



New South Wales

Hurstville Local Environmental Plan 2012 (Amendment No 16)

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*.

**GAIL CONNOLLY, GENERAL MANAGER
GEORGES RIVER COUNCIL**
As delegate for the local plan-making authority

Hurstville Local Environmental Plan 2012 (Amendment No 16)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Hurstville Local Environmental Plan 2012 (Amendment No 16)*.

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 the following land bounded by Durham Street, Forest Road and Roberts Lane, Hurstville—

- (a) Lots 1–4, DP 12517,
- (b) Lot 5, DP 171179,
- (c) Lot 1, DP 172819,
- (d) Lots 1 and 2, DP 213685,
- (e) Lot 1, DP 225302,
- (f) Lot 1, DP 337499,
- (g) Lot A, DP 372835,
- (h) Lots A–D, DP 391801,
- (i) Lot 15, DP 601341,
- (j) Lot 10, DP 621395,
- (k) Lots 100 and 101, DP 776275.

4 Maps

The maps adopted by *Hurstville Local Environmental Plan 2012* 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 Hurstville Local Environmental Plan 2012**

[1] **Clause 4.4 Floor space ratio**

Insert after clause 4.4(2)—

- (2A) Despite subclause (2), development consent may be granted for a building if the consent authority is satisfied that—
- (a) the gross floor area of the building will exceed the maximum gross floor area that would otherwise be permitted under this clause by an amount of no more than 7,023 square metres (the *bonus floor allowance*), and
 - (b) part of the building, with a floor area of not less than the bonus floor allowance, will be—
 - (i) used for the purpose of hotel or motel accommodation, and
 - (ii) situated on land identified as “Area 1” on the Floor Space Ratio Map.

[2] **Clause 4.4A Non-residential floor space ratios**

Insert after clause 4.4A(1B)(f)—

- (g) 108, 110, 112, 114, 116, 118, 118A, 120, 122A and 126 Durham Street, Hurstville, being Lots A–D, DP 391801, Lot 5, DP 171179, Lots 1 and 2, DP 213685, Lot 1, DP 337499, Lot 15, DP 601341 and Lots 1 and 2, DP 12517,
- (h) 53, 61–63, 67, 71A, 73 and 75 Forest Road, Hurstville, being Lot A, DP 372835, Lot 1, DP 225302, Lots 101 and 100, DP 776275, Lot 10, DP 621395 and Lots 3 and 4, DP 12517,
- (i) 9 Roberts Lane, Hurstville, being Lot 1, DP 172819.