

Almagamation History

Application number - MP09_0210

Key Issue - 3. Amalgamation

The proposal shall seek to amalgamate the three properties to the south of the site which also benefit from the increased height and FSR provisions under draft LEP 2008. If this is demonstrated not to be possible, the EA shall demonstrate that the adjacent land can achieve development outcomes which will maximise the opportunities available under the draft LEP controls.

Summary of attempts to amalgamate with the sites to the south

Property Address	Location to subject	Owners stated position	Owners Use	Have Winten met with and endeavoured to purchase this property	Have the Owners advised council of their intent not to sell	Lane Cove Council's DCP's identified use for the property
84 Christie Street	adjoining	Do not want to sell and relocate	Head Office	Yes - Have offer considerably above market and Owners have advised that they do not want to sell and relocate	Yes - Council meeting 19th October 2009	Potential Commercial site
82 Christie Street	20 meters south	Do not want to sell	Head Office	No - Does not adjoin the site and 84 Christie have advised that they will not sell.	Yes - Council meeting 19th October 2009	NEW LANE
71-73 Lithgow Street	adjoining	Do not want to sell	Head Office	Yes - Have offer considerably above market and Owners have advised that they do not want to sell and relocate	Yes - Council meeting 19th October 2009	NEW LANE

71 - 73 Lithgow Street, St Leonards

Site Amalgamation Summary

Property Owner	Australian Dental Association (NSW) Limited	
Owner Type	Owner occupier - Head Office	
Location to subject	Adjoining	
Owners Position	Not interested in selling as this is Head Office and recently spent over \$1 million on a State of the Art Training Centre on level 1	
Have the Owners advised council of their intent not to sell	Yes - Council meeting 19th October 2009	
DCP's identified use	New Lane	
Site Amalgamation detailed 5 year history		
5th July 2005	Winten wrote to express an interest to purchase.	No response
	Winten called to follow up letter.	Not Interested
6th September 2007	Winten called to identify if their position had changed regarding the potential purchase of their property.	No change
13th September 2007	Winten met with the owner's representative expressing our interest in purchasing the property.	No response
26th September 2007	Winten wrote to the owner's representative expressing our interest in purchasing the property.	No response
14th February 2008	Winten met with owner to discuss the potential purchase of their property. They advised that they would only consider selling if a unrealitcly high offer was put forward, as they did not want to sell.	Winten acknowledged
19th February 2008	Winten made a offer to purchase approximately 133% of the properties value.	Offer rejected
July 2009	Winten called owner to discuss DDCP and identify if their position had changed.	No change

Pharmacy Guild House

84 Christie Street, St Leonards

Site Amalgamation Summary

Property Owner	The Pharmacy Guild of Australia
Owner Type	Owner occupier - Head Office
Location to subject	Adjoining
Owners Position	Not interested in selling as this is Head Office which they completely refurbished in 2000 and is conveniently located next door to their associated entity The Pharmaceutical Society of Australia.
Have the Owners advised council of their intent not to sell	Yes - Council meeting 19th October 2009
DCP's identified use	Commercial

Site Amalgamation 5 year history

5th July 2005	Winten wrote to express an interest to purchase.	No response
22nd July 2005	Winten called to follow up letter.	No response
26th July 2005	Winten called to follow up letter.	No response
11th February 2008	Winten met with and wrote to owners representative expressing our interest in purchasing the property.	No response
17th July 2008	Winten called to discuss DLEP and request a meeting to discuss potential purchase of their property.	Agreed
22nd July 2008	Owner called to say that they did not want to mislead us and they would only consider a sale at a figure, which was approximately 250% of it's value.	Winten acknowledged
28th July 2008	Winten met with owner and explained that their stated price expectation was not economically feasible and made a verbal offer approximately 125% of the properties value.	Owner acknowledged
August 2008	Owner called to provide update of their Board's position.	Offer rejected
July 2009	Winten called owner to discuss DDCP and identify if their position had changed.	No change
	Owner called to advise that they, and the Pharmacy Society were writing to the Council, the Planning Minister and the Minister for Health to object to the DDCP as they have no intention of relocating.	Winten acknowledged

Pharmacy House
82 Christie Street, St Leonards

Site Amalgamation Summary

Property Owner	Pharmaceutical Society of Australia of Australia	
Owner Type	Owner occupier - Head Office	
Location to subject	Adjoining	
Owners Position	Not interested in selling as this is Head Office which is conveniently located next door to their associated entity The Pharmacy Guild of Australia.	
Have the Owners advised council of their intent not to sell	Yes - Council meeting 19th October 2009	
DCP's identified use	New Lane	
Site Amalgamation 5 year history		
5th July 2005	Winten wrote to express an interest to purchase.	No response
	Winten called to follow up letter.	Not interested
July 2009	Owner called to advise that they, and the Pharmacy Guild were writing to the Council, the Planning Minister and the Minister for Health to object to the DDCP as they have no intention of relocating.	Winten acknowledged