



New South Wales

Hurstville Local Environmental Plan 1994 (Amendment No 66)

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*. (SRE0000101/S69)

FRANK SARTOR, M.P.,
Minister for Planning

2005 No 557

Clause 1 Hurstville Local Environmental Plan 1994 (Amendment No 66)

Hurstville Local Environmental Plan 1994 (Amendment No 66)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Hurstville Local Environmental Plan 1994 (Amendment No 66)*.

2 Aims of plan

The aims of this plan are:

- (a) to change the name of Zone No 3 (a) to Neighbourhood Business Zone, and
- (b) to provide that any objectives appearing on the map do not form part of *Hurstville Local Environmental Plan 1994*, and
- (c) to update the objectives of Zone No 3 (a) to reflect council's intention to accommodate small scale retail and business activities to serve the needs of the local community within this zone, and
- (d) to restrict the area of a shop that may be used as a display or sales area to a maximum of 400 square metres where the shop is on land within Zone No 3 (a), and
- (e) to allow, with the consent of the council, the carrying out of development on land known as 695 Forest Road, Peakhurst (Lot 101, DP 1062302) for the purpose of a shop with a display or sales area that exceeds 400 square metres.

3 Land to which plan applies

This plan applies to land within Zone No 3 (a) under *Hurstville Local Environmental Plan 1994*.

4 Amendment of Hurstville Local Environmental Plan 1994

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

Schedule 1 Amendments

(Clause 4)

[1] Clause 7 Zones indicated on the map

Omit “Zone No 3 (a) (General Business Zone)—coloured light blue”.

Insert instead “Zone No 3 (a) (Neighbourhood Business Zone)—coloured light blue”.

[2] Clause 8 Zone objectives and development control table

Omit “A copy of the objectives of each zone appears on the map.” from clause 8 (1).

Insert instead “Any objectives appearing on the map do not form part of this plan.”.

[3] Part 2 General restrictions on development of land

Omit the heading “**Zone No 3 (a) (General Business Zone)**” from the Table to the Part.

Insert instead “**Zone No 3 (a) (Neighbourhood Business Zone)**”.

[4] Part 2, Table

Omit the zone objectives from the matter relating to Zone No 3 (a).

Insert instead:

Zone objectives

The objectives of this zone are:

- (a) to provide for small scale retail and business activities to serve the needs of the surrounding local community, and
- (b) to provide for development of a scale and type compatible with the amenity of the surrounding residential area, and
- (c) to facilitate retail and business activities at ground floor level to provide active street frontage.

[5] Clause 13A

Insert after clause 13:

13A Size of display or sales area in shops on land within Zone No 3 (a)

- (1) The maximum area that may be used as a display or sales area in a shop that is on land within Zone No 3 (a) is 400 square metres.

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Schedule 1 Amendments

- (2) In calculating the area used as a display or sales area, any part of the shop that is ancillary to the display or sales area or that is used for storage, office or staff convenience purposes is to be excluded.

[6] Schedule 3 Development of land for certain additional purposes

Insert before the matter relating to 764 Forest Road, Peakhurst in Columns 1 and 2:

| | |
|---|---|
| Lot 101, DP 1062302, being land known as 695 Forest Road, Peakhurst | Shop with a display or sales area exceeding 400m ² |
|---|---|

BY AUTHORITY
