To: Megan Fu

Planning and Assessment
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

17/09/2022

Re: **Ryde Hospital Redevelopment Concept & Stage 1**

Application Number: **SSD-36778089**

I **object** the proposal of the above application.

I’m a resident of Denistone living close to the hospital and closely impacted by the proposed redevelopment along with many other neighbours. I’m glad to see the hospital staying and redeveloped, it means a lot to the community. However, I must object the proposal given concerns over the proposed plan that is **badly reviewed** and **totally lacking of consideration of our neighbourhood** living along Ryedale Road who will be severely impacted.

On the high level, many documents on exhibition look **internally inconsistent** and **outdated,** for e.g. here are what I found:

* The Geotechnical Investigation is dated 2019 and was done for a totally different design of the Hospital layout (page 96 and 97) than what is proposed in SSDA design report.
* The BCA assessment states that “*The drawings assessed are those prepared dated 3rd March and 7th April* “, which refer to REV 3 and 4 of the SSDA design, while the one on exhibition is REV 8 dated 16th Aug, so there are many changes that had not been covered in the BCA assessment, including amendments to the car park which is of great concern to our neighbourhood.

The proposed plan needs to be better reviewed to ensure all the assessments are up to date to reflect the latest design, before Stage 1 can proceed further.

The masterplan is proposing a multi-story car park to be located off Ryedale Road, it is proposed to be the main entry and exit for all 350 parking spots and all maintenance trucks. I (and all our neighbours) believe that:

1. It’s a horrible idea relocating the car park to Ryedale Road, as it will cause **dangerous traffics** due to the really steep hill and blind spots right next to the proposed carpark entry. My wife is pregnant and many neighbours are elders, they shouldn’t be expose to higher traffic risks.

Hence, we think the carpark should be located elsewhere, or at least the access to the carpark should not be from Ryedale Road. Why the project team think there aren’t any other options than to access carpark from this geographically challenged place?

We also require a lot more detail on how it propose to guarantee the safety of the nearby residents from the foreseeable traffic risks before Stage 1 can proceed further.

1. The current plan fails to consider the detailed impact of the car park on the lifestyle of our neighbourhood in the long term.
	* The Visual Impact Assessment suggest incorporation of substantial setbacks to surrounding streets. However, the Design report shows that the **proposed carpark to Ryedale Road only has a very small setback** of 8.8m, that’s less than the setback of most single level residential houses built on the Ryedale road and the proposed carpark is a 25 meters tall building. The setback of the proposed carpark to Ryedale road needs to be at least **20m** to be considered reasonable for the scale of this building. We demand the setback of the propose car park to be moved back to at least 20m before Stage 1 can progress further.
	* The design report shows our neighbourhood (Residential houses along Ryedale Road and Fifth Avenue) completely **overshadowed by the new building** at 21June 9am which is worrying. The report shows no additional information on how many days a year and how many hours a day we will be affected by these, we are disappointed by the lack of transparency hiding this vital information. We demand to see detailed Shadow diagram for every month of the year and at a half an hour interval of the day starting from sunrise to have a better understanding of how this will affect us, before Stage 1 can progress further.
	* The Visual Impact Assessment (page 51, Figure 16) shows that there will be significant impact on our neighbourhood. Yet we see no information at all on how this carpark is going to look like. The proposed plan simply says “*recommended that consideration be given to more detailed matters such as modulation and articulation of externally visible building elevations and landscaping as part of the subsequent detailed DA process to further mitigate visual impact…”* but given how significant this is going to be for our neibourhood we require to see a clearer design and plans to mitigate the visual impact to us, at this stage we must object the proposal and demand detailed car park information before Stage 1 can progress further.
	* The visual impact assessment excludes consideration of night-time impact yet it is expected that the carpark will generate constant **light pollution** 24/7 which will affect the entire community located near Ryedale Road. We require to see assessment and mitigation plans on this before Stage 1 can progress further.
	* The new car park will be a paid parking, we can foresee that it will discourage hospital staff to actually use it and forcing them to park on our streets 24/7, and our street already gets busy during the day due to visitors to nearby PRP and specialist centre. I fear that my child will not be able to safely play in front of the house like any other kids on our street do today. We require to see plans on how to ensure no non-residential parking on Fifth Avenue before Stage 1 can progress further.
2. The project plan lacks details on how to reduce impact to the life of our neighbourhood during construction period and we were not actively engaged.
* Given that this whole area is classified as zones with landslide risks, we need more detailed information and assessment on how the project team can guarantee the proposed construction won’t cause risks to our houses near the construction site?
	+ I am expecting a newborn baby and our neighbours who live close to the proposed construction site entry are mostly elderlies who are also suspectable to noise. The current plan only gives high level mitigation measures and quote “*A comprehensive Construction Noise and Vibration Management Plan will be prepared prior to the commencement of construction works*”*, “Prior to the commencement of construction works all stakeholders (including surrounding residents) will be made aware of the timing and likely impact of the construction period. Opportunities for feedback and to ask questions will also be provided*.” Etc.

Given how significant this is going to be for our neighbourhood for many years to come, we demand clearer and detailed plans how to mitigate these potential impact to our lives before Stage 1 can progress further, at this stage we must object the proposal.

The current proposal lacks the important details on all the above and mostly says “*Further investigation will be undertaken*”, “*More details designs will be considered*” etc. We cannot accept these, all these ‘details’ are **vital to the safety and living conditions of our neighbourhood**. Many of us living along Ryedale Road and Fifth Avenue are being very disappointed at the proposed plan, the project team has not considered our interests and failed to engaged our neighbourhood since inception, yet we are the ones who will be worst off amongst all households living around the hospital.

Hence, we must object the proposal and request a pause to the Ryde Hospital Redevelopment plan until these vital concerns of our neighbourhood become clearer and satisfactory to us.

Yours sincerely,

**Declaration**: I have not made any reportable political donations in the last two years.