



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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under the

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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.

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).