



New South Wales

# **Georges River Local Environmental Plan 2021 (Amendment No 6)**

under the

**Environmental Planning and Assessment Act 1979**

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

**AMANDA HARVEY**

As delegate for the Minister for Planning and Public Spaces

## **Georges River Local Environmental Plan 2021 (Amendment No 6)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of plan**

This plan is *Georges River Local Environmental Plan 2021 (Amendment No 6)*.

### **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 Lots 13 and 14, DP 6510, 4–6 Dora Street, Hurstville, and the following land in Hurstville that, immediately before the making of this plan, was land identified as deferred matter under *Georges River Local Environmental Plan 2021*—

- (a) Lot 1, DP 1280799, 4 MacMahon Street,
- (b) Lot 1, DP 13720, 6 MacMahon Street,
- (c) Lot 201, DP 831931, 14 MacMahon Street,
- (d) Lot B, DP 321590, 14A MacMahon Street,
- (e) Lot 200, DP 831931, 16–32 MacMahon Street,
- (f) Lot B, DP 340310, 1 Patrick Street,
- (g) Lots A and B, DP 389008, 2 Patrick Street,
- (h) Lot A, DP 340310, 3 Patrick Street,
- (i) Lots 5 and 6, DP 13720, 91 Queens Road.

### **4 Maps**

The maps adopted by *Georges River Local Environmental Plan 2021* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this plan.

## **Schedule 1      Amendment of Georges River Local Environmental Plan 2021**

### **[1]    Clause 6.13 Development in Zones E1 and MU1**

Omit clause 6.13(5A). Insert instead—

- (5A) This clause does not apply to the following land in Hurstville—
- (a) part of Lot 30, DP 785238, 9 Gloucester Road, identified as “Area A” on the Additional Permitted Uses Map,
  - (b) the following land, identified as “Area B” on the Additional Permitted Uses Map—
    - (i) Lots A and B, DP 389008, 2 Patrick Street,
    - (ii) part of Lot 1, DP 1280799, 4 MacMahon Street.

### **[2]    Part 6 Additional local provisions**

Insert at the end of the part, with appropriate clause numbering—

#### **Development of Hurstville Civic Precinct**

- (1) The object of this clause is to facilitate the development of the Hurstville Civic Precinct, including community facilities, entertainment facilities, residential accommodation and public open spaces.
- (2) This clause applies to land in Hurstville identified as “Area A” on the Key Sites Map.
- (3) Development consent must not be granted to development on the land unless the consent authority is satisfied of the following—
  - (a) no more than 55% of the gross floor area permitted for the land under the maximum permissible FSR will be used for the purposes of residential accommodation,
  - (b) at least 25% of the gross floor area permitted for the land under the maximum permissible FSR will be used for 1 or more of the following purposes—
    - (i) community facilities,
    - (ii) entertainment facilities,
    - (iii) function centres,
    - (iv) information and education facilities,
    - (v) kiosks,
    - (vi) public administration buildings,
    - (vii) restaurants or cafes,
    - (viii) another use appropriate for the purposes of meeting community needs,
  - (c) at least 50% of the land at ground level (finished) will be public open space,
  - (d) the public open space will include a civic plaza that has an area of at least 2,400m<sup>2</sup>,
  - (e) at least 50% of the civic plaza, on average, will receive direct sunlight between 11am and 2pm on 21 June each year,
  - (f) the land will have adequate public car parking spaces.
- (4) In this clause—

*maximum permissible FSR* means the maximum floor space ratio shown for the land on the Floor Space Ratio Map and any other additional floor space ratio permitted for the land under this plan.

**[3] Schedule 1 Additional permitted uses**

Insert at the end of the schedule, with appropriate clause numbering—

**Use of certain land in Hurstville**

- (1) This clause applies to the following land in Hurstville, identified as “Area B” on the Additional Permitted Uses Map—
  - (a) Lots A and B, DP 389008, 2 Patrick Street,
  - (b) part of Lot 1, DP 1280799, 4 MacMahon Street.
- (2) Development for the purposes of residential flat buildings is permitted with development consent.

**[4] Schedule 4 Classification and reclassification of public land**

Omit “Nil” from Part 2. Insert instead—

Hurstville	Lots 13 and 14, DP 6510, 4–6 Dora Street	Nil
------------	---	-----

**[5] Schedule 5 Environmental heritage**

Insert in appropriate order in Part 1—

Hurstville	Hurstville Museum and Gallery	14 MacMahon Street	Lot 201, DP 831931	Local	I318
------------	-------------------------------------	-----------------------	-----------------------	-------	------

**[6] Dictionary**

Insert in alphabetical order—

*Key Sites Map* means the Georges River Local Environmental Plan 2021 Key Sites Map.