Lake Macquarie Private Hospital Tower (SSD-71941462)

Lake Macquarie Private Hospital Extension (SSD-38025700)

Prepared for IPC Meeting

DPHI Social Infrastructure Assessments

12 May 2025



Strategic Context



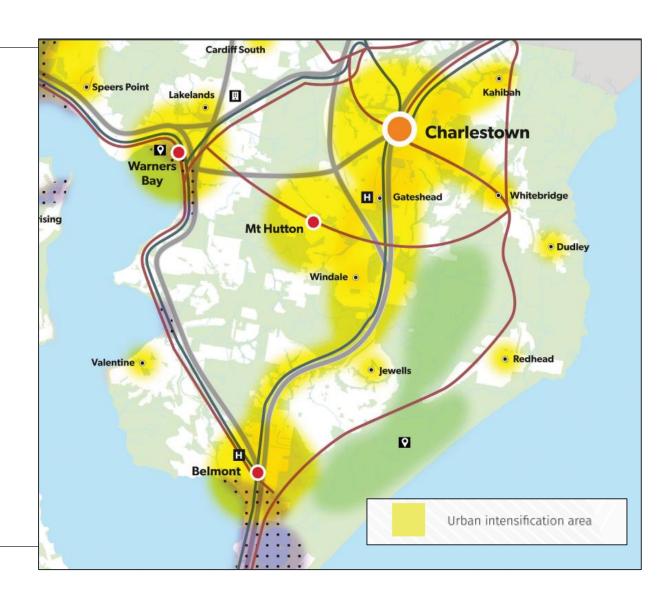
Consistent with strategic goals:

- Hunter Regional Plan 2036
- Greater Newcastle Metropolitan Plan 2036

Identifies the area as having a regionally significant health precinct

Aligns with Lake Macquarie Local Strategic Planning Statement (LSPS):

- Identifies the hospital as part of the North-East Growth Area
- Envisages the Gateshead Health Precinct growing and expanding





Gateshead Health Precinct - Delivering LSPS Outcomes



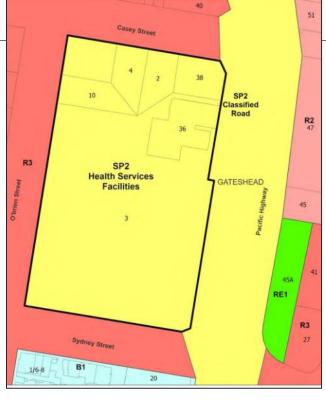
Gateshead Health Precinct

 Council - review of planning controls across the broader precinct underway

Site Specific Planning Proposal

- Rezoned to SP2 Health Services Facilities
- Increased the building height limit to 37m
- Lake Macquarie LEP amended in 2023

 Council - some visual and overshadowing impacts typical of an area undergoing transition and considered acceptable when balanced against the strategic direction for the precinct and the social and economic benefits







Site

Site:

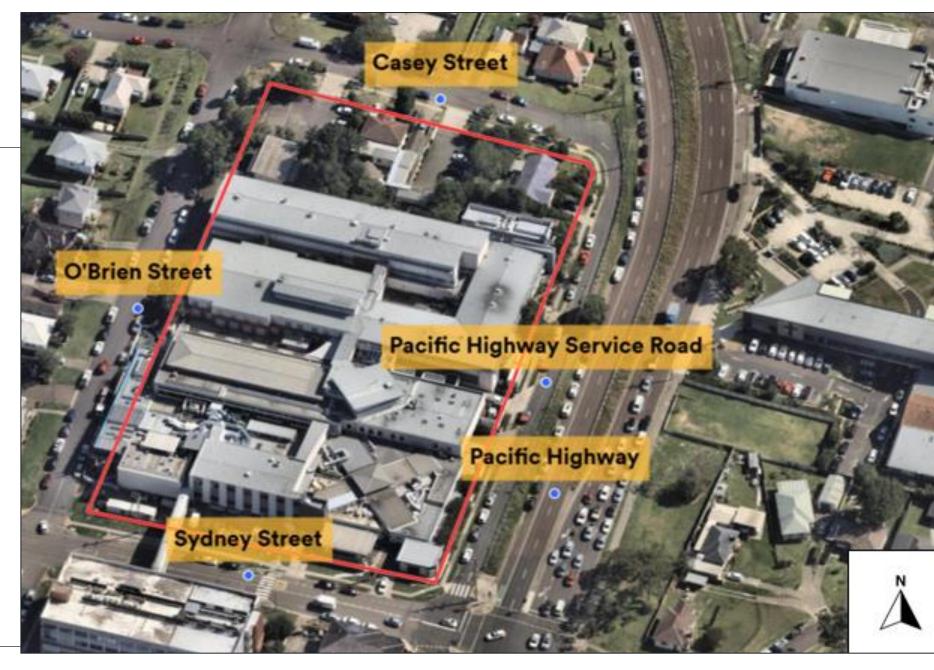
3 Sydney Street, 2 and 4
 Casey Street, 36 and 38
 Pacific Highway,
 Gateshead

