

**DETERMINATION OF THE GEORGES RIVER LOCAL PLANNING PANEL
21 JANUARY 2019**

Panel Constituted by: Sue Francis (Chair), Juliet Grant (Expert), Helen Deegan (Expert), Annette Ruhotas (Community Representative)

Development Application No: DA2018/0182

Proposed Development: Convert Level 9 of roof top terrace and allow integrated indoor/outdoor dining area (food and drink premises)

Premises: 6-8 Cross Street Hurstville

Determination

Approval

1. THAT pursuant to Section 4.16(1) and 4.16(3) of the Environmental Planning and Assessment Act 1979 (as amended) Development Consent to DA2018/0182 to convert Level 9 of roof top terrace and allow integrated indoor/outdoor dining area (food and drink premises) at 6-8 Cross Street, Hurstville, be granted subject to the conditions detailed in Schedules 1 and 2 of the associated Supplementary Assessment Report referred to the Georges River Planning Panel for electronic determination following deferral at 20 September 2018 (LPP Report No. LPP042-18)
2. In relation to the contravention by the development in Development Application No. DA2018/0182 of the maximum height and floor space ratio development standards imposed by clauses 4.3 and 4.4 (respectively) of Hurstville Local Environmental Plan 2012 ("HLEP 2012"), the Panel is satisfied that:
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by clause 4.6(3) of HLEP 2012, and
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the standard and the objectives for development within Zone B3 – Commercial Core of HLEP 2012.


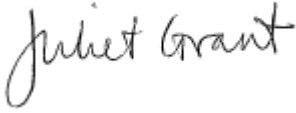


Date of Determination: 30 January 2019

Voting: The decision of the Panel was unanimous.

Statement of Reasons

- a) The proposed development is considered to be an appropriate scale and form for the site and the character of the locality.
- b) The proposed development, subject to the recommended conditions, will have no unacceptable adverse impacts upon the natural or built environments.

- c) In consideration of the aforementioned reasons, the proposed development is a suitable and planned use of the site and its approval is in the public interest.

 <p>Sue Francis Chairperson</p>	 <p>Juliet Grant Expert Panel Member</p>
 <p>Helen Deegan Expert Panel Member</p>	 <p>Annette Ruhotas Community Representative</p>