

Mr Michael Mamo
General Manager
Strathfield Council
PO Box 120
STRATHFIELD NSW 2135

IRF22/3000

Dear Mr Mamo

Planning proposal (PP-2021-2824) to amend Strathfield Local Environmental Plan 2012

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend Strathfield Local Environmental Plan 2012 to introduce *highway service centre* as an additional permitted use for land at 204 Hume Highway, Chullora.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should not proceed due to the following reasons:

- The planning proposal does not sufficiently address cross LGA boundary matters including land use permissibility and implications for future development applications.
- The proposal does not satisfactorily address its consistency with strategic directions relating to the safeguarding of industrial land including; Planning Priority E12 of the Eastern City District Plan and Section 9.1 Direction 7.1 Business and Industrial Zones
- The imminent consolidated Canterbury-Bankstown Local Environmental Plan proposes to prohibit 'highway service centres' in the IN1 General Industrial zone, which would mean that highway service centres would be prohibited on 15% of the site. The planning proposal does not address this.
- The proposal has not been updated to address the recent employment zone reforms as requested by the Department.
- The proposal does not provide mapping to demonstrate the effect of its proposed changes.
- The proposed uses indicated by the supporting scheme appear to be for 'service station' and 'food and drink premises,' which are notably not proposed by this planning proposal.
- The proposal has failed to demonstrate consistency with section 9.1 Ministerial Directions; 3.2 Heritage Conservation, 4.4 Remediation of Land and 4.5 Acid Sulfate Soils.

Whilst the planning proposal is not supported in its current form, Council is encouraged to explore whether a similar outcome could be achieved through a new planning proposal. A new planning should consider alternative land uses that align with the proposed permissible land uses within the Canterbury Bankstown LGA, reflect the supporting scheme and respond to concerns raised in the Department's email dated 10 February 2022.

The Department is committed to maintaining a strong working relationship with Council and conduct preliminary discussions with Council regarding a potential new planning proposal for the site. It is also recommended that any future planning proposal for the site be supported by preliminary advice to be obtained from Transport for NSW.

Should you have any enquiries about this matter, I have arranged for Mr Bailey Williams to assist you. Mr Williams can be contacted on 8275 1306.

Yours sincerely



Amanda Harvey
Executive Director, Metro East and South
Planning and Land Use Strategy
20 October 2022

Encl: Gateway determination