



STATEMENT OF ENVIRONMENTAL EFFECTS

11 MORELLA AVE, SEFTON NSW 2162

DEMOLITION OF ALL EXISTING STRUCTURES
AND CONSTRUCTION OF TWO STOREY SINGLE DWELLING RESIDENCE
WITH BASEMENT PARKING

SUBMITTED TO
CANTERBURY BANKSTOWN COUNCIL

PREPARED FOR
SAID MOOSAWI

PREPARED BY



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TABLE OF CONTENTS

1.	Introduction	3
2.	Site Analysis.....	4
2.1	The Site.....	4
2.2	The Locality.....	5
2.3	Surrounding Developments.....	6
3.	The Proposal.....	9
4.	Environmental Planning Assessment.....	10
4.1	SEPP (Building Sustainability Index: BASIX) 2004.....	10
	SEPP (Building Sustainability Index: BASIX) 2004 aims to ensure consistency in the implementation of the BASIX scheme, established by the Regulations under the EPA Act 1979 to encourage sustainable residential development to comply with water, thermal comfort and energy commitments. A BASIX Certificate issued by <i>Ghazi Al Ali Architect Pty Ltd</i> is accompanying this application. Commitments made under the BASIX Certificate are detailed on the architectural plans prepared by <i>Ghazi Al Ali Architect Pty Ltd</i>	10
4.2	SEPP 55 Remediation of Land	10
4.3	Canterbury-Bankstown Local Environmental Plan 2023.....	11
4.4	Canterbury-Bankstown Development Control Plan 2023.....	14
4.5	Matters for Consideration S4.15 (1) EPA Act 1979.....	14
4.5.1	S4.15 (1) (a) – Statutory Policy and Compliance	14
4.5.2	S4.15 (1) (b) – Natural Environmental Impacts	14
4.5.3	S4.15 (1) (b) – Built Environmental Impacts.....	14
4.5.4	S4.15 (1) (b) – Social and Economic Impacts	15
4.5.5	S4.15 (1) (c) – Suitability of the Site for the Development.....	15
4.5.6	S4.15 (1) (d) – The Public Interest	15
5	Conclusion	16
	Appendix 1 – Canterbury- Bankstown Council DCP 2023 Compliance Table.....	17

TABLES

Table 1. Documents contained in this Development Application

Table 2. Key Development Numerical Overview

Table 3. Canterbury-Bankstown Local Environmental Plan 2023 Compliance Table

1 Introduction

1. Introduction

This Statement of Environmental Effects (SEE) has been prepared for Said Moosawi to support the submission of a Development Application (DA) to Canterbury Bankstown City Council (the Council).

The application seeks consent for the demolition of all existing structures on site, and the construction of a new single dwelling. Vehicular access is provided from Morella Avenue, and a total of (3) car parking spaces can be accommodated on site.

The proposed development is illustrated on the architectural plans Issue A, Project No. P24-009, dated 04/11/2024 prepared by *Ghazi Al Ali Architect Pty Ltd*.

This report should be read in conjunction with the following documents.

Table 1. Documents contained in this Development Application

No.	Document	Prepared by
1	Architectural Plans	Ghazi Al Ali Architect Pty Ltd
2	Survey Plan	Isurv Pty Ltd
3	Landscape Plans	Conzept Landscape Architects
4	Stormwater Concept Design	Australiawide Consulting Services P/L
5	Cost Estimate	Ghazi Al Ali Architect Pty Ltd
7	BASIX Report	Ghazi Al Ali Architect Pty Ltd
8	Waste Management Plan	Ghazi Al Ali Architect Pty Ltd

This SEE is composed of five sections as following.

