

Review of Environmental Factors | Engagement Report

Caves Beach Ambulance Station – part of the \$615.5 million NSW Ambulance Infrastructure Program

Draft 0.3

March 2026



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Image: Yamuloong on Parai (Connected on Country).
Health Infrastructure RAP artwork by artist Saretta Fielding. © Saretta Fielding 2024.

Acknowledgement of Country

In the spirit of reconciliation Health Infrastructure acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

Executive summary

The Caves Beach community is a step closer to a new purpose-built ambulance station at 2-4 Kayuga Close, Caves Beach.

The new Caves Beach Ambulance Station will support local paramedics to provide the best possible emergency and mobile medical care, when and where it's needed, now and into the future.

Consultation for the project to date has included briefings and updates to key stakeholders and community at key planning stages as well as NSW Government media releases at key planning stages.

Community and stakeholder awareness about the project has been supported by a [project webpage](#) and dedicated community contact points for queries via phone and email.

An artist impression of the proposed ambulance station design was unveiled in late 2025. A community update was distributed to local homes and businesses following a NSW Government media release.

Statutory notifications letters about the proposal were sent to Lake Macquarie City Council, relevant state agencies and adjoining and adjacent property owners about the project seeking any feedback on the draft design in February 2026.

Health Infrastructure received no community submissions in response to the statutory notification process. Responses were received from Council and NSW State Emergency Services.

All feedback received by the project team during the notification period has been considered by the Project Team and informed the evolution of the project.

The new ambulance station is part of the NSW Government's \$615.5 million NSW Ambulance Infrastructure Program, which will deliver 30 additional ambulance stations and supporting infrastructure to boost frontline emergency and mobile medical care over the coming years.

Background

Purpose of this report

This Engagement Report has been developed for the Caves Beach Ambulance Station project – one of the 30 new stations being delivered as part of the NSW Ambulance Infrastructure Program.

Consistent, transparent and proactive communications and engagement is essential to delivering successful Program outcomes. Engaging with the right people at the right time informs project planning, design and delivery, and links the community and stakeholders to the project.

This report describes the communications and stakeholder engagement approach that has informed the development of the project's Review of Environmental Factors (REF).

The report summarises community and stakeholder feedback received and outlines how feedback has been considered in the development of the project.

Targeted and proportionate engagement has allowed the project team to identify risks early and ensure effective mitigation measures are in place to manage those risks throughout project delivery.

About the NSW Ambulance Infrastructure Program

The NSW Government is investing \$615.5 million in the NSW Ambulance Infrastructure Program (NSWAIP) to deliver 30 new ambulance stations and supporting infrastructure across Sydney, the Central Coast, the Hunter and Illawarra regions to boost frontline emergency ambulance care.

The investment will provide local paramedics with modern, purpose-built infrastructure to better meet the emergency medical care needs of local communities. The new stations will support growing numbers of local paramedics, optimise NSW Ambulance performance and support improved health outcomes for patients.

Health Infrastructure (HI) is leading delivery of the infrastructure program in partnership with NSW Ambulance (NSWA).

Did you know?

The NSW Government is recruiting 2,500 additional NSW Ambulance staff including 500 paramedics to rural and regional areas, to boost emergency and mobile healthcare for our metropolitan and regional communities.

About the Caves Beach Ambulance Station project

The NSW Government is delivering a new ambulance station at 2-4 Kayuga Close, Caves Beach.

The new station will significantly enhance emergency capacity and support paramedics to deliver timely and high-quality emergency and mobile medical care for local communities.

The new station will feature internal parking for emergency ambulance vehicles, a dedicated vehicle wash bay, a multipurpose area for paramedics, a gym, meeting and training rooms, administration areas, logistics and storage facilities, and on-site parking.

Construction is expected to begin on the new station in 2026, following planning approval and appointment of building contractors.

Project milestones

The table below outlines indicative milestones during the planning, design and delivery phases of the Caves Beach Ambulance Station.

Table 1 Program planning milestones

Phase	Milestone	Timing	Status
Land search and early planning	A new ambulance station serving the Caves Beach community announced	June 2022	Complete
	Site acquisition confirmed	March 2025	Complete
Design and approvals	First look at design of the new ambulance station	November 2025	Complete
	Statutory notification process	February- March 2026	Complete
	Planning approval and appointment of building contractor	April 2026	Anticipated
Delivery	Main works	Mid 2026	Anticipated
	Construction completion	Mid 2027	Anticipated
Operations	Operational commissioning	Late 2027	Anticipated
	Official opening	Following commencement of operations	Anticipated



Engagement

Health Infrastructure's guiding principles

As with all important health infrastructure projects it is important to bring the community and key stakeholders along for the journey.

The communications and engagement approach for NSWAIIP will focus on early, proactive, transparent and regular communications and engagement throughout all stages of the Program. This will help to develop community and stakeholder understanding for the Program, ensure opportunities for stakeholder and community input and feedback, identify and manage issues early and help achieve better outcomes.

HI has identified the following overarching principles to help guide communications and engagement on all capital works projects:

- **Proactive engagement** – Identify and engage stakeholders and the community early in the project to ensure those who are impacted by the project, can influence the process and have opportunities to provide input where appropriate throughout the project lifecycle.
- **Proactive communications** – Early and coordinated contact with targeted stakeholders and the community is necessary to foster understanding and support for the project.
- **Accessible information** – Information distributed should be current and accessible to all stakeholders who have been identified in this plan, and the community, as and when required in accordance with the scheduled and agreed timeline.
- **Collaboration** – Encourage the internal collaboration of all members involved in the delivery of the project to ensure a unified approach.

HI's communications and engagement approach is guided by the [International Association for Public Participation \(IAP2\) Public Participation Spectrum](#).

The level of public participation required for this project will generally be at the 'Inform' and 'Consult' levels on the IAP2 spectrum, with some stakeholders being engaged at the 'Involve' level. This is based on the level of public impact from the project and the scope for community and stakeholder input to the NSWAIIP.

Our Community Participation Plan

Health Infrastructure's Community Participation Plan (CPP) aims to make it easy for our community and agency stakeholders to understand how they can participate in the planning process for HI's activities assessed under Division 5.1, Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act). Division 5.1 allows HI to self-assess and grant the right to carry out development activities, where those activities do not require development consent under the NSW planning legislation.

The CPP outlines the mandatory consultation and notification that HI is required to undertake as well as the additional activities we may undertake on a project-by-project basis to achieve the best outcomes for both our projects and the community.

Consistent with HI's overarching CPP, targeted and proportionate consultation will be undertaken for new ambulance stations which are Emergency Services Facilities under the Transport and Infrastructure State Environment Planning Policy (T&I SEPP).

Health Infrastructure is required to assess the potential environmental impacts of the Emergency Services Facilities.

The Caves Beach Ambulance Station REF has been notified to relevant stakeholders such as Council, Transport for NSW, NSW State Emergency Services and adjoining and adjacent property owners for 21 days.

Read the [Health Infrastructure Community Participation Plan \(PDF 646KB\)](#) to learn more.

Communications and engagement objectives

Communications and engagement activities for the project are driven by the following objectives:



Engage respectfully and build trust through open and transparent communication.



Provide clear information about project benefits, timelines, and processes.



Listen and respond to community feedback throughout planning, design, and delivery.



Show environmental responsibility by explaining how impacts are managed.



Ensure compliance with all statutory public exhibition requirements.



Minimise disruption by reducing risks and impacts on the community and project delivery.

