

Lake Macquarie Private Hospital Development

SSD-38025700 (9 STOREY) & SSD-71941462 (6 STOREY)

BRIEFING FOR THE INDEPENDENT PLANNING COMMISSION OF NSW

A HOSPITAL OF THE FUTURE

May 2025





MAIN ENTRY CNR SYDNEY STREET & PACIFIC HIGHWAY SSD-38025700



NEW WARD BUILDING CASEY STREET SSD-38025700T



....presenting a significant investment by Ramsay Health Care in the Lake Macquarie Region

In 2025, one of the world's largest private health care operators needs to commence construction Lake Macquarie Private Hospital redevelopment in Gateshead. Providing better access to health services, more jobs and greater choice to one of NSW's fastest growing and diverse populations.

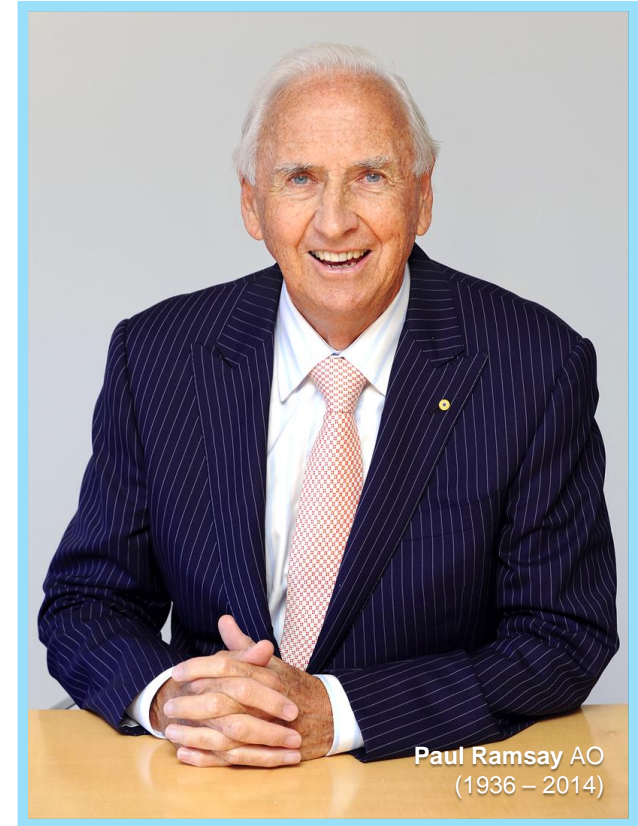
Ramsay Health Care

Who We Are

Ramsay Health Care

Ramsay Health Care was established by Paul Ramsay AO, in Sydney, Australia, in 1964.

- Today, Ramsay is a global health care company with a reputation for operating **high quality services** and delivering **excellent patient care**.
- Delivers a wide range of **acute and primary healthcare services** from more than **500 locations across 10 countries**, making it one of the largest and most diverse private healthcare companies in the world.
- Focuses on maintaining the highest standards of quality and safety; being an employer of choice and operating its business according to ***The Ramsay Way*** philosophy: “People Caring for People”.



Paul Ramsay AO
(1936 – 2014)

Australia

In Australia, Ramsay Health Care:

- Is the largest operator of private hospitals in the country.
- Leads the way in developing the role of private health care in Australia's balanced health care system.
- Is recognised as a leader in teaching and research with an emphasis on both undergraduate and postgraduate training of the future medical and nursing workforce.
- Has developed a community pharmacy franchise network to better support patients following a hospital admission



Lake Macquarie Private Hospital

Services and Investment History

Key Services and Benefits

Benefits of a Private Hospital

- **More attractive to doctors, enabling public and private appointments.**
- **Increased choice to consumers between public and private.**
- **Greater investment, more jobs and improved economic prosperity.**
- **Complementary Services to the Public Hospital to meet increasing demand of the Community.**

- General surgery and medicine
- Orthopaedics
- Cardiac centre of excellence including structural heart
- Urology, Gastroenterology, Ophthalmology, Gynaecology, Plastic Surgery and MOHs (skin cancer)
- Comprehensive Cancer Services, including Radiation Oncology, Medical Oncology and Surgical.
- Critical Care Unit (CCU) and Intensive Care Unit (ICU)
- 24 Hr Emergency Department.
- Radiology (imaging)
- Consulting



