

## To meet the future health needs of the growing community the NSW Government has announced \$479 million for the redevelopment of Ryde Hospital.

The redevelopment will transform the delivery of healthcare in Ryde and its surrounding suburbs, ensuring people can get the care they need close to home.

The project will deliver new and enhanced health facilities and services, including;

- emergency
- critical care
- medicine and surgery
- community; and
- ambulatory care (outpatient) services.

It will also make best use of the current services available at the Ryde campus, including the Graythwaite Rehabilitation Centre and preserving the historic Denistone House.

## Planning approval pathway for Ryde Hospital

The State Significant Development Application (SSDA) process is the formal planning approval pathway for major infrastructure developments valued at \$30 million and above.

The project will be assessed and approved via the Department of Planning and Environment (DPE) under a two-staged application process.

The first application, anticipated to be submitted in mid-2022, will seek approval of;

- the proposed size and scale of the redevelopment
- early construction works:
  - demolition of buildings
  - site preparation works
  - relocation and upgrades of in-ground services (e.g electrical and gas connections).

The second application is expected to be lodged in early 2023, seeking approval of;

- hospital building detailed design
- a multi storey car park
- main construction works.

### How is the State Significant Development Application (SSDA) assessed?

The SSDA requires the development of a comprehensive Environmental Impact Statement to detail the project activities, any potential environmental impacts, and proposed mitigation measures to manage these impacts.

The Department of Planning and Environment will assess the planning application and the Environmental Impact Statement. A recommendation will then be made to the Minister for Planning (or delegate), who can approve the application.

## What is an Environmental Impact Statement?

The Environmental Impact Statement is a comprehensive technical document that provides information on the development of the Ryde Hospital Redevelopment and potential environmental impacts. It outlines how these impacts can be appropriately mitigated.

The matters that must be assessed in the Environmental Impact Statement are determined by the Department of Planning and Environment, in consultation with local stakeholders, such as the City of Ryde Council and other government agencies including Transport for NSW.

The matters are called the Secretary's Environmental Assessment Requirements (SEARs) which can be found on the Department's website ([www.planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment](http://www.planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment)). The Environmental Impact Statement is used to inform the development approval decisions.

## What does the Environmental Impact Statement include?

The Environmental Impact Statement for the Ryde Hospital Redevelopment will include detailed information to address the Secretary's Environmental Assessment Requirements.

These cover the following areas and consider impacts during construction through to operation of a new health facility:

- Aboriginal cultural heritage assessment
- Arboriculture and biodiversity assessment
- Architectural and landscape design
- Connecting with country
- Bushfire assessment report
- Civil design and structure
- Services
- Community engagement strategy
- Preliminary construction management plan
- Construction and operational waste management plan
- Contamination and potential hazards analysis
- Environmental wind assessment
- Geotechnical assessment
- Heritage impact statement
- Noise and vibration
- Policies and strategic context
- Social impact assessment
- Visual impact assessment
- Transport and accessibility.

Figure 1: State Significant Development Application process

Scoping	EIS Preparation	Public Exhibition	Respond to Submission	Assessment	Determination	Post Approval
Scoping Report Secretary's Environmental Assessment Requirements	Environmental Impact Statement	An opportunity for the community to make a submission	Respond to the feedback received	Report produced that recommends conditions of consent	Determination of application	Assessment of post approval matters

## Have your say

Following submission of the State Significant Development Application in mid-2022, the Department of Planning and Environment will publicly exhibit the application and Environmental Impact Statement for a period of 28 days minimum.

The public exhibition process provides an opportunity to review detailed documentation on the planning for Ryde Hospital Redevelopment and have your say through the formal submissions process.

If you would like to lodge feedback on the application for the Ryde Hospital Redevelopment (once lodged in mid-2022) please follow the formal process managed by Department of Planning and Environment as outlined on their website ([www.planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment](http://www.planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment)).

## Can I provide general feedback rather than making a formal submission?

There are various ways in which you can have your say on the Ryde Hospital Redevelopment. The redevelopment team will host pop-up stands at various stages throughout the project to allow staff and community members to drop in and ask questions.