Figure 1 Communications and engagement objectives

Engagement timeline

Health Infrastructure has engaged with stakeholders and the community through briefings, updates and community flyers. Proportionate and targeted engagement has been undertaken throughout the project and feedback has informed design development.

Engagement timeline for the Caves Beach Ambulance Station project

⬇	Funding committed
June 2022	NSW Premier announces \$615.5m for 30 new ambulance stations including a new ambulance station for Swansea and surrounding communities. Land search begins
⬇	Land search and early planning
April 2023	Lake Macquarie City Council project briefing
March 2025	Caves Beach site acquisition confirmed for a new ambulance station serving Caves Beach, Swansea and surrounding communities via media release. Key stakeholder updates.
⬇	Design development and planning approval
October 2025	Lake Macquarie City Council project briefing – planning and engineering staff.
January 2026	Artist impression released and community flyer distributed to local area.
February to March 2026	21-day public notification of proposal and design finalisation.
⬇	Construction commences
Mid 2026	Construction anticipated to commence.
⬇	Operations commence
Late 2027	Operational timeframe to be confirmed.

Engagement activities

Briefings

Lake Macquarie City Council

Following announcement of the project by the NSW Government the project team engaged with Lake Macquarie City Council in late 2022 about the project and land search for new station sites.

A further update was provided on 6 June 2023 about the three new stations proposed across Lake Macquarie including Gateshead, Caves Beach and Edgeworth.

These early briefings built awareness about the aims and objectives of the project and sought council's support in the land search and early planning. The project team noted good progress working with utility providers on potential sites in Gateshead and Caves Beach and discussed potential land options for a station serving Edgeworth during the briefing.

For the Caves Beach project Council executive noted:

- Support for the project and improvements to critical emergency and mobile medical services for residents across Lake Macquarie
- Discussion regarding the service catchment for the future station noting there is limited access north of Swansea due to bridge and local flood affectation
- Air Ambulance and Westpac helicopter rescue operate from Lake Macquarie Airport.

Project briefings were subsequently offered to council and relevant state agencies during planning and design phase for the project. These early pre-notification briefings have further assisted in the development of the Review of Environmental Factors for the project.

Consultation with planning and engineering staff occurred during a pre-notification briefing on 17 October 2025. The briefing provided an overview of the station design and sought feedback from council officers.

The following considerations were noted by council staff:

- Strong support for better emergency services and fit-for-purpose paramedic facilities.
- Appreciate the early design briefing
- The area is low-lying and flood affected with access on local roads cut during flood events
- The station is proposed to be raised above 1% AEP flood level and also be above the PMF.

Project team request for ambulance egress via Gray Street during flood events as NSW Ambulance's preferred operational approach is to relocate staff resources to maintain staff safety and operational continuity during flood events.

Via correspondence in November and early December 2025 Council engineering and assets staff provided feedback on options for an emergency ambulance egress via Gray Street during flood events. Suggested design options focused on ensuring safe, controlled use of the access for ambulance movements during flooding, with Council also indicating it would assist in progressing the necessary approvals for any works to Council assets (outside the scope of the project's REF).

Subsidence Advisory NSW

Health Infrastructure met with Subsidence Advisory NSW on 15 August 2025 to discuss the proposed Caves Beach and Gateshead Ambulance Stations. Subsidence NSW advised that each location is assessed individually, as ground conditions and requirements can vary between sites.

Following the briefing and review of the site locations and concept plans, Subsidence Advisory NSW confirmed that the proposed ambulance stations are classified as a B4 structure. These are assessed on a case-by-case basis, with design requirements consistent with a B3 structure where needed.

Importantly for the local community, Subsidence Advisory NSW confirmed that the Caves Beach site at 2–4 Kayuga Close is not affected by historical coal mining. As a result, no subsidence-related design requirements apply to the proposed ambulance station at this location.

Transport for NSW

A project briefing was provided to Transport for NSW (TfNSW) to discuss several ambulance station projects including the Caves Beach Ambulance Station on 7 August 2025.

No concerns were raised about the Caves Beach Ambulance Station project at the briefing and the following feedback was provided about the Caves Beach Ambulance Station site:

- The nominated location does not rely on direct access to a State (classified) road.
- TfNSW does not have any interest in the property from a future land reservation perspective.
- The site is not situated within immediately vicinity of existing signalised intersections.

NSW State Emergency Services

A project briefing was provided to NSW State Emergency Services to discuss several ambulance station projects including Caves Beach on 16 September 2025.

SES welcomed the opportunity for early consultation and noted it may provide any further commentary during notification.

Initial feedback noted by the SES team included:

- Primary concern is staff access during flood events
- Flood risk and emergency planning through station BCPs should consider impacts on access routes and potential flood islands, define activation and notification protocols and prioritise staff safety and service continuity.

Property visits

Representatives of Health Infrastructure and NSW Ambulance visited residential properties near the project in Gray, Peggy and Braemar Streets in January 2026. Local residents were positive about the project and the high quality service provided by NSW Ambulance paramedics.

Queries were received about project delivery timeframes and whether the ambulance station would operate 24 hours per day.

Community flyer

A community flyer was distributed to approximately 200 homes and businesses near the proposal in January 2026.

The flyer included:

- key features and benefits of the proposal
- the artists' impression for the project and indicative site plan
- the planning timeline
- frequently asked questions
- how to find out more or provide feedback about the project by phone, web or email.

A copy of the project flyer is available in **Appendix B**.

Statutory notification letters

Statutory notification letters about the proposal were sent on 17 February 2026 to:

- Lake Macquarie City Council
- Transport for NSW
- NSW State Emergency Service
- Adjoining and adjacent property owners and occupiers

The notification letters are available in **Appendix F**.

No community submissions were received by the project team in response to the statutory notification.

Council provided a response to the statutory notification on 10 March 2026.

NSW SES provided a response noting the importance of flood preparedness and business continuity planning during and after flood events as Caves Beach is a flood affected community.

No response was received from Transport for NSW in response to the notification (with earlier guidance indicating the proposal does not impact on any state roads).

Submissions are summarised and responded to in the Review of Environmental Factors planning report.

A map of the notification area is included to the right.



Next steps

This Engagement Report summarises the stakeholder communications and engagement approach for the Caves Beach Ambulance Station project.

Consultation has supported the identification and evaluation of potential environmental and community considerations for the ambulance station project.

Targeted and proportionate consultation has been undertaken consistent with the requirements for a new Emergency Services Facility under the Transport and Infrastructure State Environmental Planning Policy (T&I SEPP).

Feedback has been reviewed and considered in the project's Review of Environmental Factors planning report and the project will now move from planning to delivery.

Works will commence on site in 2026 following REF determination and appointment of the main works contractor.

The project team will continue to work with directly affected stakeholders and to update the local community and key stakeholders as the project progresses.



Appendices

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Appendix C Project web page (design phase) 14

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Community Update

Caves Beach Ambulance Station

New ambulance station to service Caves Beach, Swansea and surrounding communities

Dear Resident or Business Owner,

We are sending you this information because your home or business is located close to Kayuga Place, Caves Beach.

The NSW Government has announced a new ambulance station will be delivered at 2-4 Kayuga Place marking a significant milestone in delivering a vital service which will serve the local community.

The new Caves Beach Ambulance Station will ensure that the local community has improved access to emergency care when and where they need it most, and that paramedics have new and purpose-built facilities to support their vital roles.

The new ambulance station is in addition to the existing stations at Belmont and Doyalson.

Next steps for the project include design development and planning approval. The community will be kept up to date as planning progresses.

The new Caves Beach Ambulance Station is being delivered as part of the NSW Government's \$615.5 million NSW Ambulance Infrastructure Program.

