



Wagstaffe to Killcare Community Association Inc.

P O Box 4069, Wagstaffe, NSW 2257

E-mail: sec@wagstaffetokillcare.org.au

24/4/10

Gosford City Council
PO Box 21
Gosford, NSW, 2250
by email: Gosford_Lep_Submissions@gosford.nsw.gov.au

Attention: DLEP 2009 SUBMISSION

FLOOR SPACE RATIO & R2 RESIDENTIAL ZONE

The Association notes the following clauses from Part 4 of the DLEP 2009 :

- 4.4 (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.
- 4.4 (2E) Despite subclause (2), buildings used or intended to be used exclusively as dwelling houses or secondary dwellings in either R2 Low Density Residential, E3 Environmental Management, E4 Environmental Living or RU5 Rural Village **are not subject to the maximum floor space ratios** on the Floor Space Ratio Map.

It appears from the wording of these two clauses that the nett effect will be that there will no longer be any protection regarding land coverage for these zonings. Considering that a large majority of the housing blocks in the Gosford LGA are to be zoned R2 and this zoning will allow Secondary Dwellings the Association is concerned that the city generally, and our special area in particular, will start to lose its scenic quality with the loss of soft landscaping, trees etc on R2 housing blocks. The FSR for R2 zoning is shown as 0.5 to 1 on the FSR maps but we wonder why R2 (or the other zones excluded as above) are even shown on the maps if the clauses above apply. Are we missing something?

The Association requests that, if the clause 4.4 (2E) remains in the LEP, controls for the amount of soft landscaping related to lot size be inserted in the DCP for Wagstaffe, Pretty Beach, Hardys Bay, Killcare & Killcare Heights. The Association believes that it would be reasonable to require a minimum soft landscaping provision of about 40% for lots of 550 square metres increasing this to about 80% for lots of over 1500 square metres. The addition of these controls would help protect the special character and scenic quality of this area, which is one of the jewels of the Central Coast.

Yours Faithfully,
Graeme Anderson,
President WTKCA