

SUBJECT: BR 19/10/21 - LINGARD HOSPITAL - OVERVIEW OF PLANNING PROPOSAL AND KEY OUTCOMES FOR THE SITE

REPORT BY: GOVERNANCE
CONTACT: DIRECTOR GOVERNANCE AND CHIEF FINANCIAL OFFICER / MANAGER REGULATORY PLANNING AND ASSESSMENT

PURPOSE

To receive a briefing from Lingard Private Hospital on the future development of the site.

BACKGROUND

Lingard Private Hospital has been operating on the site since 1981 and provides a range of specialist and allied health services. The hospital is proposing to expand to meet demand for rehabilitation and surgical services.

A planning proposal has been lodged with Council to amend the planning controls for 23 Merewether Street and 8 Lingard Street to rezone the land to SP2 Infrastructure (Health Services Facility), remove the floor space ratio standard and increase building height from 10m to 18m.

The planning proposal will be reported to the November Ordinary Council meeting to determine whether to commence the legal process to amend the LEP and seek a Gateway Determination from the Department of Planning, Industry and Environment.

The applicant has indicated that they are willing to enter into a Planning Agreement as part of future development applications to improve the public domain in the vicinity of the hospital, including providing accessible pedestrian paths from the hospital precinct to Townson Oval and works to enhance Townson Oval including park furniture, signage and lighting.

There have been several development applications lodged for the site in recent years. Currently there is an application for alterations and additions to Health Services Facility (DA2021/0137) and an application for a pedestrian bridge to link 23 Merewether Street and 8 Lingard Street (DA2021/01236). Both DAs remain under assessment.

The briefing will outline the proposed future development of the site and how it will be managed.

RECOMMENDATION

The briefing from Lingard Private Hospital on the future development of the site be received.

REFERENCES

ATTACHMENTS

Attachment A: Lingard site plan

Attachment B: Lingard site air photo

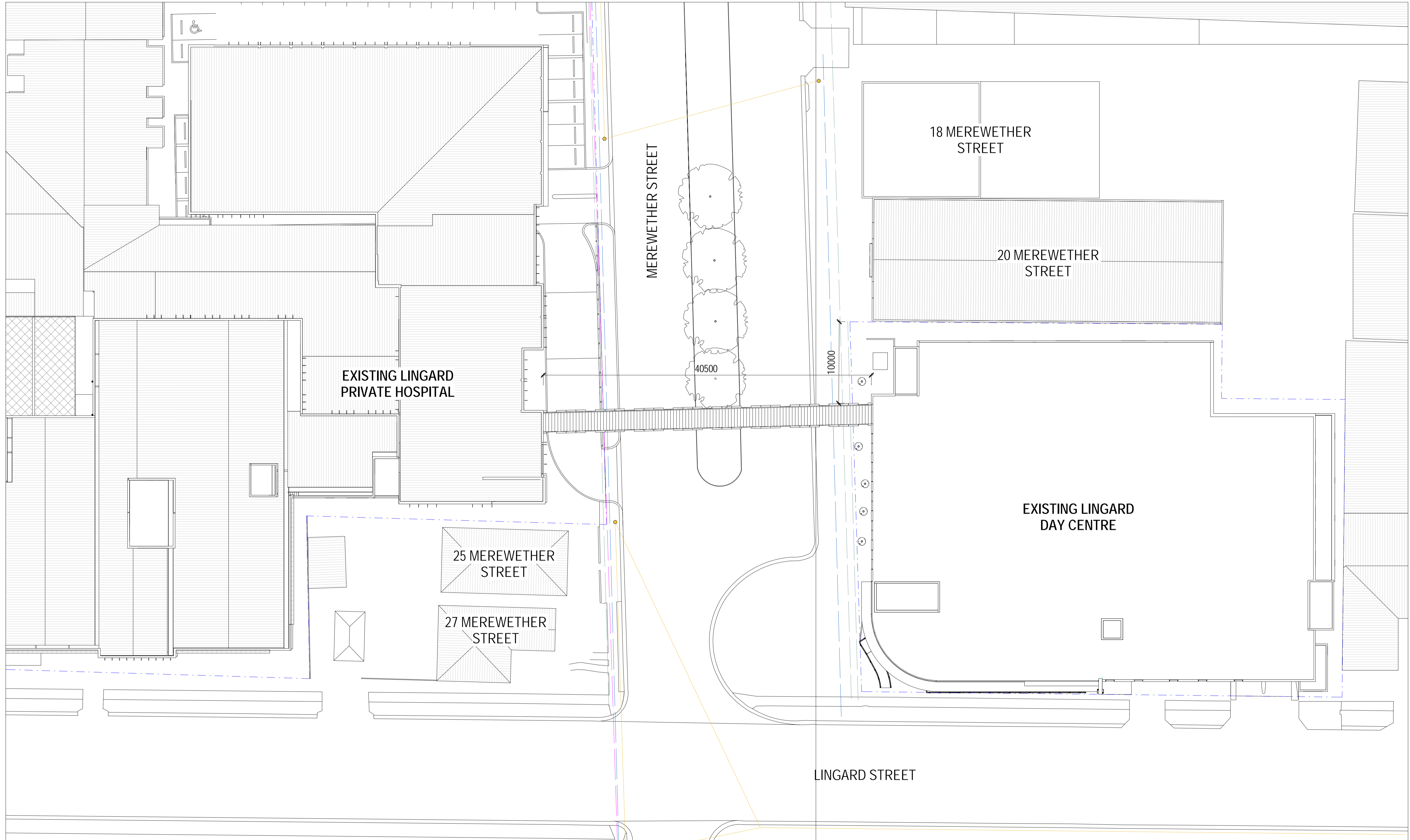
Attachment C: Plans – Lingard Footbridge

