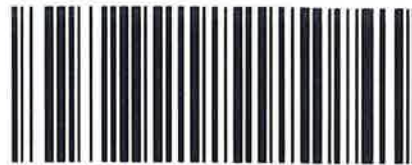




Hurstville City Council

14 March 2016

Ms Karen Armstrong
Regional Director (Sydney East)
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001



PCU064649

Civic Centre
MacMahon Street
Hurstville NSW 2220
PO Box 205
Hurstville BC NSW 1481
Telephone (02) 9330 6222
Facsimile (02) 9330 6223
email hccmail@hurstville.nsw.gov.au
website www.hurstville.nsw.gov.au

Our Ref: PP2015/0003; D16/27345

Dear Ms Armstrong,

Planning Proposal – Danebank School (80 Park Road and 83 The Avenue, Hurstville)

I am writing to advise you that Council, at its meeting on 2 March 2016, resolved:

THAT Council support the forwarding of the Planning Proposal (PP2015/0003) to the Department of Planning and Environment to request a Gateway Approval to rezone land within the Danebank School Campus (80 Park Road and 83 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 the SP2 Infrastructure zoned land.

A Planning Proposal is enclosed together with the following relevant supporting documents:

- Planning Proposal Information Checklist;
- Council Report and Minutes (2 March 2016); and
- Applicants Planning Proposal Form.

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979 (the Act)*, and the Department's guidelines titled, "A guide to preparing local environmental plans" and "A guide to preparing planning proposals".

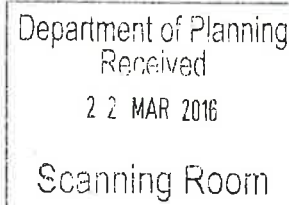
Council requests a Gateway Determination in accordance with Section 56 of the Act. Council wishes to exercise its Plan making delegation in relation to the Planning Proposal.

Please do not hesitate to contact Kerry Longford, Consultant Planner on 9330 6255 or myself on 9330 6257 if further information is required.

Yours sincerely

Carina Gregory
Manager Strategic Planning

Encls. `



INFORMATION CHECKLIST – PP2015/0003 – 80 Park Road and 83 The Avenue, Hurstville (Danebank School)

> STEP 1: REQUIRED FOR ALL PROPOSALS

(under s55(a) – (e) of the EP&A Act)

- Objectives and intended outcome
- Mapping (including current and proposed zones)
- Community consultation (agencies to be consulted)
- Explanation of provisions
- Justification and process for implementation (including compliance assessment against relevant section 117 direction/s)

(refer attached Planning Proposal Report)

> STEP 2: MATTERS - CONSIDERED ON A CASE BY CASE BASIS

(Depending on complexity of planning proposal and nature of issues)

PLANNING MATTERS OR ISSUES	To be considered	N/A	PLANNING MATTERS OR ISSUES	To be considered	N/A
Strategic Planning Context			Urban Design Considerations		
• Demonstrated consistency with relevant Regional Strategy	☐	☒	• Existing site plan (buildings vegetation, roads, etc)	☒	☐
• Demonstrated consistency with relevant sub-regional strategy	☒	☐	• Building mass/block diagram study (changes in building height and FSR)	☐	☒
• Demonstrated consistency with or support for the outcomes and actions of relevant DG endorsed local strategy	☐	☒	• Lighting impact	☐	☒
• Demonstrated consistency with Threshold Sustainability Criteria	☐	☒	• Development yield analysis (potential yield of lots, houses, employment generation)	☐	☒
Site Description/Context			Economic Considerations		
• Aerial photographs	☒	☐	• Economic impact assessment	☒	☐
• Site photos/photomontage	☐	☒	• Retail centres hierarchy	☐	☒
Traffic and Transport Considerations			• Employment land	☐	☒
• Local traffic and transport	☐	☒	Social and Cultural Considerations		
• TMAP	☐	☒	• Heritage impact	☐	☒
• Public transport	☒	☐	• Aboriginal archaeology	☐	☒
• Cycle and pedestrian movement	☒	☐	• Open space management	☐	☒
Environmental Considerations			• European archaeology	☐	☒
• Bushfire hazard	☐	☒	• Social and cultural impacts	☒	☐
• Acid Sulphate Soil	☐	☒	• Stakeholder engagement	☒	☐
• Noise impact	☐	☒	Infrastructure Considerations		
• Flora and/or fauna	☒	☐	• Infrastructure servicing and potential funding arrangements	☒	☐
• Soil stability, erosion, sediment, landslip assessment, and subsidence	☐	☒	Miscellaneous/Additional Considerations		
• Water quality	☐	☒	ADDITIONAL STUDIES: N/A		
• Stormwater management	☐	☒			
• Flooding	☐	☒			
• Land/site contamination (SEPP55)	☐	☒			
• Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)	☐	☒			
• Sea level rise	☐	☒			



