

**REPORT TO GEORGES RIVER COUNCIL
IHAP MEETING OF 21 JUNE 2016**

IHAP Report No	Item 6	Development Application No	PP2016/0001
Site Address & Ward Locality	87 and 89 The Avenue Hurstville Hurstville Ward		
Proposal	Planning Proposal - Danebank School		
Report Author/s	Independent Assessment, Consultant Planner		
Zoning:	N/A		
Date of Lodgement	3 March 2016		
Owner	Sydney Anglican Schools Corporation		
Applicant	Sydney Anglican Schools Corporation		
Submissions	N/A		
Cost of Works	N/A		
Issues	Changing of zoning under HLEPI2		
Recommendation	<p>That Council support the forwarding of the Planning Proposal (PP2016/0001) to the Department of Planning and Environment to request a Gateway Approval to rezone land within the Danebank School Campus (No. 87 and No. 89 The Avenue, Hurstville) to SP2 Infrastructure (Educational Establishments) and remove the minimum lot size, maximum building height and maximum floor space ratio controls consistent with SP2 Infrastructure zoned land.</p> <p>That Council support the retention of the heritage listing in the Hurstville Local Environmental Plan 2012 of No. 87 and No. 89 The Avenue, Hurstville.</p>		

Site Plan



EXECUTIVE SUMMARY

Sydney Anglican Schools Corporation has submitted a request that Council prepare a Planning Proposal to change the zoning of two (2) lots within the Danebank School campus (known as No. 87 and No. 89 The Avenue) from R2 Low Density Residential to SP2 Infrastructure (Educational Establishment) under the Hurstville Local Environmental Plan 2012 ("LEP 2012"). No.87 and No.89 The Avenue are listed as items of environmental heritage under Schedule 5 of Hurstville LEP 2012.

This report recommends that Council support the Planning Proposal (PP2016/0001) request for the following amendments to the Hurstville LEP 2012 in relation to No. 87 and No. 89 The Avenue, and consistent with the majority of the Danebank School campus:

- rezone from R2 Low Density Residential to SP2 Infrastructure (Educational Establishments);
- remove the minimum lot size of 450m² and identify no minimum lot size;
- remove the maximum building height of 9m and identify no maximum building height; and
- remove the maximum floor space ratio of 0.6:1 and identify no maximum floor space ratio.

There is no change proposed to the heritage listing of the two (2) sites under the Hurstville LEP 2012 Schedule 5 of Environmental Heritage.

Council resolved at its meeting on 2 March 2016 to support a change in zoning and the removal of building height, floor space ratio maximums and minimum subdivision lot size for two (2) other lots within the Danebank School campus (No. 80 Park Road and No. 83 The Avenue); this has been supported by the Department of Planning and Environment and a Gateway Determination has been issued. The Planning Proposal will shortly be placed on community consultation.

No development applications are currently being considered on the Subject Site.

An independent planning consultant has been contracted to review the Planning Proposal and commence the assessment, including the preparation of this report.

AUTHOR RECOMMENDATION

THAT Council support the forwarding of the Planning Proposal (PP2016/0001) to the Department of Planning and Environment to request a Gateway Approval to rezone land within the Danebank School Campus (No. 87 and No. 89 The Avenue, Hurstville) to SP2 Infrastructure (Educational Establishments) and remove the minimum lot size, maximum building height and maximum floor space ratio controls consistent with SP2 Infrastructure zoned land.

THAT Council support the retention of the heritage listing in the Hurstville Local Environmental Plan 2012 of No. 87 and No. 89 The Avenue, Hurstville.

REPORT DETAIL

1. BACKGROUND

The request to prepare a Planning Proposal (PP2016/0001) for two (2) lots within the Danebank School was submitted by the Sydney Anglican Schools Corporation on 8 March 2016. The Planning Proposal requests that two (2) lots (No. 87 and No. 89 The Avenue) currently zoned R2 Low Density Residential be rezoned to SP2 Infrastructure and that the maximum building height, maximum FSR and minimum lot size development standards not apply.

The majority of land within the Danebank School campus is zoned SP2 Infrastructure (Educational Establishments); the remaining lots are zoned R2 Low Density Residential (consistent with the surrounding residential area). Council recently supported a change in zoning and removal of the maximum building height, maximum FSR and minimum lot size development standards for two (2) other lots within the Danebank School campus (No. 80 Park Road and No. 83 The Avenue); this has been supported by the Department of Planning and Environment (Gateway Determination) and will shortly be on community consultation.

The zoning of the Danebank School site in the Hurstville LEP 2012 (SP2 Infrastructure (Educational Establishments)) was a direct transfer from the previous Hurstville LEP 1994 zoning (Zone 5(a) (General Special Uses (School))). Those sites within the Danebank School campus zoned 2 (Residential Zone) under the Hurstville LEP 1994 were transferred to the equivalent R2 Low Density Residential Zone. It is noted that the State Environmental Planning Policy (Infrastructure) 2007 allows for development for the purposes of “*educational establishments*” with consent in “prescribed zones”. The R2 Low Density Residential is a “prescribed zone” under Part 3 Division 3 Educational Establishments of the SEPP (Infrastructure) 2007.

2. SITE DESCRIPTION

2.1 Subject Site

The Subject Site includes two (2) lots with a combined area of approximately 1,302m² which are known as No. 87 and No. 89 The Avenue, Hurstville and comprise:

- Lot 97 in DP 1595 (No. 87 The Avenue) is a rectangular shaped lot which measures approximately 820m² and has a frontage of approximately 17.5m to The Avenue and a depth of 47m; and
- Lot 96 in DP 663361 (No. 89 The Avenue) is a rectangular shaped lot which measures approximately 482m² and has a frontage of approximately 15.5m to The Avenue and a depth of 31m.

