

## **Strata Plan 19388**

### **2 Kochia Lane, LINDFIELD NSW 2070**

23 February 2013

The Director  
Metropolitan & Regional Projects South  
Dept. Planning & Infrastructure  
23 Bridge Street  
SYDNEY NSW 2000S

Dear Madam

#### **Mixed Use Development at 23-37 Lindfield Ave, Lindfield MP08\_0244 MOD 1**

I write as Chairman of the body corporate 19388 at 2 Kochia Lane, Lindfield.

Our property is directly effected by the proposed development.

We object strongly to this development in its now Modified Form.

Our objections are:

#### **Community Esthetics, Values and Usage**

1. This development does not consider the community's long term usage of this site nor has consideration been given to the Ku-rin-gai Council's proposals for this Town Centre.
2. There is no possibility for the future development of the Town Centre as our property at 2 Kochia Lane would remain thus blocking the Council's plan.
3. The community would not benefit from an esthetic view or practical usage by this development.
4. There is no concern for the overall planning of the Lindfield area.
5. The majority of residential units in this development are one bedroom, this is not what the general community require and not what other developers are building in this area

#### **Parking**

1. Increased numbers of residential units but reduced parking
2. The area east of Lindfield railway station is a mess for traffic and parking and this development would only exacerbate the situation

#### **Commercial Use**

1. There is currently significant commercial space in the area effected by this development
2. There is no plan for any commercial use in the modified plan.
3. Existing commercial tenants would have no place to relocate to
4. De-centralised commercial areas reduce cars on roads and public transport

### **Sale of 2 Kochia Lane**

1. As owners in the effected site we recognize that redevelopment should take place.
2. We have always been open to any proposals of a reasonable nature
3. We are content to operate our businesses from the current premises
4. To induce us to move an offer would have to be enticing.
5. The current developers have made one offer which was far less than the current market value
6. The offer did no make any allowance for our relocation expenses
7. No consideration was given for needs to operate in this location
8. No further negotiations or discussions have been instigated by the developers

### **Future Development of 2 Kochia Lane**

1. The Modified plans have windows and balconies of residential units overlooking our property
2. Any future development of our property would be precluded as the residents on that side of the building would be effected by out increased height
3. An application for development on our site would be restricted by the planned set-back of Kochia Lane.

### **Prior Correspondence**

1. Attached is prior correspondence between ourselves and your Department and our local member

### **Conclusion**

1. This development in its current modified form is a step backwards from the previous application which itself was a hotchpotch
2. It is conceived with no thought of esthetics or community needs for this ideal site on the North Shore not effected by the Pacific Highway
3. The only one to gain is the developer
4. Have we gone back to the bad old days of NSW development for the developers sake and the community can go jump in the lake!

Yours faithfully  
**Christopher Coote**



**Christopher Coote FCA**

**Chairman Strata Plan 19388**