PP2015/0003

Planning Proposal

Planning Proposal:
(Amendments to Hurstville LEP 2012 or Hurstville LEP 1994)

Environmental Planning and Assessment Act 1979 Section 55

Planning Proposals must be lodged before 4.00pm each day

Property Details (See General Note 1) Address and Parcel details	Unit No.: Street No.: N: 80 Park Road Suburb: Hurstville Street: The Avenue Post Code: 2220 Lot: 2 & Lot 99 Section: Plan: DP/EP 319591 & 1595 Vol: Folio: Nearest Cross Street: Queens respectively
Applicant Family or Business Name Address Contact numbers Email address Contact for companies Signature of Applicant (Refer General Note 2 & 3)	Stoney Creek Local School Corporation Company/ Surname: (Litchfield) First Name: Bruce No. 1/420 Street: Forest Road Suburb: Hurstville Post Code: Phone: Fax: Mobile: 0448 820587 b.litchfield@sac.nsw.edu.au Name: Bruce Litchfield ABN No.: Position: Capital works manager Signature: [Signature] Date: 28.4.22 The applicant must sign and where the applicant is a company, the company seal must be affixed I consent to Council copying this planning proposal, and any supporting material, for the purpose of obtaining public comment and/or making the information available under the provisions of Section 6 of the Government Information (Public Access) Act 2009 and Schedule 1 of the Government Information (Public Access) Regulation 2009 which includes publishing this information electronically on Council's web-site.
Planning Proposal Proposed amendment to LEP (tick all that apply)	☒ Zone LN2_008 ☒ Floor Space Ratio FSR_008 ☒ Height of Building HOB_008 ☐ Heritage ☐ Additional Permitted Uses ☒ Other/Clauses Lot Size LS2_008
Type of Planning Proposal	☐ Minor: Minor amendments to an LEP for the purposes of adding or removing a heritage item, changing the wording of a clause, adding or removing a use to a zoning table that does not require complex assessment or changing the development standards that apply to land. ☐ Major: Involving complex land use & zoning issues or changing the development standards that apply to land (eg. Height of Buildings or Floor Space Ratio).
Description of Planning Proposal	Regularisation of zoning Parramatta School land to S2 Infrastructure (Educational Establishment) consistent with approved uses & zoning of school campus.



