



Corona Projects

DEVELOPMENT APPLICATION STATEMENT OF ENVIRONMENTAL EFFECTS

Demolition of all existing structures, construction of a new multi-dwelling housing development with three (3) townhouses, and subsequent strata subdivision

9 Allfield Road, Woy Woy

May 2026

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PROJECT DETAILS

Client: ODK Construction Pty Ltd
Subject land: 9 Allfield Road, Woy Woy
Lot Description: 70/-/DP6846
Proposed development: Demolition of all existing structures, construction of a new multi-dwelling housing development with three (3) townhouses, and subsequent strata subdivision

The report is prepared by William Clifford
Bachelor of Architecture and Environments (USYD)

The report is reviewed by Mathew Fortunato
Bachelor of Architecture and Environments (USYD)

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 24 of the Environmental Planning and Assessment Regulation 2021;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

Rev.	Description	Date	Written By	Reviewed By
1	Final Report	29.05.2026	WC	MF

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for ODK Construction Pty Ltd to accompany a Development Application (DA) to Central Coast Council for the demolition of all existing structures, construction of a new multi-dwelling housing development with three (3) townhouses at 9 Allfield Road, Woy Woy.

More specifically, the proposed development comprises:

- The demolition of all existing structures on site;
- The construction of three two-storey townhouses and associated driveway; and the
- Strata subdivision into three lots and associated common property.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk, and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Arborist Report	Arbor Express	19.05.2026
Architectural Plans	Corona Projects	April 2026
BASIX Certificate	Positive Eco	28.05.2026
Flood Report	DT Civil	21.05.2026
Landscape Plans	Sculpt and Spade Design	06.05.2026
Stormwater Plans	DT Civil	29.05.2026
Survey Plan	Michael J Burg	03.04.2026

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 9 Allfield Road, Woy Woy and is legally described as Lot 70 in Deposited Plan DP6846. The site is located on the northern side of Allfield Road, between Edward Street and Blackwall Road.

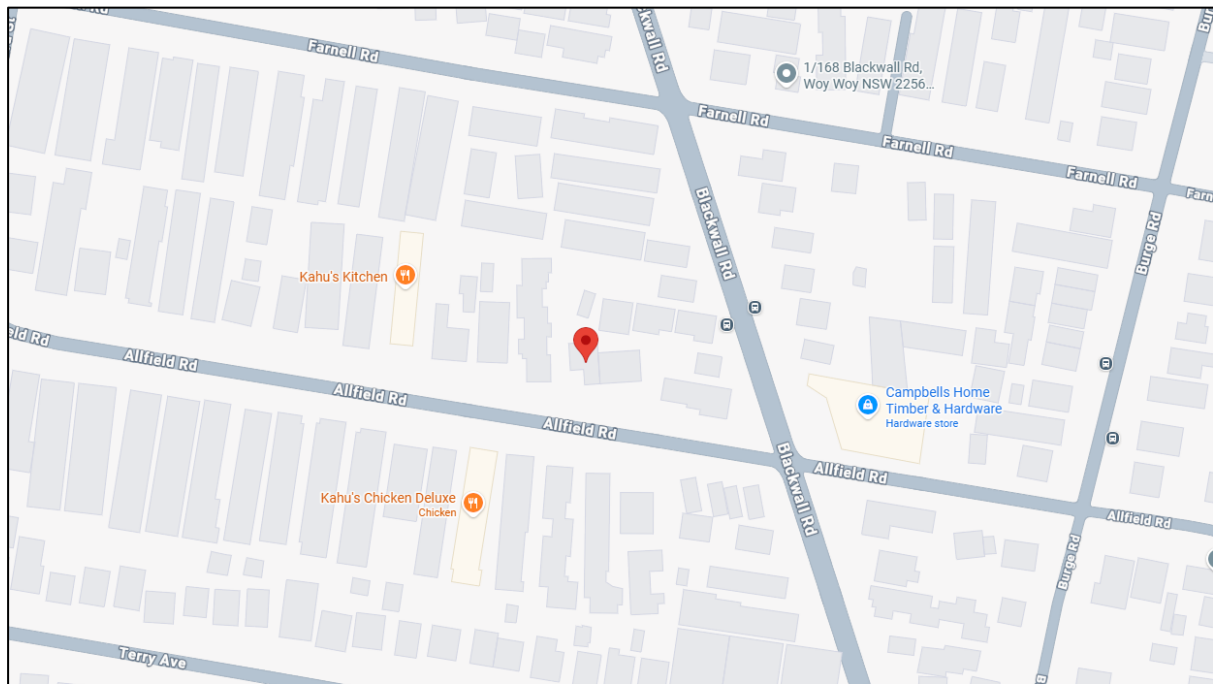


Figure 1: Site Locality Map (Google Maps 2026)



Figure 2: Aerial Map (NSW SIX Maps 2026)

The site is rectangular with a total area of 854.7m square metres by survey, with a 15.24 metre street frontage to Allfield Road. The eastern and western side boundaries both measures 57.785 metre. The rear boundary measures 15.24 metres. The site falls is relatively flat.

The site currently contains a fibro cottage with a metal roof and a fibro garage. The building is a residential dwelling. The rear of the site is landscaped with shrubs and grass. Vehicle access is available from Allfield Road.

The land is zoned R1 General Residential under the provisions of Central Coast Local Environmental Plan 2022 (LEP). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 3: Subject site as viewed from Allfield Road (Google Maps 2023)

2.2 The Locality

The site is located within the established residential area of Woy Woy, which is characterised by predominantly low to medium-density residential development. Building heights in the locality are typically one to two storeys.

The subject site adjoins a mix of residential properties. Along the eastern boundary, the site interfaces with a one to two-storey brick cottage with a tiled roof at 7 Allfield Road, a single-storey brick villa forming part of a larger multi-dwelling development at 205 Blackwall Road, and a single-storey fibro cottage with a tiled roof at 203 Blackwall Road. To the west, the site adjoins a single-storey brick villa unit with a tiled roof at 11 Allfield Road. At the rear, the site abuts a one to two-storey brick unit block at 201 Blackwall Road.



Figure 4: The neighbouring dwelling at 7 Allfield Road as seen from the streetscape (Realestate.com 2023)



Figure 5: The neighbouring dwelling at 11 Allfield Road as seen from the street (Google Maps 2023)



Figure 6: The neighbouring dwelling at 205 Blackwall Road as seen from the street (Google Maps 2023)



Figure 6: The neighbouring dwelling at 203 Blackwall Road as seen from the street (Google Maps 2023)

2.3 Development History

A search on Council's DA Tracker found there is no recent recorded planning history for the site.

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes the demolition of all existing structures and the construction of a new multi-dwelling housing development with three (3) townhouses at 9 Allfield Road, Woy Woy.

