

DCP No. 2 – Hurstville City Centre

(Amendment No. 11) – Effective 12 February 2021

A list of subsequent amendments to the DCP is contained in Appendix 1.

TABLE OF CONTENTS

SECTION

1.0	INTRODUCTION	1
1.1	Name of this Plan	
1.2	What is a Development Control Plan (DCP)?	
1.3	Land to Which this Plan Applies	
1.4	The Purpose and Aims of this DCP	
1.5	Commencement of the Plan	
1.6	Relationship to Other Plans	
1.7	Savings and Transitional Provision	
1.8	Structure of the Plan	
2.0	APPLICATION PROCESS	5
2.1	How to use this Plan	
2.2	Pre-Application Consultation	
2.3	Types of Development	
2.4	Neighbour Notification and Advertising of Development Applications	
2.5	What Information Do I Need to Provide with a Development Application?	
2.6	Compliance with the Plan	
2.7	Post Approval Compliance and Enforcement	
3.0	STRATEGIC CONTEXT	32
3.1	Introduction	
3.2	Greater Sydney Region Plan - A Metropolis of Three Cities and South District Plan	
3.3	Hurstville City Centre Urban Design Strategy 2018	
3.4	Hurstville City Centre Transport Management and Accessibility (TMAP), 2013	
3.5	Draft Hurstville Local Environmental Plan (Hurstville City Centre)	
4.0	HURSTVILLE CITY CENTRE PRECINCTS	38
4.1	Introduction	
4.2	Western Bookend	
4.3	City Centre West	
4.4	City Centre North	
4.5	Retail Core	
4.6	City Centre East	
4.7	Eastern Bookend	

5.0	CONTROLS FOR RESIDENTIAL, COMMERCIAL AND MIXED USE DEVELOPMENT	53
5.1	Introduction	
5.2	Building Form Character Principles	
5.3	Built Form Controls	
5.4	Transport, Traffic, Parking and Access	
6.0	SITE PLANNING CONSIDERATIONS	110
6.1	Public Domain	
6.2	Environmental Management	
6.3	Development of Heritage Item or in the Vicinity of a Heritage Item	
6.4	Preservation of Trees and Vegetation	
7.0	CONTROLS FOR OTHER DEVELOPMENT TYPES	139
7.1	Trading Hours	
7.2	Commercial Use of Public Footways	
7.3	Child Care Centres	
7.4	Restricted Premises	
8.0	CONTROLS FOR SPECIFIC SITES AND LOCALITIES	153
8.1	108, 112 and 124 Forest Road and 1 and 3 Wright Street Hurstville (the “Bing Lee” site)	
8.2	53-75 Forest Road, 108-126 Durham Street & 9 Roberts Lane, Hurstville (the “Landmark Square Precinct” site)	
8.3	9 Gloucester Road, Hurstville	
APPENDIX 1		187
1.	List of Amendments to this DCP	
2.	Hurstville City Centre Land Application Map	
3.	Hurstville City Centre Precincts Map	
4.	Recommended Species for Landscaping	
5.	State and Regional Roads Classifications	
APPENDIX 2		198
Council Codes and Policies		
1.	Drainage and On-Site Detention Policy	
2.	Fencing Adjacent to Public Roads Policy	
3.	Balcony Enclosures in Residential Flat Buildings Policy	
4.	Georges River Council Use of Public Lands Local Approvals Policy	
5.	Stencilling of Street Driveways Policy	
6.	Underground Electricity Cabling to Developments Policy	
7.	Enforcement Policy	