Hurstville City Council

☐	Have you had a pre-application meeting with Council's Strategic Planning staff?	☐ No ☒ Yes If Yes, with whom? <u>Nexida Staves</u> Date: <u>6.8.15</u>
☐	Planning Proposal Checklist requirements (see General Note 11)	☐ I have supplied the documentation and the correct number of copies of the documents required by the Planning Proposal Checklist (see page 4 of this form)
☐	Digital Lodgement Requirements CD-ROM or USB Applications without a correctly formatted digital data disc will not be accepted.	☐ The CD-ROM or USB contains PDF files which are compliant with the requirements outlined on the <i>Fact Sheet - Electronic lodgement requirements</i> published on Council's website. ☐ The CD-ROM or USB contains all the documents required by the planning proposal Checklist. ☐ Photos or photomontages are to be provided as a jpeg file. ☐ I verify that the content of the disk or USB exactly matches the hard copies lodged with this application.
☐	Probity	Are you a staff member, councillor, or contractor of Hurstville City Council or related to someone who is a staff member, councillor, or contractor of Hurstville City Council? ☒ No ☐ Yes If Yes (if yes, state relationship)
☐	Political donations and gifts	A Political Donations and Gifts Disclosure Statement must be completed and submitted with the Planning Proposal. For more details refer to the Development - Political Donations and Gifts page on our website. Have you attached a statement? ☐ Yes ☒ No
☐	Consent of ALL land owner(s) as shown on Council's Records. All names and signatures must be displayed where applicable. Contact Numbers Email Contact for companies As the owner(s) of the property, I/we consent to this application. Two directors signatures and capacity to be shown	<u>Sydney Anglican Schools Corporation</u> Company Name: <u>Sydney Anglican Schools Corporation</u> First Name: _____ Street: <u>Po Box 465</u> Suburb: <u>Hurstville BC</u> Post Code: <u>1481</u> Phone: <u>85674045</u> Fax: <u>95702220</u> Mobile: <u>0448820587</u> <u>blitchfield@sasc.nsw.edu.au</u> Name: _____ ABN: _____ Position: _____ Signature: <u>[Signature]</u> Date: <u>28/9/15</u> Signature: _____ Date: _____ The owner/s must sign and where the owner is a company, the company seal must be affixed.
☐	Fees	Fees payable are shown in the Schedule of Fees and Charges available on our website. Fees are split into two (2) stages and vary based on whether the Planning Proposal is considered to be Minor or Major in nature (as defined on page 1 of this form). Note: At Stage 1 there is no refund of fees if the Planning Proposal is unsuccessful. Payments can be by cash, cheque, EFTPOS and some credit cards (subject to a fee). Do not post cash. It is best to confirm fees before writing cheques. Dishonoured cheques will result in an application being cancelled.



Hurstville City Council

Our details

☐

How to contact us:

Ph: 9330 6222

Fax: 9330 6223

hccmail@hurstville.nsw.gov.au

www.hurstville.nsw.gov.au

Address the application to:

The General Manager
Hurstville City Council

Mail:
PO Box 205, HURSTVILLE BC 1481

Courier or in person:
Civic Centre
MacMahon Street, Hurstville

Advice - We strongly recommend that you consult and meet with Council's Strategic Planning staff before submitting an application.

Acknowledgement of planning proposal applications will be by letter and a receipt specifying the amount paid.

ABN No.: 24782671133

Applicants declaration

☐

I declare that all the information given in this request is true and correct. I also understand that, if incomplete, the request may be delayed or rejected. I understand payment of fees may not result in the desired outcome. I understand that timeframes cannot be guaranteed and may vary.

Signature: *[Signature]* Date: 28.9.2015

AMOUNT \$ 10,000
DATE 2 / 10 20 15
RECEIPT No. 2035328.



Hurstville City Council

Planning Proposal Checklist

INFORMATION TO BE SUBMITTED
(documentation to be checked by a Strategic Planning Officer)

	Applicant to tick	Office use only (strategic planner)
1. A completed application form with owners consent	☒	☐
2. Payment required with lodgement	☒	☐
PROVIDE 3 PAPER COPIES and 1 DIGITAL COPY of the following information:		
3. Information required in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and Guide to Preparing Planning Proposals prepared by the NSW Department of Planning and Infrastructure: www.planning.nsw.gov.au	☒	☐
4. Description of the subject land and the locality	☒	☐
5. Statement and justification of objectives & intended outcomes including the process of how these are to be implemented	☒	☐
6. A Plan of the site drawn to scale indicating physical features such as trees, topography, existing buildings etc.	☒	☐
7. Site analysis of property and surrounding environment identifying any relevant significant issues	☒	☐
8. Details of the current use of the property and surrounding properties and the potential impact of the proposal on the surrounding area (including issues such as traffic and parking, noise, privacy, infrastructure considerations, if relevant, for servicing the site, site contamination, etc.)	☒	☐
9. Where a rezoning from an industrial zone is proposed, an assessment of the proposed rezoning on the supply and demand of employment land in the South Subregion of Sydney and feasibility assessment to redevelop the land to support new forms of industrial land uses	☐	☐ n/a
10. Relevant plans (e.g. proposed height or FSR changes, environmental constraints, heritage or flood prone areas)	☒	☐
11. Photographs of the site and surrounding neighbourhood	☐	☐
12. Explanation of any intended activities for the site if it was to be rezoned (concept plans for future development should also be included)	☒	☐
13. Details of the substantial public benefit that would result from the proposed rezoning (an example of this might include provision of public open space).	☐	☐
14. Relevant information required to assess the environmental, economic and social impacts of the proposal.	☐	☐
15. Consideration of the relevant local planning controls including the Local Environmental Plan and Development Control Plan and State Environmental Planning Policies and Ministerial S117 Directions	☐	☐