- Section 1** Introduction
- Section 2** Site analysis and locality
- Section 3** Detailed description of the proposed development
- Section 4** Environmental planning assessment
- Section 5** Conclusion

2 Site Analysis

2. Site Analysis

2.1 The Site

The subject site (see Figure 1) is legally described as 28/-/DP15071, known as 11 Morella Avenue, with a total site area of 580.4m². The site follows a rectangular shape. The site has a Morella Ave frontage and rear of 12.802m, and side boundaries are 45.339m. The highest RL is of 46.91m and the lowest RL of 46.51m, with the site slightly falling toward the Northern front boundary. The property is currently occupied by a double storey dwelling of brick construction.



Figure 1. Aerial Map of 11 Morella Ave, Sefton NSW 2162 (SIX Maps)



**Figure 2. Street view of the subject site at 11 Morella Ave, Sefton NSW 2162
Double Storey brick residence (Google Maps)**

2 Site Analysis

2.2 The Locality

The subject site is located within the suburb of Sefton in the Canterbury- Bankstown local government area. The immediate locality is majority zoned R2 Low Density Residential. The immediate built form along Morella Avenue is comprised predominately of low-density residential developments including single or double storey dwelling houses with either on ground carports or on grade parking.

Hector Street is 400m to the West of the site, and is a main road through the area that connects Bankstown to Chester Hill, with local supermarket, food and greenspaces.

Several reserves zoned as RE1 Public Recreation are located near the site including Sefton Gold Course (60m North), and Roger Bowman Tennis Courts (1km walk East).

Local schools in the area include Mt Lewis Infants School 1km to the North, Birrong Public School 1.9km East of the site.



Figure 3. Aerial map of the subject site and its surroundings (ePlanning Spatial Viewer)

- | | | | |
|---|----------------------------|---|----------------------------------|
|  | The Subject Site |  | SP2 Rail Infrastructure Facility |
|  | R2 Low Density Residential | | |
|  | RE1 Public Recreation | | |
|  | B1 Neighbourhood Centre | | |
|  | E4 General Industrial | | |

2 Site Analysis

2.3 Surrounding Developments



**Figure 4. Immediately adjoining property to the East, 09 (Right) Morella Ave, Sefton NSW 2162, and adjacent Sefton Golf Course (left)
(Google Maps)**

No. 09 Morella Ave is that of a 1-storey fibro dwelling with an outbuilding to the rear of the site, where the land slopes upward. Baird lane runs along the Eastern boundary of the site, providing vehicular access to 09 Morella Ave, and it rear neighbour who fronts 44 Spencer Street.



Figure 5. Immediately adjoining properties to the West 13 (Left) Morella Ave (Google Maps) and 15 (Right) Morella Ave (Real Estate)

No. 13 Morella Ave is that of single storey brick house with attached masonry carport

No. 15 Morella Ave is that of a 1 storey fibro residence with a detached on grade carport.

2 Site Analysis



Figure 6. Neighbouring property opposite the site, 12 Morella Ave (Google Maps)
Left: Frontage of no.12, right: View from no.11

Directly opposite the site is the side elevation of 12 Morella Ave, Sefton. It is a single-storey brick house, with a detached lightweight garage towards the rear of the site. The dwelling gains privacy from the corner due to the Street trees, directly opposite 11 Morella Ave.



Figure 7. Left to Right: 16, 18, 20 Morella Ave, Sefton (Google Maps)

Houses along Morella Avenue, generally have carport parking, with newer developments introducing on grade parking to the front of their sites. Most developments have steps up to the front door of the entries of the houses.

16 Morella Ave is a 1-storey fibro cement house dressed in weatherboards, with traditional pitched and tiled roof.

18 Juliette Ave is a modern style 2 storey brick house with on grade garage parking with habitable levels above.

20 Juliette Ave is a 2 storey fibro residence with gambrel pitched and tiled roof, and detached garage at rear.

2 Site Analysis



Figure 8. New developments at 9(left), 15 (middle) & 38 (right) Spencer Street

The adjacent Spencer Street, South of the site, has many newer developments that show the increase of on grade garages. The developments also introduce rendered finishes to the local architecture, where brick and cladding has been predominant. The houses all adopt a contemporary styled design, demonstrating the developing and varied architectural language of the surrounding streets.



