

PLANNING REPORT

Redevelopment of an Existing
Service Station



278-288 Canterbury Road
Canterbury



Lot A DP398357



Canterbury-Bankstown Council



July 2026

**TOWN PLANNING
COLLECTIVE**

Town Planning
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Development Consulting

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PLANNING REPORT
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1.0 INTRODUCTION

This Planning Report has been prepared in support of an application for a Building Information Certificate (BIC) relating to completed internal alterations undertaken within the existing Metro Petroleum service station at 278–288 Canterbury Road, Canterbury, legally described as Lot A in DP398357.

The completed works comprise the internal reconfiguration of part of the existing building, including the conversion of a former cool room and storage area to facilitate the relocation of the existing food and drink premises kitchen, together with associated internal alterations, mechanical ventilation, hydraulic services and ancillary works. The alterations were undertaken to improve the operational efficiency, functionality and safety of the existing service station and associated takeaway food premises while maintaining the established commercial use of the site.

The subject site is located within the Canterbury-Bankstown Local Government Area and is zoned E3 Productivity Support under the Canterbury-Bankstown Local Environmental Plan 2023. The site has historically operated as a service station incorporating an approved convenience store and takeaway food premises and continues to operate in that capacity.

This Planning Report has been prepared to assist Canterbury-Bankstown City Council in its assessment of the Building Information Certificate application by documenting the completed works, their planning context and the supporting technical information accompanying the application. The report has been prepared having regard to the Environmental Planning and Assessment Act 1979, the National Construction Code, relevant environmental planning instruments and the specialist reports prepared by suitably qualified consultants.

Importantly, the completed works do not involve the construction of additional floor area, an expansion of the existing building footprint or the introduction of a new commercial land use. Rather, the works comprise the internal reconfiguration of an existing commercial premises to provide a more functional and efficient operational layout while maintaining the established role of the site as a service station and associated food and drink premises.

The objectives of this Planning Report are to:

- Describe the subject site, existing development and surrounding locality;
- Document the completed building works the subject of the Building Information Certificate application;
- Outline the planning history of the site and the circumstances leading to the current application;
- Demonstrate that the completed works are compatible with the established commercial use of the site;

- Summarise the specialist technical documentation prepared in support of the application; and
- Demonstrate that the completed works represent an appropriate planning outcome and do not result in unreasonable impacts on the surrounding locality.

This report has been prepared having regard to the accompanying architectural plans, Building Code of Australia Assessment, fire safety documentation, hydraulic plans, mechanical ventilation documentation and other specialist reports submitted in support of the application. Collectively, these documents demonstrate that the completed works are capable of achieving compliance with the relevant statutory, health and building requirements.

Having regard to the planning merits of the completed works and the supporting technical documentation, it is concluded that the completed development is appropriate within its established commercial context and that the issue of a Building Information Certificate is warranted.

2.0 The Site

2.1 SUBJECT SITE

The subject site is located at 278–288 Canterbury Road, Canterbury, within the Canterbury-Bankstown Local Government Area and is legally described as Lot A in DP398357. The site occupies a prominent corner allotment with frontages to Canterbury Road and Fore Street and has an approximate area of 1,145m².

The site is currently developed as a Metro Petroleum service station comprising a convenience store, fuel dispensing forecourt, canopy structures, underground fuel storage infrastructure, customer parking and an existing takeaway food premises (Brothers Kebabs) operating from within the building. The site also contains associated servicing areas, waste storage facilities and ancillary infrastructure necessary for the operation of the service station.

The land is generally regular in shape and substantially developed, with the majority of the site comprising hardstand areas associated with vehicle circulation, fuel dispensing and customer parking. Vehicular access to the site is provided via both Canterbury Road and Fore Street, allowing convenient access for customers travelling from the surrounding road network.

The site is zoned E3 Productivity Support under the Canterbury-Bankstown Local Environmental Plan 2023, a zone that supports a range of commercial and business activities, including service stations and food and drink premises. The surrounding locality comprises a mix of commercial, business and residential development, with the site occupying an established commercial location along a major arterial road.

The subject land has operated as a service station for many years and already accommodates an associated takeaway food premises. The completed building works that are the subject of the

Building Information Certificate application comprise the internal reconfiguration of the existing food and drink premises within the existing building envelope. The works have not altered the site's established commercial function, building footprint, access arrangements or overall operation as a service station and associated takeaway food premises. Rather, the completed works improve the operational relationship between the complementary uses while maintaining the site's established role within the surrounding commercial locality.



