

STATEMENT OF ENVIRONMENTAL EFFECTS

Redevelopment of an Existing Service Station



278-288 Canterbury Road
Canterbury



Lot A DP398357



Canterbury-Bankstown Council



July 2026

**TOWN PLANNING
COLLECTIVE**

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STATEMENT OF ENVIRONMENTAL EFFECTS**LOT A DP398357****278-288 Canterbury Road Canterbury****Contact:**email: admin@theplanningcollective.com.auweb: www.townplanningcollective.com.au**QUALITY ASSURANCE**

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1.0 INTRODUCTION

This Statement of Environmental Effects (SoEE) has been prepared in support of a Development Application seeking retrospective development consent for the change of use of part of the existing Metro Petroleum service station at 278–288 Canterbury Road, Canterbury, legally described as Lot A in DP 398357.

The application seeks approval for the internal reconfiguration of the existing building, including the conversion of a former cool room and storage area to form part of an existing food and drink premises, together with associated minor internal alterations and related works. The proposal has been undertaken to improve the operational efficiency of both the service station and the existing takeaway food premises by relocating the kitchen away from the fuel dispensing area while maintaining the established commercial function 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 and convenience retail premises, with an associated takeaway food premises forming part of the approved commercial operation.

This Statement of Environmental Effects has been prepared having regard to the relevant provisions of the Environmental Planning and Assessment Act 1979, Canterbury-Bankstown Local Environmental Plan 2023, Canterbury-Bankstown Development Control Plan 2023 and other applicable environmental planning instruments. The report has also considered the matters for determination under Section 4.15 of the Environmental Planning and Assessment Act 1979.

The proposal does not involve an expansion of the building footprint or the establishment of a new commercial use. Rather, it represents the internal reconfiguration of an existing commercial premises to provide an improved operational layout that better separates food preparation activities from fuel retail operations while maintaining the site's established role as a service station and convenience destination.

This Statement of Environmental Effects has been prepared to accompany the Development Application and assist Canterbury-Bankstown City Council in its assessment of the proposal.

The objectives of this Statement of Environmental Effects are to:

- Provide a description of the site, existing development and surrounding locality;
- Provide a detailed description of the proposed internal alterations and associated change of use;
- Identify and assess the relevant provisions of the Canterbury-Bankstown Local Environmental Plan 2023, Canterbury-Bankstown Development Control Plan 2023 and other applicable planning legislation;

Assess the proposal against the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979; and

Demonstrate that the proposed development represents an appropriate planning outcome that will not result in unreasonable environmental, traffic or amenity impacts and is suitable for the site.

This Statement of Environmental Effects has been prepared having regard to the accompanying architectural plans, Building Code of Australia Report, fire safety documentation and other specialist technical reports submitted in support of the application. These documents collectively demonstrate that the proposal can operate in an environmentally, functionally and operationally appropriate manner.

The report considers the planning merits of the proposal, its consistency with the applicable planning framework and the potential impacts of the development on the surrounding locality. It concludes that the proposal represents an appropriate form of development that is compatible with the existing commercial use of the site and warrants development consent.

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 DP 398357. 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. Accordingly, the proposed development does not introduce a new commercial land use to the site but instead seeks to regularise the internal reconfiguration of the existing food and drink premises, improving the operational relationship between the takeaway premises and the service station while maintaining the site's established commercial function.



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 Existing Development

The subject site is currently developed as an operational Metro Petroleum service station comprising a convenience store, fuel dispensing forecourt, canopy structures, underground fuel storage infrastructure, customer parking and associated servicing areas. The service station has operated from the site for many years and forms an established commercial use within the locality.

The existing building incorporates both the convenience retail component of the service station and an associated takeaway food premises (Brothers Kebabs), together with customer amenities, storage areas, cool room facilities, staff areas and associated back-of-house service rooms necessary to support the operation of the site. The takeaway food premises has operated in conjunction with the service station for a number of years and forms an established component of the site's overall commercial function.

Prior to the lodgement of the current application, internal alterations were undertaken within the existing building to improve the operational layout of the food and drink premises. These works included the conversion of a former cool room and storage area into kitchen and food preparation space and the relocation of the kitchen from its previous position within the building. While these works have been completed, they were undertaken without the benefit of development consent and therefore constitute the unauthorised works that are the subject of this application.

Importantly, the unauthorised works are confined to the internal reconfiguration of the existing building and do not involve an expansion of the building footprint, additional gross floor area or any substantial alteration to the established commercial use of the site. The service station continues to operate in its established capacity, with existing vehicle access, customer parking, fuel dispensing facilities and circulation arrangements remaining substantially unchanged.

Accordingly, the application seeks to regularise the completed internal alterations through the development assessment process, with the proposal representing an operational improvement to an

established commercial premises rather than the introduction of a new land use or a significant intensification of the existing operation.

2.4 Development History

The subject site has operated as a service station for many years and includes an approved takeaway food premises established under Development Consent DA-23/2001/B and Construction Certificate C-CC-20/2001. The approved development incorporated a takeaway food premises located within the existing building adjacent to the service station forecourt.

Subsequent to the original approval, internal alterations were undertaken to relocate the takeaway food premises into an area previously approved for storage and cool room facilities. These works were undertaken without development consent and now form the subject of this retrospective application.

A Development Application (DA-401/2026) was subsequently lodged seeking retrospective approval for the change of use of the existing kitchen and cool room to a food and drink premises, together with minor internal alterations and illuminated canopy signage. Following assessment, Council refused the application citing insufficient information, concerns regarding residential amenity and the public interest.

