



11 May 2018

Chief Executive Officer  
Lake Macquarie City Council  
PO Box 1906  
HRMC NSW 2310

Attention: Georgie Williams

**PACIFIC HIGHWAY (HW10): DA/443/2018, ADDITIONS TO PRIVATE HOSPITAL, LOT: 90 DP: 1233497, 3 SYDNEY STREET GATESHEAD**

Reference is made to Council's letter dated 27 March 2018 regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime understands the development to be for alterations and additions to the existing Lake Macquarie Private Hospital. The additions include:

- 2 new operating theatres with reception
- Day surgery
- 18 additional beds
- 16 parking spaces

Roads and Maritime response & requirements

Transport for NSW and Roads and Maritime's primary interests are in the road network, traffic and broader transport issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

In accordance with the *Roads Act 1993*, Roads and Maritime has powers in relation to road works, traffic control facilities, connections to roads and other works on the classified road network. The Pacific Highway (HW10) is a classified (State) road and Sydney Street is a local road. Council is the roads authority for these roads and all other public roads in the area.

Roads and Maritime has reviewed the information provided and raises no objection to or requirements for the proposed development as it is considered there will be no significant impact on the nearby classified (State) road network.

Advice to Council

Roads and Maritime recommends that the following matters should be considered by Council in determining this development:

- Roads and Maritime has no proposal that requires any part of the property.
- Council should ensure that appropriate traffic measures are in place during the construction phase of the project to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity.

- Discharged stormwater from the development shall not exceed the capacity of the Pacific Highway stormwater drainage system. Council shall ensure that drainage from the site is catered for appropriately and should advise Roads and Maritime of any adjustments to the existing system that are required prior to final approval of the development.
- Council should ensure that the applicant is aware of the potential for road traffic noise to impact on development on the site, in particular, noise generated by the Pacific Highway, a classified State road. In this regard, the developer, not Roads and Maritime, is responsible for providing noise attenuation measures in accordance with the *NSW Road Noise Policy 2011*, prepared by the department previously known as the Department of Environment, Climate Change and Water.

If the external noise criteria cannot feasibly or reasonably be met, Roads and Maritime recommends that Council apply internal noise objectives for all habitable rooms with windows that comply with the Building Code of Australia.

On Council's determination of this matter, please forward a copy of the Notice of Determination to Roads and Maritime for record and / or action purposes. Should you require further information please contact Marc Desmond on 0475 825 820 or by email at [development.hunter@rms.nsw.gov.au](mailto:development.hunter@rms.nsw.gov.au)

Yours sincerely



Peter Marler  
**Manager Land Use Assessment  
Hunter Region**



24/04/2018

Georgie Williams  
Lake Macquarie City Council  
PO Box 1906  
Hunter Region Mail Centre  
NSW 2310

145 Newcastle Road  
Wallsend NSW 2287  
All mail to PO Box 487  
Newcastle NSW 2300  
T +61 2 131 525  
[www.ausgrid.com.au](http://www.ausgrid.com.au)

Dear Georgie

**Proposed Development at 3 Sydney Street, Gateshead  
Development Application No. DA/443/2018**

I refer to your letter dated 27/03/2018 concerning the above development. This letter is Ausgrid's response under clause 45(2) of the *State Environmental planning Policy (Infrastructure) 2007*.

As you would be aware, the assessment and evaluation of environmental impacts for a new development consent (or where a development consent is modified) is undertaken in accordance with requirements of Section 79C of the *Environmental Planning and Assessment Act 1979*. One of the obligations upon consent authorities, such as local councils, is to consider the suitability of the site for the development which can include a consideration of whether the proposal is compatible with the surrounding land uses and the existing environment.

In this regard, Ausgrid requires that due consideration be given to the compatibility of proposed development with existing Ausgrid's infrastructure, particularly in relation to risks of electrocution, fire risks, Electric & Magnetic Fields (EMFs), noise, visual amenity and other matters that may impact on Ausgrid or the development.

Please note the following information in relation to the construction of the development:

**Underground Mains**

The works described in your notification are also in the vicinity of underground electricity assets. In addition to DBYD searches I recommend that you to conduct a ground search to locate electricity assets immediately prior to commencing work to check for updates of installed utilities.