Figure 1: Aerial zoning image of the site showing the E3 Zone

2.2 Surrounding Locality

The subject site occupies a prominent corner location at the intersection of Canterbury Road and Fore Street within the suburb of Canterbury. The surrounding locality is characterised by a mix of commercial, residential and transport-related land uses, reflecting the site's location along a major arterial road corridor within the Canterbury-Bankstown Local Government Area.

Commercial development is generally concentrated along Canterbury Road and includes a variety of retail premises, service-based businesses, automotive uses and other commercial activities that benefit from exposure to the high traffic volumes along this arterial route. The subject site forms part of this established commercial strip and has historically operated as a service station serving both local residents and passing motorists.

Land adjoining the southern boundary is developed for residential purposes, comprising predominantly detached dwellings, while additional residential development is located opposite Fore Street and within the surrounding neighbourhood. The interface between the commercial and residential land uses has existed for many years, with the service station representing an established component of the locality.

Canterbury Road is a major east-west arterial road carrying significant volumes of local and regional traffic and providing an important transport connection between Sydney's inner-west and south-western suburbs. Fore Street functions as a local road providing access to the surrounding residential area. The subject site's location at the intersection of these roads provides convenient access for customers while supporting the ongoing operation of the established service station.

Overall, the surrounding locality comprises a mix of commercial, residential and transport-related land uses typical of an urban arterial corridor. The continued operation of the site as a service station with an associated food and drink premises is consistent with the established character and function of the locality.

2.3 Original Approved Development

The subject site has operated as a service station for many years and includes an approved convenience retail premises and associated takeaway food premises established under Development Consent DA-23/2001/B and Construction Certificate C-CC-20/2001.

The approved development comprised a Metro Petroleum service station incorporating fuel dispensing facilities, a convenience store and an associated takeaway food premises operating from within the existing building. The approved takeaway food premises included a kitchen and food preparation area located adjacent to the fuel dispensing forecourt, together with customer amenities, storage areas, cool room facilities and associated back-of-house service rooms.

The approved layout remained in operation for many years and established the lawful planning framework for the ongoing operation of both the service station and takeaway food premises.

3.0 Completed Building Works

3.1 Overview

The Building Information Certificate application relates to completed internal alterations undertaken within the existing Metro Petroleum service station and associated takeaway food premises. The works were undertaken without development consent and are confined entirely to the existing building.

The completed works comprise:

Internal reconfiguration of the existing building;
 Conversion of a former cool room and storage area into part of the existing food and drink premises;
 Relocation of the approved kitchen and food preparation area;
 Internal alterations including food preparation areas, storage facilities, counters and associated fittings;
 Minor external alterations including replacement of doors, windows and associated building elements where required;
 Installation of mechanical exhaust ventilation and associated building services;
 Installation of illuminated business identification signage; and
 Retention of the existing service station, fuel dispensing facilities, customer parking and vehicle circulation arrangements.

The completed works are illustrated on the accompanying architectural plans and are supported by specialist documentation, including the Building Code of Australia Assessment, hydraulic plans, mechanical ventilation drawings and associated technical reports.