This application has therefore been prepared to address the matters previously raised by Council and to seek retrospective development consent for the completed works.

3.0 Proposed Development

The Development Application seeks retrospective development consent for internal alterations undertaken within the existing Metro Petroleum service station and associated takeaway food premises.

The proposed development generally comprises:

- Retrospective approval for the internal reconfiguration of the existing building;
- Conversion of a former cool room and storage area to form part of the existing food and drink premises;
- Relocation of the approved kitchen and food preparation area;
- Associated internal alterations including food preparation areas, storage, counters and associated fittings;
- Minor external alterations including replacement of doors, windows and associated building elements where required;
- Installation of mechanical exhaust 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 application seeks approval to regularise the completed internal alterations and associated works within the existing building.

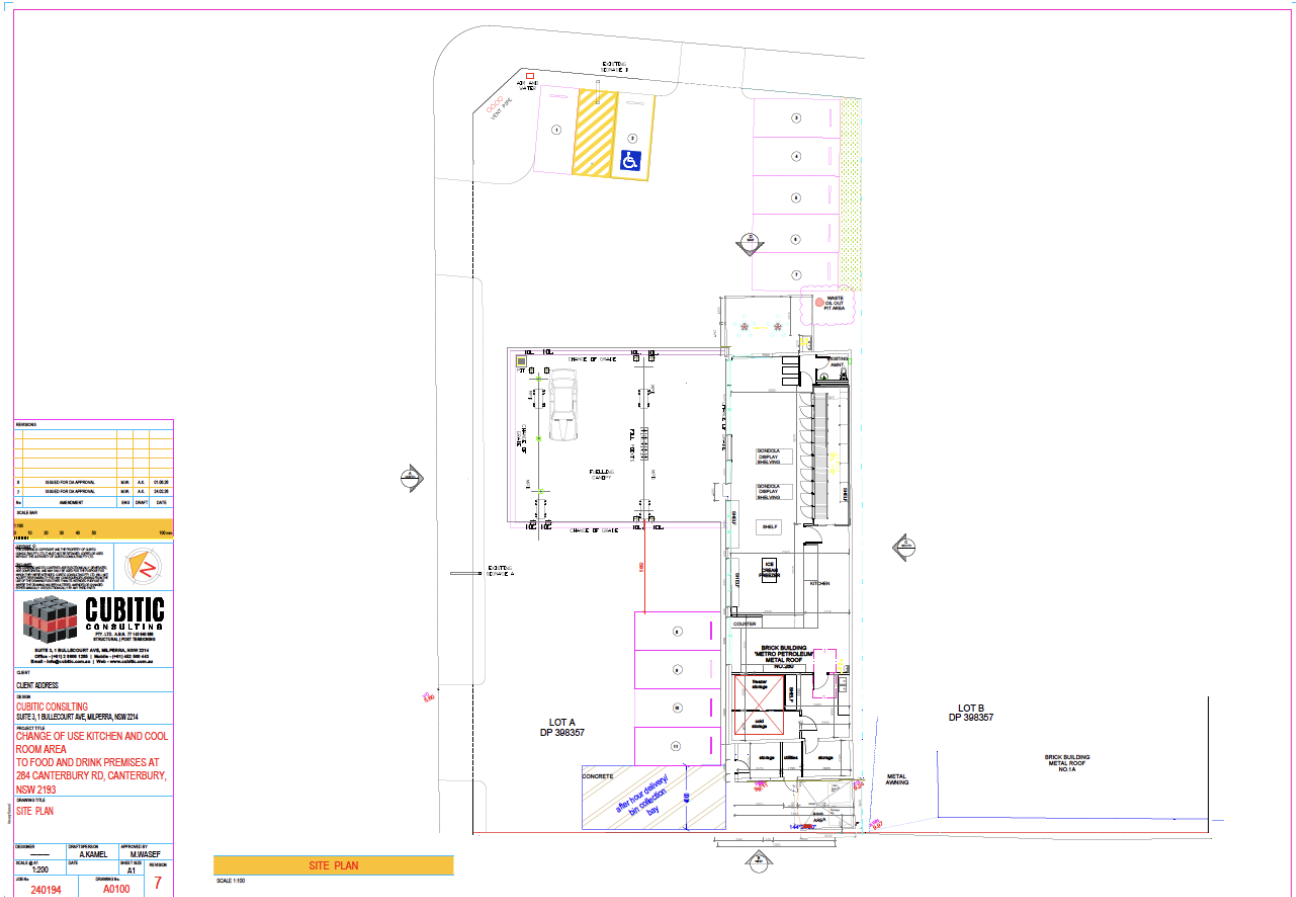


Figure 2: Extract of the proposed site and floor plan.

3.1 Existing Approved Layout

The subject site has operated as a service station for many years and includes an approved takeaway food premises established under Development Consent DA-23/2001/B and Construction Certificate C-CC-20/2001. The approved development incorporated a takeaway food premises within the existing service station building, with the kitchen and food preparation area located adjacent to the fuel dispensing forecourt.

The approved layout provided for a takeaway food premises operating in conjunction with the service station and convenience store, with ancillary storage areas, cool room facilities and back-of-house service rooms located within the southern portion of the building. These storage and service areas supported the operation of the overall premises but did not form part of the approved food preparation area.

The approved configuration remained in place for many years and established the planning framework for the ongoing operation of the takeaway food premises. The current application does not seek approval for the introduction of a new food and drink premises; rather, it seeks retrospective consent for the relocation of the approved kitchen and associated food preparation areas within the existing building.

