

**Coote, Chris**

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**From:** Coote, Chris  
**Sent:** Wednesday, 26 October 2011 4:24 PM  
**To:** 'simon.truong@planning.nsw.gov.au'  
**Cc:** (dialanangel@dialanangel.com); Bryce Songberg; 'David Leafe'; David Leafe Surgery; 'Dena Blackman'; 'DIAL-AN-ANGEL - Danielle Robertson'; 'Estella Ashton'; Peter Hulak (hulakps@optusnet.com.au); 'Ron Cragg'  
**Subject:** AssessmentLindfield Avenue, Retail & Residential redevelopment

## **Lindfield Avenue, Retail & Residential redevelopment**

### **MP08\_0244 - Retail Residential redevelopment**

Further to letters I received from the Premier and The Minister and my phone call with Mr Ben Lusher of your Department, I wish to make the following comments regarding the above redevelopment.

I write as the chairman of the body corporate for Strata Plan 19388, the owners of the property at 2 Kochia Lane, Lindfield, a principal subject of the above development application.

Following my phone call with Mr Lusher I inspected the detailed submissions on the Department's web page for this development. Of particular interest was the detailed notes on conversations and correspondence between myself, as chairman of the body corporate, an Anka Group, the developers.

We wish to point out that following Anka's offer to us on 28 February we have not received any further offer from them for further discussions or talks. Since their original offer of \$3.8m we have had a formal valuation of our premises which places a current market value of \$5m, let alone what the value might be for a redevelopment. This is more than 30% above Anka's offer.

We wish to emphasize that as the owners of this site we realise that it is significant to the communities proper and reasonable redevelopment of this town centre. We have always been willing to sell at a reasonable price as we are long term residents of the area and would not like to see a haphazard redevelopment. We are of the opinion that redevelopment should be done fully for the long term benefit of the community.

We note that these sentiments are also those of Kuringai Council who likewise are of the opinion that the whole area should be redeveloped not some piecemeal approach.

Yours Faithfully,