



Gosford Local Environmental Plan No 432

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (N91/00543/PC)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2003 No 461

Clause 1

Gosford Local Environmental Plan No 432

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1 Name of plan

This plan is *Gosford Local Environmental Plan No 432*.

2 Aims of plan

The aims of this plan are:

- (a) to rezone part of the land to which this plan applies from Zone No 2 (b) Residential to Zone No 3 (a) Business (General) under the *Gosford Planning Scheme Ordinance*, and
- (b) to enable the use of the land for, and the erection on the land of, a multi-storey retail/commercial/residential development, and
- (c) to apply height and floor space ratio controls to the land.

3 Land to which plan applies

This plan applies to land bounded by Painters Lane, Terrigal Esplanade and Campbell Crescent, Terrigal, as shown edged heavy black on Sheet 2 of the map marked “Gosford Local Environmental Plan No 432” deposited in the office of Gosford City Council.

4 Amendment of Gosford Planning Scheme Ordinance

The *Gosford Planning Scheme Ordinance* is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 3 Interpretation

Insert in appropriate order in the definition of *Scheme map* in clause 3 (1):
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[2] Clause 49DI

Insert in appropriate order:

49DI Floor space ratio and height controls for land at Terrigal

- (1) This clause applies to land bounded by Painters Lane, Terrigal Esplanade and Campbell Crescent, Terrigal, as shown edged heavy black on Sheet 2 of the map marked “Gosford Local Environmental Plan No 432” deposited in the office of the Council.
- (2) Despite clause 29B, the maximum floor space ratio for any building erected on the land to which this clause applies is 2.2:1.
- (3) A building must not be erected on the land if the height of the building exceeds RL 23.6 metres above Australian Height Datum (AHD).