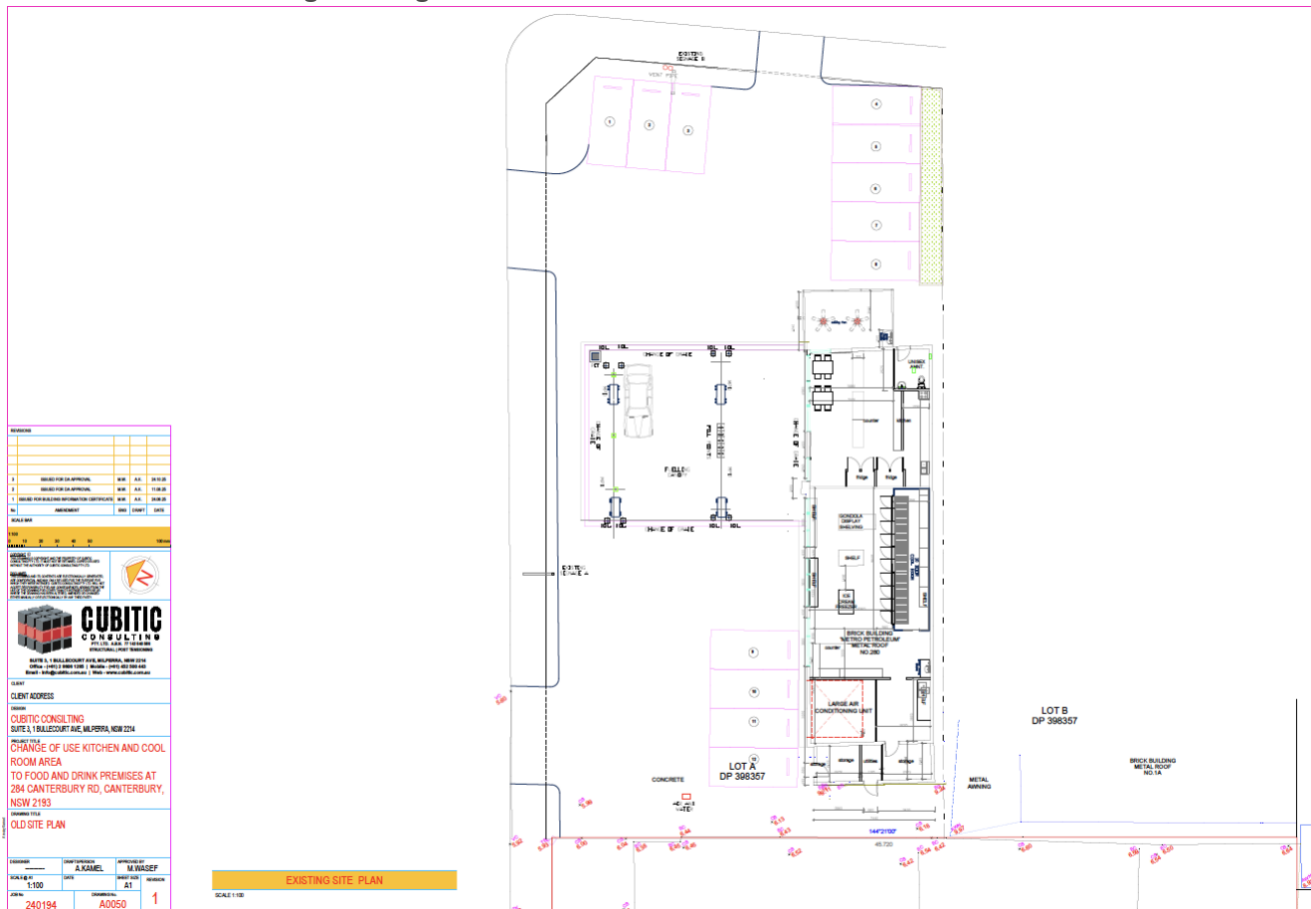


Figure 3: Extract of the original approved plan showing the original location of the take away premises.

3.2 Unauthorised Works

Subsequent to the approval of Development Consent DA-23/2001/B, it became apparent through the ongoing operation of the service station and associated takeaway food premises that the approved layout was creating operational inefficiencies and an undesirable relationship between the two complementary uses. In particular, the approved location of the takeaway food premises immediately adjacent to the fuel dispensing forecourt resulted in an unnecessary concentration of customer activity within the fuel sales area, reducing the operational efficiency of both businesses.

To address these operational constraints, the operator undertook internal alterations within the existing building to relocate the approved takeaway food premises, including the kitchen and associated food preparation area, to an existing area of the building previously utilised for cool room and storage facilities. The former storage area was reconfigured to accommodate food preparation, cooking and associated back-of-house functions necessary for the continued operation of the takeaway food premises.

The relocation was undertaken to provide a clearer delineation between the service station and takeaway food premises while maintaining their integrated operation within the existing building. The revised layout improves passive surveillance of the fuel dispensing forecourt by enabling service station staff to maintain clearer sightlines over the fuel bowser area, consistent with the principles of Crime Prevention Through Environmental Design (CPTED). The new arrangement also reduces the potential for land use conflict between customers purchasing fuel and those accessing the takeaway food premises, improves customer circulation throughout the building and provides a more logical and efficient workflow for staff.

The works also included associated internal alterations comprising the installation and relocation of commercial kitchen equipment, preparation benches, storage facilities, service counters, refrigeration units and associated hydraulic, mechanical and electrical services. Minor external alterations were also undertaken to facilitate the revised internal layout, including alterations to doors, windows and business identification signage where required.

