



NORTHBRIDGE
PROGRESS ASSOCIATION

Working for the advancement of Northbridge since 1919

ABN 733 956 702

PO Box 357 Northbridge 2063

June 15 2008

Mr Nick Tobin
General Manager
Willoughby City Council
PO Box 57 CHATSWOOD 2057

Dear Mr Tobin

Re: DA-2007/609
Amended plans for seniors living development
76-78 Cliff Ave, Northbridge

The Association wishes to comment on the recently notified amended plans for the above Development Application. We note that, since the previous amended DA, the applicant has increased the setbacks on the western boundary, upper level and between the two buildings in an effort to reduce bulk and visual impact. We also note that there appears to be reduced excavations at the boundary and improved plantings.

While these changes are welcomed, the Association continues to object to the development:

1. We continue to have concerns about seniors' access to specified facilities (eg shops, transport) because of distance, steepness of roads and difficulty crossing Strathallen Ave.
2. We would be opposed to the installation of traffic lights in Strathallen Ave at the Suspension Bridge to assist pedestrian movement. We understand that RTA has indicated that traffic lights would be supported but that the applicant would need to reach a funding agreement with RTA. Our concern is that there would not be enough visibility for cars to stop, rendering such a crossing a danger both to pedestrians and vehicular traffic.
3. We understand that Rural Fire Service has given support to the proposal in its earlier form but that a large area of bushland would need to be cleared to meet RFS requirements. The Association believes that the environmental impact of so much bushland being destroyed to make way for this massive development is not acceptable. The proposal would destroy trees and plants, native habitat and create

a visual impact problem for neighbours, users of Tunks Park and for residents of Cammeray.

4. We expect the size of the proposed development would cause undue traffic congestion and parking difficulties in Cliff Ave. This would be a particular problem for access for emergency vehicles (such as fire trucks in the case of a bush fire).
5. We have concerns about serious reduction of amenity for neighbours of this massive development in a purely residential street. We believe it would set an unfortunate precedent for other similar developments in residential streets in Northbridge.
6. We believe the development would have a negative impact on the heritage value of the Suspension Bridge and on “the gateway” to Northbridge.

For these reasons, we urge Council not to approve the application.

Yours sincerely

John Becroft
President

Copy: Ward Councillors