

Aspect	Lake Macquarie Private Hospital Extension (SSD-38025700)	Lake Macquarie Private Hospital Tower (SSD-71941462)
Project summary	Expansion of the Lake Macquarie Private Hospital (LMPH), comprising: demolition; earthworks; tree removal; and construction of a nine-level hospital building including part-basement carpark, new and renovated hospital entry/drop-off areas, internal floor plan alterations, ambulance drop-off and emergency bay reconfiguration, and the provision of signage and landscaping.	Expansion of the Lake Macquarie Private Hospital (LMPH), comprising: demolition; earthworks; tree removal; and construction of a six-level hospital tower with at-grade carpark and the provision of signage and landscaping.
Lodged	6 November 2023	21 October 2024
Exhibition	10 November until 7 December 2023	25 October until 21 November 2024
Community Submissions	Five submissions received from individuals (three submissions objected to the project, one submission supported the project, and one provided comments)	One submission from an individual objecting to the project
Demolition	Demolition of three dwelling houses, two at-grade car parking areas, and associated outbuildings to the north of the site and the demolition of internal and external walls to facilitate the proposed ambulance and visitor drop-off areas and the reconfiguration of the floor plan.	Demolition of three dwelling houses, two at-grade car parking areas and associated outbuildings to the north of the site.
Built form and design	<p>The scope of works can be summarised as follows:</p> <ul style="list-style-type: none"> • earthworks involving cut and fill. • tree removal within the northern portion of the site. • augmentation of existing services and infrastructure such as water, power, and sewer. • construction of basement car parking. • construction of a nine level hospital expansion (including basement and plant levels), including: <ul style="list-style-type: none"> – 114 impatient beds. 	<p>The scope of works can be summarised as follows:</p> <ul style="list-style-type: none"> • earthworks involving cut and fill. • tree removal within the northern portion of the site. • augmentation of existing services and infrastructure such as water, power, and sewer. • construction of an at-grade carpark. • construction of driveway on Pacific Highway Laneway for a loading dock. • landscaping. • construction of a six-storey hospital tower (including plant room), including:

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	<ul style="list-style-type: none"> – three additional day surgery theatres. – two additional inpatient theatres. – 11 additional consulting suites. – new hospital entry/drop-off on Casey Street. • provision of six new emergency bays. • alterations to the existing hospital entry on Sydney Street. • construction of proposed driveway on Pacific Highway Laneway for ambulance drop-off. • internal alterations to the existing hospital to reconfigure the existing layout. • landscaping. 	<ul style="list-style-type: none"> – 40 additional inpatient beds. – three additional day surgery theatres. – ground floor Medical Imaging tenancy. – new hospital drop-off and pick-up on Casey Street.
Maximum height	33.15m	18.6m
Floor Space Ratio	1.68:1	1:1.19
Gross Floor Area (GFA)	<ul style="list-style-type: none"> • existing GFA: 14,288sqm • additional proposed GFA: 9,359sqm • total GFA: 23,647sqm (across the entire hospital site). 	<ul style="list-style-type: none"> • existing GFA: 14,288sqm • additional proposed GFA: 2,429sqm • total GFA: 16,717sqm (across the entire hospital site).
Canopy cover and landscaping	202sqm canopy cover / 780sqm landscaping.	194.1sqm canopy cover / 228.3sqm landscaping.
Tree removal/planting	59 trees removed / 66 trees planted	61 trees removed / 21 trees planted
Car spaces	56 additional spaces (total of 409 parking spaces across the campus).	16 additional parking spaces (total of 365 parking spaces across the campus).

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Bicycle spaces	A total of seven additional bicycle spaces within the basement carpark and adjoining the café outdoor seating area.	A total of four additional bicycle spaces within the at-grade carpark.
Signage	<p>Nine building/business identification signs have been proposed, comprising:</p> <ul style="list-style-type: none"> • 1 x painted main entry identification sign along Casey Street. • 1 x illuminated emergency entry identification sign within the Sydney St frontage. • 1 x illuminated main building identification sign to the northern side of the Pacific Highway service road frontage. • 3 x painted carpark entry identification signs to the northern side of the O'Brien St frontage. • 1 x painted ambulance entry identification sign along the Pacific Highway service road. • 2 x directional entry pylon signs, with one located on the Casey Street verge and the other along the Sydney St verge. 	<p>Three building/business identification signs have been proposed, comprising:</p> <ul style="list-style-type: none"> • one painted entry identification wall sign to the north elevation. • one illuminated building identification sign to the east elevation. • one directional pylon sign adjacent to the driveway along Casey Street.
Capital Investment Value (CIV)	\$144,642,000.	\$48,121,860.
Construction and operational jobs	75 construction jobs and 189 operational jobs.	80 construction jobs and 26 operational jobs.