While the operational rationale for the relocation is considered to represent a positive planning outcome, the works were undertaken without the benefit of development consent and therefore constitute the unauthorised works that are the subject of this application. The current Development Application accordingly seeks retrospective development consent to regularise the completed internal alterations and associated works through the development assessment process.

Importantly, the unauthorised works are confined entirely to the existing building and do not involve an extension to the building footprint, an increase in gross floor area, changes to the fuel dispensing infrastructure, alterations to vehicle access arrangements or any significant intensification of the approved commercial use. The existing service station, convenience store, forecourt, customer parking and vehicle circulation arrangements remain substantially unchanged.

3.3 Response to Previous Development Application

The internal alterations that are the subject of this application were previously the subject of Development Application DA-401/2026, which sought retrospective development consent for the completed works.

During the assessment of that application, Canterbury-Bankstown City Council requested additional information relating to the internal fit-out, operation of the food premises and supporting technical documentation. The application was subsequently refused on the basis that Council was not satisfied sufficient information had been provided to enable a comprehensive assessment of the proposal, including the potential impacts on adjoining properties.

The current application has been prepared having regard to Council's previous assessment and is supported by updated architectural plans and specialist technical documentation addressing the matters previously identified. The accompanying documentation provides the information necessary to enable a comprehensive assessment of the proposal and forms the basis of the current Development Application.

3.4 Site Design Response

The internal alterations have been undertaken to improve the operational functionality of the existing service station and associated takeaway food premises while maintaining the established commercial use of the site.

The approved takeaway food premises was originally located adjacent to the fuel dispensing forecourt. The revised layout relocates the kitchen and food preparation areas to an existing part of the building previously utilised for cool room and storage purposes. This reconfiguration establishes a clearer separation between the food preparation activities and the fuel retail component of the development.

The revised layout improves the overall functionality of the premises by reducing the potential for conflict between customers accessing the takeaway food premises and those utilising the fuel dispensing facilities. The relocation also improves passive surveillance of the fuel dispensing area from within the convenience store, representing an improved outcome from both an operational and crime prevention perspective.

Importantly, the proposal does not alter the approved land use, increase the building footprint or materially intensify the operation of the service station or takeaway food premises. Rather, the proposal represents a more efficient utilisation of the existing building while maintaining the established commercial function of the site.

3.5 Supporting Documentation

This Statement of Environmental Effects forms part of a comprehensive Development Application submitted in support of the retrospective approval sought for the completed internal alterations.

The application is accompanied by updated architectural plans and specialist technical documentation prepared by suitably qualified consultants. Collectively, these documents provide a comprehensive assessment of the proposal and address the matters previously raised by Canterbury-Bankstown City Council during the assessment of Development Application DA-401/2026.

The supporting documentation demonstrates that the completed works are capable of operating in a manner that is consistent with the relevant planning controls and contemporary operational, environmental and building standards. Together, the submitted material provides sufficient information to enable a comprehensive assessment of the proposal and its potential impacts having regard to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.0 Planning Assessment

This chapter assesses the proposal against the statutory planning framework applicable to the subject site. The assessment has been undertaken having regard to the relevant provisions of the Environmental Planning and Assessment Act 1979 (the Act), applicable State Environmental Planning Policies (SEPPs), the relevant Local Environmental Plan (LEP) and Development Control Plan (DCP).

4.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (the Act) establishes the legislative framework for land use planning and development within New South Wales. The Act provides the statutory framework for the assessment and determination of development applications and establishes the environmental planning instruments that apply to the subject site.

The objects of the Act are set out under Section 1.3 and seek to promote the proper management, development and conservation of natural and built environments, facilitate ecologically sustainable development, promote the orderly and economic use and development of land, and encourage good design and amenity within the built environment.

The proposal has been prepared having regard to the objects of the Act and has been assessed against the relevant environmental planning instruments applicable to the site. The following sections provide an assessment of the proposal against the relevant provisions of the applicable SEPP, LEP and DCP.

4.1.1 Matters for Consideration

Section 4.15 of the Environmental Planning and Assessment Act 1979 (the Act) identifies the matters that a consent authority must take into consideration in the determination of a Development Application. Table 4.1 provides a summary of the relevant matters for consideration under Section 4.15 and identifies where each matter has been addressed within this Statement of Environmental Effects.

Clause	Matter for Consideration	Assessment
Section 4.15(1)(a)(i)	Any environmental planning instrument.	Addressed in Section 4.2 of this report.
Section 4.15(1)(a)(ii)	Any proposed instrument that has been the subject of public consultation.	Not applicable.
Section 4.15(1)(a)(iii)	Any development control plan.	Addressed in Section 4.2 of this report.
Section 4.15(1)(a)(iiia)	Any planning agreement.	Not applicable.
Section 4.15(1)(a)(iv)	The regulations (to the extent they prescribe matters for consideration).	Addressed where relevant throughout this report.
Section 4.15(1)(b)	The likely impacts of the development, including environmental, social and economic impacts.	Addressed in Chapter 5 of this report.

Section 4.15(1)(c)	The suitability of the site for the development.	Addressed in Chapter 5 of this report.
Section 4.15(1)(d)	Any submissions made in accordance with the Act or the Regulations.	A matter for Council's consideration following public notification of the application.
Section 4.15(1)(e)	The public interest.	Addressed in Chapter 5 of this report.

