

# Ryde Hospital Redevelopment

SSDA – Stage 1

Project Staging

# Table of Contents

1) Site Overview .....	3
2) Overview of the Approved Development – Stage 1 .....	4
3) Further proposed Approved Developments.....	6
3.1 SSDA Modification.....	6
3.2 SSDA Stage 2.....	7
4) Compliance across each of the Construction stages .....	12
5) Auditing Requirement Achievement .....	12
6) Cumulative Impact Management.....	13

# 1) Site Overview

The project site is legally described as Lot 10 and Lot 11 in DP1183279 and Lot A and Lot B in DP323458. It has an area of approximately 7.69Ha and currently accommodates the existing Ryde Hospital Campus. Ryde Hospital is located within the City of Ryde Local Government Area (LGA) and the North Sydney Local Health District. The site is located in a lowdensity residential area at the interface between the suburbs of Denistone and Eastwood. It is bound by Fourth Avenue to the north, Denistone Road to the east, Florence Avenue to the south and Ryedale Road to the west.

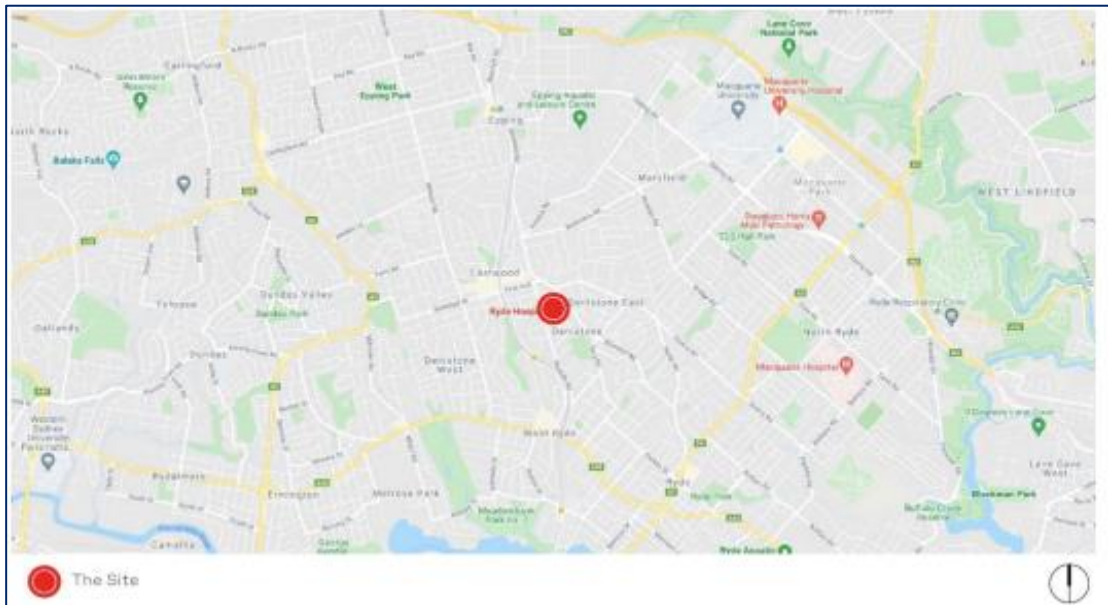


Figure 1 - Locational Context

## 2) Overview of the Approved Development – Stage 1

SSD-36778089 was approved by the Minister of Planning on 30 June 2023 for:

- A Concept Proposal to establish maximum building envelopes and gross floor area (GFA) for future development, comprising:
  - Two maximum building envelopes to accommodate:
    - A clinical services building envelope located in the centre of the site, with a podium height of RL110.50 and a tower height of RL136.50. A multi-deck car park envelope located in the west of the site, with a maximum height of RL110.50 and basement to accommodate car parking below ground.
    - A maximum GFA of 40,000sqm for the clinical services building and equivalent 18,000sqm for the multi-deck car park (if parking spaces counted as GFA).
  - At-grade car parking located along the Ryedale Road frontage.
  - Vehicle access from Ryedale Road and Denistone Road.
  - Refurbishment of existing buildings including Denistone House.
  - Indicative demolition and vegetation removal.
  - Retention of the existing Blue Gum High Forest in the southern portion of the site.

