



Statement of Environmental Effects

9/297 Canterbury Road, Revesby NSW 2212, Australia

Proposed Change Of Use - Storage Premises



OVERVIEW

This Statement of Environmental Effects (SEE) forms part of a Development Application submitted to Canterbury-Bankstown Council for the proposed commercial change of use located at 9/297 Canterbury Road, Revesby NSW 2212, Australia (the subject site). This application is made pursuant to section 4.15 of the *Environment Planning & Assessment Act (1979) (the Act)*, the *Canterbury-Bankstown Local Environmental Plan 2023*, and the *Canterbury-Bankstown Council Development Control Plan*. More specifically, this report has been prepared in accordance with section 2(4) of Schedule 1 of the *Environmental Planning & Assessment Regulations (2021)* which states that an SEE must include the following:

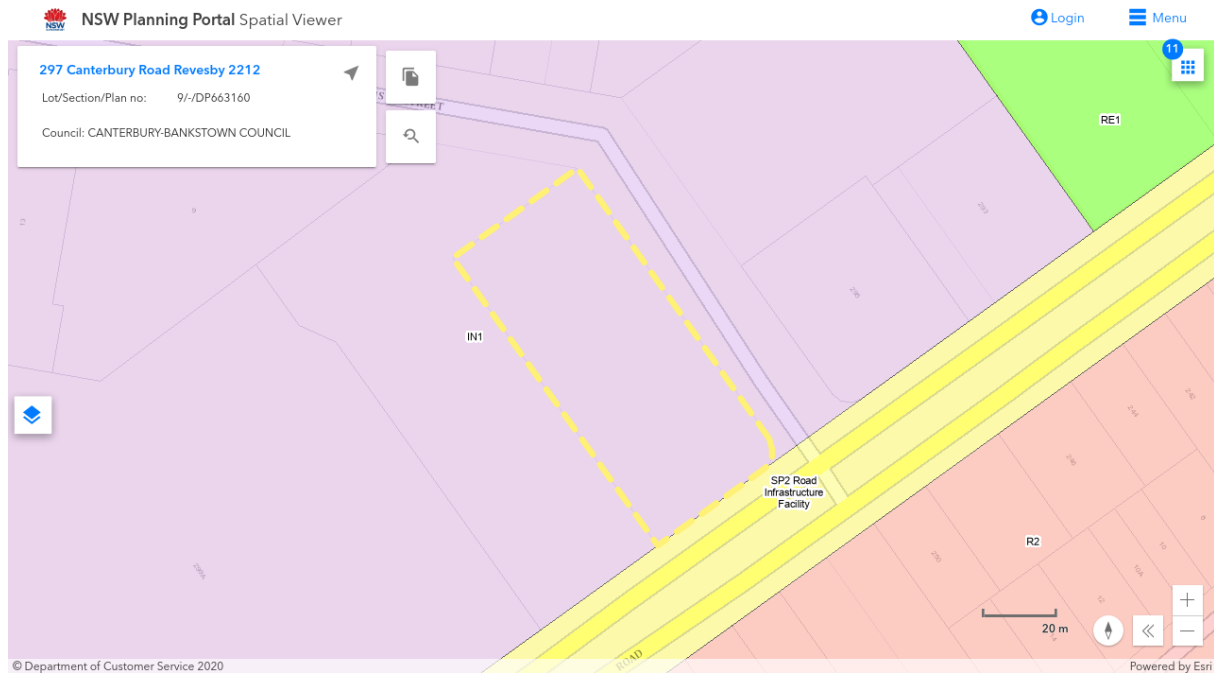
- a) the environmental impacts of the development
- b) how the environmental impacts of the development have been identified
- c) the steps to be taken to protect the environment or to lessen the expected harm to the environment
- d) any matters required to be indicated by any guideline issued by the Secretary for the purposes of this clause.

The environmental impacts of the proposed development, including measures taken to protect or lessen the expected harm to the environment, are addressed throughout this report.

PROPOSED DEVELOPMENT	
PROPOSAL	Proposed Commercial Change Of Use
PROPERTY	9/297 Canterbury Road, Revesby NSW 2212, Australia
	Lot/Section/Plan no: 9/-/DP663160
LOCAL GOVERNMENT AREA	Canterbury-Bankstown Council
CLIENT	Vicky Dionys
DATE	February 24, 2025
Project Number	PL_Dionys

SITE ANALYSIS

Figure 1: The existing site plan of the Subject Site.



The site located at 9/297 Canterbury Road, Revesby NSW 2212, is currently utilised as a marina and is proposed to be converted into a storage premises specifically for skips, trucks, and machinery. This location is situated within a predominantly residential suburb that is part of the Canterbury-Bankstown local government area.

Zoning: The property falls within a zoning classification that supports commercial activities, as it is located along Canterbury Road, which serves as a significant arterial route in the area. This allows a variety of uses but maintains focus on compatibility with surrounding residential areas.