GFA:

• Existing GFA: 14,288sqm

Support infrastructure:

- 353 available spaces, including 291 spaces in Hughes St carpark
- Aerial pedestrian link to Sydney Street Professional suites



SSDA Visual Comparison





Smaller scale expansion SSDA (SSD-71941462) compared to the larger SSDA (SSD-38025700)

SSDA Comparison – Snapshot



Aspect	Lake Macquarie Private Hospital Tower (SSD-71941462) (lodged 21 October 2024)	Lake Macquarie Private Hospital Extension (SSD-38025700) (lodged 6 November 2023)
Project summary	 Expansion of LMPH EDC - \$48,121,860 Demolition, tree removal and earthworks Construction of a six-level hospital tower with at-grade carpark Signage and landscaping 	 Expansion of LMPH EDC - \$144,642,000 Demolition, tree removal and earthworks Construction of a nine-level hospital building with part-basement carpark along the entirety of the northern portion of the site New and renovated hospital entry/drop-off areas, internal floor plan alterations Reconfiguration of ambulance drop-off and emergency bay Signage and landscaping
Community Submissions	One submission (objection)	Five submissions (three objections, one providing support and one providing comments)
Maximum height	18.6m (37m limit)	33.15m (37m limit)
Gross Floor Area (GFA)	 Existing GFA: 14,288sqm Additional GFA: 2,429sqm Total GFA: 16,717sqm 	 Existing GFA: 14,288sqm Additional GFA: 9,359sqm Total GFA: 23,647sqm
Tree removal/planting	61 trees removed / 21 trees planted	59 trees removed / 66 trees planted
Car parking	16 additional car spaces (total of 365 parking spaces across wider campus)	56 additional car spaces (total of 409 parking spaces across wider campus)

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Proposal and Context



Applicant:

 Ramsay Health Care Australia

Project:

- Expansion Lake Macquarie Private Hospital:
- Demolition, tree removal and earthworks
- Construction of a sixlevel hospital tower with at-grade carpark
- Signage and landscaping

Submissions:

- 1 public (objection)
- Lake Macquarie City Council provided comments

Reason for Referral to IPC

 Applicant (Ramsay Health Care Australia) have declared a political donation

SSD lodgement

21 October 2024

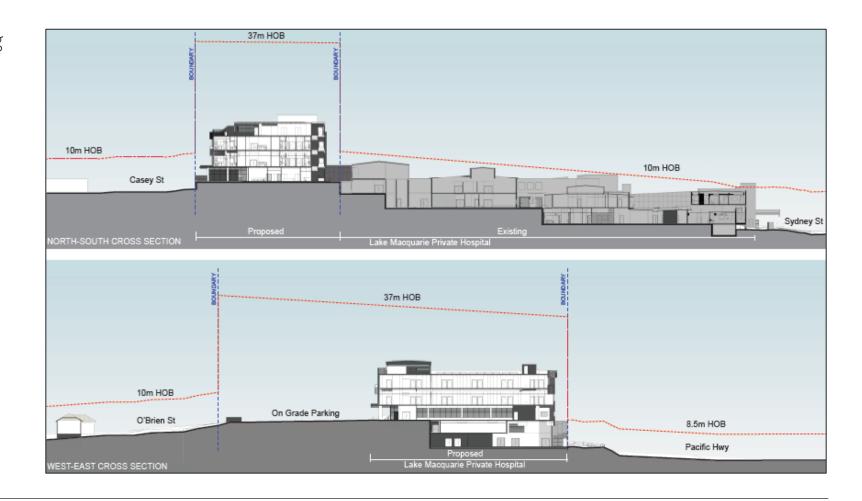


Elevation viewed from Casey Street

Built Form and Scale



- New six level building (including plant and part basement)
- Maximum height of 18.6m (below 37m height limit LEP)
- Additional GFA: 2,429sqm (total GFA 16,717sqm across site)
- New built form building separation:
 - 23m from adjoining residential and commercial properties in Casey Street to the north
 - 75m to residential properties to the west



