

Record of site inspection



New South Wales Government
Independent Planning Commission

SITE INSPECTION NOTES		
Projects:	Lake Macquarie Private Hospital Extension (SSD-38025700) (9-storey tower) Lake Macquarie Private Hospital Tower (SSD-71941462) (6-storey tower)	
Meeting location:	The project site and surrounding area	
Date:	6 May 2025	
Time:	11:00am – 12:30pm	
ATTENDEES		
Commissioners:	Terry Bailey Duncan Marshall Alex O'Mara	Panel Chair
Office of the IPC:	Jane Anderson Geoff Kwok	Principal Case Manager Senior Planning Officer
Applicant:	Jonathon Megalos Sharon Rewitt Melea Walker-Charles Raphael Pullin	A/NSW Business Development Manager, Ramsay Health Chief Executive Officer, Lake Macquarie Private Hospital, Ramsay Health Director of Clinical Services, Lake Macquarie Private Hospital, Ramsay Health Construction Manager, Akalan
LOCATIONS AND KEY OBSERVATIONS		
Locations below align with the map and photos provided on the next pages.		
<ol style="list-style-type: none"> Existing Casey Street carpark Viewed the location of the proposed forecourt for SSD-38025700 (9-storey development) and proposed at-grade car park for SSD-71941462 (6-storey development) Casey Street west Observed the site and surroundings from Casey Street near its intersection with O'Brien Street Casey Street residential and non-residential receivers Observed the site and nearby residential and non-residential receivers located along Casey Street Existing Casey Street VMO's car park Viewed the location of the proposed main entry for SSD-71941462 (6-storey development) North façade of existing hospital building Viewed the location of the existing hospital building and location of the proposed connection point to the proposed development for both SSD-38025700 (9-storey development) and SSD-71941462 (6-storey development) Corner of Casey Street and the Pacific Highway laneway Viewed the surrounding area and location of the proposed loading dock for both SSD-38025700 (9-storey development) and SSD-71941462 (6-storey development) Existing Pacific Highway laneway service entrance Viewed the location of the proposed new ambulance bay for SSD-38025700 (9-storey development) Existing drop-off and main entrance along Sydney Street Viewed the location of the proposed new drop off zone for SSD-38025700 (9-storey development) and existing pedestrian crossing (the Commission Panel noted no changes are proposed under SSD-71941462) Corner of Sydney and O'Brien Streets Observed the site and surroundings including the existing Lake Macquarie Specialist Medical Centre and nearby Hughes Street car park O'Brien Street Observed the site and nearby residential and non-residential receivers located along O'Brien Street 		
Meeting closed at: 12:30pm		

Office of the Independent Planning Commission

Phone: (02) 9383 2100
Email: ipcn@ipcn.nsw.gov.au

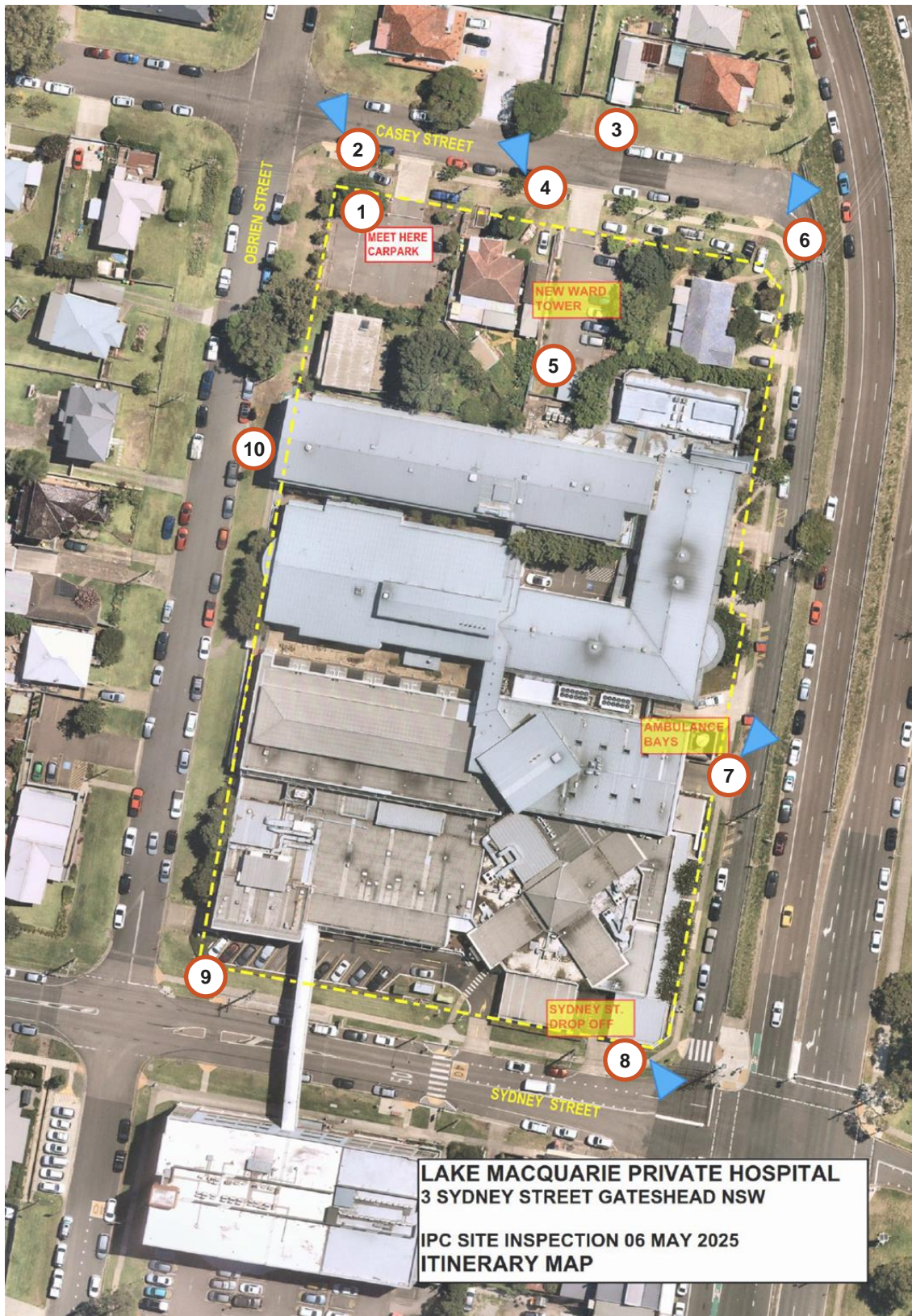
Level 15, 135 King Street
Sydney, NSW, 2000

