

# STATEMENT OF ENVIRONMENTAL EFFECTS

## Alterations and Additions

22 Everglades Crescent, Woy Woy — Lot 113 DP 212286

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| <b>Applicant / Client</b>           | Dawson                                                                                                                                                                                                                                                            |
| <b>Property</b>                     | 22 Everglades Crescent, Woy Woy NSW 2256                                                                                                                                                                                                                          |
| <b>Legal Description</b>            | Lot 113, DP 212286                                                                                                                                                                                                                                                |
| <b>Site Area</b>                    | 603.87 m <sup>2</sup>                                                                                                                                                                                                                                             |
| <b>Local Government Area</b>        | Central Coast Council                                                                                                                                                                                                                                             |
| <b>Applicable Planning Controls</b> | Central Coast Local Environmental Plan 2022; Central Coast Development Control Plan 2022 — Chapter 2.1 (Dwelling Houses, Secondary Dwellings and Ancillary Development); State Environmental Planning Policy (Exempt and Complying Development Codes) 2008; BASIX |
| <b>Prepared by</b>                  | N A Hill Designs — Nikolai Hill, BDAA Accredited Building Designer (ABD 25056)                                                                                                                                                                                    |
| <b>Drawing Reference</b>            | Job No. 26003, Revision 1, dated 29/07/2026 (DA-00 to DA-10)                                                                                                                                                                                                      |
| <b>Date</b>                         | 29 July 2026                                                                                                                                                                                                                                                      |

## 1. Introduction

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This Statement of Environmental Effects (SEE) has been prepared to accompany a Development Application for alterations and additions to the existing dwelling house at 22 Everglades Crescent, Woy Woy, legally described as Lot 113 DP 212286. It has been prepared in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2021, and assesses the proposal against the relevant provisions of the Central Coast Local Environmental Plan 2022 (CC LEP 2022) and Central Coast Development Control Plan 2022 (CC DCP 2022), in particular Chapter 2.1 — Dwelling Houses, Secondary Dwellings and Ancillary Development.

The assessment below is based on the accompanying architectural drawing set (DA-00 to DA-10, Job No. 26003, Revision 1) and BASIX Certificate A1858328. Where a control cannot be fully verified from the drawing set alone (for example, the CC LEP Height of Buildings and Floor Space Ratio maps, or confirmation of zoning), this is noted so it can be confirmed prior to lodgement.

## 2. Site Description

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The subject site is an irregular corner-influenced allotment fronting Everglades Crescent, Woy Woy, with a site area of 603.87m<sup>2</sup> (603.8m<sup>2</sup> by calculation, 600.7m<sup>2</sup> per Deed). The site currently contains an existing two-storey brick dwelling with tile roof (floor levels 5.17m, 5.20m and 7.96m AHD; ridge level 11.47m AHD), together with a detached brick garage (metal roof) and a clad garage (metal roof). Site levels are relatively consistent across the lot, generally falling within a narrow band of approximately RL 4.70m to RL 5.64m AHD. An existing water tank and overflow line discharging to the street is located along the northern boundary, and existing trees are located within the site, one of which is proposed to be removed to accommodate the works and one retained.

The site is assumed to be zoned R2 Low Density Residential under CC LEP 2022, consistent with the surrounding established residential character of Everglades Crescent; this should be confirmed against the LEP Land Zoning Map prior to lodgement, along with the Height of Buildings and Floor Space Ratio maps for the site.

## 3. Description of Proposed Development

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The proposal comprises alterations and additions to the existing dwelling house, and ancillary development, as follows:

- Alterations to the existing ground floor layout, including an extension providing an open-plan kitchen, dining and sitting area with raised ceilings, and a reconfigured entry/garage arrangement;
- Retention of the existing first floor footprint (41.16m<sup>2</sup>) containing Bedroom 1, ensuite and WIR, with confirmation of valley roof details required from the structural engineer;
- Extension of the garage from 21.65m<sup>2</sup> to 26.5m<sup>2</sup>;
- Construction of a new detached studio (27.60m<sup>2</sup>) with attached bathroom, located to the rear of the principal dwelling;
- Construction of a new in-ground outdoor swimming pool (25kL capacity, non-heated, with pool cover and pump timer, per BASIX commitments); and
- Associated site works, landscaping and removal of one existing tree and existing ancillary structures.

