

The 416 Group
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NEWSLETTER

April 2022

New Website

The Group's website has been completely rebuilt and has a new address www.416group.org. The new email is mail@416group.org. The website includes past copies of this newsletter, 416 Group submissions made over the past four years and pages of contacts and links. There is gallery page to add your photos of our natural environment. Thanks go to web designer Chris Stevenson who developed the website.

Coles Redevelopment

Lindfield Coles is due to finish trading on May 1st for the site to be developed. The Balfour Place project is expected to take at least two years and includes a new Coles store and apartments above. The 72 apartments were reportedly all sold off the plan in three days. Thanks go to the staff at Coles for their service to residents over the years. The nearest alternative Coles besides Chatswood and Macquarie Centre is the new one at Lachlan Place, Macquarie Park accessed via Wicks Rd or from Epping Hwy.

416 Group Committee

Founding member of the 416 Group, John O'Toole is standing down from the Committee. Thanks go to John for his service over twenty years which has included terms as Secretary and Treasurer. Joining the Committee are:

Val du Pre le Roux of Albert Dv, Killara
Ian Stuart of Bradfield Rd, Lindfield
Mitch Frater-Baird of Beaumont Rd, Killara.

They join Julian Ledger, John Croker, Margaret Frater, Bob McLoughlin and Doug Turnock.

Office tower proposal for Eden Gardens

There has been no further advice on the proposed \$140M 18-storey office tower on the Eden Gardens site between the M2 and the National Park on Lane Cove Road. In May 2021 many residents, community organisations lodged objections to the project which will overshadow and dominate the National Park and Lane Cove River valley. Ku-ring-gai Council also made representation. Submissions have not yet been made public. Information is that Ryde Council suggested two six storey towers would be more appropriate for the site.

The application is subject to determination by the Sydney North Planning Panel. In November 2021 the proponent and their consultants had the opportunity to brief the Panel. By inquiry the 416 Group has learnt that discussed were bushfire, impact on National Park, visual impact analysis, landscape and tree impacts, site planning options and traffic determination. The 416 Group and residents that objected will have the opportunity to address the Panel however notice of only seven days is given.

Lindfield Village Hub Update (west of station)

Ku-ring-gai Council has reported that the planning proposal for the Hub project was approved by the State Government on 28 March. This confirms the parameters within which the successful developer must submit their proposal. The bid documentation is now due to be re-released to the market.



The 416 Group is concerned that the long delays (the original funding for the yet to be built commuter car park was announced in May 2012 by then Premier Barry O'Farrell) and restricted information due to commercial in confidence has caused many community members to disengage. Also, due to the scale and bulk of the project it is a big departure from the 2015 community's preferred option. The name *Village* has become a misnomer. It is a *Town Centre*. The indicative master plan which is an illustration only and not the final design is [here](#).

The 416 Group has advocated to maximise commuter parking and for Council to work with the State Government to find a way to fund a new pedestrian bridge to the station as an extension to the project and to replace the existing dangerous crossing over the Pacific Highway. The 416 Group has lobbied the two State Parliament Members but yet to no avail – Jonathon O'Dea for residents south of Fiddens Wharf Rd and Alister Henskens for those north.

Meanwhile construction of the the new Lindfield Village Green east of the station has been completed and opened despite the very wet summer and is a credit to those responsible. The lowest parking level has 105 commuter bays with the balance of 135 to built in the Village Hub.

Porters Creek Depot

The City of Ryde is responsible for the Porters Creek Depot at Wicks Road which has a road base crushing operation. At times in 2021 this was very noisy and at anti-social hours. A positive response was received from Council to the 416 Group's representation and noise has been moderate in 2022. In March some Albert Drive residents received a letter from Transport for NSW regarding background noise assessments to be done in the area. Transport said it was investigating use of the Wicks Road Logistics facility to support the Warringah Freeway upgrade. This could mean receipt of tunnel spoil at all hours. More information has been requested.

Ku-ring-gai Council elections

Congratulations were extended to the successful candidates in the December Council election.

Roseville Ward: Sam Ngai and Alec Taylor (new Councillor)

Gordon Ward: Simon Lennon and Barbara Ward (new Councillor)

Your feedback on matters raised in this newsletter or others of concern is most welcome and can be made to President, Julian Ledger with contact details above.