

Fact Sheet

Draft Central Coast Local Environmental Plan

Central
Coast
Council

Building height and floor space ratio in centres

Development standards for building height and floor space ratio (FSR) are included in the *Wyong Local Environmental Plan 2013* (WLEP 2013) and *Gosford Local Environmental Plan 2014* (GLEP 2014) to control the bulk and scale of new development. The maximum building height limits and FSR controls are applicable to major town centres at Wyong, The Entrance, Toukley, Terrigal, Woy Woy, Umina Ettalong and Erina under the current LEP's.

It is intended that these controls contained in the current WLEP 2013 and GLEP 2014 will continue to apply for the specific centres and controls be retained within the draft Central Coast Local Environmental Plan (CCLEP).

Building Height

Building height is measured from the existing ground level to the highest part of a building, including plant and lift overruns, but excluding chimneys, flues, flagpoles antennae and the like. Clause 4.3 of the draft CCLEP sets the maximum height of buildings and these are generally shown in metres on the 'Height of Buildings' (HOB) maps.

Bonuses also apply in some town centres, under proposed Clause 4.3A of draft CCLEP, where certain criteria are met e.g. lot consolidation, underground parking.

Floor Space Ratio (FSR)

The FSR establishes how much floor area is developable in relation to the site area (gross floor area divided by total site area). Clause 4.4 of draft CCLEP sets the maximum FSR of buildings

and these are shown on the 'Floor Space Ratio' map.

Bonuses also apply in some town centres, under proposed Clause 4.4A of draft CCLEP, where certain criteria are met e.g. lot consolidation, underground parking.

Have building heights changed in mapped Town Centres?

Under the WLEP 2013 and GLEP 2014 some sites are subject to height and floor space exceptions or bonuses. These bonuses have been included in the draft CCLEP. Minor changes have been made to some clauses, for consistency, which are represented on the FSR and HOB Maps. No changes are proposed to the potential height and floor space that can be achieved within any of the mapped town centres.



Figure 1: Example of blue outline representing Clause 4.3A and 4.4A boundary of Woy Woy Town Centre

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