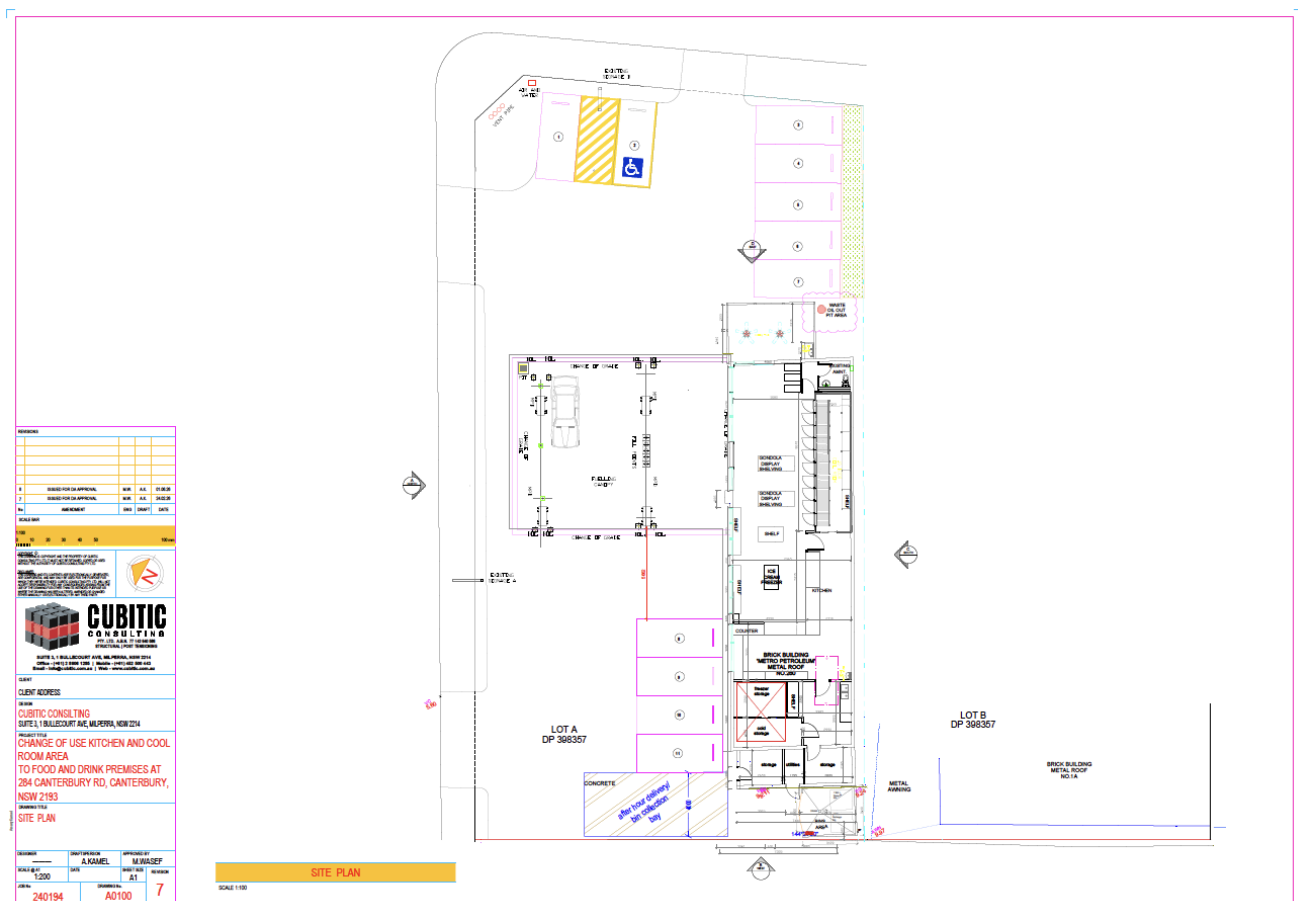


Figure 2: Extract of the site and floor plan.

3.2 Operational Rationale

Following the approval of Development Consent DA-23/2001/B, the ongoing operation of the service station and associated takeaway food premises identified a number of operational inefficiencies associated with the original internal layout. In particular, the approved location of the kitchen and food preparation area adjacent to the fuel dispensing forecourt resulted in unnecessary interaction between customers purchasing fuel and those attending the takeaway food premises, reducing the operational efficiency of both businesses.

To improve the functionality of the premises, the approved kitchen and associated food preparation area were relocated to an existing part of the building previously utilised as cool room and storage facilities. The former storage area was reconfigured to accommodate food preparation, cooking and associated back-of-house functions while maintaining the existing commercial use of the premises.

The revised layout provides a clearer separation between the service station and takeaway food premises while maintaining their integrated operation within the existing building. The completed works improve passive surveillance of the fuel dispensing forecourt by providing clearer sightlines from the convenience store, improve customer circulation, reduce potential conflict between competing site activities and provide a more efficient workflow for staff. The revised arrangement also incorporates a dedicated waiting and collection area for online food delivery drivers, reducing interaction between delivery drivers, fuel customers and convenience store patrons.

3.3 Extent of Completed Works

Importantly, the completed works are confined entirely within the existing building and do not involve:

- an increase in the building footprint;
- additional gross floor area;
- changes to the approved land use;
- alterations to the fuel dispensing infrastructure;
- changes to existing vehicle access arrangements;
- reductions in customer parking; or
- any significant intensification of the established commercial operation.

