

The 416 Group
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NEWSLETTER

September 2023

We hope everyone is enjoying springtime in our area as everything comes to life. The 416 Group has been pleased to welcome more new members since our April newsletter. 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.

Eden Gardens proposed redevelopment



There is a proposal for an 18-storey office tower on the Eden Gardens site overlooking the Lane Cove National Park. It is to house 1750 workers, 539 car spaces and four function rooms for 790 patrons. In 2022 the Sydney North Planning Panel refused the application on the recommendation of the City of Ryde. The proponent lodged an appeal to the Land and Environment Court which was due to be heard in August. At the last minute they gained a delay. The appeal will now be in the week beginning 26 February 2024.

There is new material particularly relating to a proposed pedestrian bridge over Lane Cove Road serving only the site concerned and seeking to address Transport for NSW objections. <https://www.ryde.nsw.gov.au/Business-and-Development/eServices/DA-tracker>. Application ID is LDA2021/0095. The 416 Group has objected to the application particularly regarding the precedent of a high-rise office tower adjacent to a national park. See Submissions on our website for details.

Wicks Road (Porters Creek) Construction Support Site

The Warringah Freeway upgrade project was subject to an Environmental Impact Statement (EIS). In Sept 2021 the contract was awarded to CPBDowner who had had an idea not included in the EIS to use part of the City of Ryde materials handling depot on Wicks Rd as a construction support site for the upgrade. An amendment application was lodged for an operation for a 'temporary' period of five years to run 24 hours/day. The works to include the dumping and crushing of road base materials as well as establishing a staging station depot for employees. By way of background there has been a long history of noise and disruption to the National Park and residents from this site. The previous practice of grinding green waste being the trigger for the founding of the 416 Group more than 20 years ago.

Representatives of the 416 Group met the proponents and did not accept assurances that the noise could be managed including by walls of shipping containers two storeys high. One of the concerns being powerful owls which nest in Porters Creek just below the site. Public consultation was minimal. Submissions were lodged in Nov 2022 with the response from the proponents required by Jan 2023. This was not lodged until May. Subsequently in Aug the Department of Planning and Environment approved the proposal with conditions including a wall extension with more

shipping containers. More information here: [Modification 1 Wicks Road Construction Support Site | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](#)

The Freeway upgrade works started back in March 2022 which begs the question how necessary the Wicks Rd Construction Support Site is to their completion. It is now expected that the operation will start later this year and with the freeway upgrade due for completion mid-2026. Residents affected by noise overnight are advised to not hesitate in notifying the operator and the Environmental Protection Authority. On this matter and the Eden Gardens proposal the 416 Group has been pleased to work closely with The Friends of Lane Cove National Park and STEP.

Queen Elizabeth Reserve, Lindfield

Ku-ring-gai Council has approved the upgrading of the QE Reserve. The original proposal included a full basketball court to replace a tennis court adjoining houses. The 416 Group pointed out the recommend standard was for at least 100m separation due to the noise created. Council modified the proposal to instead place 3 new basketball hoops near the ablution building in the middle of the reserve. These will still be noisy but less so than originally proposed.

Moore Avenue Shops

At the 416 Group's suggestion 2hr parking has been introduced on Moore Avenue to free up spots for shoppers. At the same time the 416 Group queried the logic of the 2hr limit on the neglected 19-bay parking area at the rear of the shops. A short survey at different times of the business day has shown an average of only 4 cars parked.

The Development Application for an IGA store plus upstairs café and offices on the existing café site is being considered by Council - DA0136/23

The new café on the site of the former mower shop is to be called **Quadrant** and is due to open on 3 October.

Footpaths (lack of)

Parents with children, the elderly, those with mobility challenges, dog walkers and others taking exercise all welcome footpaths. In new subdivisions they are mandated. The 416 Group met with Council's engineer responsible. The Council has the stated objective of building a footpath on at least one side of each street. It prioritises busier areas. The conclusion from the meeting was that Council was making progress with the resources allocated but that at the present rate, achieving the stated objective was about 100 years away. The 416 Group met with Federal MP, Paul Fletcher, who in the past has also drawn attention to the lack of footpaths. The purpose of the meeting was to argue for Federal and State funding for older suburban areas with Bradfield Road being a priority in the area. He has since written to Council and the Minister for Transport and undertook to research via the Parliamentary Library what was called for under Australian standards.

De Burgh Road

Drivers waiting to turn right off Lady Game Drive into De Burgh Rd leading up to Beaumont Rd often hold up traffic because there is not enough room for continuing drivers to pass by on the left. Council has undertaken to have vegetation cleared but not yet committed to a more permanent solution - would require relocation of a power pole.

Lindfield Village Hub

Council's website says that negotiations are continuing with the preferred developer of the Lindfield Village Hub on the Drovers Lane car park. The project had been due to come back to Council in July. Meanwhile the redevelopment of Coles including apartments above is progressing and should be finished before the Village Hub works finally start.

Bushfire season starts October 1st

Sydney has had one its driest winters on record. Residents in Killara and Lindfield near the National Park are in a fire zone. [Draft Bushfire Prone Land Masp 2023 Ku-ring-gai \(nsw.gov.au\)](#) Now is a good time to clear leaves and other debris. Houses lost or damaged in bushfires are most commonly victims of ember attack. The Community Fire Units on Albert Drive, Killara have training scheduled for the morning of Sunday 17 September at 9.30am. Gordon Fire Station will be present at 53 Albert Drive which will meet the units' requirements for Station engagement at least every two years. Members should attend. Other residents interested in joining or establishing a new unit or checking out a fire engine are very welcome.

Website The Group's website 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 can be provided to a Committee member or the President, Julian Ledger with contact details above.