



# **Gosford Local Environmental Plan No 436**

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*. (N02/00098/S69)

DIANE BEAMER, M.P.,

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

**2003 No 553**

Clause 1            Gosford Local Environmental Plan No 436

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**Gosford Local Environmental Plan No 436**

under the

Environmental Planning and Assessment Act 1979

**1 Name of plan**

This plan is *Gosford Local Environmental Plan No 436*.

**2 Aims of plan**

This plan aims to provide height controls for residential flat buildings in certain zones.

**3 Land to which plan applies**

This plan applies to land zoned 2 (b) Residential, 2 (c) Residential, 3 (a) Business (General) or 3 (b) Business (Special) under *Gosford Planning Scheme Ordinance*.

**4 Amendment of Gosford Planning Scheme Ordinance**

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

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## **Schedule 1 Amendment**

(Clause 4)

### **Clause 28 Residential Flat Buildings**

Insert after clause 28 (3):

- (4) A person must not carry out development for the purposes of a residential flat building on land to which this clause applies unless all portions of the residential flat building comply with the following requirements:
  - (a) planes must be projected at 45 degrees from a height of 3.5 metres above natural ground level at the side and rear boundaries to a maximum height of 10 metres above natural ground level in Zone No 2 (b) and 12 metres above natural ground level in Zone No 2 (c), 3 (a) or 3 (b),
  - (b) the vertical distance measured from the highest point of the floor of the topmost floor above natural ground level must not exceed 4 metres in Zone No 2 (b) and 6 metres in Zone No 2 (c), 3 (a) or 3 (b).

BY AUTHORITY