LMPH Hospital and Investment History

- **1973** Lake Macquarie private Hospital opens with 36 beds.
- **1992** High-technology vascular services were introduced
- **1994** the second major extension incl 2 operating theatres & ICU. **Cardiac surgery** commenced in August 1994.
- **2002** LMPH is acquired by Ramsay Health Care
- **2005** CCU extended to 12 beds
- **2009** 31 bed Williamson Ward development
- **2015 Emergency Department** opens as well as CCU beds, Surgical beds & new Cardiac Catheter Laboratories.
- **2017** Reid ward opens with 30 new inpatient beds bringing total beds to 187
- **2023** Major Development Stages 1&2, including 2 Operating Theatres, DOSA and New CSSD department
- **2025 New Ward Tower - Construction planned to commence**



Lake Macquarie Private Hospital

Economic and Social Benefits

Lake Macquarie Private Hospital - Economic and Social Benefits*

Employment

- **Project to generate 500 + additional indirect jobs over 5 years.**
- **During operations, the hospital will see substantial employment of both smart jobs and skilled workers.**
- **The development will generate c. 169 new staff roles and attract 20 new specialists (VMOs) to the region**

Ramsay Health Care Australia is planning to expand services offered at Lake Macquarie Private Hospital. Beneficiaries of the development include:

- Patients of LMPH – population forecast to increase within the LGA by 15% by 2041.
- Families, carers and visitors to LMPH – Local service capacity means patients and carers are closer to home.
- Improved Safety and Efficiency – New fit for purpose facilities rivalling the best in the world provided for the Lake Macquarie community.
- Reduces the burden on the public health system, freeing capacity for community members without private health insurance.

* Source: Price Waterhouse Coopers. Lake Macquarie Private Hospital Redevelopment – High level assessment of the benefits from expansion of services at Lake Macquarie private Hospital

Lake Macquarie Private Hospital

Community Engagement and Network

LMPH Community and RHC Network

COMMUNITY IMPACT

- Currently second largest employer within the region
- Community engagement through school and sporting club sponsorships, music and running festivals
- Demonstrated commitment to the city of Lake Macquarie
- Specialist services

Lake Macquarie Private Hospital is a 187 bed acute Medical and advanced surgical hospital. Lake Macquarie Private Hospital provides private health care services to residents of the Cities of Newcastle and Lake Macquarie as well as the broader referral region of the Hunter – New England Local Government Areas.

Warners Bay Private Hospital is a 118 bed Surgical, Rehabilitation and Mental Health hospital located in Fairfax Rd, Warners Bay.

Charlestown Day Surgery will be on completion in 2025 a 3 Operating Theatre Day Surgery and a 12-bed inpatient hospital.

RHC Hunter Region Strategic Plan currently entirely focusses on the Lake Macquarie region with no facilities in Newcastle.

Project Summary

Generating substantial
Local employment
during construction
and operationally

It is estimated that
construction will create
550 – 700 direct and
in-direct jobs over the
26-month construction
period (SSD-
3025700)*

