



NORTHBRIDGE  
PROGRESS ASSOCIATION

*Working for the advancement of Northbridge since 1919*

ABN 733 956 702

PO Box 357 Northbridge 2063

December 3 2007

Mr John Owen  
General Manager  
Willoughby City Council  
PO Box 57 CHATSWOOD 2057

Dear Mr Owen

**Re: DA-2007/525  
Refurbishments for Northbridge Hotel**

In addition to our submission dated October 1, the Association wishes to comment further on the above Development Application.

1. We understand that all the work included in the DA has been completed by the new owners of the hotel without Council officers having assessed the DA or Council having approved it.
2. In addition, we understand that a commercial kitchen, which was not included in the DA, has been installed by the new owners in the upstairs accommodation area of the hotel without approval from Council and without certification by relevant authorities.
3. We believe that several of Council's previously approved special consent conditions in regard to DA-1999/0719 have been ignored by the new owners of the hotel. These include the restriction on the location of the restaurant, the ban on any use of the upstairs accommodation area, and the requirement that the upstairs area be made available for community groups.
4. We believe that the change in usage of the premises represents a serious intensification of use of the hotel by the new owners but with no increase in off-street parking capacity (currently two places) and with limited nearby street parking.

5. 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 license for a total of 27 machines.

The Association considers the behaviour of the owners in blatantly ignoring Council's prior conditions, controls and due processes to be outrageous and unacceptable.

We understand that Council has drawn up a Notice of Non-Compliance but not yet issued it.

The Association expects that Council will pursue the non-compliance issues vigorously and to exercise its powers to ensure that its controls and processes are observed by the hotel owners. Facilities such as the commercial kitchen that have been installed in the hotel without Council approval or proper certification should not be used.

Yours sincerely

John Becroft  
President

Copy: Councillors  
Gladys Berejiklian MP