No. 87 The Avenue also includes approximately 2m wide parcel of land (Lot 1 DP166769), adjacent to No. 99 The Avenue, which is not part of the Planning Proposal. This lot is currently zoned SP2 Infrastructure and has no maximum building height, maximum FSR or minimum lot size consistent with the majority of the Danebank School site.

The Subject Site is shown in Figure 1 below.

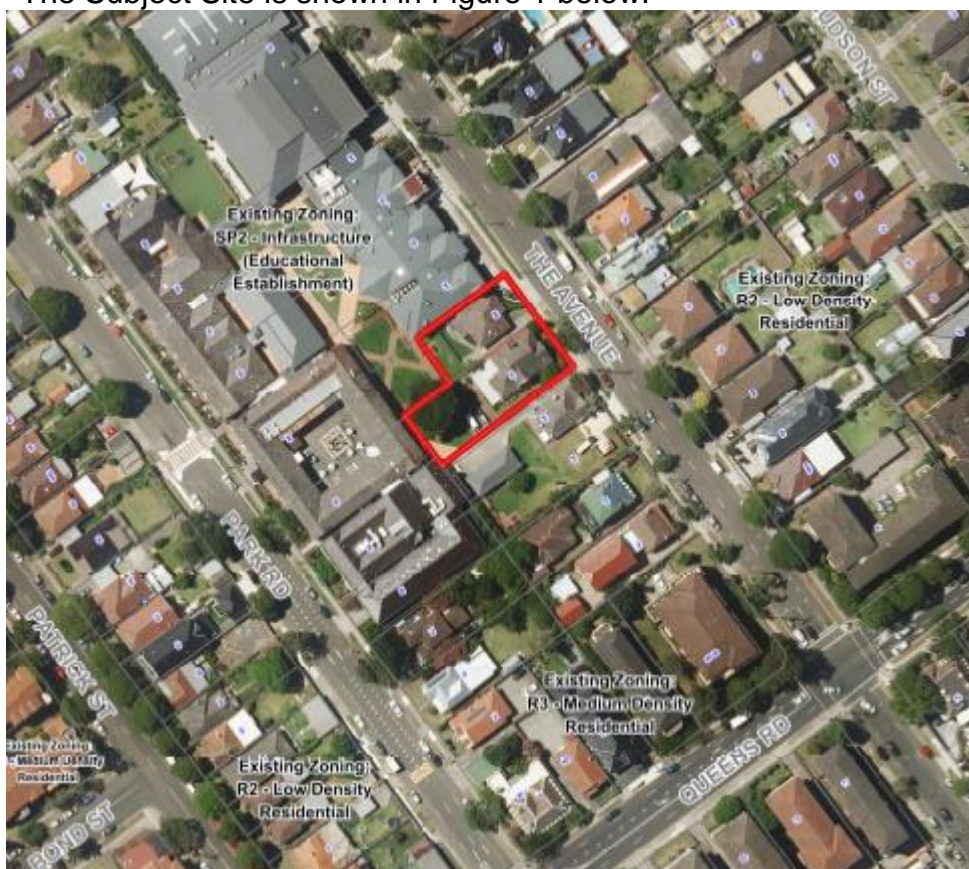


Figure 1: Site (bounded in red) and Surrounding Land (Source: Hurstville Council)
The existing buildings on the Subject Site are described below:

- No. 87 The Avenue “Oikos” is a detached single storey face brick Federation cottage constructed in 1910-11. The Statement of Significance on the NSW Heritage website states: *“The house formerly known as “Oikos” is of local significance for its historic, aesthetic and representative values as a Federation style cottage reflecting the development of the area following subdivision of the Hurstville Park Estate in 1885. It has aesthetic values and contribution to the streetscape character of The Avenue due to its distinctive Federation style cottage and architectural detailing including an asymmetrical facade and form, featuring a half hipped slate roof and gabled roofs facing the street at each side with terracotta ridges, finials and apex decoration, shingles to gable ends and tall brick chimneys with terracotta pots. A verandah supported by timber piers and a brick base flanks the front façade on the side”*; and

- No. 89 The Avenue “Sylvan” is a detached single storey dwelling with a tiled hipped roof constructed in 1936. The Statement of Significance on the NSW Heritage website states: *“Sylvan at 89 The Avenue, Hurstville is of local significance for its ability in demonstrating evidence of rapid development and second phase of subdivision in the area. ‘Sylvan is a representative of the Inter-War period development in the area and together with the other historic buildings along The Avenue demonstrates the phases of development in Hurstville dating back from the Victorian and Federation periods to the Inter-War period. It contributes to the streetscape quality of The Avenue’”.*

2.2 Site History

The Planning Proposal request provides a brief history of the Danebank School site, noting that the *“Danebank School was established in 1933 and has accommodated further growth through progressive, staged expansion of the school campus since that time”*. Details of recent development consents (since 1993) are listed and include construction of school library, staff rooms, class rooms, swimming pool complex and gymnasium, school hall and increase in staff and student numbers. The master plan for the staged redevelopment of the Danebank School was also provided and shows the Danebank School’s proposed staging plan (refer Appendix 1).

