

# Eastern Road Precinct



Dear ERP community member,

Some of you received an email from Alister Henskens today with details about an upcoming motion being put forward to Ku-Ring-Gai council.

Alister has been a strong advocate for listening to the community and has supported our position on both the Aldi and Harris Farm proposals.

Our view (and that of Alister's) is that we are not against either Aldi or Harris Farm, it is simply an inappropriate location for any building of this bulk and scale.

We have never seen any plan that details how the increased traffic will be dealt with and we are concerned about pedestrian safety.

Alister's email below and the upcoming motion, are welcome developments that we fully support.

**Now is the time for action.**

On Friday, I will send a further email with what we need to do, specific email addresses, talking points and deadlines.

I will be speaking at Council representing the Eastern Road Precinct community group.

Please forward this on to other interested community members.

Regards

Brett

Website - [www.easternroadprecinct.com](http://www.easternroadprecinct.com)

Email - [contact@easternroadprecinct.com](mailto:contact@easternroadprecinct.com)

----- Forwarded message -----

From: **ElectorateOffice Ku-Ring-Gai** <[ElectorateOffice.Ku-Ring-Gai@parliament.nsw.gov.au](mailto:ElectorateOffice.Ku-Ring-Gai@parliament.nsw.gov.au)>

Date: Wed, 30 Oct 2019 at 1:13 pm

Subject: Proposed Supermarket - Eastern Road Turramurra

To: ElectorateOffice Ku-Ring-Gai <[ElectorateOffice.Ku-Ring-Gai@parliament.nsw.gov.au](mailto:ElectorateOffice.Ku-Ring-Gai@parliament.nsw.gov.au)>

Dear Resident

### **Proposed Supermarket - Eastern Road Turramurra**

A few years ago, I communicated with residents in relation to an attempt by ALDI to establish a supermarket at the old Parker's Nursery and Petrol Station site at [105 Eastern Road](#) and [45-47 Tennyson Rd, Turramurra](#) (the Site).

I publicly opposed the rezoning of the land which would have allowed that development. Following a local campaign by the community and myself, Ku-ring-gai Council in 2016 unanimously rejected the rezoning proposal for the Site preventing it from going to the next step in the process. An attempt by ALDI to appeal Council's decision was not allowed to proceed by the NSW Department of Planning and Environment on the basis that it was inconsistent with state and local planning objectives.

On 26 March 2019, Ku-ring-gai Council acted in a manner different to its approach a few years ago and endorsed a planning proposal by Harris Farm Markets to rezone the Site to facilitate a supermarket development (the Proposal). The Council resolved to pass a motion to submit the Proposal to the Department of Planning and Environment for a Gateway Determination.

The Council resolution was passed only three days after the NSW State Election when the attention of many people was no doubt focussed elsewhere. Even a close reading of the relevant Council notice paper and minute does not reveal that it concerned a significant retail development. I suspect most, if not all of the community like me, were unaware that the proposal was even coming before their elected representatives on the Council on 26 March.

While I am not against the commercial activities of Harris Farm Markets (nor am I against ALDI), I am concerned that the location and size of the development may not be suitable for the Site for several reasons, including that:

- the local roads, which are already very busy, were not built to receive the volume of cars and heavy vehicle traffic by suppliers to the supermarket that would necessarily result from the intended development;
- a Harris Farm supermarket could seriously threaten the viability of the local existing Eastern Road retailers who, like other members of the public, have contacted my office out of concern;
- the Government's prevailing planning philosophy is that developments of this kind should take place in the town centre, near the railway station;
- developments of this kind away from town centres will detract from future town centre development when the Turrumurra Town Centre finally proceeds after the Lindfield Town Centre has been allowed to jump the queue;
- it is in a tightly-held residential area, the amenity of which could be substantially reduced;
- the Proposal still suggests building a large structure with bulk and scale that is outside the local character of the area; and
- when a new LEP was drafted by Council as recently as 2015, the Site was determined to be zoned for residential use in the event that it ever ceased to be used as a plant nursery or petrol station.

I believe that the community should have its say on whether they want the Site to be used for this kind of activity.

Councillor Cedric Spencer has moved a rescission motion, which is likely to be determined at the Council Meeting on 19 November 2019, recommending that Council withdraws its support for the Proposal to be submitted for a Gateway Determination and that the Department of Planning be advised accordingly. I understand that the business paper relating to this motion will be published on the Council's website on 6 November and a public forum to hear from interested parties will be held on 12 November (registration to speak closes at 5pm, 11 November).

This process will allow you the opportunity to contact me and your local Councillors to let us know of your views on the proposed re-zoning of the Site for use as a supermarket. Contact details for the Councillors can be found on Council's website at: [http://www.kmc.nsw.gov.au/Your\\_Council/People/Mayor\\_Councillors](http://www.kmc.nsw.gov.au/Your_Council/People/Mayor_Councillors)

Yours sincerely

Alister

Alister Henskens SC MP

Member for Ku-ring-gai

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Please note: You have received this email because I have your email address on record. If you prefer to receive correspondence from me by mail instead please advise me by replying to this email.

Authorised by Alister Henskens SC MP, [27 Redleaf Avenue, Wahroonga NSW 2076](#)