More specifically, the proposed development comprises:

- The demolition of all existing structures on site including the single storey fibro cottage and the detached garage to the rear;
- Removal of one small tree along the eastern boundary;
- The construction of three detached two-storey townhouses and associated driveway; and
- Strata subdivision into three lots and associated common property.

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk, and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality. Please refer to plans prepared by Corona Projects (May, 2026).



Figure 4: Proposed elevations (Corona Projects, May 2026)

3.3 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in Table 1 below.

Component	Proposal
Site area	854.7m ²
Gross Floor Area	594m ² Unit 1 Area: 163m ² Unit 2 Area: 149m ² Unit 3 Area: 182m ²
Floor Space Ratio	0.57:1
Height	2 storeys 8.801m
Landscaped Area	228sqm (26%)
Boundary setbacks	
Front	5.939m
Side (E)	0.9m
Side (W)	3.987m
Rear	4.5m
Car spaces	One (1) parking space per Townhouse, plus One (1) visitor parking space

Table 1: Key development components

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Housing) 2021
- Central Coast Local Environmental Plan 2022
- Central Coast Development Control Plan 2022

The primary statutory document that relates to the subject site and the proposed development is Central Coast Local Environmental Plan 2022. The primary non-statutory plan relating to the subject site and the proposed development is Central Coast Development Control Plan 2022.

4.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Section 4.6, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, the land is not likely to be contaminated and, given that no change of use is proposed, no further consideration is required under Section 4.6(1)(b) and (c) of the Resilience and Hazards SEPP.

4.1.2 State Environmental Planning Policy (Sustainable Buildings) 2022

SEPP (Sustainable Buildings) 2022 applies to the proposed development. A BASIX Certificate is submitted with the application and confirms that the proposal will comply with the water, thermal comfort, and energy efficiency requirements of the policy.

4.1.3 State Environmental Planning Policy (Housing) 2021

Part 3, Chapter 6 'Low and midrise housing' of the SEPP (Housing) 2021 applies to the proposed development. The subject site is located within a low and mid-rise housing (outer) area, specifically 766m from the Woy Woy station and town centre (north western corner of Victoria Road as confirmed by survey (Michael J Burg, March, 2026)), see figure 7 below.

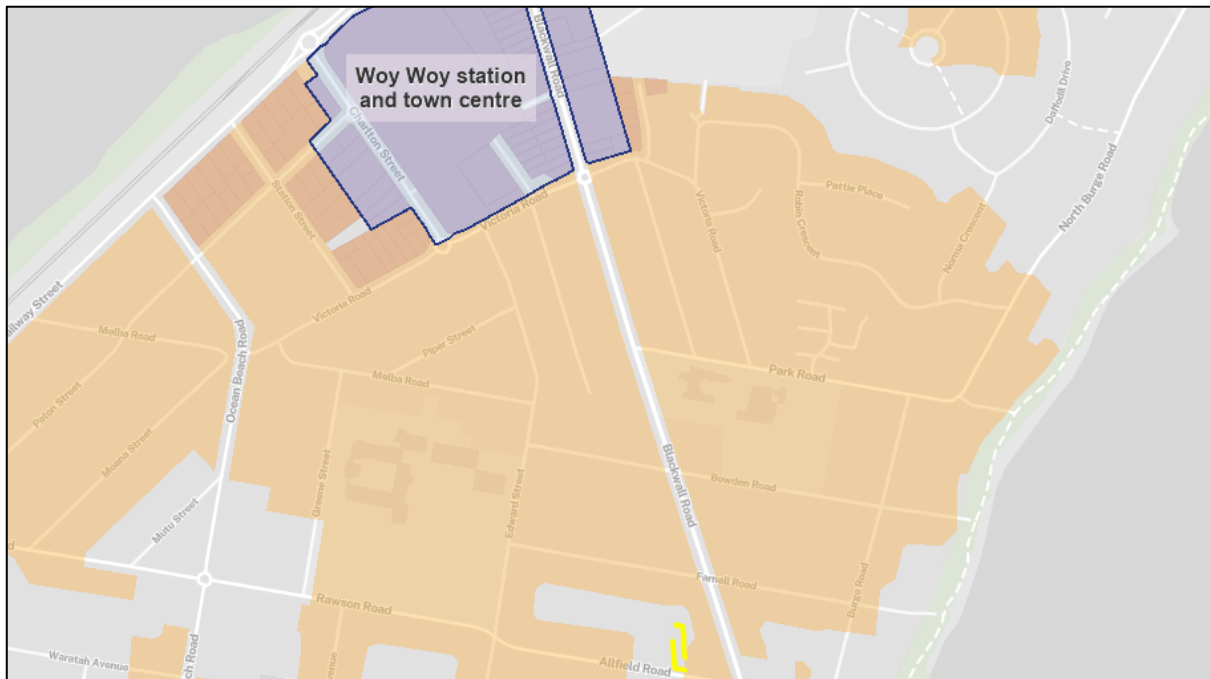


Figure 5: Low and Mid-Rise Housing Policy Indicative Map – Subject site identified in yellow (DPIE, 2026)

Division 1 Preliminary

Section 170. Development permitted with development consent

Section 170 specifies that development for the purposes of Attached dwellings, multi dwelling housing and multi dwelling housing (terraces) is permitted with development consent on land to which this chapter applies in a low and mid-rise housing area in Zone R2 Zone. The proposal is located in the R1 zone and this this Section is not relevant to the assessment of this application. Nevertheless, the proposal is permissible with consent in the R1 zone under the Central Coast LEP 2022.

Section 171. Landscaping—multi dwelling housing or multi dwelling housing (terraces)

Section 171 specifies that consent must not be granted to development to which this section applies unless the consent authority has considered the Tree Canopy Guide for Low- and Mid-Rise Housing, published by the Department in February 2025. The proposal has been assessed against the Tree Canopy Guide for Low- and Mid-Rise Housing, Table 5. ‘Tree canopy and deep soil – multi-dwelling housing (applies to the whole development)’ below.

Table 5.	Criteria Control	Comment
Tree Canopy	20% (min % site area)	174.45m ² (20.4%) tree canopy area is provided.
Deep Soil	20% (min % site area) – Minimum width of 3m x 3m	The proposed design provides for 98.91m² (11.6%) of deep soil area with a minimum dimension of 3m. Whilst this non-compliance is acknowledged, the proposal remains compliant with DCP requirements for soft landscaped area and deep soil area. The maximum amount of deep soil area (3m x 3m) has been provided on site whilst accommodating the required side and rear setbacks, access driveway, and private open space. Further, the site features a total landscaped area of 226m² (26%) to accommodate the required plantings, allow for appropriate infiltration of stormwater, and minimise the urban heat island effect. Accordingly, the proposed deep soil area is considered acceptable upon merit.
Tree Planting Rate	For every 300 m ² or part thereof, plant at least one medium tree in the deep soil area.	The proposal satisfies the required tree planting rate. 2 medium and 3 small trees are proposed. Refer to the provided landscape plan (Sculpt and Spade Design, 2026).