2.3 Surrounding Land

The Subject Site is on the eastern boundary of the Danebank School campus as shown in Figure 1 above. The school contains both two (2) and three (3) storey buildings, with an internal open space area within the central spine of the school campus. As noted in the Planning Proposal request *“the Junior and Senior School buildings are the dominant land use within the Park Road and The Avenue streetscape with 2-3 storey administration and classroom buildings extending along Park Road, with a Design and Technology building called “The Terraces”, a Drama and Performing Arts Centre and Gymnasium, ancillary school buildings and school bus parking area fronting The Avenue. The Danebank College Aquatic Centre, comprising an indoor swimming pool, multi-purpose sports court and carpark under also fronts The Avenue”*.

The Site sits within the Danebank School Campus, with school uses located immediately to the north, west and south.

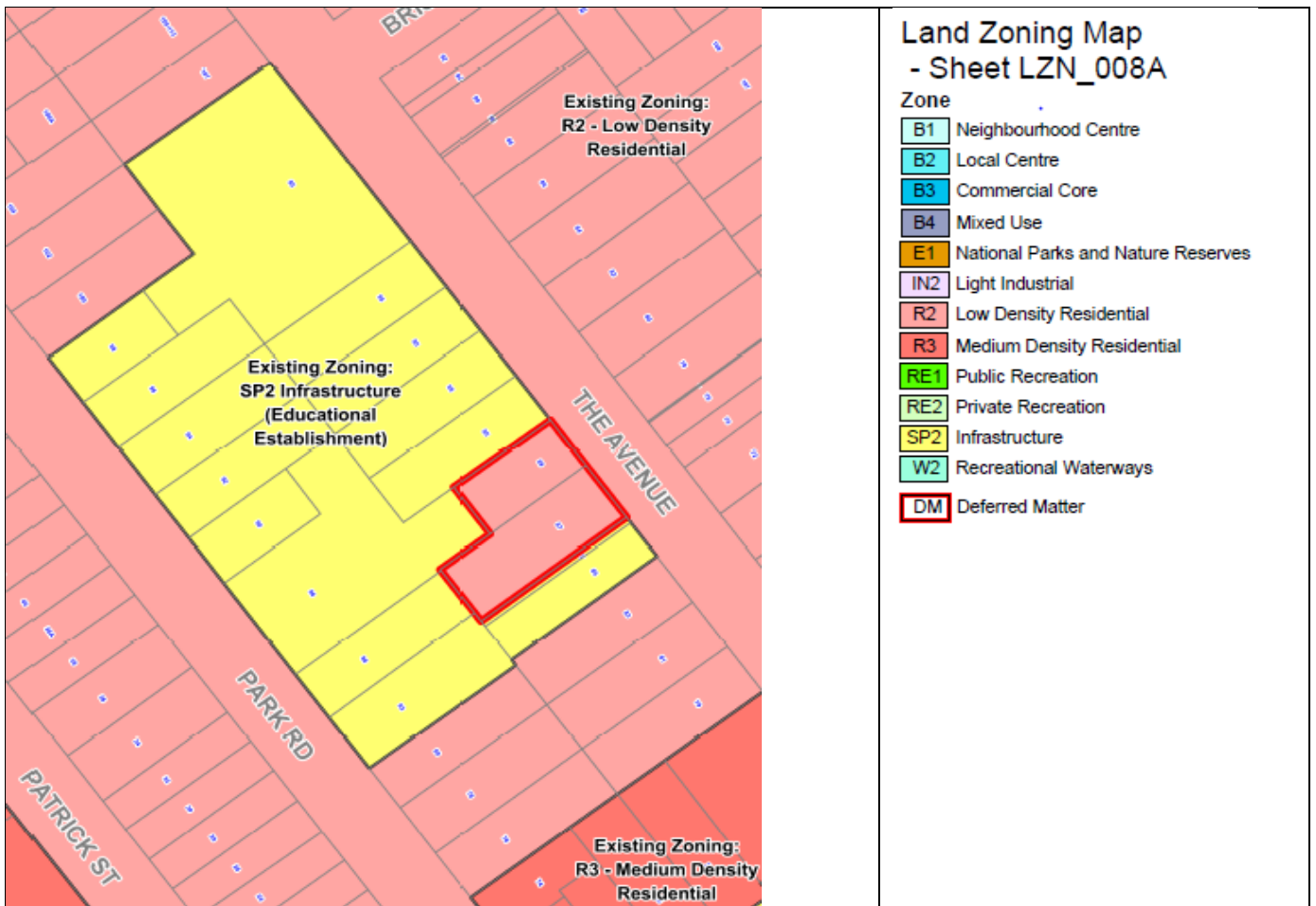
A summary of the land surrounding the boundaries of the Danebank School campus is provided below:

- North - single and two (2) storey dwelling houses;
- South - residential land use with No. 81 The Avenue and No. 78 Park Road including single and two (2) storey dwellings. Further south are single detached dwellings, with a number of multi storey residential flat buildings further south towards Queens Road;
- East (across The Avenue) - predominantly single dwelling houses of one (1) and two (2) storeys.

