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1. Introduction

1.1 Name of This Plan

The name of this Plan is *Development Control Plan No. 2 – Hurstville City Centre (Amendment No. 12)*.

1.2 What is a Development Control Plan (DCP)?

A DCP provides guidance and controls for the design and assessment of proposed developments.

This DCP must be considered when carrying out development on any land to which this Plan applies.

1.3 Land to Which this Plan Applies

This Plan applies to land identified as 'Hurstville City Centre', excluding land identified as 'deferred matters' on the Land Application Map as shown in Appendix 1.

1.4 The Purpose and Aims of this DCP

This DCP has been prepared in accordance with Section 74C of the *Environmental Planning and Assessment Act 1979* and clauses 16 – 21 of the *Environmental Planning and Assessment Regulation 2000*. Its purposes are:

- To make more detailed provisions on matters that may be prescribed by a DCP that help achieve the purpose and aims of the Hurstville LEP 2012.
- To identify additional requirements for Development Applications to be advertised or notified.
- To provide for other things permitted by the Environmental Planning and Assessment Act 1979 to be prescribed by a DCP.

The aims of this DCP are:

- To strengthen and promote Hurstville City Centre as the Strategic Centre of the South District of Sydney with its unique identity and facilitate a range of retail, commercial, residential, community, recreational and entertainment uses;
- To encourage high quality buildings which contribute positively to the public domain and can adapt over time to a range of uses;
- To reinforce Forest Road as the primary retailing street;
- To ensure that development is sustainable and positively responds to the qualities of the site and its context;
- To sustainably manage transport, traffic, parking and access within the City Centre;

- To encourage a well-designed, safe and active public domain which contributes to the wellbeing of the community;
- To ensure that development contributes to the quality of the natural and built environment.

1.5 Commencement of the Plan

The DCP No. 2 Hurstville City Centre (Amendment No.12) became effective from 12 May 2021.

There have been the following amendments to date to this DCP:

- Amendment No. 1 – effective from 10 May 2007;
- Amendment No. 2 – effective from 7 June 2007;
- Amendment No. 3 – effective from 22 March 2010;
- Amendment No. 4 – effective from 5 August 2011;
- Amendment No. 5 – effective from 9 August 2012;
- Amendment No. 6 – effective from 24 July 2015;
- Amendment No. 7 – effective from 18 April 2018;
- Amendment No. 8 – effective from 10 October 2018;
- Amendment No. 9 – effective from 28 February 2019;
- Amendment No. 10 – effective from 7 August 2020;
- Amendment No. 11 – effective from 12 February 2021;
- Amendment No.12 – effective from 12 May 2021,

1.6 Relationship to Other Plans

This DCP is to be read in conjunction with the Hurstville LEP 2012 and Council's Adopted Section 94 Contribution Plans (as amended from time to time).

The Hurstville LEP 2012 contains the statutory definitions, aims, land use zones and objectives, principle development standards (e.g. height and floor space controls) and associated controls. This DCP provides detailed guidelines and controls to supplement and support Hurstville LEP 2012. In the event of an inconsistency between the provisions of Hurstville LEP 2012 and this DCP, the provisions of the LEP shall prevail.

This DCP:

- Supersedes the following Development Control Plan:

DCP No.2 Hurstville City Centre (Amendment No.11) – effective 12 February 2021;
- This Plan is also to be read in conjunction with the following plans and policies (copies of which are contained in Appendix 2 of this DCP):

Drainage and On Site Detention Policy
Fencing Adjacent to Public Roads Policy
Balcony Enclosures in Residential Flat Buildings Policy
Georges River Council Use of Public Lands Local Approvals Policy

Stencilling of Street Driveways Policy
Underground Electricity Cabling to Developments Policy
Enforcement Policy

1.7 Savings and Transitional Provision

This DCP only applies to development applications lodged on or after 12 May 2021.

1.8 Structure of the Plan

The DCP provides a layered approach – some parts are relevant to all development, some to specific types of development, and some to specific land.

- **All development** must take into account the controls contained within:
 - Section 1 Introduction;
 - Section 2 Application Process;
 - Section 3 Strategic Context;
 - Section 4 Hurstville City Centre Precincts;
 - Section 5 Controls for Residential, Commercial and Mixed Use Development; and
 - Section 6 Site Planning Considerations;
 - Appendix 1 and 2 containing relevant information including maps, policies and supporting information.

- **Certain development** (such as the Commercial Use of Footways, Child Care Centres and Restricted Premises) must take into account the following section covering specific development types:
 - Section 7 Controls for Other Development Types.

- **Certain development** must take into account the following section covering specific sites and localities
 - Section 8 Controls for Specific Sites and Localities

For each Section of the DCP there are specific aims and sub-sections with **Objectives, Controls, Performance Criteria and Design Solutions**. Refer to Section 2.6 Compliance with the Plan to understand how to comply with these requirements.