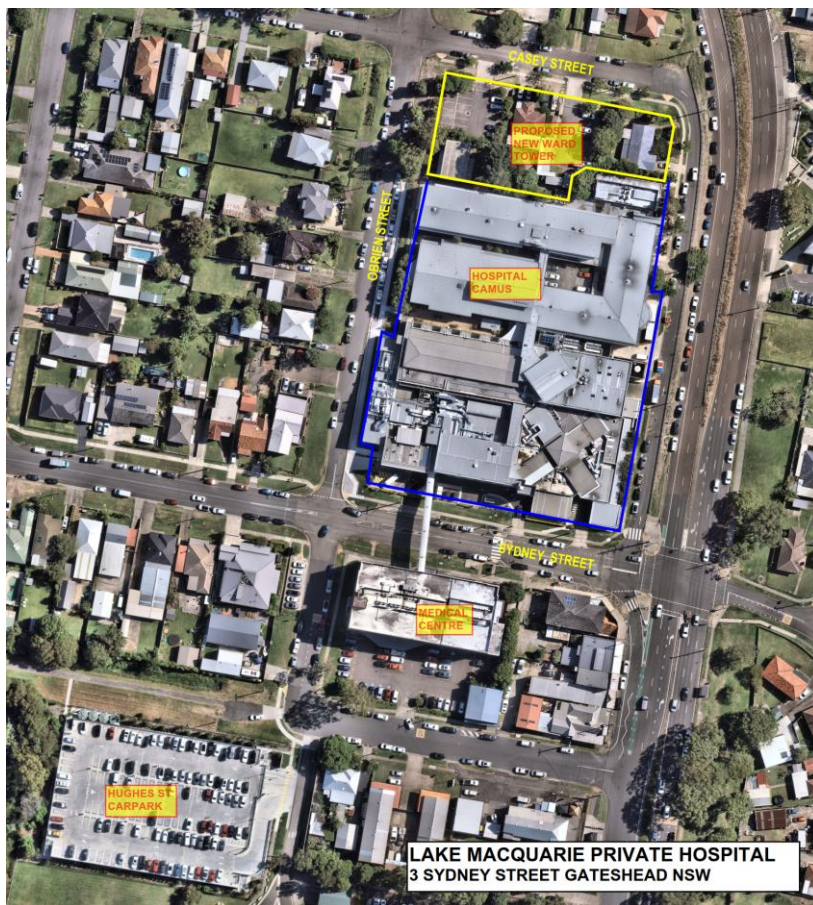
- **Lake Macquarie Private Hospital (SSD-38025700) (9-storey)**
 - **114 Bed Ward Tower**
 - **5 New Operating theatres,**
 - **11 Consulting Suites & Medical imaging**
 - **Emergency Department Expansion**
 - **BOH facilities & Carparking**
 - **New Sydney Street Entrance**
- **Lake Macquarie Private Hospital Tower (SSD-71941462) (6-storey)**
 - **40 Bed Ward Tower**
 - **Medical imaging**
 - **BOH facilities & Carparking**



