



NORTHBRIDGE
PROGRESS ASSOCIATION

Working for the advancement of Northbridge since 1919

ABN 733 956 702

PO Box 357 Northbridge 2063

May 26 2008

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

Dear Mr Tobin

**Re: Draft WLEP 1995 Amendment No 66
Reclassification of 258 Sailors Bay Rd, Northbridge**

This Association would strongly prefer that 258 Sailors Bay Rd not be re-classified from Community land to Operational land, as proposed by Council. The ex-Presbyterian Church will shortly be used by Council to house the Northbridge Branch Library, which is a community use. We would strongly prefer that the attached Memorial Hall also be devoted to an appropriate community use. The Association would be happy to work with Council to identify potential community users of the hall. Community users would include this Association, which could use a space for its monthly Committee Meetings and (if the hall were restored) for its General Meetings.

However, we understand from discussions with you and your officers that Council is determined to proceed with re-classification with the intention of leasing the hall to a commercial tenant or tenants. We note that the church and hall are located in a residential area and are zoned Residential 2A, which prohibits a commercial use of the premises, unless Council is relying "existing use rights" which we understand are arguable.

If Council's legal advice allows it to proceed with this re-classification, the Association requests that, in selecting a commercial tenant, Council will respect the rights and wishes of nearby residents. The Association urges Council to ensure that any tenants are low key businesses or organisations with minimal adverse impact on local traffic congestion, the limited street parking and the amenity of nearby residents.

Yours sincerely,

John Becroft
President

Copy: Sailors Bay Ward Councillors