

**Warning: 18-storey building and 4-storey carpark
Development Plan in Eden Gardens
LDA2021/95/9 - LEC2023/26469 - 307 Lane Cove Road Macquarie Park**

Lot 158 attended Land and Environment Court Section 34 Conciliation Conference regarding development proposal at Eden Gardens (18-storey building and 4-storey car park) on 22 March 2023.

Eden Garden's proposal contains many errors, including the fact that in some documents they requested 16-storey building, in some documents it was 17-storey building, in some documents it was 18-storey building, and in some documents it was an UNLIMITED height of the building.

Current Eden Gardens' proposal has 977 pages of documentation in 27 files.

Conciliation Conference was attended by around 30 lawyers and businesses representing Eden Gardens development (155 million dollars project!), Senior Commissioner and his aide on behalf of the government, Senior Solicitor from City of Ryde, and six invited respondents who were allowed to present their cases against the development (including Lot 158).

There is a strong opposition to the development from various parties (the development does not comply with many regulations). For the record, Eden Gardens rejected proposal to build two 8-storey buildings (up to tree canopy).

Latest version of Lot 158 document that was orally presented at the Conciliation Conference (and provided to court via email) is here:

<https://www.nswstratasleuth.info/LDA2021-0095-Dusan-Baljevic-submission-19Mar2023.pdf>

<https://www.nswstratasleuth.info/SP52948-307-Lane-Cove-Road-development.html>

Updated document contains photos of views SP52948 owners (especially Block B, C, and D) will lose if the development at Eden Gardens goes ahead. Property values decrease significantly when views are lost:

- Obstructed view from ground level decrease property value by 3% to 5%
- Rooftop partially obstructed view decrease property value by 6% to 8%
- Obstructed view from medium elevation decrease property value by 9% to 12%
- Obstructed view from high elevation decrease property value by 15% to 20%

Before the Conciliation Conference, Lot 158 talked to over 50 owners in strata complex SP52948, and all of them were against this proposal: 18-storey building, 4-storey carpark (whole site: 605 parking spaces in total, including 438 commercial staff spaces, 112 neighbourhood shop spaces, 15 nursery and 40 function centre spaces), increase of 314 and 262 vehicle trips per hour in the morning and evening peaks, respectively, function/conference centre to hold 400 people with attached restaurants and a garden bar, microbrewery, child care centre, at full occupancy, 1750 workers would be on site during business hours Monday to Friday, long-working hours for function centre and restaurant (till 23:00 hours seven days a week), and more.

This comes in addition to fact that, as of today, SP52948 has negative balance in Admin Fund of \$95,013.07 (it had negative balance on day of Annual General Meeting on 27 October 2022 of \$203,914.85). For the first time in history of complex, Admin Fund has continuous negative balance for five months, since 1 November 2022.