4.2 Environmental Planning Instruments

The proposal has been assessed against the relevant environmental planning instruments applicable to the subject site. The following sections provide an assessment of the relevant State Environmental Planning Policies (SEPPs), Local Environmental Plan (LEP) and Development Control Plan (DCP) applicable to the development.

4.2.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021 requires a consent authority to consider whether land is contaminated and, if so, whether it is suitable in its contaminated state, or can be made suitable, for the proposed development.

The subject site has operated as a service station for many years and the proposal relates to retrospective approval for internal alterations to an existing building. The application does not involve excavation works, changes to the approved land use or any activities that would increase the risk of land contamination.

Having regard to the nature of the proposal, the existing use of the site and the limited scope of the works, the proposal is considered satisfactory having regard to the requirements of Chapter 4 of the SEPP.

4.2.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2 – Infrastructure

Chapter 2 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 contains provisions relating to development in the vicinity of classified roads and other transport infrastructure. The provisions seek to ensure that development does not adversely affect the safety, efficiency or operation of the surrounding transport network.

The subject site has frontage to Canterbury Road, being a classified road. The proposal relates solely to retrospective approval for internal alterations within the existing service station building and does not involve changes to the existing vehicle access arrangements, customer parking, internal vehicle circulation or the operation of the fuel dispensing facilities.

Accordingly, the proposal is not expected to adversely affect the operation or safety of the surrounding road network and is considered satisfactory having regard to the relevant provisions of Chapter 2 of the

SEPP.

4.2.3 Canterbury-Bankstown Local Environmental Plan 2023

The Canterbury-Bankstown Local Environmental Plan 2023 (the LEP) is the principal environmental planning instrument applicable to the subject site and provides the statutory planning framework for the assessment of the proposal. The proposal has been assessed against the relevant provisions of the LEP as detailed in Table 4.2.

Control	Description	Comment
Zone	The site is zoned E3 Permitted with Consent: Animal boarding or training establishments; Boat building and repair facilities; Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Neighbourhood supermarkets; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations;	The proposal comprises retrospective approval for the internal reconfiguration of an existing approved service station and associated take away food and drink premises. Both land uses are permissible with development consent within the zone. The proposal does not involve the establishment of a new land use and is therefore considered permissible.

	Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4	
Zone Objectives	- To provide a range of facilities and services, light industries, warehouses and offices. - To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres. - To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity. - To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones. - To provide opportunities for new and emerging light industries. - To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site. - To support urban renewal and a pattern of land use and density that reflects the existing and future capacity of the transport network. - To promote a high standard of urban design and local amenity.	The proposal is consistent with the objectives of the zone. The development comprises the continued operation of an existing service station and associated take away food and drink premises within an established employment area. The proposal does not introduce a new land use or intensify the approved commercial operation, but rather seeks retrospective approval for the internal reconfiguration of the existing premises to improve the functionality and efficiency of the approved businesses. The development will continue to provide services that meet the day-to-day needs of workers, residents and the travelling public while maintaining the ongoing viability of an established commercial site. As the proposal is limited to internal alterations, it will not adversely affect the character, amenity or function of the surrounding locality and is considered consistent with the objectives of the zone.
4.3 Height of Buildings	18M	N/A

4.4 Floor Space Ratio	N/A	N/A
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4.2.4 Canterbury-Bankstown Development Control Plan 2023

The applicable Development Control Plan (DCP) provides detailed planning and design guidance to supplement the statutory provisions of the relevant Local Environmental Plan. The DCP contains objectives and development controls relating to matters such as site planning, built form, parking, landscaping, access, environmental management and amenity. The following table provides an assessment of the relevant DCP controls applicable to the proposed development and demonstrates that the proposal is consistent with the objectives and intent of the applicable provisions or otherwise achieves an appropriate planning outcome having regard to the merits of the application.

Control	Comment
Chapter 2 Site Considerations	
2.1 Site Analysis Development applications must submit a site analysis plan	The proposed development has been designed having regard to the site analysis principles contained within the applicable planning controls. The proposal responds appropriately to the physical characteristics of the site, the established built form, surrounding land uses and the operational requirements of the existing service station. The development comprises the adaptive reuse of an existing kitchen and cool room area for a food and drink premises, together with associated internal fit-out works and minor external alterations, including signage and façade modifications. The proposal maintains the existing character and function of the site, provides for safe and efficient pedestrian and vehicle movements, preserves the amenity of adjoining properties and represents an appropriate planning outcome that is compatible with the surrounding commercial environment.
Chapter 3 General Requirements	
3.1 – Development Engineering Standards Chapter 3.1 of the Canterbury-Bankstown Development Control Plan 2023 establishes engineering requirements relating to vehicular access, protection of Council infrastructure, stormwater management, drainage design and on-site detention systems to ensure development is appropriately serviced and does not adversely impact public infrastructure or adjoining properties.	The proposed development comprises a change of use and internal fit-out within an existing commercial building together with minor external alterations. The proposal will utilise the existing approved vehicular access, parking and stormwater infrastructure and does not involve any significant engineering works or alterations to the site's existing servicing arrangements. Accordingly, the proposal is consistent with the objectives and intent of Chapter 3.1, with any detailed engineering requirements to be

