



New South Wales

Central Coast Local Environmental Plan 2022 (Amendment No 3)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

DANIEL SIMPKINS

As delegate for the Minister for Planning and Public Spaces

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1 Name of plan

This plan is *Central Coast Local Environmental Plan 2022 (Amendment No 3)*.

2 Commencement

This plan commences on the day on which it is published on the NSW legislation website.

3 Land to which plan applies

This plan applies to Lots 117–122, DP 10650, 43–46 The Esplanade, Ettalong Beach.

4 Maps

The maps adopted by *Central Coast Local Environmental Plan 2022* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this plan.

5 Amendment of Central Coast Local Environmental Plan 2022

(1) Clause 4.3A Exceptions to height of buildings—general

Insert after clause 4.3A(8)—

- (9) The maximum height of a building on land identified as “The Esplanade” on the Height of Buildings Map is 17m if the site area is at least 3,000m².

(2) Clause 4.4A Exceptions to floor space ratio—general

Insert “ratio” after “maximum floor space” in clause 4.4A(5).

(3) Clause 4.4A(6)

Insert after clause 4.4A(5)—

- (6) The maximum floor space ratio of a building on land identified as “The Esplanade” on the Floor Space Ratio Map is 1.75:1 if the site area is at least 3,000m².