Figure 8. 42A-42 (left) and 14A-14 (right) Palmer St, Sefton

Figure 9. New duplex developments at 14A-14 & 51 Palmer Street

Developments along the adjacent Palmer St and near the site, further demonstrate the changing architectural language of the area. Both buildings are duplexes with on grade parking and a combination of masonry and rendered finishes.

3. The Proposal

The Development Application (DA) proposes the demolition of all existing structures on site and the construction of a Contemporary style single dwelling house located at 11 Morella Avenue, Sefton. The development consists of the below spaces:

Basement/ Outdoor

- Basement Garage
- Storage/ services room and bin storage area
- Outdoor Cabana area
- Outdoor pool

Ground Floor

- Formal Lounge, Living room and open kitchen to dining area
- Butlers kitchen
- Laundry room
- Power room/WC
- Guest bedroom, WIR and ensuite
- Terrace with Outdoor kitchen/BBQ

Level 01

- 2 Bedrooms with associated WIR & ensuite
- 3 bedrooms
- Main bathroom
- Study
- Balconies

The single dwelling addresses the street with ornamentation in the form of arched windows, a large marble-look Entry and Double height glazed corner. Fixed horizontal louvres and level 01 balcony, create a visual hierarchy of protruding and recessed built elements on the facade. The external colour palette is a monochromatic black and white look, with textured elements of battens and marble, creating visual interest. The rear of the building is slightly stepped up to the slope of the site, with a Cabana at the rear to overlook the pool and backyard.

Table 2. Key Development Numerical Overview

Component	Proposal
Site Area	580.4m ²
Proposed GFA	289.01m ²
Proposed FSR	0.5:1
Maximum Building Height	9m to top of porch roof ridge
Maximum Wall Height	8.324m
Minimum Front Setbacks	The setback to the front boundary of the allotment is 6 metres.

4 Environmental Planning Assessment

Minimum Side Setbacks	The setback to the side boundary of the allotment is 1.5 metres.
No. of Parking Spaces	3 parking spaces
Landscaped Area	220.19m ²
Deep Soil Area	161.07m ²

Environmental Planning Assessment

This section provides an environmental planning assessment of the proposed development against all relevant statutory and non-statutory requirements, in other words, a planning assessment over the State Environmental Planning Policies, Local Environmental Plan, and Development Control Plan that are applicable to the proposal. The relevant matters for consideration under Section 4.15 of the Environmental Planning Assessment Act 1979 are identified as below.

SEPP State Environmental Planning Policy (Building Sustainability Index : BASIX) 2004

SEPP State Environmental Planning Policy 55 Remediation of Land

LEP Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023)

DCP Canterbury Bankstown Development Control Plan 2023 (CBDPCP 2023)

4.1 SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Building Sustainability Index: BASIX) 2004 aims to ensure consistency in the implementation of the BASIX scheme, established by the Regulations under the EPA Act 1979 to encourage sustainable residential development to comply with water, thermal comfort and energy commitments. A BASIX Certificate issued by **Ghazi Al Ali Architect Pty Ltd** is accompanying this application. Commitments made under the BASIX Certificate are detailed on the architectural plans prepared by *Ghazi Al Ali Architect Pty Ltd*.

4.2 SEPP 55 Remediation of Land

SEPP 55 Remediation of Land requires the consent authority to consider whether the land is contaminated in determining development applications.

7 Contamination and remediation to be considered in determining development application

- (1) A consent authority must not consent to the carrying out of any development on land unless:
 - (a) it has considered whether the land is contaminated, and
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.
- (2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

4 Environmental Planning Assessment

(3) The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.

(4) The land concerned is:

- (a) land that is within an investigation area,
- (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,
- (c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital—land:
 - (i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and
 - (ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).



