

DEU1 **PLANNING PROPOSAL 2020/001 - 204 HUME HIGHWAY, CHULLORA (LOT 1 DP 547215)**

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RECOMMENDATION

1. That Council note the recommendations of the Strathfield Local Planning Panel dated 3 December 2020 in relation to this matter as detailed below, noting that the Panel's recommendation is consistent with the assessing Officer's recommendation to support the proposal.
2. That Council endorse the Planning Proposal included at Attachment 3 which seeks to amend the SLEP 2012 by amending Schedule 1 – Additional Permitted Uses to include the following clause:
 4. Use of certain land at 204 Hume Highway, Chullora
 - (1) This clause applies to land at 204 Hume Highway, Chullora as identified as *"Item 4"* on the *Additional Permitted Uses Map*.
 - (2) Development for the purposes of **highway service centre** is permitted with development consent.
3. That the Planning Proposal be forwarded to the Department of Planning, Industry & Environment with a request for a gateway determination.
4. That Council advise the Department of Planning, Industry and Environment that the CEO will be exercising the plan making delegations for this Planning Proposal as authorised by Council.

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the Strathfield Local Planning Panel's (SLPP) recommendation on the Planning Proposal for 204 Hume Highway, Chullora.

The proposals seeks to amend Schedule 1 of the Strathfield Local Environmental Plan (SLEP) 2012 by including **"highway service centre"** as an additional permitted use for the subject site.

The SLPP, at its meeting on 3 December 2020, resolved to support the Planning Proposal to proceed to the Department of Planning, Industry and Environment for a Gateway Determination.

REPORT

Background

On 1 October 2019, the applicant, Tfa Project Group, on behalf of the landowner, Sydney Fuels Pty Ltd, lodged a Planning Proposal with Strathfield Council for land at 204 Hume Highway, Chullora.

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The site is located across two (2) Council areas with the majority located in Strathfield Local Government Area (approximately 85%) and the remainder in Canterbury-Bankstown Local Government Area.

The amendment would facilitate redevelopment of the site for the purpose of a *highway service centre*.

The Planning Proposal was reported to the Strathfield Local Planning Panel on 3 December 2020 seeking endorsement of the Planning Proposal for Gateway Determination. See Attachment 1 for SLPP report and Attachment 2 for the minutes to SLPP meeting.

Site

The subject site is located on the northern side of the Hume Highway with a frontage of approximately 108m to the Hume Highway. The site has an area of approximately 3,962m². The site is relatively flat. A locality plan is provided at **Figure 1**.



Figure 1. Aerial locality plan. The area shown in yellow is the portion of the site located in Canterbury-Bankstown LGA (Source: SIX Maps).

The site has only one road frontage. There is no secondary access. Vehicular access to the site is from the Hume Highway.

The site is currently used as car sales yard.

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Planning Proposal

The submitted Planning Proposal seeks to amend Schedule 1 of SLEP 2012 to permit a 'highway service centre' as an additional use on the site. A copy of the Planning Proposal submission is attached as **Attachment 3**.

The site is zoned IN1 General Industrial. Development for the purpose of a 'service station', and 'food and drink premises' (excluding takeaway) is currently prohibited. Development for the purpose of a 'take away food and drink premises' is permitted.

The definition of a 'highway service centre' under the standard LEP instrument is as follows:

highway service centre means a building or place used to provide refreshments and vehicle services to highway users. It may include any one or more of the following -

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) service stations and facilities for emergency vehicle towing and repairs,
- (d) parking for vehicles,
- (e) rest areas and public amenities

The concept proposal falls under the definition of a *highway service centre* and is attached as **Attachment 4**. The concept site plan is shown at **Figure 2** and includes the following:

- Service station including covered refuelling forecourt with 6 refuelling dispensers (12 filling positions) and 2 x underground double-walled petroleum storage dispensers of unknown volume), and ancillary retail
- Building 2: Food and drink premises including 65m² dining (indoor/outdoor) area + car parking + separate loading area + drive-through facilities
- Building 1: 2-level food and drink premises attached to service station retail including 45m² dining area + drive-through facilities + separate loading area
- No physical separation between the uses



Figure 2. Concept site plan prepared by TfA Project Group.

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The Planning Proposal for 204 Hume Highway, Chullora seeks to amend the Strathfield Local Environment Plan 2012 by amending Schedule 1 to include the following additional permitted uses "highway service centre" for the subject site.

The Planning Proposal has considered all the relevant strategies and is considered to be consistent with the strategic context for the Strathfield Local Government Area. Council planning staff have undertaken an assessment of the Planning Proposal and are satisfied that there is adequate justification to support the request.

Should a Gateway determination be issued to proceed, clause 3.34 of the EP&A Act requires the Relevant Planning Authority (RPA) to consult with the community in accordance with the Gateway Determination.

It is therefore anticipated that the Planning Proposal would be required to be publicly exhibited for 28 days in accordance with the requirements of the DPE guidelines - *A Guide to Preparing Local Environmental Plans* and dependent on the outcome of the Gateway determination.

The public exhibition would be undertaken by Council by way of:

- A public notice on the Council website
- Notification of adjoining Council's and relevant public authorities

The Planning Proposal would be publicly exhibited at Council's offices and any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

FINANCIAL IMPLICATIONS

There are no financial implications.

ATTACHMENTS

1. Planning Proposal Report to SLPP - 3 December 2020
2. SLPP Minutes - 3 December 2020
3. Planning Proposal - 204 Hume Highway, Chullora
4. Planning Proposal - Conceptual Drawings
5. Planning Proposal - Traffic Report