The new ambulance stations will support local paramedics to provide the best emergency medical care now and into the future.

For more information about the program, please scan the QR code below or visit www.hinfra.health.nsw.gov.au/ambulance-infrastructure-program

You may also phone **9978 5933** or email us at hi-ambulanceinfrastructure@health.nsw.gov.au if you have any questions, comments or concerns.

Yours sincerely,

NSW Ambulance Infrastructure Program Team | **Health Infrastructure**



Scan to go to the website for more information.

Project Fact Sheet

Caves Beach Ambulance Station

January 2026

A new ambulance station for Caves Beach

The Caves Beach community is set to benefit from a new ambulance station as part of the NSW Government's \$615.5 million NSW Ambulance Infrastructure Program.



Artist's impression

Station features

Planning for the new ambulance station at 2-4 Kayuga Close, Caves Beach is underway.

The purpose-built station will feature:

- Internal parking for up to 8 emergency ambulance vehicles
- A dedicated vehicle wash bay
- A multipurpose area for paramedics
- A gym
- Meeting and training rooms
- Administration areas
- Logistics and storage facilities
- On-site parking.

The new ambulance station will support local paramedics to provide the best emergency and mobile medical care well into the future.

Benefits



Optimise paramedic response times and support critical lifesaving care



Better working environment for local paramedics



Better meeting current and future demands

Next steps

Once the design is finalised a builder will be appointed.

Construction is anticipated to start in 2026.

We will update the community as the project progresses and before works commence on site.

Keeping you informed

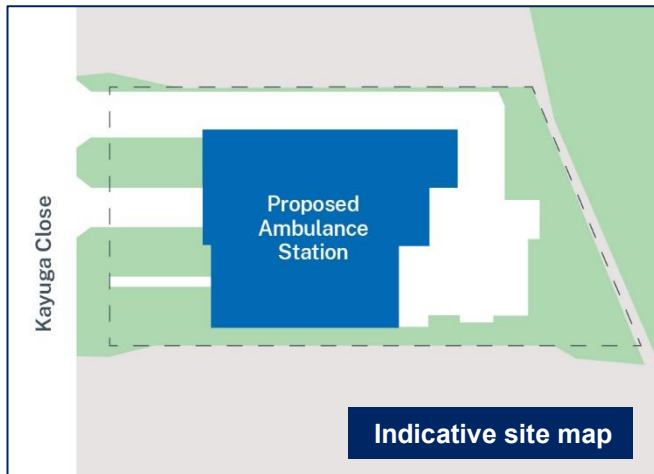
Thank you for your interest in this important project.

Have questions? We're here to help:

📞 02 9978 5933

✉️ hi-ambulanceinfrastructure@health.nsw.gov.au

🌐 www.nsw.gov.au/ambulance-infrastructure-program



Frequently Asked Questions

How was the location of the station decided?

NSW Ambulance uses best-practice modelling software to analyse Triple Zero (000) call patterns and select locations that optimise response times.

The site was thoroughly evaluated for its access to major roads, ability to support the existing ambulance station network, and capacity to meet the community's future health needs.

Do ambulance vehicles always operate their lights and sirens?

NSW Ambulance maintains a good neighbour practice to ensure that warning devices are used appropriately and only when warranted. As NSW Ambulance stations are often located in residential areas, it is important that anyone driving a NSW Ambulance vehicle be mindful of the neighbourhood within which they operate when proceeding on urgent duty.

Will the station be noisy?

We don't expect the station to create much extra noise. Before construction, acoustic experts check the current noise levels and compare them to typical station sounds, like vehicles coming and going or roller doors opening. These are usually similar to everyday neighbourhood noise. If anything is louder than expected, we'll put measures in place to reduce it.

How is building design and landscaping decided?

The design process focuses on creating a safe, functional station that supports paramedics in delivering emergency care. This means planning for efficient vehicle movement, staff facilities, storage, and administration areas. Landscaping is also an important part of the design. We aim to keep existing trees where possible and add new greenery to make the station fit well within the community.

Will paramedics park onsite?

Onsite parking will be provided for the new station to accommodate peak operations and occupancy.

When will the new ambulance station be operational?

Operations will start at the new station following building and operational commissioning processes.

How will construction be managed?

We will do everything we can to keep noise and dust to a minimum such as using quieter equipment where possible, turning off vehicles when not in use, and working during standard construction hours.

For more information

☎ 02 9978 5933

✉ hi-ambulanceinfrastructure@health.nsw.gov.au

🌐 www.nsw.gov.au/ambulance-infrastructure-program



Scan to
learn more

Caves Beach Ambulance Station

The Lake Macquarie community is set to benefit from a new ambulance station at Caves Beach as part of the NSW Government's \$615.5 million NSW Ambulance Infrastructure Program.

Last updated: 13 March 2025



On this page

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[Benefits](#)

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[News and updates](#)

[Related projects](#)

[Contact the project team](#)

[Location](#)

Project overview

2 Kayuga Cl, Caves Beach NSW 2281

Status: Planning

Planning is underway to deliver a new ambulance station at 2-4 Kayuga Close, Caves Beach.

An artist's impression has been released for the project marking a significant milestone in delivering a vital health service which will serve communities across Caves Beach, Swansea and broader Lake Macquarie area.

The new station will significantly enhance emergency capacity supporting paramedics to deliver timely and high-quality emergency and mobile medical care.

The station is one of 30 new ambulance stations being delivered across Sydney, the Central Coast, Hunter and Illawarra regions in the coming years.

Lead

Health Infrastructure

Benefits

The project will:

- optimise paramedic response times and support critical lifesaving care
- provide a better working environment for local paramedics
- better meet the current and future demand for emergency medical care in Lake Macquarie.



The new ambulance station will support local paramedics to provide the best emergency and mobile medical care well into the future

Scope

The new station will feature internal parking for emergency ambulance vehicles, vehicle wash facilities, multipurpose spaces to support staff education, logistics and storage spaces, an office area for administration as well as staff amenities.

Status

The project is in planning and design. The next steps for the project include design development and seeking planning approval for the new station.

Construction and operational timeframes will be determined as the project progresses.

[Expand all](#) [Collapse all](#)

Funding committed

June 2022

\$615.5 million committed to plan and deliver 30 new ambulance stations including a new ambulance station for the Caves Beach and Swansea area.

Land search and early planning

March 2025

Site confirmed and planning underway.

Design development and planning approval

Early 2026

Community given their first look at the new station design.

Planning approval and construction tender processes.

Construction and operations

Construction is expected to begin on the new station in 2026.

Operational timeframes will be determined as the project progresses.

News and updates

Designs unveiled for new ambulance stations in the Hunter region



Artist impressions showcasing new ambulance stations at Caves Beach and Gateshead have been unveiled, providing a first look at the modern, purpose-built facilities that will strengthen emergency and mobile medical care for Hunter communities.

[Read more](#)

Key development stage reached for Caves Beach ambulance base



Lake Macquarie will gain a new ambulance station in Caves Beach to improve emergency response times, as part of the \$615.5 million NSW Ambulance Infrastructure Program.

