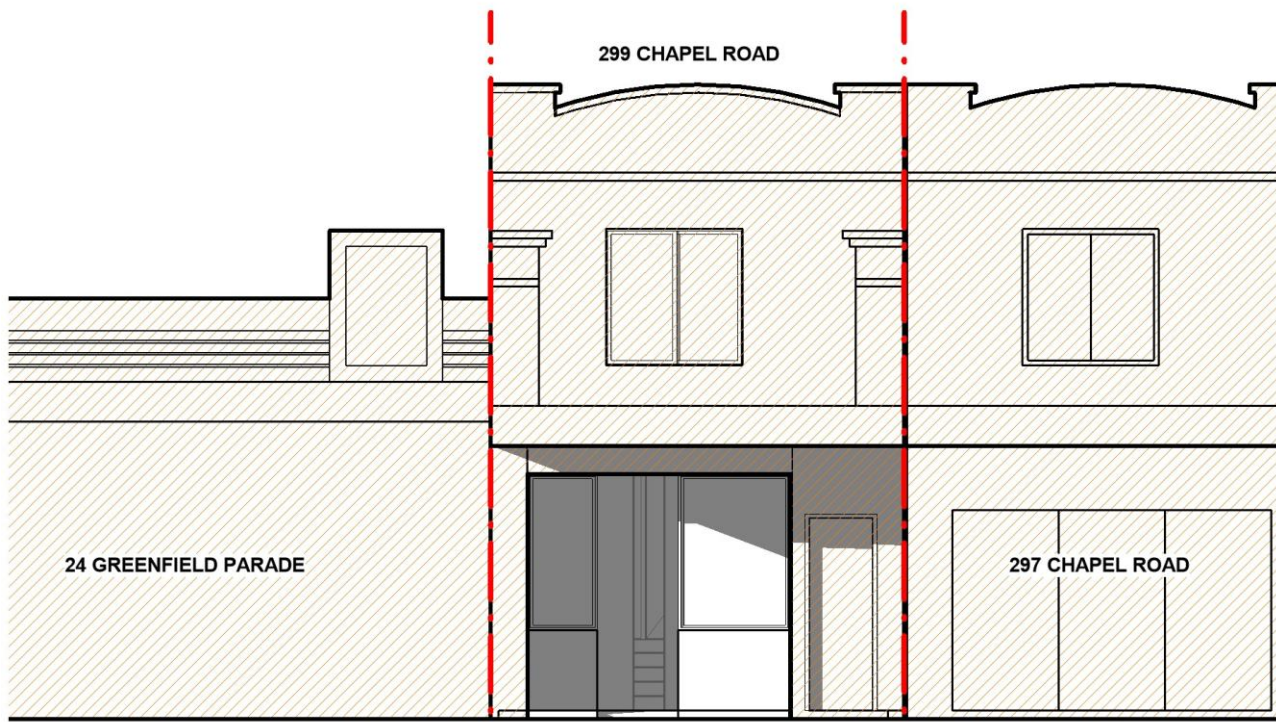


STATEMENT OF ENVIRONMENTAL EFFECTS TO CANTERBURY-BANKSTOWN CITY COUNCIL

**DEVELOPMENT APPLICATION – PROPOSAL TO SETBACK THE EXISTING
SHOPFRONT OF THE EXISTING RESTAURANT**

AT 299 CHAPEL RD, BANKSTOWN NSW 2200



I. INTRODUCTION

This Statement of Environmental Effect has been prepared in support of Development Application for *the proposal to setback the existing shopfront of the existing restaurant at 299 Chapel Rd, Bankstown NSW 2200*.

The statement will evaluate the proposed development for compliance with the statutory controls of Canterbury-Bankstown Local Environmental Plan 2023, and the discretionary planning controls of Canterbury-Bankstown Development Control Plan 2023, in particular Part 6.1- General requirements and Part 6.2 Bankstown City Centre.

This submission is provided to assist the council in the consideration and processing of this application by providing details of the proposed development and an assessment of the proposal's various design elements

II. SITE & LOCALITY DESCRIPTION

- The subject allotment is known as **No 299 Chapel Rd, Bankstown NSW 2200**
- The legal description of this property comprises of **Lot E DP 314332**
- The site is within **Zone B4 – Mixed Use** under **Canterbury Bankstown LEP 2023**
- The subject property is a regular-shaped block, providing primary street frontage to Chapel Rd and rear lane to Neville Ln. Refer to *Figure 1 – Site Location Map below*.
- The site has a total area of **242 m²**
- The site contains an existing 2 storey part with metal roof; an attached 1 storey part with metal roof and a carport that faces rear lane.
- The proposed development focuses on the existing shopfront of the restaurant on the ground floor, while the kitchen, carport, and first-floor office will remain unchanged.