The existing service station, convenience store, forecourt, customer parking areas and vehicle circulation arrangements remain substantially unchanged. The completed works represent an internal operational improvement to an established commercial premises rather than the expansion or redevelopment of the site.

4.0 Planning Assessment

4.1 Environmental Planning & Assessment Act 1979 (The Act)

This application has been lodged pursuant to Section 6.26 of the Environmental Planning and Assessment Act 1979 seeking the issue of a Building Information Certificate in respect of completed internal alterations undertaken within the existing Metro Petroleum service station and associated food and drink premises at 278–288 Canterbury Road, Canterbury.

Whilst the application seeks the issue of a Building Information Certificate rather than development consent, this Planning Report considers the completed works having regard to the planning matters ordinarily assessed under Section 4.15 of the Environmental Planning and Assessment Act 1979. This approach provides an appropriate assessment of the completed works, their compatibility with the established commercial use of the site and whether they give rise to any unreasonable environmental, social, economic or amenity impacts.

In determining an application for a Building Information Certificate, Council is required to consider whether it would be appropriate to exercise its regulatory powers under Part 9 of the Environmental Planning and Assessment Act 1979, including whether there are sufficient planning, environmental, building safety or public interest grounds to require the demolition, alteration, rebuilding or cessation of the completed works.

Accordingly, this Planning Report considers the planning merits of the completed works, the suitability of the site, the ongoing operation of the existing commercial premises and the potential impacts associated with the internal alterations. The assessment demonstrates that the completed works are compatible with the established commercial character of the locality, do not result in unreasonable environmental or amenity impacts and represent an operational improvement to the existing premises without increasing the intensity or scale of the approved commercial use.

The Environmental Planning and Assessment Act 1979 establishes the legislative framework for environmental planning and development assessment within New South Wales. The relevant objectives of the Act are considered below.

4.1.1 Objectives of the Act

The objects of the Environmental Planning and Assessment Act 1979, as outlined in Section 1.3, include:

- Promoting the social and economic welfare of the community and a better environment by the proper management, development and conservation of natural and built environments;
- Promoting the orderly and economic use and development of land;
- Promoting good design and amenity of the built environment;
- Promoting the proper construction and maintenance of buildings, including the protection of the health and safety of occupants; and

- Facilitating ecologically sustainable development by integrating environmental, social and economic considerations into planning and development decisions.

The completed works are considered to be consistent with the objects of the Act for the following reasons:

- The works are confined to the adaptive reuse and internal reconfiguration of an existing commercial building, making efficient use of existing infrastructure without expanding the building footprint.
- The completed works improve the operational efficiency of the existing service station and associated food and drink premises while maintaining the lawful commercial function of the site.
- The revised internal layout provides an improved outcome for staff, customers and delivery drivers by enhancing customer circulation, operational workflow and passive surveillance of the fuel dispensing forecourt.
- The completed works are supported by architectural, building compliance, hydraulic, mechanical ventilation and fire safety documentation demonstrating that the building is capable of satisfying the relevant technical and safety requirements.
- The works do not result in unreasonable environmental, traffic or amenity impacts and remain compatible with the established commercial character of the locality.
- The continued use of the existing building represents an efficient and sustainable use of established commercial infrastructure, supporting the ongoing viability of the site and local employment opportunities.

Accordingly, the completed works are considered to be consistent with the relevant objects of the Environmental Planning and Assessment Act 1979.

4.1.2 Building Information Certificate Considerations

In determining an application for a Building Information Certificate, Council must consider whether there is any basis to exercise its regulatory powers under Part 9 of the Environmental Planning and Assessment Act 1979, including whether the completed works warrant the issue of an Order requiring the alteration, rebuilding, demolition or cessation of the use of the building.

Having regard to the completed works and the supporting technical documentation submitted with this application, it is considered that no such action is warranted. The completed works:

Are wholly contained within an existing commercial building;
Do not increase the building footprint, gross floor area or height of the existing development;
Do not alter the approved land use or materially intensify the established operation of the premises;
Improve the operational efficiency of the existing service station and associated food and drink premises through the internal reconfiguration of the building;

Improve customer circulation, staff workflow and passive surveillance of the fuel dispensing forecourt;
Maintain the existing vehicular access arrangements, parking provision and site circulation;
Are supported by specialist architectural, building compliance, hydraulic, mechanical ventilation and fire safety documentation;
Are compatible with the established commercial character of the locality; and
Do not result in any unreasonable environmental, traffic, parking or amenity impacts.