Hurstville City Council

General notes

1. A description of the land which the planning proposal applies to can also be given in the form of a map which contains details of the lot number/s, Deposited Plan number/s, volume/folio if more than one piece of land.
 2. Crown land - within the meaning of the Crown Lands Act 1989, the owner's consent must be signed by an officer of the Department of Planning and Infrastructure, authorised for these purposes by the Governor-in-Council, from time to time.
 3. Inaccurate, false or misleading information - it is an offence to provide false/misleading information, signing the application is a declaration that all information is true and correct. Inaccurate/unclear/incomplete applications will not be accepted.
 4. Fees - failure to submit the correct fees will result in refusal to accept/delays/refusal of your application. A copy of our Schedule of Fees and Charges is on our website www.hurstville.nsw.gov.au on the Forms/Fees/Charges page under the heading Strategic Planning.
 5. Help - If you are not sure about completing any part of this application form call Customer Service on 9330 6222 - for detailed queries ask to speak to one of the Strategic Planning staff.
 6. Legislation - a copy of any of the legislation referred to in this form is available from the website www.legislation.nsw.gov.au.
 7. Privacy - the details provided in this form may contain information that is personal information, such as information that identifies you etc., for the purposes of the Privacy and Personal Information Protection Act. The purpose of collecting this information is to enable the Council to consider matters under related legislation, issue related documentation where required and other associated matters as provided by law and will be utilised by Council officers in assessing the proposal and other associated activities. The information may also be made available to other persons where such access is in accordance with the relevant regulations and requirements in this regard. The submission of personal information in this case is required by law and if not provided (wholly or in part) may affect or prevent consideration of the matter by Council. The information will ultimately be stored in Council's records system.
 8. A Company Search fee of \$20 will be required if the applicant and/or owner is a Company.
 9. Government Information (Public Access) Act 2009 - Council will publish the details contained in this Application and supporting documentation electronically on its website in accordance with Section 6 of the Government Information (Public Access) Act 2009 and in accordance with Schedule 1, Government Information (Public Access) Regulation 2009.
 10. Planning Proposal Definition: A planning proposal is a document that explains the intended effect of a proposed local environmental plan (LEP) and sets out the justification for making that plan. It will be used and read by a wide audience including those who are responsible for deciding whether the proposal should proceed, as well as the general community. The preparation of a planning proposal is the first step in preparing an LEP.
 11. Planning Proposals are to be prepared in accordance with the Department of Planning and Infrastructure's "Guide to Preparing Planning Proposals" which can be accessed on the Department of Planning and Infrastructure's website: <http://www.planning.nsw.gov.au/>
-

Planning Proposal

Danebank School Campus (No.80 Park Road and No.83 The Avenue) rezoning of two lots from R2 Low Density Residential Zone to SP2 Infrastructure (Educational Establishments) and removal of maximum building height, maximum FSR and minimum subdivision development standards.

(PP2015/0003)

March 2016



Hurstville City Council

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Attachments

Attachment 1:	Aerial of Subject Land and Site identification map
Attachment 2:	Draft Hurstville LEP 2012 Maps
	Land Zoning Map Sheet LZN_008
	Lot Size Map Sheet LSZ_008
	Height of Buildings Map Sheet HOB_008A
	Floor Space Ratio Map Sheet FSR_008A.
Attachment 3:	Council Report and Resolution (2 March 2016)
Attachment 4:	SEPPs & S117 Directions Compliance Tables

1. Introduction

This Planning Proposal has been prepared in accordance with Section 55 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).

Sydney Anglican Schools Corporation has requested that two (2) lots within the Danebank School Campus currently zoned R2 Low Density Residential be rezoned to SP2 Infrastructure and that the minimum lot size, maximum building height and maximum FSR development standards are removed.