Figure 10. Aerial map of the subject site and its surroundings in 1943 (SIX Maps)

The subject site is not within an investigation area, nor contained the activities contaminating land planning guidelines. The site has no infrastructural nor industrial developments, therefore the site does not indicate potentially contaminating activities. Pursuant to Clause 7 of SEPP 55, the proposed residential use of the site is appropriate in this circumstance.

4.3 Canterbury-Bankstown Local Environmental Plan 2023

CBLEP 2023 identifies the subject site in the R2 – Low density Residential Zone, where dwelling houses are permissible with consents. The proposed development is defined as:

Dwelling House means a building containing only one dwelling

The objectives of R2 Low Density Residential Zone are listed below:

- To provide for the housing needs of the community within a low-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 ensure suitable landscaping in the low density residential environment.
- To minimise and manage traffic and parking impacts.

4 Environmental Planning Assessment

- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To promote a high standard of urban design and local amenity.

The proposed single dwelling house development is consistent with the zone objectives

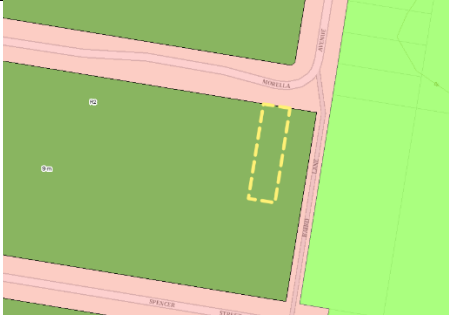
Provided at the table below is a consideration of relevant LEP provisions that applies to the site and the proposed development. As indicated, the proposal complies with relevant provisions in Canterbury-Bankstown LEP 2023.

Table 3. Canterbury-Bankstown Local Environmental Plan 2023 Compliance Table

	Control	Proposed	Compliance
2.1 Land Use Zoning	R2 Low Density Residential Zone 	Single Dwelling House	Permitted with consent
3.1 Minimum lot size	Lot size at least 450m ²	Lot size is at least 400m ² The subject site has an area of 580.4m ² . It has a frontage and rear width of 12.8m, and length of 45.34m.	Complies
4.3 Height of Building	9m	8.324m	Complies



4 Environmental Planning Assessment

			
4.4 Floor Space Ratio	0.5:1 	0.5:1	Complies
5.10 Heritage conservation	N/A 	N/A	N/A
6.1 Acid Sulfate Soils	N/A	The proposed development is not located in an Acid Sulfate identified area	N/A

4 Environmental Planning Assessment

4.4 Canterbury-Bankstown Development Control Plan 2023

See attached DCP compliance table in Appendix 1.

4.5 Matters for Consideration S4.15 (1) EPA Act 1979

The following matters for consideration have been considered in the proposal in accordance with Section 4.15 (1) under the *Environmental Planning and Assessment Act 1979*.

4.5.1 S4.15 (1) (a) – Statutory Policy and Compliance

The controls and objectives in the relevant SEPPs, Canterbury-Bankstown LEP 2023 and Canterbury-Bankstown DCP 2023 have been taken into consideration for the proposed development. Detailed assessments are presented in the previous sections as well as attached appendixes.

4.5.2 S4.15 (1) (b) – Natural Environmental Impacts

The proposal sees the retention of the 1 street tree at the site frontage, and the 3 trees at the rear of the site to be removed. Two new large trees are proposed to assist with the vegetation growth on the site, as well as screen planting and exotic gardens, according to the landscape architectural plans prepared by *Conzept Landscape Architects*. Refer to landscape plan prepared by *Conzept Landscape Architects* for details such as mature heights, pot size and locations.

The total deep soil and associated planting area is considered sufficient to compensate the vegetation loss caused by the proposed development. The single occupancy will provide adequate amenity for future occupants.

4.5.3 S4.15 (1) (b) – Built Environmental Impacts

The proposal provides quality internal and external amenity for future occupants. Landscaping and deep soil provision also enhance the usability of the open space.