[Read more](#)

Related projects



NSW Ambulance Infrastructure Program

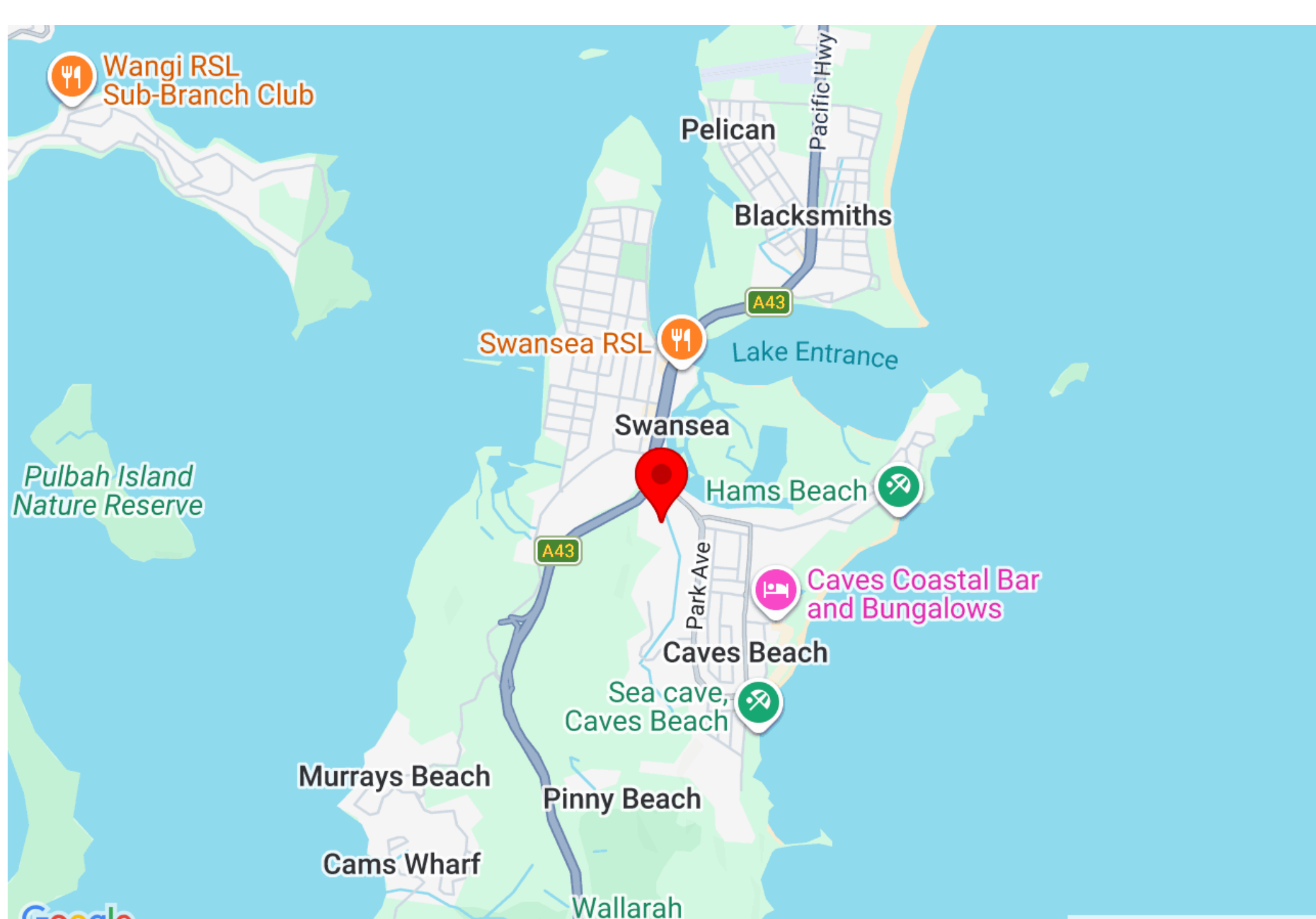


Contact the project team

Phone: [02 9978 5933](tel:0299785933)

Email: hi-ambulanceinfrastructure@health.nsw.gov.au

Location



2 Kayuga Cl, Caves Beach NSW 2281 [Open in maps](#)

[Map text description](#)

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New Ambulance Station for Caves Beach

13 March 2025

Caves Beach is a step closer to a new purpose-built ambulance station, with a site identified at Kayuga Close for a new ambulance station to service Caves Beach, Swansea, and surrounding communities.

The new Caves Beach ambulance station, along with new stations for Gateshead and Edgeworth communities are being delivered to boost frontline emergency care across Lake Macquarie as part of the NSW Government's \$615.5 million NSW Ambulance Infrastructure Program.

The next steps following the property acquisition will include design development and seeking planning approval for the new Caves Beach Ambulance station. Construction and operational timeframes will be determined as the project progresses.

Health Infrastructure and NSW Ambulance carried out a thorough evaluation of the site in Caves Beach to ensure the location best meets the needs of our emergency ambulance operations and paramedic staff.

New ambulance stations are located at places which optimise ambulance response performance and meet the emergency and mobile medical care needs of the local community.

NSW Ambulance identified that adding stations at Caves Beach, Gateshead and Edgeworth was a high priority following a comprehensive service planning process using best practice modelling software to map Triple Zero (000) calls.

Health Infrastructure is working to identify potential sites for new stations in Gateshead and Edgeworth.

The NSW Ambulance Infrastructure Program will deliver 30 additional ambulance stations and supporting infrastructure across Sydney, the Central Coast, Newcastle, the Hunter, and Wollongong over the coming years, boosting frontline emergency ambulance care.

Sites are now confirmed for North Sydney, South Windsor, Oran Park, Berowra, Prestons, Moss Vale, Bargo, Lisarow, Glendenning, and now Caves Beach.

Across the Hunter additional stations are planned for Gateshead, East Maitland, Branxton, and Edgeworth.

The Minns Labor Government is recruiting 2,500 additional NSW Ambulance staff including 500 paramedics to rural and regional areas, to boost emergency and mobile healthcare for our metropolitan and regional communities. Under the Strategic Workforce Infrastructure Team program, the Hunter has recently benefited from 50 additional paramedics.

Quotes attributable to Minister for Regional Health Ryan Park:

"The new Caves Beach Ambulance Station, together with the new stations for Gateshead and Edgeworth communities will support local paramedics to provide the best emergency and mobile medical care well into the future.

"The confirmation of this site at Caves Beach marks a significant milestone in delivering a vital health service for Caves Beach, Swansea and surrounding areas."

Quotes attributable to Minister for the Hunter, Yasmin Catley:

"I've fought hard for this – and now it's happening. A new ambulance station in Caves Beach will deliver faster emergency care to our growing community, exactly where it's needed.

"As our suburbs grow, it's important our services keep up. This new ambulance station will make sure families in Caves Beach, Swansea, Nords Wharf, Catherine Hill Bay, Murray's Beach, and Cams Wharf get the emergency care they deserve.

"The NSW Government is making sure healthcare in the Hunter is up to scratch and as we welcome today's announcement along with the \$835 million John Hunter redevelopment – it's smart investments like these that make a real difference to communities like ours."

Appendix E Statutory notification letters

17 February 2026

Interim Chief Executive Officer
Lake Macquarie City Council
Box 1906
HUNTER REG MAIL CENTRE NSW 2310

via council@lakemac.nsw.gov.au

Re: Notification of proposed development of Caves Beach Ambulance Station

Dear Mr Tony Farrell,

On behalf of NSW Ambulance, Health Infrastructure is proposing to build a new ambulance station at 2-4 Kayuga Close, Caves Beach.

This vital new emergency services facility will serve communities across Lake Macquarie and support local paramedics to deliver the best emergency and mobile medical care, when and where it's needed.

The proposed ambulance station will feature:

- internal parking for up to 8 emergency ambulance vehicles
- a dedicated vehicle wash bay
- a multipurpose area for paramedics
- meeting and training rooms
- administration areas
- logistics and storage facilities
- on-site parking.

