

416 Group - Ku-Ring-Gai Council – Tuesday 26 June 2018 – Julian Ledger

My name is Julian Ledger and I am here on behalf of the 416 Group – representing Killara and Lindfield residents to the west side of Lindfield Station mostly to the west of Lady Game Drive.

Residents don't enjoy shopping on a six lane highway. There is opportunity to create a fine Village Hub. We broadly support Council's masterplan preferred option 2 and the floor space ratio of 1.3:1 on which it is based. We have had two primary concerns which are related.

1. Overdevelopment – the 416 Group and the community has long opposed turning Ku-ring-gai village centres into places like St Leonards and Chatswood.
2. Access to Lindfield Station – Commuter parking is in very short supply and the 416 Group welcomed the original commitment by Transport for NSW to create 240 commuter spaces on the west side. Some bays have gone to the east and commuter parking is now further threatened by over development.

I drove to the city for many years – it is a fools' errand and bad congestion is getting worse Now I use the train. The Metro from Chatswood, under construction, will increase frequency, speed and capacity. At the Lindfield pedestrian lights there are 3000 people crossings each weekday. I'm one of them. Last Wednesday I spent the morning peak handing out 416 Group flyers about this project – it is a very busy station. People have to get to the station somehow – can walk if live close, or drive and park, or be dropped off – needs good road access and set down spaces. Bus is unreliable.

The risk of this development is that in trying to be all things to all people it creates overdevelopment and damages access to the Station. The FSR of 2.5:1 suggested in the Council papers will not be acceptable to the community.

Unsolicited bids create difficulty in determining fair value for Council and the Community. The Woolworth's proposal looks promising but it is not unique. It also proposes 90% more commercial/retail space, a total of 10,000sqm, than the Option 2. Council is well advised to call for Expressions of Interest. Not as per recommendation 1 around October 2018, given the delays so far, but by a set date that Council can commit to. Eg not later than say November 2018.

Two other points:

1. The Lindfield pedestrian crossing is very dangerous. The EOI must mandate a pedestrian bridge or subway and if a developer other than Woolworths wants to take the initiative and buy other Pacific Highway property to achieve it then they can do so
2. Timing is important to avoid the Coles redevelopment and the Hub happening at the same time which due to congestion and lack of parking would not be in the community's interest. Council has control over the timing of the Hub.

Thank you for this opportunity to address Council.