The completed works arose from internal operational changes undertaken without the benefit of development consent rather than from any fundamental planning, environmental or building safety deficiency. The supporting documentation demonstrates that the completed works are capable of complying with the relevant statutory and technical requirements and do not adversely affect the safety, functionality or ongoing operation of the premises.

Having regard to the nature of the completed works, their location within an established commercial premises and the absence of any significant adverse planning, environmental or building safety impacts, it is considered that there is no reasonable basis for Council to issue an Order under Part 9 of the Environmental Planning and Assessment Act 1979 requiring the alteration, demolition, rebuilding or cessation of the completed works.

Accordingly, the issue of a Building Information Certificate is considered appropriate in the circumstances.

4.2 Environmental Planning Instruments

In addition to the requirements of the Environmental Planning and Assessment Act 1979, the completed works have been assessed having regard to the applicable environmental planning instruments relevant to the subject site. These instruments establish the statutory planning framework governing the use and development of land and provide the basis for determining whether the completed works remain appropriate within their planning context.

The completed works comprise the internal reconfiguration of an existing commercial premises and do not involve an expansion of the building footprint, the establishment of a new land use or any significant intensification of the existing operation. Accordingly, the completed works have been assessed against the relevant State Environmental Planning Policies, the Canterbury-Bankstown Local Environmental Plan 2023 and the Canterbury-Bankstown Development Control Plan 2023.

The following assessment demonstrates that the completed works remain consistent with the objectives and requirements of the applicable environmental planning instruments and do not give rise to any additional planning issues that would warrant regulatory action under the Environmental Planning and Assessment Act 1979.

4.2.1 State Environmental Planning Policy (Resilience and Hazards) 2021

The completed works have been assessed having regard to the provisions of the State Environmental Planning Policy (Resilience and Hazards) 2021. The application relates solely to the internal

reconfiguration of an existing commercial building and does not involve any change to the established operation of the service station, fuel storage infrastructure or hazardous land. The completed works do not increase the risk to human health or the environment and do not give rise to any additional hazards beyond those associated with the long-established use of the site. Accordingly, the completed works remain consistent with the objectives and relevant provisions of the Policy.

4.2.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

The subject site fronts Canterbury Road, a classified road, and has been assessed having regard to the provisions of the State Environmental Planning Policy (Transport and Infrastructure) 2021. The completed works are confined to the internal reconfiguration of the existing building and do not alter the established vehicular access arrangements, parking provision or vehicle circulation within the site. The completed works do not result in any material increase in traffic generation or changes to the operation of the surrounding road network. Accordingly, the completed works remain consistent with the objectives and relevant provisions of the Policy.

4.2.3 Canterbury-Bankstown Local Environmental Plan 2023

The subject site is zoned E3 Productivity Support under the Canterbury-Bankstown Local Environmental Plan 2023. The objectives of the E3 Productivity Support zone include encouraging a range of employment-generating land uses, supporting businesses that require access to major transport corridors and ensuring that development is compatible with surrounding land uses.

The completed works are wholly contained within an existing service station and associated food and drink premises operating from an established commercial site. The works do not alter the approved land use, increase the building footprint or materially intensify the existing commercial operation. Rather, they improve the internal functionality and operational efficiency of the premises while maintaining its established role within the commercial corridor.

The internal reconfiguration provides a more logical relationship between the service station and food preparation areas, improving customer circulation, staff workflow and passive surveillance of the fuel dispensing forecourt. The revised layout also provides a dedicated waiting and collection area for online food delivery drivers, reducing potential conflict between competing site activities and improving the overall operation of the premises.

The completed works remain compatible with the surrounding commercial environment and do not adversely impact adjoining residential development. Existing access arrangements, parking provision, servicing infrastructure and vehicle circulation remain unchanged.

Accordingly, the completed works are consistent with the objectives of the E3 Productivity Support zone and the relevant provisions of the Canterbury-Bankstown Local Environmental Plan 2023. The works represent an appropriate internal modification to an established commercial premises and do not give rise to any planning concerns that would warrant regulatory action under the Environmental Planning and Assessment Act 1979.

4.2.4 Canterbury-Bankstown Development Control Plan 2023

The completed works have been assessed having regard to the relevant provisions of the Canterbury-Bankstown Development Control Plan 2023. As the works comprise the internal reconfiguration of an existing commercial premises, many of the detailed design controls relating to new development are not directly applicable.