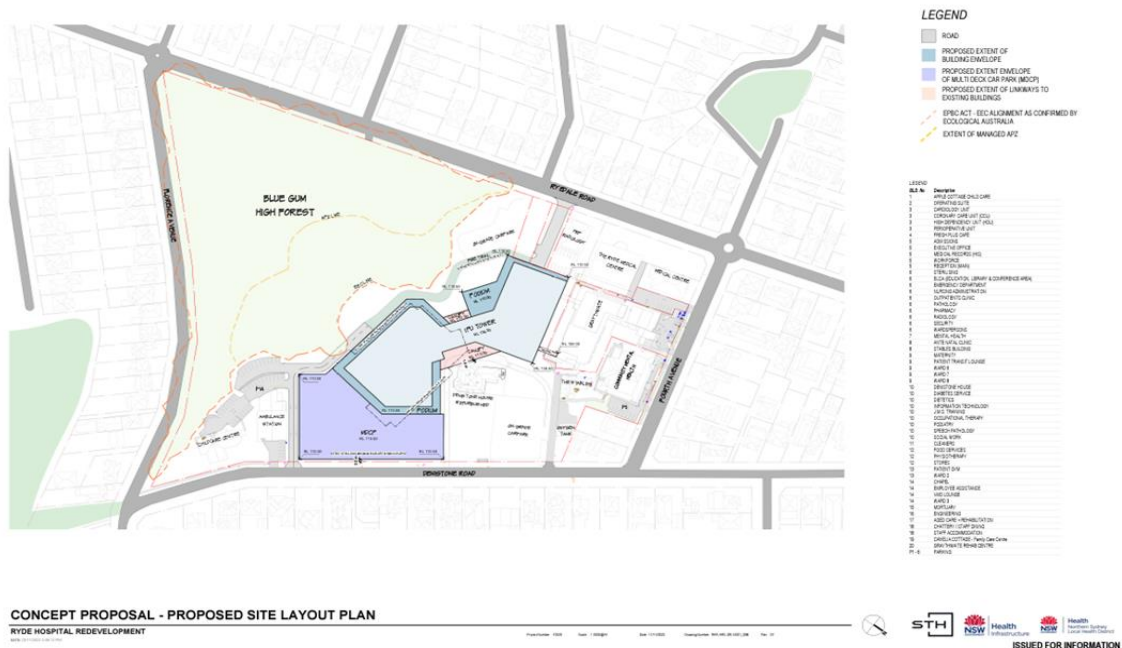


Figure 2 - SSD-36778089 - Concept Proposal

- Physical Stage 1 works to prepare the site for the future development, including:
  - Demolition of buildings 11, 17, and 18.
  - Site preparation works, including clearing and tree removal.
  - Remediation as required for the Stage 1 works.
  - Bulk earthworks, shoring work and internal roads.
  - Establishment of access points for construction workers and vehicles from Ryedale Road.
  - Termination of in-ground building services and augmentation of utilities as required



Figure 3 - Plan Summarising Stage 1 Early Works

### 3) Further proposed Approved Developments

#### 3.1 SSDA Modification

As a part of contractor procurement to deliver the Stage 1 works, the construction staging and buildability has been refined. As part of this process, the construction methodology has been refined to improve overall project efficiency and to minimise disruption to the hospital operation. As a result, the scope of the Stage 1 works is proposed to be modified to include modified preparatory works to enable efficient delivery of the future hospital building (subject to a separate detailed SSDA) and to reflect the refined construction methodology for Stage 1.

Specifically, the modification seeks approval for the following changes to the approved Stage 1 Works:

- Expansion of the Stage 1 Works footprint to accommodate modified site preparation works.
- Demolition of the Camelia Cottage building. Site preparation works for future development:
- Earthworks and excavation.
  - Piling and shoring.
  - Construction of a Lower Ground Level slab.
  - Installation of below-ground services required for a future building.
  - Additional associated tree removal.

No changes are proposed to the Concept Approval. This application represents the first modification to SSD-36778089.



Figure 4 - Approved SSD-36778089



Figure 5 - Proposed Modifications to SSD-36778089

## 3.2 SSSA Stage 2

This State Significant Development Application (SSDA) seeks approval for the Ryde Hospital Redevelopment, including:

- Demolition of existing buildings.
- Excavation to accommodate basement structure.
- Remediation works to address site contamination.
- Construction of a new hospital building and associated basement structure.
- Construction of part above ground, below ground and at-grade car parking.
- Construction of internal road network.
- Site-wide landscaping including tree planting and a new forecourt in front of Denistone House.
- Retention of, and conservation works to, the heritage significant Denistone House and Stables buildings.
- Upgrades to services and utilities to support the development.
- Retention of the existing Blue Gum High Forest and management of an asset protection zone.
- Tree removal within the grounds of the existing hospital.
- Signage.
- Public domain improvements.

