



New South Wales

Hurstville Local Environmental Plan 1994 (Amendment No 70)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Infrastructure, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (P07/00315-1 and 10/21565-1)

TOM GELLIBRAND

As delegate for the Minister for Planning and Infrastructure

2011 No 399

Clause 1 Hurstville Local Environmental Plan 1994 (Amendment No 70)

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under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Hurstville Local Environmental Plan 1994 (Amendment No 70)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to land within Hurstville City, as shown coloured orange on the map marked “Hurstville Local Environmental Plan (Amendment No 70)” deposited in the office of Hurstville City Council.

Schedule 1 Amendment of Hurstville Local Environmental Plan 1994

[1] Clause 5 Interpretation

Insert in alphabetical order in clause 5 (1):

correctional centre has the same meaning as in the standard instrument prescribed under the *Standard Instrument (Local Environmental Plans) Order 2006*.

[2] Clause 5 (1), definition of “the map”

Insert in appropriate order:

Hurstville Local Environmental Plan 1994 (Amendment No 70)

[3] Clause 6A Transitional provisions for certain development applications

Insert at the end of the clause:

- (2) The amendments to this plan made by *Hurstville Local Environmental Plan 1994 (Amendment No 70)* do not apply to development the subject of a development application that had been made, but had not been finally determined, before the commencement of those amendments.

[4] Clause 7 Zones indicated on the map

Insert after the matter relating to Zone No 3 (c):

Zone No 3 (d) (City Centre Commercial Core Zone)—coloured orange

[5] Part 2 General restrictions on development of land

Insert after the matter relating to Zone No 3 (c) in the Table:

Zone No 3 (d) (City Centre Commercial Core Zone)

Zone objectives

The objectives of this zone are as follows:

- (a) to provide for a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community,
- (b) to encourage appropriate employment opportunities in accessible locations,
- (c) to maximise public transport patronage and encourage walking and cycling,

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- (d) to strengthen the role of Hurstville City Centre as a major retail and commercial centre,
- (e) to provide a consolidated commercial core (where residential development is prohibited) around the Hurstville railway station and proposed bus interchange.

1 Without development consent

Exempt development; public utility undertakings other than gas holders or generating works.

2 Only with development consent

Any purpose other than a purpose included in item 1 or 3.

3 Prohibited

Amusement centres; animal establishments; aquaculture; automotive uses; bed and breakfast accommodation; boarding houses; bulky goods salesrooms or showrooms; caravan parks; correctional centres; dual occupancies; dwellings; dwelling houses; gas holders and generating works; group homes; hazardous industries; hazardous storage establishments; home activities; industries; light industries; materials recycling yards; multiple dwellings; offensive industries; offensive storage establishments; panel beating workshops; plant nurseries; plant and equipment hire establishments; residential flat buildings; residential offices; sex services premises; transport depots; veterinary establishments; warehouse or distributions centres.