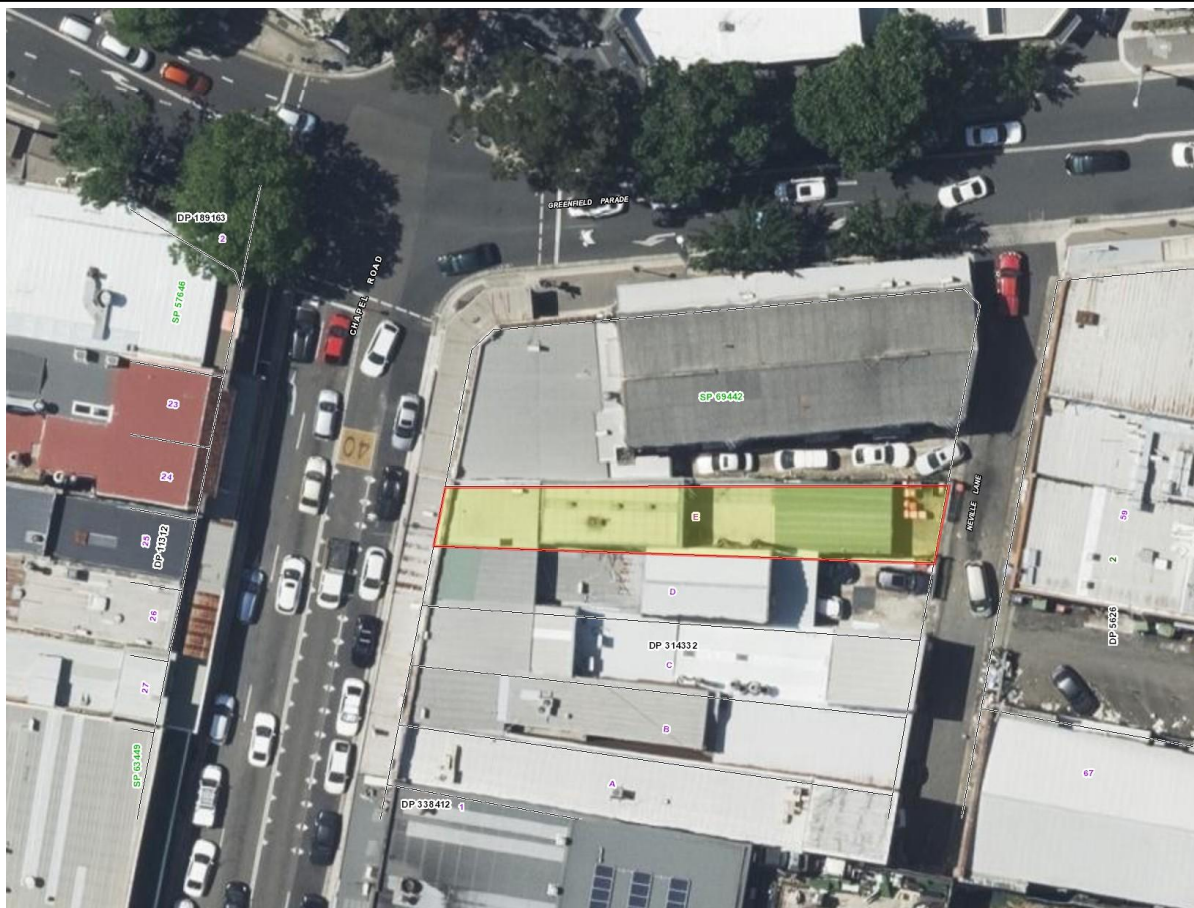


Figure 1 – Site Location Map (Source – Six Maps)