Attachment A



Attachment B





1 SITE PLAN - PROPOSED
Scale 1:250

- APPROX LOCATION OVERHEAD POWER SUPPLY
- APPROX LOCATION UNDERGROUND WATER MAIN
- APPROX LOCATION UNDERGROUND GAS MAIN
- APPROX LOCATION UNDERGROUND TELCOM LINE

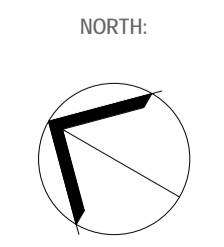
**LINGARD PRIVATE HOSPITAL, MEREWETHER NSW
BRIDGE LINK**

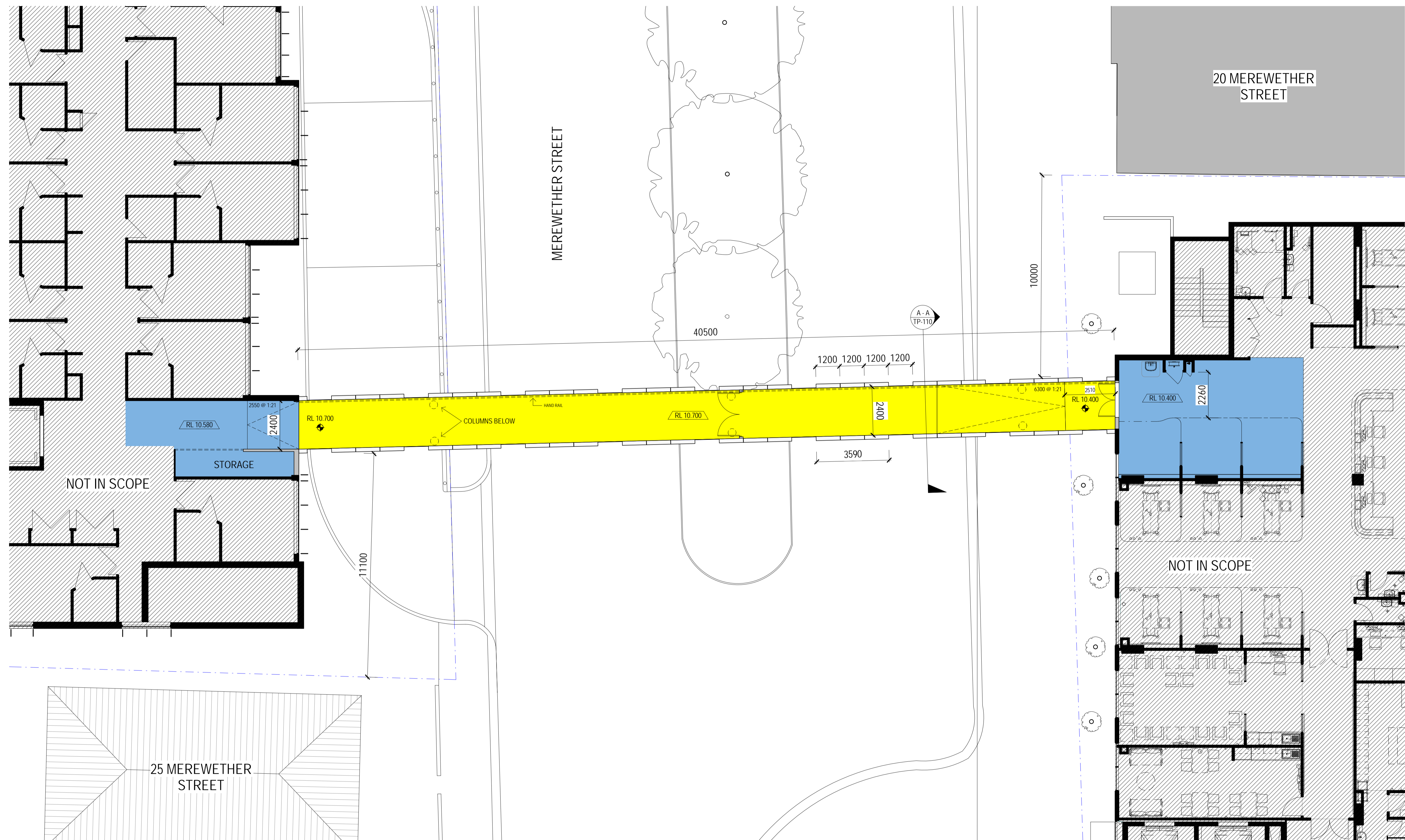
PROJECT NO: 9-21-0020 PROJECT DATE: SEP REASON FOR ISSUE: TOWN PLANNING

**PROPOSED
SITE PLAN**

REVISION: 1 SCALE: AS INDICATED @ A1

DRAWING NO:
TP-100





1 LEVEL 01 - PROPOSED
Scale 1:100

PROPOSED AREA (APPROX. 105 SQM)
REDEVELOPMENT/ REFURBISH

**LINGARD PRIVATE HOSPITAL, MEREWETHER NSW
BRIDGE LINK**

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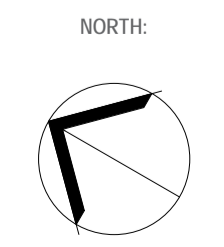
REASON FOR ISSUE:
TOWN PLANNING