Traffic and Parking



Traffic

- Additional traffic movements within broader precinct:
 - A total of 51 additional vehicles out during the AM peak
 - A total of 22 additional vehicles out during the PM peak
- Surrounding intersections continue operating to an acceptable level of service

Parking

- 365 parking spaces across campus resulting in a net gain of 16 spaces
- Development will have DCP surplus of 64 parking spaces across campus
- 97 space carpark (Willow Road) available for construction workers

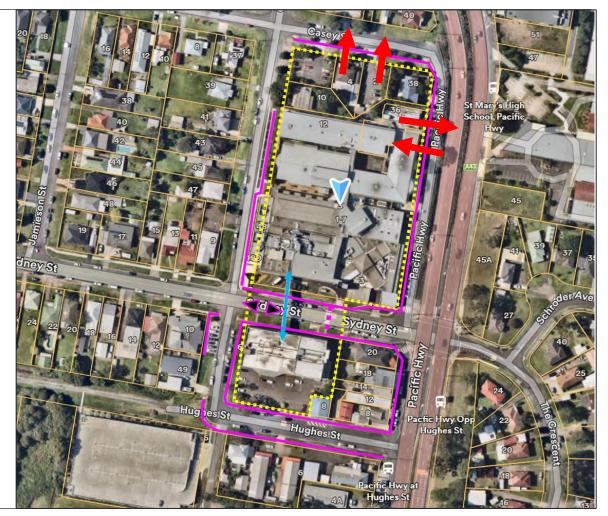


Pedestrian Safety and Access



TfNSW and Council:

- initially concerned re road safety risks on Sydney Street
- requested submission of a Road Safety Audit (RSA), to determine the level of road safety risk and identify reasonable mitigation measures
- assessed the RSA and determined that the findings are appropriate and supported
- TfNSW recommends conditions (supported by Council):
 - 2.5m wide pathway from the Hughes Street carpark
 - pedestrian crossing on the northbound slip lane be signalised to operate as amber/red only
 - existing median in Sydney Street be extended beyond the point of egress from hospital drop-off area
 - 'no entry' / 'entry' signs be installed with associated pavement arrows to reinforce correct entry and exit points to existing patient drop-off area
- Department has included these requirements in recommended conditions



Existing Pedestrian Pathways (proposed accesses in red),

Construction and Operational Noise



Construction Noise

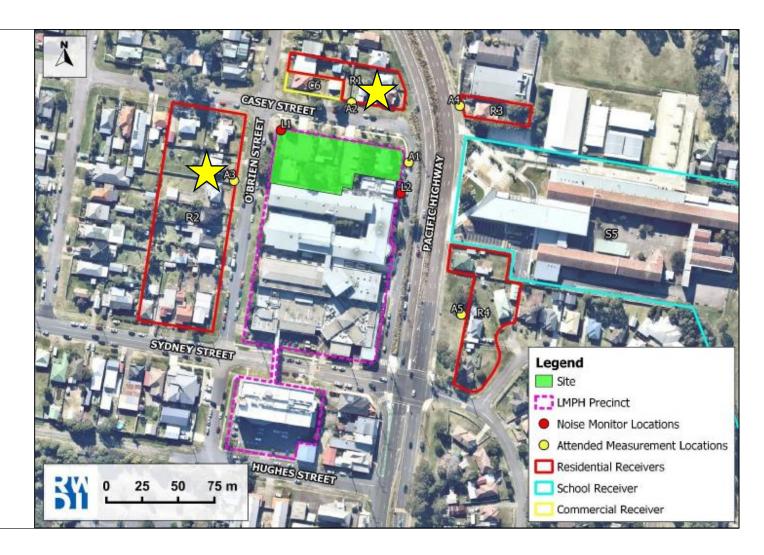
 Construction stage works are expected to result in exceedances of the Noise Management Level (NML) at all identified receivers, with exceedances of up to 24dBA of the noise affected NML predicted at receiver R1

Operational Noise

 Operational noise impacts at the R2 residential receiver is expected to exceed the daytime noise criteria by 2dBA due to the electric motor/pump refilling the proposed oxygen tank

