

Our ref: Ryde Hospital Redevelopment Concept and Stage 1 (SSD-36778089)

Ms Claire Muir  
Senior Planning Advisor  
Health Infrastructure  
1 Reserve Road  
St Leonards NSW 2065

23 September 2022

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**Subject: Ryde Hospital Redevelopment Concept and Stage 1 (SSD-36778089)- Response to Submissions**

Dear Ms Muir

The exhibition of the development application and environmental impact statement (EIS) for the Ryde Hospital Redevelopment Concept and Stage 1 (SSD-36778089) ended on 20 September 2022.

We have placed all submissions on the NSW planning portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment-concept-stage-1>.

We now require a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021.

The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

We also require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report. Particularly, issues raised by Council and the Environment and Heritage Group regarding vehicle access, traffic, parking, biodiversity, interface with the bushland and visual impacts, which must be addressed in detail. It is also advised that the Department is awaiting advice from the Water Group of the Department and a submission from NSW Rural Fire Service and will forward these upon receipt.

Additionally, the Department also requires a response to the issues outlined below:

- Provide further details of noise impacts on nearby residential properties associated with additional traffic movements along Ryedale Road and vehicular access to the multi-deck carpark and any management and mitigation measures.

- Provide further details of light spill impacts on nearby residential properties from vehicles exiting the multi-deck carpark at night time and any management and mitigation measures.
- Provide further details regarding impacts on solar access to nearby residential properties (including shadow diagrams at hourly intervals) and quantify that the proposed impacts and demonstrate that adequate solar access is retained at affected residential properties.

Please lodge your Response to Submissions report by 23 November 2022 via the NSW planning portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact me on 9274 6531 or via email at [megan.fu@planning.nsw.gov.au](mailto:megan.fu@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink that reads "Megan Fu".

Megan Fu  
**Principal Planning Officer**  
**Social Infrastructure**  
as delegate for the Planning Secretary