2.4 Current Planning Controls

The Hurstville LEP 2012 applies to the Subject Site and the following provisions are relevant to the Planning Proposal:

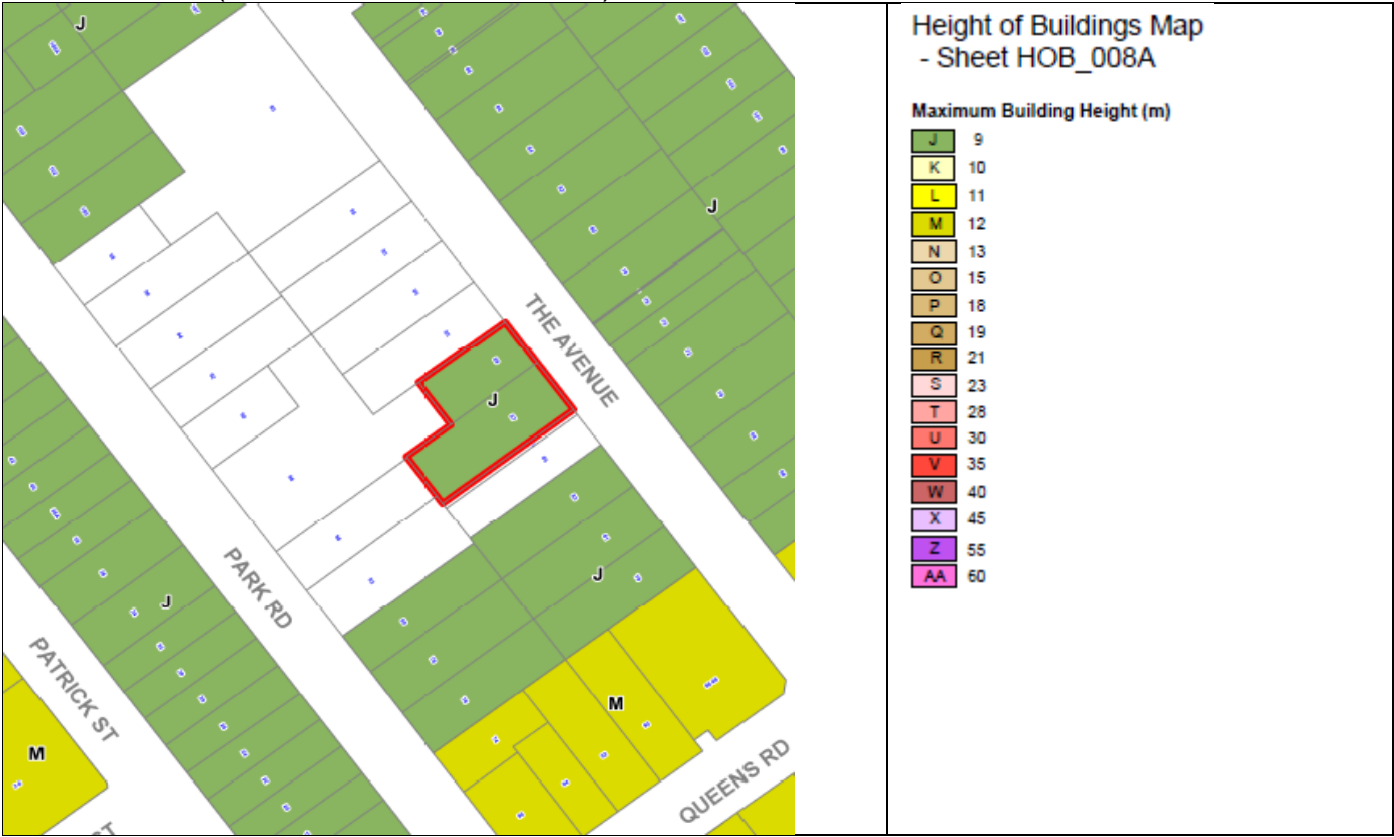
Land Zoning: the Subject Site is zoned R2 Low Density Residential.



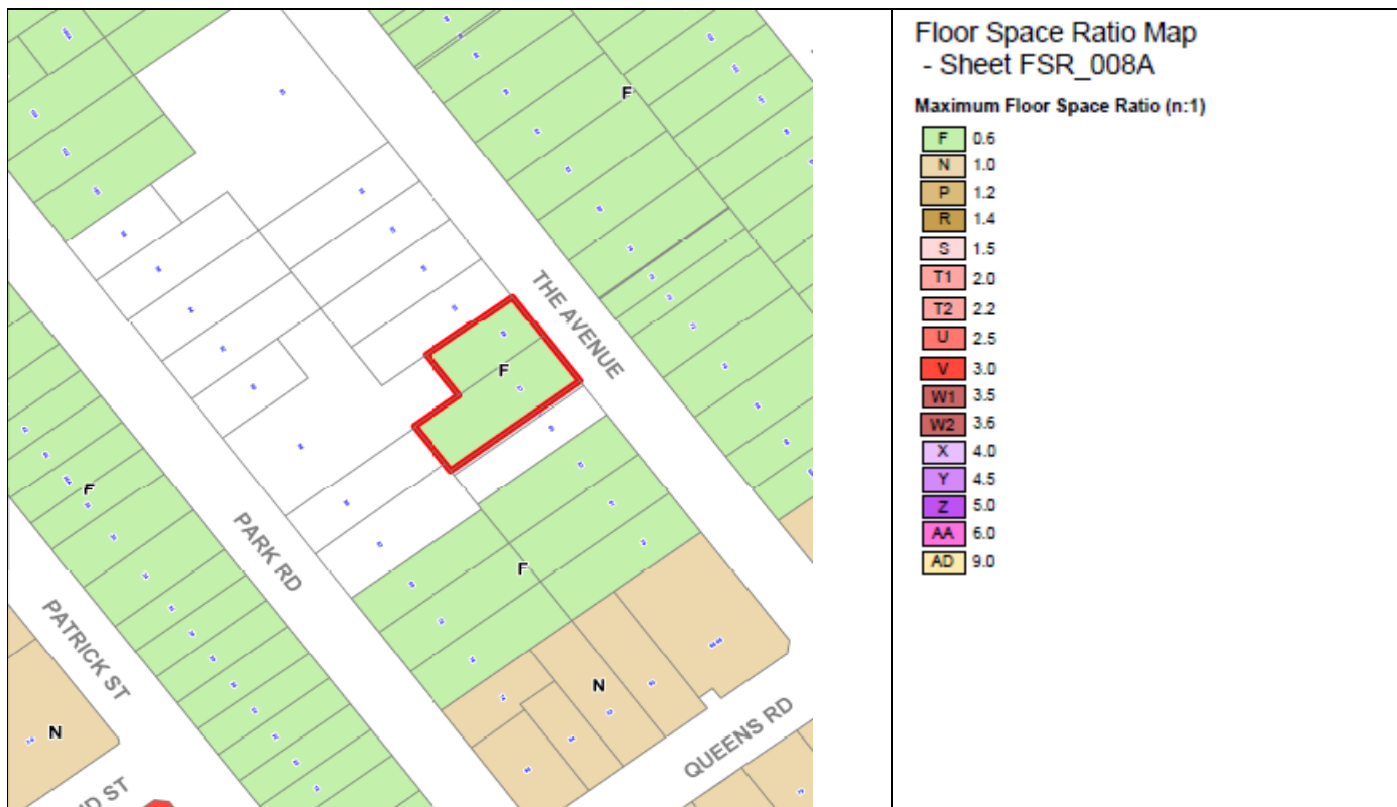
Minimum Lot Size: the Subject Site has a minimum subdivision lot size of 450m². There is no minimum lot size specified for the Danebank School campus land zoned SP2 Infrastructure (Educational Establishment).