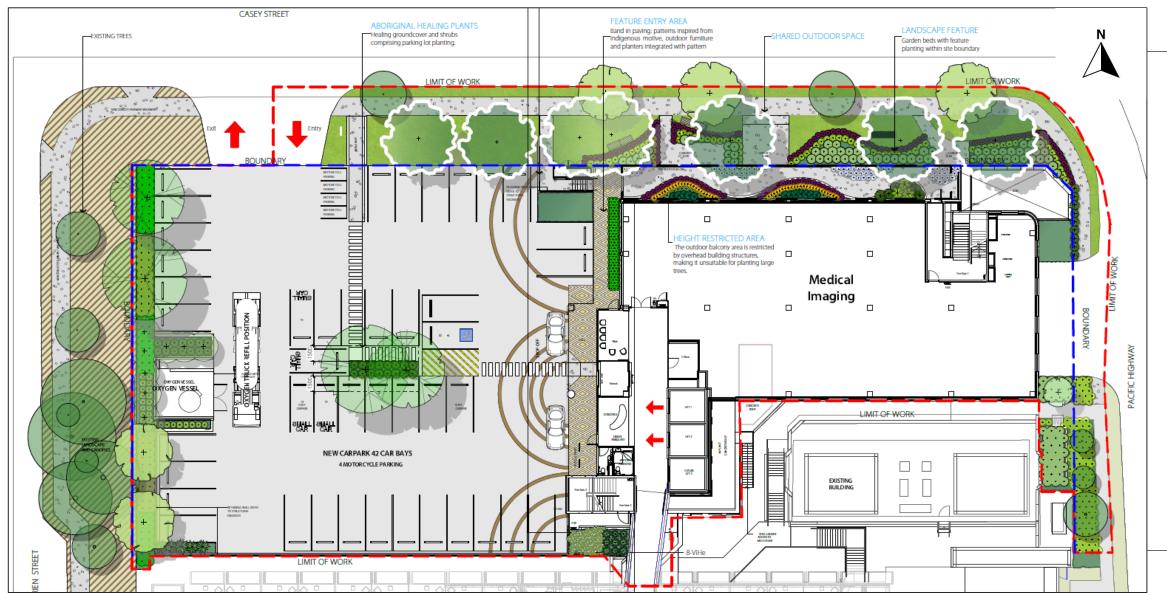
Noise Mitigation

 Conditions have been recommended requiring mitigations of the exceedances



Public Domain and Landscaping





Visual Privacy Impacts







Casey Street (north of site)

Lake Macquarie Private Hospital Extension (SSD-38025700)

Prepared for IPC Meeting

DPHI Social Infrastructure Assessments

12 May 2025



Proposal and Context



Applicant:

Ramsay Health Care Australia **Project:**

- Expansion Lake Macquarie Private Hospital:
- Demolition, tree removal and earthworks
- Nine-level hospital building with part-basement carpark extending the entirety of the northern portion of the site
- Renovated hospital entry/drop-off areas, internal floor plan alterations
- Reconfiguration of ambulance drop-off and emergency bay

Signage and landscaping

Submissions:

- 5 public (3 objections, 1 support, 1 comment)
- Lake Macquarie City Council provided comments

Reason for Referral to IPC

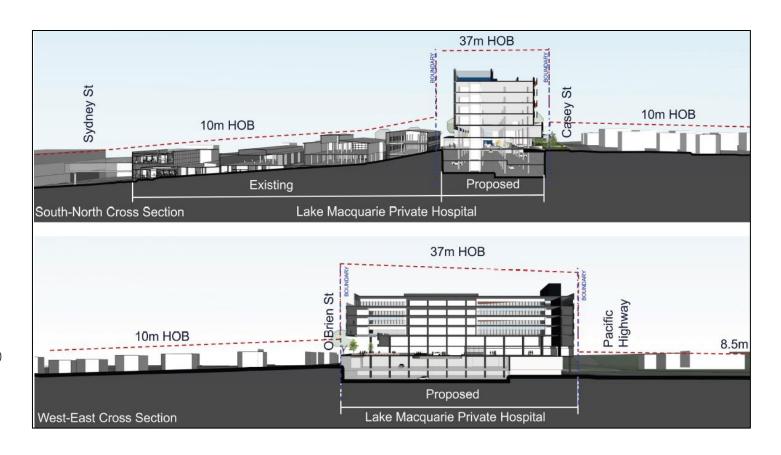
 Applicant (Ramsay Health Care Australia) have declared a political donation



