



## **TRANSCRIPT OF MEETING**

RE: LAKE MACQUARIE PRIVATE HOSPITAL EXTENSION  
(SSD-38025700) (9-storeys)  
LAKE MACQUARIE PRIVATE HOSPITAL TOWER  
(SSD-71941462) (6-storeys)

### **COUNCIL MEETING**

PANEL:	TERRY BAILEY (CHAIR) DUNCAN MARSHALL ALEX O'MARA
OFFICE OF THE IPC:	JANE ANDERSON GEOFF KWOK
LAKE MACQUARIE CITY COUNCIL:	STEVE MASIA GEOFFREY KEECH
LOCATION:	ZOOM VIDEOCONFERENCE
DATE:	11:30AM – 12:30PM MONDAY 12 <sup>th</sup> MAY 2025

## <THE MEETING COMMENCED

5       **MR BAILEY:** So, good morning and welcome. And before we begin, I would like to acknowledge that I'm speaking to you today from Gadigal land, and I acknowledge the traditional owners of the lands on which we're virtually meeting today, and I pay my respects to Elders past and present.

10       Welcome to the meeting today to discuss the Port Macquarie Private Hospital Extension and Lake Macquarie Private Hospital Tower state significant development applications currently before the Commission for determination. The Applicant, Ramsay Health Care, has submitted two applications.

15       The Lake Macquarie Private Hospital Extension application, which is SSD-38025700, seeks approval for an extension to the existing hospital which includes construction of a 9-storey health services facility comprising 114 additional patient beds, 3 additional day surgeries, 2 additional in-patient sections, 11 additional consulting suites, and new hospital entry and drop-off.

20       The Lake Macquarie Private Hospital Tower application, which is SSD-71941462, represents a scaled-down alternative to the broader hospital extension sought under SSD-38025700. This application is seeking approval for construction of a 6-storey health services facility comprising 40 additional patient beds, 3 additional day surgery theatres, ground floor medical imagery tenancy, and a new hospital  
25       entry and drop-off.

30       My name is Terry Bailey. I'm the Chair of the Commission Panel, and I'm joined by my fellow commissioners, in the room with me, Alex O'Mara, and online, Duncan Marshall. We're also joined by Jane Anderson and Geoff Kwok of the Independent Planning Commission.

35       And in the interests of openness and transparency and to ensure the full capture of information, today's meeting is recorded, and a completed transcript will be produced and made available on the Commission's website.

40       This meeting itself is one of a part of the Commission's considerations of this matter and will form one of several sources of information upon which the Commission will base its determination. It's important for commissioners to seek questions of attendees and to clarify issues whenever it's considered appropriate. And if you're asked a question and not in a position to answer the question, please feel free to take that question on notice and provide additional information in writing, which we'll then make available on the Commission's website.

45       Just as we work through today, I do request that all members introduce themselves before speaking for the first time, and please ask that we don't talk over the top of each other, to ensure that we get an accurate transcript.

We'll now begin and offer the opportunity for you to make any comments or

representations you'd like to make on the applications, as we commence. So, thanks Steve and thanks Geoff.

5 **MR MASIA:** Yes, thank you, Commissioner. Yes, so Steve Masia, so I'm the Manager of Development Assessment and Certification at Lake Mac Council. Thanks for inviting us along to discuss the project.

10 Look, with these SSD applications, obviously the Council's involvement is obviously as a fairly key stakeholder, but we obviously get an opportunity to comment on these applications when they're on notification. So, we've signed these to a specific officer, Geoff Keech, who's here today as well, so he was the Senior Development Planner who was reviewing this application on behalf of Council. He's coordinated a lot of internal referrals and that through our Council, so there's certainly been internal people in addition to Geoff that's been involved in this project. But Geoff's able to hopefully answer any questions and the like if they come up.

20 Look, just as a general overview, I mean, I haven't been intimately involved in the project but am certainly aware of it. Just at a very high level, certainly the project's, or both projects, are fundamentally consistent with Council's strategic framework for this area. We certainly have an objective to have a health precinct in this area and there's been planning proposals and the like to adjust height limits in the past. So, yes, that's probably all I've got to say at a manager level.