The majority of land within the Danebank School Campus is zoned SP2 Infrastructure (Educational Establishments) with no minimum lot size, maximum building height or maximum FSR; the remaining lots are zoned R2 Low Density Residential (consistent with the surrounding residential area).

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.

Subject Site

The Subject Site includes two (2) lots with a combined area of approximately 1,335m² which are known as No.80 Park Road and No.83 The Avenue, Hurstville and comprise:

- Lot 2 in DP 319591 (No.80 Park Road) is a rectangular shaped lot which measures approximately 620m² and has a frontage of approximately 13m to Park Road and a depth of 47m; and
- Lot 99 in DP 1595 (No.83 The Avenue) is a rectangular shaped lot which measures approximately 715m² and has a frontage of approximately 15m to The Avenue and a depth of 47m.

The Subject Site is shown in Figure 1 below and in the aerial photograph in Attachment 1.



Figure 1: Site (bounded in red) and Surrounding Land (Source: SixMaps, NSW Government)

The existing buildings on the Subject Site are described below:

- No.80 Park Road includes part of the Danebank Senior School building; a two storey school building known as “Wingara” and attached to an adjoining two storey school building also fronting Park Road; and
- No.83 The Avenue includes an area at the front used for open space and waste storage. The rear of the site is currently used for school bus parking and for a school playground and open space. The installation of demountable buildings (containing 6 classrooms) was recently approved (DA2015/0198) and will facilitate the establishment of demountable school classrooms on the site whilst another part of the school campus is redeveloped and upgraded.

Site History

The Planning Proposal request submitted by the Sydney Anglican Schools Corporation 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) have been 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.

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) 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.

Surrounding Land

The Subject Site is on the southern boundary of the Danebank School Campus. 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.

A summary of the surrounding land is provided below:

- North of the site is the Danebank School Campus, with the staff cottage located directly to the north of No.83 The Avenue. The Resources Centre is located on both No.80 Park Road and the lot directly to the north.
- South of the site is 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;
- West of the site (across Park Road) are the rear boundaries of the dwelling houses fronting Patrick Street.
- East of the site (across The Avenue) are predominantly single detached dwellings of one (1) and two (2) storeys.

Existing Planning Controls

The following provisions of the Hurstville LEP 2012 are relevant to the Planning Proposal:

Land Zoning: the Site is zoned R2 Low Density Residential as shown in Figure 2 below.