Physical Characteristics: The site features a relatively flat topography typical of the Revesby region. Access to the property is facilitated via Canterbury Road, providing excellent connectivity to transport networks. The surrounding area is characterised by a mix of residential buildings and local commercial establishments.

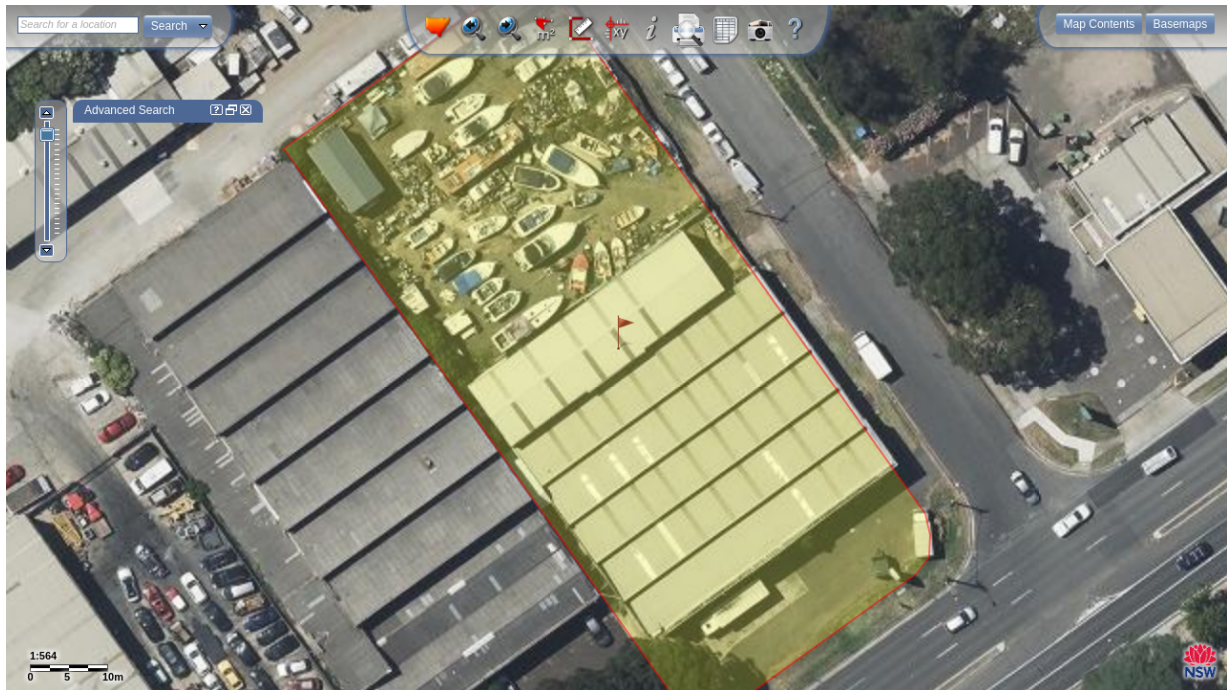
Environmental Considerations: The conversion from a marina to a storage premises is largely environmentally neutral, though considerations must be taken to ensure that operations do not adversely affect local wildlife or waterways. Given its previous use, any potential environmental impact from fuel or waste storage must be addressed accordingly.

Existing Structures: Currently, the site contains facilities associated with its use as a marina, including slipways and storage for marine-related equipment. No physical alterations are proposed to the existing structures which maintains the current footprint of the site.

The proposed change of use from a marina to a storage premises aligns with the zoning regulations for this area and should not pose significant adverse effects on the surrounding environment or residential amenity. It is crucial to ensure compliance with all operational regulations to maintain the character and safety of the neighbourhood.

SITE IMAGE

Figure 2: Six Map image of the Subject Site reflecting broader location



LOCALITY ANALYSIS

The locality of 9/297 Canterbury Road, Revesby NSW 2212 is situated in a well-established suburb that boasts a mix of residential and commercial developments. Revesby is a part of the City of Canterbury-Bankstown and is well-connected to major transport routes, enhancing its appeal for both businesses and residents.

Surrounding Environment: The surrounding environment features a combination of residential homes, mainly modest single-storey bungalows, and local commercial establishments along Canterbury Road. The bordering suburbs include Bankstown to the north, and Revesby Heights and Picnic Point to the south, with the Georges River providing a natural boundary.

Accessibility: The site benefits from excellent accessibility via Canterbury Road, which serves as a major arterial road, linking the suburb to other parts of Sydney. Public transport is readily available, with Revesby railway station located nearby along with local bus services which facilitate easy commuting for staff and customers.

Amenities: Revesby offers a range of amenities including local shops, cafes, and restaurants, which contribute to the vibrant community feel. Educational institutions such as Revesby Public School and

Sir Joseph Banks High School are also in proximity, making it attractive for families residing in the area. Local parks and recreational facilities add to the suburban appeal.

Community Features: The community features a diverse demographic with a rich cultural blend, creating a lively environment. There are several community organisations and events that foster engagement and inclusivity among residents. The site location is central to services that promote a high quality of life for residents.

