

MEMO



To: Regional Planning Panel (RPP)
From: Georgie Williams, Senior Development Planner
Date: 29 August 2018
Subject: Lake Macquarie Private Hospital
Panel reference: 2018HCC011
DA Number: DA/443/2018
Street Address: 3 Sydney Street (Lot 90 DP1233497)
2 Casey Street (Lot 7 DP 24268)
38 Pacific Highway (Lot 8 DP 24268)

The purpose of this memorandum is to inform the RPP that in regard to the above-mentioned application and the draft conditions of consent (Attachment B), condition 7 (Concrete Footpath) requires modification due to an administrative error as follows:

Condition 7 - Concrete Footpath

A concrete footpath 1.2 metres wide shall be constructed along the full length of the O'Brien Street frontage on either the eastern or western side between Casey Street and Sydney Street at the cost of the person having the benefit of the consent. Concrete footpaving shall be constructed in accordance with Lake Macquarie City Council standard drawing EGSD-301 which is available from Council's website.

An approval under s138 of the Roads Act 1993 shall be obtained from Council prior to the issue of any Construction Certificate for those works. No works shall commence prior to the issue of a Construction Certificate.

The person having the benefit of the consent shall ensure that if construction is undertaken on the western side of O'Brien Street all private driveways that are altered due to the construction shall be compliant with AS2890.1 and Council's "Low Side" footpath profile. Sufficient notice shall be given to residents affected by the construction. Batter slopes shall not exceed existing slopes. Warrant calculations shall be assessed with regards to safety fencing and provided to Council with the detailed design.

Should the person having the benefit of the consent consider the eastern side of O'Brien Street then the same design requirements as noted above shall be required with the Council's "High Side" footpath profile used.

It is considered construction in both cases will require the proposed footpath to be positioned directly behind the kerb which may require retaining walls on the eastern side. Detailed designs shall be

submitted to and approved by Council for either solution prior to the issue of the First Construction Certificate.

Prior to the issue of the final Occupation Certificate a certificate shall be issued by the Principal Certifying Authority stating that the work has been undertaken in accordance with the DCP 2014 Engineering Guidelines.

Works within the Public Domain may only be certified by Lake Macquarie City Council

A handwritten signature in cursive script, appearing to read 'Georgie Williams'.

Georgie Williams
Senior Development Planner
Development Assessment & Compliance Department