



CLARKE DOWDLE & ASSOCIATES

DEVELOPMENT CONSULTANTS

SURVEYORS • PLANNERS • ECOLOGISTS • BUSHFIRE CONSULTANTS

Statement of Environmental Effects

Multi-dwelling development

135 Paton Street, Woy Woy

Our Ref: 23512



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1.0 Introduction

This Statement of Environmental Effects is part of a development application submission to Central Coast Council for approval for the erection of a multi-unit development consisting of 3 townhouses at 135 Paton Street, Woy Woy.

This application has been prepared on behalf of the owners of the land and has been based on the plans and information provided in the relevant Titles and survey information prepared by *Howard Leslie & Associates*. An on-site inspection has been undertaken and a photographic record of the inspection is provided in the document. The designers for the project have supplied all the relevant information required for the preparation of this document and should be read in conjunction with the accompanying plans together with any other supporting documentation.

2.0 Site Location and Description

The subject land is legally described as Lot 28 Se 5 in DP 5099 and is known as 135 Paton Street, Woy Woy. The flat 673.8m² site is located on the north-western side of the road reserve and contains a single dwelling house with managed lawns within a suburban setting. The surrounding medium density residential development is characterised by an eclectic blend of dwelling house development.



Figure 1. Aerial photograph of the site

LPI (December 2023)



Figure 2. View of the existing dwelling-house viewed from the street

CDA (Dec 2023)

3.0 Metropolitan Context

The site is located within the Local Government Area of Central Coast and is located within close proximity of the Woy Woy Town Centre Business Districts. The area is characterised by a mixture of residential development and small scale commercial, retail, medical and educational establishments of varying height, bulk and scale. The site is located near public bus transport, recreational reserves, retail facilities, medical centers / hospitals and sporting grounds. It is considered that the proposal is in keeping with the existing and likely future development of the surrounding area.

3.1 Utility Services

All utility services including water, sewerage, electricity and communications are already connected.

3.2 Description of Proposal

The application seeks consent for the demolition of a dwelling-house and ancillary structures and the erection of a multi-dwelling development consisting of three 3 bedroom two storey town houses with associated driveway, stormwater and landscaping works. The full gamut of the proposal is illustrated in the architectural plans, civil and landscape plans submitted for assessment.

The proposal incorporates 2 two storey buildings with the front dwelling separated with a double garage located to the rear and pos being located to the front courtyard and upper floor balcony. The rear building contains 2 units with garaging to the front and pos areas to the rear.

The units would be separated by garages and have direct access from their living areas to a private open space as indicated in the site plan. The proposal would have the ability to provide separate waste storage areas, utility services and incorporate the appropriate easements for vehicular access and services. In association with the dwellings, the application includes a driveway located along the southern side of the site, stormwater provisions, front courtyard fencing and landscaping.

Attached with the application is a BASIX Certificate demonstrating compliance with energy efficient measures in the design of the dwelling.

The proposed units provide sufficient areas to store mobile waste collection bins away from the street and clothes drying areas that would be screen from other dwellings and the public domain.

4.0 Environmental Planning Controls and Consideration

In preparation of this Statement of Environmental Effects, consideration has been given to the provisions within the relevant Statutory Planning Controls which include:

- *The Environmental Planning and Assessment Act 1979*
- *State Environmental Planning Policy - Coastal Management*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX)*
- *Central Coast Local Environmental Plan 2022*
- *Central Coast Development Control Plan 2022*

5.0 Objectives of the Environmental Planning and Assessment Act 1979

It is considered that the development satisfies the objectives of the *The Environmental Planning and Assessment Act 1979*.

The objects of the act are:

(a) to encourage:

(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,

(ii) the promotion and co-ordination of the orderly and economic use and development of land,

(iii) the protection, provision and co-ordination of communication and utility services,

- (iv) the provision of land for public purposes,*
- (v) the provision and co-ordination of community services and facilities, and*
- (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and*
- (vii) ecologically sustainable development, and*
- (viii) the provision and maintenance of affordable housing, and*
- (b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
- (c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.*

Comment:

The multi-dwelling design would not result in any adverse environmental, amenity, social or economic impacts to the site and surrounding area. The proposal entails an upgrading of housing stock in the medium density zone as encouraged by Councils planning controls.

