

# Notice of decision

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

<b>Application type</b>	State significant development
<b>Application number and project name</b>	SSD-58210458 Ryde Hospital Redevelopment Stage 2
<b>Applicant</b>	Health Administration Corporation
<b>Consent Authority</b>	Minister for Planning and Public Spaces

### Decision

The Director, Social Infrastructure Assessments, under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure's Assessment Report is available [here](#).

### Date of decision

19 November 2024

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2021*;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including provision of improved health infrastructure, capital investment in the region, creation of 287 construction jobs and 653 new operational jobs.
- the project is permissible with development consent, and is consistent with NSW Government policies including
  - A Metropolis of Three Cities – the Greater Sydney Region Plan
  - Greater Sydney Commission's North District Plan
  - The State Infrastructure Strategy 2022-2042
  - Future Transport Strategy
  - Future Health: Guiding the next decade of health care in NSW
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. Conditions of consent are recommended to address key impacts associated with built form and urban design, heritage impacts, traffic and parking, bushfire management and biodiversity.
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent.
- weighing all relevant considerations, the project is in the public interest.

## Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement from 28 September to 25 October 2023 (28 days) and received 3 public submissions, all providing comments on the project. It also received comments from Ryde City Council.

The Department also published an Amended Application in the NSW Planning Portal on 8 July 2024 and received further comments from Council.

The key issues raised by the community and considered in the Department's Assessment Report and by the decision maker include traffic safety, pedestrian links, stormwater management and white ants.

<i>Issue</i>	<i>Consideration</i>
<p><i>Traffic Safety</i></p> <ul style="list-style-type: none"> <li>Suggested traffic calming measures on Ryedale Road in the vicinity of the crest of the hill and intersection with Fifth Avenue</li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>The proposal includes mitigation measures including extension of the median along Ryedale Road at the Hospital access driveway to ensure left in / left out movements, and introduction of a 40km/hr speed zone on this section of the road which would improve safety outcomes.</li> <li>The Department considers that subject to these measures, the proposal would not result in unacceptable traffic safety impacts on Ryedale Road, noting that the proposal would not alter the location of the existing vehicle access point and would not result in significant additional traffic movements through this access point, as it will be used only for loading and a small allocation of staff car parking, with all other vehicle access to the site provided via Denison Road.</li> <li>On this basis, the Department considers that traffic associated with the proposed development of the site can be reasonably accommodated without unacceptable impacts.</li> </ul> <p><i>Conditions</i></p> <ul style="list-style-type: none"> <li>Requirements for the extension of the median and inclusion signage for a 40km/hr speed zone, subject to road authority approvals.</li> </ul>
<p><i>Pedestrian Links</i></p> <ul style="list-style-type: none"> <li>Suggestion that the pathway from Ryedale Road to the hospital through the Bluegum Forest be repaired and redesigned</li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>The Applicant has advised that the existing publicly accessible pathway through the Blue Gum High Forest (BGHF) will be retained, but there is no proposal to improve the pathway as part of this DA.</li> <li>Consistent with the Concept Approval, the proposal includes a new publicly accessible link through the site and this would result in a material public benefit for the surrounding locality. Additional public benefits, including upgrading of the existing path through the BGHF were not envisaged by the Concept Approval and are not considered to be required to offset the impacts of the development.</li> </ul> <p><i>Conditions</i></p> <ul style="list-style-type: none"> <li>A requirement for the delivery of the new through site link and establishment of a public right-of-way over the link.</li> </ul>
<p><i>Stormwater Management</i></p> <ul style="list-style-type: none"> <li>Concerns with noise from stormwater flowing into the drain on Ryedale Road.</li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>Concerns relate to noise from Council's drain within the road reserve which due to the slope of the land, carries stormwater at high velocities following rain events. However, the proposal provides for improved stormwater infrastructure on the site, improved outcomes both in terms of the quantity and quality of water being discharged from the site, and connections to Council infrastructure in the street will be designed to meet Council requirements. On this basis the Department considers the proposal is appropriately designed with regard to stormwater infrastructure and any issues arising from the design of Council's existing infrastructure within the street are beyond the responsibility of the Applicant.</li> </ul>
<p><i>White Ants</i></p> <ul style="list-style-type: none"> <li>Risk of existing white ants in the forest damaging nearby homes</li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>The Department considers there is insufficient evidence that the proposed vegetation management within the forest would specifically result in additional termite impacts to dwellings on the opposite side of the street. As such additional mitigation measures are not considered warranted in this case.</li> </ul>