Division 2 non-discretionary development standards—the Act, s 4.15**Section 172. Non-discretionary development standards—multi dwelling housing**

Section 172, specifies non-discretionary development standards for multi-dwelling housing in a low- and mid-rise housing area within zones R1, R2, R3, and R4. The subject site is zoned R1 General Residential and thus these non-discretionary development standards apply to the subject development. These non-discretionary development standards are considered in the below table.

(2) Non-discretionary development standards		Comment
(a)	a minimum lot size of 600m ² ,	The lot size is 854.7m ²
(b)	a minimum lot width at the front building line of 12m,	The lot width at the front is 15.24 metres.
(c)	if no environmental planning instrument or development control plan that applies to the land specifies a maximum number of car parking spaces per dwelling—a minimum of 1 car parking space per dwelling,	1 Car Parking space is proposed per dwelling plus the required visitor parking space.
(d)	a maximum floor space ratio of 0.7:1,	The proposed development has a floor space ratio of 0.57:1.
(e)	a maximum building height of 9.5m.	The proposed development has a maximum building height of 8.801 metres.

The subject development complies with the prescribed non-discretionary development standards under Section 172 and accordingly, the development cannot be refused on this basis of a non-compliance of the above criteria.

4.1.4 Central Coast Local Environmental Plan 2022

Zoning and permissibility

The site is located in Zone R1 General Residential.

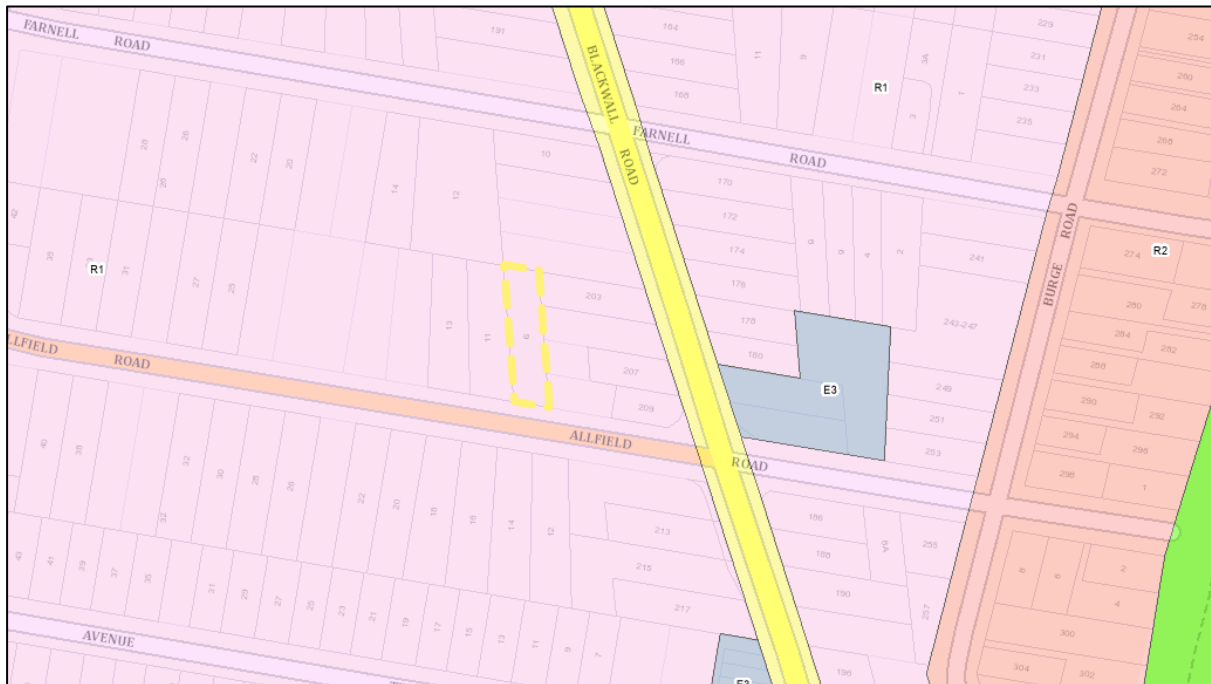


Figure 7: Land Zoning Map (NSW Spatial Planning Viewer 2026)

The development is identified to be *Multi dwelling housing*, which is permitted with consent in the R1 General Residential zone.

The objectives of the 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 development is consistent with the zone objectives. The proposed multi-dwelling housing will provide for the growing housing needs of the Woy Woy area. The proposed development contributes to the variety of housing types to contribute to the existing housing typologies within the locality. The proposal will not adversely affect the ability of other land uses to provide facilities or services that meet the day to day needs of residents. The proposal has been skilfully designed to ensure the dwellings are providing high levels of residential amenity.

Clause 4.3 Height of buildings

The LEP Height of Building Map stipulates that the maximum building height permitted for the site is 11.5 metres. The proposed height of the development is 8.801 metres and therefore complies with the standard.

Clause 4.4 Floor space ratio

The LEP Floor Space Ratio Map stipulates that the maximum floor space ratio permitted for the site is 0.5:1. However, exceptions to FSR are prescribed under Clause 4.4A. These are considered below.

4.4A Exceptions to floor space ratio—general

Clause 4.4A (5) prescribes exceptions to the maximum FSR for sites development located in Area 2 on the Floor Space Ratio Map. The subject site is located within Area 2.

Subclause (c) specifies that:

(c) 0.6:1, if subclause (a) or (b) do not apply to the building.

Subclause (a) and (b) do not apply to the proposed development as no basement parking is provided. Thus, subclause (c) applies and a maximum FSR of 0.6:1 applies to the subject development. The proposal features an FSR of 0.57:1 and therefore complies with the maximum FSR.

Clause 5.21 Flood planning

The site is affected by flooding as stated in the flood information provided by Central Coast Council issued on the 26th of March 2026. A Flood Risk Management Report has been prepared DT Civil (May, 2026) addressing the flood affectation of the site and the proposed works which concludes that:

“From this flood assessment, we certify that the proposed development, as presented in the Architectural plans by Corona Projects (Dated April 2026), meet the requirements of Department of Planning’s ‘Floodplain Development Manual’, Central Coast Council’s Flood requirements as specified in Central Coast Council DCP provided that all procedures and recommendations presented in this report are implemented”

The proposal is therefore considered acceptable and aligns with Clause 5.21 of the Central Coast LEP 2022.

Clause 7.1 Acid sulphate soils

The Acid Sulphate Soils Planning Map identifies the site as Class 3. The proposed works will not extend more than one metre below the natural ground surface, nor will the development lower the water table by more than one metre below the natural ground surface. Accordingly, the proposal is not anticipated to disturb acid sulphate soils.

4.1.5 Central Coast Development Control Plan 2022

The development has been considered against the relevant objectives and controls of the Central Coast Development Control Plan 2022 below.