The use of the land would not adversely impact on the surrounding properties and would allow the existing environment to be adequately protected whilst allowing suitable and appropriate creation of a new dwelling and allotment to proceed. The use of the land for residential development is considered to be orderly and economic use of the subject land, whilst reflecting the character of the locality and the environment. The multi-dwelling development would be consistent with the established residential subdivision pattern in the locality and meets the objectives outlined of the act and would be in the public interest.

5.1 Statutory and Policy Compliance

The provision of:

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provisions of:*
 - (i) any environmental planning instrument, and*
 - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) any development control plan, and*
 - (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

The following Environmental Planning Instruments are subject to the subject land and have been duly considered in the preparation of this development proposal and application.

5.2. State Environmental Planning Policy (Resilience and Hazards)

Chapter 2 Coastal Management

Under the SEPP the site is identified as being located within a Coastal Environment Area (CEA). Any development on land identified as a CEA is required to be in accordance with Clause 2.11 Development on land within the coastal environment area of the above SEPP. The proposal will incorporate appropriate nutrient control in regards to stormwater and thus will not have an impact upon the coastal environment and is therefore consistent with the requirements of the SEPP.

Chapter 4 Remediation of Land

The objective of this chapter within the SEPP is to provide a state-wide planning approach to the remediation of contaminated land for the purpose of reducing risks to human health and the environment. The use of the area of the land to be utilised for residential purposes has been for residential use and there are no known previous uses that would lead to the site being contaminated or unsuitable for the proposed use for residential purposes.

5.3 State Environmental Planning Policy (Building Sustainability Index: BASIX)

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 aims to ensure consistency in the implementation of the BASIX scheme throughout the State. A BASIX certificate is required for all new dwellings and has been considered in this application as a BASIX certificate has been submitted as part of this application.

5.4 Central Coast Local Environmental Plan 2022

The *Central Coast Local Environmental Plan 2022* is Council's primary planning control for development in the Central Coast Municipality and establishes the requirements for the use and development of within the Central Coast City Local Government Area. The LEP provides objectives, zones and principal development standards including minimum lot sizes, floor space ratios and height of buildings.

The zoning maps provided by Central Coast Council's website indicate the subject site is currently zoned Zone R1 (Residential Zone).

The objectives of the Zone No R1 Residential Zone are:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To promote “walkable” neighbourhoods.*
- *To ensure that development is compatible with the scale and character of the local area and complements the existing streetscape.*

Comment:

The proposed multi-dwelling development is a permissible land use and would be commensurate with the established scale of development within the medium density residential zone and consistent with the desired character in relation to the built form of structures outlined in the Central Coast LEP. The proposal has been designed in manner so that the development would provide additional dwellings that would be commensurate with the character of the medium density residential zone.

Central Coast LEP 2022			
Development Standard	Requirement	Proposal	Compliance
CI 4.3 Height	11m max	7.95m	Yes
CI 4.4A(5)(C) FSR	0.5:1	0.47:1	Yes

5.2 CCLEP 2022 - Clause 5.21 Flood Planning

The lot is identified as flood prone land under Council’s maps and to land identified by this clause unless the consent authority is satisfied that the development:

- (a) *is compatible with the flood hazard of the land, and*
- (b) *is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and*
- (c) *incorporates appropriate measures to manage risk to life from flood, and*
- (d) *is not likely to 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, and*
- (e) *is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.*

The flood planning level as determined by the Woy Woy Peninsula Flood Study, 2010 is 4.75m AHD. The site has been surveyed and the level of the existing ground level is greater than 4m AHD at the building line. Subsequently the land is suitable to allow the creation of 2 additional dwellings with habitable floor levels above the flood planning level in accordance with the LEP flood planning clause.

