

25 January 2023

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
Amendment To Original submission (SUB-53912207)**

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 concerns I had with you in respect to the amended concept plans published on the NSW government website. This is my second submission to this development. My first submission was letter dated 20 September 2022.

Please see below for consideration by the project team:

- 1. MDCP Location:** I note, the MDCP has now been relocated to Denistone Road directly opposite my property. I object to this proposal and do not believe a multideck car park opposite residential houses is fitting/sympathetic to the community/area. There is also provision for the airspace over the car-park to increase as a provision for hospital expansion. This is unacceptable blocking any views of open space and green space to the surrounding residential properties. Also, there would be a large increase in noise and air pollution from increased amount of vehicular traffic congested/localised near residential homes. Landscape screening would not suffice based on the height of the carpark been proposed about 14-17 m high. Have additional setbacks been considered or additional basement levels below ground to limit height of the structure so close to the boundary.

Also, could you please confirm a MDCP/structure will not be built over the emergency public access drop area. It is unclear based on the current documentation which states outline of level above? Refer figure 1 below.

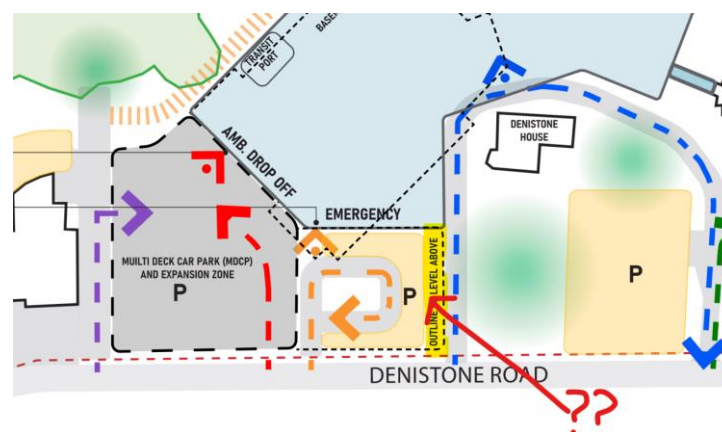


Figure 1: MDCP Extent not clear – what is outline of level over indicate?

2. **MDCP Location keeping original location:** I appreciate the amount of public and council feedback regarding the original MDCP location adjacent to Rydedale Road (option 1). As the entrance to the car park would have been at ridge and is significantly residential. However could the location still be considered by making the vehicular access point to the MDCP option1 from Denistone Road as per the intent of this latest proposal. See below mark -up figure 2 showing an internal access road to the MDCP. The location of MDCP is not fronting residential properties and provides better access for pedestrians to the hospital main building. The current proposal is congested with public access to emergency, ambulance emergency and public parking. The below would at least spread out the activity of cars lessening the impact on Denistone Road while also considering Rydedale road residences. Please advise of this consideration to lessen the activity around Denistone Road and especially residential houses near the proposed MDCP location.