Future Development Potential: There is potential for further development in Revesby, with ongoing residential and commercial growth in the surrounding areas. The proximity to transport links and essential services enhances the attractiveness for investors and developers alike. Continued demand for both residential and commercial projects suggests that this locality will continue to evolve and grow in the coming years.

Overall, the locality of 9/297 Canterbury Road provides a strategic position for the proposed change of use, tapping into the growth potential of Revesby while integrating well with the surrounding residential and commercial landscape.

DEVELOPMENT PROPOSAL

The development proposal seeks to change the use of the existing marina at 9/297 Canterbury Road, Revesby NSW 2212 to storage premises dedicated to the storage of skips, trucks, and machinery. This change is aligned with the local planning framework and aims to utilise the property effectively while minimising impact on the surrounding area.

Site Description: The site comprises a single existing structure utilized as a marina, located on Canterbury Road, which is a major arterial route. The property has a flat topography and is adequately sized for the proposed storage use, with minimal external alterations required.

Proposed Alterations and Additions: No physical alterations or additions are proposed to the existing structures. The operational use will be redefined to accommodate the storage premises without altering the building's exterior or making significant changes to its internal fit-out.

Compliance with Planning Controls: The proposed change of use complies with the zoning regulations for commercial activities within this area. The development will meet all relevant planning controls, ensuring the operational activities are consistent with local land use objectives and amenity expectations.

Impact on Streetscape and Neighbourhood Character: Given that no external alterations are proposed, the existing streetscape character will largely remain unchanged. The immediate neighbourhood features a mix of residential and commercial properties, and the proposed use aligns with the intended function of the locality, facilitating minimal disruption to the established community.

Environment and Heritage Considerations: There are no significant environmental or heritage considerations associated with this change of use. As the site is currently operational and will not involve external modifications, there are no anticipated impacts on local flora, fauna, or heritage sites.

The proposed change of use from a marina to storage premises is deemed suitable for the site and neighbourhood. It will provide beneficial employment opportunities while being sensitive to the established character and amenity of the surrounding area. The development is expected to operate with minimal impact, adhering to all planning controls and contributing positively to the local economy.

PLANNING ASSESSMENT

The application is to be assessed against the relevant Environmental Planning Instruments below:

RELEVANT PLANNING INSTRUMENTS

1. Environmental Planning & Assessment Act (1979)
2. Environmental Planning & Assessment Regulations (2021)
3. Canterbury-Bankstown Local Environmental Plan 2023

And the following Local Provisions:

RELEVANT LOCAL PLANNING INSTRUMENTS

4. Canterbury-Bankstown Council Development Control Plan

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION (2021)

Section 25 - Concurrences and/or Approvals

Based on Section 25 of the Environmental Planning and Assessment Regulation (2021), no additional state-level concurrences or approvals appear necessary for the proposed commercial change of use at 9/297 Canterbury Road, Revesby NSW 2212, Australia, aside from the standard local council approval.

Section 27 - BASIX

In accordance with Section 27 of the Environmental Planning & Assessment Regulations (2021), the proposed development at 9/297 Canterbury Road, Revesby NSW 2212, Australia, does not meet the thresholds for a BASIX Certificate requirement. Therefore, a BASIX Certificate is not required for this application.

SUITABILITY OF THE SITE

Canterbury-Bankstown Local Environmental Plan 2023

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT

Zone R3: Medium Density Residential	
1 Objectives of Zone	<ul style="list-style-type: none"> • To provide for the housing needs of the community within a medium density residential environment. • To provide a variety of housing types within a medium density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area. • To allow for development that provides a suitable visual transition between high density residential areas and low density residential areas. • To ensure suitable landscaping in the medium density residential environment. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling. • To promote a high standard of urban design and local amenity.
2 Permitted Without Consent	Home occupations
3 Permitted With Consent	Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture
4 Prohibited	Any development not specified in item 2 or 3

storage premises means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.

In accordance with the Canterbury-Bankstown Local Environmental Plan 2023, the subject site at 9/297 Canterbury Road, Revesby NSW 2212, Australia, is **zoned R3 Medium Density Residential**. This zoning designation aims to facilitate a balance between housing development and open space while providing opportunities for medium density residential living.

The proposed commercial change of use falls under the '**permitted with consent**' category, meaning this type of development is allowable with the appropriate council approvals. This ensures that the proposal aligns with the objectives of the R3 zoning while adhering to local planning controls.

Zone IN1: General Industrial	
1 Objectives of Zone	<ul style="list-style-type: none"> • To provide a wide range of industrial and warehouse land uses. • To encourage employment opportunities. • To minimise any adverse effect of industry on other land uses. • To support and protect industrial land for industrial uses. • To promote a high standard of urban design and local amenity.
2 Permitted Without Consent	Nil
3 Permitted With Consent	Agricultural produce industries; Building identification signs; Business identification signs; Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Restaurants or cafes; Roads; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
4 Prohibited	Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

In accordance with the Canterbury-Bankstown Local Environmental Plan 2023, the subject site at 9/297 Canterbury Road, Revesby NSW 2212, Australia, is **zoned R3 Medium Density Residential**. This zoning designation aims to facilitate a balance between housing development and open space while providing opportunities for medium density residential living.

