

Gateway Determination

Planning proposal (Department Ref: PP_2016_HURST_001_00): to rezone land from R2 Low Density Residential to SP2 Special Infrastructure, remove the maximum building height allowance, remove the maximum FSR allowance and remove the minimum lot size at 80 Park Road and 83 The Avenue, Hurstville (Danebank School Campus).

I, the Acting Director, Sydney Region East, Planning Services, at the Department of Planning and Environment for the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Hurstville Local Environmental Plan 2012 to rezone land from R2 Low Density Residential to SP2 Special Infrastructure, remove the maximum building height allowance, remove the maximum FSR allowance and remove the minimum lot size at 80 Park Road and 83 The Avenue, Hurstville (Danebank School Campus) should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is updated to include a plain English explanation of the intended effect of the proposed provisions.
2. Consultation is required with the NSW Department of Education and Communities under section 56(2)(d) of the Act. The NSW Department of Education and Communities is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on it.
3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is considered to be routine and must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning and Environment 2013)*.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the Local Environmental Plan is to be **6 months** from the week following the date of the Gateway determination.

Dated **13TH** day of **APRIL** 2016.



Martin Cooper
Acting Director, Sydney Region East
Planning Services

Delegate of the Greater Sydney
Commission