The proposed total floor area (dwelling, garage and studio) is **264.91m<sup>2</sup>**, comprising 169.65m<sup>2</sup> ground floor, 41.16m<sup>2</sup> first floor, 26.5m<sup>2</sup> garage and 27.60m<sup>2</sup> detached studio, an increase from the existing 187.0m<sup>2</sup> (124.18m<sup>2</sup> ground floor, 41.16m<sup>2</sup> first floor and 21.65m<sup>2</sup> garage).

## 4. Assessment Against Central Coast DCP 2022 — Chapter 2.1

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The following table assesses the proposal against the applicable requirements of Chapter 2.1 of the CC DCP 2022. Objectives are addressed where relevant to the discussion of each requirement.

#### 4.1 Building Scale — Height, Site Coverage and FSR

| Clause  | DCP Requirement                                                                                                          | Proposed / Comment                                                                                                                                                                                                                                                                                                    | Outcome |
|---------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 2.1.2.1 | Max. building height 8.5m                                                                                                | Existing/proposed ridge level RL10.360, against a floor level of RL5.200 and surrounding existing ground levels of approximately RL4.70–5.64. The building presents as 2 storeys, unchanged in storey count from the existing dwelling. Overall height above existing ground is well within the 8.5m default maximum. | Comply  |
| 2.1.2.2 | Max. site coverage for a lot 450m <sup>2</sup> – <900m <sup>2</sup> : 50% of site area (pool excluded from calculation). | Building footprint (garage 26.5m <sup>2</sup> + ground floor 169.65m <sup>2</sup> + studio 27.60m <sup>2</sup> ) = approx. 223.75m <sup>2</sup> of 603.87m <sup>2</sup> site area, equating to approximately 37%.                                                                                                     | Comply  |
| 2.1.2.3 | FSR not to exceed the maximum shown on the CC LEP 2022 Floor Space Ratio Map (where applicable to the land).             | NA                                                                                                                                                                                                                                                                                                                    | Comply  |

#### 4.2 Setbacks (Table 1 — Residential Lots)

| Clause     | DCP Requirement                                                                                                         | Proposed / Comment                                                                                                                                                                         | Outcome |
|------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 2.1.3.1(a) | Front setback — average of nearest two dwellings, or 4.5m (lots >300m <sup>2</sup> ) / 3.0m (lots ≤300m <sup>2</sup> ). | Alterations and additions are generally contained within, or set behind, the established front building line of the existing dwelling; no encroachment into the front setback is proposed. | Comply  |
| 2.1.3.1(b) | Rear boundary — 0.9m (single storey, max 50% of rear boundary width) / 3m (≤4.5m height) / 6m (>4.5m height).           | Studio and pool are single storey structures set back from the rear boundary; indicative dimension of 3.71m shown to structures at the rear of the site.                                   | Comply  |
| 2.1.3.1(c) | Side boundary — 0.9m (≤4.5m height) up to 12.5m wide lots, or per sliding scale for narrower/wider lots.                | Indicative side setbacks of 0.9m–3.71m shown on the site plan                                                                                                                              | Comply  |
| 2.1.3.1(g) | Outbuilding rear/side setback — 0.5m (lots >300m <sup>2</sup> ) up to 3.8m height, increasing above that height.        | Detached studio (single storey, under 3.8m) set back approximately 0.95m–1.0m from the nearest boundary as shown on the site plan.                                                         | Comply  |