	addressed as part of the Construction Certificate process where applicable.
3.2 Parking	The proposed development retains the existing number of on-site car parking spaces. Accordingly, the proposal continues to satisfy the parking rates prescribed by the Development Control Plan for service stations, convenience retailing and associated uses. The proposal includes the introduction of a dedicated short-term parking area for online food delivery drivers (e.g. Uber Eats), identified by the hatched area on the submitted plans. This area has been incorporated to facilitate the increasing demand for app-based food collection services and provides a safe and convenient location for drivers to collect orders without disrupting the operation of fuel dispensing areas or customer parking. The dedicated delivery parking area does not reduce the overall parking provision or compromise internal vehicle circulation. Rather, it improves the efficiency and safety of the site by separating short-duration delivery vehicle movements from general customer traffic. The proposal therefore remains consistent with the objectives of Section 3 of the DCP by: • maintaining an efficient and safe parking layout; • ensuring satisfactory internal vehicular circulation; • minimising potential conflicts between customers, delivery drivers and pedestrians; and • supporting the evolving operational requirements of a modern service station and convenience retailing use. The proposed development provides an accessible parking space adjacent to the entrance of the convenience store, providing convenient access for mobility-impaired patrons. An accessible path of travel is available between the parking space and the building entrance. A Building Code of Australia (BCA) Report accompanies the application and addresses compliance with the relevant accessibility provisions of the National Construction Code, with detailed design to be confirmed as part of the construction

	certification process.
3.3 – Waste Management	A Waste Management Plan accompanies the Development Application and demonstrates that the proposed food and drink premises has been designed to provide an appropriate and efficient waste management system. The development includes internal waste storage within the tenancy, a dedicated bin storage area, and on-site waste collection facilities capable of accommodating Council's servicing requirements. Waste generation has been assessed in accordance with Council's Waste Design for New Developments Guide F, with provision made for one 1,100L general waste bin and one 1,100L recycling bin serviced four times per week. The bin storage area is shown on the architectural plans and has been designed to integrate with the development while remaining screened from the public domain. Waste collection will occur from a dedicated on-site loading area designed to accommodate a Heavy Rigid Vehicle in accordance with AS 2890.2, with supporting swept path analysis and traffic documentation submitted as part of the application. Ongoing waste management will be the responsibility of the future tenant in accordance with the submitted Waste Management Plan.
3.4 Sustainable Development	The proposal comprises alterations and additions to an existing service station and convenience store and does not involve a significant increase in the overall gross floor area or a new standalone commercial building. The development has been designed to make efficient use of the existing building fabric while incorporating new fixtures, fittings and services that comply with the relevant provisions of the National Construction Code, applicable Australian Standards and NSW Health requirements for food premises. Water-efficient plumbing fixtures, energy efficient services and compliant hot water systems will be installed as part of the fitout where required.
3.6 Signs	The proposal includes replacement of the existing freestanding pylon sign and the installation of new business identification signage on the service station awning. The signage has been designed to provide clear identification of the service station and associated convenience retail use while integrating with the architectural form of the development. The replacement pylon sign is consistent with the intended function of service stations, which are

	specifically identified by the DCP as an appropriate land use for this form of signage. The proposed awning signage is appropriately scaled and positioned to identify the premises without dominating the building or contributing to visual clutter. The signage will not obscure significant architectural elements, adversely affect the amenity of adjoining properties, or create unacceptable impacts on road safety.
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5.0 Environmental Assessment

In accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979, the consent authority is required to consider the environmental, social and economic impacts of the proposed development, together with the suitability of the site and the public interest. The following assessment considers these matters and demonstrates that the proposal is an appropriate planning outcome having regard to the characteristics of the site, the surrounding locality and the relevant planning framework. The assessment addresses environmental considerations including Aboriginal heritage, site context, impacts on the public domain, social and economic considerations, ecologically sustainable development, the suitability of the site and the overall public interest.

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 the proposed development is located on land that has been subject to previous disturbance, the proposal will not result in additional impacts on Aboriginal objects, and there is little or no potential for previously undisturbed Aboriginal cultural heritage to be present.

The proposal involves the change of use of an existing internal area within an established commercial building. No excavation, earthworks or other physical disturbance of the site is proposed. The development is confined to an existing building that forms part of a long-established service station and convenience retail premises, where the site has been extensively modified through previous development and associated infrastructure.

Accordingly, the proposal is not expected to impact Aboriginal objects or places, and an Aboriginal Heritage Impact Assessment is not considered necessary.

5.2 Site Context and Setting

The proposed development involves the adaptive reuse of an existing internal area within an established service station and convenience retail premises. The proposal does not alter the scale or

external form of the existing building, with the works comprising a change of use and associated internal fit-out to facilitate a food and drink premises.

The site is located within a well-established commercial corridor along Canterbury Road and is surrounded by a mix of commercial, retail and service-based land uses. The proposed food and drink premises is compatible with the existing operation of the service station and complements the surrounding commercial environment.

As the proposal is contained wholly within the existing building envelope, the development will not alter the visual character of the site or locality, nor will it result in any adverse impacts on the streetscape or surrounding development. The proposal represents an appropriate and logical evolution of the existing use of the premises.

5.3 Crime Risk (CPTED)

The proposed development has been considered against the principles of Crime Prevention Through Environmental Design (CPTED) to ensure the development promotes a safe environment for staff, customers and the wider community.

The proposal involves the adaptive reuse of an existing internal area within an established service station and convenience retail premises. No changes are proposed to the building footprint, access arrangements, parking layout or pedestrian circulation. The existing operation of the site provides a high level of natural surveillance through regular staff presence, customer activity throughout trading hours, extensive glazing to the convenience store, and unobstructed sightlines between the building, fuel forecourt and surrounding parking areas.