25 Geoff might want to sort of outline some of the, I guess, key issues that Council sort of picked up as it went through. But probably I'd say at a higher level, we were certainly never opposed to this development. There were a few issues as we moved through that sort of need some clarification and the like, the Council was always fundamentally, I guess, generally in support of the proposals. So, I'll hand over to Geoff if he had anything to add to that.

30 **MR BAILEY:** Thanks, Steve. Just before we do hand over, Geoff. I just did want to clarify, Steve, if I could, you mentioned the health precinct.

35 **MR MASIA:** Yes.

**MR BAILEY:** The Gateshead Health Precinct Plan, would you be able to give us an understanding of where that is at?

40 **MR MASIA:** Oh, look, I might default to Geoff, if that's okay, Commissioner. Like I said, he's probably been a bit more intimately involved in it. So, is that something that you can assist with, Geoff?

45 **MR KEECH:** Yes. Geoff Keech, Lake Macquarie City Council Development Planner. Yes, I can illuminate a little bit on the Gateshead Health Precinct Area Plan, which is under preparation at the moment in our integrated planning section, so that is actually a different department from our development assessment one. However, I've been liaising with the planner that's involved with that area plan

preparation for this and other reasons. So, I'm a little bit familiar with it.

But yes, basically that precinct surrounding the hospital and there's a number of other health service facilities in the immediate area as part of our longer-term strategic plan to bolster health services in that area. So, there is an area plan in preparation that will sit in as part of our DCP in the future.

**MR BAILEY:** I confirm in your awareness, Geoff, that there's a consistency between the proposal in front of us and what's progressing in the precinct plan?

**MR KEECH:** The area plan at the moment I don't think is detailed enough in its preparation to, I guess, show up any inconsistencies. However, given that we're aware of this proposal and it has been part of the longer term, as Steve mentioned, we've been involved in the planning proposal to increase the height and rezone the hospital land itself from its original residential zoning to an infrastructure zoning and special purpose zoning.

So, it has been that longer-term strategic planning has been feeding into the preparation of the precinct plan. I'm, without going to our other department and confirming that unequivocally, I'm relatively comfortable that it will be consistent with this application.

**MR BAILEY:** Thanks, Geoff. Just as you mention there, if I could just touch on the strategic planning for the local area generally. Are you, Steve and Geoff, in a position to give us an outline of any strategic planning going on for the local area, that's in addition to the precinct plan, the Gateshead Medical Precinct Plan?

**MR MASIA:** I mean, that's probably one we could take on notice if it is, like, it's in broader ... I mean, certainly I know the strategic planning team are working on the next iteration updates to the Local Strategic Planning Statement, but that's obviously LGA wide. Whether there's any more specific stuff happening in this area, we could take that on notice and ask our integrated planning team.

**MR BAILEY:** Thanks, Steve. I'll just check with the other commissioners before we move on. Sorry.

**MR MARSHALL:** I'm okay, thanks Terry.

**MR BAILEY:** How about we keep moving on. Geoff?

**MR KEECH:** Thanks, Commissioner Bailey. I just want to clarify if, with regard to your question in relation to other strategic planning in the local area, did you have an extent in mind, so how far out from the hospital you were wanting that question to be answered for?

**MR BAILEY:** We've heard some varying advice over the course of this process that there's some review going on in terms of the local area, so it's very localised around, but it would be those areas around the hospital. So, we'll do a clarification

in writing on a question and come back on that for you, Geoff. But we're hearing ...

**MR KEECH:** Thank you.

**MR BAILEY:** ... there might be some work being done, and we just wanted to understand that, if that's the case, so we thought we'd clarify. So, we'll do some correspondence to you over the next day that will clarify that for you.

**MR KEECH:** Thanks, Commissioner.

**MR BAILEY:** Thank you. Happy to step back, Geoff, to any, I think, key matters that you would see arising out of the project from Council's perspective.

**MR KEECH:** Sure, thank you, Commissioner. As our manager, Steve, mentioned in his opening statement, Council was supportive of the application at high level concept. The comments that we've provided throughout the notification and subsequent correspondence with the Department looked into the finer grain of the application and sort of looked at areas where we thought there might be some relatively minor changes in most part to get a slightly better outcome.