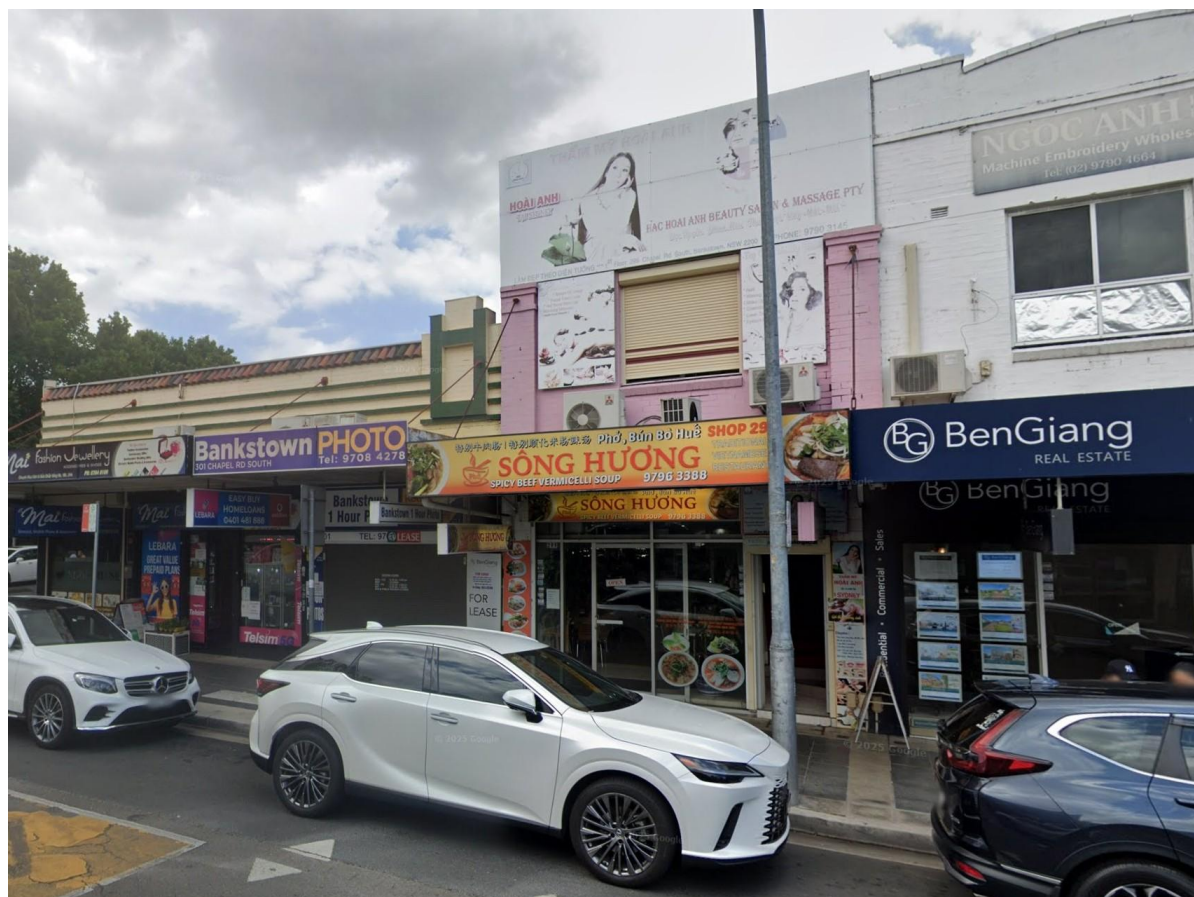


Figure 2 – Existing Front View

As outlined above, the development site is zoned *B4 Mix-used* under the provisions of the **Canterbury-Bankstown Local Environmental Plan 2023** as illustrated by Council's zoning map extract in below. The subject site is surrounded mainly by other low rise development in zone B4.



Figure 3 – Zoning Map Sheet Extract (Source – Canterbury Bankstown LEP 2023)

III. **EXISTING CONDITION**

The existing restaurant on the ground floor of the 2-storey building at 299 Chapel Rd, Bankstown has been in business for almost 30 years with an office being on the first floor.

DA-2051/1998 – *Use of Ground Floor as a Restaurant and Fitout of the Premises*
Date of Approval – 24 November 1998

CC-2051/1998 – *Use of Ground Floor as a Restaurant and Fitout of the Premises*
Date of Approval – 30 April 1999

IV. **DESCRIPTION OF PROPOSAL**

- The proposal involves removal of existing shopfront and relocate the new shopfront around 1.5m from the front boundary.
- Main pedestrian access & vehicular access area via Chapel Road.
- The proposal is designed under the guidance of Canterbury-Bankstown DCP 2023 and LEP 2023.