5.1 – CCLEP 2022 - Clause 7.1 Acid sulfate soils

The site is mapped as having class 3 acid sulfate classification. Generally Acid Sulphate Soils are found lower than 1 metre Australian Height Datum (AHD) and often 0-0.3 metre AHD. The site is approximately 5 metres AHD and therefore significant acid sulphate soils would be not likely to be encountered. Additionally, there would be minimal excavation in relation to the construction for the dwellings less than 1 meter. Should acid sulphate soils be encountered during construction works, Council would be notified immediately and an Acid Sulphate Soils Management Plan, written in accordance with the NSW Acid Sulphate Soil Manual 1998 would be to be submitted to Council.

5.5 Central Coast DCP 2022

Along with the Central Coast Local Environment Plan 2022, Council's Development Control Plan 2022 (DCP 2022) outlines overarching objectives and prescriptive measures in relation to development standards and the use of land within the Central Coast LGA. In this instance the proposed multi-dwelling development is assessed as having regard to the relevant performance and prescriptive design standards within the Central Coast DCP 2022.

5.5.1 CCDCP 2022 – Chapter 2.17 – Character

The subject allotment is located in the suburb of Woy Woy and is classified as being located within Place 3: Sandplain Medium Density within the Character Statement map.

The desired character for development within this precinct is to *“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.”

Comment:

The entire Woy Woy Peninsula includes a mix of post-war fibre-cement clad dwelling houses, a mix of larger contemporary dwelling houses, older single storey villas and newer multi-dwelling housing development of various styles. This eclectic mix is evident within Paton that includes a mix of older housing stock, often with austere facades and minimal landscape treatment and emerging multi-dwelling development.



Figures 3 and 4 . Eclectic mix of multi-dwelling development in the street / area

CDA Dec 2023

If anything, the character is best described as diverse. With the concept of adhering to the bungalow being obsolete given the establishment of multi-dwelling development and single dwelling houses development with a range of “styles” being established in the street, suburb and entire Woy Woy Peninsula area.

The proposed development includes a well-considered multi-unit development that will entail the upgrading of older housing stock and would be commensurate with the evolving style and density of multi-unit development within the medium density zone within the Peninsula (generally east of Ocean Beach Road and towards the Umina and Woy Woy town centres) within close proximity of town centres and transport hubs. The proposal maintains reasonable levels of visual amenity for neighbouring properties, and the built form divides up the units to break up bulk and provide visual relief. The proposal utilises various materials and building articulation to achieve a light weight appearance, and is considered maintaining a low rise medium density setting with the desired future character of the locality, being a similar scale and bulk to other multi dwelling housing in the and within the immediate vicinity

Careful design and material choice along with sufficient boundary setbacks allowing building separation and landscaping opportunities to alleviate the bulk and scale of the built form from the neighbouring properties and public domain. Courtyards are located around the perimeter of the buildings would provide sufficient deep soil planting to incorporate small to medium street trees, allowing the appropriate landscaping transition from the built form when viewed from the street and neighbouring lots.

5.5.2 - Chapter 2.2 – Multi-dwelling development Developments

The proposed development is assessed as having regard to the relevant performance and prescriptive design standards within Council’s DCP 2022 - Chapter 2.2 Multi-dwelling Housing. The following table sets out the assessment of proposal against the relevant prescriptive standards of the planning instruments.

DCP Control Requirement	Proposal	Compliance	
		Requirements	Objectives
2.2.2.1.1 Site Analysis 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	A site analysis has been undertaken and a plan prepared as part of the DA submission	Yes	Yes
2.2.3.1 Height in accordance with Clause 4.3 (2) of Central Coast LEP 2022, otherwise 10m Max 2 storeys or sloping lots for section	7.95m 2 storeys	Yes	Yes
2.1.2.3 FSR 0.6:1 (per CCLEP)	0.47:1	Yes	Yes
2.2.4.3 Site Coverage Min 25% ‘soft landscaping’	27.2%	Yes	Yes