Project Timeline

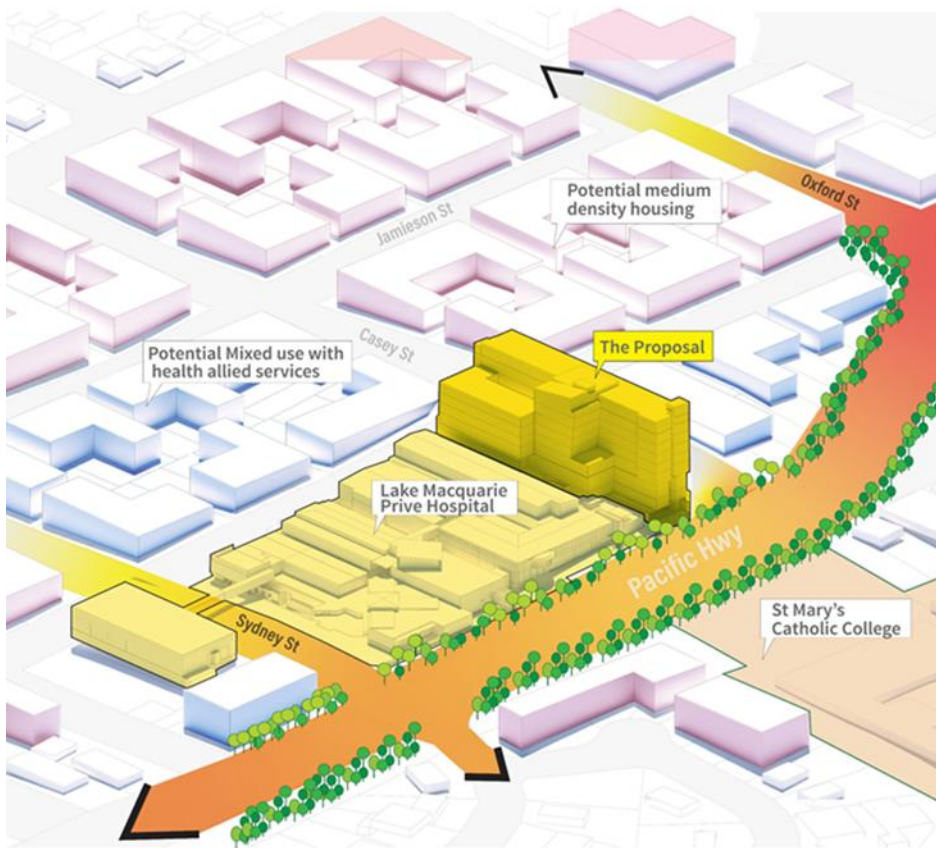
It's been over 3 years
in the making

- **Lake Macquarie Private Hospital (SSD-38025700 & 38025700)**
 - **02/06/2022 - Planning Proposal (Height 37m) lodged DPHI**
 - **30/06/2023 - Planning Proposal (Height 37m) Gazetted**
 - **27/09/2023 - SSD-38025700 – Formally Lodged to DPHI**
 - **11/12/2023 - SSD-38025700 – DPHI Issued RtS**
 - **10/10/2024 - SSD-71941462 – Formally Lodged to DPHI**
 - **22/11/2024 - SSD-71941462 – DPHI Issued RtS**
 - **25/04/2025 - SSD-38025700 – DPHI Recommendation**
 - **25/04/2025 - SSD-71941462 – DPHI Recommendation**
 - **12/05/2025 - IPC Meeting**
 - **Construction Start**



Site Plan

Lake Macquarie Private
Hospital Campus including
Specialist Medical Centre
and Hughes Street Carpark



Future Strategic Context

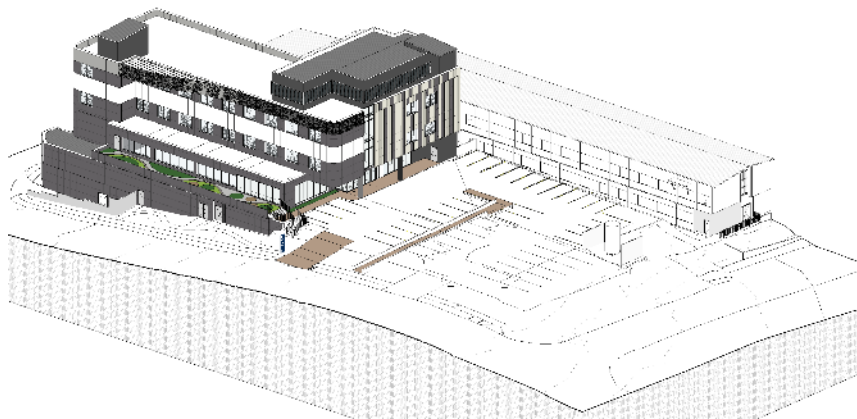
There is a significant opportunity for transformation in Gateshead precinct.

The Lake Macquarie Private Hospital Site is strategically located within the future transformation which provides an opportunity to respond to the changing urban environment.

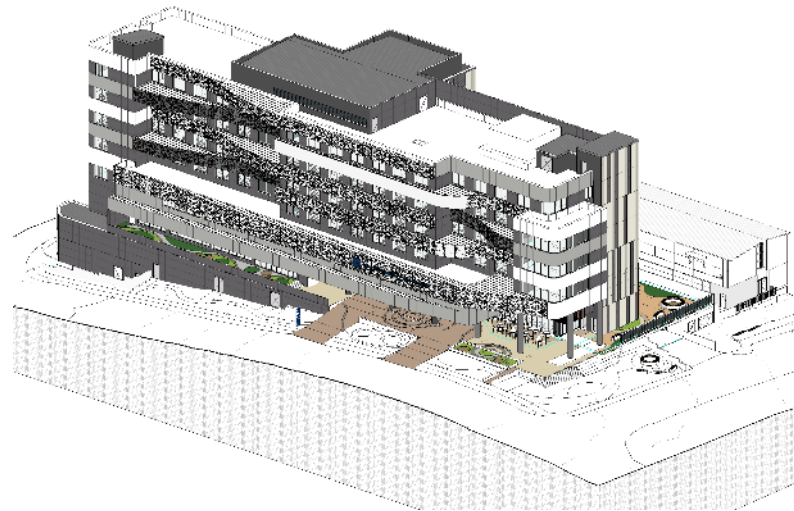
The Hospital is a catalyst site contributing to the evolving character of Gateshead to become a regionally significant health and education precinct.



