

Subject: Development and Property Acquisition from owners of 199 Victoria Rd, Marrickville by Scape for Timberyards development.

To whom it may concern,

I am writing as owner of 199 Victoria Rd, Marrickville to express our deep concerns regarding the planned commercial and residential development adjacent to our property known as The Timberyards. As the owner of 199 Victoria Rd Marrickville, we have serious reservations about the long-term impact this massive development will have on our property, and we seek the council's intervention to address these pressing issues.

Key Concerns:

1. **Property Devaluation** – The scale of this development will significantly diminish the market value of our property, making it less attractive for future buyers or investors.
2. **Tenant Disruptions** – The construction process, projected to last three years, will generate excessive noise, dust, and disruptions that will severely impact our tenant's ability to operate or reside in the property.
3. **Loss of Sunlight** – The height and scale of the new structure will overshadow our property, reducing natural light and negatively affecting its livability and functionality.
4. **Development Constraints** – The proposed development will impose severe limitations on our ability to improve or develop our own property in the future, further compounding the financial and practical challenges we will face.
5. **Failed Negotiations for Acquisition** – We engaged in lengthy negotiations with the developer to sell our property and integrate it into the master plan. Despite reaching an agreement, the developer unexpectedly withdrew at the final hour, leaving us in a precarious position.

Given these concerns, we strongly urge the council to intervene and request that the developer **recommence negotiations for the acquisition of our property**. This is the **only reasonable and fair solution** to mitigate the severe impacts this development will impose on us.

We appreciate your time and attention to this urgent matter and look forward to your prompt response.

Best regards,

Owners of 199 Victoria Rd, Marrickville