2.2.10.4 Landscaping Qualified Landscape plan 50% of soft landscaping DSZ	>50% of soft landscaping DSZ	Yes	Yes
2.210.2 Street Trees two semi-advanced trees per 15 metres of frontage	Sufficient space for 2 mature native street trees – condition of consent	Yes	Yes
2.1.5(a) Front Setback Average of adjoining and street or 4.5m if no adjoining within 40m 7.5m – classified road	4.44m	No	Yes Refer to variation against the performance objectives
2.2.5(b) Side Setback • for any part of the building with a height of up to 4.5m— 0.9m and • 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	Building is located within the side and height envelope	Yes	Yes
2.2.5(b) Rear Setback 4.5m	5.3m	Yes	Yes
2.2.6 Built Form & Articulation Articulation Features: • entry feature or portico, • a balcony, deck, patio, pergola, terrace or verandah, • a window box treatment such as a bay window or similar feature, • an awning or other sun shading feature over a window.			
2.2.6.1(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.	Articulation is provided to the elevations using fenestration, together with changes in building lines, setbacks and heights to break up the side elevations of the building.	Yes	Yes
2.2.6.1(a) Garage Door prominence Total width 6m or 60% of lot width	Garages internal	Yes	Yes
2.2.6.2 Roof Elements Design to respond to solar access.	Standard pitch and height to maintain solar access	Yes	Yes
2.2.6.3 Residential Address • Street can be seen from windows of regularly occupied rooms • Parking structures not to impede sight lines from front façade • Street number and building access to be easily identified from the street	• Street can be seen from windows of regularly occupied rooms • Parking structures not to impede sight lines from front façade • Street number and building access to be easily identified from the street	Yes	Yes
2.2.7 Residential Amenity			
2.2.7.1 Views	No view impacts from the development	Yes	

<ul style="list-style-type: none"> • Where there is a potential loss of view for nearby properties, applications are to address the NSW Land and Environment Court Planning Principles relating to view sharing 			Yes
<p>2.2.7.2 Visual Privacy</p> <p>i Windows, in particular to main living areas and balconies, must not face directly onto windows, balconies or the principal private open space of adjoining dwellings</p> <p>ii Staggering or splaying windows in relation to the windows of opposite adjoining dwellings</p> <p>iii Designing elevated terraces or decks to minimise overlooking of adjoining properties</p> <p>iv Use of landscaping and other screening devices of a height and design sufficient to screen direct views into main living areas and areas of principal private open space of adjoining dwellings</p> <p>v Increasing sill heights from finished floor level to windows, including highlight or clerestory style windows to restrict overlooking</p> <p>2.2.7.2.2 Acoustic Privacy</p> <p>a Site layout should separate active recreational areas, parking areas, vehicle access ways and service equipment areas from bedroom areas of dwellings.</p> <p>b Development adjacent to potential sources of high levels of external noise shall minimise the entry of that noise through building design window placement, noise attenuation measures and external wall treatment.</p>	<p>Windows positioned in manner to alleviate overlooking into adjoining lots windows and pos Balcony can be screened</p> <p>Recreational areas and driveway located away from bedrooms</p>	<p>Yes</p> <p>Yes</p>	<p>Yes</p> <p>Yes</p>

<p>2.2.7.3 Private Open Space Areas 45m² – min dim. 4.5m Max Grade – 7% Multiple areas to make total Courtyards not permitted fronting local roads</p>	<p>Unit 1 – 53m² (<4.5m min dim.) Unit 2 – 45m² Unit 3 - 45m²</p>	<p>No</p>	<p>Yes - refer to variation against the performance objectives below</p>
<p>2.1.4.4 Sunlight Access 50% pf POS – 3hrs on 21 June for subject lot and neighbouring lots 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.</p>	<p>>50% pf POS – 3hrs on 21 June for subject lot and neighbouring lots</p>	<p>Yes</p>	<p>Yes</p>
<p>2.1.5 Car Parking and Access</p> <p>Parking Rate</p> <p>1.5cps / dwelling</p> <p>1 Visitor parking = 5 spaces</p> <p>Car parking should be located behind the primary road setback and/or secondary road setback.</p> <p>Min 3m wide 2m offset to boundary</p>	<p>6 cps provided</p> <p>Visitor</p> <p>Min 3m wide</p> <p>2m offset at boundary</p>	<p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p>	<p>Yes</p> <p>Variation</p> <p>Yes</p> <p>Yes</p>
<p>2.2.10.1 Landscape Design</p> <p>i. provision of appropriate shade from trees or structures;</p> <p>ii. provision of accessible routes within the site and between buildings;</p> <p>iii. screening of car parking communal drying areas, swimming pools and</p>	<ul style="list-style-type: none"> • Shade trees can be provides as the required 2 native street trees • Accessible routes provided • Screening between each pos and to some degree the carparking with landscaping flanking the driveway 	<p>Yes</p>	<p>Yes</p>