The proposed commercial change of use falls under the '**permitted with consent**' category, meaning this type of development is allowable with the appropriate council approvals. This ensures that the proposal aligns with the objectives of the R3 zoning while adhering to local planning controls.

PART 4: PRINCIPAL DEVELOPMENT STANDARDS

Height of Building	
4.3	<p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to establish the height of development consistent with the character, amenity and landform of the area in which the development will be located, (b) to maintain the prevailing suburban character and amenity by limiting the height of development to a maximum of 2 storeys in Zone R2, (c) to provide appropriate height transitions between development, particularly at zone boundaries, (d) to minimise overshadowing to existing buildings and open space, (e) to minimise the visual impact of development on heritage items and heritage conservation areas, (f) to support building design that contributes positively to the streetscape and visual amenity of an area.
	<p>The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p> <p>(2A) Despite subclause (2), the following maximum building heights apply—</p> <ul style="list-style-type: none"> (a) 6m for a secondary dwelling that is not attached to the principal dwelling in Zone R2 on land identified as “Area 1” on the Clause Application Map, (b) 8.5m for a dwelling house in Zone R4 on land identified as “Area 2” on the Clause Application Map, (c) 11m for a building on a lot that is less than 5,000m² on land identified as “Area 1” on the Height of Buildings Map that is in Zone B6, <p>(2B) The maximum wall height for a secondary dwelling that is not attached to the principal dwelling in Zone R2 on land identified as “Area 1” on the Clause Application Map is 3m.</p> <p>(2C) The maximum wall height for a dwelling house or dual occupancy in Zone R2 on land identified as “Area 1” on the Clause Application Map is 7m.</p> <p>(2D) In this clause—</p> <p>wall height means the vertical distance between the ground level (existing) and the higher of—(a) the underside of the eaves at the wall line, or (b) the top of the parapet or the flat roof.</p> <ul style="list-style-type: none"> (a) the underside of the eaves at the wall line, or (b) the top of the parapet or the flat roof. <p>cl 4.3: Am 2024 (209), Sch 1[5] [6].</p>

The proposed change of use at 9/297 Canterbury Road, Revesby NSW 2212 adheres to the height of buildings objectives outlined in the Canterbury-Bankstown Local Environmental Plan 2023. The proposal does not involve any external alterations or modifications to the existing structure, which is

currently a marina, thereby ensuring that the height remains consistent with the character, amenity, and landform of the area (Objective 1(a)). The existing building conforms to the prevailing suburban character, limited to a maximum of 2 storeys in the R2 zone, thus maintaining the overall amenity of the residential area (Objective 1(b)). By retaining the current height and design without expansion, the proposal also upholds the requirement to minimise overshadowing to nearby buildings and open spaces, fostering a harmonious integration with surrounding properties (Objective 1(d)). Overall, the change of use aligns with the established height limitations and design principles, ensuring compatibility with the local context.

Floor Space Ratio (FSR)																
4.4	(1)	<p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to establish the bulk and maximum density of development consistent with the character, amenity and capacity of the area in which the development will be located, (b) to ensure the bulk of non-residential development in or adjoining a residential zone is compatible with the prevailing suburban character and amenity of the residential zone, (c) to encourage lot consolidations in commercial centres to facilitate higher quality built form and urban design outcomes, (d) to establish the maximum floor space available for development, taking into account the availability of infrastructure and the generation of vehicular and pedestrian traffic, (e) to provide a suitable balance between landscaping and built form in residential areas. 														
	(2)	<p>The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</p> <p>(2A) Despite subclause (2), the maximum floor space ratio for a building on land specified in Column 1 of the table to this subclause with a lot width at the front building line less than the width specified in Column 2 is the floor space ratio specified in Column 3.</p> <table> <thead> <tr> <th>Column 1</th><th>Column 2</th><th>Column 3</th></tr> </thead> <tbody> <tr> <td>"Area 1" on the Floor Space Ratio Map</td><td>18m</td><td>2:1</td></tr> <tr> <td>"Area 2" on the Floor Space Ratio Map</td><td>18m</td><td>1:1</td></tr> <tr> <td>"Area 3" on the Floor Space Ratio Map</td><td>30m</td><td>2:1</td></tr> <tr> <td>"Area 4" on the Floor Space Ratio Map</td><td>30m</td><td>1:1</td></tr> </tbody> </table> <p>(2B) Despite subclause (2), the following maximum floor space ratios apply—</p> <ul style="list-style-type: none"> (a) for a building used for non-residential purposes— <ul style="list-style-type: none"> (i) on land in Zone R2 and identified as "Area 1" on the Clause Application Map—0.4:1, and (ii) on land in Zone R2 or R3 and identified as "Area 2" on the Clause Application Map—0.5:1, and (iii) on land in Zone R4 and identified as "Area 2" on the Clause Application Map—0.75:1, 	Column 1	Column 2	Column 3	"Area 1" on the Floor Space Ratio Map	18m	2:1	"Area 2" on the Floor Space Ratio Map	18m	1:1	"Area 3" on the Floor Space Ratio Map	30m	2:1	"Area 4" on the Floor Space Ratio Map	30m
Column 1	Column 2	Column 3														
"Area 1" on the Floor Space Ratio Map	18m	2:1														
"Area 2" on the Floor Space Ratio Map	18m	1:1														
"Area 3" on the Floor Space Ratio Map	30m	2:1														
"Area 4" on the Floor Space Ratio Map	30m	1:1														

