

20 September 2022

Marc James Morelli
54 Denistone Road
Denistone NSW 2114

Major Projects
NSW Government

Attention: The General Manager

**Re: Proposed Ryde Hospital Redevelopment Concept & Stage 1 Submission
(SUB 48633732)**

I am a local resident of Denistone/Eastwood and owner of number **54 Denistone Road, Denistone**. My house is directly opposite the hospital, and I wanted to raise some concerns I had with you in respect to the latest concept plans published on the NSW government website.

Please see below for consideration by the project team:

- 1. Driveway entry points directly opposite my residence:** I note the emergency ambulance driveway/entry and public emergency drop off are directly opposite my property. Refer below, shaded red box is my house figure 1. I am worried by the amount of cars using these entrances at all times of the day and night. Has this impact to nearby houses been considered in the current layout? Currently there is no driveway entries at these locations. Also, I am worried about the additional noise impacts from ambulances and car drop off here. Two entry and exit points so close to each other seems excessive and they are concentrated directly opposite my front façade. Would the project team be able to consider these concerns in the next design iteration? Please advise.



Figure 1: Location of my residence to emergency hospital entrance

2. **Noise - Placement of driveways:** The existing/current emergency drop off for the hospital is further up Denistone Road closer to medical practices rather than residential homes. Also, the current ambulance entry is on its own dedicated hospital access road away from residential homes. Our bedrooms are directly at the front of the property and are sensitive to noise due to federation style windows. Could you please advise such impacts have been considered and if there are any possible mitigation measures to reduce increased noise/acoustics due to the development.
3. **Light pollution impacts:** The emergency department is proposed directly opposite my residence, and I am concerned by the amount of possible additional lighting onto our front 2 bedroom windows during the night. Also, possible/likely large illuminated signage at the emergency entry driveways. Could the design team please consider these possible impacts and advise.
4. **Proposed relocation of driveways:** Further to point 1 above is it possible to slightly adjust driveways away from my front façade? This could lessen the impacts of noise and car lights flashing into our bedroom windows please see below and attached mark-up showing a preferred alignment. Driveways would be spread out and opposite non-residential properties 58 Denistone Road (Childcare) and 52 Denistone Road (Medical Practice) Could you please consider such options into the concept design? Refer figure 2 and enclosed mark-up.

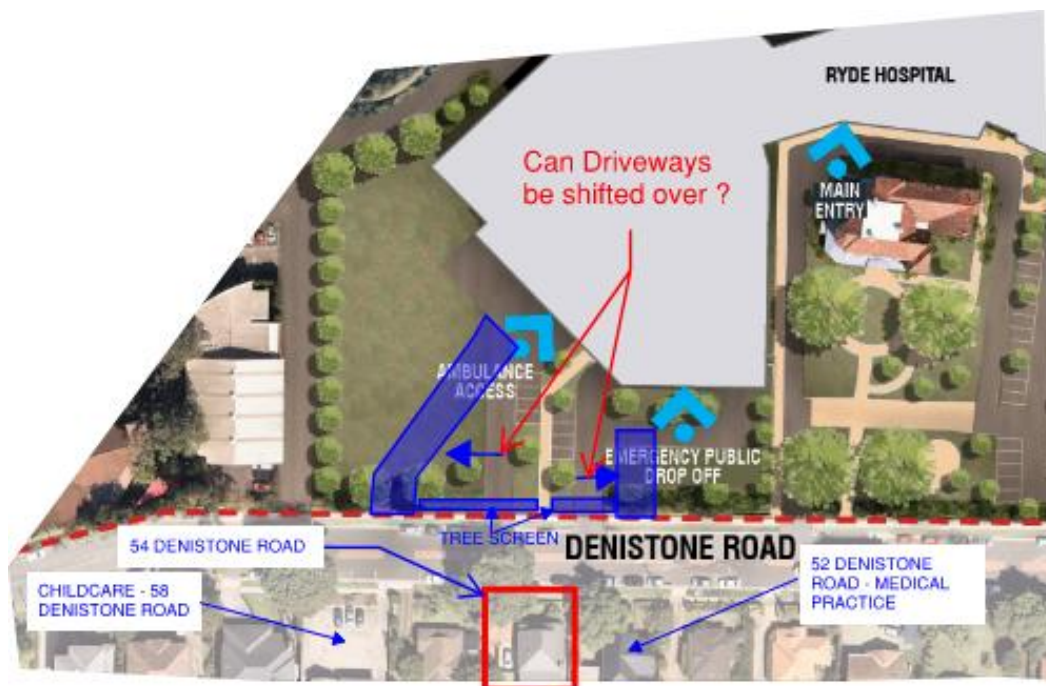


Figure 2: Suggested Alternatives

I look forward to hearing from you and hope you consider my concerns of the Ryde Hospital redevelopment through implementation of mitigations and/or design changes to address the above.

My mobile number 0434 917 782.

Yours faithfully,

Marc Morelli

Marc Morelli
Structural Engineer
BE (Civil) (Structures) MIEAust, CPEng, NER
Owner 54 Denistone Road Denistone

ENCL: Suggested alternative driveway arrangement mark-up over concept design

MARK-UP
M.MORELLI
54 DENISTONE ROAD
18/07/2022

FLORENCE AVE

RYDEALE ROAD

MULTI-DECK
CAR PARK

CAR PARK
ACCESS

LOGISTICS
ACCESS

GRAYTHWAITE
REHABILITATION
CENTRE

RYDE HOSPITAL

MAIN
ENTRY

FOURTH AVE

Can Driveways
be shifted over ?

AMBULANCE
ACCESS

EMERGENCY PUBLIC
DROP OFF

54 DENISTONE ROAD

TREE SCREEN

DENISTONE ROAD

52 DENISTONE
ROAD - MEDICAL
PRACTICE

CHILDCARE - 58
DENISTONE ROAD