Control		Comment	Compliance
CHAPTER 2 – DEVELOPMENT PROVISIONS			
2.2 DUAL OCCUPANCY AND MULTI DWELLING HOUSING			
2.2.2. SITE AND CONTEXT ANALYSIS			
2.2.2.1.1 Site Analysis			
c	The Site Analysis Plan identifies existing conditions relating to the development site and existing design constraints on adjacent sites, which are likely to influence design choices. The design should demonstrate that these issues have been considered.	Site Analysis Plan is included in the Architectural Set.	Complies
2.2.3 BUILDING SCALE			
2.2.3.1 Height			
a	Central Coast LEP 2022 contains a Height of Building Map for certain areas within the Local Government Area (LGA). In accordance with Clause 4.3 (2) of Central Coast LEP 2022, the height of a building in these areas is not to exceed the maximum height indicated on this map except as provided for by Central Coast LEP 2022 Clause 5.6-Architectural Roof Features.	The LEP Height of Building Map stipulates that the maximum building height permitted for the site is 11.5 metres. The maximum height of the proposed development is 8.801 metres and is therefore compliant.	Complies
c	Building Height for development proposals under this chapter shall generally not exceed two storeys in height. Three storey development will generally only be supported on steeply sloping sites, where the three-storey component extends for only a small section of the development.	The proposed dwellings are a maximum of two storeys in height.	Complies
2.2.4 BUILDING DENSITY			
2.2.4.1 Lot Size Requirements			

Control		Comment	Compliance
a	Central Coast LEP 2022 specifies the minimum lot sizes for dual occupancy development.	The proposal does not include the development of a dual occupancy.	Complies
2.2.4.2 Floor Space Ratio			
a	Central Coast LEP 2022 contains a Floor Space Ratio map and the relevant considerations for certain areas within the Central Coast LGA.	Clause 4.4A (5)(c) prescribes a maximum FSR of 0.6:1 for the subject development. The proposal features an FSR of 0.57:1 and therefore complies with the maximum FSR.	Complies
2.2.4.3 Site Coverage			
a	For all development types that are subject to this chapter a minimum 25% of site area at ground level shall be 'soft' landscaping, excluding all hardstand areas. Private Open space areas and setback areas may be included in this calculation only where these do not include hardstand surfaces.	The proposed development features 223m ² (26%) of soft landscaped area and thus complies.	Complies
2.2.5 BUILDING SETBACKS			
a	For all development proposed under this chapter the following setbacks shall apply: a. Front Setbacks Minimum Setback Required i Classified roads: 7.5m ii Local roads: The average distance of the front setbacks of the nearest 2 dwelling houses having the same primary road boundary and located within 40m of the lot on which the dwelling house is erected, or if 2 dwelling houses are not located within 40m of the lot - 4.5m <i>Note: For the purpose of calculating the setbacks of the nearest 2 dwellings any ancillary development is to be disregarded</i> iii Roads where the road reserve is less than 12m wide: 6.0m <i>Note: Dwellings must have direct access to a public road for pedestrian access, mail and waste collection.</i> b. Side Setbacks i for any part of the building with a height of up to 4.5m—0.9m, and ii for any part of the building with a height of more than 4.5m—0.9m plus one-quarter of the height of the building above 4.5m <i>Note: Unbroken lengths of wall exceeding 10m in length and 3 m in height shall not be permitted.</i> c. Rear Setback (i) 4.5 m	The subject site is located with a frontage to a local road. The two developments to either side of the site feature a 5.894m setback (No. 7 Allfield Rd) and a 5.975m setback (No. 11 Allfield Rd). This results in an average front setback of 5.93m. The proposal features a front setback of 5.939m and is therefore compliant. The proposal provides ground floor setbacks of 0.9m (east) and 3.987m (west). The proposal features a wall height on the eastern elevation of 6.57m, 2.07m above 4.5m. Therefore, the required eastern side setback is 1.42m. The proposal provides first floor setbacks of 1.63m (east) and 4.087m (west).	Complies Complies Complies

Control	Comment	Compliance
(ii) To a parallel road or public reserve-3.0m <i>Note: Setbacks to Public Reserves adjoining a Natural Waterbody are specified below</i> (iii) Where a property is within the Coastal Hazard Planning Area as per Chapter 3.2 Coastal Management d. Garages i Local Roads 5.5m applies to garages where they are accessed directly from the road system, except ii Classified roads - 7.5m applies	The proposed rear setback measures 4.5m. The proposed garages are setback >5.5m.	Complies Complies

2.2.6 BUILT FORM & ARTICULATION

2.2.6.1 Facades & Articulation

a	Facades are to be articulated in length and height. Unbroken lengths of wall exceeding 10 metres in length and 3 metres in height shall not be provided. In development of two or more storeys, physical design elements shall be used to provide visual interest to the building. These elements may include roof, wall and eave projections and indentations roofed decks, pergolas, awnings, and other permanent shading structures, etc. A mixture of building materials including masonry, timber and glass is encouraged.	All external facades are appropriately articulated to ensure that adequate visual interest is provided for the dwellings. No unbroken lengths of wall exceeding 10 metres in length and 3 metres in height are proposed.	Complies.
b	Garage prominence is to be minimised: i for multi-dwelling housing or attached dwellings garages are to be located behind the front setback of the building so as not to visually dominate the streetscape. Garages which are visible from the street shall not exceed 50% of the lineal frontage of the building, must respect the architectural qualities of the building and integrate with the overall presentation of the development.	The proposed garage for townhouse 1 is located behind the front building line and does not exceed 50% of the lineal frontage of the building. The garages for townhouse 2 & 3 are located behind the front building line of townhouse 1 and not clearly visible from the street.	Complies

2.2.6.2 Roof Elements

a	Roof design is to respond to the orientation of the site. For example, by using eaves and skillion roofs to respond to solar access.	The proposed roof responds appropriately to the site conditions and the design of the dwellings. The proposed roof utilises an appropriate pitch in areas to ensure solar access is optimised where possible.	Complies
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2.2.6.3 Residential Address

a	For all dwellings located at the front of each development ensure that the street can be seen	Townhouse 1 is located at the front of the subject site and provides sufficient	Complies
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Control		Comment	Compliance
	from windows of regularly occupied rooms, as well as from upper-storey balconies and private terraces or courtyards at ground level.	opportunities for casual surveillance of the street.	
b	Above-ground parking carports and fully enclosed garages must not be located within any facade facing a street, a park or major communal open space, where they would block desired sight lines.	The proposed garage for townhouse 1 is located within the street-facing front façade. It is seamlessly integrated into the overall architectural design of the dwelling and does not obstruct any key sight lines or detract from the amenity of nearby parks or major communal open spaces.	Complies
c	Street number and building access to be easily identified from the street.	The development is capable of providing street numbering and access which is readily identifiable from the street.	Complies