	<p>(b) for a building used for the purposes of dwelling houses or semi-attached dwellings on land identified as “Area 2” on the Clause Application Map—</p> <p>(i) for a site area less than 200m²—0.65:1, and</p> <p>(ii) for a site area greater than 200m² but less than 600m²—0.55:1, and</p> <p>(iii) for a site area of 600m² or more—0.5:1,</p> <p>(c) for a building used for the purposes of dual occupancies on land in Zone R2 and identified as “Area 2” on the Clause Application Map—0.5:1,</p> <p>(d) for a building on land identified as “Area 5” on the Floor Space Ratio Map, where mid-block connections of at least 20m wide are not provided for public use—2:1.</p> <p>cl 4.4: Am 2024 (209), Sch 1[7]–[9].</p>
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The proposal for a change of use at 9/297 Canterbury Road, Revesby NSW 2212 complies with the floor space ratio (FSR) objectives set out in the Canterbury-Bankstown Local Environmental Plan 2023. The change of use from a marina to storage premises does not involve any increase in the existing built form or density, thus preserving the established bulk and majority of the site’s characteristics (Objective 1(a)). The current building remains consistent with the maximum permissible floor space ratio for land designated as Zone R2, which is set at 0.4:1 as per the plan regulations for non-residential purposes (2B(a)(i)). By maintaining the existing footprint and not exceeding the allowable FSR, the proposal ensures compatibility with the prevailing suburban character and amenity of the adjacent residential area (Objective 1(b)). Furthermore, the proposal facilitates a balanced approach to built form and landscaping without generating additional traffic or infrastructure strains, adhering to the objectives of maximizing land use in a sustainable manner (Objective 1(d)). Overall, the proposal aligns with the defined floor space ratio standards while respecting the local planning controls.

Canterbury-Bankstown Council Development Control Plan

This plan is known as Canterbury-Bankstown Council Development Control Plan. This plan applies to all land within the Canterbury-Bankstown Council (LGA). This DCP is to be read in conjunction with the Canterbury-Bankstown Local Environmental Plan 2023. If there is any inconsistency between this DCP and the LEP, the LEP will prevail.

This DCP has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act) and Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

The aims of this DCP are to:

- Ensure that development contributes to the quality of the natural and built environments.
- Encourage development that contributes to the quality of the public domain.
- Ensure that development is economically, environmentally and socially sustainable.
- Ensure future development has consideration for the needs of all members of the community.
- Ensure development positively responds to the qualities of the site and its context.
- Ensure development positively responds to the character of the surrounding area.

Compliance Summary Table

The below table lists the parts and controls of the Canterbury-Bankstown Council Development Control Plan that relate to the proposed development in the subject site. The details below are a summary of the analysis and justification in the body of the report and in the plans submitted as a part of this application.

Final compliance is required to be assessed and authorised by council, but this report seeks to identify elements of the design that comply, do not comply, or those that should comply based on merit through use of justification. Note that controls that are not affected by the proposed development, as well as controls that do not apply to or are not required of the development may not be indicated in the body of the report to follow and may not be summarised below. Controls that do apply to the proposed development are contained within the compliance summary and in the detailed compliance analysis to follow.

1	Introduction	
	Objectives	<p>O1. To support and protect industrial land for industrial uses.</p> <p>O2. To ensure development is compatible with the desired character of the industrial precincts.</p> <p>O3. To enhance the amenity for people who work in and visit the industrial precincts.</p> <p>O4. To facilitate ecologically sustainable development.</p> <p>O5. To ensure site configurations are practical for industrial operations, including space for off-street parking, loading activities, vehicle manoeuvring and access.</p>
	Controls	
	Compliance	<p>The proposed change of use from a marina to storage premises at 9/297 Canterbury Road, Revesby NSW 2212 aligns with multiple objectives set forth for industrial land in the area. Firstly, by converting the site to a storage operation, the proposal directly supports and protects industrial land for legitimate industrial uses (Objective O1). The intended use as storage premises is compatible with the desired character of the industrial precincts, which include a blend of light industrial and storage functions (Objective O2). This use enhances the amenity for individuals working in and visiting the area, as it serves to provide necessary local services without imposing significant disturbance (Objective O3). Furthermore, the proposed operation is designed to be ecologically sustainable, ensuring efficient use of resources while complying with existing regulations (Objective O4). The existing site configuration accommodates off-street parking and allows for efficient vehicle manoeuvring and loading activities, thereby ensuring that the practical requirements for industrial operations are met (Objective O5). Overall, the proposal meets the objectives while respecting the established industrial characteristics of the precinct.</p>