The Stages in Context



SSD-38025700
(9 STOREY)



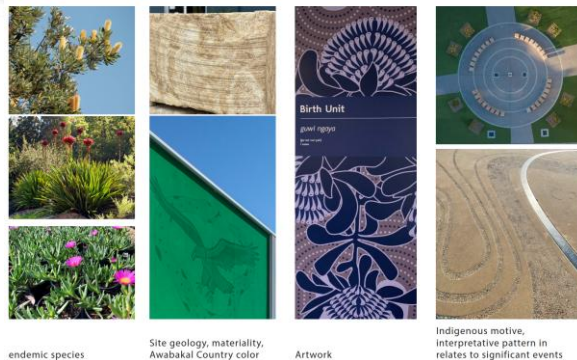
SSD- 71941462
(6 STOREY)

Landscaping & Public Domain



- Strong design integration of **Awabakal Aboriginal** representative's recommendations to all open space and internal building finishes including materials, patterns forms and plantings.
- Strong use of ground based **curvilinear forms**.
- Compensatory planting for trees lost in development as there is insufficient tree protection space for tree retention within the building development footprint.
- Predominantly use of endemic **native species** including the tall Spotted Gum to the northern setback where space permits tall trees to be planted to screen, soften and relate to the elevated building form. Potential 15-20m tree height.
- Proposed treatment to western road reserve to function as a pedestrian space rather than street verge incorporating seating areas, spaces and feature landscape as recommended by the Council.
- Proposed upgrades to all existing internal courtyard spaces.

Connecting
with country



Community Consultation & Engagement

A Substantial amount of consultation has been completed with local community and authorities

- **Local community:**
 - **Letter Drop – Project information sheet**
 - **Online Survey**
 - **Public Community Consultation meeting**
 - **Ramsay Project website with overview**
- **Public authorities:**
 - **TfNSW – Substantial consultation**
 - **NSW ambulance**
 - **Subsidence NSW, Hunter Water, Ausgrid, etc.**
- **Lake Macquarie City Council:**
 - **Ongoing briefing and consultation**

This information sheet introduces the proposed **Lake Macquarie Private Hospital Expansion Project** (the Project), located on the Pacific Highway, within the suburb of Gateshead in Lake Macquarie LGA. In addition to providing services to the residents of Lake Macquarie and the City of Newcastle, the Hospital services the broader referral region of the Hunter - New England area.

The proponent of the Project is **Ramsay Health Care**, with the development assessment being managed by Akalan Projects who specialize in the delivery of health care, medical fit-out and construction projects throughout Australia.

As part of the assessment process, we are seeking feedback on the Project from key stakeholders and local community members to inform the Social Impact Assessment (SIA) and the broader Environmental Impact Study for the Project.

You are invited

to a community drop-in information session at Charlestown Library, with members of the Project team in attendance, to provide further information on the Project and discuss the results of the specialist technical studies.

We are hoping you can join us.

DATE:
Wednesday, 16 November 2022

TIME:
anytime between
4:00pm – 7:00pm (AEDT)

VENUE:
Charlestown Library Meeting Room
(Cnr Smith St and Ridley St, Charlestown)



Public Domain

A Substantial
commitment
upgrading council
infrastructure

- **Roads and Access:**
 - New Road Crossing to Hughes Street
 - Upgrade footpath Sydney to Hughes Street
 - Upgrade to road crossing to Sydney Street
 - Commitment consult with Council on RSA items
- **Street Frontage:**
 - Obrien & Casey Street Road reserve works
 - Street Landscaping
- **Transport for NSW:**
 - Signalization crossing Pacific HW - Sydney Steet



Pedestrians, Carparking and Traffic

Create better access
to the hospital and
linkages to
carparking

- Roads and Pedestrian Access:
 - Complete footpath linkages - hospital to carparking
 - New additional hospital drop off zone Casey Street
- Carparking:
 - 9 story – 82 New car spaces + Drop off + 14 Motorcycle
 - 6 story – 42 New car spaces + Drop off + 7 Motorcycle
 - Hughes St. carpark – upgraded 2024 – 150 New car spaces
 - Parking Management plan
 - Construction carparking
- Bike parking
 - Bike rooms and EOT facilities in both applications



Construction and Operational Noise

Noise and Vibration
report competed for
both applications

- **Construction Noise:**
 - **Construction Noise & Vibration Mgt Plan**
 - **Hours of operation**
 - Generally, M-F 7.00am-6.00pm, Sat 8.00am – 1.00pm
 - Limitations on hours for rock breaking & driven piles
 - Consultation with Key Residential Receivers
- **Operational Noise:**
 - **Manage hours of operation key areas**
 - Casey street drop off, signage
 - Café area 7.00am-6.00pm, max 50 patrons
 - Loading doc 7.00am-6.00pm
 - **Plant and equipment – Acoustic treatments**



Hospital Renders

SSD-38025700
(9 STORY)

















 Lake Macquarie Private Hospital

Emergency

Hospital Renders

SSD-71941462
(6 STORY)













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