As demonstrated in the attached 3D solar access diagram (Architectural Plan A-2011), the proposed development ensures at least one living area of the dwelling house will receive 3 hours of sunlight between 8:00am and 3:00pm on 21st of June at the mid-winter solstice, in accordance with the control in Canterbury-Bankstown DCP 2023 and the Canterbury-Bankstown LEP 2023. The proposed development will ensure the neighbouring properties receiving 3 hours solar access for both living area and private open space at mid-winter.

As demonstrated in the shadow diagrams below, the proposed development will not result in any unreasonable overshadowing impact to the neighbouring properties. As the front of the site faces north, the living spaces of the proposal will benefit from direct sunlight all day. Any overshadowing created by the building has minimal impact on neighbouring properties, as there is existing overshadowing caused by the building themselves into their own properties. The proposal will cast shadow onto existing solar panels at 9 Morella Avenue, however as shown in the diagram, the neighbour will still receive over 3 hours of sunlight during the winter solstice, so impact is minimal.

4 Environmental Planning Assessment

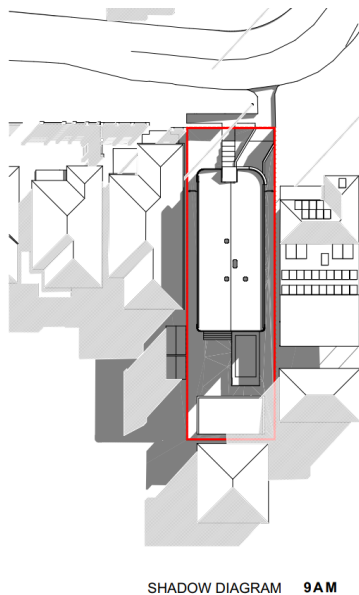


Figure 11. Shadow diagram of the proposed development at 9am on 21 June Winter Solstice (Plan A-2031)

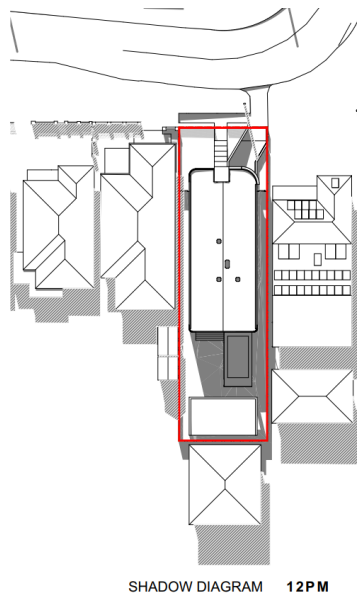


Figure 12. Shadow diagram of the proposed development at 12pm on 21 June Winter Solstice (Plan A-2031)

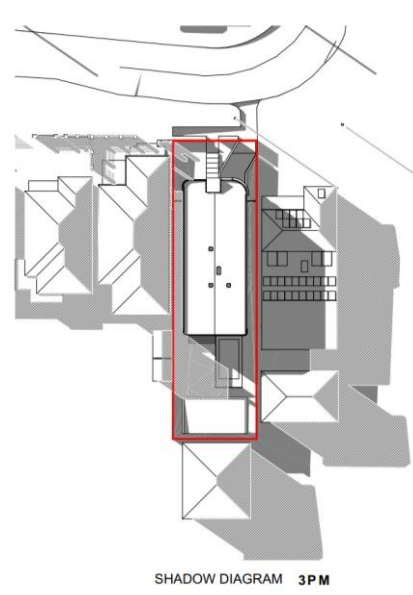


Figure 13. Shadow diagram of the proposed development at 3pm on 21 June Winter Solstice (Plan A-2031)

4.5.4 S4.15 (1) (b) – Social and Economic Impacts

The proposed dwelling house will increase the housing market through its contribution to the streetscape. During the demolition and construction phase, there will be an increase in local jobs and related business opportunities because of the proposed development. Therefore, the proposal is of positive social and economic contribution to the locality.

