



ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF DEVELOPMENT APPLICATION NO. 012-10-06

(FILE NO. 0607/044)

EXTENSION OF TRADING HOURS TO EXISTING HOTEL

I, the Chief Executive Officer of the Redfern Waterloo Authority as delegate of the Minister for Planning under Instrument of Delegation dated 28 November 2006 pursuant to Sections 80 (1) (a) and 80A of the *Environmental Planning & Assessment Act, 1979* and clause 9A of the State Environmental Planning Policy (Major Projects) 2005 determine the development application referred to in the attached Schedule 1, by refusing consent to the application.

The reasons for refusal are set out in Schedule 2.

A handwritten signature in black ink, appearing to read "Robert Domm".

Robert Domm
Chief Executive Officer
Redfern Waterloo Authority

21 December

Sydney, 2006

SCHEDULE 1**PART A—TABLE**

Application made by:	Patrick Hurley, PGH Environmental Planning Suite 2, Level 1 483 High Street Penrith
Development Application:	012-10-06
On land comprising:	Lot 1 DP658995 56 – 58 Regent Street Redfern
Local Government Area	City of Sydney Council
For the carrying out of:	Extension of trading hours of existing hotel (licensed premises)
Estimated Cost of Works	Nil
S.119 Public inquiry held:	No
BCA building class:	Class 6
Approval Body / Bodies:	Not Integrated
Determination made on:	21 December 2006
Determination:	The development application is refused for reasons outlined in Schedule 2.

PART B—NOTES RELATING TO THE DETERMINATION OF DA NO. 012-10-06***Appeals***

The Applicant has the right to appeal to the Land and Environment Court under Section 97 of the *Environmental Planning and Assessment Act, 1979*. The right to appeal is only valid, for a development application, within **12** months after the date on which the Applicant received this notice.

Appeals—Third Party

A third party right to appeal to this development consent is available under Section 123, subject to Section 101, of the *Environmental Planning and Assessment Act, 1979*.

Legal notices

Any advice or notice to the consent authority shall be served on the Chief Executive Officer of the Redfern Waterloo Authority.

SCHEDULE 2**DEVELOPMENT APPLICATION NO. 012-10-06****REASONS FOR REFUSAL**

1. The information supplied with the application is inadequate in respect of the likely social impacts of the proposal.
2. The application is considered unacceptable pursuant to the provisions of Section 79C (1)(a)(i) in that the proposal is inconsistent with objective (e) of the Business - Commercial Core Zone contained in Clause 9, Part 5, Schedule 3 of the Major Projects SEPP 2005.
3. The application is considered unacceptable pursuant to the provisions of Section 79C (1)(b) of the Environmental Planning and Assessment Act 1979 in that the proposal may have a detrimental social impact on the locality.
4. The application is considered unacceptable pursuant to the provisions of Section 79C (1)(d)(e) of the Environmental Planning and Assessment Act 1979 in that the extension of trading hours is not in the public interest