



# Plan of Management

Proposed:

Change The Use of the Site to a Multiple  
Mobile Vending Site

*At*

***Project Address:*** 136 ALMA ROAD PADSTOW NSW 2211

Council Name: CANTERBURY BANKSTOWN  
COUNCIL

**December 2023**

Premium Design and Engineering  
Planning Division

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## **Document History**

**Project Number: 12/23**

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1	13/12/2023	DRAFT V1	PL	MH
2	14/12/2023	Revision	PL	MH
3	15/12/2023	Final	PL	MH

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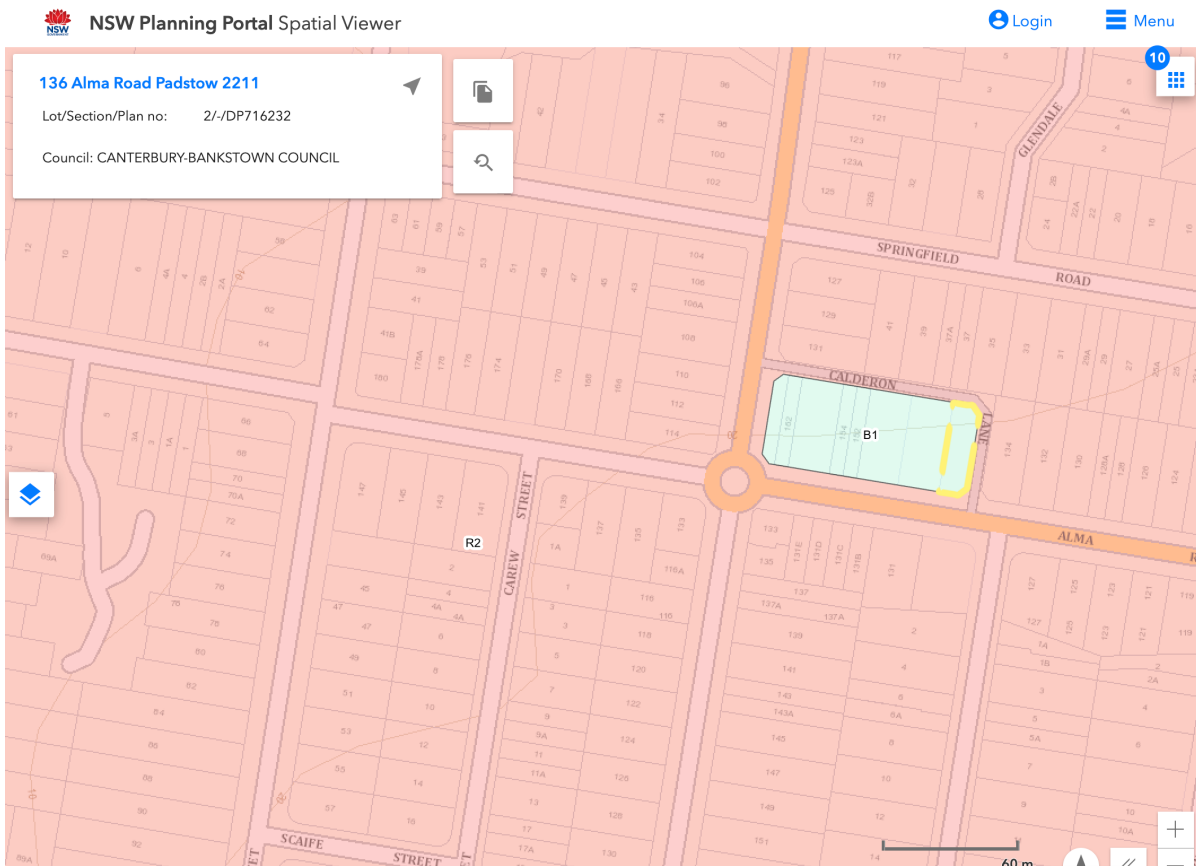
## SITE & LOCALITY

The subject land, 136 Alma Road, PADSTOW NSW 2211, is legally identified as Lot 2 DP 716232. The site is irregular in shape and is surrounded by Alma Road and Calderon Lane.