Height of Buildings: the Subject Site has a maximum building height of 9m. There is no maximum building height specified for the Danebank School campus land zoned SP2 Infrastructure (Educational Establishment).



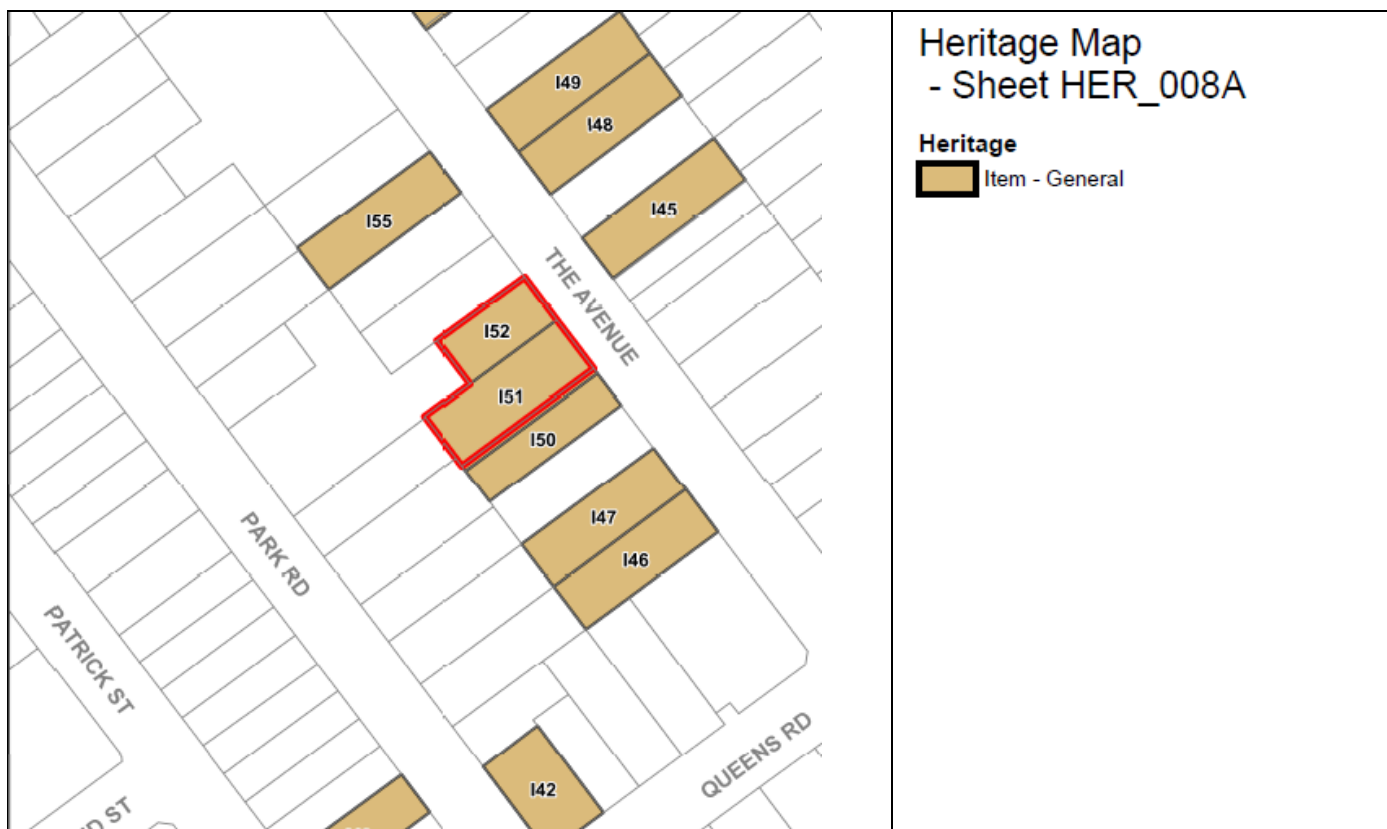
Floor Space Ratio: the Subject Site has a maximum floor space ratio of 0.6:1. There is no maximum floor space ratio specified for the Danebank School campus land zoned SP2 Infrastructure (Educational Establishment).