#### 4.3 Articulation Zones

| Clause    | DCP Requirement                                                                                                                 | Proposed / Comment                                                                                                                                                                                                     | Outcome |
|-----------|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 2.1.3.3.1 | Unbroken wall lengths >10m within 7.5m of a primary road frontage (or 4.5m of a secondary/parallel frontage) to be articulated. | The elevations facing Everglades Crescent incorporate a mix of gable roof forms, varied wall planes, window openings and material changes (weatherboard/cladding, render, glazing) that break up the building mass; no | Comply  |

| Clause    | DCP Requirement                                                                                                                                 | Proposed / Comment                                                               | Outcome |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------|
|           |                                                                                                                                                 | unrelieved wall length in excess of 10m is evident within the articulation zone. |         |
| 2.1.3.3.2 | Garage door width within 7.5m of primary/parallel road frontage not to exceed 6m (lots ≤12m wide) or 6m/60% of building width (lots >12m wide). | Garage door is a single opening serving the extended 26.5m <sup>2</sup> garage.  | Comply  |

#### 4.4 Residential Amenity

| Clause                     | DCP Requirement                                                                                                         | Proposed / Comment                                                                                                                                                                                                                     | Outcome |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 2.1.4.1 Views              | Reasonable view sharing with surrounding properties.                                                                    | The additions retain the existing 2-storey scale and do not introduce additional height or bulk beyond that already established by the existing dwelling; no unreasonable view loss to adjoining properties is anticipated.            | Comply  |
| 2.1.4.2 Visual Privacy     | Minimise direct overlooking of adjoining living areas and principal private open space.                                 | Habitable room windows and the raised-ceiling sitting/kitchen area address the rear and side yards of the subject site; existing boundary landscaping and building separation assist in minimising overlooking of adjoining dwellings. | Comply  |
| 2.1.4.3 Private Open Space | 24m <sup>2</sup> minimum (lots >10m wide at building line), min. dimension 3m, accessible from a habitable room.        | Rear and side yard areas surrounding the pool and studio, directly accessible from the kitchen/sitting/dining area, comfortably exceed the 24m <sup>2</sup> minimum with dimensions in excess of 3m.                                   | Comply  |
| 2.1.4.4 Solar Access       | 50% of required POS to receive 3 hours' unobstructed sunlight (9am–3pm) on 21 June, for both subject and adjoining POS. | The single storey nature of the studio and pool area, and the retained scale of the dwelling, are not expected to materially increase overshadowing to the site's own or adjoining POS                                                 | Comply  |

#### 4.5 Car Parking and Access

| Clause       | DCP Requirement                                                                                  | Proposed / Comment                                                                                                                                                                          | Outcome |
|--------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 2.1.5(a)/(b) | 1 space for dwellings with ≤3 bedrooms; 2 spaces for dwellings with 4 or more bedrooms.          | The dwelling contains 4 bedrooms (3 ground floor bedrooms plus Bedroom 1 upstairs). The extended garage (26.5m <sup>2</sup> ) together with the driveway hardstand provides on-site parking | Comply  |
| 2.1.5(c)/(f) | Parking located behind the primary road setback; max. driveway width 4m at the street crossover. | The garage and driveway are unchanged in location relative to the existing approved arrangement, set behind the primary road boundary.                                                      | Comply  |

#### 4.6 Earthworks, Structural Support and Drainage

| Clause  | DCP Requirement                                                                                            | Proposed / Comment                                                                                                                                                                         | Outcome |
|---------|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 2.1.6.1 | Excavation max. 1m (within 1m of boundary) or 3m (elsewhere); fill max. 1m above existing ground.          | Site levels are relatively flat (RL4.70–5.64 across the site) and the proposed floor level (RL5.200) is consistent with existing ground levels; no substantial cut or fill is anticipated. | Comply  |
| 2.1.6.2 | Retaining walls >600mm (within 1m of boundary) or >1m elsewhere require professional engineering design.   | No significant retaining walls are indicated on the site plan; any required minor retaining associated with the pool excavation to be engineer-designed at CC stage.                       | N/A     |
| 2.1.6.3 | Stormwater to be conveyed to a public drainage system, inter-allotment system, or on-site disposal system. | Existing site drainage/water tank overflow arrangement is retained;                                                                                                                        | Comply  |