You are also invited to send any feedback, suggestions or comments you would like to raise with the redevelopment team at any time via the details at the bottom of the page.

To sign up to our newsletter and/or find out more about the project, you can visit our website [www.rydehospitalredevelopment.health.nsw.gov.au](http://www.rydehospitalredevelopment.health.nsw.gov.au) and sign up to our newsletter.

## Where can I view the Environmental Impact Statement?

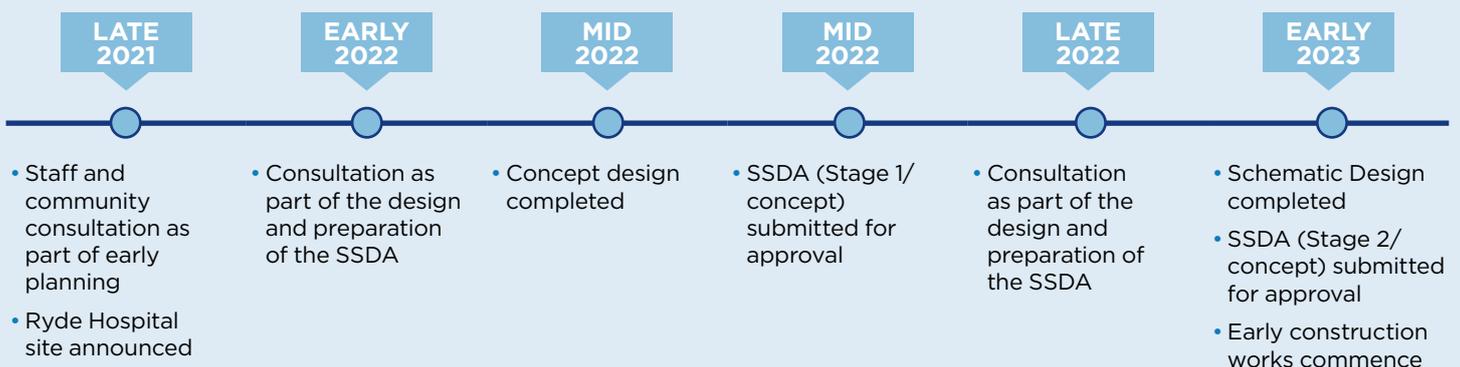
Following submission of the State Significant Development Application in mid-2022, the Environmental Impact Statement will be available to view electronically on the Department of Planning and Environment's major projects website at [www.planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment](http://www.planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment).

## Next steps

Following completion of the public exhibition period:

- Health Infrastructure will review all the community and government agency submissions received by the Department of Planning and Environment and will produce a Response to Submissions Report. This report is provided back to Department of Planning and Environment and will be considered as part of the overall review of the applications.
- The Department of Planning and Environment will assess the State Significant Development Application and consider all community and government agency submissions.
- The Department of Planning and Environment will make a recommendation to the Minister for Planning after reviewing the application, community and government agency submissions and the Response to Submissions Report.
- The Minister for Planning (or delegate) will then determine the application, including applying consent conditions that must be adhered to for the detailed design, construction and commissioning of the new facility.
- Early construction works are expected to start in early 2023 once planning approvals are in place and consent conditions satisfied.
- Given the two staged application approach for the Ryde Hospital Redevelopment, the above process will be repeated in 2023 when the second application for main building works is submitted for approval.

## Key Milestones



*Timeframes are indicative and subject to change as the project progresses.  
State Significant Development Application (SSDA).*

## How can I contact the project team?

This is an exciting time for the Ryde community. We look forward to keeping you informed. If you have any questions or would like more information please contact our project team at the details below.

Email: [rydehospitalredev@health.nsw.gov.au](mailto:rydehospitalredev@health.nsw.gov.au) | Phone: 02 9978 5411 | [www.rydehospitalredevelopment.health.nsw.gov.au](http://www.rydehospitalredevelopment.health.nsw.gov.au)