<p>courtyards on ground level.</p> <p>iv. the use of planting, fencing and other landscape elements appropriate to the scale of the development;</p> <p>v. the visual softening the bulk of large development for the person on the street;</p>	<ul style="list-style-type: none"> • Landscape plan provided indicating landscaping can be implemented within the site to soften the built form 		
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The application has been assessed against the prescriptive measures outlined in CCDCP 2022 Chapter 2.2 – Dual Occupancy and Multi-dwelling housing chapter. As detailed in the above table, the proposed development generally complies with the numerical measures outlined in the chapter and more importantly the overarching objectives of the DCP requirements. The numerical variations are sought for the following:

- Front Setback
- Private Open Space
- Visitor parking

cl. 2.2.5(a)(i) Front Setback

The proposed front setback of 4.4m does not comply with the prescriptive requirement of 7.5m for a front setback to a classified road.

Subsequently a variation is sought against the overarching objectives that include:

- *To ensure that setbacks are compatible with adjacent development and complements the character, streetscape and natural areas*
- *To ensure the visual focus of a development is the dwelling, not the garage*
- *To ensure views, privacy and solar access of adjacent properties are reasonably maintained*
- *To reasonably maintain view corridors to coastal foreshores and other desirable outlooks*
- *To maintain the scenic and environmental qualities of natural waterbodies and their foreshores and respond to site attributes such as topography*
- *To provide deep soil areas sufficient to provide new landscaping*
- *To provide appropriate articulation of facades and horizontal elements reduce the appearance of bulk and provides visual interest to the building and subsequent streetscape where they face a street frontage/s.*

Comment against the performance-based objectives:

- The existing dwelling house is 1.77m from the front boundary with minimal articulation, visual interest, landscaping / trees within the front boundary.

- In contrast the proposal pulls back the built form and incorporates a generous amount of meaningful landscaping within the front setback that would entail a holistic upgrade to the site.
- The subject lot has a unique front boundary as it is a splayed / angled and the majority of the built form is articulated with a stepped front façade allowing a generous transitional area from the front façade to the front boundary. This is evident when one reviews the landscape plan and makes a comparison to the existing presentation of the somewhat austere front façade / landscaping when viewed from the street,
- The proposed front setback is compatible with the front setback alignment established by the front dwellings on the adjoining lots.
- As illustrated in the landscape plan the front setback provides a sufficient deep soil transitional zone to include landscaping and trees that would screen the built form when presented to the street.
- In terms of complimenting the street; the building entails an articulated façade presentation with an interesting and refreshing combination of external finishes that would be softened by the extensive landscaping within the front setback area.
- The proposal would provide a better street presentation than what is currently being provided by the existing development and surrounding older dwelling house stock that provides minimal landscaping within the front setback.
- Garages are internal and not viewed from the street, unlike the current situation of a garage 1.77m from the front boundary.
- The development includes a split massing that would include a balanced use of vertical and horizontal element via combination of external finishes with the horizontal weatherboard broken via the use of textures / external materials.

On the basis outlined above the proposed front setback complies with the aims and objectives of the front setback clause.

Private Open Space

The proposed pos for do not comply with the 4.5m numerical measure. Although a shortfall in the required area and minimum dimension (4.5m) the proposal allows sufficient areas for soft landscaping areas and direct and accessible private open space from the dwellings that would enhance the connection to the outdoor areas from the living areas of the dwellings. The positioning of the open space areas would provide optimal solar access to enhance the indoor – outdoor connectivity of each unit in accordance of the DCP. The pos for units 2 and 3 are located on the northern side of the lot and has direct connectivity with the living areas as encouraged by the DCP. In addition, the multi-unit housing would be located within walking distance of outdoor and indoor passive and active recreational facilities, such as Woy Woy waterfront which is located 300m from the site which allows for occupants to regularly participate in active outdoor or social pursuits.