Currently, on-site, there is an existing office, storage and toilet. The proposed change of use to a multiple mobile vending site will not affect any of the existing structures.

When the owner acquired the site, there were no trees or any other vegetation present.

The neighbouring blocks are also zoned as B1: Neighbourhood Centre zone, as well as R2 low-density residential zone.

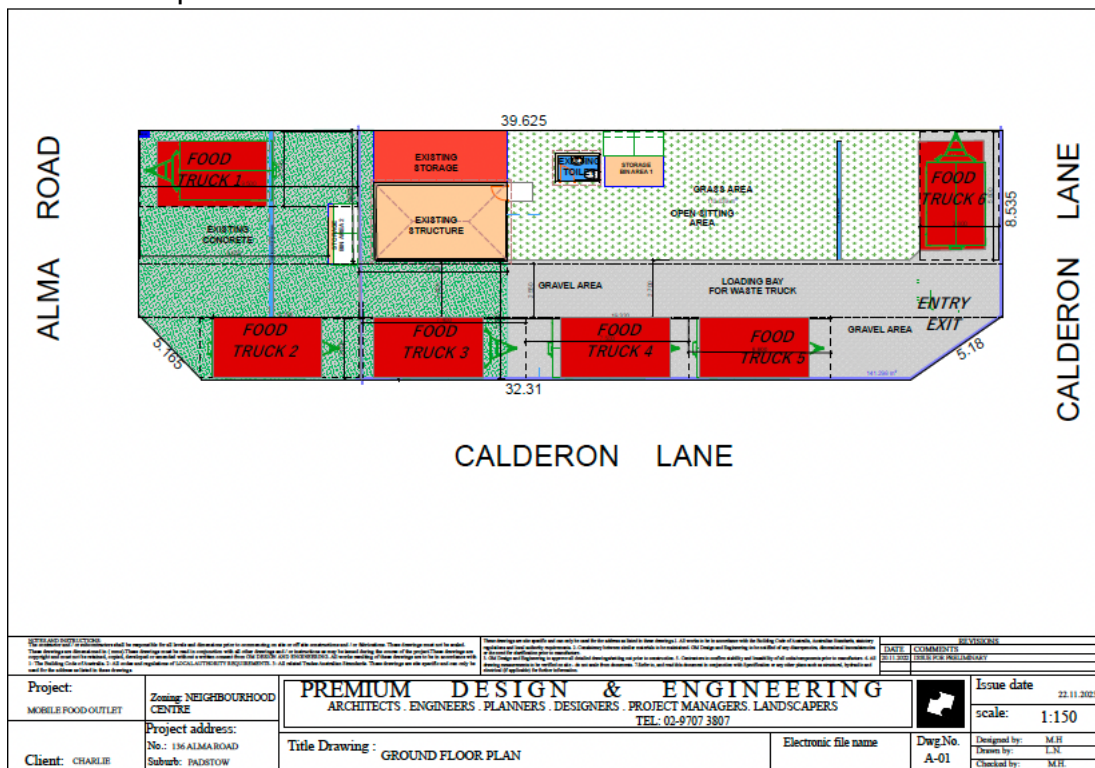


Source: NSW Planning Portal

## The Proposal

The proposed project seeks consent from Canterbury-Bankstown Council to accommodate a commercial activity as a site with multiple mobile vending sites (mobile food vendors). The existing site includes an office, storage facility, and toilet, which will remain unchanged.