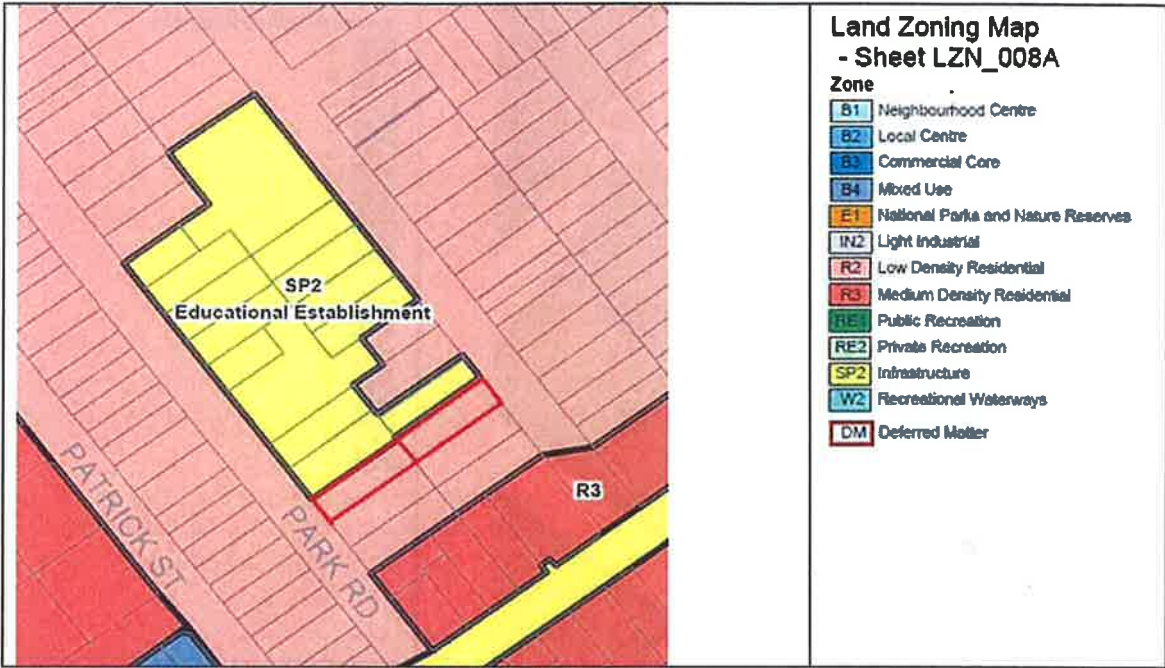


Figure 2: Land Zoning Map Extract (Hurstville LEP 2012)

Minimum Lot Size: the Site has a minimum subdivision lot size of 450m². There is no minimum lot size specified for the SP2 zoned land as shown in Figure 3 below.



Figure 3: Lot Size Map Extract (Hurstville LEP 2012)

Height of Buildings: the Subject Site has a maximum building height of 9m. There is no maximum building height specified for SP2 zoned land as shown in Figure 4 below.

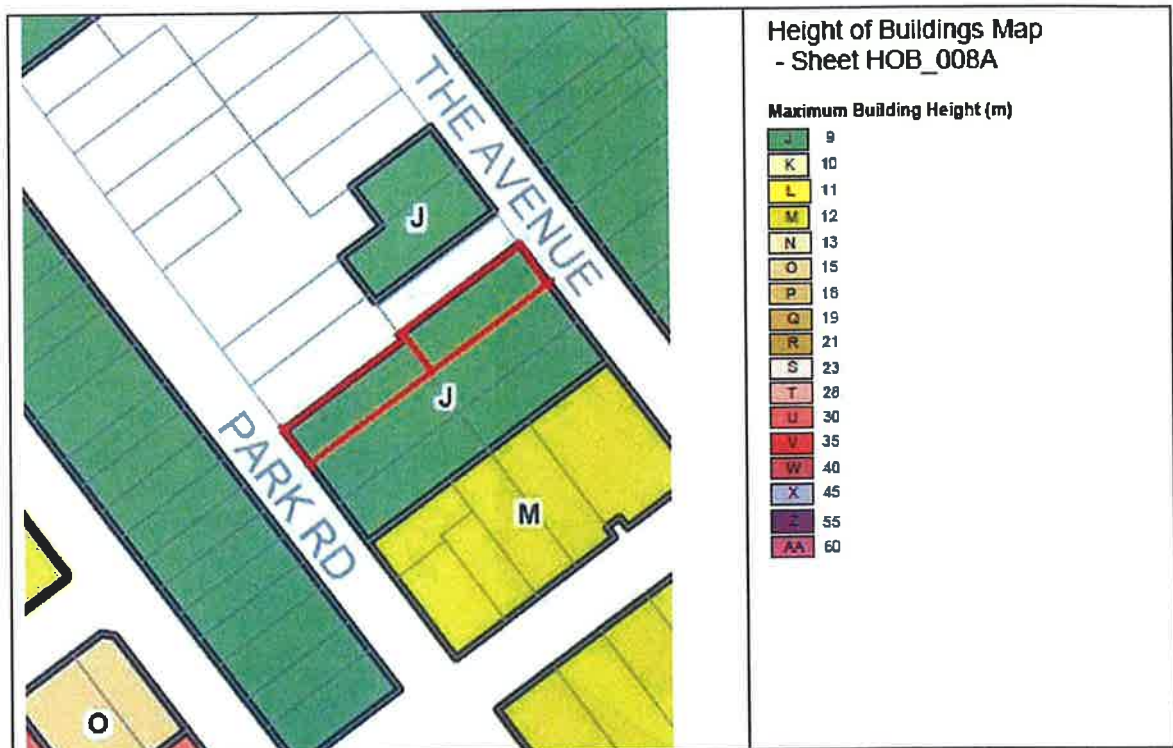


Figure 4: Height of Buildings Map Extract (Hurstville LEP 2012)

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 SP2 zoned land as shown in Figure 5 below.