As the determining authority, Health Infrastructure is required to assess the likely impacts of the proposal in accordance with Part 5 of the Environmental Planning and Assessment Act 1979.

In accordance with the State Environmental Planning Policy (Transport and Infrastructure) 2021 we are notifying council, relevant agencies and adjoining landowners of our intention to carry out the proposed development and invite comments on the proposal within **21 days** from the date of this letter.

If you wish to provide feedback, please lodge by email to hi-ambulanceinfrastructure@health.nsw.gov.au

For more information:



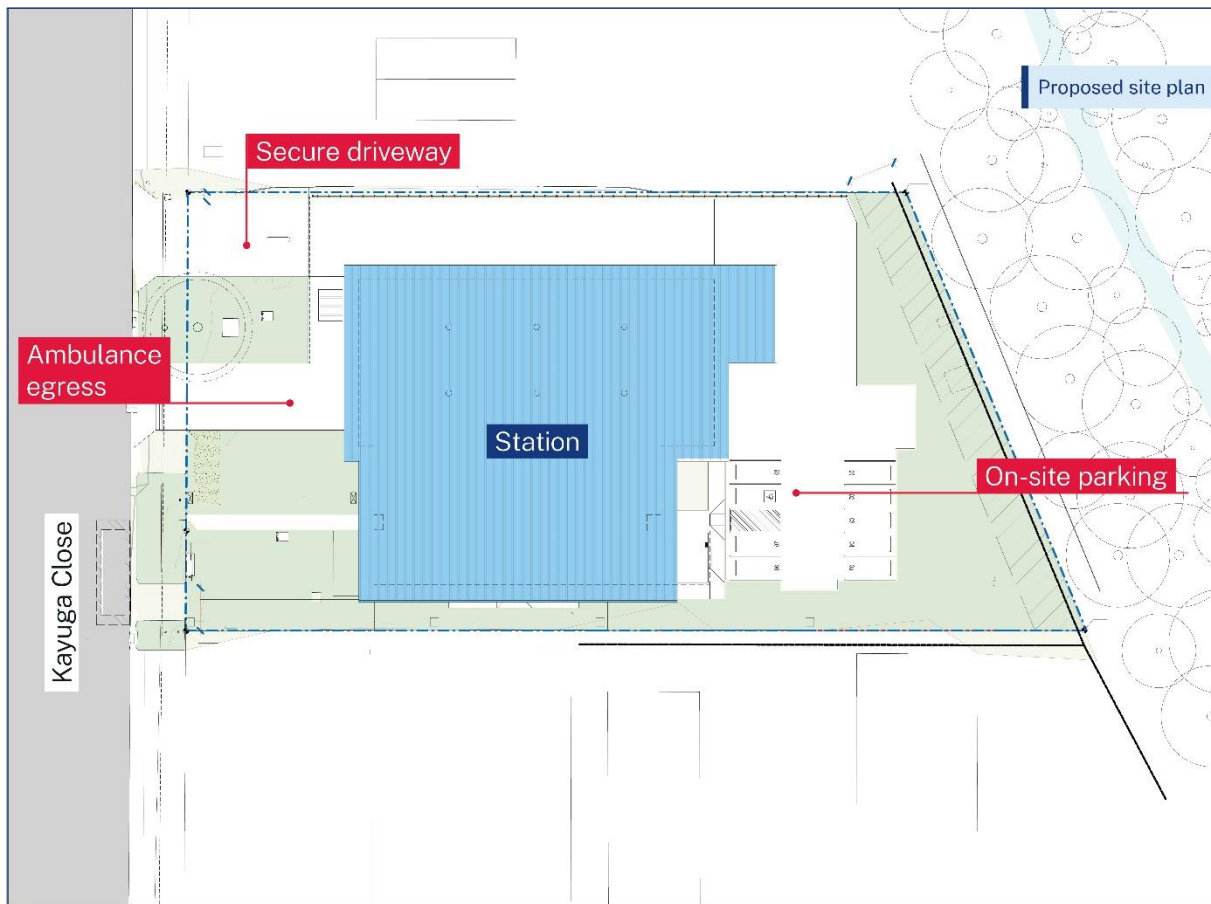
- scan the QR code to visit the project webpage <http://nsw.gov.au/caves-beach-ambulance-station>
- phone the team on 02 9978 5933.

Sincerely,

Anthony Dimech
Senior Project Director

Caves Beach Ambulance Station

Artist impression and site map are subject to change during design finalisation.



17 February 2026

NSW State Emergency Service
Emergency Risk Management

via rra@ses.nsw.gov.au

Re: Notification of proposed development of Caves Beach Ambulance Station

Dear Sir/Madam,

On behalf of NSW Ambulance, Health Infrastructure is proposing to build a new ambulance station at 2-4 Kayuga Close, Caves Beach.

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If you wish to provide feedback, please lodge by email to hi-ambulanceinfrastructure@health.nsw.gov.au

For more information:



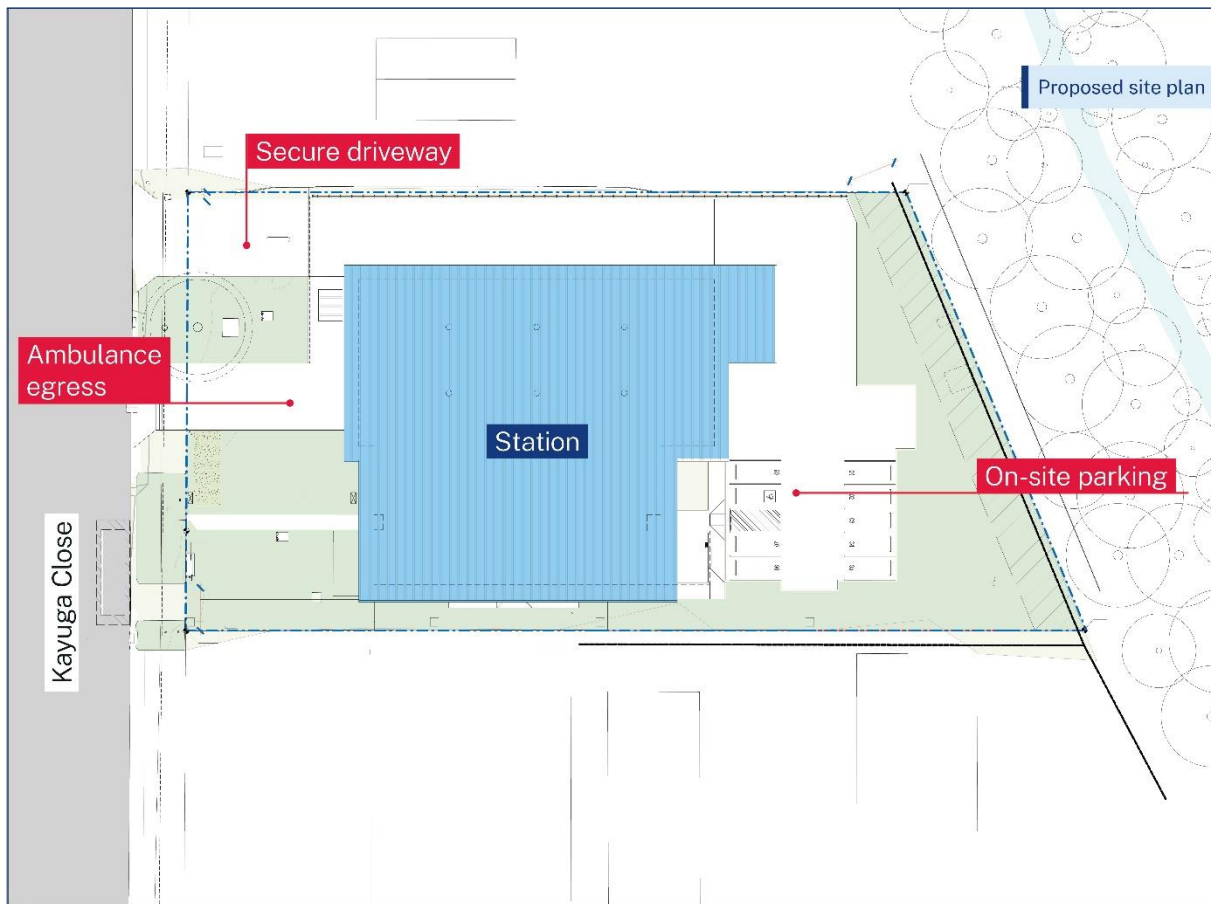
- scan the QR code to visit the project webpage <http://nsw.gov.au/caves-beach-ambulance-station>
- phone the team on 02 9978 5933.