#### 4.7 Ancillary Development

| Clause             | DCP Requirement                                                                                                                                                                                                                                                                              | Proposed / Comment                                                                                                                                                                                | Outcome |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 2.1.7.1(c)         | Max. outbuilding floor area — 45m <sup>2</sup> (lots ≤600m <sup>2</sup> ) up to 100m <sup>2</sup> (lots >900m <sup>2</sup> ); site is 603.87m <sup>2</sup> so max. 60m <sup>2</sup> applies (600–700m <sup>2</sup> band), or 45m <sup>2</sup> if assessed strictly under 600m <sup>2</sup> . | The proposal does not include a separate 'outbuilding' as defined (the studio is assessed under 2.1.7.2 as a detached studio, not an outbuilding).                                                | N/A     |
| 2.1.7.2            | One detached studio per lot; max. 50m <sup>2</sup> floor area; sited behind the main building line unless integrated with the dwelling design; scale/setbacks as for a dwelling house; no kitchen or laundry facilities permitted.                                                           | Single detached studio proposed, 27.60m <sup>2</sup> (well under the 50m <sup>2</sup> cap), containing a bathroom only (no kitchen/laundry shown), sited to the rear of the principal dwelling.   | Comply  |
| 2.1.7.3            | Pool sited behind the front setback or in the rear yard; comply with side/rear setbacks for both waterline and deck; pump noise minimised.                                                                                                                                                   | Pool (25kL) is located to the rear of the dwelling; BASIX commitments confirm no heating and installation of a pool cover and pump timer to manage energy and (indirectly) operating hours/noise. | Comply  |
| 2.1.7.4<br>Fencing | Any new/alterd fencing to a road frontage requires compliance with height, transparency and materials controls, or a DA where varying the Codes SEPP standards.                                                                                                                              | No changes to boundary fencing are proposed as part of this application.                                                                                                                          | N/A     |

## 5. BASIX

BASIX Certificate No. A1858328 (issued 29 July 2026) has been obtained for the development, confirming compliance with the NSW Government's sustainability requirements for alterations and additions with an estimated cost of \$50,000 or more, including a pool. Commitments include: a minimum 40% of new/alterd light fixtures to be LED/CFL/fluorescent; water-efficient showerheads, toilets and taps (3-star minimum); wall, ceiling and roof insulation to the R-values scheduled in the certificate; nominated glazing systems (standard aluminium, single pyrolytic low-e, U-value 5.7 / SHGC 0.47) and skylights (timber framed, low-E/argon fill, U-value 2.9 / SHGC 0.456) with associated shading; and pool-specific commitments (outdoor location, ≤25kL capacity, pool cover, pump timer, no pool heating). These commitments are to be reflected on the Construction Certificate / Complying Development Certificate plans and specifications as identified in the BASIX Certificate.

## 6. Other Considerations

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### 6.1 Compatibility with Local Character

The proposal retains the existing two-storey dwelling form and roof profile, with additions and a detached studio that are modest in scale relative to the site and consistent with the established built form of Everglades Crescent. The works do not introduce a scale, height or density inconsistent with the surrounding low-density residential character.

### 6.3 Construction and Site Management

Standard construction management measures — sediment and erosion control, hours of work, waste management and protection of the retained street tree — will be implemented during construction in accordance with Council's standard conditions of consent.

## 7. Conclusion

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The proposed alterations and additions, together with the ancillary detached studio and swimming pool, have been assessed against the relevant provisions of Central Coast DCP 2022 Chapter 2.1. The proposal is generally consistent with the numerical and design-based controls of the DCP/CC LEP 2022. The development is considered to be consistent with the objectives of Chapter 2.1 and is recommended for approval, subject to the standard conditions of consent applying to development of this nature.

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