



NORTHBRIDGE  
PROGRESS ASSOCIATION

*Working for the advancement of Northbridge since 1919*

ABN 41 733 956 702

PO Box 357 Northbridge 2063

December 5 2011

Mr Greg Woodhams  
Environmental Services Director  
Willoughby City Council  
PO Box 57  
CHATSWOOD NSW 2057

Dear Mr Woodhams

**Re: DA-2011/519  
160-162 Sailors Bay Rd, Northbridge**

NPA wishes to comment on the above DA for the conversion of a four storey commercial building into 14 residential apartments.

**Northbridge Town Centre - future vitality**

NPA believes it is important for Northbridge Town Centre to have a good mix of retail shops and viable commercial businesses for its future vitality. Moreover, we expect that the suburb may need more commercial services with the potential increase in residential density (through draft WLEP 2009) and the health and other services required by the new 116-bed nursing home. The suburb may well regret the loss of one of Northbridge's few commercial buildings. For these reasons, NPA would prefer that the building remains in commercial use.

However, assuming that commercial use for the building is not currently viable for the owner (we have noted regular "For Lease" signs) and that some form of residential conversion will take place, NPA has the following comments:

**Non-compliance with WLEP 1995**

- The proposed FSR is 2.25:1 whereas the maximum allowable is 1:1.
- The proposed height of 15.2 metres does not comply with the maximum allowable height of 9 metres.

### **Non-compliance with draft WLEP 2009**

- The proposed height for the building of 15.2 metres does not comply with the maximum allowable height of 14 metres.
- With the proposed addition of a new storey, the building would be five storeys high whereas the draft WLEP contemplates a maximum of four storeys in that location. The proposed 5<sup>th</sup> storey would increase overlooking of neighbours in Baringa Rd. Furthermore, five storeys would be an unfortunate precedent to set for Northbridge and NPA is strongly opposed to it.

NPA urges Council to enforce the controls in the draft WLEP in regard to height and to limit the maximum height to 14 metres. This would limit the building to four storeys and thereby avoid an important precedent for future buildings in the suburb.

### **Non-compliance with WDCP**

- The proposed new bedroom and balcony projections at the front of the building on Levels 2 and 3 do not comply with the DCP front set-back requirements.
- The rear set-back proposed does not comply with the DCP requirements.
- There is no communal open space for the proposed building whereas the DCP requires a minimum of 120 sq metres of communal open space.
- There are only 2 visitor parking spaces proposed whereas the DCP requires a minimum of 5 visitor spaces. Visitors would be required to use street parking which is already under-supplied in the area.
- The total number of parking spaces proposed is 17 whereas the DCP requires a minimum of 19 spaces.

NPA urges Council to ensure that the developer meets the requirements of WDCP in front and rear set-backs, communal open space and visitor parking spaces.

### **Driveway safety**

- NPA is concerned that the existing driveway, which is already a hazard for pedestrians when cars exit, will become even more dangerous with the zero front set-back proposed. We ask Council to take steps to improve the safety of the driveway for pedestrians (especially those from the new nursing home) by ensuring set-backs provide clear lines of sight for exiting motorists. We also ask Council to ensure the installation of appropriate measures (humps, signage, etc) to warn pedestrians and motorists of the hazards of the driveway.

### **Lemon scented gum tree**

- This tree is one of the largest in Northbridge and is irreplaceable. NPA feels strongly that it should be retained with minimal lopping to ensure its survival. Council may need to limit the extensions to the front of the building to avoid destroying the gum tree.
- Otherwise, NPA supports the measures proposed by the arborist's report to prevent damage to the trunk and roots of the tree during construction.

It is NPA's position that there is no point having development controls and standards if Council does not enforce them during the approval process. Allowing non-compliance with controls and standards merely sets new precedents to the advantage of future developers, which Council and the community will have even more difficulty opposing.

Yours sincerely

A handwritten signature in black ink, appearing to read "Peter McNair". The signature is fluid and cursive, with a large initial "P" and a distinct "McNair" following.

Peter McNair  
President

Copy: Sailors Bay Ward Councillors

*Northbridge Progress Association has operated continuously since 1919.  
At June 30 2011, the Association had 465 members.*