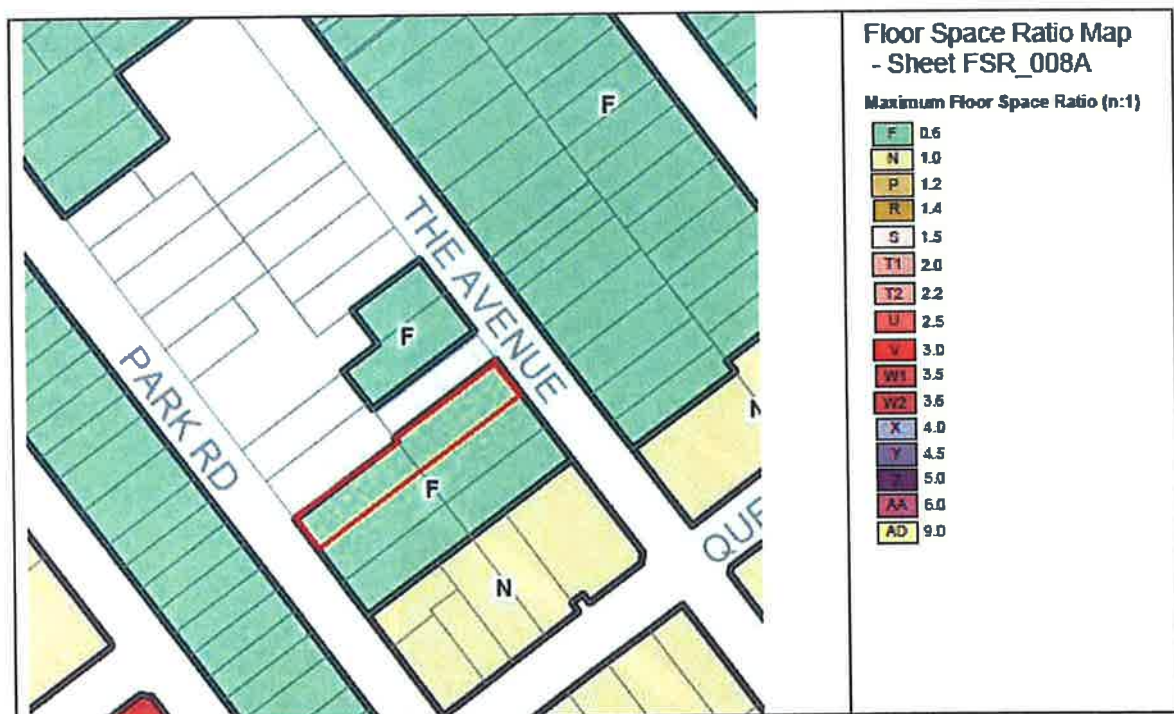


Figure 5: Floor Space Ratio Map Extract (Hurstville LEP 2012)

Heritage: the Subject Site is not identified as a heritage item or located within a heritage conservation area. A number of heritage items are located in close proximity (including those located within the Danebank School Campus) as shown in the Heritage Map extract below.