The proposal maintains clear and legible pedestrian access to the premises, with customer entry remaining from the existing convenience store. Existing lighting associated with the service station and convenience retail operation provides appropriate illumination of the building entrances, forecourt and parking areas, improving visibility and contributing to personal safety during evening trading hours. The introduction of the food and drink premises is not expected to alter the established movement patterns on the site or create isolated or concealed areas that may contribute to criminal or anti-social behaviour.

The site is a well-established commercial premises with clearly defined ownership and management responsibilities. Ongoing staff presence, routine surveillance, maintenance of the premises and regular customer activity provide a strong level of informal surveillance and territorial reinforcement. The proposal does not reduce visibility, compromise existing security measures or create opportunities for unauthorised access.

Having regard to the above, the proposal is considered to satisfy the key CPTED principles of natural surveillance, access management, territorial reinforcement, space management and maintenance. The development is therefore not expected to increase crime risk or adversely affect the safety, security or amenity of the site or surrounding locality.

5.4 Environmental Health and Food Premises

The proposed development has been designed having regard to the operational requirements of a food and drink premises and the relevant public health standards applicable to food handling establishments. The application is supported by detailed architectural plans, hydraulic drawings, mechanical ventilation drawings and a Building Code of Australia (BCA) assessment, which collectively demonstrate that the premises is capable of operating in accordance with the relevant legislative and technical requirements.

The proposed fit-out incorporates dedicated food preparation areas, food 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. The design has been prepared to facilitate appropriate cleaning, maintenance and ongoing operation of the premises while minimising the potential for health risks associated with food preparation.

Mechanical ventilation has been designed to appropriately extract cooking fumes, grease-laden vapours and heat generated by the commercial kitchen, ensuring a safe and functional working environment while reducing the potential for off-site amenity impacts. Similarly, the hydraulic design provides appropriate servicing, drainage and waste management arrangements, including infrastructure associated with food preparation and cleaning activities.

The accompanying Building Code of Australia Report further demonstrates that the premises is capable of achieving compliance with the relevant provisions of the National Construction Code, subject to the recommendations contained within that report.

Accordingly, the proposed development is considered capable of complying with the relevant requirements of the Food Act 2003, the Australia New Zealand Food Standards Code, AS 4674–2004 Design, Construction and Fit-out of Food Premises, and the applicable provisions of the National Construction Code. Any remaining detailed operational and certification matters can be appropriately addressed through the construction certification process and relevant conditions of development consent.

5.5 Public Domain

The proposed development is confined entirely within the existing building and does not involve any alterations to the public domain or the external operation of the site. Existing vehicular access points, pedestrian connections, parking arrangements, landscaping, kerb alignments and public infrastructure will remain unchanged.

The proposal will not require any modification to Council-owned land, public roads, footpaths or public utilities, nor will it adversely impact pedestrian or vehicle movements within the surrounding road network. Existing servicing arrangements, waste collection areas and site access continue to operate from established locations within the site.

As the proposal comprises the internal reconfiguration of an existing commercial premises, the development will not adversely affect the amenity, functionality or accessibility of the surrounding public domain. The continued operation of the site will remain consistent with the established commercial character of the locality.

5.6 Traffic and Parking

The proposed development will not result in any adverse traffic or parking impacts. The proposal comprises the internal reconfiguration of an existing service station and associated food and drink premises and does not alter the site's existing vehicular access arrangements, parking supply or vehicle circulation network.

Importantly, the revised internal layout provides an improved operational outcome by establishing a dedicated waiting and collection area for delivery drivers associated with online food ordering platforms. This arrangement assists in separating delivery driver activity from customers purchasing fuel and convenience retail goods, reducing the potential for conflict within the forecourt and improving the overall efficiency of vehicle and pedestrian movements throughout the site.

The proposal also provides a more logical relationship between the food preparation area, customer collection point and associated parking spaces, improving staff workflow and customer convenience while maintaining the existing operation of the service station.

As the proposal does not increase the building footprint or materially intensify the approved commercial use of the site, the existing parking provision remains appropriate to service the development. The proposal is therefore not expected to generate any unreasonable increase in traffic movements or parking demand beyond that associated with the established operation of the premises.

Overall, the internal reconfiguration represents an improvement to the functionality and safety of the site by providing a more efficient arrangement for customers, staff and delivery drivers while maintaining the existing access and circulation arrangements.

5.7 Social and Economic Impact

The proposed development is not expected to result in any adverse social or economic impacts on the surrounding locality. Rather, the proposal represents the continued investment in, and improvement of, an established commercial premises that has operated within the locality for many years.

The internal reconfiguration of the existing building will improve the operational efficiency of both the service station and associated food and drink premises by providing a more functional layout for staff and customers while maintaining the established commercial use of the site. The proposal enables the continued operation of an existing local business, supports ongoing employment opportunities and enhances the range of services available to residents, workers and passing motorists.

Importantly, the proposal does not introduce a new commercial land use, increase the building footprint or significantly intensify the existing operation of the site. Customer access, parking

arrangements and the overall function of the premises will remain substantially unchanged. As such, the proposal is not expected to generate any unreasonable impacts in terms of traffic, noise, parking demand or the amenity of surrounding properties.

The proposal also represents an efficient use of existing commercial infrastructure by adapting an established building to better meet contemporary operational requirements, reducing the need for additional development while supporting the ongoing viability of the business.

Accordingly, the proposed development is considered to deliver a positive social and economic outcome through the continued activation of an existing commercial premises without resulting in any unacceptable impacts on the surrounding community.