Please refer to Ausgrid's Network Standard 156 - Working near or around underground cables which can be found on Ausgrid's website at [www.ausgrid.com.au](http://www.ausgrid.com.au) and Workcover Document- 'Work Near Underground Assets'

Any alterations to Ausgrid's underground electricity mains will be Contestable Works and funded by Developer.

### **Existing Electricity Easements**

A title search of the development site should be completed to check for existing electricity easements. If easements are present, Ausgrid must assess the proposed activity within the easement. Please direct the developer to Ausgrid's website, [www.ausgrid.com.au](http://www.ausgrid.com.au) to download our "Living with Electricity Easements" brochure.

Please do not hesitate to contact me if you require any further information or assistance.

Yours sincerely



**Kallan Arbuckle**  
**Engineering Officer**  
Newcastle Design & Planning Portfolio

☎: 4910 1251

✉: [karbuckle@ausgrid.com.au](mailto:karbuckle@ausgrid.com.au)

☎ (02) 4951 9459

🌐 [www.ausgrid.com.au](http://www.ausgrid.com.au)

**Ausgrid Reference: 1900082360**



LAKE MACQUARIE CITY COUNCIL

**ATTN: DEVELOPMENT ASSESSMENT & COMPLIANCE**

Via Email: [council@lakemac.nsw.gov.au](mailto:council@lakemac.nsw.gov.au)

**Our ref: TBA18-01055**

**FN67-01130L0**

To whom it may concern

**RE: PROPOSED ALTERATIONS AND ADDITIONS TO HOSPITAL AT 3 SYDNEY STREET  
GATESHEAD; LOT 90 DP 1233497 - TBA18-01055 – DA/443/2018**

**GENERAL TERMS OF APPROVAL**

I refer to the above integrated development referred on 27 March 2018 Attached, please find Subsidence Advisory NSW's General Terms of Approval (GTA) for the development of land as detailed above.

Please note conditions are detailed under Schedule 2, I have also attached stamped plans. This satisfies the approval of the Subsidence Advisory NSW under *section 22 of the Coal Mine Subsidence Compensation Act 2017*.

Should you have any questions about the attached general terms of approval I can be contacted by phone on 4908 4300 or via email at [shane.mcdonald1@finance.nsw.gov.au](mailto:shane.mcdonald1@finance.nsw.gov.au)

Yours faithfully,

**Shane McDonald**  
**Senior Risk Engineer**  
30 May 2018

## **GENERAL TERMS OF APPROVAL**

Issued in accordance with s.91A of the *Environmental Planning & Assessment Act 1979* for the subdivision / development of land.

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As delegate for Subsidence Advisory NSW under delegation executed 30 May 2018, general terms of approval are granted for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

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### **SCHEDULE 1**

Ref: **TBA18- 01055**

DA: **443/2018**

Site Address: **3 SYDNEY STREET GATESHEAD**

Lot and DP: **LOT 90 DP 1233497**

Proposal: **ALTERATIONS AND ADDITIONS TO HOSPITAL**

Mine Subsidence District: **LAKE MACQUARIE**

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**SCHEDULE 2**  
**GENERAL TERMS OF APPROVAL**

<b>Plans, standards and guidelines</b>	
<b>1.</b>	<p>The development being undertaken strictly in accordance with the details set out on the application form, any information submitted with the application and the plans submitted, as amended or as modified by the conditions of this approval.</p> <p><b>Note:</b> Any proposal to modify the terms or conditions of this approval, whilst still maintaining substantially the same development to that approved, will require the submission of a formal application for consideration by Subsidence Advisory NSW. If amendments to the design result in the development not remaining substantially the same as that approved by this approval, a new Application will have to be submitted to Subsidence Advisory NSW.</p>
<b>2.</b>	<p>Upon completion of construction, work-as-executed certification by a qualified engineer will be required by Subsidence Advisory NSW confirming that construction was in accordance with the plans accepted by Subsidence Advisory NSW.</p>

**Dispute Resolution**

If you are dissatisfied with the determination of this application an appeal may be formally submitted with the Chief Executive Officer for an independent internal review. The application must be made in writing and must provide reasons why the determination should be changed.