

Memo

To JOINT REGIONAL PLANNING PANEL

cc

From ROBERT EYRE

Date 30 March 2017

Internal Reference Development Application 47044/2015

Subject 70 John Whiteway Drive Gosford
DA47044/2015

The following is provided further to discussion carried out at the JRPP pre-meeting, and seeks to address the issues and discussion held.

Georgiana Terrace

The works within the road reserve are required to be undertaken as a condition of consent. These works form road works (bushfire trail). The development proposes to connect a driveway to these road works. It is confirmed that the bushfire protection zone is entirely within the road reserve and the development lot.

Georgiana Terrace is zoned RE1, it is noted that Roads are permissible with consent within the RE1 zone. Road works are also noted to be permissible within road reserves under the Roads Act. Further SEPP infrastructure allows for the construction of the fire trail /road works within the road reserve by or on behalf of Council. The proposed conditions require the works to be carried out within the road reserve.

SEPP 55

In accordance with Clause 7 of the SEPP, a review of Council's property information has been undertaken, which confirms that there is no historic use of the site which would have potential to have contaminated the site.

The records show that under DA/7528/2000 the land was subdivided for residential uses. Since that time there has been no change of use of the site. Therefore no report under clause 7(2) is required.

Height

Under GDCP there is a Zero height limit is over part of the site. It is noted that the existing ground level is well above this level. The RL 77 applies to development on the site. The RLs originally sought to contain development within the area within the area which was considered unstable. The application is supported by a geotechnical report which demonstrates that the development within this area is acceptable on geotechnical grounds. This has been addressed via the Clause 4.6 variation request.