



STUDIO 23 design

STATEMENT OF ENVIRONMENTAL EFFECTS

June 2026

PROPOSED ALTERATIONS

59 BRICK WHARF ROAD, WOY WOY NSW 2256

TABLE of CONTENTS

INTRODUCTION	3
SITE DESCRIPTION	3
EXISTING DEVELOPMENT	4
PROPOSED DEVELOPMENT	4
CENTRAL COAST LOCAL ENVIRONMENTAL PLAN 2022 (CCLEP2022)	5
ZONING	5
HEIGHT OF BUILDINGS	5
FLOOR SPACE RATIO	6
CENTRAL COAST DEVELOPMENT CONTROL PLAN 2022 (CCDCP 2022)	6
2.2.4 BUILDING DENSITY	6
2.2.5 BUILDING SETBACKS	6
2.2.6 BUILT FORM & ARTICULATION	6
2.2.7 RESIDENTIAL AMENITY	6
2.2.8 PARKING & ACCESS	6
2.2.9 EARTHWORKS AND STRUCTURAL SUPPORT	6
2.2.10 LANDSCAPING	6
2.2.11 BUILDING SERVICES	7
CONCLUSION	7

© It is a breach of copyright for this document to be used to support a development application for any persons/entities other than those for whom this document was prepared. Other than for the purpose for which this document has been prepared and subject to conditions prescribed under the Copyright Act no part of this document may in any form nor by any means be reproduced or stored in a retrieval system or transmitted without the prior written permission of the company.

INTRODUCTION

This Statement of Environmental Effects has been prepared on behalf of our client, The Owners Corporation of Strata Plan 78941, to accompany a Development Application to undertake minor alterations to the existing Multi Dwelling Housing 'Manor House'.

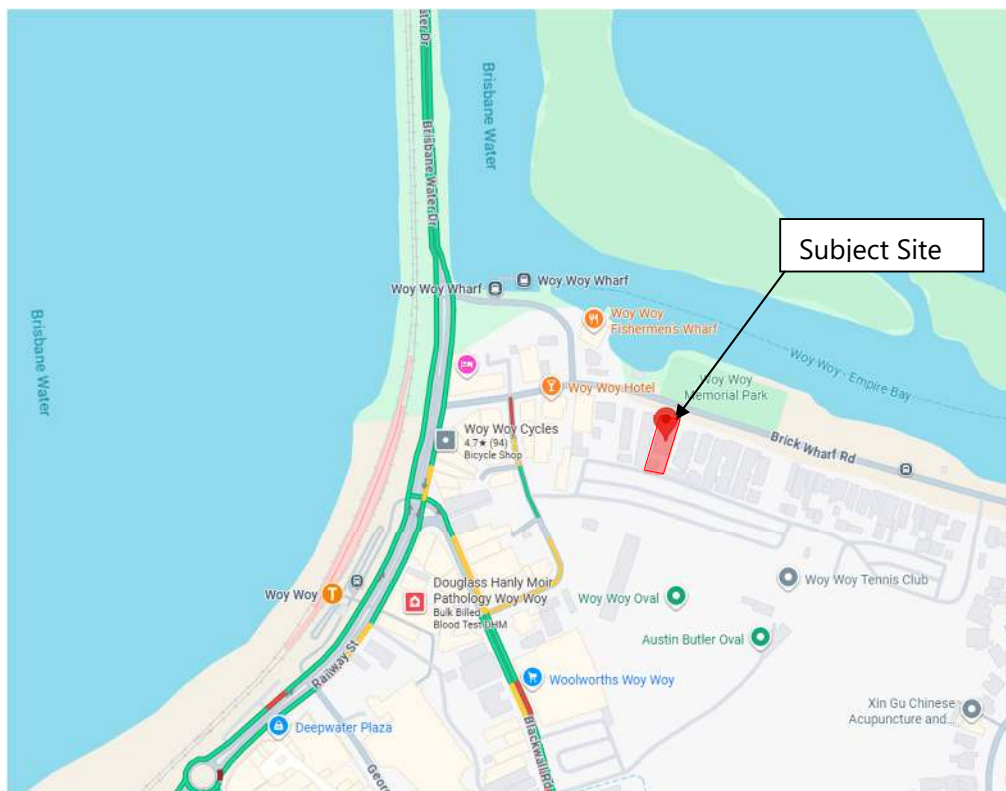
Careful consideration has been given in the design of the alterations to ensure that the amenity of surrounding area will not be compromised and that the proposal maintains a high standard of compatibility & sympathy with the existing and likely future built environment.

This Statement of Environmental Effects addresses the relevant statutory planning guidelines within which the development application is to be assessed and determined.