Heritage: the two (2) lots within the Subject Site are identified as items of environmental heritage in Schedule 5 of the Hurstville LEP 2012:

- Item 51 – “Oikos” Federation House, No. 87 The Avenue (Lot 97 DP1595 and Lot 1 DP166769); and
- Item 52 – “Sylvan”, No. 89 The Avenue (Lot 96 DP663361).

Item 51 also includes Lot 1 DP166769 which is a small parcel of land adjacent to No. 87 The Avenue which is zoned SP2 and does not form part of the Planning Proposal. A number of heritage items are also located in close proximity as shown in the Heritage Map extract below.



3. APPLICANT'S PLANNING PROPOSAL REQUEST

The Planning Proposal request submitted by Sydney Anglican Schools Corporation on 8 March 2016 was supported by the following documents:

- Planning Proposal, Regularisation of Zoning of School-owned land to SP2 Infrastructure (Educational Establishment), March 2016 (refer Appendix 1);
- Planning Proposal, Completed Form and Checklist, 3 March 2016; and
- Letter of Owners Consent, Sydney Anglican Schools Corporation, 3 March 2016.

The Planning Proposal requests the following amendments to the Hurstville LEP 2012 in relation to No. 87 and No. 89 The Avenue, Hurstville:

- Amend the Land Zoning Map to rezone the Subject Site from R2 Low Density Residential to SP2 Infrastructure (Educational Establishments);
- Amend the Minimum Lot Size Map to remove the minimum lot size of 450m² and identify no minimum lot size for the Subject Site, consistent with the SP2 Infrastructure zoned land;
- Amend the Height of Buildings Map to remove the maximum building height of 9m and identify no maximum building height for the Subject Site, consistent with the SP2 Infrastructure zoned land; and
- Amend the Floor Space Ratio Map to remove the maximum floor space ratio of 0.6:1 and identify no maximum floor space ratio for the Subject Site, consistent with the SP2 Infrastructure zoned land.

An assessment of the Applicant's Planning Proposal request concluded that sufficient information has been provided. The Planning Proposal is supported and it is recommended that it progress to the Department of Planning and Environment for a Gateway Determination.

4. THE PLANNING PROPOSAL

The Planning Proposal has been assessed under the relevant sections of the *Environmental Planning and Assessment Act 1979* and *Regulation 2000* and the following advisory documents prepared by the Department of Planning and Environment:

- “A guide to preparing planning proposals” (October 2012); and
- “A guide to preparing local environmental plans” (April 2013).

The assessment includes a review of the strategic planning framework and a site-specific assessment as listed below:

- Hurstville Local Environmental Plan 2012;
- State Environmental Planning Policies;
- Ministerial Section 117 Directions;
- Environmental, Social and Economic Impacts; and
- Services and Infrastructure.

Section 55 of the Environmental Planning & Assessment Act, 1979 outlines that a planning proposal must explain the intended effect and the justification for making the proposed instrument and must include the following components:

- A statement of the objectives and intended outcomes of the proposed instrument (Part 1);
- An explanation of the provisions that are to be included in the proposed instrument (Part 2);
- The justification for those objectives, outcomes and the process for their implementation (including whether the proposed instrument will comply with relevant directions under section 117) (Part 3);
- Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies (Part 4); and
- Details of community consultation that is to be undertaken before consideration is given to the making of the proposed instrument (Part 5).

Parts 1 – 5 below address the information requirements for Planning Proposals.

Part 1 – Objectives and Intended Outcomes

The objective of the Planning Proposal is to rezone two (2) lots within the Danebank School campus from R2 Low Density Residential to SP2 Infrastructure (Educational Establishment) and remove the principal development standards (minimum lot size, maximum building height and maximum floor space ratio), consistent with the zoning and planning controls for the majority of the Danebank School campus and which reflects the use of the land as an “educational establishment”.

The intended outcomes of the Planning Proposal are to:

- Provide a uniform SP2 Infrastructure (Educational Establishment) zoning for the majority of the Danebank School campus;
- Ensure that the land use zone reflects the existing use of the land as an “educational establishment”;
- Create certainty in relation to the retention of community (educational) assets that will support the social, community and educational needs of the community;
- Allow for development of educational establishment buildings consistent with their use and the existing scale of development within the Danebank School Campus; and
- Ensure that sufficient zoned land for educational establishments is provided within the Hurstville LGA and is available for existing and future residents.

Part 2 – Explanation of Provisions

The proposed intended outcome (refer Part 1) will be achieved by amending the Hurstville LEP 2012 as follows:

- Amending the *Land Zoning Map* (Sheet LNZ_008) on the Subject Site in accordance with the proposed zoning map shown in Appendix 2 to change the zoning of the site from R2 Low Density Residential Zone to SP2 Educational Establishments; and
- Amending the *Lot Size Map* (Sheet LSZ_008) to remove the minimum lot size applicable to the Subject Site in accordance with the proposed Lot Size Map shown in Appendix 2;
- Amending the *Height of Buildings Map* (Sheet HOB_008) to remove the maximum building height applicable to the Subject Site in accordance with the proposed Height of Buildings Map shown in Appendix 2; and
- Amending the *Floor Space Ratio Map* (Sheet FSR_008) to remove the maximum floor space ratio applicable to the Subject Site in accordance with the proposed Floor Space Ratio Map shown in Appendix 2.

