



NORTHBRIDGE
PROGRESS ASSOCIATION

Working for the advancement of Northbridge since 1919

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PO Box 357 Northbridge 2063

October 26 2009

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

Dear Mr Woodhams

**Re: DA-2006/609
Land & Environment Court Appeal No 10097 of 2009
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 number of units from the eight originally refused by Council to 14 units.

This very substantial increase has significantly increased the bulk and visual impact of the proposed development compared with the originally rejected proposal.

In addition to this serious objection, the Association continues to object to the development on the grounds listed in its submissions to Council dated October 26 2007 and June 15 2008:

1. 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 bushfire).
2. We have concerns about serious reduction of amenity for neighbours of this massive 14-unit development in a purely residential street.
3. We believe it would set an unfortunate precedent for other similar developments in residential streets in Northbridge.
4. We believe the development would have a negative impact on the heritage value of the Suspension Bridge and on "the gateway" to Northbridge.

5. 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.
6. We would be opposed to the installation of traffic lights in Strathallen Ave at the Suspension Bridge to assist pedestrian movement. 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.
7. We understand that Rural Fire Service gave 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.

For these reasons, we urge Council not to approve the application and to continue to oppose it land & Environment Court. NPA would be pleased to support Council in the Court if requested

Yours sincerely



Peter McNair
President

Copy: Gladys Berejiklian MP
Ward Councillors