2.2.7 RESIDENTIAL AMENITY**2.2.7.1 Views**

a	Development is to be sited and designed to enable a sharing of views with surrounding private properties, particularly from habitable rooms.	The proposed townhouses are sited to enable a sharing of views from habitable spaces. The proposed design is not considered to block any significant views.	Complies
c	Applicants shall demonstrate that buildings have been designed 'from the ground up', with floors located at or near to natural ground level and incorporating reasonable ceiling heights and roof pitch.	The proposed townhouses within the multi dwelling development have been designed 'from the ground up'. The floor to ceiling heights are appropriate at the ground and first floor level (3 metres and 2.65 metres respectively). The finished floor level (FFL) is built at the appropriate height to address the flooding that affects the site.	Complies

2.2.7.2 Privacy**2.2.7.2.1 Visual Privacy**

a	Direct overlooking of internal living areas and private open space and from surrounding dwellings must be minimised by building layout, location and design of windows and balconies, screening devices and landscaping.	Sufficient building separation is provided to ensure visual privacy is maintained.	Complies.
b	Where living area windows or balconies of dwellings are proposed within 12 metres of and facing living area windows or balconies of adjacent dwellings, windows should offset from the edge of the		

Control		Comment	Compliance
	opposite window and balconies be screened or oriented to ensure visual privacy. Window openings at first floor level and above should be orientated or designed to minimise the potential for overlooking of adjacent properties and this consequent loss of privacy. Windows which are orientated towards adjoining properties and do not adequately restrict overlooking will be required to be opaque finish or located at appropriate heights above floor level to minimise overlooking of adjoining properties. See Figure 3.		
2.2.7.2.2 Acoustic Privacy			
a	Site layout should separate active recreational areas, parking areas, vehicle access ways and service equipment areas from bedroom areas of dwellings.	The proposed townhouse layouts are appropriately designed to limit high noise producing within close proximity to bedrooms and the like.	Complies
2.2.7.3 Private Open Space Areas			
a	Private open space for each dwelling is to have with a minimum area of 45 square metres and a minimum dimension of 4.5 metres. These areas are required to be generally located at ground level, directly accessible from a living area within the dwelling.	All townhouses are provided with 45m ² of POS that meets the minimum dimensions.	Complies
b	Required private courtyards shall not exceed a maximum grade of 1:14 to optimise useability for residents.	The proposed courtyards are of appropriate grades in accordance with this control.	Complies
c	Wherever a dimension is less than the required minimum width (i.e., 2 metres for balconies or 4.5 metres for courtyards) it shall not be counted as part of the calculation for private open space areas.	Noted.	N / A
d	Required ground level private open space may be provided in up to two locations for each dwelling, subject to compliance with the minimum dimension.	One location is provided that complies with the required private open space for each townhouse within the proposed multi dwelling complex.	Complies
e	Ground level courtyards are not permitted within the front building setback area fronting local roads.	No ground level courtyards are proposed within the front setback.	Complies
2.2.7.5 Sunlight Access			

Control		Comment	Compliance
a	On June 21, 50% of the required principal private open space area for all dwellings should receive at least 3 hours of unobstructed sunlight access between 9am and 3pm.	The proposed townhouses receive partial solar access to less than 50% of the available POS. Whilst this non-compliance is acknowledged, strict compliance is not readily achievable due to the unfavourable north-south orientation of the site, requirement for a driveway down the western side of the site, and the limited width of the site. Nevertheless, the partial solar access received will provide the residents with a reasonable level of residential amenity, considering the site constraints. Further, the proposal comfortably complies with the prescribed maximum building height, FSR, and private open space area requirements.	Merit assessment
b	Dwellings should be orientated to allow optimum solar access for internal living areas.		
c	On June 21, 50% of the required principal private open space on adjoining land should receive at least 3 hours of unobstructed sunlight access between 9am and 3pm. Any proposed variation to this provision must demonstrate: i the proposed development complies with the building height and building setback requirements of this chapter ii the proposal adequately considers site constraints including slope and site orientation iii that the adjoining development has not sufficiently considered likely future development and site constraints such as lot orientation in the location of private open space.		
d	Developments that are 2 or more storeys in height or greater shall provide shadow diagrams based on a survey of the site and adjoining development, showing shadow casting at 9 am, 12 noon and 3 pm on June 21 (winter solstice). The shadow diagrams must show the impact of shadowing from the proposed development, fencing, cut and fill as well as existing development, on the proposed development and adjoining properties.	Solar access to adjoining dwellings is not reduced to a non-compliant extent, noting the bulk of the shadows fall on the proposed driveway and the driveway of No.11 Allfield Road. Alternate design options explored did not yield additional solar access and resulted in a sub-optimal dwelling configuration. Accordingly, the proposal is considered to reflect a high quality of design and the most optimal configuration for three two storey dwellings on site. Refer to the provided shadow diagrams (Corona Projects, 2026) for further information.	
2.2.8 PARKING AND ACCESS			
2.2.8.1 Car Parking			
a	Car parking within setbacks to classified roads shall not be permitted.	The site does not front a classified road.	Complies

Control		Comment	Compliance
c	One of the required resident car parking spaces shall be provided in the form of an enclosed space for each dwelling with minimum dimensions of 3 metres width by 5.5 metres length and a minimum opening of 2.7 metres width.	All resident spaces are provided within enclosed garages of appropriate dimensions.	Complies
e	All car parking calculations are to be rounded up to the next whole number.	Noted.	-
f	Resident car parking is to be provided in accordance with the parking rates identified in Chapter 2.13 Transport and Parking	Refer to 2.13.3.2 Car Parking Requirements below.	-
g	Visitor parking shall be provided for all multi dwelling housing and attached dwelling development at the rate of 1 space per 5 units, with a minimum of 1 visitor space per development. In addition: - i Visitor parking must be clearly identifiable, delineated by stencilling “VISITOR” on the space(s) and is to remain available for use at all times. - ii One (1) visitor space where required is to be available for car washing and have appropriate tap and drainage facilities provided for that purpose. - iii Visitor car parking is generally not encouraged within the front setback. Where this is considered to be the only feasible alternative, the space(s) shall be setback a minimum of 3.0 metres from the frontage and only where suitably screened by landscaping.	The proposal provides 1 visitor parking space in accordance with the requirements which is located behind the front setback.	Complies
h	All geometric standards applicable to site access and car parking layout shall be in accordance with Chapter 2.13 – Parking and Access and Australian Standard AS/NZS 2890.1. Applicants should obtain a copy of the relevant vehicle turning circles from Australian Standard AS/NZS 2890.1 to ensure compliance with the 85th percentile vehicle.	All proposed parking spaces and areas will comply with the relevant Australian Standards	Complies
i	For sites to be accessed from a classified road or where car parking is proposed along or at the end of a common driveway, an adequate manoeuvring area must also be provided on-site so that the	Allfield road is not a classified road. Nevertheless, forward entry and exit is available on site to all parking spaces,	Merit assessment

Control	Comment	Compliance
vehicles of residents can enter and leave the site in a forward manner using no more than a 3-point turn. Applications should include turning templates on the plans to demonstrate compliance.	save for the garage of townhouse 1. Dwelling 1 addresses Allfield Road in the same manner as a single dwelling would with a 5.94m setback from the front boundary to the garage. Accordingly, whilst this non-compliance is acknowledged, the proposed forward entry and reverse exit for dwelling 1 is considered acceptable as it would for a single dwelling house. Refer to the provided swept path plans and traffic engineers letter of support (TTPS, 2026) for further information. Refer to the provided swept path plans and traffic engineers letter of support (TTPS, 2026) for further information.	