It is noted that under the current SP2 Infrastructure zoning for the Danebank School campus no maximum floor space ratio, maximum building height or minimum lot size restrictions apply; generally consistent with SP2 Infrastructure zoned land in the Hurstville LGA.

Part 3 – Justification

Section A – Need for the planning proposal

Is the planning proposal a result of any strategic study or report?

No. There are no specific strategic studies or reports relating to the Planning Proposal. The Planning Proposal applies a land use zone consistent with the majority of the land within the Danebank School campus which is zoned SP2 Infrastructure (Educational Establishment).

The Planning Proposal request is the result of a decision by the Sydney Anglican Schools Corporation and Danebank School.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

State Environmental Planning Policy (Infrastructure) 2007 allows for development for the purposes of educational establishments with consent in “prescribed zones”. The R2 Low Density Residential (which the Subject site is currently zoned) is a “prescribed zone” under Part 3 Division 3 Educational Establishments of the SEPP (Infrastructure) 2007. The Planning Proposal removes the maximum building height and maximum FSR development standards which will allow the educational establishment to better utilise the existing land area and provide for improved educational facilities.

The Planning Proposal is the best means of achieving the objectives and intended outcomes by introducing a SP2 land use zoning on the subject site, consistent with the majority of the land within the Danebank School campus, and removing the development standards which relate to the R2 Low Density Residential zone.

Section B – Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including A Plan for Growing Sydney and exhibited draft South Subregional Strategy)?

The Planning Proposal is not inconsistent with relevant strategies including A Plan for Growing Sydney which sets the strategic direction for Sydney towards 2031 and the draft South Subregional Strategy. The proposed changes to the two (2) lots within the Danebank School campus will have no impact on the objectives and actions of the Plan and draft Strategy and will assist in providing better educational infrastructure for the locality by facilitating consolidation of zoning controls applicable to an existing educational establishment and allowing for better and more efficient use of the existing site area.

Is the planning proposal consistent with a council's local strategy or other local strategic plan?

The Hurstville LEP 2012 reflects Council's strategic direction for the Hurstville LGA; the Planning Proposal satisfies the following LEP objectives:

- *to encourage and co-ordinate the orderly and economic use and development of land that is compatible with local amenity,*
- *to ensure development is carried out in such a way as to promote the efficient and equitable provision of public services, infrastructure and community facilities,*
- *to concentrate intensive land uses and trip-generating activities in locations most accessible to transport and centres,*

The Planning Proposal will provide for a consistent SP2 Infrastructure (Educational Establishments) zoning of the Danebank School campus.

As detailed in the Planning Proposal request, the zoning change is consistent with the Hurstville Community Strategic Plan 2025 Social and Cultural Development and Economic Prosperity Pillars, in that it will:

- Provide economic prosperity to the LGA and provide quality school facilities for the well-being and benefit of current and future residents; and
- Ensure sufficient educational establishments are provided for the existing and future residents.

Is the planning proposal consistent with applicable State Environmental Planning Policies?

State Environmental Planning Policies (SEPPs)

The full assessment of the Planning Proposal against all the State Environmental Planning Policies ("SEPPs") is provided in Appendix 3 and within the Applicant's submission (Appendix 1).

The Planning Proposal is not inconsistent with the SEPP (Infrastructure) 2007 provisions. The SEPP will apply to all future development on the SP2 Infrastructure zoned land for the purpose of "educational establishment".

Is the planning proposal consistent with applicable Ministerial Directions (s.117 Directions)?

Ministerial Direction (Section 117 Directions)

A checklist of the Planning Proposal's consistency with the full set of Section 117 Ministerial Directions is included in Appendix 3. The Directions that are relevant to the Planning Proposal are considered in the Table below.

Section 117 Directions	Comment
2.3 Heritage Conservation	The Hurstville LEP 2012 contains Standard Instrument LEP provisions to facilitate the heritage conservation. No change to the heritage listing of No.87 and No.89 The Avenue, Hurstville is proposed.
3.1 Residential Zones	The Planning Proposal will result in a very minor reduction in R2 Low Density Residential zoned land. The current and future use of the Subject Site is for an educational establishment.
3.4 Integrating Land Use and Transport	Consistent. The Subject Site is strategically positioned in terms of proximity to the Hurstville City Centre and the Hurstville Railway Station and Bus Interchange. The Planning Proposal does not hinder the application of this Direction.
6.1 Approval and Referral Requirements	The Planning Proposal does not include provisions that require concurrence, consultation or referral of development applications to the Minister or public authority or identify development as designated development.
6.2 Reserving Land for Public Purposes	Consistent. The Planning Proposal does not hinder the application of this Direction. No lands are proposed to be reserved for Public Purposes through the Planning Proposal.
7.1 Implementation of A Plan for Growing Sydney	The Planning Proposal is not inconsistent with the NSW Government's A Plan for Growing Sydney (December 2014).

Section C – Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. There is no likelihood that critical habitat or threatened species, population or ecological communities, or their habitat will be adversely affected. The site is within the existing Danebank School campus and, as noted above, contains existing school buildings and areas of open space (landscaping and open lawn areas).

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

It is not envisaged that there will be any adverse environmental effects resulting from the proposed change in zoning of the Subject Site. No physical works are proposed and, as noted above, “educational establishments” are currently permitted (with consent) through the provisions of the SEPP (Infrastructure) 2007. The use of the land as an educational establishment will remain. The Planning Proposal request notes that “*over time, the land will be upgraded and redeveloped in response to the changing needs of the School’s students and modern teaching practice*”.

As considered above, no change is proposed to the existing heritage listing of No. 87 and No. 89 The Avenue, Hurstville.