5.8 Ecologically Sustainable Development

Section 1.3 of the Environmental Planning and Assessment Act 1979 promotes the principles of Ecologically Sustainable Development (ESD) by encouraging the effective integration of environmental, social and economic considerations in land use planning and development.

The proposed development is consistent with these principles through the adaptive reuse of an existing commercial building, avoiding the need for additional land disturbance or expansion of the building footprint. The proposal makes efficient use of existing infrastructure and services, while improving the functionality of the premises through the internal reconfiguration of existing floor space.

The development does not involve significant demolition works or the construction of additional building area and therefore minimises the consumption of new building materials and associated environmental impacts. Existing access arrangements, parking, utility services and stormwater infrastructure will continue to be utilised, representing an efficient and sustainable use of the established site.

The proposal is also supported by updated mechanical, hydraulic and building compliance documentation to ensure the premises is capable of operating in an environmentally responsible and safe manner, consistent with contemporary standards.

Accordingly, the proposed development is considered to be consistent with the principles of Ecologically Sustainable Development by facilitating the efficient reuse of an existing commercial building while avoiding unnecessary environmental impacts.

5.9 Suitability of the Site

Section 4.15 of the Environmental Planning and Assessment Act 1979 requires consideration of the suitability of the site for the proposed development.

The subject site has operated as a service station and associated convenience retail premises for many years and already accommodates an approved food and drink premises. The current application does not seek to establish a new commercial land use, but rather to regularise the internal reconfiguration of the existing premises to provide a more efficient operational layout.

The site is well suited to the proposed development, benefiting from established vehicular access, customer parking, utility services and supporting infrastructure necessary for the continued operation of the commercial premises. The proposal is wholly contained within the existing building envelope and does not require any expansion of the building footprint or modification to the site's established access or circulation arrangements.

The accompanying architectural plans and specialist technical reports demonstrate that the proposal is capable of complying with the relevant health, building and environmental requirements applicable to the development. The proposal will not result in any unreasonable impacts on the surrounding locality and is compatible with the established commercial character of the area.

The proposed development is therefore considered suitable for the site for the following reasons:

- The proposal is consistent with the objectives of the E3 Productivity Support Zone.
- The proposal is consistent with the relevant provisions of the Canterbury-Bankstown Local Environmental Plan 2023 and Canterbury-Bankstown Development Control Plan 2023.
- The proposal involves the continued use of an established commercial premises and does not introduce an incompatible land use.
- Existing infrastructure, access arrangements and servicing are capable of accommodating the proposed development.
- The proposal is supported by appropriate specialist documentation demonstrating that the development is capable of complying with relevant technical and statutory requirements.
- The proposal will not result in unacceptable environmental, traffic or amenity impacts.

Accordingly, the subject site is considered to be suitable for the proposed development.

5.10 Public Interest

Section 4.15 of the Environmental Planning and Assessment Act 1979 requires consideration of whether the proposed development is in the public interest.

The proposed development is considered to be in the public interest as it facilitates the orderly planning and ongoing operation of an established commercial premises through the regularisation of completed internal alterations. The proposal does not introduce a new land use or significantly intensify the existing operation of the site, but instead provides a more efficient internal layout that improves the functionality of the existing service station and associated food and drink premises.

The application is supported by updated architectural plans and specialist technical documentation addressing the relevant planning, health and building matters associated with the proposal. The supporting information demonstrates that the development is capable of complying with the applicable statutory and technical requirements and enables a comprehensive assessment of the proposal by the consent authority.

The proposal represents an appropriate planning outcome that is consistent with the objectives of the applicable planning controls and will not result in unreasonable impacts on the surrounding locality or the amenity of adjoining properties. The continued use of the site for established commercial purposes supports local employment, provides convenient services to the community and makes efficient use of existing infrastructure.

Accordingly, it is considered that the proposal is in the public interest and that development consent should be granted.

6.0 Conclusion

This Statement of Environmental Effects has been prepared in support of a Development Application seeking retrospective development consent for the internal reconfiguration of an existing service station and associated food and drink premises at 278–288 Canterbury Road, Canterbury.

The proposal has been assessed against the relevant provisions of the Environmental Planning and Assessment Act 1979, Canterbury-Bankstown Local Environmental Plan 2023, Canterbury-Bankstown Development Control Plan 2023 and other relevant planning legislation. The assessment demonstrates that the proposal is consistent with the applicable planning framework and represents an appropriate planning outcome for the site.

Importantly, the proposal does not involve the introduction of a new commercial land use, an expansion of the existing building or a significant intensification of the established operation of the site. Rather, it seeks to regularise completed internal alterations that improve the operational efficiency, functionality and safety of the existing premises while maintaining its established commercial role within the locality.

The application is supported by updated architectural plans and specialist technical documentation addressing the relevant planning, environmental health, mechanical, hydraulic and building compliance matters associated with the proposal. Collectively, this information demonstrates that the proposal is capable of complying with the relevant statutory and technical requirements and provides sufficient information for Council to undertake a comprehensive assessment of the application.

Having regard to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, the proposal:

- Is consistent with the objectives of the E3 Productivity Support Zone.
- Is compatible with the established commercial character of the locality.
- Will not result in unacceptable environmental, traffic or amenity impacts.
- Makes efficient use of an existing commercial building and supporting infrastructure.
- Is considered suitable for the site and in the public interest.

Accordingly, the proposed development represents an appropriate planning outcome and it is respectfully requested that Canterbury-Bankstown City Council grant development consent to the application, subject to any reasonable conditions of consent.

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