SITE DESCRIPTION

The site is known as Lots 1-4 SP 78941, No 59 Brick Wharf Road Woy Woy, and is located on the south western side of Brick Wharf Road. The site is relatively flat and has an area of approx. 1035m² with a lot width of 20.97m at the street frontage, tapering to 16.82m at the rear. The site contains no heritage items, is not in a heritage conservation zone, and is not mapped as bushfire prone. The site is subject to flood planning. The location of the site is indicated on the Location Map in Figure 1 below.

Figure 1 - Location Map



EXISTING DEVELOPMENT

The site currently contains an existing rendered masonry & tiled roof four-unit Manor House, completed circa 2007. The current building is experiencing waterproofing issues, and remedial works are proposed to address the issues. The original building contained planter boxes along the ground floor & level 1 balconies, however the Level 1 planter boxes have previously been filled in it is believed in an attempt to address water ingress issues in the building.

Figure 2 – Existing Manor House viewed from Brick Wharf Rd



PROPOSED DEVELOPMENT

It is proposed to remove the existing ground floor planter boxes & remnant level 1 ex-planter boxes, in order to resolve the waterproofing issues in the building.

The existing tile roof covering is proposed to be replaced with new Colorbond roofing, and the lightweight roof covering to the internal stairway is also proposed to be removed & replaced with a new structure that extends the existing light shaft at the northern end of the roof.

The application is supported and detailed by the following drawings:

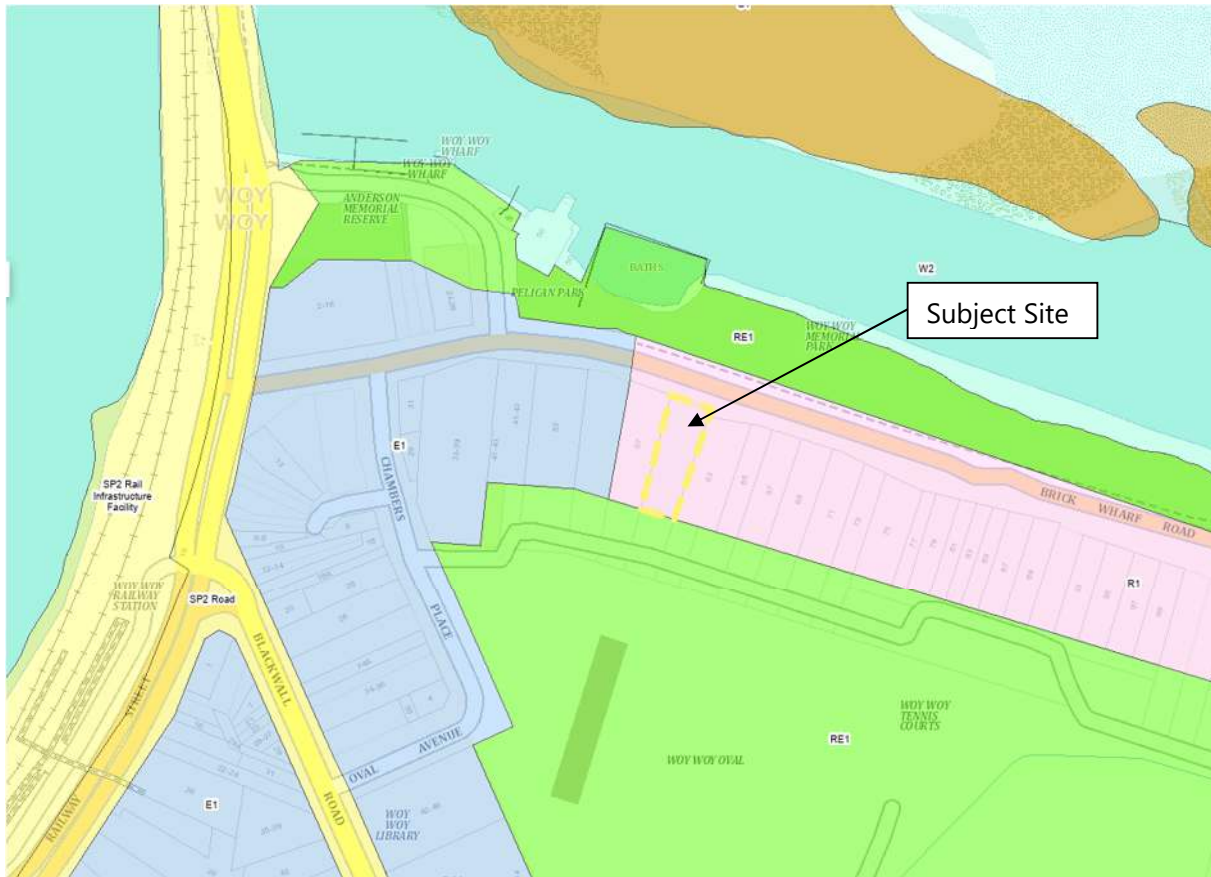
- DA-000 - Cover sheet/ location plan
- DA-001 - Site plan
- DA-010 - Existing Ground Floor/Demolition Plan
- DA-011 - Existing Level 1/Demolition Plan
- DA-012 - Existing Roof/Demolition Plan
- DA-100 – Ground floor plan
- DA-101 – Level 1 floor plan
- DA-102 – Roof Plan
- DA-200 – Elevation Sheet 1
- DA-201 – Elevation Sheet 2
- DA-202 – Sections