Sincerely,

Anthony Dimech
Senior Project Director

Caves Beach Ambulance Station

Artist impression and site map are subject to change during design finalisation.



17 February 2026

Transport for NSW
Development Assessment Team

via development@transport.nsw.gov.au

Re: Notification of proposed development of Caves Beach Ambulance Station

Dear Sir/Madam,

On behalf of NSW Ambulance, Health Infrastructure is proposing to build a new ambulance station at 2-4 Kayuga Close, Caves Beach.

This vital new emergency services facility will serve communities across Lake Macquarie and support local paramedics to deliver the best emergency and mobile medical care, when and where it's needed.

The proposed ambulance station will feature:

- internal parking for up to 8 emergency ambulance vehicles
- a dedicated vehicle wash bay
- a multipurpose area for paramedics
- meeting and training rooms
- administration areas
- logistics and storage facilities
- on-site parking.

As the determining authority, Health Infrastructure is required to assess the likely impacts of the proposal in accordance with Part 5 of the Environmental Planning and Assessment Act 1979.

In accordance with the State Environmental Planning Policy (Transport and Infrastructure) 2021 we are notifying council, relevant agencies and adjoining landowners of our intention to carry out the proposed development and invite comments on the proposal within **21 days** from the date of this letter.

If you wish to provide feedback, please lodge by email to hi-ambulanceinfrastructure@health.nsw.gov.au

For more information:



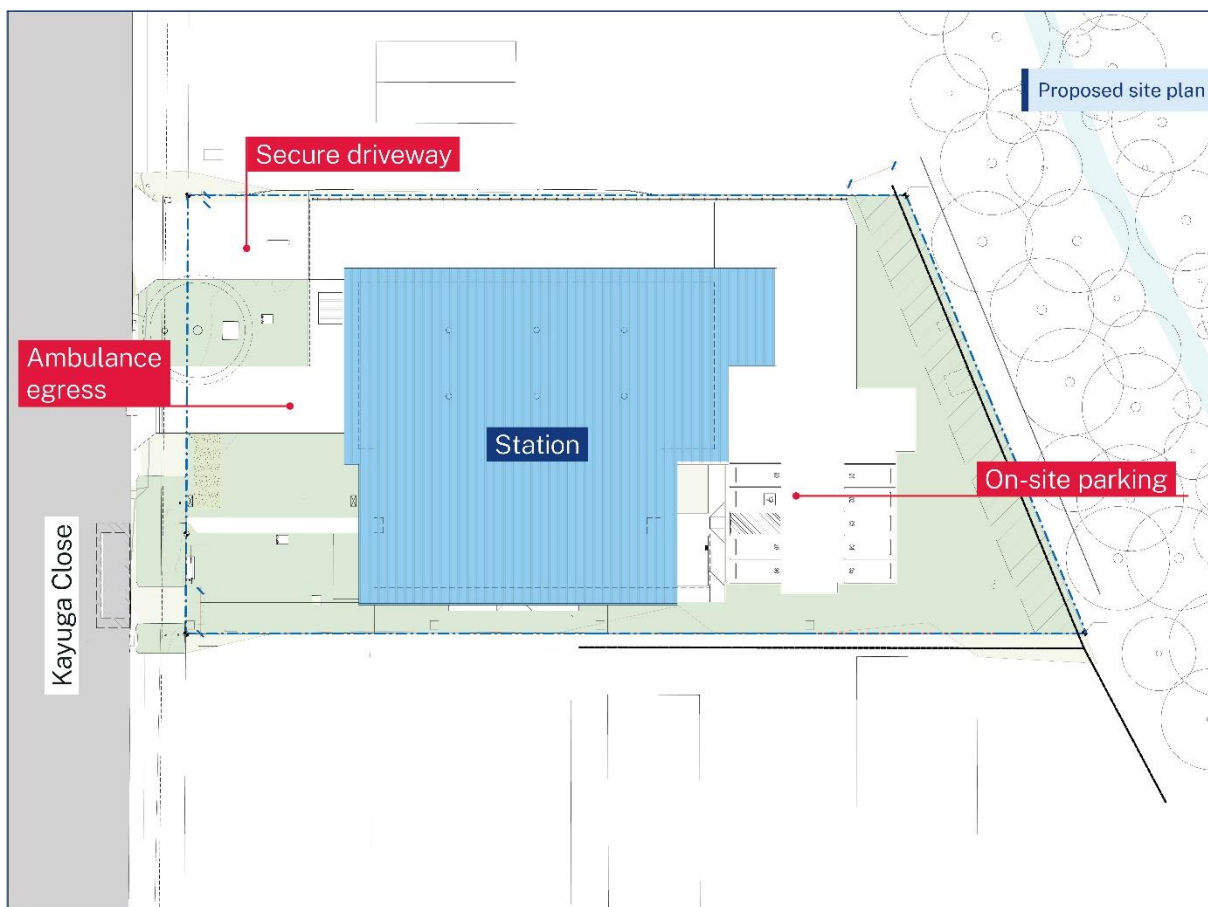
- scan the QR code to visit the project webpage <http://nsw.gov.au/caves-beach-ambulance-station>
- phone the team on 02 9978 5933.

Sincerely,

Anthony Dimech
Senior Project Director

Caves Beach Ambulance Station

Artist impression and site map are subject to change during design finalisation.





 LANDSCAPE AREA
 GULLY
 EASEMENT
 SITE SETBACK
 SITE BOUNDARY

EX.SI	EXISTING SEWER INSPECTION POINT
EX.LP	EXISTING LIGHT POLE
PCP	PRIVATE COMMUNICATIONS PIT
EX.SP	EXISTING SERVICES PIT
DHFH	DUAL HEAD FIRE HYDRANT
PCWMA	POTABLE COLD WATER METERING ASSEMBLY

EX.EP	EXISTING ELECTRICAL PILLAR
EX.TP	EXISTING TELSTRA PIT
DG	DOUBLE GRATE
KIP	KERB INLET PIT
EX.WL	EXISTING WATER LINE

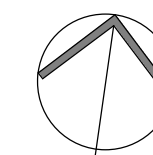
EX.TL	EXISTING TELECOM LINE
FBH	FIRE BRIGADE HARDSTAND
FB	FIRE BOOSTER
EX.GR	EXISTING GRATE
EX.KI	EXISTING KERB INLET

NOTES:

- PROTECTIVE COATING TO BE APPLIED WHERE APPROPRIATE FOR COASTAL PROTECTION PURPOSES
- SURVEYOR TO INVESTIGATE AND PROVIDE UPDATED SURVEY CAPTURING LEVELS AND LOCATIONS OF THE EXISTING SERVICES

DEVELOPMENT SCHEDULE	
SITE AREA	3904m ²
GFA	1055m ²

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.