Probably the key issues related to traffic management and pedestrian activity in the area, and that was subject to a fair bit of correspondence between us and the Department and the Applicant and Transport for NSW. We were all on board with each other's comments for the most part.

And there were a few things in relation to stormwater that have been resolved, pending obviously some things like the Section 38 Certificate will deal with some matters in the future.

The other comments that we made, I guess, without getting too into the weeds on them until you wish to, we're comfortable that those other ones were relatively minor and have been addressed. So, I guess, I'd probably at this point invite specific questions if you wanted to delve a little further.

**MR BAILEY:** Yes, that'd be great. Thanks, Geoff. I might hand across.

**MS O'MARA:** I'm Alex. One of my questions was around the impacts on the local road network and the comments on the road safety audit and whether you felt that there was sufficient clarity about how those things have been resolved.

We spoke to the Department about that this morning, and they agreed to give us the last communication from the Council on that. My sense was that they felt that there was broad agreement about how those things would be managed. But I really just wanted to get your thoughts on that, and also offer that, if there was anything further you wanted to put to us, we'd be happy to look at that.

**MR KEECH:** Thank you, Commissioner. The last correspondence I believe

Council had was in relation to some additional data that we wanted collected as part of the road safety audit in terms of the pedestrian counts. Those have been done, and we've received the data, but I don't have any updated comments from our traffic engineer to confirm whether they were satisfied with the outcome. So, that is a question I could take notice and provide further detail if you wish.

**MR MARSHALL:** Actually, if I could kind of follow up a little bit on that. I mean, the road safety audit made a series of recommendations and the conditions at the moment broadly talk about adopting those conditions except or so long as there is a blessing from Council and Traffic for NSW on those conditions. But I'm left a bit confused about what exactly we're being asked to agree to, because we don't have insight into what people are agreeing to.

Has Council provided a definitive view or will Council provide a definitive view about those RSA recommendations and what it's agreeing to, or will that remain uncertain for future discussion and negotiation?

**MR BAILEY:** Just before answering, Geoff, as part of that, and for transparency. We have asked the Department to provide to us the most recent response from Council on the RSA.

**MR KEECH:** Sure, thank you. We can confirm for you in writing what our position is. My understanding was that Transport for NSW provided some recommended conditions and we, in our submission, reviewed those and agreed with most but there were one or two of their comments we didn't. I'm just trying to recall if that was specifically coming out of the road safety audit, so I'll need to confirm that for you.

**MS O'MARA:** In that, have you indicated what you, if you didn't agree with it, have you progressed your view about what you would like to see?

**MR KEECH:** I'll take that one on notice if I may, Commissioner.

**MS O'MARA:** Yes, that's fine, yes.

**MR KEECH:** I'll need to confirm with our traffic engineers in that respect.

**MR MARSHALL:** So, just to be a little bit clearer perhaps for me, is what you're saying that essentially Council is in agreement with the RSA recommendations, but that Transport for NSW made some further recommendations and it was those further recommendations which are the – or a couple of those matters which are issues which are still to be resolved. Is that a correct reading or have I got that wrong?

**MR KEECH:** I think I'll need to just delve into the sequence of things there for you so I can be absolutely clear, just to make sure that ...

**MR MARSHALL:** It does seem a bit complicated.

**MR KEECH:** Yes, whether Transport were responding directly to the RSA, so I've made some notes, I'll confirm that in writing for you once I've had the chance to follow up.

**MR MARSHALL:** That would be much appreciated.

**MR BAILEY:** Thank you, Geoff.

**MR KEECH:** Thank you, Commissioner.

**MS O'MARA:** And I had a related question about parking. My question is really Council's view on the consideration of the parking implications for residents and potential displacement of, for example, if visitors to the hospitals or doctors parking on the street, and what your [unintelligible 00:25:58].

**MR KEECH:** Thank you, Commissioner. Generally speaking, and I'll speak first generally in terms of our approach to parking for applications. Where a development meets its parking numbers numerically, as required by the development controls, we accept that the development is appropriate in respect to parking. Whether people then actually use the on-site or provided parking or whether they park in the street is something that obviously Council doesn't have a great deal of control over. With respect to this ...

