



15 May 2025

PLANNING DIRECTOR
Office of the Independent Planning Commission

Dear Stephen

Subject **Lake Macquarie Private Hospital Extension (SSD-38025700) (nine-storey tower) and Lake Macquarie Private Hospital Tower (SSD-71941462) (six-storey tower)**

Council response to Questions on Notice

Thankyou for the opportunity for Council to provide comment on the above applications.

The following comments relate to both applications under consideration by the Independent Planning Commission.

Council notes the following inclusions in the conditions of consent support or are consistent with Council's submissions during the assessment of the applications:

- Requirement to obtain a s138 certificate for footpath, road and drainage works, and landscaping prior to issue of a construction certificate.
- Car park design is required to demonstrate compliance with the relevant Australian Standard.
- A development contribution under s7.12 has been applied. Council in its own consents specifies the value of the levy based on the Estimated Development Cost submitted with the application.

Our Ref: SSD/5/2023 & SSD/4/2024 Your Ref: **Error! No document variable supplied.**

126-138 Main Road
Speers Point NSW 2284
Box 1906 HRMC NSW 2310

T 02 4921 0333
E council@lakemac.nsw.gov.au
W lakemac.com.au

 [lakemac](#)  [lakemaccity](#)  [ourlakemac](#)

ABN: 81 065 027 868

- Council supports use of Council's sports field car parking for the purpose of construction parking during the week, but not on the weekend.
- Aboriginal heritage consultation requirements and unexpected finds protocols.
- Management and protection of trees.
- Warm water and cooling systems compliance with standards.
- Contamination remediation and site validation.
- Implementation of the recommendations arising from the Road Safety Audit, including adequate delineation of responsibility for the works.
- Recommendations of the acoustic assessment.
- Specified road works and public domain works

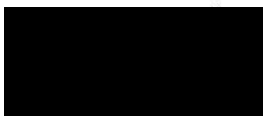
In addition to matters raised in submissions, Council in particular supports the conditions which require:

- provision of dilapidation reports.
- control of outdoor lighting.
- consultation with Council for traffic management plan, and soil and water management plan.
- no obstruction of public access outside the works zone.
- repair of damaged infrastructure.
- green travel plans for hospital employees.

While Council would have preferred bicycle parking to be located closer to the car park entrance, we note the inclusion of directional signage to assist cyclists locate the designated parking.

Council does not object to any conditions and has no further recommendations for additional or modified conditions.

Yours faithfully



Geoffrey Keech
Senior Development Planner
Development Assessment and Certification