4.5.5 S4.15 (1) (c) – Suitability of the Site for the Development

There is no known physical, natural or planning constraints of the subject site that may prohibit the proposed development. The above sections of this report have demonstrated that the site is suitable for the proposed development. The proposal will enable the development to be consistent with the zone objectives and compatible with the land use in the locality.

4.5.6 S4.15 (1) (d) – The Public Interest

The public interest is an overarching requirement that includes the consideration of matters discussed in this statement of environmental effects. Implicit to the public interest is the achievements of future built form outcomes responding to the desirable future character expressed in the relevant environmental planning instruments and development control plans. The proposed building is of the visual interest to the streetscape and locality. Thoughtful selection of materials will facilitate the compatibility of the building into the local desirable character, as well as the desired future character.

The proposed development is considered to have adequately addressed Council's requirements and would provide a development outcome that contributes to the quality urban form of the local area. Accordingly, it is considered that the approval of the proposal would be in public interest.

5 Conclusion

5 Conclusion

This development application has been assessed pursuant to the provisions of Section 4.15 the Environmental Planning and Assessment Act 1979. The proposal is able to achieve the aims and objectives of the applicable SEPPs and Canterbury-Bankstown LEP 2023. The subject site is located within R2 –Low Density Residential zone. The proposed single dwelling house development is permissible with consent in the zone and complies with the development standards specified. The proposal also complies with the relevant controls in Canterbury-Bankstown DCP 2023.

The proposal represents a Contemporary style of architectural design, which is considered compatible with the desired character of the locality of the streetscape. This quality-designed development will positively contribute to Morella Avenue, the streetscape, as well as the local built environment.

The proposed development has been designed to provide high amenity for future residents. The proposed development and adjoining properties will receive abundant solar access. Natural cross ventilation has been achieved on the proposed development. The proposal also includes private open space with good amenity, deep soil planting area and landscaped area, which will enhance the amenity of the development and its surrounding properties.

A total of 3 off street parking spaces have been proposed in the basement to accommodate vehicular parking demand. The traffic generation would have a negligible impact on the efficiency and effectiveness of the surrounding road network.

The proposed development will have positive social and economic impacts on the local area due to the job opportunities that would be generated during the construction phases. The site is located within the proximity to the Canterbury-Bankstown LGA. The proposed development will further improve the utilisation of regional and local infrastructure and services. It is part of a growing area of Sefton that is anticipated to support more medium density housing in the future.

For the above reasons, the proposal has environmental planning merits and is worthy of Council's support.

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Appendix 1 – Canterbury- Bankstown Council DCP 2023 Compliance Table

Chapter 5 Residential Accommodation

5.1 Former Bankstown LGA		
Section 2- Dwelling Houses		
Storey Limit		
Control	Comment	Compliance
2.1 The storey limit for dwelling houses is two storeys	The proposal is 2 storeys	Yes
2.2 The siting of dwelling houses and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation	The proposal site is generally flat. Steps at entry and back terrace, align with existing developments on Morella Ave. There is no significant excavation works for the basement parking.	Yes
2.3 Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where: (a) the dwelling house is required to be raised to achieve a suitable freeboard in accordance with Chapter 2.2 of this DCP; or (b) the fill is contained within the ground floor perimeter of the dwelling house to a height no greater than 1 metre above the ground level (existing) of the site.	The natural Ground Levels have not been altered and do not exceed 600mm above the ground level (existing) of an adjoining site.	Yes
Setback Restrictions		
Control	Comment	Compliance
2.4 The erection of dwelling houses is prohibited within 9 metres of an existing animal boarding or training establishment.	The site is not in the vicinity of such a facility.	N/A
2.5 The minimum setback for a building wall to the primary street frontage is: (a) 5.5 metres for the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey.	The site has a minimum setback of 6m from the front boundary line.	Yes
2.6 The minimum setback to the secondary street frontage is: (a) 3 metres for a building wall; and (b) 5.5 metres for a garage or carport that is attached to the building wall.	The site does not have a secondary frontage.	N/A