FLOOR LEVEL SUBJECT
TO REQUIREMENT FOR
PMF-AFFECTED LAND

NOT FOR CONSTRUCTION

[illegible]

CLIENT



SERVICES



Suite 701, 140 Arthur
St, North Sydney,
NSW 2060

STRUCTURE & CIVIL



CONSULTANTS
Level 8, 55 Market St
Sydney NSW 2000
02 9438 5098

LANDSCAPE



Level 1, 3-5 Baptist St
Redfern NSW 2016
02 8332 5612

ARCHITECT

djrcd
architects

T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192

63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djr.com.au

PROJECT

AIP CAVES BEACH SWANSEA

2-4 KAYUGA CLOSE, CAVES BEACH,
NSW 2281

PHASE

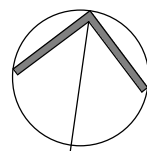
RFF

DRAWN	SCALE	SHEET SIZE
GU	1 : 200	A1

DESCRIPTION

SITE PLAN

PROJECT No	DRAWING No	REVISION
24 422	AR 0101	G



NOTES

B	BOLLARD
DP	DOWNPIPE
GD	GRATED DRAIN
GLB	GENERATOR LINK BOX
EX.SI	EXISTING SEWER INSPECTION POINT
LVP	LOW VOLTAGE PILLAR
PCP	PRIVATE COMMONS PIT
MB	MAIL BOX
DHFH	DUAL HEAD FIRE HYDRANT
PCWMA	POTABLE COLD WATER METERING ASSEMBLY
EV	ELECTRICAL VEHICLE CHARGER
BL	BOLLARD LIGHT - REFER TO ELECTRICAL
LP	LIGHT POLE - REFER TO ELECTRICAL

[illegible]

CLIENT



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Suite 701, 140 Arth
St, North Sydney,
NSW 2060



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AIP CAVES BEACH SWANSEA

2-4 KAYUGA CLOSE, CAVES BEACH,
NSW 2281

PHASE

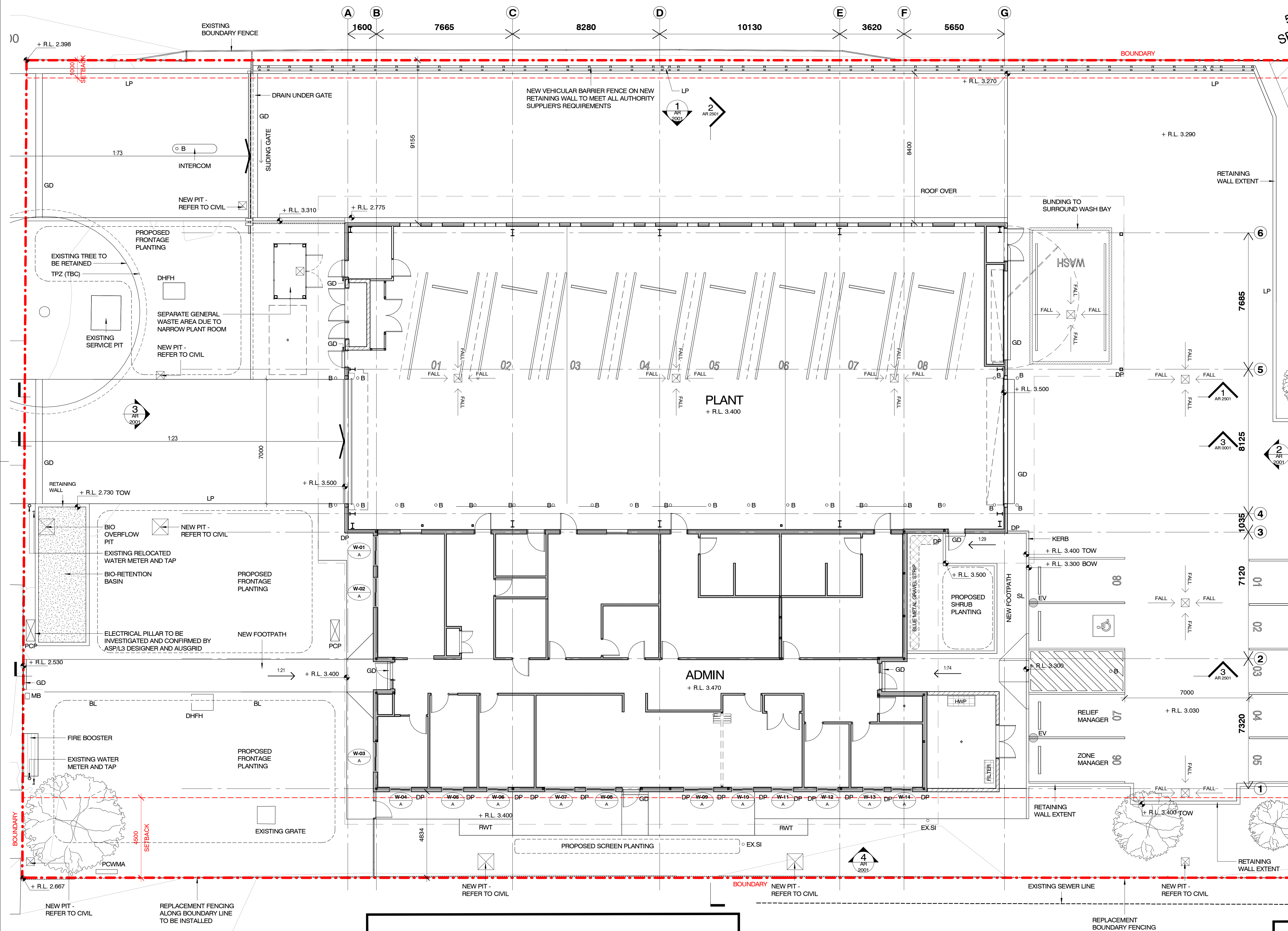
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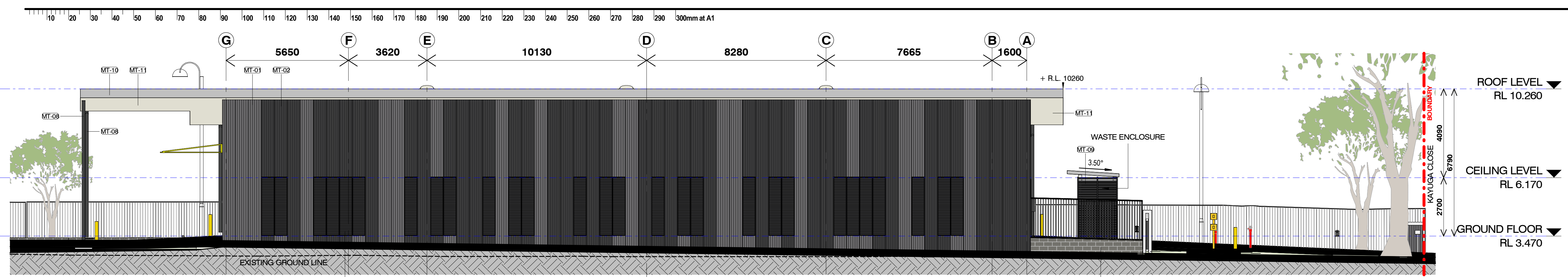
DRAWN	SCALE	SHEET SIZE
ZH	1 : 100	A1