This application follows the Concept Plan approval SSD-36778089 which approved maximum building envelopes, maximum gross floor area and Stage 1 works for the hospital redevelopment



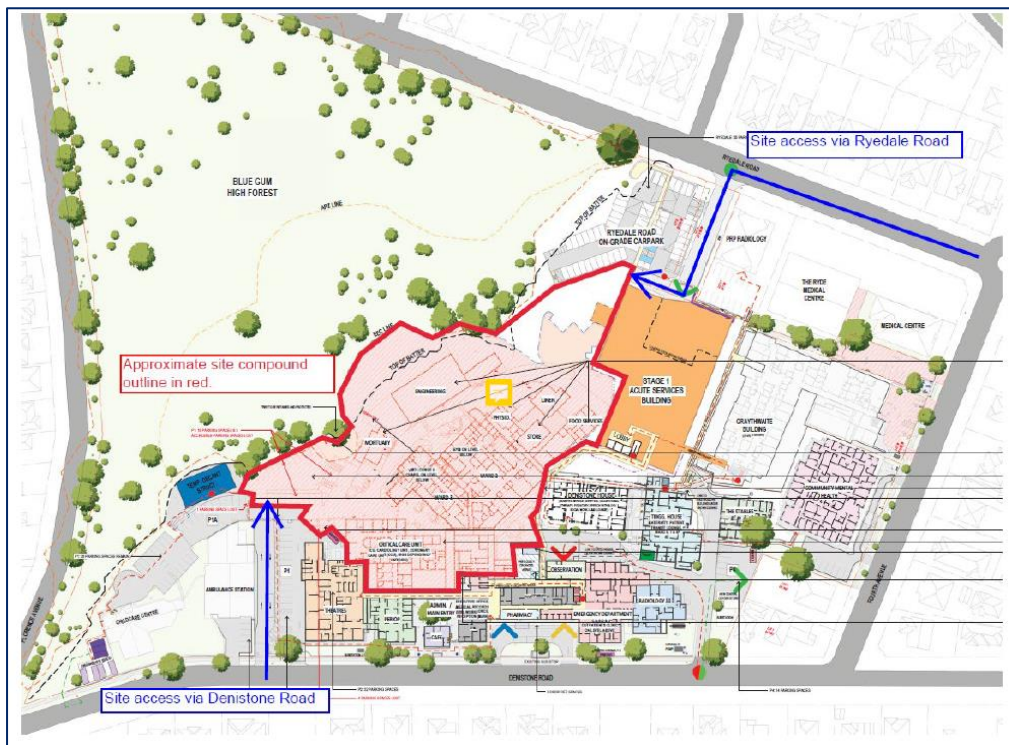


Figure 6 - Stage 1 Main Works Construction

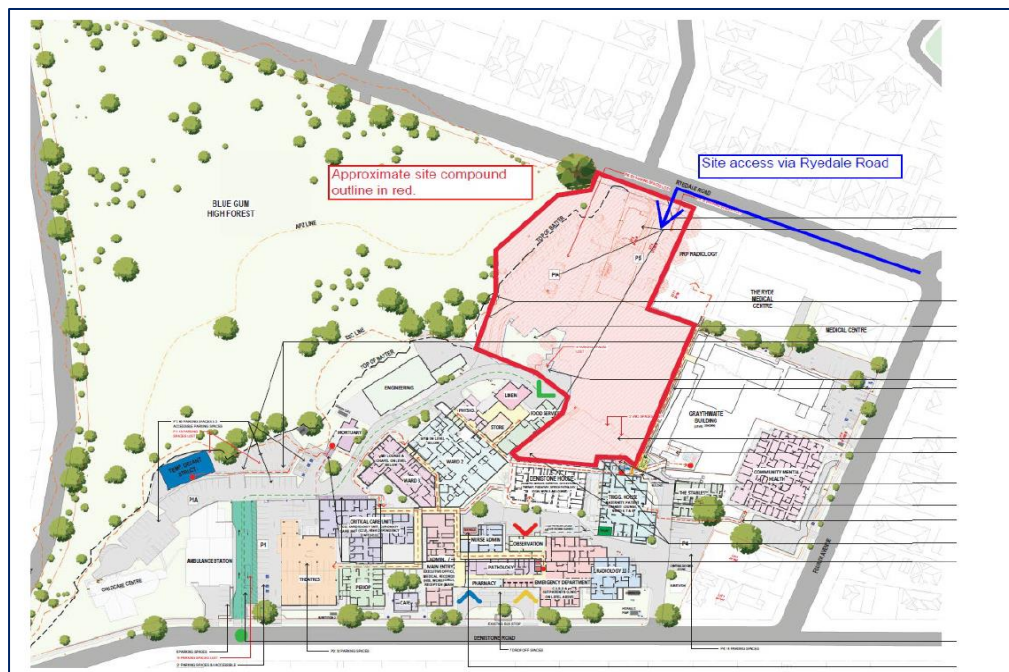


Figure 7 - Stage 2 Main Works Construction





The Ryde Hospital Redevelopment scope will be split across multiple stages throughout the construction, being an Early Works and Main Works scope. Please note that the SSDA stage and Construction staging are not uniformly matched. Table 1 – Town Planning Application versus Construction works outlines how these scopes of work will be currently split across each of the three Town Planning Applications and Approvals. This document will be amended if any changes to Table 1 occur.

Project Staging	Town Planning Approvals	Planning Subcategories	Scope	Procurement	Project Milestones
<b>Early and Enabling Works</b>					
Early and Enabling Works	Exempt Development	Not Applicable	<p>Refurbishment works to Graythwaite Rehabilitation Centre; lantana bush regeneration; demolition of buildings B11, B17 and B18</p> <p>The works have been let via a single Principal Contractor with three milestone packages:</p> <p><b>Milestone 1:</b> Internal refurbishment works to the existing Graythwaite Rehabilitation Centre; temporary structure to facilitate decanting of existing services.</p>	Early Works Contractor - HPAC	Milestone 1 and 2 works in progress
	Scientific Licence - SL102605	Not Applicable	<b>Milestone 2:</b> Bush regeneration works within the Blue Gum High Forest.		
	SSDA 1 - SSD-36778089	SSDA 1 Subcategories - Demolition of three buildings, clearing and tree removal;	<b>Milestone 3:</b> Tree Clearing, PRP Path Construction, Demolition of the existing CARES, Cleaners and Chatterry buildings.		
<b>Main Works</b>					
Main Works Stage 1	SSDA 1 – SSD-36778089	SSDA1 Subcategories - remediation of part of the site, bulk earthworks and shoring; - establishment of construction access; and - termination of building services and augmentation of utilities.	Construction of Stage 1 (Western Tower) of the Clinical Services Building including loading dock; and driveway access to Ryedale Road.	Main Works Contractor - TBC	November 2023 – February 2025