2	Building Form and Landscape	
	Objectives	<p>O1. To achieve good design in terms of building form, bulk and landscape.</p>

		<p>O2. To provide employee and visitor amenities in a pleasant environment.</p> <p>O3. To enhance ecological values.</p> <p>O4. To provide deep soil zones to manage urban heat and water, and to allow for and support healthy plant and tree growth.</p> <p>O5. To ensure development is compatible with the prevailing suburban character and amenity of neighbouring residential areas.</p>
	Controls	<p>2.1. The sum of the total area of building(s) on the ground floor level must not exceed 70% of the site area.</p> <p>2.2. This clause applies to land within the former Bankstown Local Government Area:</p> <ul style="list-style-type: none"> 2.2(a) Where sites adjoin a state or regional road (refer to Appendix 1), the minimum setback to the primary and secondary street frontages is 15m. 2.2(b) Where sites do not adjoin a state or regional road, the minimum setback to: (i) the primary street frontage is 10m; and (ii) the secondary street frontage is 3m. <p>2.3. This clause applies to land within the former Canterbury Local Government Area:</p> <ul style="list-style-type: none"> 2.3(a) The minimum setback to the primary street frontage is 5m. 2.3(b) The minimum setback to the secondary street frontage is 2m. <p>2.4. Despite clauses 2.2 and 2.3, Council may vary the minimum setback provided the development:</p> <ul style="list-style-type: none"> 2.4(a) complies with any statutory alignment that applies to the site; or

		<ul style="list-style-type: none"> • 2.4(b) provides adequate space to meet the vehicle access, car parking, loading and landscaping controls; or • 2.4(c) demonstrates compatibility with the building alignment of neighbouring development or the desired character of the area; or • 2.4(d) achieves an appropriate bulk and scale. <p>2.5. Council may require minimum setbacks to the side and rear boundaries of the site:</p> <ul style="list-style-type: none"> • 2.5(a) to maintain reasonable solar access or visual privacy to neighbouring dwellings; or • 2.5(b) to avoid an easement or tree dripline on the site or adjoining sites; or • 2.5(c) to comply with any multi-level risk assessment undertaken for a development that ascertains the need for an appropriate setback or buffer zone between the development and any adjoining or neighbouring land within a residential zone.
	Compliance	<p>The proposal for a change of use from a marina to storage premises at 9/297 Canterbury Road, Revesby NSW 2212 complies with key objectives and controls aimed at achieving good design and compatibility with the existing environment. The existing structures on the site maintain a layout that adheres to the control requiring that the total area of buildings on the ground floor does not exceed 70% of the site area (Control 2.1), ensuring an appropriate bulk and scale. While the proposal does not involve external alterations or new builds, it respects the minimum setback requirements; as it sits along a primary street, it maintains necessary distances that align with surrounding development (Control 2.2(b)). Furthermore, the project aims to enhance the suburban character and amenity of the neighbouring areas (Objective O5) by utilising the existing premises without significant visual impact or alteration of the streetscape. This ensures it remains compatible with the prevailing residential character, promoting a pleasant environment for employees and visitors (Objective O2). Overall, the proposal aligns with the objectives for</p>

		good design and compatibility while preserving the ecological and aesthetic values of the locality (Objectives O3 and O4).
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3	Building Design	
	Objectives	<p>O1. To achieve good design in terms of architectural treatment and visual amenity.</p> <p>O2. To ensure the siting and design of buildings contribute to the personal and property security of people.</p> <p>O3. To maximise natural surveillance so that people feel safe at all times.</p> <p>O4. To encourage building designs, materials and maintenance programs that reduce the opportunities for vandalism and graffiti.</p>
	Controls	<p>3.1. Development must articulate the facades to achieve a unique and contemporary architectural appearance that:</p> <ul style="list-style-type: none"> • 3.1(a) unites the facades with the whole building form; • 3.1(b) composes the facades with an appropriate scale and proportion that responds to the use of the building and the desired contextual character; • 3.1(c) combines high quality materials and finishes; • 3.1(d) considers the architectural elements shown in Figure 3a; • 3.1(e) considers any other architectural elements to Council's satisfaction. <p>3.2. Development may have predominantly glazed facades provided it does not cause significant glare nuisance.</p> <p>3.3. Industrial retail outlets must incorporate shopfront style windows with clear glazing so that people can see into the premises and vice versa. Council discourages the use of obscure or opaque glass, or other types of screening.</p>