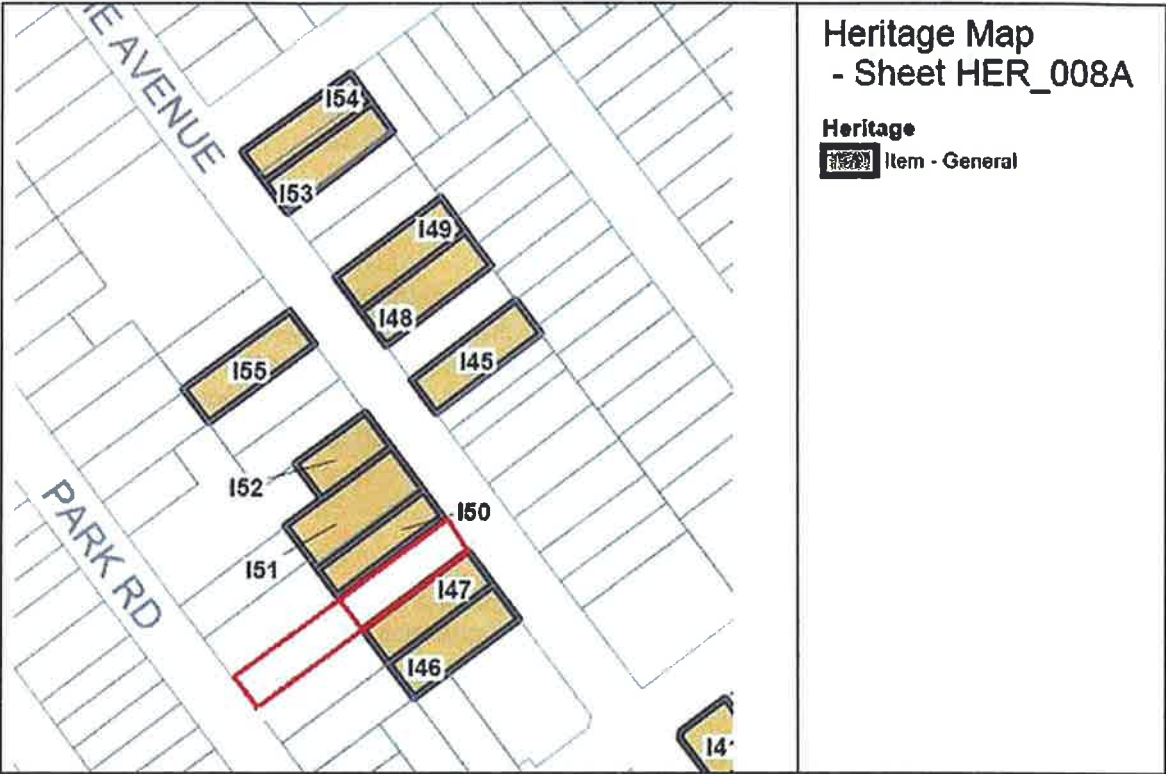


Figure 6: Heritage Map Extract (Hurstville LEP 2012)

2. 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).

Part 1: Objectives or 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 will reflect 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 and development standards 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; 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 the 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_008A) for the Subject Site in accordance with the proposed zoning map shown in Attachment 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 Attachment 2;
- Amending the Height of Buildings Map (Sheet HOB_008A) to remove the maximum building height applicable to the Subject Site in accordance with the proposed Height of Buildings Map shown in Attachment 2; and
- Amending the Floor Space Ratio Map (Sheet FSR_008A) to remove the maximum floor space ratio applicable to the Subject Site in accordance with the proposed Floor Space Ratio Map shown in Attachment 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 is however the best means of achieving the objectives and intended outcomes by introducing a land use zoning on the Subject Site consistent with the majority of the land within the Danebank School Campus, and through the SP2 zoning clearly identifying the land for Infrastructure (Educational Establishment).

Section B – Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy 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 a better educational infrastructure for the locality by facilitating consolidation of zoning controls applicable to an existing educational establishment.

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 providing 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?

Yes. The full assessment of the Planning Proposal against all the State Environmental Planning Policies ("SEPPs") is provided in Attachment 4.

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)?

Yes. A checklist of the Planning Proposal's consistency with the full set of Section 117 Ministerial Directions is included in Attachment 4. The Directions that are relevant to the Planning Proposal are considered in the Table below.

Section 117 Directions	Comment
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 term 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.

Section 117 Directions	Comment
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".

How 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.

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 a school 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 Attachment 2.

The current land use zone and principal development standards (minimum lot size, maximum building height and maximum floor space ratio) maps are provided 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.	2 October 2015
Reporting to Council on Planning Proposal	2 March 2016 (this Report)
Anticipated commencement date (date of Gateway determination)	Mid-April 2016
Anticipated timeframe for the completion of required technical information	Mid-April 2016
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	Late April 2016
Commencement and completion dates for public exhibition period (twenty eight (28) days)	Late April – Late May 2016
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	June 2016
Timeframe for the consideration by Council of a proposal post exhibition	Early July 2016
Date of submission to the Department to finalise the LEP	Mid-July 2016

It is noted that the anticipated project timeline may be amended by the Gateway Determination.

3. Conclusion

In summary, the Planning Proposal to rezone two (2) lots within the Danebank School Campus (No.80 Park Road and No.83 The Avenue) 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 planning controls across the majority of land within the Danebank School Campus and reflect 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.