



NORTHBRIDGE
PROGRESS ASSOCIATION

Working for the advancement of Northbridge since 1919

ABN 733 956 702

PO Box 357 Northbridge 2063

February 14 2008

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

Dear Mr Tobin

**Re: Amendments to DA-2007/525
Alterations to Northbridge Hotel, 57 Strathallen Ave, Northbridge**

The Association wishes to comment on the above amended Development Application. We have previously made submissions dated October 2 and December 3, 2007 about the original DA.

We would like to reiterate the concerns expressed in our previous submissions about hours of operation, noise, intensification and change of use, availability of accommodation and disability access.

We note that the amended DA now seeks approval for an upstairs commercial kitchen and communication cabinet as well as the dining room in the original DA. The kitchen and cabinet replace hotel accommodation and are therefore in breach of Council's previously approved special consent conditions in regard to DA-1997/0719 ("the special conditions").

The new dining room has replaced the upstairs community area and is therefore in breach of the special conditions, namely that the area should "be made available for local charities, business, community groups and local organisations at no charge".

The additional kitchen facilities now being sought by the owners represent a further intensification of use but with no increase in off-street parking.

We repeat our concern that the hotel owners have not incorporated disability access in its amended DA. The new restaurant has been installed with no disability access whatever.

We note that all the work included in the amended DA has been completed by the new owners without Council officers having assessed either the original or amended DAs or Council having approved them. We understand that Council has issued two penalty orders and two draft orders for non-compliance under the EP&A Act, but has not yet formally served them on the owners.

Until Council pursued the non-compliance issues vigorously and exercised its powers, the hotel owners had blatantly ignored Council's controls and processes. The Association expects that, after their history of non-compliance and their breaches of Council's special conditions, the DA should not be approved by Council without imposing penalties for non-compliance and imposing further special conditions to restore the community's amenity. These might include guarantees from the owners in regard to operating hours, noise, disability access, a limit on gaming machines and availability of accommodation.

If such guarantees prove difficult to agree, the Association would support a Council approach to the Land & Environment Court.

Lastly, we reiterate the Association's view that the community views extremely negatively the growth of gaming and problem gambling in NSW. In our opinion, the community is opposed to a change of use from a neighbourhood corner pub and bistro to a gaming hotel. In this regard, we note that the hotel owners have already increased the number of gaming machines by one-third. We also note that the tables and chairs shown in the gaming room in the original DA have now been changed to gaming machine plinths in the amended DA.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Becroft', written in a cursive style.

John Becroft
President

Copy: Councillors
Gladys Berejiklian MP