

# RYDE HOSPITAL REDEVELOPMENT

## THE PLANNING APPLICATION PROCESS



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The NSW Government is investing \$479 million in the redevelopment of Ryde Hospital to meet the future health needs of the growing community.

The redevelopment will deliver a new and expanded emergency department and intensive care unit, new theatres, new purpose-built ambulatory care centre, new paediatric short stay unit, more adult overnight inpatient beds and expanded medical imaging.

## 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, such as the Ryde Hospital Redevelopment.

The Ryde Hospital Redevelopment is being assessed and approved by the Department of Planning and Environment (DPE) under a two-staged planning process.

### First SSDA (concept design and early works):

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

### Second SSDA (detailed design and main works):

- detailed design of the redevelopment including the façade detailing, public spaces and site access
- main demolition works
- car parking
- main construction works.

## How are State Significant Development Applications (SSDA) assessed?

State Significant Development Applications are assessed by the Department of Planning and Environment (DPE).

The department will consider:

- Proposed plans
- Feedback from government agencies
- Technical input
- Public submissions
- Public interest

DPE assesses the planning application and makes a recommendation to the Minister for Planning (or their delegate) who can approve the application.

## What is an environmental impact statement?

An environmental impact statement (EIS) is a technical document that provides information on a proposed development, potential environmental impacts, and appropriate mitigation actions. It is used to inform the development approval process and subsequent application outcome.

DPE determines the matters that must be assessed in the EIS in consultation with local stakeholders, such as the City of Ryde Council and other government agencies including Transport for NSW.

The matters assessed are called the Secretary's Environmental Assessment Requirements (SEARs) which can be found on DPE's major projects website:

First SSDA: [planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment-concept-stage-1](https://planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment-concept-stage-1)

Second SSDA: [planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment-stage-2](https://planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment-stage-2)



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Figure 1: State Significant Development Application process

Scoping	EIS Preparation	Public Exhibition	Respond to Submissions	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

## What does the Ryde Hospital Redevelopment EIS include?

The EIS for each Ryde Hospital Redevelopment planning application includes detailed information to address the SEARs including:

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

## Where can I view the Ryde Hospital Redevelopment EIS?

The EIS for the first and second SSDAs can be viewed on DPE's major projects website:

First SSDA: [planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment-concept-stage-1](https://planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment-concept-stage-1)

Second SSDA: [planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment-stage-2](https://planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment-stage-2)

## Key Milestones



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

## What happens after a development application has been lodged?

- The application is placed on public exhibition for 28 days and the community can make a formal submission during this time.
- Once the public exhibition period has closed, Health Infrastructure reviews the community and government agency submissions received by the Department of Planning and Environment (DPE) and produces a Response to Submissions report.
- The Response to Submissions report is returned to DPE to be considered in the application review process.
- DPE will assess the application and make a recommendation to the Minister for Planning.
- The Minister for Planning (or their delegate) will determine the outcome of the application and apply consent conditions that must be adhered to for the detailed design, construction and commissioning of the new facility.
- Main construction works can start following development approval and once the necessary compliance requirements have been met.

## Have your say

There are several ways in which you can have your say on the Ryde Hospital Redevelopment:

- Formal submissions can be made via DPE's major projects planning portal during public exhibition phases [planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment](https://planningportal.nsw.gov.au/major-projects/projects/ryde-hospital-redevelopment)
- The redevelopment team will host face-to-face and online sessions at various stages throughout the project to allow staff and community members to drop in and ask questions.
- Feedback, suggestions or comments can be made to the team via email or phone [rydehospitalredev@health.nsw.gov.au](mailto:rydehospitalredev@health.nsw.gov.au) or **02 9978 5411**.
- Visit our website to sign up to our newsletter [rydehospitalredevelopment.health.nsw.gov.au](https://rydehospitalredevelopment.health.nsw.gov.au).



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## How can I find out more?

To subscribe to our project updates, email [rydehospitalredev@health.nsw.gov.au](mailto:rydehospitalredev@health.nsw.gov.au)

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For an interpreter, call 131 450 and ask them to call 02 9978 5402