CENTRAL COAST LOCAL ENVIRONMENTAL PLAN 2022 (CCLEP2022)

ZONING

The subject site is zoned R1 'General Residential' under the provisions of CCLEP2022. The zoning of the land is indicated in the zoning map in Figure 3 below:

Figure 3 – Zoning Map



The objectives of the R1 Zone are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day-to-day needs of residents.
- To promote best practice in the design of multi dwelling housing and other similar types of development.
- To ensure that non-residential uses do not adversely affect residential amenity or place unreasonable demands on services.

The proposed works are consistent with the objectives of the zone.

HEIGHT OF BUILDINGS

The maximum building height for the land is 11m

The Proposal does not increase the existing maximum height of the building, which is well below the allowable 11m

FLOOR SPACE RATIO

The maximum floor space ratio for the land is 0.5:1

The proposed works will not affect the existing FSR

CENTRAL COAST DEVELOPMENT CONTROL PLAN 2022 (CCDCP 2022)

2.2.4 BUILDING DENSITY

The Proposed works have no impact on the existing Building Density, including lot size, Floor Space Ratio, and Site Coverage.

Refer to Section 2.2.10 for soft landscaping calculations.

2.2.5 BUILDING SETBACKS

The Proposed works have no impact on the existing Building Setbacks.

2.2.6 BUILT FORM & ARTICULATION

The proposed works have no impact on the Facades & Articulation of the existing building

The proposed amendments to the roof elements, including the replacement of the existing tile roof, and extension of the light well structure, comply with the objectives *'to ensure that the roof top structures do not detract from the architectural merit of the building and to maintain the privacy of the adjoining units'*

The proposed works have no impact on the Residential Address of the existing building.

The proposed works have been designed to integrate with the existing building design, and comply with the objectives of section 2.2.6.4 *'to ensure that building elements are integrated into the overall building form and façade design'*

2.2.7 RESIDENTIAL AMENITY

The Proposed works have no impact on the existing Residential Amenity, including Views, Privacy, Private Open Space, Common Open Space, or Sunlight Access.

Though the removal of the existing planter boxes, and remnant Ex-Planter boxes, will result in a technical increase of the Private Open Space area within each apartment, the minor increase will provide no tangible change to the existing area.

The extension of the rooftop lightwell will provide a negligible increase in overshadowing of the adjacent buildings.

2.2.8 PARKING & ACCESS

The Proposed works have no impact on the existing Parking & Access.

2.2.9 EARTHWORKS AND STRUCTURAL SUPPORT

The proposal does not include any Earthworks or retaining.

2.2.10 LANDSCAPING

The removal of the existing ground floor planters will result in a reduction of the existing ground level soft landscaped area of approximately 2.25m²

The planter boxes on Level 1 have previously been filled in, and therefore do not currently contribute to landscaped area. It is uncertain if the Level 1 planter boxes contributed to the original landscape calculations when the development was approved, however under the current DCP *'a minimum of 25% of the site at ground level shall be soft landscaping'*.

The original DA approval indicated a landscaped area of 373.5m², or 36%. A reduction of 2.25m² would result in a landscaped area of 371.25m², or 35.8%, still well above the required 25%.

There is no impact on existing Street Trees, Deep Soil, or fencing as a result of the proposed works.

2.2.11 BUILDING SERVICES

The proposal has no impact on Building Services, including Civil Works, Stormwater management, and Garbage and Waste Services.

CONCLUSION

An assessment in accordance with the CCLEP 2022 and the CCDCP 2022 demonstrates the proposal complies with the requirements & objectives of the LEP and DCP.

Material selection has been sympathetic with the existing & surrounding dwellings and to the local character. Durability and maintainability have been a major influence in the design of the development proposed works.

The proposed development will not have any significant impact upon the natural environment and the land is not susceptible to any natural hazards to any extent that would warrant refusal of this development application.

The proposal is reasonable and appropriate when considered under the relevant heads of consideration in Section 79C (1) of the Environmental Planning and Assessment Act, 1979, and is worthy of favourable consideration by Council.