

From: [Karen Harragon](#)
To: [Jane Anderson](#)
Cc: [Steve Barry](#); [Geoff Kwok](#); [David Gibson](#); [Thomas Dales](#)
Subject: Lake Macquarie Private Hospital SSDs - draft conditions re. community consultation
Date: Tuesday, 20 May 2025 11:49:54 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image001.png](#)

Good morning, Jane

Following the Department's presentation to IPC regarding the two SSD applications relating to Lake Macquarie Private Hospital, it has come to our attention that draft condition F3 in both draft instruments has been recommended in error. The condition refers to the implementation of the Community Communication Strategy approved by the Secretary .

The Department did not recommend a condition in each instrument requiring the preparation of a Community Communication Strategy or its submission to the Secretary for approval.

In this regard, the requirement for such a strategy was not considered necessary by the Department given the nature of both proposals and relatively low level of community interest (based on submissions received). Condition C11 (viii) also refers to the same strategy in error. (See below)

It is therefore suggested that IPC in finalising the instruments that the following conditions be amended in each draft instrument as follows to ensure that the Applicant can comply with the draft conditions of consent:

~~Community Communication Strategy~~

~~F3. The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.~~

Construction Environmental Management Plan

C11. Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:

(a) Details of:

- (i) hours of work;
- (ii) 24-hour contact details of site manager;
- (iii) management of dust and odour to protect the amenity of the neighbourhood;
- (iv) stormwater control and discharge during construction;
- (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
- (vi) groundwater management plan including measures to prevent groundwater contamination;
- (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;

(viii) community consultation and complaints handling ~~as set out in the Community Communication Strategy~~;

Further, should the IPC be inclined, a condition could instead be added in Part A – Administrative Conditions of both consents that requires the recommendations of the Applicant’s Social Impact Assessment Report to be implemented, which, in part, require the “development and implementation of a community engagement strategy, with project grievance mechanisms, to support ongoing dialogue between Ramsay Health, and community members and key stakeholders during construction and operational phase activities”. In that circumstance, the wording in F3 and C11 would also be changed to community engagement strategy.

Karen Harragon

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Working days Monday to Friday



The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically

From: Jane Anderson [REDACTED]
Sent: Wednesday, 14 May 2025 4:25 PM
To: Karen Harragon [REDACTED]
Cc: Steve Barry [REDACTED]; Geoff Kwok [REDACTED]
Subject: Lake Macquarie Private Hospital

Hi Karen,

Following the meeting with the Commission on Monday 12 May regarding the Lake Macquarie Private Hospital cases, the Commission has decided not to issue a ‘Questions on Notice’ letter to the Department. The Panel feels it has sufficient information to proceed and does not require further input at this stage. However, the Commission may seek

additional input later if needed.

Kind regards,
Jane

Jane Anderson | Principal Case Manager

(Monday, Tuesday, Wednesday)

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