Has the planning proposal adequately addressed any social and economic effects?

Yes, the social and economic effects have been adequately addressed. There will be no adverse social and economic effects as a consequence of the Planning Proposal. Any future school facilities would be to the benefit of both the Hurstville and wider community and provide services for the growing Hurstville student population. In addition, the Danebank School provides employment opportunities and economic benefits for the local and wider community. The removal of the R2 Low Density Residential zoning on the two (2) lots will not have an impact on housing supply in the Hurstville LGA. It is noted that these two residential lots are currently owned and used by Danebank School for educational and administrative purposes.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

The Planning Proposal zoning change to SP2 Infrastructure (Educational Establishments) will not impact on the current use of the land as an educational establishment and will not increase demand on essential public infrastructure. The Subject Site is within the established Danebank School campus which is well serviced by public infrastructure, including:

- Road access, being within close proximity to Queens Road, a major road on the boundary of the Hurstville City Centre; and
- The location of the Danebank School, within walking distance to the Hurstville Train Station and Bus Interchange.

What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

State and Commonwealth public authorities will be consulted following the outcomes, and in line with any recommendations, of the Gateway Determination.

Part 4 – Mapping

The following maps have been prepared, consistent with the “Standard Technical Requirements for LEP Maps” and identify the Subject Site and the proposed land use zone and development standards:

- Land subject to the Planning Proposal;
- Proposed land use zone;
- Proposed minimum lot size;
- Proposed maximum building height; and
- Proposed maximum floor space ratio.

The full set of maps showing the proposed changes is included in Appendix 2.

The current land use zone and principal development standards (minimum lot size, maximum building height and maximum floor space ratio) maps are considered above in an earlier section of the report.

Part 5 – Community Consultation

It is anticipated that the Planning Proposal will be exhibited for a period of twenty eight (28) days in accordance with the provisions of the Environmental Planning and Assessment Act, 1979 and Regulation, 2000 and any requirements of the Gateway Determination.

Exhibition material, including explanatory information, land to which the Planning Proposal applies, description of the objectives and intended outcomes, copy of the Planning Proposal and relevant maps will be available for viewing during the exhibition period on Council's website and hard copies available at Council offices and libraries.

Notification of the public exhibition will be through:

- Newspaper advertisement in The St George and Sutherland Shire Leader;
- Exhibition notice on Council's website;
- Notices in Council offices and libraries;
- Letters to State and Commonwealth Government agencies identified in the Gateway Determination; and
- Letters to adjoining landowners (in accordance with Council's Notification Procedures).

Part 6 – Project Timeline

The anticipated project timeline for completion of the Planning Proposal is shown below:

Task	Anticipated Timeframe
Lodgement of Planning Proposal request by Sydney Anglican Schools Corporation.	8 March 2016
Reporting to Council on Planning Proposal	18 May 2016 (this report)
Anticipated commencement date (date of Gateway determination)	June 2016
Anticipated timeframe for the completion of required technical information	N/A
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	June/July 2016
Commencement and completion dates for public exhibition period (twenty eight (28) days)	June/July 2016
Dates for public hearing (if required)	As required
Timeframe for consideration of submissions	July 2016
Timeframe for the consideration by Council of a proposal post exhibition	August 2016
Date of submission to the Department to finalise the LEP	Late August 2016

It is noted that the project timeline will be assessed by the Department of Planning and Environment and may be amended by the Gateway Determination.

5. CONCLUSION

In summary, the Planning Proposal to rezone two (2) lots within the Danebank School campus (No. 87 and No. 89 The Avenue, Hurstville) from R2 Low Density Residential to SP2 Infrastructure (Educational Establishments), consistent with the zoning of the majority of the campus, and the removal of the principal development standards; minimum lot size, maximum building height and maximum floor space ratio (also consistent with the SP2 Infrastructure zoned land) is supported. The key reasons for support include that the:

- Proposed SP2 Infrastructure (Educational Establishment) zoning and changes to the principal development standards will provide consistent zoning and development standards across the majority of land within the Danebank School campus and reflects the existing school use of the site;
- Proposed zoning change, and the consequent reduction in R2 Low Density Residential zoned land, will not impact on the supply of residential accommodation in the LGA. The Subject Site has been owned and used by Danebank School for school-related purposes for more than 10 years; and
- Rezoning will provide for long-term certainty for the existing Danebank School, as well as provide for the current and likely future needs of educational facilities in the Hurstville LGA.

6. NEXT STEPS

Support Planning Proposal

If Council resolves to support the Planning Proposal and send the Planning Proposal to the Department of Planning and Environment for consideration.

Once the Planning Proposal is submitted to the Department the Proposal will be assessed and a recommendation to the Minister (or delegate) as to whether there is merit in the Proposal proceeding and if so, whether any conditions should be attached to the Proposal to ensure it progresses. If it is determined that a Proposal should proceed, the Minister (or delegate) will issue a Gateway Determination and the matter will be returned to Council to finalise in accordance with any conditions imposed by the Gateway Determination.

Pre-Gateway Review

If Council resolves not to adopt the recommendation in this report to support the Planning Proposal, the Applicant has the opportunity to request a pre-Gateway Review by the Department of Planning and Environment. An applicant has forty (40) days from the date of notification of Council's decision to request a review.

The Department will notify Council of an Applicant's request for review if it is confirmed to be eligible and complete. The Council will have twenty one (21) days to provide a response in relation to why the original request to Council was not supported. The Department will review the Proposal and the Secretary will make the final decision whether the Planning Proposal proceeds to Gateway.