

*The 202 February 2008 “Pub fails to comply”*

In October last year the new owners of Northbridge Hotel, Winners Circle Group, completed works contained in its September 12 Development Application to Council before Council had assessed or approved the DA. Part of the work carried out included the installation of an unauthorised commercial kitchen upstairs. The original DA did not include this commercial kitchen. These works, which proceeded without development consent, breached several of Council’s previous special consent conditions imposed on Northbridge Hotel in 1999.

After an inspection of the premises, in October Council officers issued two penalty orders and two draft orders to Winners Circle for non-compliance under the EP&A Act. The first demanded that all unauthorised change of use cease; that internal new ground floor walls be removed and that the premises be reinstated in accordance with prior approvals. The second required that the unauthorised kitchen be not used and be removed within 14 days. Winners Circle subsequently agreed to amend its DA to include the unauthorised kitchen and other ground floor building works.

As *The 202* went to the printer, Council had received a revised Development Application (which included the additional kitchen), which will be on public notification until 15 February. In the meantime, Council elected not to formally serve the draft non-compliance orders on Winners Circle.

In December, NPA had made a submission to Council about the non-compliance issues, in addition to that made in October objecting to a number of aspects of the original DA. NPA’s letter pointed out that the new kitchen and restaurant installed by the hotel represented an intensification of use without addressing parking issues. The letter said: “We consider the behaviour of the owners in blatantly ignoring Council’s prior conditions, controls and due processes to be outrageous and unacceptable.” NPA’s submission also remarked: “Confirming the fears of the community that the hotel will become a gaming pub rather than a corner family pub, the new owners have already increased the number of poker machines from 11 to 15.” The hotel holds a licence for a total of 27 machines.