The completed works maintain the established building envelope, site access arrangements, parking provision and overall operation of the service station. The revised internal layout provides a more efficient operational outcome by improving the relationship between the service station and associated food and drink premises while reducing potential conflicts between customers, staff and delivery drivers.

The completed works also provide improved passive surveillance of the fuel dispensing forecourt, maintain clear pedestrian circulation, and support safer and more efficient movement throughout the site, consistent with the principles of Crime Prevention Through Environmental Design (CPTED). Existing landscaping, public domain interfaces, servicing arrangements and vehicle access remain unchanged.

The application is supported by architectural plans and specialist technical documentation, including Building Code of Australia, mechanical ventilation, hydraulic and fire safety reports, demonstrating that the completed works are capable of complying with the relevant technical requirements applicable to the premises.

Overall, the completed works remain consistent with the objectives and intent of the Canterbury-Bankstown Development Control Plan 2023. The internal alterations represent an operational improvement to an established commercial premises without giving rise to unreasonable environmental, traffic, parking or amenity impacts, and do not provide any basis for regulatory action under Part 9 of the Environmental Planning and Assessment Act 1979.

5.0 Environmental Impacts

The completed works have been assessed having regard to the characteristics of the site, the nature of the internal alterations, the surrounding locality and the supporting technical documentation submitted with the application. The following assessment demonstrates that the completed works do not result in unacceptable environmental, social or economic impacts and do not provide any reasonable basis for regulatory action under Part 9 of the Environmental Planning and Assessment Act 1979.

5.1 Aboriginal Cultural Heritage

The requirement for an Aboriginal Heritage Impact Assessment (AHIA) is guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW. An AHIA is generally

not required where development occurs on land that has been previously disturbed and is unlikely to impact Aboriginal objects or places.

The completed works comprise internal alterations wholly contained within an existing commercial building. No excavation, earthworks or disturbance of previously undisturbed land has occurred. The subject site has been extensively modified through the historical development of the service station and associated infrastructure.

Accordingly, the completed works are not considered to impact Aboriginal cultural heritage and no further assessment is considered necessary.

5.2 Site Context and Compatibility

The completed works are confined entirely within an established service station and associated food and drink premises that have operated from the site for many years. The works do not alter the established commercial function of the site or introduce a new land use.

The internal reconfiguration provides a more efficient operational relationship between the service station and takeaway food premises while maintaining compatibility with the surrounding commercial corridor. The completed works do not alter the building's external appearance, increase its scale or change its relationship with adjoining development.

Accordingly, the completed works remain compatible with both the established character of the site and the surrounding locality.

5.3 Crime Prevention Through Environmental Design (CPTED)

The completed works have been considered against the principles of Crime Prevention Through Environmental Design (CPTED).

The revised internal layout improves passive surveillance of the fuel dispensing forecourt by providing clearer sightlines from within the convenience store. The completed works also establish a clearer separation between the service station and food preparation areas, reducing potential conflict between customers purchasing fuel, takeaway patrons and online food delivery drivers.

Existing access arrangements, lighting, customer visibility and staff surveillance remain unchanged, while the revised layout provides improved customer circulation and operational management of the premises. No concealed areas or additional opportunities for anti-social behaviour have been created.

The completed works are therefore considered to be consistent with the principles of CPTED and contribute to the safe operation of the premises.

5.4 Environmental Health

The completed works have been designed having regard to the operational requirements of a commercial food premises and are supported by specialist architectural, hydraulic, mechanical ventilation and Building Code of Australia documentation.

The completed fit-out incorporates appropriate food preparation areas, storage facilities, hand washing facilities, mechanical exhaust ventilation, waste management infrastructure and associated hydraulic services necessary to support the safe preparation and handling of food.

Mechanical ventilation has been designed to appropriately manage cooking fumes, heat and grease-laden vapours, while the hydraulic design provides suitable drainage, plumbing and waste management infrastructure for the operation of the premises.

The completed works are also supported by a Building Code of Australia Assessment demonstrating that the premises is capable of complying with the relevant provisions of the National Construction Code.

Accordingly, the completed works are considered capable of complying with the relevant requirements of the Food Act 2003, the Australia New Zealand Food Standards Code, AS4674:2004 – Design, Construction and Fit-out of Food Premises, and the applicable provisions of the National Construction Code.