- I. 6 proposed food and beverage trucks will be in operation on the existing concrete area and the gravel area (that will be laid). Refer to the ground floor plan below:



- II. All mobile food vendors are either pre-prepared food or drinks and desserts.
- III. A designated grass area on the site will be utilized as a sitting area for guests to enhance the overall experience. Sitting arrangements will be flexible depending on the number of visitors visiting the site

### Compliance to Operate Food and Beverage services

Each vendor is to be responsible for adhering to:

- (a) Food Act 2003;
- (b) Food Regulation 2010;
- (c) FSANZ Food Standards Code; and
- (d) Australian Standard AS 4674–2004, Design, construction and fitout of food premises (owner's responsibility to comply and follow)
- (e) Pre-Existing DA Consent for the subject land

## ***Site Operation & Staff***

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Multiple mobile vending sites will operate weekly from 7am to 11pm, as shown in the table below.

Day	Hours	Maximum number of persons onsite
Monday	7am-10pm	100
Tuesday	7am-10pm	100
Wednesday	7am-10pm	100
Thursday	7am-10pm	100
Friday	7am-10pm	100
Saturday	7am-10pm	100
Sunday	7am-10pm	100

The proposed operational hours do not contribute to any adverse impacts on the acoustic amenity of neighboring properties. The residential area (R2 low-density residential zone) is situated across the road, and the other side of the subject land is also designated as B1: Neighborhood Centre Zone.

## ***Safety, Crime Prevention and Security Report***

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### **Report Priorities, Objectives, and Aim**

#### **Report Priority**

- a) To determine the best way to protect and enhance the facility and neighbourhood.

#### **Report Objectives**

- a) To identify management options and development control provisions which protect and enhance the amenity.
- b) To ensure the proposal is constructed in ways that minimise opportunities that promote crime.

#### **Report Aim**

- a) To demonstrate that proposal will have positive impact on crime prevention.

### **Crime Opportunity**

There is no existing evidence of crimes or anti-social behaviour (e.g. vandalism, graffiti, litter, damage or destruction of any portion of someone else's property or common or shared property) in the area.

## Crime Prevention through Environmental Design (CPTED)

The proposed change of use has been designed with regards to the principal of Crime Prevention through Environmental Design (CPTED). In this regard, a number of security features will be introduced as follows:

Element of Crime Prevention	Proposed Design & Proposed Management Practices
<b>1. Surveillance &amp; Lighting</b>	<ul style="list-style-type: none"> <li>Natural surveillance – windows facing common area</li> <li>CCTV system installation throughout the site</li> <li>CCTV footage will be stored for 30 days and will be available to police to aid in investigations if required.</li> <li>Installation of lighting at entry and exit points.</li> <li>Effective use of lighting throughout the premises that complies with AS1158.</li> <li>Occasionally, security guards will be on site.</li> </ul>
<b>2. Access Control</b>	<ul style="list-style-type: none"> <li>Facility locks &amp; alarms</li> <li>There will be locks to every vendor's trucks</li> <li>The sentences can be revised for better clarity:</li> <li>The alarm system will be activated during closing hours. Security cameras will be operational throughout the site during operating hours to prevent any issues.</li> </ul>
<b>3. Fire Safety</b>	<ul style="list-style-type: none"> <li>Fire exit signs</li> <li>Facility entry obvious and clearly identifiable</li> <li>Emergency evacuation plan will be installed on the wall</li> </ul>
<b>4. Territorial Reinforcement (Community ownership of public space)</b>	<ul style="list-style-type: none"> <li>Common area provided to ensure all owners collectively contribute to protecting of them</li> <li>Crime stoppers contact numbers visible to everyone</li> <li>Ensure all attendants are vigilant and proactive in reducing crime</li> </ul>
Element of Crime Prevention	Proposed Design & Proposed Management Practices
<b>5. Activity &amp; Space Management</b>	<ul style="list-style-type: none"> <li>Ensure rapid repair of vandalism &amp; graffiti if any</li> <li>All users to collectively contribute to the maintenance of common facility</li> </ul>
<b>6. Drug and Alcohol Policy</b>	<ul style="list-style-type: none"> <li>Zero alcohol &amp; drugs tolerance policy</li> <li>No access for people to attend the facility if under drugs or alcohol influence</li> </ul>
<b>7. Cash on the Premises</b>	<ul style="list-style-type: none"> <li>Each vendor is required to have a lockable cash register to secure all cash.</li> <li>It is the responsibility of the vendors to ensure the safekeeping of the cash on hand.</li> </ul>
<b>8. Events</b>	<ul style="list-style-type: none"> <li>External security company to be engaged if more than 150 people attending the event (min. 1 security staff to 150 guests)</li> </ul>

Based on the above provisions, the requirements of CPTED are deemed to be met.

