

STATEMENT OF ENVIRONMENTAL EFFECTS

13 BUNGENDORE STREET, INGLESIDE

CONVERSION OF A CARPORT TO A GARAGE

**PREPARED BY
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1. INTRODUCTION

This application seeks approval for the conversion of an existing carport to a garage upon land at Lot 166 in DP 752046 which is known as **No. 13 Bungendore Street, Ingleside.**

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Pittwater Local Environmental Plan 2014.
- Pittwater Development Control Plan 2014.

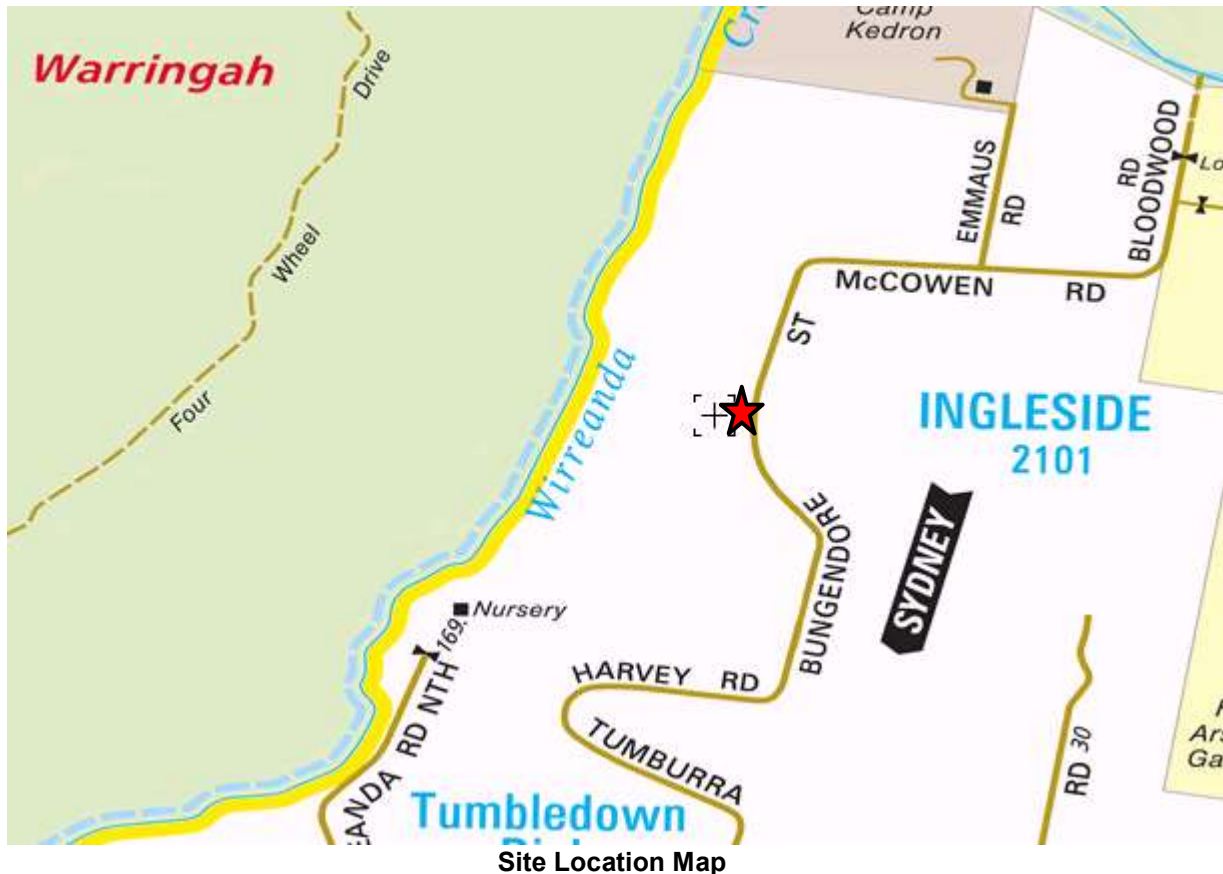
The following details and documents have been relied upon in the preparation of this document:

- Survey Plan, prepared by Bee & Lethbridge Pty Ltd.
- Architectural Plans prepared by Holman Engineering.
- Bushfire Assessment Report prepared by Harris Environmental.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. SITE DESCRIPTION AND LOCALITY

The site is identified as Lot 166 in DP 752046 which is known as 13 Bungendore Street, Ingleside. The site has an area of 2.588ha and is located on the western side of Bungendore. The site is irregular in shape with a combined street frontage of approximately 126.5m to Bungendore Street. The locality is depicted in the following map:



The site falls from the front southeast corner of the site towards the rear northwest corner of the site. A level area is located at the southeast corner of the site and this is the location of a proposed secondary dwelling which has recently been approved (DA2019/0885). A large rock escarpment then dissects this portion of the site from the remainder. A 200m² metal farm building is located adjacent to the rear (western) boundary. A 100m² farm building is located near the Eastern boundary. This 100m² farm building that has been approved to be changed from a farm building to farm stay accommodation (DA2019/1381). The property benefits from three separate approved driveway access points, one adjacent to the southern portion on the higher level, one in approximately the middle of the front boundary (which provides access to the farm building which is proposed to be changed to farm stay accommodation), and one adjacent to the northern boundary at the lower level. A post and rail fence is erected along the front boundary of the site.

The site is a working farm used for primary production (Beekeeping) and currently has over 1 million bees on site.

A Development Application (DA2019/0885) has been approved for a secondary dwelling.

A Development Application (DA2019/1381) has been approved for the conversion of a Farm Building to Farm Stay Accommodation.

There are a number of large trees on site as depicted on the survey plan. This application does not require the removal of any existing trees.

There is an existing carport located on the southern side of the house between the house and the southern boundary. It is this carport which is being proposed to be changed to a garage. The carport is depicted in the following photograph:



View of the existing carport

The existing surrounding development comprises generally large rural allotments. A number of allotments have been previously historically subdivided to provide for smaller allotments of approximately 800-900m² which contain regular residential dwellings. The sites relationship with the surrounding properties is depicted in the following aerial photograph:



Aerial Photograph of the Subject Site

The Southern neighbour's property (11 Bungendore St Ingleside) has a reduced side setback to water tanks, house and garage, see picture below (this photo is looking along the southern boundary of 11 Bungendore St):



3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the conversion of the existing carport to a garage which will be attached to the house. The carport was lawfully constructed as exempt development pursuant to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - Subdivision 10 Carports.

The existing carport is located on the Southern side of the property between the house and the southern boundary, with a setback of approximately 5.05m from the southern boundary (ie boundary with 9 Bungendore Street). The floor area of the existing carport is 50m². This proposal is to construct brick walls on the existing concrete slab which will increase the floor area to 91.6m². No additional concrete flooring is required.

The proposed additional brickwork will be undertaken in the same bricks as used for the house.

The proposal does not require the removal of any vegetation.

The proposal will result in the following numerical indices:

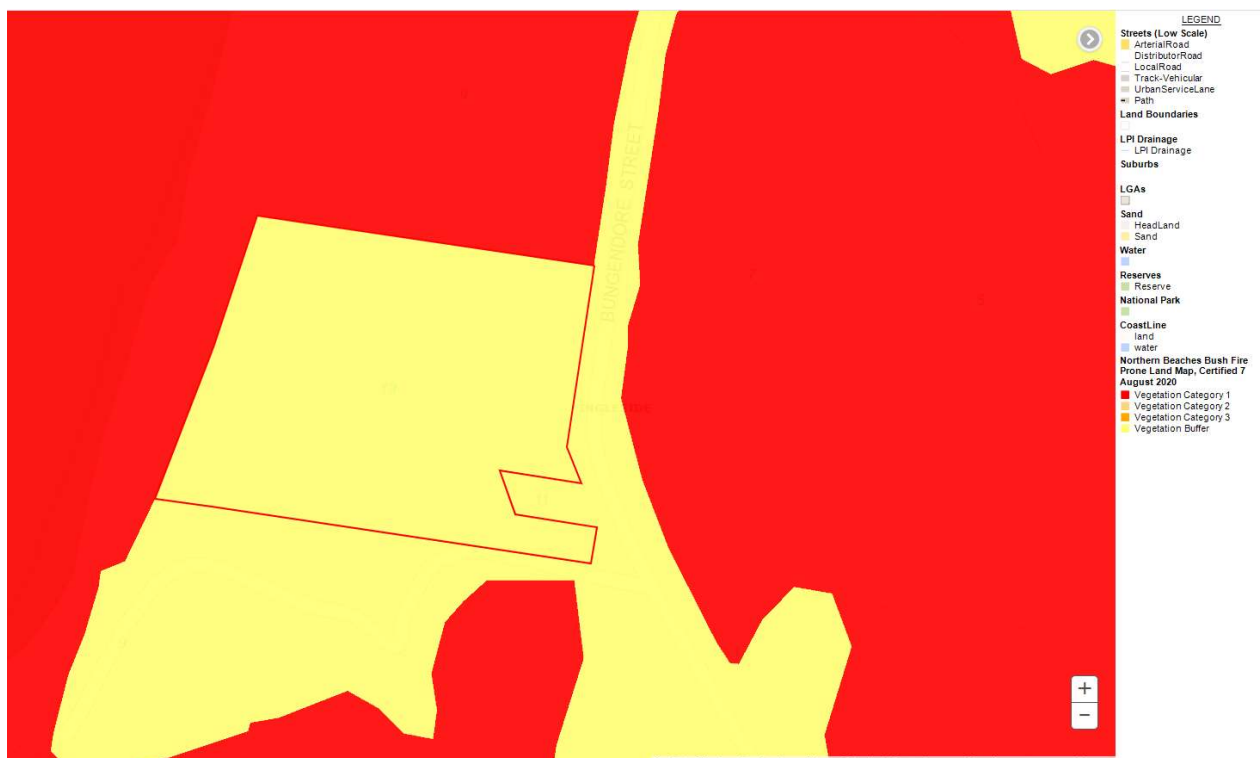
Site Area: **25,880m²**

Proposed Landscaped Area: **24,466.7m² or 94.5%**

4. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Pittwater Council.

4.1 Planning for Bushfire Protection



Extract of Bushfire Map

The subject site is identified as bushfire prone land buffer. A Bushfire Assessment Report has been prepared by Harris Environmental and is included with this Development Application.

4.2 Pittwater Local Environmental Plan 2014

The site is zoned RU2 Rural Landscape under the provisions of the PLEP 2014, Dwelling Houses are permissible with the consent of Council within the RU2 Rural Landscape zone. Dwelling Houses are also permissible as Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2000. The proposed Garage is ancillary to the existing Dwelling House.

The relevant provisions of the PLEP which relate to the proposed development are detailed in the attached table:

Clause	Development Standard	Proposal	Compliance
Clause 4.3 Height of Buildings	8.5 metres	2.92m	Yes

The following clauses also apply:

Clause 7.1 Acid Sulfate Soils



Acid Sulfate Soil Map

The subject site is identified as Class 5 on Council's acid sulfate soil map. The current carport/proposed garage is located on a level portion of the site and requires no excavation. There is no further information required in this regard.

Clause 7.6 Biodiversity



Biodiversity Map

The subject site is identified on Council's Biodiversity Map. However, the proposal does not require the removal of any protected vegetation. The only external physical works relate the conversion of an existing carport to a garage by installing brick walls.

