



NORTHBRIDGE
PROGRESS ASSOCIATION

Working for the advancement of Northbridge since 1919

ABN 733 956 702

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January 29 2010

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

Dear Mr Woodhams

Re: DA-2009/817
New car wash and café, 75 Sailors Bay Rd, Northbridge

The Association objects to the above Development Application.

The site is zoned Residential

The site of the proposed car wash is zoned Residential 2(a) under WLEP 1995 and any commercial use (such as a car wash) is prohibited by such zoning.

In so far as the applicant (and new owner) of the site is relying on the fact that, until about six years ago, the site had been used since 1956 as a service station and is claiming existing use rights, the site has been vacant for about six years and any existing use rights, in so far as may have applied, which is doubted having regard to the intensification or change of use planned, must surely have elapsed.

The Association believes strongly that a car wash is not a good use for the site and it is time for its use to revert to the site's Residential 2(a) zoning.

Traffic generation

Residential use would generate far less traffic than a car wash. The applicant estimates that the car wash would generate 270 to 360 vehicle movements (that is, arrivals plus departures) per day on weekdays and 560 to 600 on weekends. Traffic movements are predicted to peak at 40 per hour from 8-9am and 2-3pm on week days, broadly coinciding with peak hour commuter traffic and Shore School drop-off and pick-up times. This is contrary to the NSW Government Sydney Metropolitan Strategy (2005) which states: "In the Inner North Subregion (*which includes Willoughby*), improving counter peak flows could help balance demand on high capacity corridors".

On weekends, traffic movements would peak at 60 from 8-9am and 60-80 from 1-3pm. These broadly coincide with peak shopping hours at the Plaza and sporting events at Shore's playing fields and Bicentennial Oval.

The entry of cars into the car wash in Eastern Valley Way and their exit into Sailors Bay Rd, both so close to the traffic lights, will inevitably cause serious congestion and further delays at the intersection.

The Association believes strongly that Council should not approve a car wash development which would add considerable traffic volume and thereby cause more congestion at the busy intersection of Sailors Bay Rd and Eastern Valley Way.

Noise generation

A residential use would generate less noise and disruption for nearby houses and units (which include SEPP5 units) than a car wash. The noise from machinery and car doors will be generated 12 hours per day (7am to 7pm) seven days per week. **The applicant did not carry out any new acoustic work or supply any data in regard to noise generation.** However, in their **minimal** acoustic report, the applicant's consultants stated: "As a result of the more open nature of the proposed car wash identified on the plans ... there is a need for some additional noise control to ensure compliance with the background +5dB(A) design criteria applicable to such developments".

Water consumption

A residential use would consume much less water than a car wash. **The applicant did not provide any data about the car wash's water consumption** but, based on the data provided by the previous applicant, it is likely to consume more than 20,000 litres per day at peak periods despite water recycling and treatment.

Traffic and pedestrian safety

The car wash as proposed will present some formidable safety issues for vehicles and pedestrians, **none of which are addressed by the applicant.** The proposed four lane wide exit into Sailors Bay Rd will cause major congestion problems as drivers compete to join cars queuing at the traffic lights. Vehicles turning left from Sailors Bay Rd into Eastern Valley Way will do so at a blind corner due to the high corner building which has a minimal 1.5 metres set-back from the boundary. They risk turning into cars queuing to enter the car wash on Eastern Valley Way, as the car wash entry slip road commences only 16 metres (about three car lengths) from the corner building line. The car wash exit (15 metres wide) and entry (11 metres wide) would present dangers to pedestrians, including school children, attempting to cross them.

Appropriateness for Northbridge

A residential use would be a more attractive solution for the site and fit in better with the general residential nature of the suburb. At the Sailors Bay Rd/Eastern Valley Way corner the car wash would be 7.5 metres above ground level (7.2 metres above driveway level). This is almost three storeys high and does not comply with current controls, as we understand them. Residential units would be only two storeys high and present a more

appropriate profile and appearance on the corner. We also note that the proposed signage for the facility is huge (9 metres by 1 metre on the Sailors Bay Rd frontage!) which we believe does not comply with SEPP 64.

Population density considerations

A residential use for the site would better meet NSW Government objectives to increase population density in Willoughby and other suburbs. The Sydney Metropolitan Strategy targets 30,000 additional homes in the Inner North Subregion by 2031 of which Willoughby local government area is targeted to provide 6,800 homes.

We urge Council to refuse the Development Application and to encourage a residential development on the site, thereby generating far less traffic congestion and hazards at this critically busy intersection and ensuring lower noise impact and disruption for neighbours of the site.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter McNair', with a stylized flourish at the end.

Peter McNair
President

Copy: Sailors Bay Ward Councillors