5.5 Traffic and Parking

The completed works do not alter the existing vehicular access arrangements, parking provision or internal circulation network associated with the service station.

The revised internal layout provides an improved operational outcome by establishing a dedicated waiting and collection area for online food delivery drivers. This reduces interaction between delivery drivers, customers purchasing fuel and convenience store patrons, improving the efficiency and safety of movement throughout the site.

As the completed works do not increase the building footprint or materially intensify the established commercial use, the existing parking provision remains appropriate and the completed works are not expected to generate any unreasonable increase in traffic movements or parking demand.

Overall, the completed works improve the operational efficiency of the site while maintaining the established access and circulation arrangements.

5.6 Public Domain

The completed works are confined entirely within the existing building and do not affect the public domain.

Existing roads, footpaths, vehicle crossings, landscaping, public infrastructure and utility services remain unchanged. The completed works do not adversely affect pedestrian movement, vehicle access or the functionality of adjoining public land.

Accordingly, the completed works do not give rise to any impacts upon the public domain.

5.7 Social and Economic Impacts

The completed works do not result in any adverse social or economic impacts upon the surrounding locality.

The revised internal layout improves the operational efficiency of an established commercial premises, supports the continued operation of an existing local business and enhances the range of services available to customers. The works also support ongoing employment opportunities and represent continued investment in an established commercial site.

Importantly, the completed works do not introduce a new commercial land use or significantly intensify the operation of the premises. Customer access, parking arrangements and the overall function of the development remain substantially unchanged.

Accordingly, the completed works provide a positive social and economic outcome without resulting in unreasonable impacts upon the surrounding community.

5.8 Ecologically Sustainable Development

The completed works are consistent with the principles of Ecologically Sustainable Development through the adaptive reuse and internal reconfiguration of an existing commercial building.

The works make efficient use of existing infrastructure, services and building fabric without requiring expansion of the building footprint or additional land disturbance. Existing access arrangements, parking areas, utility services and stormwater infrastructure continue to be utilised, representing an efficient use of established commercial infrastructure.

Accordingly, the completed works represent a sustainable outcome through the continued use and improvement of an existing commercial building.

5.9 Suitability of the Site

The subject site has operated as a service station and associated food and drink premises for many years and is well suited to the completed works.

The site benefits from established access arrangements, customer parking, utility services and supporting infrastructure necessary for the continued operation of the commercial premises. The completed works remain wholly contained within the existing building envelope and do not alter the approved land use or established operation of the site.

The accompanying architectural plans and specialist technical reports demonstrate that the completed works are capable of complying with the relevant planning, building and environmental requirements.

Accordingly, the completed works are considered suitable for the site because they:

- are consistent with the objectives of the E3 Productivity Support zone;
- maintain the established commercial use of the site;
- utilise existing infrastructure and services;
- are supported by appropriate specialist technical documentation; and
- do not result in unreasonable environmental or amenity impacts.

5.10 Public Interest

The completed works are considered to be in the public interest.

The internal alterations improve the operational efficiency, safety and functionality of an established commercial premises without expanding the building or introducing a new commercial use. The revised layout provides a better relationship between the service station and associated food and drink premises, improves customer circulation and supports the continued viability of the existing business.

The completed works are supported by comprehensive architectural, planning, building compliance, hydraulic, mechanical ventilation and fire safety documentation demonstrating that the premises is capable of satisfying the relevant statutory and technical requirements.

Having regard to the planning merits of the completed works, the absence of unreasonable environmental or amenity impacts and the supporting specialist documentation, there is no reasonable planning, environmental or building safety basis upon which Council should exercise its regulatory powers under Part 9 of the Environmental Planning and Assessment Act 1979.

Accordingly, the completed works are considered to be in the public interest and suitable for the issue of a Building Information Certificate.

6.0 Overall Assessment

The Building Information Certificate application relates to completed internal alterations undertaken within an existing service station and associated food and drink premises that have operated from the site for many years.

The completed works are confined entirely within the existing building and do not involve an increase in the building footprint, gross floor area or the establishment of a new commercial land use. The works improve the operational efficiency of the premises by providing a more logical

relationship between the service station and food preparation areas while maintaining the established function of the site.

The application is supported by comprehensive architectural, planning and specialist technical documentation, including Building Code of Australia, mechanical ventilation, hydraulic and fire safety reports, demonstrating that the completed works are capable of satisfying the relevant statutory and technical requirements.