2.2.8.2 Access Design

a	Driveways and vehicular access shall be designed in accordance with relevant Australian Standard and provisions of Council's Civil Works Specification	Driveways and vehicle access points will be designed in accordance with the relevant Australian Standards.	Complies
b	Use of plain concrete for driveways and open car parking areas is not supported by Council. Details of the proposed treatment shall be provided in the development application.	Plain concrete is not proposed. Suitable materials for the proposed driveway may be imposed via a condition of consent.	Complies

2.2.8.2.2 Ground Level Parking

a	Fully enclosed garages must not visually dominate any building elevation.	The proposal does not include any fully enclosed garages facing the building elevation.	Complies
b	Driveways must not be continuous straight lines and shall be offset by landscaped sections	The proposed driveway is offset by landscape sections where possible.	Complies
c	A minimum pavement width of 3m is required	The proposed driveway width is 3 metres at a minimum.	Complies
d	Driveways shall be offset from any side boundary by 2 metres at the front boundary and may taper back to 500mm side setback within the front building line as illustrated in Figure 1. This offset area, and side setback for the length of the remaining driveway must be landscaped with trees and shrubs to soften	The proposed driveway is offset 1.75m from the western side boundary. This minor non-compliance is a result of the limited width of the site and required swept path plans. Compliant sight lines are provided.	Merit assessment

Control	Comment	Compliance
the hardstand areas and provide for infiltration and provide visual appeal to the streetscape.	The proposed driveway is offset 500mm from the western side boundary. Adequate landscaping is provided in this offset area as well as further around the driveway.	

2.2.9 EARTHWORKS AND STRUCTURAL SUPPORT**2.2.9.1 Earthworks**

a	Excavation for the purposes of development must not exceed a maximum depth measured from existing ground level of 1m if less than 1m from any boundary, or 3m if located more than 1m from any boundary.	No cut or fill is proposed in excess of 1m in depth.	Complies
b	Fill for the purpose of erecting a dwelling must not exceed 1m above existing ground level. No retaining wall for fill is to be within 1m of a side or rear boundary unless within 1.5m of any external wall of a dwelling.		
c	Where a property is burdened by stormwater or water and sewerage mains then Council will generally preclude any excavation or filling within that easement	No excavation, other than that required for footings, is proposed above the identified sewerage main.	Merit assessment

2.2.10 LANDSCAPING**2.2.10.1 Landscape Design - General**

a	A suitably qualified landscape professional is to be engaged to undertake the design and construction of landscaping for the development is required.	Refer to the landscape plan (Sculpt and Spade Design, 2026) provided with the submission.	Complies
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2.2.10.2 Street Trees

a	All development shall incorporate street tree plantings at a rate of at least two semi-advanced trees per 15 metres of frontage. Details of the proposed street tree planting including species and locations shall be submitted with the development application and included as part of the landscape plan. Street trees are to be maintained and nurtured until established.	Two street trees are proposed.	Complies
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2.2.10.3 Deep Soil

a	A minimum 50% of the required soft landscaped area of the site at ground level shall be a deep soil	186m ² (83% of the soft landscaping) of deep soil area is proposed.	Complies
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Control	Comment	Compliance
zone. This may be achieved by optimising the retention provision of consolidated deep soil zones within a site by: - i the design of any basement and sub-basement car parking, so as not to fully cover the site; - ii the use of setbacks for deep soil planting. Planting should be selected and located to minimise negative impacts on adjoining properties.		

2.2.10.4 Fencing

a	Details of the material, height, type, and extent of all proposed fencing shall be shown on the development application plans.	The proposed front boundary fence measured 1.2m in height. The proposed fencing features a masonry base with horizontal slats above, in keeping with the style of fencing in the area.	Complies
c	Decorative fencing of maximum 1.2 metres height is permitted along the front boundary		
e	Fencing should not detract from the streetscape or character of the area. Plain Colourbond and /or timber paling fences are unacceptable in this regard. A combination of materials and articulation of the fence plane is required in order to achieve better presentation to the public domain, as illustrated above.		
g	No structures or landscaping exceeding 1 metre in height are to be located within the triangle formed by a sight line 12 metres x 6 metres from the intersection of the two street boundary lines. Any existing or proposed tree in this area is to be maintained with a clean trunk under a height of 2.0 metres.	Noted. Compliant sight lines are retained.	Complies

2.2.11 BUILDING SERVICES

2.2.11.1 Services - General

c	All applications shall provide details of potential impacts on existing services, for example nearby drainage, water or sewer lines.	The existing sewer line is clearly shown throughout the provided architectural plans (Corona Projects, 2026).	Complies
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2.2.11.3 Stormwater management

b	A stormwater management plan is to be submitted with the development application, incorporating one of the following:	Refer to the stormwater management plan (DT Civil, 2026) provided with the submission.	Complies
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Control		Comment	Compliance
	i the provision of on-site stormwater detention with delayed release into the stormwater system; or ii site design to minimise impervious areas and maximise on-site infiltration so increased run-off does not reach the stormwater system; or iii a combination of both. Due consideration will be given to the location of the development and the impacts a detention system will have on the catchment drainage.		
2.2.11.4 Garbage and Waste Services			
b	Waste management systems for residential development are to be provided in accordance with Council's Waste Control Guidelines. Details of waste recycling arrangements must also be included in the Waste Management Plan.	Refer to the waste management plan provided with the submission.	Complies
CHAPTER 2.13 TRANSPORT AND PARKING			
2.13.3 General Requirements			
a	The number of car parking spaces for a development is to be determined from Table 1. Where a variation to the number of spaces required in Table 1 is proposed, a Traffic Management Plan (TMP) is to be provided (refer Appendix B). The reasons and justification for any variation are to be included in the TMP for Council's consideration.	Noted	N / A
2.13.3.2 Car Parking Requirements			
c	Multi Dwelling Housing i spaces per dwelling - 1.5 spaces rounded up to the next whole number. ii Visitor Spaces - 0.2 spaces per dwelling rounded up to the next whole number	One (1) car parking space is provided per townhouse, in line with the Division 2 non-discretionary development standards within the SEPP (Housing), Section 172, subsection 2(c). Three (3) townhouses are provided which form the proposed multi dwelling housing complex, as such, 0.6 visitor spaces are required, which is rounded up to one (1), in line with the control. One (1) visitor parking space is provided and thus complies.	Complies

