

The 416 Group
53 Albert Drive, Killara 2071
Telephone: 9416 6423
Email: mail@416group.org.au
Web: www.416group.org.au



Kimberley Kavwenje
Senior Coordinator Assessments, City of Ryde

4 May 2021

Dear Kimberley

Re: LDA2021/0095

Thank you for your time on the phone today regarding the Development Application for an 18 storey office building at Eden Gardens, 307 Lane Cove Road.

The 416 Group is an environmental community organisation which aims to represent the 750 households in Killara and Lindfield west of Lady Game Drive. It was formed over 20 years ago in particular because developments in Ryde were affecting or had the potential to affect residents in Ku-ring-gai. This included noise and smells from the waste transfer station at Porters Creek and the proposal for service centres on the M2 east of Eden Gardens site. The Mayor of Ku-ring-gai is this month recording a Mayoral Minute in recognition of the work of my predecessor Cec Morgan on behalf of the Group.

The City of Ryde and Ku-ring-gai Councils entered into an MOU to ensure that residents potentially affected in the neighbouring municipality were notified of proposals in sufficient time to make submissions.

Thank you for agreeing today to accept submissions after the 7 May deadline for the Eden Gardens application and also to undertaking to speak with Shaun Garland, Development Assessment Manager at Ku-ring-gai.

We propose that residents in the following streets be notified of this DA:

Killara

Albert Drive
Bimbil Place
Charles Street
Terrace Road
Eustace Parade
Quebec Avenue
Manning Road
Blaxland Road

Lindfield

Fiddens Wharf Road south of Charles Street
Carramar Road
Knox Street
Johnson Street
Edmund Street

- Residents have been active in protecting the integrity and values of the Lane Cove National Park and in particular development impacts on endangered fauna
- The Park has a history of bushfire causing loss of homes. Fires are tackled in part by helicopter water bombing.
- There is currently no high-rise development west of Delhi Road adjoining the National Park. This project, if it were to proceed, may set precedent.
- Developments in Ryde providing additional parking have had impact on the existing road infrastructure and, in particular, severe peak hour traffic congestion on Lady Game Drive leading northwest onto Lane Cove Rd and southeast onto Delhi Rd.

Yours Sincerely

A handwritten signature in blue ink that reads 'Julian Ledger'.

Julian Ledger, President
Cc Shaun Garland