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SITE INSPECTION MAP



Source: Applicant with IPC annotations.

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SITE INSPECTION PHOTOS



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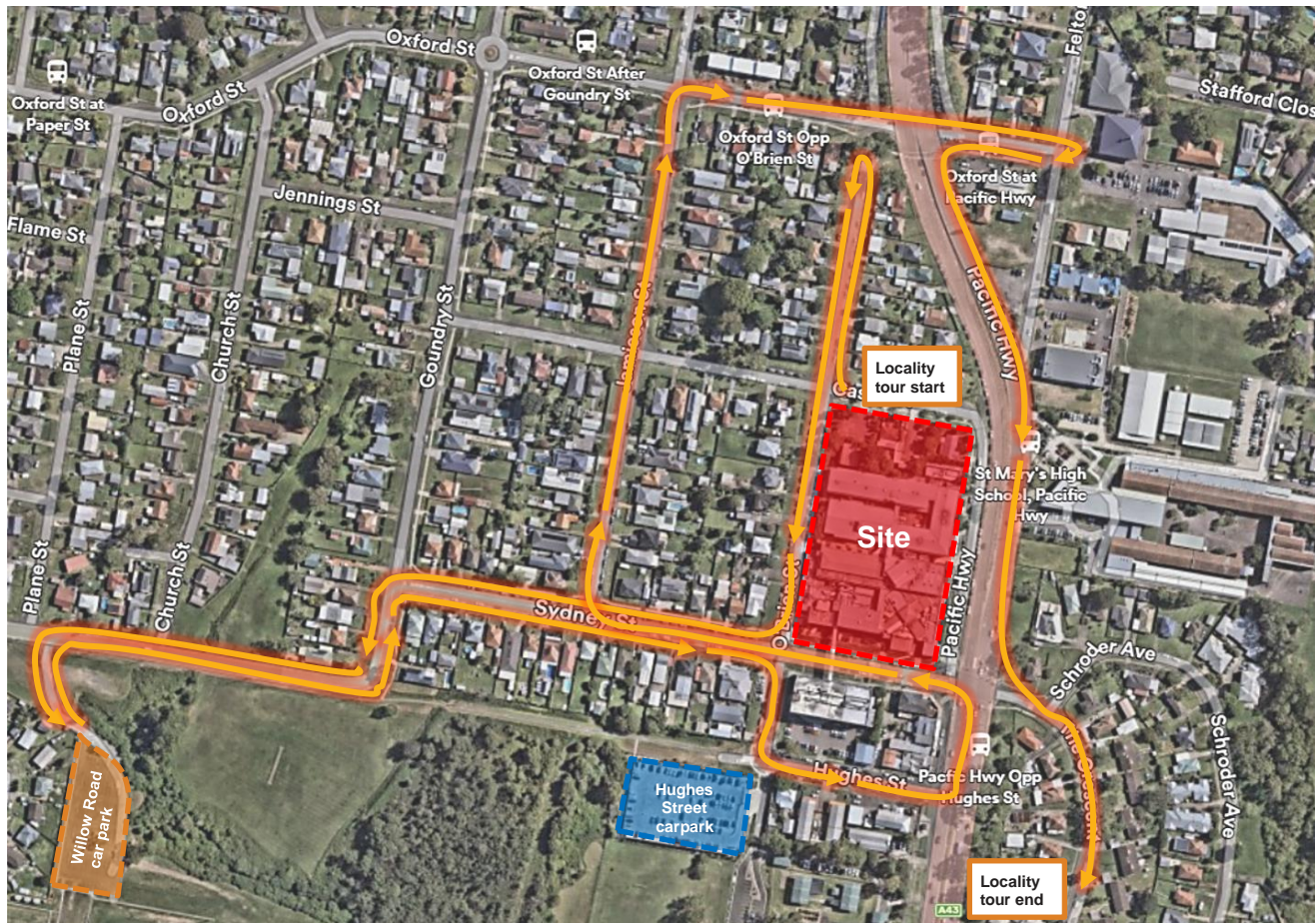
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LOCALITY TOUR MAP

Following the site inspection, the Commissioners and Office of the IPC staff completed a locality tour to observe the surrounding context. The map below provides an overview of the route taken by the Commissioners on the locality tour.



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