Control	Comment	Compliance
2.13.4.3 Access Design		
a	The location of access points to developments and their car parking is critical and needs to be carefully selected based on a number of criteria. The design of accesses to off-street parking areas, queuing areas, etc. shall comply with AS 2890.1, the RTA's (RMS) "Guide to Traffic Generating Developments" (October 2002 and as amended), Austroads Guide to Road Design and Council's Civil Works Specification (as amended).	Complies
c	Sight distances at driveway exits are to be in accordance with AS2890.1.	Complies
2.13.4.4 Manoeuvring		
a	All developments shall be designed so that entry and exit from parking areas to a public road is in a forward direction excepting: i. Single dwelling houses; and ii. Dual occupancies (side by side) located on local roads The proposed development is multi dwelling housing and ensures all entry and exit from parking areas to a public road can occur in a forward direction, save for the garage of townhouse 1. Dwelling 1 addresses Allfield Road in the same manner as a single dwelling would with a 5.94m setback from the front boundary to the garage. Accordingly, whilst this non-compliance is acknowledged, the proposed forward entry and reverse exit for dwelling 1 is considered acceptable as it would for a single dwelling house. Refer to the provided swept path plans and traffic engineers letter of support (TTPS, 2026) for further information.	Merit assessment
2.13.4.10 Landscaping		
b	Landscaping is required along accesses and carparks where they adjoin private property.	Complies
2.13.4.11 Stormwater and water sensitive urban design		
	Requirements for drainage and Water Sensitive Urban Design are specified in Council's Civil Works Specification	Complies

Control	Comment	Compliance
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CHAPTER 2.14 Site Waste Management**2.14.2 WASTE MANAGEMENT CONTROLS****2.14.2.1 When is a Resource and Waste Management Plan Required?**

a.	A Resource and Waste Management Plan (RWMP) is required to be submitted and approved as part of the development application and approval process for each new development on the Central Coast.	Refer to the waste management plan provided with the submission.	Complies
b.	The Guidelines have been designed by Council to support developers, designers, architects, consultants, planners, and builders, to develop comprehensive RWMPs.		

CHAPTER 3.1 FLOODPLAIN MANAGEMENT/WATER CYCLE MANAGEMENT**3.1.3 Application Requirements****3.1.3.1 Required Information**

a	A survey plan indicating: - i the position of the existing building/s or proposed building/s; - ii the existing ground levels and features to Australian Height Datum around the perimeter of the site and contours of the site; and - iii the existing or proposed floor levels to Australian Height Datum	Refer to the survey plan (Altitude Surveys, 2026) provided with the submission.	Complies
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3.1.4 DEVELOPMENT PROVISIONS**3.1.4.1 Prescriptive Criteria**

Proposed Land use Precinct 1 FPL to PMF Precinct 2 Below FPL Precinct 3 Flood Storage and Flow Paths (up to 10% AEP) Precinct 4 High Hazard (up to 50% AEP) 5 Medium to High Density Residential Flood related development controls do not apply Flood related development controls apply (refer to numbered prescriptive criteria below) If the proposal is to be pursued further, a performance based assessment is to be provided demonstrating that the proposed development is compatible with the flooding characteristics of the site (refer to Section 3.2 and Appendix C).	Noted	N / A
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3.1.4.2 Performance Based Assessment

Council will consider development proposals that do not meet the prescriptive requirements of this DCP only if a report prepared by a suitably qualified engineering professional accompanies the application and addresses the following (Refer to Appendix C which provides further details on how to address flooding on the site):

a	is compatible with the established flood hazard of the land. In areas where flood hazard has not been established through previous studies or reports, the	Refer to the flood risk assessment report (DT Civil, 2026) provided with the submission.	Complies
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Control		Comment	Compliance
	flood hazard must be established in accordance with the Floodplain Development Manual.		
b	will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties;		
c	incorporates appropriate measures to manage risk to life and property from flood;		
d	will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses;		
e	is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.		
f	is consistent with the principles of Ecologically Sustainable Development.		
g	adequately considers the impact of climate change. i It is to be noted that with regard to climate change, appropriate benchmarks based on the best available current information have been used in producing the flood risk management studies and plans that inform this document. ii Some prescriptive requirements such as flood planning level requirements may be relaxed if Council can be satisfied that the projected life of the proposed development is for a relatively short-term and therefore does not warrant the imposition of controls that consider impacts beyond the cessation of the proposed development. This will only be considered for uses where the residual risk to the occupation of the development is considered to be low. This may include certain temporary or demountable structures but would not include residential developments.		

CHAPTER 3.5 TREE AND VEGETATION MANAGEMENT

Control	Comment	Compliance
3.5.4 Permit Types for removal of Vegetation		
a	A person wishing to remove trees and vegetation which Section 2 of this chapter declares to be vegetation to which Part 2.3 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 applies, and which is not exempt under Section 3 of this chapter, must apply to the Council for a permit to remove that vegetation. The application must be for one of the following two kinds of permit: i Minor Vegetation Works Permit for removing up to five (5) individual trees, or removal of vegetation up to 100m² in area; and	Merit assessment
c	A Minor Vegetation Works Permit application will be assessed on the basis of the matters detailed within the relevant Permit Application Form.	

CHAPTER 2.17 CHARACTER AND SCENIC QUALITY**2.17.1 Matters for Consideration**

a	Development applications are to demonstrate their consistency or compatibility where applicable with: i the Character and Scenic Quality Statements incorporated as Related Documents to this DCP. ii endorsed Council Masterplans included as Related Documents to this DCP. iii-character considerations contained within the chapters of this DCP, relevant to the proposal. iv The relevant Planning Principles of the NSW Land and Environment Court.	The proposed development is consistent with the required documents. Refer to section 2.17 below.	Complies
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APPENDIX - SCENIC QUALITY STATEMENTS**Woy Woy****Woy Woy 8: Sandplain Medium Density**Existing Character:

A variety of established residential subdivisions on flat land, either surrounding the town centre where a majority of original cottage and mid-century bungalow allotments have been redeveloped for multi-unit housing, or clusters of multi-unit developments on large allotments situated in out-lying areas.

Predominantly flanking major roads and local thoroughfares, redevelopments are visually prominent, and have substantially altered the traditional garden suburb character, defined by individually-designed single storey dwellings that are modestly-scaled timber-frame buildings surrounded by private gardens supporting copses and corridors of woodland remnants and planted trees.

Control	Comment	Compliance
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In conjunction with multi-unit development, piecemeal widening of street pavements incorporates kerbing and sometimes footpaths, replacing former wide grassed verges that previously supported shady street trees or woodland remnants.