V. PLANNING CONTROLS

The following table provides a summary of the development application against the controls contained in Chapter 6 – Strategic Centres of **Canterbury-Bankstown Development Control Plan 2023** Chapter 6.1- *General Requirements* and Chapter 6.2 – *Bankstown City Centre* and **Canterbury-Bankstown Local Environmental Plan 2023**

CANTERBURY BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023			
CLAUSE	CONTROL	COMMENTS	COMPLIES
Zoning	B4 – Mix used	R2 – Permissible	Yes

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023			
Chapter 6.1 – General Requirements			
Section 2 – Active Street Frontage			
CLAUSE	CONTROL	COMMENTS	COMPLIES
<u>Clause 2.1 -</u>	The ground floor design must incorporate active street frontages particularly where addressing main streets, public open space and pedestrian links.	The new storefront addresses the main street.	Yes
<u>Clause 2.2</u>	<p>The design of active street frontages must include:</p> <ul style="list-style-type: none"> (a) a minimum 80% glazing (including doors); (b) (c) Zero setback to the front building line (however this may incorporate indented entries or bays where consistent with the existing street character); (d) high quality external materials; (e) openable facades encouraging natural ventilation where possible; (f) outdoor dining where possible. 	<ul style="list-style-type: none"> (a) New storefront with 80% of glazing (b) (c) New storefront with indented entry that is consistent with the existing street character (d) high quality external materials. (e) openable facades encouraging natural ventilation (f) Small outdoor sitting in indented area 	<p>Yes</p> <p>Yes (Refer to (1))</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<u>Clause 2.4</u>	Ground floor business and office uses must utilise	Only clear glass is used.	Yes

	internal fitouts for privacy. The use of frosted screens or opaque glass for privacy is discouraged.		
<u>Clause 2.5</u>	The ground floor entries to retail, commercial, community and residential uses are to have the same finished floor level as the adjacent footpath and are to be accessible directly from the street. Ground floor entries which have a finished floor level above or below the adjacent footpath are discouraged.	Ground floor entry to have a very low ramp leading to the restaurant that is wheelchair accessible and is directly accessible from the street	Yes
<u>Clause 2.10</u>	Entrances must be located on the primary street.	Entrance is located on the primary street	Yes
<u>Clause 2.11</u>	Residential entrances must be secure and separate from non-residential entrances.	Existing office on first floor has its own existing entrance that is secure and separated from the restaurant on ground floor.	Yes
Chapter 6.2 – Bankstown City Centre Section 4 – Built Form			
<u>Clause 4.5 - Building interface and active frontages</u> <u>4.5.1 - Development interface with the public domain</u>			
<u>C1</u>	Ensure that the elements of new development that have a direct interface with the public domain are designed and constructed to be easily maintained and do not impede the maintenance of the adjoining public domain either by Council or the relevant public authority.	The new shopfront consists of a low rendered wall and large glazing that are easily maintained and do not impede the maintenance of the adjoining public domain either by Council or the relevant public authority.	Yes
<u>C3</u>	Ensure that robust quality materials such as stone and face brick are used at the lower levels of buildings where pedestrians are using city footpaths.		
<u>4.5.3 Active frontage design</u>			
<u>C3</u>	Shop fronts must be at-grade	Shop front is to have a very low	Yes

	with the external footpath and not sunken below footpath level.	ramp leading to the restaurant that is wheelchair accessible and is directly accessible from the street.	
<u>C4</u>	Any security measure such as roller shutters, grills or other security mechanisms, must allow for views into the premises, and be setback from the front building line.	Existing roller shutter behind the front building line is to be retained. No roller shutter is proposed with this Application.	Yes
<u>C5</u>	The design of shop fronts is to provide high quality finishes and coordinated use of materials that integrates with the design and appearance of the whole building.	The new shopfront consists of a low rendered wall and large glazing that are easily maintained and consistent with the appearance of the whole building and others on the street	Yes
<u>C6</u>	Any required substations or utilities shall be integrated into the building form or located in the basement level. If integrated into the design of the building, they shall be designed to minimise the impact on the streetscape. Substations within the street or setback will not be accepted.	No services or utilities are proposed for the shopfront.	Yes

(1) Indented entry that is consistent with the existing street character

The new storefront with an indented entry aligns with the existing street character. Along Chapel Road, many restaurants and cafés feature indented entries, enhancing the appeal of their shopfronts while also providing additional outdoor seating. This design contributes to a vibrant atmosphere and energizes street life.

Below are examples from 292 and 290 Chapel Rd, Bankstown



Figure 4 – Storefront at 294 Chapel Rd, Bankstown



Figure 5 – Storefront at 292 Chapel Rd, Bankstown

CONCLUSION

The proposed development submitted to Council has been designed appropriately in accordance with Council's Development Control Plan 2023 and it also complies with the Local Environmental Plan 2023 and the Building Code of Australia and the requirements therein.

The development will not generate any adverse amenity impacts of adjoining neighbors or the public domain and enhances the area immensely.

Therefore by complying with all council's objectives and taking these matters into consideration, we hope that council considers this application adequately.

Regards,

EPW Designs