**Subject:** FW: IPG VPA letter to Gary

Hi Richard/Tony  
Could I have your comments on Belinda's letter in particular in regard to Winter gardens and existing FSR  
Thanks  
Gary

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**From:** Belinda Li [<mailto:Belinda.Li@iprosperity.com.au>]  
**Sent:** Monday, 18 December 2017 9:15 AM  
**To:** Gary Sawyer  
**Cc:** David Furlong; Harry Huang  
**Subject:** IPG VPA letter to Gary

Hi Gary,

Thanks for your time last Thursday. Please see attached our response to council VPA valuation. Hopefully, we could discuss those points addressed in the letter with you by this Thursday meeting.

Thanks for your continued assistance in this process. Please feel free to contact me if you need any information from us.

Regards,



**Belinda LI | General Manager – Projects**

iPROSPERITY  
Level 22, 126 Phillip Street,  
Sydney NSW 2000.

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