Multi-unit developments occur either as continuous ribbons of townhouses and villas, or as clusters of one or two sites interspersed by surviving cottages. Universally of brick and tile construction, development varies in age, style and scale from two storey town houses and flats located close to the town centre and station, to newer one and two storey villa developments that are scattered widely. Occurring as rows of attached dwellings, new developments predominantly incorporate “gun-barrel” building forms where dwellings are set close to neighbouring buildings, flanked by narrow private courtyards and extensive paved driveways. By contrast to traditional bungalows, building forms extending into traditional “back yard” areas appear long and bulky.

Surrounding new developments, the limited space retained for gardens is predominantly allocated as small private courtyards that are often narrow paved areas, without shade trees, and surrounded by tall walls. Landscaping predominantly occurs along street frontages and driveways as narrow fringes of ground covers plus small flowering shrubs

Desired Character

These areas should remain medium-density residential neighbourhoods where improved standards of amenity and urban design quality are achieved by new low-rise multi-unit developments that reflect features of the traditional mid Twentieth Century bungalows which remain distinctive elements of the Woy Woy Peninsula’s identity.

Surround each multi-unit development with leafy gardens that conserve existing visually-prominent trees, particularly along back fences and street frontages or verges, as well as providing space for new shady trees and shrubs planted as backdrops to new buildings. Maintain the informal qualities of existing wide grassy street verges and conserve existing shady street trees. Plant a combination of trees and shrubs around courtyards as well as along all property boundaries, and use hedges or fences that are low or see-through rather than tall and opaque in order to complement the informal character of existing garden frontages.

Ensure that new multi-unit developments complement the siting, form and scale of surviving traditional bungalows on nearby properties. Maintain street setbacks that are similar to surrounding properties, and minimise the extent of hard-paved surfaces. Avoid the appearance of long and continuous buildings facing any front or side boundary. Step the shape and height of all visible facades, provide at least one wide landscaped setback that varies in width, and line driveways with avenues of trees and shrubs.

Reflect the modest scale of traditional mid-Twentieth Century bungalows, for example by dividing new developments into individual dwelling pavilions with a varied form or orientation, separated by verandahs or parking structures and landscaped courtyards. Any facades that are taller or longer than neighbouring buildings should be screened by a combination of extra setbacks and balconies or verandahs. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves that disguise the scale and bulk of exterior walls. Parking is preferable in open carports or part-basements, rather than in wide garages that would accentuate building bulk or dominate visible facades.

Control	Comment	Compliance
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In order to complement the scale and design character of traditional bungalows, a “light-weight appearance” is preferable for all visible facades, incorporating walls of windows that are shaded by framed balconies or verandahs plus exterior sunscreens, painted finishes and some sheet or board cladding rather than extensive plain masonry. Where facades face a street, a laneway or a driveway, provide a traditional “street address” with visible verandahs, living rooms and front doors.

Screen driveways, terraces, courtyards and balconies to protect the privacy and amenity of neighbouring dwellings.

Comment:

The proposed three-dwelling development effectively achieves the objectives by integrating a landscape design that emphasises leafy green gardens and prominent trees, enhancing the natural character of the site. Setbacks have been designed to match neighbouring properties, maintaining a consistent streetscape, while the dwellings are separated into individual pavilions to reduce perceived bulk.

Taller two-story facades incorporate additional setbacks, balconies, and verandas, softening the visual impact and blending with the surrounding homes. Window shaded by framed balconies add to the structure’s energy efficiency and visual appeal. Additionally, the design includes traditional street-facing elements, with windows and visible living spaces, providing each dwelling with a clear “street address.” This cohesive design aligns with the local architectural and landscape standards, providing both privacy and a welcoming street presence.

4.1.6 Draft Planning Instruments

Central Coast Council does not have any current Draft Planning Instruments that apply to the proposed development, thus as demonstrated, the development achieves a high level of compliance with the applicable Environmental Planning Instruments.

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a reasonable scale and nature, and does not present unreasonable environmental, social, and economic impacts.

4.2.1 Natural and Built Environment Impacts

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. The proposed built form allows the neighbouring sites to retain their access to privacy, solar access, pleasant outlook, and overall residential amenity. Private outdoor areas are proposed for each of the three townhouses that form the multi dwelling housing complex and allow for sufficient amenity and private recreation. Appropriate landscaping is provided to complement the proposed development with the removal of one tree addressed accordingly.

4.2.2 Social and Economic Impacts

The development increases the amenity of the property with the creation of a multi dwelling housing complex that increase the amenity of the site and reflects the streetscape while protecting the amenity of neighbouring sites. The development will thus also upgrade the presentation of the site to the street and improve aesthetic quality of the streetscape. The short-term economic impacts are positive, with the generation of employment opportunity through the physical construction stages. The use of high-quality materials will ensure a durable final built outcome, reducing the need to rebuild in the near future, resulting in a positive long term financial and sustainability outcome. The proposal does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the demolition of all existing structures, construction of a new multi-dwelling housing development with three (3) townhouses. The proposal does not introduce any incompatible uses to the site. The works are permissible under the R1 General Residential zone.

4.3.1 Access to Services

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.2 Parking and Access

The on-site parking provided complies with the parking requirements as prescribed by Central Coast Development Control Plan 2022. It provides a logical and considered approach to the provision of off-street car parking. The design and layout of on-site parking and vehicle access/egress is compliant with AS2890.1. Access and egress across the subject site is detailed in the provided swept path diagram.

4.3.3 Hazards

The site is affected by flooding as stated in the flood information provided by Central Coast Council issued on the 26th of March 2026. A Flood Risk Management Report has been prepared DT Civil (May, 2026) addressing the flood affectation of the site and the proposed works which concludes that:

“From this flood assessment, we certify that the proposed development, as presented in the Architectural plans by Corona Projects (Dated April 2026), meet the requirements of Department of Planning’s ‘Floodplain Development Manual’, Central Coast Council’s Flood requirements as specified in Central Coast Council DCP provided that all procedures and recommendations presented in this report are implemented”

Accordingly, the proposal is considered to have adequately addressed the flood affectation of the site. The site is not in an area recognised by Council as being subject to landslip, bushfire, or any other particular hazards.

4.4 The Public Interest

The proposal is considered to be in the public interest as it poses no undue risk of negative environmental, social, or economic impacts. Furthermore, the multi dwelling complex provides the necessary housing in an area that can support the increased density and ensures the amenity of neighbouring sites are the character of the streetscape are retained.

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area. The proposal seeks to provide a multi dwelling housing development that makes efficient use of space on the site in a prime location that is in high demand for residential accommodation. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social, and economic impacts of the development at 9 Allfield Road, Woy Woy. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 9 Allfield Road, Woy Woy as described in this application is reasonable and supportable, and worthy of approval by Central Coast Council.

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