

**The 416 Group**  
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# **NEWSLETTER**

April 2023

There was a great reaction to our last newsletter distributed to letterboxes and we are very pleased to welcome 21 new members. Your ideas and support are very welcome. The Committee has currently waived the membership fee. Joining is by registering on the website [Membership - 416 Group](#). The Group is lead by a small committee of volunteers.

## **416 Group Committee for 2023**

President	Julian Ledger
Vice President	John Croker
Treasurer	Bob McLoughlin
Secretary	Margaret Frater
Committee	Doug Turnock, Val du Pre le Roux, Ian Stuart, Mitch Frater-Baird

Founding member, Bob McLoughlin, plans to stand down this year and we seek a new Treasurer. Not an onerous role. Thanks go to Bob for over 20 years of service and his always wise counsel.

## **Changes coming to Moore Avenue Shops**

At its March meeting Ku-ring-gai Council considered budgets for upgrading neighbourhood centres as part of its financial planning. \$1.16M is flagged for Moore Avenue for improving accessibility, upgrading surfaces, providing additional street furniture, street planting, signage and heritage interpretation. Design scheduled for 2024. Thanks go to Roseville Ward Councillors Sam Ngai and Alec Taylor who have met with the 416 Group at the shops to familiarise themselves with the precinct.

IGA which owns the existing café site has submitted a DA to demolish and build a store with café and offices above at estimated cost \$4M - [Here](#)



Meanwhile the former busy mower shop on the corner with Bradfield Rd is reportedly being refitted to become a café. Nearest alternative mower shop is Lane Cove Mowers on Mowbray Rd.

### **Office tower proposal for Eden Gardens**

In 2021 the 416 Group together with 245 other groups and individuals objected to the proposal for an 18-storey office tower on the Eden Gardens site between the M2 and the National Park on Lane Cove Road. In December 2022 the application was refused by the Sydney North Planning Panel on the strong recommendation of the City of Ryde. [Here](#)

The applicant, Simon Ainsworth of *Thunderbirds are Go Pty Ltd*, appealed to the Land and Environment Court. The 416 Group and other objectors including NPWS and the Friends of Lane Cove National Park spoke at a site meeting preceding a conciliation conference on 22 March. This was then adjourned to 19 April to “allow further time for the applicant to address issues raised by Council.” That meeting failed to reach any agreement and the matter now goes to court where the hearing will be open to the public.

If approved, we believe the 80-metre development would set precedent in NSW and possibly Australia for a tower immediately next to a national park.

### **Porters Creek Depot at Wicks Rd**

Transport for NSW in conjunction with contractor Downer submitted an application to the Department of Planning to use the Porters Creek Depot at Wicks Road in Macquarie Park as a 24/7 five-year support site for the Warringah Freeway upgrade. The activity which includes road base crushing would be noisy at night impacting the national park and residents across the river valley. The 416 Group convened a meeting with the proponents which did not allay concerns and then made a submission in December. The Department of Planning and Environment required the proponents to respond by mid-January. This did not happen. It is believed there have been discussions on various points with the Department but that the proposal has not changed in any substantive way (eg still includes night work).

### **Queen Elizabeth Reserve**

The 416 Group has made submissions on the draft masterplan for the QE Reserve and addressed Council at a Forum particularly on the need to follow the recommended distance (100 metres) for any basketball court from nearest residences. Many residents attended the Council drop-in session at the Reserve on March 11<sup>th</sup>.

Two alternative areas were suggested by Council for off leash dog areas being St Crispens Green and Jinkers Green. These are not currently fenced, have no off-street parking and have no facilities and as such are not supported by the 416 Group.

As regards basketball the Group believes it is not acceptable to subject nearby homes to an unreasonable amount of noise.

### **Lindfield Village Hub Update**

At its February meeting Ku-ring-gai Council resolved to proceed with negotiations with one of the three companies which had submitted proposals. A development application to be submitted once negotiations are finalised. It is hoped that the project, which has now been 11 years in the making, will proceed in 2024.

The 416 Group has advocated to maximise commuter parking (135 bays are being paid for by the State) and for Council to work with the State Government to find a way to fund a new

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pedestrian bridge to the Lindfield train station as an extension to the project to replace the existing dangerous crossing over the Pacific Highway. **Parents please stress to children to never make a dash to catch a train or bus when it is unsafe to do so.**

Also what we do not want to see is what happened on the east side where 105 commuter parking bays were created through the State Government funding beneath the Lindfield Village Green, but then Council introduced restricted parking on a similar number of unmetered street parking spots – eg places that were previously used by commuters. No gain in parking for train travellers!

### **Coles Redevelopment**

The Lindfield Coles redevelopment at Balfour Place is underway and expected to take two years. It includes a new store and 72 apartments above. The nearest alternative Coles besides Chatswood, Lane Cove and Macquarie Centre is the newer one at Lachlan Place, Macquarie Park accessed via Wicks Rd or from Epping Hwy.

### **State Government election**

Congratulations were extended to Matt Cross who was elected to the Legislative Assembly seat of Davidson vacated by Jonathon O’Dea. Previously, 416 Group members in Killara and Lindfield previously fell into two state government electorates – Ku-ring-gai and Davison. As a result of a redistribution all are now in Davidson.

Before the election we spoke with Matt Cross such that if elected he might come to a meeting with 416 Group members to set out his ideas and hear from our section of the community. An invitation will be extended when date and venue are set.

### **Kings School moving in**

The Naamaroo Centre on Lady Game Drive which caters for upto 180 students has been sold by the Uniting Church to the Kings School. The school has reached out to local residents saying it is passionate about protecting the natural qualities of its campuses and wants to partner with the community. The 416 Group would like to see the fire break behind Booraba Ave well maintained – the area was one of many burnt out in the 1994 bushfires.

### **Spending plans for Ku-ring-gai (and where does the money come from?)**

Following its April meeting Council has published its proposed Resourcing Strategy, Delivery Program & Operational Plan which are on public display for comment until Monday 22 May. [Here](#). \$54M of capital works are proposed for 2023/24. Looking further ahead Council points to a gap between its resources and meeting community expectations. Inflation is eroding capacity, residential rates are pegged by legislation and Ku-ring-gai lacks a large commercial base. The document includes the option for a special rate increase in 2025/26 if proposed by Council, supported by the community and approved by IPART. What do you think? Would you be prepared and able to pay higher rates to see projects completed? Do you think there any areas where Council could be cutting activity to save money.

### **What's in a name?**

When the 416 Group was formed more than 20 years ago every home had a landline and the phone prefix in the area was 416. Now many homes rely on mobile and where new landlines are connected the prefix is no longer 416. Your Committee thinks the 416 Group name is worth preserving but together with a strap line which conveys the Group's purpose – eg "Protecting the local environment". Can you do better? Submit your best idea to [mail@416group.org](mailto:mail@416group.org). The prize – a special place in the Group's history!

### **Website**

The Group's website [www.416group.org](http://www.416group.org) includes submissions made by the Group, past copies of this newsletter and pages of contacts and links. There is a gallery page to add your photos of our natural environment.

Your feedback on matters raised in this newsletter or others of concern and a volunteer to take on the role of Treasurer would be most welcome. Please contact a Committee member or the President, Julian Ledger with contact details above.