

Our ref: Lake Macquarie Private Hospital Extension (SSD-38025700) and Lake Macquarie Private Hospital Tower (SSD-71941462)

Andrew Mills

Chair, Office of the Independent Planning Commission NSW

Suite 15.02, Level 15

135 King Street

Sydney NSW 2000

24 April 2025

Subject: Lake Macquarie Private Hospital Extension (SSD-38025700) and Lake Macquarie Private Hospital Tower (SSD-71941462) - Referral for Determination

Dear Mr Mills

The Department has completed its assessment of Lake Macquarie Private Hospital Extension (SSD-38025700) and Lake Macquarie Private Hospital Tower (SSD-71941462). Ramsay Health Care Australia Pty Ltd (the Applicant) have submitted the two development applications, which provide two development options for expansion of the existing hospital at Gateshead.

In accordance with section 2.7(1)(c) of State Environmental Planning Policy (Planning Systems) 2021, the Independent Planning Commission (the Commission) is the declared consent authority for both developments, as the development applications were made by an Applicant (and landowner) who has disclosed a reportable political donation under section 10.4 of the *Environmental Planning and Assessment Act 1979*.

Lake Macquarie Private Hospital Extension (SSD-38025700) proposes a nine level expansion to the existing hospital, including basement parking. Lake Macquarie Private Hospital Tower (SSD-71941462) proposes a six storey expansion with at grade parking. Both proposals have the same development footprint.

During exhibition of Lake Macquarie Private Hospital Extension (SSD-38025700), the Department received:

- five submissions from the public (all from individuals), raising concerns with traffic and safety, parking, noise and privacy impacts
- a submission from Lake Macquarie City Council (Council) commenting on the project
- advice from government agencies/utility providers.

During exhibition of Lake Macquarie Private Hospital Tower (SSD-71941462) the Department received:

- a submission from an individual objecting to the project
- a submission from Council commenting on the project
- advice from government agencies/utility providers.

Based on its assessment, the Department believes that the two projects are able to be approved, subject to recommended conditions of consent.

I have attached a copy of the Department's assessment reports, recommended instruments of consent, and other relevant documents for the Commission's consideration.

Further information about the projects can be found on the NSW planning portal:

<https://www.planningportal.nsw.gov.au/major-projects/projects/lake-macquarie-private-hospital-extension>

and

<https://www.planningportal.nsw.gov.au/major-projects/projects/lake-macquarie-private-hospital-tower>

Please contact Karen Harragon, Director, Social Infrastructure Assessments, on [REDACTED] if you would like to arrange a briefing or require any additional information.

Yours sincerely

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Douglas Walther

Executive Director

Infrastructure Assessments