Clause 7.7 Geotechnical Hazards



Geotechnical Hazard Map

The site is not identified on Council's Geotechnical Hazard Map. No further information is required in this regard.

There are no other specific provisions of the LEP that apply to the proposed development.

4.3 Pittwater Development Control Plan 2014

Council's Pittwater DCP 2014 Part B (General Controls), Part C (Design Criteria) and Part D6 Ingleside Locality Statement provides a range of outcomes and controls which form the primary criteria for the control for development within the subject locality. The following clauses are considered relevant to the works as constructed:

4.3.1 Section A Introduction

A4.6 Ingleside Locality

The Ingleside locality will remain a low-density area consisting of rural residential, agricultural, horticultural and other permissible development on large lots in a natural landscaped setting, integrated with the landform and landscape.

The high visual significance of the escarpment will be maintained, and development limited on this land. Development will also be limited in the "blue-hatched Area" due to a lack of infrastructure and small lot sizes. Community and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport. Currently, few of these services exist, and development for anything other than a dwelling house will need to ensure that these services can be provided to the site. Care will need to be taken with future developments to ensure that outbuildings and ancillary recreational structures do not dominate the natural landscape and bushland setting.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Single storey buildings will be preferred where the site has little opportunity for canopy trees or is visually prominent. Existing and new native vegetation, including canopy trees, will be integrated with the development. Development shall maintain generous spatial separation of the built form and low site coverage on large lots. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors. Fencing where provided, shall enable the native fauna to pass through yet contain livestock animals where needed.

The proposed conversion of the existing carport to a garage is considered to achieve the *desired character* (stated above) for the following reasons:

- The proposal is to convert an existing carport into a garage
- There are no proposed changes to the existing concrete floor
- There are no proposed changes to the roof
- There is no detrimental impact on the streetscape or the adjoining properties.

- The proposal does not require the removal of any vegetation.
- External finishes harmonise with the natural environment.

4.3.2 Part B General Controls

The General Controls applicable to the proposed dwelling are summarised as:

B3.2 Bushfire Hazard

A Bushfire Hazard Assessment has been prepared to ensure the proposal meets the requirements of *Planning for Bushfire Protection*.

B3.6 Contaminated and Potentially Contaminated Land

The subject site has been previously vacant. There is no evidence of any potential contamination. No further information is required in this regard.

B5 Water Management

The proposal will not change any water management as currently all roof water from the carport is currently directed into the underground water tank. There is no further information required in this regard.

B6.2 Internal Driveways

This clause requires satisfactory access is provided to the proposed development. The proposal complies with this clause. A section 139 certificate has been issued for the driveway crossing point for this development and the driveway crossing has been built and approved. The garage uses the same internal driveway as is currently in place for the carport. No change is proposed to the existing internal driveway.

B6.3 Off-street Car Parking Requirements

This clause requires 2 or more off street parking spaces for a dwelling house with more than 2 bedrooms. This proposal has 3 standard parking spaces. The proposal complies with this clause.

The proposed design meets the minimum dimensions of internal space for on-site parking.

4.3.3 Part C Design Criteria

The Design Criteria applicable to the proposed development are summarised as:

C1.1 Landscaping

The proposal does not require the removal of any protected vegetation. Landscaping will be in accordance with the Bushfire Report.

C1.2 Safety and Security

The conversion of the carport to a garage will enhance safety and security.

C1.3 View Sharing

The controls seek to achieve the outcomes:

A reasonable sharing of views amongst dwellings.

Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced.

Canopy trees take priority over views.

The site and surrounding properties currently enjoy district views. The proposal is to convert an existing carport into a garage. It does not involve any change to the existing roof. It is considered that appropriate view sharing has been achieved.

C1.4 Solar Access

The proposal does not propose any change to existing roofing. Shadow diagrams are not required to be submitted. The proposal complies with the requirements of this clause.