DESCRIPTION

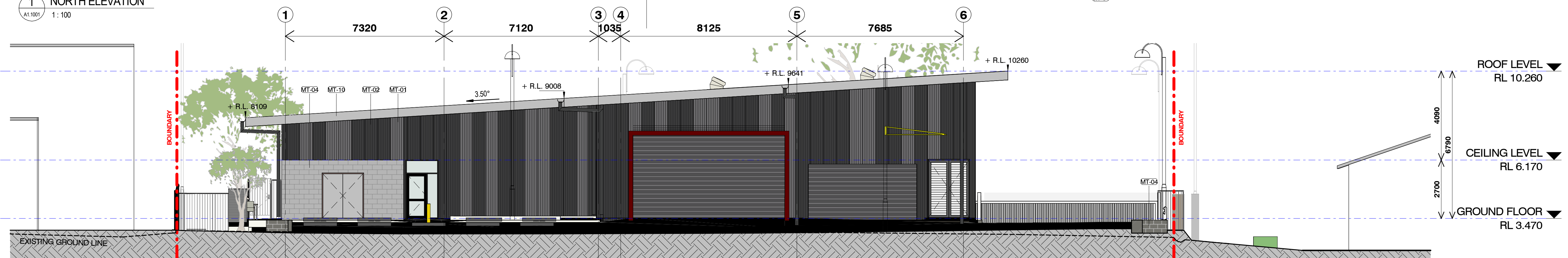
GROUND FLOOR GENERAL ARRANGEMENT PLAN

PROJECT No	DRAWING No	REVISION
24 422	AR 1101	H

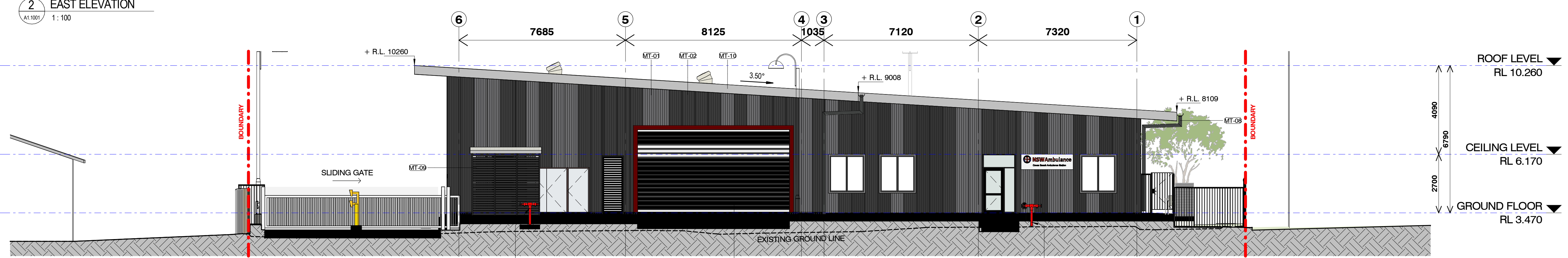




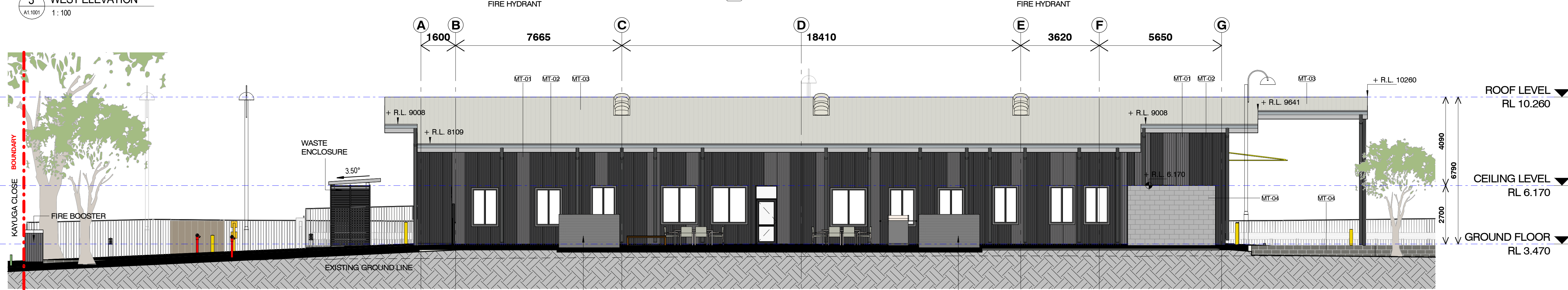
1 NORTH ELEVATION
A1:1001 1: 100



2 EAST ELEVATION
A1:1001 1: 100



3 WEST ELEVATION
A1:1001 1: 100



4 SOUTH ELEVATION
A1:1001 1: 100

MATERIAL AND FINISHES

	MT-01 - LYSAGHT CUSTOM ORB COLORBOND METAL CLADDING - BASALT		MT-03 - COLORBOND ROOFING SHEET, LIGHT GREY		MT-07 - PAINT FINISH TO MATCH COLORBOND - MANOR RED		MT-09 - COLORBOND DARK GREY		MT-11 - COLORBOND SOFFIT, LIGHT GREY
	MT-02 - LYSAGHT CUSTOM ORB COLORBOND METAL CLADDING - MONUMENT		MT-04 - HONED BLOCKWORK		MT-08 - PAINT FINISH TO MATCH MT09 DARK GREY		MT-10 - COLORBOND ROOF FASCIA, LIGHT GREY		

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

NOTES

NOT FOR CONSTRUCTION

ISSUE	DATE	SUBJECT	ISSUED BY
H	28/11/25	ISSUE FOR REF	MR
G	24/10/25	ISSUE FOR TENDER	MR
F	03/10/25	PRELIMINARY DESIGN DEVELOPMENT ISSUE	MR
E	20/08/25	REVISED SCHEMATIC DESIGN	MR
D	25/07/25	SCHEMATIC DESIGN	MR
C	04/07/2025	ISSUE FOR DRAFT SD	MR
B	15/04/2025	CONCEPT	GU
A	07/04/2025	CONCEPT	MR

CLIENT

Health Infrastructure

NSW Ambulance

SERVICES

3CONSULTING

STRUCTURE & CIVIL

ACOR CONSULTANTS

Suite 701, 140 Arthur St, North Sydney, NSW 2060

Level 8, 55 Market St Sydney NSW 2000 02 9438 5098

LANDSCAPE

SITE IMAGE

Landscape Architects

Level 1, 3-5 Baptist St, Redfern NSW 2016 02 8332 5612

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djrd architects

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djrd.com.au

PROJECT

AIP CAVES BEACH_SWANSEA

2-4 KAYUGA CLOSE, CAVES BEACH, NSW 2281

PHASE

REF

DRAWN	SCALE	SHEET SIZE
GU	1: 100	A1

DESCRIPTION

ELEVATIONS

PROJECT No	DRAWING No	REVISION
24_422	AR 2001	H



NOTES

[illegible]

SITE IMAGE
Landscape Architects

djrcd
architects

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ABN: 48 942 921 969
Nominated Architects:
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Daniel Beekwilder 6192

63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

AIP CAVES BEACH_SWANSEA

REF

AD A1

RENDER

24 422 AR 9001

D

Health Infrastructure

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St Leonards NSW 2065

Locked Mail Bag 2030
St Leonards NSW 1590

T: 02 9978 5402
W: nsw.gov.au/health-infrastructure