### Conclusion

The conclusion of this report is that the proposal is suitable for development in this location and will not have any negative impact on crime in the area.

## ***TRAFFIC MOVEMENT***

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The proposed use for the site is expected to enhance the surrounding areas without causing any adverse impact. There are no significant traffic issues in the area, and the development is designed to allow for increased livelihood without affecting traffic conditions, thanks to the extensive on-street parking available throughout the area. All access points are clearly depicted in the architectural plans.

Furthermore, the development will not contribute to an increase in local traffic movements or volumes, as there are already neighbouring shops and ample off-site parking is consistently unused throughout the week. The manoeuvring of the HRV has been carefully planned, as detailed in the provided plan, and represents the only vehicular activity going to the site.

## ***Fire Safety***

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A copy of any annual fire safety compliance statements and current fire safety schedule for the premises will be prominently displayed throughout the site. Annual certification is to be carried out by a suitably qualified fire safety consultant.

Annual certification inspections must be organised by the site manager. The site manager and vendors will be ultimately made responsible for ensuring the required fire safety measures are maintained in a functional state (i.e. smoke alarms [where required], fire safety blankets and extinguishers are in-date and in working order).

Details of any required Emergency Management and Evacuation Plans will be placed on public display by management of the centre. Details of the plans must include the location of all fire safety and protection measures; emergency egress and assembly points; emergency contact details; and evacuation procedures. In addition, a floor plan will be permanently fixed to throughout the site to indicate the available emergency egress routes from the respective position in the building. The vendors and management will be responsible for providing directions in the event of an emergency.

## ***CLEANING, MANAGEMENT***

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The premises are to be maintained in a safe, clean and healthy condition with all areas to be cleaned to a professional standard on a regular basis. Once every week, or otherwise as required, management will be responsible for appointing cleaning contractors to clean the premises. All vendors are responsible for the cleaning of their food trucks.

All landscaping shall be maintained by the site management.

Pest control by a professional contractor shall be carried out on a regular basis.

The external presentation of the premises is to be maintained to a high standard by management. Any graffiti or external damage is to be rectified immediately by appointed contractors.

All operational waste including food scraps, plastics, papers, other general waste is to be disposed of within one of the many on-sit bins. Management will be responsible for emptying bins to the primary containers and wheeling these to the kerb for collection on collection days.

## ***SIGNAGE***

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No signage proposed.

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## ***Waste Management***

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There is also access for the HRV for waste collection, and we have two bin storage areas to ensure there is enough space for plenty of bins on-site.

All mobile food and drink outlets will be equipped with their own grease traps, drain collections, and hot water systems, ensuring compliance with health and safety standards.

All waste generated on-site will be responsibly managed and removed by a third-party service company's waste truck. This includes waste from both the mobile food vendors and any other operational activities.

There will be a loading bay for the waste truck.

## ***Public Liability***

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The site management and vendors will maintain a public liability cover throughout the life of the proposed operations of the premises. This will extend to the immediate surrounds of the property, including parts of the building which encroach into the existing road reserves.

## ***CONCLUSION***

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In conclusion, the proposed change of use to community facility will not have a negative impact on surrounding areas. Furthermore, this facility will be an asset and of benefit to the area as it provides for the community's needs. All of the design requirements and performance criteria of the development control plan have been satisfied.

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Planning Division**

**Peter Lai** PIA(Assoc.)

PIA Member No. 18762



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