C1.5 Visual Privacy

The proposal provides for the conversion of an existing carport into a garage. The existing garage benefits from an existing stepped boundary fence which is up to 2.2m high (generally 1.8m minimum). This fence provides a visual barrier which provides visual and acoustic privacy for the proposed garage.

Therefore, it is considered that appropriate visual privacy will be provided to the adjoining properties.

4.3.4 Part D Design Criteria

A summary of the DCP controls for the **D6 Ingleside Locality** is provided below:

D6.1 Character as Viewed from a Public Place

The current carport (and therefore proposed garage) is well setback from the public road and cannot be seen from any public place.

D6.3 Building Colours and Materials

The roof will remain the current carport roof colour. The bricks to be used for the garage walls will be the same bricks used for the main house. The proposal complies with this clause.

D6.5 Front Building Line

This section requires a front building line of 20m. The existing garage is setback well over 20m. The proposal complies with this clause.

D6.6 Side and Rear Building Lines

This clause requires side and rear setbacks of 20m. The proposal provides for a rear setback well in excess of 20m. The proposal will have a side setback for the garage of 5.02m to the Southern neighbour which does not numerically comply with this clause.

The proposal achieves the outcomes of this clause for the following reasons:

- 1) It is an existing carport
- 2) Privacy and noise issues are only enhanced by the conversion of the carport to a garage, meaning that the adjoining property will not be adversely affected.

The design allows for Vehicle manoeuvring in a forward direction.

It should be noted that the property to the south (11 Bungendore St) has an approved dwelling/garage which is located less than 5m from the side boundary with 13 Bungendore St.

D6.7 Building Envelope

This clause requires all development to be contained within an envelope measured at "Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height". This proposal complies with this clause.

D6.8 Landscaped Area - Non-Urban General

This clause specifies a landscaped area for residential development as follows:

96% of the total site area minus 400 square metres

The subject 25,880m² site requires a landscaped area of 24,444.8m² or 94.45%.
Below outlined the non landscapable area:

Principal dwelling area = 492.8m²

Carport for principal dwelling area = 152.0m²

Secondary dwelling area = 246.0m²

Hard surface driveway to rear shed = 150m²

Farm Stay accommodation (Farm Building foot print plus Patio) = 124m²

Farm Stay accommodation parking and concrete driveway = 234 m² (ie 157+77)
196m²

Farm Stay Path = 14.5m²

Total hard surface area = 1413.3m²

Landscaped area = 25880-1413.3 = 24,466.7m²

The proposal provides for a landscaped area of 24,466.7m² or 94.5% which complies with this clause.

There are no other provisions of the DCP that apply to the proposed development.

5. EP & A ACT - SECTION 4.15

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and the Pittwater Development Control Plan 2014. It is considered that the provisions of these documents have been satisfactorily addressed within this report.

There are no other environmental planning instruments applying to the site.

The Likely Impacts of the Development

It is considered that the development provides for the conversion of the existing carport to a garage without detrimentally impacting on the character of the area. In this respect the development is considered to be compatible with the character of the surrounding locality. The proposal does not require the removal of any vegetation and the design of the development is such that the privacy and solar access of the adjoining properties is maintained.

The Suitability of the Site for the Development

The subject site is zoned RU2 Rural Landscape and dwelling houses in this zone are permissible with the consent of Council. The resultant garage is of a bulk and scale that is consistent with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that residents of the dwelling house are able to have an enhanced parking experience with no detrimental effect on the area.

6. CONCLUSION

This application seeks approval for the conversion of an existing carport to a garage which will be attached to the existing dwelling.

As demonstrated in this report the proposal is consistent with the aims and provisions of the Pittwater LEP 2014 and the Pittwater DCP 2014. The proposed conversion of the existing carport to a garage does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed conversion of the carport to a garage upon land at **No. 13 Bungendore Street, Ingleside** is worthy of the consent of Council.

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