Built Form and Scale



- Robust review process by the NSW State Design Review Panel
- Nine level building (including basement and plant levels) extending the entirety of the northern portion of the site
- Maximum height of 33.15m (below the 37m height limit LEP)
- Additional 9,359sqm GFA (total GFA 23,657sqm across the hospital site)
- New built form separation:
 - 23m from adjoining residential and commercial properties in Casey Street to the north
 - 34m to residential properties to the west



Traffic and Parking



Traffic

- Additional traffic movements within precinct:
 - Total of 115 additional vehicles during AM peak
 - Total of 77 additional vehicles during PM peak
- Surrounding intersections continue operating with a similar level of service Post development

Parking

- Total 409 parking spaces across campus would be provided, resulting in a net gain of 56 spaces
- Development would have a DCP surplus of 29 parking spaces
- 97 space carpark (Willow Road) available for construction workers



Pedestrian Safety and Access



Pedestrian Safety

- TfNSW raised concerns that proposal resulted in road safety risks on Sydney Street (conflict points, pedestrian safety and vehicle queuing back onto Pacific Highway traffic signals)
- TfNSW requested submission of Road Safety Audit (RSA), to determine level of road safety risk and identify mitigation measures. TfNSW and Council assessed RSA and determined that findings are appropriate and supported
- Council have recommended conditions requiring:
 - the implementation of High Pedestrian Activity Area on Hughes Street, O'Brien Street, Casey Street and Sydney Street between Pacific Highway and Jamieson Street
 - a raised pedestrian crossing on Hughes Street on eastern side of carpark driveway
 - a 2.5m wide pathway between Hughes Street carpark and new raised pedestrian crossing

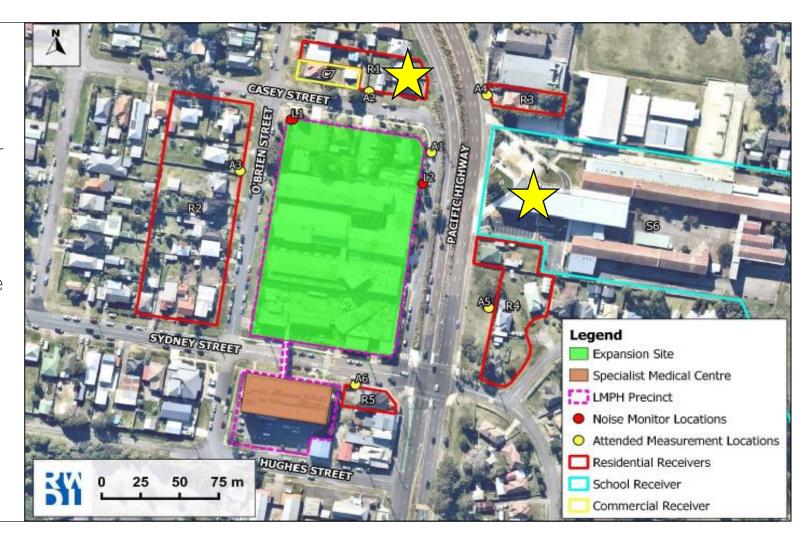
- TfNSW have recommended conditions requiring:
- a pedestrian crossing on northbound slip lane to be signalised to operate as amber/red only
- the existing median in Sydney Street be extended beyond the point of egress from hospital drop-off area
- 'no entry' / 'entry' signs be installed with associated pavement arrows to reinforce correct entry and exit points to hospital drop-off area

