

Fact Sheet

Draft Central Coast Local Environmental Plan

Central
Coast
Council

Residential Zones

This fact sheet outlines the proposed provisions for residential zones under draft Central Coast Local Environmental Plan (CCLEP).

R2 Low Density Residential

The R2 Low Density Residential zone will continue to be applied where low density housing is to be established or maintained. Permissible land uses include dwelling houses, secondary dwelling and dual occupancy development.

What are the main objectives of the R2 zone?

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage best practice in the design of low-density residential development.
- To ensure that non-residential land uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for low-density housing.
- To maintain and enhance the residential amenity and character of the surrounding area.

What is the minimum lot size for new lots in the R2 Low Density Residential Zone?

It is proposed to apply a 450m² minimum lot size to the R2 Low Density Residential Zone. Currently the minimum lot size in this zone under *Wyong Local Environmental Plan 2013* (WLEP 2013) is 450m² and under the *Gosford Local Environmental Plan 2014* (GLEP 2014) is 550m².

The 450m² minimum lot size is of sufficient size to locate a modern house and this land size provides for sufficient private open space for the residents. The 450m² minimum lot size will assist in providing additional infill housing to support the population targets of the Central Coast Regional Plan.

Where there is a greater minimum lot size mapped in the existing WLEP 2013 or GLEP 2014 these larger lot sizes will remain e.g. lots within the R2 Low Density Residential Zone with a minimum lot size of 1850m² will retain this larger lot size under the draft CCLEP. For any new subdivision proposals the Subdivision Chapter of the Central Coast Development Control Plan (CCDCP) takes into consideration slope and other constraints to determine if a larger lot size is appropriate in the circumstances to permit appropriate development.

What are the height and floor space ratio controls for buildings in the R2 Low Density Residential Zone?

Building height in the R2 Low Density Residential zone is proposed to be controlled under the CCDCP, unless specifically mapped under the CCLEP. Building height for dwellings in areas not specifically mapped by the draft CCLEP will be 10m with the building height generally not exceeding two storeys. This will ensure the two storey character of these areas will not change. Three storey dwellings will generally only be supported on steeply sloping sites, where the three-storey component extends for only a small section of the dwelling or where the lowest storey is contained predominantly within a basement level below natural ground and the maximum building heights are not exceeded.

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R1 General Residential Zone

This zone provides for a variety of residential uses and aims to maximise housing choice. The zone allows for additional uses that provide facilities or services to residents, including neighbourhood shops and child care centres.

What are the main objectives of the R1 General Residential Zone?

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To promote best practice in the design of multi dwelling housing and other similar types of development.
- To ensure that non-residential uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for multi dwelling housing or other similar types of development.

What is the minimum lot size for new lots in the R1 General Residential Zone?

The minimum lot size for new allotments in the former Gosford LGA will remain 550m² under the draft CCLEP. However, this does not apply to the Strata Subdivision of residential development. In the former Wyong LGA there is currently no minimum lot size and this will remain the case under the draft CCLEP. This will be reviewed as part of a Central Coast residential land study that

will inform the Comprehensive Local Environmental Plan Project.

What are the height and floor space ratio controls for buildings in the R1 General Residential Zone?

The R1 zone provides for a wide variety of residential development. There are variable heights and floor space ratios for residential buildings within this zone. These are shown on the Height of Buildings Map and the Floor Space Ratio Map for the draft CCLEP. Additional controls may apply under the CCDCP.

Larger scale residential development is catered for in the R3 Zone and at present is only found in the former Wyong LGA.

R3 Medium Density Residential

The mapped R3 Medium Density Residential areas in the former Wyong Shire will be retained in the draft CCLEP.

What are the main objectives of the R3 zone?

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maintain and enhance the residential amenity of the surrounding area.

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- To encourage amalgamation of existing lots to facilitate well designed medium density development and to avoid unnecessary isolation of lots.

What is the minimum lot size for new lots in the R3 zone?

There is no mapped minimum lot size for the R3 Medium Density Residential zone under the CCLEP. This is consistent with the current approach under the WLEP 2013.

What are the height and floor space ratio controls for buildings in the R3 zone?

There are variable heights and floor space ratios for residential buildings.

R5 Large Lot Residential

There is currently no land zoned R5 Large Lot Residential in the former Gosford LGA.

What are the main objectives of the R5 zone?

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

What is the minimum lot size for new lots in the R5 zone?

The minimum lot size in the R5 Large Lot Residential zone is 2Ha. This is consistent with the provisions of the WLEP 2013.

What are the height and floor space ratio controls for buildings in the R5 zone?

There are no specific height and floor space ratios for buildings in the R5 zone under the draft CCLEP. Development within this zone would generally be limited to two storeys under the draft CCDCP.

Land Use Permissibility

The draft CCLEP outlines those land uses that are permissible without consent, permissible with consent or prohibited for each of the Land use zones. A Land Use matrix is also provided as part of the exhibition material that outlines what was permitted and prohibited in the WLEP 2013 and GLEP 2014 and what is proposed under the draft CCLEP. The Land Use matrix can be found at [Your Voice Our Coast](#)

Quick Links:

<https://www.yourvoiceourcoast.com/Currently-on-Exhibition>

Note: This fact sheet contains general information about draft Central Coast Local Environmental Plan and Draft Central Coast Development Control Plan only and should not be relied upon for advice in relation to individual properties or development. Council and its officers do not accept any liability whatsoever for the actions by others taken as a result of any information contained in this fact sheet.

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