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| DATE OF DETERMINATION | 10 January 2018 |
| PANEL MEMBERS | Morris Iemma (Chair), Bruce McDonald, Lindsay Fletcher, Con Hindi and Nick Katris |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | None |

Electronic meeting held between 22 December 2017 and 10 January 2018.

2017SSH016 – Georges River – DA2017/0040 at 6-8 Cross Street, Hurstville (primary development site) and 10 Cross Street, Hurstville (ancillary works) (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

The decision was Unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The proposed development will add to the amenities and accommodation available within the Georges River local government area and the Hurstville Centre and will add to the employment and economic activity of the Centre.
- *The Panel has considered the Applicant's requests to vary the development standards contained in Clause 4.3 Height of Buildings and Clause 4.4 Floor Space Ratio of Hurstville LEP 2012 as amended and considers that:*
 - i. *the applicant's submissions adequately address the matters required under cl.4.6;*
 - ii. *the development remains consistent with the objectives of each standard and the objectives of the zone;*
 - iii. *there are sufficient environmental planning grounds to justify the variations; and*
 - iv. *compliance with the standard is unreasonable and unnecessary in the circumstances of this case as the proposed variations are acceptable from a streetscape perspective, will not generate unacceptable impacts on adjoining or nearby properties and will not result in development inconsistent in form and scale with that existing and planned for the locality.*



For the above reasons, the Panel is satisfied that the variations from the LEP development standards is in the public interest.

- The proposed development adequately satisfies the relevant State Environmental Planning Policies and the relevant local planning instruments including Hurstville LEP 2012(amendment 3 and DCP Hurstville City Centre.
- The propose development constitutes a built form and scale that provides satisfactory integration with the central city context and location in which it is placed

- The proposed development subject to the conditions imposed will have no unacceptable impacts on the natural or built environments including the amenity or function of nearby premises and the operation of the local road system.
- In consideration of the above conclusions it is considered that the proposal is a suitable use of the site and approval is in the public interest

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

| PANEL MEMBERS | |
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|  Morris Iemma (Chair) |  Bruce McDonald |
|  Lindsay Fletcher |  Nick Katris |
|  Con Hindi | |

| SCHEDULE 1 | | |
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| 1 | PANEL REF – LGA – DA NO. | 2017SSH016 – Georges River - DA2017/0040 |
| 2 | PROPOSED DEVELOPMENT | Extension of existing registered club and construction of tourist and visitor accommodation. Demolition of existing structures and construction of a 9 storey building containing extension of existing Illawarra Catholic Club 5 x levels of tourist and visitor accommodation comprising 125 rooms, and basement parking. |
| 3 | STREET ADDRESS | 6-8 Cross Street, Hurstville (primary development site) and 10 Cross Street, Hurstville (ancillary works) |
| 4 | APPLICANT/OWNER | Crawford Architects Pty Ltd (applicant), Illawarra Catholic Club Limited (owner) |
| 5 | TYPE OF REGIONAL DEVELOPMENT | General development over \$20 million |
| 6 | RELEVANT MANDATORY CONSIDERATIONS | <ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No. 55 – Remediation of Land Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment Hurstville Local Environmental Plan 2012 (amendment 3) Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Development Control Plan No. 2 – Hurstville City Centre (amendment 6) Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development |
| 7 | MATERIAL CONSIDERED BY THE PANEL | <ul style="list-style-type: none"> Council assessment report: 24 November 2017 Written submissions during public exhibition: Nil |
| 8 | MEETINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> Briefing meeting 11 July 2017 |
| 9 | COUNCIL RECOMMENDATION | Approval |
| 10 | DRAFT CONDITIONS | Attached to the council assessment report |