Department has included these requirements in recommended conditions

Construction and Operational Noise

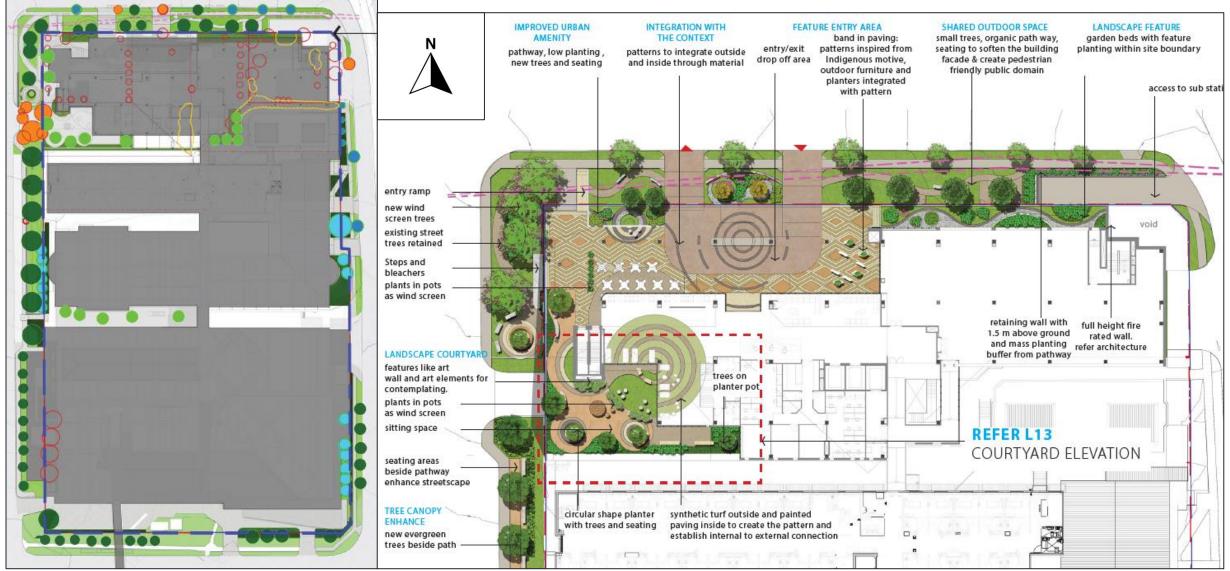


- Construction works result in exceedances of Noise Management Levels (NML) at all identified receivers, with exceedances of up to 24dBA of noise affected NML predicted at receiver R1
- Operational noise emissions at all residential receivers and commercial receiver C7 complies with operational acoustic requirements of the EPA's Noise Policy for Industry. Noise impacts at school receiver (S6) are predicted to exceed nominated external criteria by 2dBA
- Conditions have been recommended requiring mitigations of the exceedances



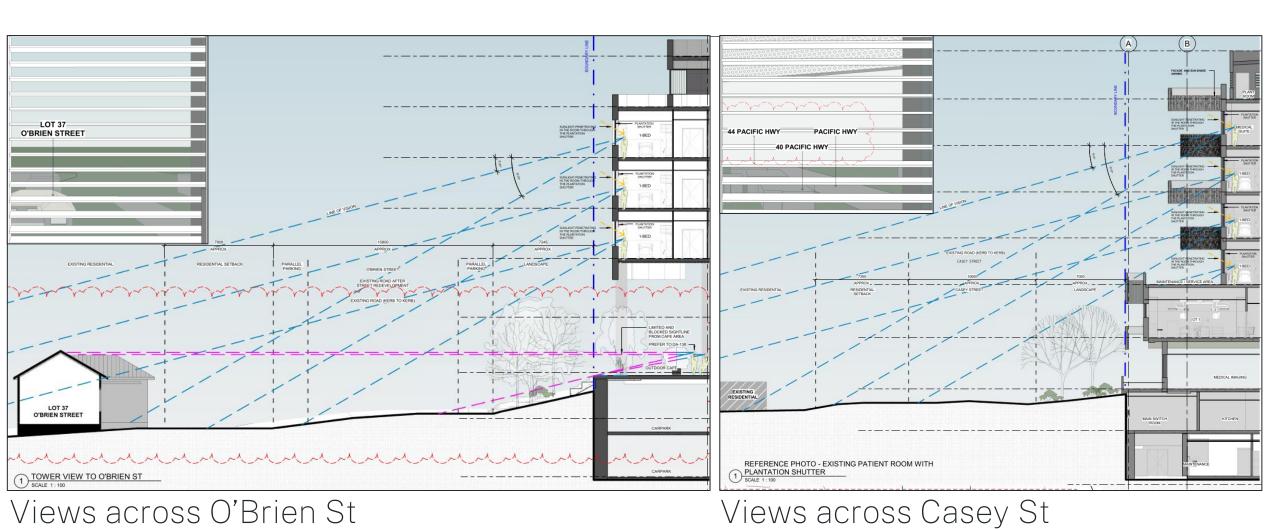
Public Domain and Landscaping





Visual Privacy Impacts (label diagrams)





Recommended Conditions



- Pedestrian movement
- Vehicle and pedestrian conflicts
- Vehicle and pedestrian wayfinding
- Noise mitigation
- Managing hospital related hazards
- Managing oxygen gas delivery conflicts (small scale SSDA)
- Operate shuttle bus during construction for workers

Questions?

