



**GEORGES  
RIVER  
COUNCIL**



Contact Person: Catherine McMahon  
Direct Telephone: 9330 6260  
File Reference: 16/699 and D17/222804

18 December 2017

Danijela Karac  
Director, Planning Frameworks  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms Karac,

**Repeal of State Environmental Planning Policy No. 1 – Development Standards (SEPP 1) and State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007**

Thank you for your correspondence dated 24 November 2017. In response to the queries listed in your correspondence, Council:

- Supports the Department of Planning & Environment's intention to repeal SEPP 1 and State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- Supports amending Hurstville Local Environmental Plan 1994 (HLEP 1994) to insert the following Standard Instrument LEP clauses:
  - Clause 4.6 – Exceptions to development standards
  - Clause 5.8 – Conversion of fire alarms
  - Clause 2.6 – Subdivision
  - Clause 2.7 – Demolition
  - Clause 2.8 – Temporary use of land

In relation to Clause 2.8, we request the following amendments to this clause:

- a maximum period of 52 days to allow for a weekly market in the Hurstville City Centre. This cannot currently be approved with a 28 day maximum period and cannot be varied under a section 4.6 variation, as it is not a development standard. This is an important economic development opportunity.



- 'Matters for consideration' in clause 12 of State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007 be adopted as part of this clause. We have concerns with the loss of the matters for consideration and would prefer not to rely upon section 79C of the Environmental Planning & Assessment Act 1979.
- Requests the exclusion of clause 15A Height restrictions for land within Zones Nos 3 (a) and 3 (c) under HLEP 1994 from the operation of an equivalent clause 4.6 in HLEP 1994. This is because clause 15A (1A) provides for an exception to the development standard in certain circumstances. This amendment is to protect the integrity of HLEP 1994 and will have no effect on the land that is deferred from Hurstville Local Environmental Plan 2012, which is all zoned 3 (b) City Centre Business Zone.

I welcome you to contact us should you have any questions please contact Council's Manager Strategic Planning, Ms Catherine McMahon on 9330 6260.

Yours sincerely,



Meryl Bishop  
**Director – Environment and Planning**