		<p>3.4. Where development proposes a portal frame or similar construction, Council does not allow the 'stepping' of the parapet to follow the line of the portal frame.</p> <p>3.5. The street facade of development on a corner site must incorporate architectural corner features to add visual interest to the streetscape.</p> <p>3.6. Development must use:</p> <ul style="list-style-type: none"> • 3.6(a) quality materials such as brick, glass, and steel to construct the facades to a development (Council does not permit the use of standard concrete block); • 3.6(b) masonry materials to construct a factory unit within a building, and all internal dividing walls separating the factory units. <p>3.7. Development must incorporate an innovative roof design that:</p> <ul style="list-style-type: none"> • 3.7(a) achieves a unique and contemporary architectural appearance; • 3.7(b) combines high quality materials and finishes. <p>3.8. The front door to buildings should face the street.</p> <p>3.9. The administration offices or industrial retail outlets must locate at the front of buildings.</p> <p>3.10. Windows on the upper floors of a building must, where possible, overlook the street.</p> <p>3.11. Access to loading docks or other restricted areas in buildings must only be available to tenants via a large security door with an intercom, code or lock system.</p>
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		<p>3.12. Unless impractical, access to outdoor car parks must be closed to the public outside of business hours via a lockable gate.</p> <p>3.13. Development must provide lighting to the external entry paths, common lobbies, driveways and car parks using vandal resistant, high mounted light fixtures.</p> <p>3.14. Where the site shares a boundary with a railway corridor or an open stormwater drain, any building, solid fence, or car park on the site should, wherever practical, be setback a minimum 1.5m from that boundary. The setback distance must be:</p> <ul style="list-style-type: none"> • 3.14(a) treated with hedging or climbing vines to screen the building, solid fence, or car park when viewed from the railway corridor or open stormwater drain; • 3.14(b) the hedging or climbing vines must be planted prior to the completion of the development using a minimum 300mm pot size; • 3.14(c) the planter bed area must incorporate a commercial grade, sub-surface, automatic, self-timed irrigation system; • 3.14(d) the site must be fenced along the boundary using a minimum 2m high chain-wire fence; • 3.14(e) the fence provides an appropriate access point to maintain the landscaping within the setback area; • 3.14(f) where a car park adjoins the boundary, hedging or climbing vines must also be planted along the sides of any building or solid fence on the site that face the railway corridor or open stormwater drain. <p>3.15. Council must take into consideration the following matters for development in the industrial zones:</p> <ul style="list-style-type: none"> • 3.15(a) whether the proposed development will provide adequate off-street parking, relative to the demand for parking likely to be generated;
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		<ul style="list-style-type: none"> • 3.15(b) whether the site of the proposed development will be suitably landscaped, particularly between any buildings and the street alignment; • 3.15(c) whether the proposed development will contribute to the maintenance or improvement of the character and appearance of the locality; • 3.15(d) whether access to the proposed development will be available by means other than a residential street but, if no other means of practical access is available, the consent authority must have regard to a written statement that: • 3.15(e) whether goods, plant, equipment and other material used in carrying out the proposed development will be suitably stored or screened; • 3.15(f) whether the proposed development will detract from the amenity of any residential area in the vicinity; • 3.15(g) whether the proposed development adopts energy efficiency and resource conservation measures related to its design, construction and operation. <p>3.16. Council must not grant consent to development for the purpose of a vehicle body repair workshop if the site adjoins land within a residential zone, unless appropriate arrangements are made to store all vehicles awaiting or undergoing repair, awaiting collection, or otherwise involved with the development on the site of the proposed development, and they will be stored either:</p> <ul style="list-style-type: none"> • 3.16(a) within a building, or • 3.16(b) within a suitably screened area. <p>3.17. Service stations and vehicle sales or hire premises must provide a minimum 3m wide landscape buffer zone to the primary and secondary street frontages.</p> <p>3.18. Service stations and vehicle sales or hire premises must locate an active frontage use (such as a showroom, office, customer service area, convenience store or restaurant) along the primary and secondary street frontages.</p>
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		3.19. Service stations and vehicle sales or hire premises must locate a vehicle repair station and associated car park at the basement level or at the rear of the site.
	Compliance	The proposed change of use at 9/297 Canterbury Road, Revesby NSW 2212 to convert a marina into storage premises demonstrates compliance with several key objectives and controls regarding design and safety. The proposal ensures good design through the effective use of the existing architectural features and visual amenity of the site (Objective O1), maintaining the integrity of the facade while utilising quality materials that do not contribute to vandalism or graffiti opportunities (Objective O4). The siting of the premises will facilitate personal and property security (Objective O2), as access to the storage area will be secure and monitored. Furthermore, the operational layout maximises natural surveillance (Objective O3), allowing visibility into the premises from the street, thereby contributing to a sense of safety for both employees and visitors. While there are no new constructions or modifications proposed, existing safety measures and the logical arrangement of the site enhance the overall amenity, fulfilling the objectives of good design and security within the industrial context.