**MR MARSHALL:** You've frozen, Geoff. I don't know if you have for others or not. Steve, you're still up.

**MS O'MARA:** He's back.

**MR BAILEY:** He's back.

**MR KEECH:** Yes.

**MR BAILEY:** You dropped out.

**MR KEECH:** Okay.

**MS O'MARA:** The last thing we heard was "no control over what people do."

**MR KEECH:** Sure. Thank you. Yes, obviously Council doesn't have control over whether people actually use the provided parking or park out on the street.

**MS O'MARA:** Mm-hm.

**MR KEECH:** And so yes, with respect to this application, it was found to provide the number of car parks that were required by our development controls.

**MR BAILEY:** Just adding to that, Geoff. Does Council have a view on that in

relation to paid or unpaid parking, and what any influence that might have on visitor patterns and behaviour?

**MR KEECH:** Steven, would that be a better one for you to take?

**MR MASIA:** Yes, I mean, look, I guess, our department doesn't deal with parking enforcement in areas in general. But look, I guess parking management in any precinct, whether that's this health precinct or a commercial precinct, our department that deal with parking management in general sometimes have to, I guess, review the parking restrictions in that area and they might have to impose time limits.

We don't tend to – Lake Macquarie Council doesn't tend to impose paid parking particularly often, in fact I think at this – and don't quote me on this, but I don't know whether it's actually implemented anywhere at the moment. So, and I didn't think, I don't think that would be likely in this precinct.

If it was deemed to be a problem in the future, I think it would look more like maybe time limited parking to try to encourage people to use the actual development parking.

**MR BAILEY:** And yes, and it's that construct of the development parking having a paid parking arrangement as distinct from a free parking arrangement that we're interested in any implication that might happen after that.

**MR MASIA:** Oh, okay, so the – sorry, to clarify the question is, whether they're charging the ...

**MR BAILEY:** Yes.

**MS O'MARA:** If the hospital ...

**MR BAILEY:** If the hospital was charging and that caused people not to take that option given it's the right number of car parks, what the requisite response from Council might be in terms of displacement of local parking.

**MR MASIA:** Yes, I think Council would be concerned. If there was a mechanism – if the hospital was putting in a mechanism that would clearly discourage people from using the parking that was on site, then Council would be concerned that that would displace parking.

I guess our expectation is that the combination between the on-site parking provision and the way that's managed, and the street parking, should work together, such that there would not be a disincentive, let's say, or an incentive not to use the on-site parking. We certainly want people to use the on-site parking.

So, this development meets its parking requirement, so we're generally satisfied with that. But we would want a framework in place such that people would



actually want to openly use that, not be discouraged if they were getting charged a certain amount of money per day to actually use it, and would then opt to go and park, you know, yes, out on the street for free.

5       **MR BAILEY:** Thank you, Steve.

**MS O'MARA:** And do you feel like the conditions sufficiently address that issue?

10       **MR MASIA:** Look, I haven't personally reviewed the conditions. Geoff, is there anything that you saw in there that would raise concern in that regard? [Fire alarm sounds]

15       **MR KEECH:** Sorry. I think we might be having a fire drill. It appears to not be going away. So, we're probably going to have to evacuate the building. I apologise for that.

**MR BAILEY:** Just in summary, and I'll only be one minute so that you can.

20       **MR MASIA:** Yes.

**MR BAILEY:** I think we've largely asked the questions that we were curious on today. We will come back in writing with the follow-up questions through the Commission.

25       **MR MASIA:** Yes.

30       **MR BAILEY:** We will also ask an open-ended question if you do have any recommended aspects on the conditions of consent that you'd like to add, given we haven't had the opportunity to address those now, if there's anything more you would like to add. We'll openly ask that question in the letter that we send through in the next day or so.

35       And I just – we had covered the questions that we were looking at. So, do note that the need to evacuate doesn't impinge on that. And we will offer that opportunity in writing. So, we will let you comply.

Thank you, and we will be in touch in writing.

40       **MR MASIA:** No worries, thank you. And yes, if you follow those through, we'll follow that up and get back to you. Thank you.

**MR BAILEY:** Thank you, Steve and Geoff.

45       **MR MASIA:** I apologise.

**MR BAILEY:** No, not a problem.

**MR MASIA:** No worries.

**MR BAILEY:** Run.

**MR MASIA:** Thank you. Bye.

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**>THE MEETING CONCLUDED**