Appendix 1 – Canterbury-Bankstown DCP Compliance Table

2.7 For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the site is 0.9 metre.	N/A	N/A
2.8 For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the site is 1.5 metres. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support.	The side setbacks for the site are 1.5m for both the West and East side boundaries.	Yes
2.9 The basement level must not project beyond the ground floor perimeter of the dwelling house.	The basement does not exceed that of the ground floor slab perimeter.	Yes
Private Open Space		
Control	Comment	Compliance
2.10 Dwelling houses must provide a minimum 80m ² of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5 metres throughout.	The rear private open space is 146.15m ² The dimensions of the POS 12.8m by 45.34m.	Yes
Access to Sunlight		
Control	Comment	Compliance
2.11 At least one living area must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.	The front lounge/ living room receives min. 6 hours of sunlight between 9am and 3pm. The rear living dining area receives min. 3 hours of sunlight between 1pm and 3pm.	Yes
2.12 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.	Both living areas of the proposal receives the required sun lighting during the mid-winter solstice.	
2.13 A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.	The rear private open space receives min. 3 hours of sunlight from 1pm onwards. 100% of the rear private open space/cabana receives sunlight	Yes



Appendix 1 – Canterbury-Bankstown DCP Compliance Table

2.14 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	There are no noted solar panels on neighbouring properties in which the proposal would overshadow.	N/A
Visual Privacy		
Control	Comment	Compliance
2.15 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: (a) offset the windows between dwellings to minimise overlooking; or (b) provide the window with a minimum sill height of 1.5 metres above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or (d) use another form of screening to the satisfaction of Council.	The bedroom windows on Western and boundaries are highlight windows do not look into neighbouring property windows. Windows of living areas, do not face any windows of adjoining neighbours.	Yes
2.16 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) the window has a minimum sill height of 1.5 metres above floor level; or (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.	No Windows look into the private open spaces of existing dwellings	N/A
2.17 Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: (a) does not have an external staircase; and (b) does not exceed a width of 1.5 metres throughout; and (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.	There are no balconies proposed to be accessed via external stairs.	Yes
2.18 Council does not allow dwelling houses to have roof-top balconies and the like	No roof-top balcony is proposed.	N/A



Appendix 1 – Canterbury-Bankstown DCP Compliance Table

Building Design		
Control	Comment	Compliance
2.19 The maximum roof pitch for dwelling houses is 35 degrees.	The roof is a low pitch with min.3 degree falls	Yes
Building Design (car parking)		
Control	Comment	Compliance
2.24 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space to locate forward of the front building line provided: (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.	The basement parking is located behind the front setback line of the building and is integrated with the building design. The garage is setback also 7m from the frontage of the site with the main building line. The ramp is accessible from the main Morella Avenue frontage.	Yes
2.26 Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.		
2.27 Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided: (a) the building is at least two storeys in height, and (b) the garage is architecturally integrated with the upper storey by: (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof. This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.	The site is sloped to the front of the site, and provision of a lower garage floor level to the street frontage aims to reduce the height of the building as presented to the street to present as a 2-storey home. The design should be considered based upon architectural merit due to the integration of the garage parking into the built form of the proposal.	Yes



Appendix 1 – Canterbury-Bankstown DCP Compliance Table

Landscape		
Control	Comment	Compliance
2.28 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.	No trees on the site or near the site boundary are proposed to be removed, encroached upon or modified.	Yes
2.29 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species): (a) a minimum 45% of the area between the dwelling house and the primary street frontage; and (b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and (c) plant at least one 75 litre tree between the dwelling house and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury- Bankstown); and (d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody.	Refer to the Landscape Plans provided by <i>Concept Landscape Architects</i>	Yes