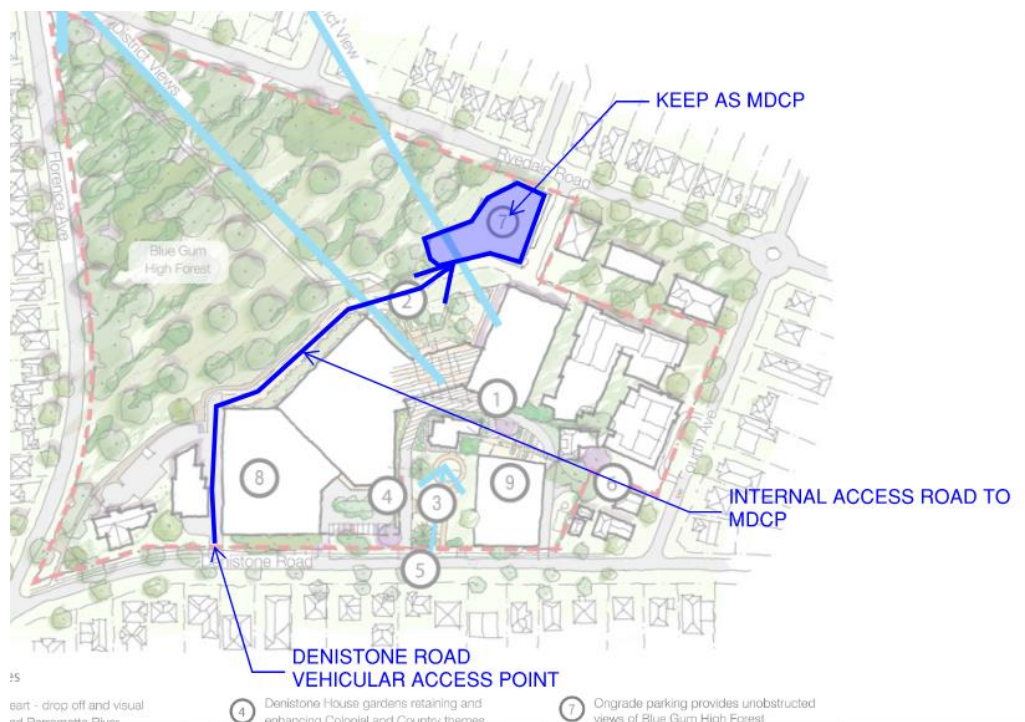


Figure 2: Keeping MDCP in original location with an internal access road.

3. **Driveway entry points directly opposite my residence:** As previously commented on back in September 2022 as part of my submission. I note the emergency ambulance driveway/entry and public emergency drop off are still directly opposite my property. There has not been any attempt to move driveway entry points. Refer below, shaded red box is my house figure 3. I am worried by the amount of cars using these entrances at all times of the day and night. Currently there is no driveway entries at these locations. Also, I am worried about the additional noise impacts from public 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 which has front bedrooms. Please advise if these can be shifted slightly as noted in my drawing mark-up over the revised concept architectural layout – enclosed mark-up.

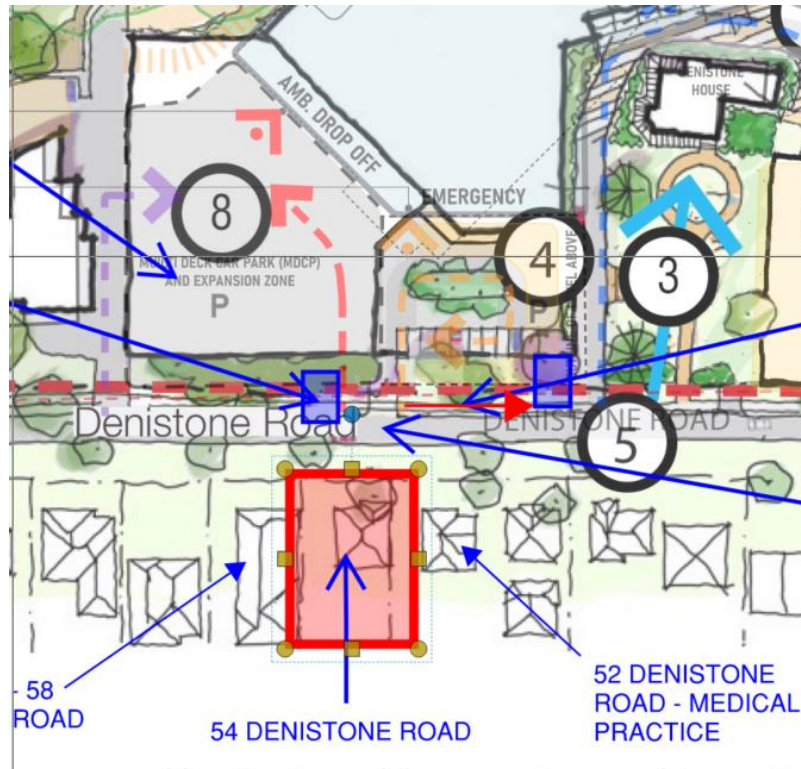


Figure 3: Location of my residence to emergency hospital entrance

4. **Placement of emergency driveways for public and ambulances:** 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-especially now a multi deck car park lighting and noise pollution would be significant not minimal as indicated by the architectural design report.
5. **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.
6. **Street Parking Denistone Road:** Further to note 1 there appears to be provision for additional on-site hospital parking. However as seen with the current hospital visitors and staff tend to park on Denistone Road and not use on-site facilities. As part of this development I would like to propose that street parking on Denistone road be **resident parking only**. To discourage visitors and staff parking on the street directly outside residential properties like my place. Could you please include this proposal into the development proposal.

7. **Proposed relocation of driveways:** Further to point 3 and 4 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 4 and enclosed mark-up.