4	Environmental Management	
	Objectives	O1. To minimise pollution and environmental risk.
	Controls	<p>4.1. Development must:</p> <ul style="list-style-type: none"> 4.1(a) consider the Noise Policy for Industry and the acoustic amenity of adjoining residential zoned land; and 4.1(b) may require adequate soundproofing to any machinery or activity that is considered to create a noise nuisance. <p>4.2. Development must adequately control any fumes, odour emissions, and potential water pollutants in accordance with the requirements of the relevant public authority.</p>

	Compliance	<p>The proposed change of use from a marina to storage premises at 9/297 Canterbury Road, Revesby NSW 2212 adheres to the objective of minimising pollution and environmental risk (Objective O1). The development will accommodate soundproofing measures for any machinery used in the storage operations, in line with the Noise Policy for Industry and considering the acoustic amenity of the adjoining residential zones (Control 4.1(a) and 4.1(b)). Additionally, the proposal will implement suitable controls to manage fumes, odour emissions, and any potential water pollutants, ensuring compliance with public authority requirements (Control 4.2). This proactive approach helps mitigate environmental impacts and contributes to maintaining the quality of life for nearby residents, fulfilling the overarching aim of reducing pollution and environmental risk associated with the development.</p>
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5	Site Facilities	
	Objectives	<p>O1. To ensure site facilities integrate into the overall building form, and achieve good design in terms of architectural treatment and visual amenity.</p> <p>O2. To ensure the design, construction, and operation of kitchens and food premises achieve satisfactory standards of hygiene.</p>
	Controls	<p>5.1. The storage and use of hazardous materials must comply with the requirements of WorkCover NSW and other relevant public authorities.</p> <p>5.2. The storage and use of dangerous goods must comply with the Dangerous Goods (Road and Rail Transport) Act 2008 and its regulations, and any other requirements of WorkCover NSW.</p> <p>5.3. The location and design of utilities and building services (such as plant rooms, hydrants, equipment and the like) must be shown on the plans.</p> <p>5.4. Utilities and building services are to be integrated into the building design and concealed from public view.</p>

		<p>5.5. External lighting to industrial development must give consideration to the impact of glare on the amenity of adjoining residents.</p> <p>5.6. Council may require development to include public domain improvements to an adjacent footpath in accordance with a design approved by Council's Landscape Architect.</p> <p>5.7. The location and design of substations must be shown on the plans.</p> <p>5.8. Substations should locate underground. Where not possible, substations are to be integrated into the building design and concealed from public view.</p> <p>5.9. Substations must not locate forward of the front building line.</p> <p>5.10. The design, construction, and operation of a food premises must comply with:</p> <ul style="list-style-type: none"> • 5.10(a) Food Act 2003; • 5.10(b) Food Regulation 2010; • 5.10(c) FSANZ Food Standards Code; • 5.10(d) Australian Standard AS 4674–2004, Design, construction and fitout of food premises. <p>5.11. The maximum fence height for front fences is 1.8m.</p> <p>5.12. The external appearance of a front fence along the primary and secondary street frontages must ensure:</p> <ul style="list-style-type: none"> • 5.12(a) the section of the front fence that comprises solid construction (not including solid piers) does not exceed a fence height of 1m above ground level (existing);
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		<ul style="list-style-type: none"> • 5.12(b) the remaining height of the front fence comprises open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design. <p>5.13. Council does not allow the following types of front fences:</p> <ul style="list-style-type: none"> • 5.13(a) chain wire, metal sheeting, brushwood, and electric fences; • 5.13(b) noise attenuation walls.
	Compliance	<p>The proposal for the change of use at 9/297 Canterbury Road, Revesby NSW 2212 complies with the objectives of ensuring site facilities integrate into the overall building form and achieve good design in terms of architectural treatment and visual amenity (Objective O1). The proposal maintains the existing structural characteristics of the site while ensuring that all utilities and building services are integrated into the design and concealed from public view (Control 5.4). This consideration enhances the overall architectural treatment and visual amenity of the premises. Furthermore, while the proposal does not involve food premises, adherence to the overall hygiene standards as mandated by relevant authorities for any potential future operations is implicitly supported through compliance with applicable regulations concerning the storage and use of materials (Control 5.1). This approach ensures a harmonious and visually appealing integration of site facilities into the existing built environment while maintaining a focus on safety and aesthetics.</p>

CONCLUSION

In conclusion, the proposed change of use from a marina to storage premises at 9/297 Canterbury Road, Revesby NSW 2212 has been thoroughly assessed to ensure minimal environmental impact while aligning with the objectives outlined in the Canterbury-Bankstown Local Environmental Plan 2023. The proposal preserves the existing structure without external alterations, which maintains compliance with the height of building standards. This adherence guarantees that the development resonates with the character and amenity of the surrounding residential area while ensuring that overshadowing and visual impact are effectively minimised. The retention of the current footprint further supports the established bulk in compliance with the allowable floor space ratio, fostering compatibility with the local context and promoting a harmonious streetscape.

Furthermore, the absence of alterations and the identification of the property as 'not bushfire prone' further reinforce the proposal's compliance with bushfire hazard mitigation standards. The change of use contributes positively to the local planning framework by promoting local employment opportunities while posing no significant risks to the surrounding environment or community. Overall, this proposal presents a low-impact and compliant development that warrants the support of Council and the issuance of development consent.