**PROPOSED
LEVEL 01 PLAN**

REVISION:
1

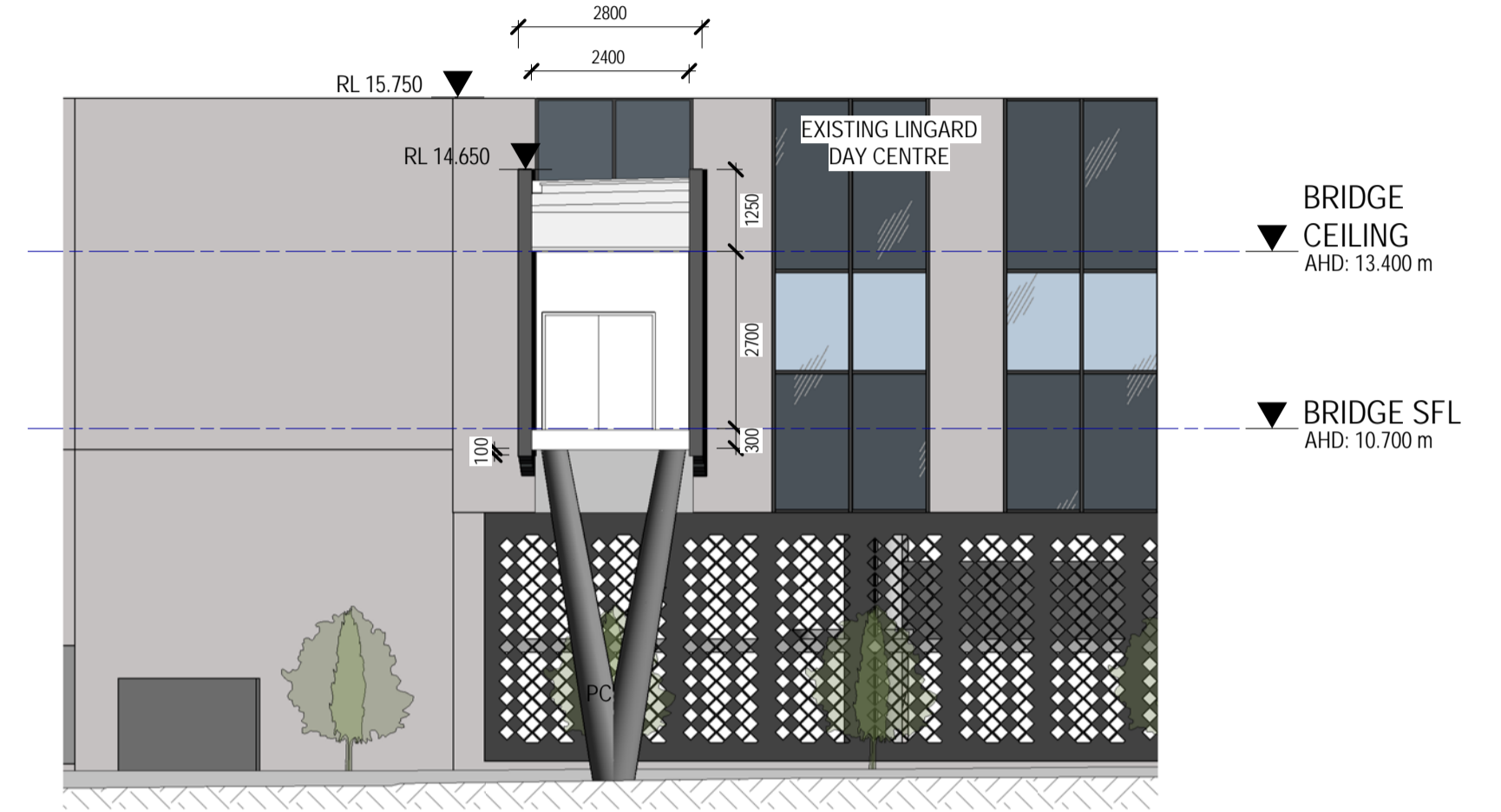
SCALE:
AS INDICATED @ A1

DRAWING NO:
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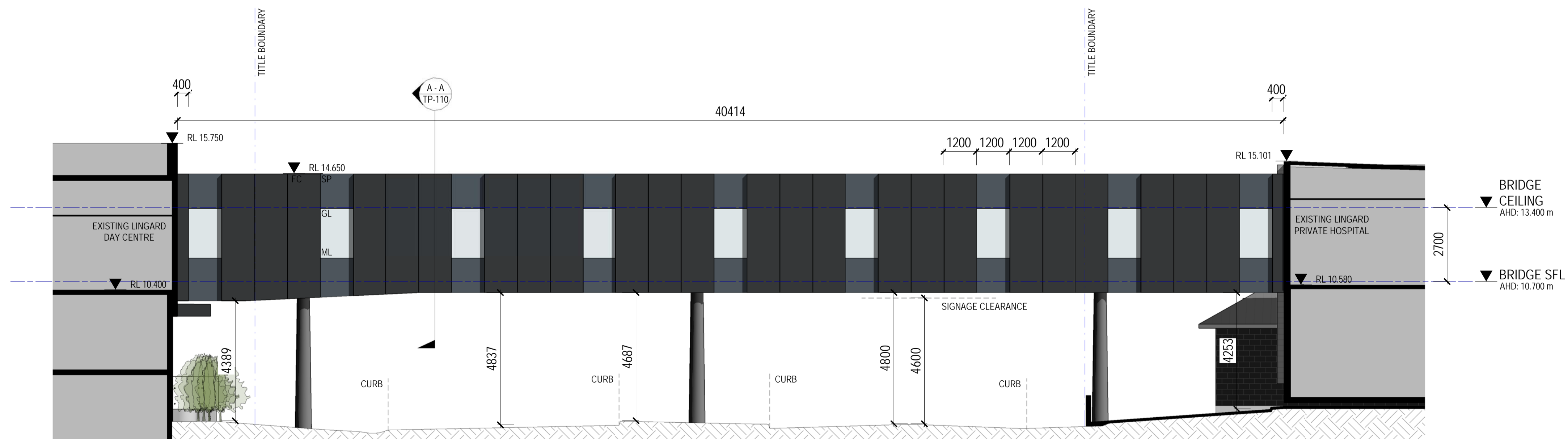




1 Elevation South
Scale 1:100



A - A Bridge Link Section
Scale 1:100



2 Elevation North
Scale 1:100

MATERIAL SCHEDULE

GL	TRANSPARENT GLAZING TO MATCH EXISTING
SP	BLACK SPANDREL TO MATCH EXISTING
FC	'DULUX DOMINO' PAINTED FIBER CEMENT
PC	'DULUX DOMINO' PAINTED CEMENT
ML	BLACK MULLION

LINGARD PRIVATE HOSPITAL, MEREWETHER NSW
BRIDGE LINK

PROJECT NO:
9-21-0020

PROJECT DATE:
SEP

REASON FOR ISSUE:
TOWN PLANNING

PROPOSED
ELEVATIONS

REVISION:
1

SCALE:
AS INDICATED @ A1

DRAWING NO:
TP-110