Figure 4: 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

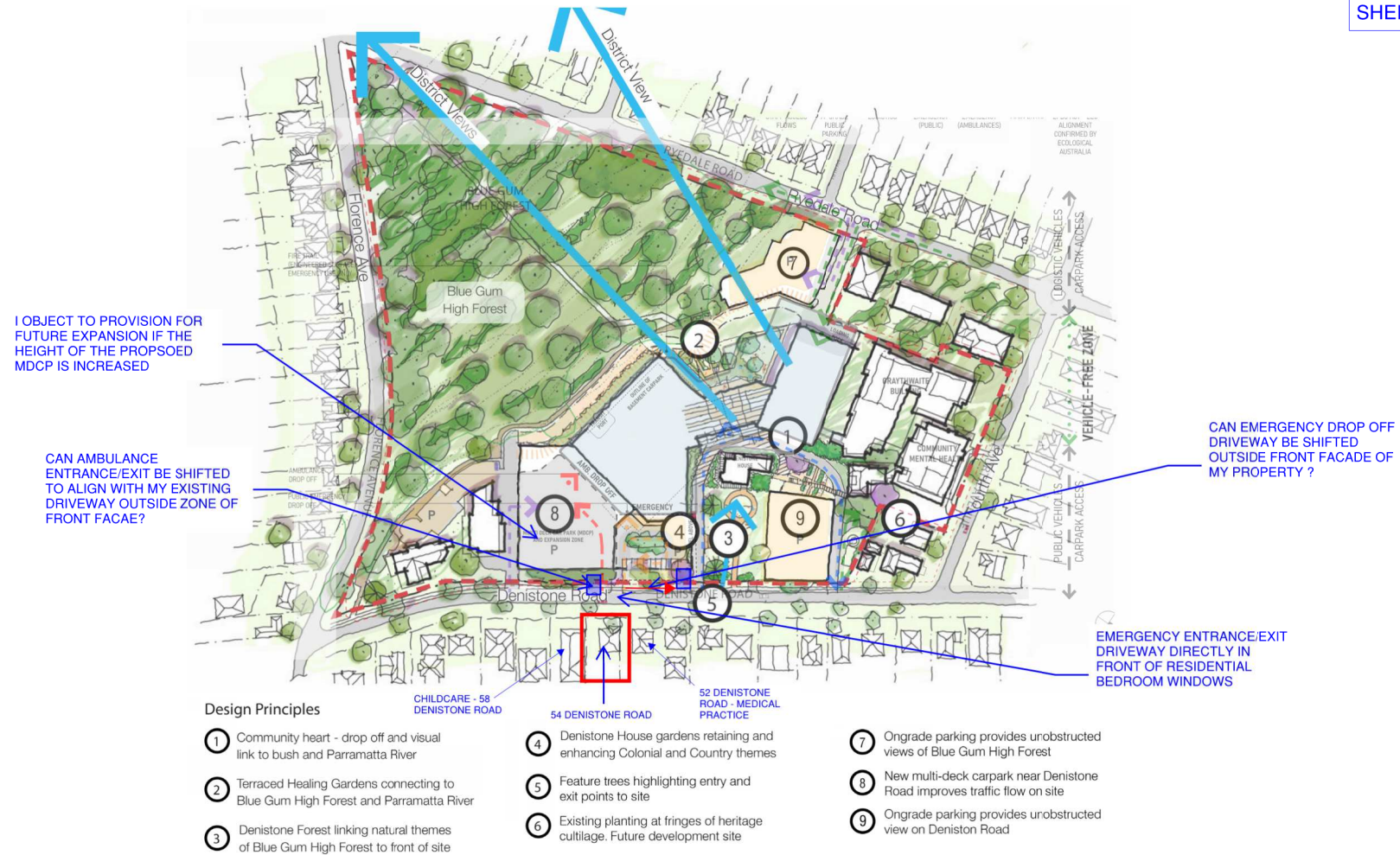
Marc Morelli
Structural Engineer
BE (Civil) (Structures) MIEAust, CPEng, NER
Owner 54 Denistone Road Denistone

ENCL:

- Suggested alternative driveway arrangement mark-up over concept design
- Alternative Access To MDCP Adjacent To Rydedale Road - Option 1-Mark-Up

