



New South Wales

# Hurstville Local Environmental Plan 1994 (Amendment No 58)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S04/01752/S69)

FRANK SARTOR, M.P.,  
Minister for Planning

## **2006 No 144**

Clause 1            Hurstville Local Environmental Plan 1994 (Amendment No 58)

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## **Hurstville Local Environmental Plan 1994 (Amendment No 58)**

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Environmental Planning and Assessment Act 1979

### **1 Name of plan**

This plan is *Hurstville Local Environmental Plan 1994 (Amendment No 58)*.

### **2 Aims of plan**

The aim of this plan is to insert objectives into clauses 11 and 11A of *Hurstville Local Environmental Plan 1994* relating to dwelling houses and dual occupancies respectively.

### **3 Land to which plan applies**

This plan applies to all land within the local government area of the City of Hurstville.

### **4 Amendment of Hurstville Local Environmental Plan 1994**

*Hurstville Local Environmental Plan 1994* is amended as set out in Schedule 1.

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## Schedule 1 Amendments

(Clause 4)

**[1] Clause 11 Minimum lot sizes for dwelling houses on land within Zone No 2**

Insert before clause 11 (1):

- (1A) The objectives of this clause are to:
- (a) retain the pattern of subdivision in residential areas as reflected in lot size, orientation and shape, and
  - (b) ensure allotments have a minimum size so as to provide landscaped areas that are suitable for tree planting, and
  - (c) require larger allotments within the foreshore scenic protection area (as referred to in clause 19B) where the topography or other natural features of a site limit its subdivision potential.

**[2] Clause 11A Dual occupancies**

Insert at the end of clause 11A (1) (c):

, and

- (d) provide a minimum allotment size and width required for the development of dual occupancies so that:
  - (i) the pattern of subdivision in residential areas is retained as reflected in lot size, orientation and shape, and
  - (ii) allotments have a minimum size so as to provide landscaped areas that are suitable for tree planting, and
  - (iii) the scale and density of development is compatible with the existing streetscape.