

**Willoughby City Council
Ordinary Council Meeting
Tuesday 12 June 2007**

Agenda Item 20.2

**75 Sailors Bay Road, Northbridge (DA 2006/181)
Construct car-wash development and use as car wash
(Recommendation: Deferred Commencement of Consent)**

Presentation to Council by:

John Becroft, President of the Northbridge Progress Association

Northbridge Progress Association has consistently objected to this DA.

The site of the car wash has been zoned by Council “Residential 2(a)” under which any commercial use, such as this car wash, would be prohibited. So Council’s intent is clear.

The applicant is relying on the fact that the site has been used as a service station since 1956 and has claimed ‘existing use rights’, even though the site has not been occupied for about three years now.

This applicant successfully avoided the legislation which effectively removed ‘existing use rights’ from such sites. But the intent of NSW Government is also clear and should be enforced.

A residential use for the site would generate far less traffic than a car wash and thereby cause less congestion at the busy intersection of Sailors Bay Rd and Eastern Valley Way.

Council approval of the car wash would add one more “layer of traffic” in the area. Taken in isolation, it’s not so significant, but taken with other Council approvals – the Shore pre-school, Shore’s playing fields redevelopment, the Leisure Centre and netball courts, multi-storey buildings along Eastern Valley Way and Sailors Bay Rd, etc - the accumulated traffic load is very substantial.

I make this point because, of course, any expansion of Northbridge Plaza would magnify the traffic problem several times.

A residential development on the site would also consume less water than the car wash, fit in better with the general residential nature of the suburb and generate less noise and disruption for nearby houses and flats. Most of those neighbours bought their property on the basis of a Residential 2(a) zoning on the site.

We all know that traffic and parking issues are the No 1 concern of Northbridge residents and we urge Council to reject the application.