Having regard to the Environmental Planning and Assessment Act 1979, the applicable environmental planning instruments and the assessment contained within this report, it is concluded that:

- the completed works are compatible with the established commercial character of the locality;
- the completed works do not result in unreasonable environmental, traffic, parking or amenity impacts;
- the completed works improve the operational efficiency, functionality and safety of the premises;
- the completed works are supported by appropriate specialist technical documentation;
- there is no reasonable planning, environmental or building safety basis upon which Council should exercise its regulatory powers under Part 9 of the Environmental Planning and Assessment Act 1979; and
- the completed works are suitable for the continued operation of the existing commercial premises.

Accordingly, the completed works are considered appropriate for the issue of a Building Information Certificate.

7.0 Conclusion

This Planning Report has been prepared in support of an application for a Building Information Certificate relating to completed internal alterations undertaken within the existing Metro Petroleum service station and associated food and drink premises at 278–288 Canterbury Road, Canterbury.

The completed works comprise the internal reconfiguration of part of the existing building to improve the operational efficiency, functionality and safety of the premises. Importantly, the works are wholly contained within the existing building and do not involve an increase in the building footprint, gross floor area or the establishment of a new commercial land use. The established operation of the service station and associated food and drink premises remains substantially unchanged.

The completed works have been assessed having regard to the Environmental Planning and Assessment Act 1979, the applicable environmental planning instruments and the supporting specialist technical documentation submitted with the application. The assessment demonstrates that the completed works:

- are consistent with the applicable planning framework;
- remain compatible with the established commercial character of the locality;
- do not result in unreasonable environmental, traffic, parking or amenity impacts;
- improve the operational efficiency and functionality of the existing premises;
- are supported by appropriate architectural, building compliance, mechanical, hydraulic and fire safety documentation; and
- do not provide any reasonable planning, environmental or building safety basis for regulatory action under Part 9 of the Environmental Planning and Assessment Act 1979.

Having regard to the planning merits of the completed works, the supporting specialist documentation and the absence of any significant adverse impacts, it is considered that the completed works are appropriate for the continued operation of the premises.

Accordingly, it is respectfully submitted that Canterbury-Bankstown City Council issue a Building Information Certificate in respect of the completed works.

TOWN PLANNING COLLECTIVE

WHO WE ARE

Town Planning Collective is a Sydney based town planning and development consultancy.

We provide strategic, practical and innovative planning solutions that help our clients realise the full potential of their projects.

Our collaborative approach, attention to detail and deep understanding of the planning system ensure the best possible outcomes for our clients and the communities in which we work.



COLLABORATIVE

We work closely with our clients, consultants, authorities and communities.



STRATEGIC

We take a big picture view to deliver creative and practical planning solutions.



RELIABLE

We are responsive, diligent and committed to achieving the best possible outcomes.

OUR SERVICES

- Strategic Planning
- Development Applications
- Planning Advice
- Feasibility Analysis
- Planning Reports
- Clause 4.6 Variations
- Heritage Planning
- Community Engagement

OUR EXPERIENCE

We have extensive experience across a diverse range of projects and sectors throughout Sydney and regional NSW.



RESIDENTIAL

Low, medium and high density residential developments including build to rent, seniors housing and mixed use projects.



COMMERCIAL

Office, business park and commercial developments delivering employment opportunities and investment.



RETAIL

Neighbourhood, bulky goods and regional retail developments that support communities and local economies.



INDUSTRIAL

Warehousing, logistics and industrial developments supporting supply chains and economic growth.



PUBLIC & COMMUNITY

Education, health, community and public infrastructure that enhances liveability and community outcomes.



SUSTAINABLE PLANNING

Integrating sustainability principles and resilient design to create positive environmental outcomes.

OUR APPROACH

We combine planning expertise with commercial awareness and local knowledge to deliver solutions that are feasible, sustainable and aligned with our clients' objectives.



UNDERSTAND

We listen, research and define the opportunities.



STRATEGISE

We develop a clear and tailored planning strategy.



DELIVER

We prepare high quality documents and submissions.



ACHIEVE

We work towards successful outcomes.

THANK YOU FOR READING

We trust this report provides the information required to assist in the assessment of the proposed development.

Please contact us should you require any further information.



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TOWN PLANNING COLLECTIVE