It is also noted that the DCP requirement for a dwelling house is 24m²

The Codes SEPP requirement for a dual occupancy pos is 16m²

As such the pos provided for the units are appropriate with the housing typology that typically caters for downsizers as opposed to more active family cohorts and accepted by community standards for such scale dwellings.

2.2.8.1 Car Parking

The proposed garages provide 5 off-street parking spaces which complies with the numerical measure of 5 spaces in accordance with Central Coast DCP 2013 Chapter 7.1 parking rates for multi-housing development. Due to the narrowness of the site, no visitor parking is provided. Notwithstanding it is noted that the site has unlimited off-street parking located within the immediate vicinity of the site and would have the absorption capacity to cater for a irregular visits.



Figure 5. Photograph of the site illustrating available unlimited parking along the street Source: GMAPS (Dec 2023)

On the basis outlined above the proposal is considered acceptable in regards to providing the necessary parking to cater for the occupancy of the site.

5.5.3 CCDCP 2022 – Chapter 3.1 – Water Cycle Management

The intent of Water Cycle Management is to minimize the impact of development on the natural water cycle. In this instance the development would relate this plan in relation to stormwater discharge from the development. The proposal would incorporate rainwater tanks to capture stormwater discharge from the development in accordance with the Water Cycle

Chapter within Councils DCP 2013. The development would include a water cycle management plan prepared by Acor Consulting for the dual occupancy development that incorporates water recycling measure in accordance of the Council's Water Cycle Management requirements, notwithstanding the site is located with limited drainage infrastructure. Although the site has no drainage infrastructure located in the street / area it hydrological design by *Halcrow and Associates* incorporates on-site detention and re-use measures to allow the overflow from stormwater to infiltrate back into the highly permeable soils – back into the water table.

5.5.4 CCDCP 2013 – Chapter 2.14 – Waste Management

The proposed future dwellings will have access to the existing road waste collection system from the street. The proposal would be consistent with the provisions of the waste management collection in the area with waste collection bins to be collected from the road frontage. Moveable garbage bins would be located within a screened location to minimise visual impacts to the streetscape and the private opens spaces within the site. A Waste Management Plan in relation to the recycling of materials and the disposal of waste during construction has been prepared and is provided with this application.

6.0 The likely Impact of Development

Context and setting – The proposed multi-dwelling development is considered generally consistent with the subdivision pattern in the immediate locality and will not compromise the context and the setting of the surrounding area. The proposed subdivision merely formalises the current situation together with ownership and arrangements.

Utilities – Electricity, telephone / internet are currently available to the site.

Water and Sewer – A reticulated water and sewerage system is available to the site and currently services each dwelling. The provision for water, sewerage disposal and drainage will remain unchanged and unaffected by the proposed subdivision development and where possible will wholly be contained within each respective allotment.

Social and Economic Impacts - No adverse social or economic impacts are anticipated as a result of the proposed subdivision. The development provides a positive effect as it will provide the opportunity to provide the Central Coast LGA with an additional unit to cater for the demand for additional housing in the locality.

6.0 Suitability of the Site for the development

The site is well served by public transport and is located within close proximity of various services such as shops, schools, recreational parks and medical facilities. In view of the fact that the site is located within an established residential area and that all utility services would be available for the site, the proposed development would not infringe on these established services.

8.0 The Public Interest

The public interest is well served by the proposed development. In view of the careful nature of the design it is considered that the health and safety of the public will not be affected. The proposal provides the local area with a new affordable dwellings on a site that is in acute demand and inherently suitable for such development. The proposal would not increase the intensity of development on the land is which reinforces and supports the planning objectives of the residential zone.

9.0 Conclusion

As detailed within this report, the proposed multi-dwelling development at 135 Paton Street, Woy Woy is consistent with the objectives, planning strategies and controls applicable to the site. The proposal provides increased housing density which is well designed to meet residential needs and is commensurate with the character of the surrounding area.

Given the compliance with the requirements and objectives of the relative planning controls the DA is submitted to Council for assessment and approval, subject to necessary conditions of consent.