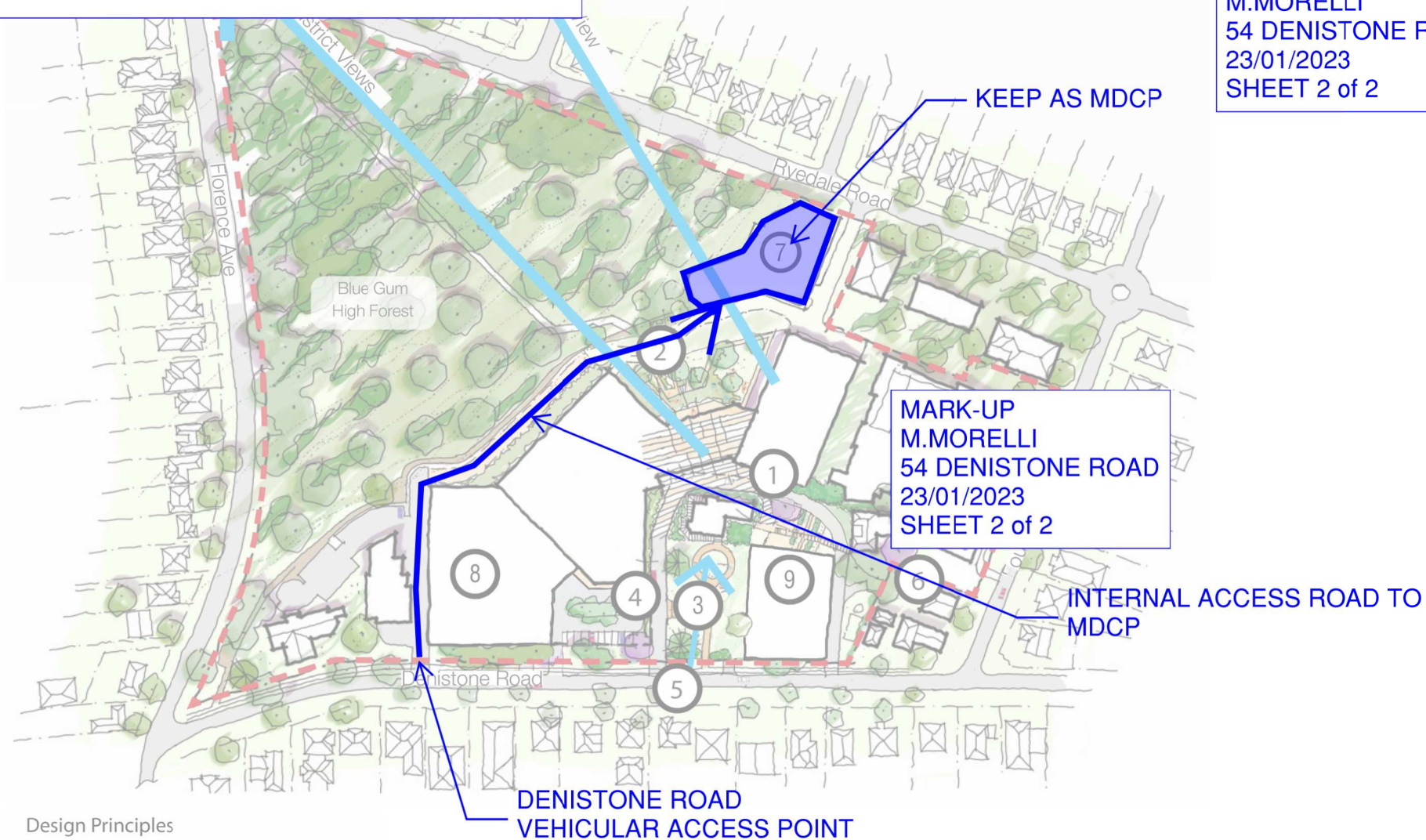
SUGGESTED ALTERNATIVE DRIVEWAY ARRANGEMENT
MARK-UP OVER CONCEPT DESIGN

MARK-UP
M.MORELLI
54 DENISTONE ROAD
23/01/2023
SHEET 1 of 2



ALTERNATIVE ACCESS TO MDCP ADJACENT TO RYDEDALE ROAD - OPTION 1

MARK-UP
M.MORELLI
54 DENISTONE ROAD
23/01/2023
SHEET 2 of 2



Design Principles

- | | | |
|--|---|--|
| 1 Community heart - drop off and visual link to bush and Parramatta River | 4 Denistone House gardens retaining and enhancing Colonial and Country themes | 7 Ongrade parking provides unobstructed views of Blue Gum High Forest |
| 2 Terraced Healing Gardens connecting to Blue Gum High Forest and Parramatta River | 5 Feature trees highlighting entry and exit points to site | 8 New multi-deck carpark near Denistone Road improves traffic flow on site |
| 3 Denistone Forest linking natural themes of Blue Gum High Forest to front of site | 6 Existing planting at fringes of heritage cultilage. Future development site | 9 Ongrade parking provides unobstructed view on Deniston Road |