	SSDA 1 MOD*	<p>MOD seeks to expand the SSDA Stage 1 Works footprint to include the following areas</p> <ul style="list-style-type: none"> <li>- The P6 car park.</li> <li>- The Camelia Cottage (Building 19).</li> <li>- A portion of the internal access road and parts of the Ryedale Road frontage.</li> </ul>			

			- A portion of land to the west of Denistone House		
	SSDA 2*		- Demolition of all relevant built form in the upper portion of the site that was not demolished as part of SSD-36778089 (as modified). - Targeted excavation near Ryedale Road. - Construction Stage 1 New Acute Services (hospital) Building. - Temporary linkages and pathways to services impacted. - Decant of services including Front of House, nursing administration and medical records		
Main Works Stage 2	SSDA 2*		- Decant of services including Chatterry services, Mortuary, Critical Care Units, pathology laboratory and food services into Stage 1 Acute Services Building. - Demolition of car parking and buildings (which comprise services for mortuary, wards, engineering, food services, physiotherapy, intensive and critical care units) in the central portion of the site. - Construction Stage 2 Acute Services Building including Main Entry and front of house and ED. - Decant of ICU, Maternity, Ambulatory Care, ED, Medical imaging, Main entry and Admin into Stage 2	Demolition of buildings B12 – B16 and partial demolition of B3; construction of Stage 2 (Eastern Tower) of the Clinical Services Building including basement car parking; temporary ambulance drop-off.	May 2025 – October 2026
Main Works Stage 3	SSDA 2*		- Demolition of the existing Denistone Road entry and buildings (which include services for the Emergency Department, operating theatres and medical imaging) in the lower portion of the site. - Construction of new emergency department drop off, multi-deck car park, ambulance drop off, at-grade Denistone House works and landscaping.	Demolition of remaining buildings B3 – B6 and B9; construction of the multi-level car park and ambulance drop-off; main entry drop-off and landscape; refurbishment works to Denistone House	February 2027 – March 2028
Post Completion Minor Works	SSDA 2*	Not Applicable		Refurbishment within the Clinical Services Building for Transit Lounge	March 2028

Table 1 – Town Planning Application versus Construction works

Note\* - currently either still in planning or under DPE Review.

## 4) Compliance across each of the Construction stages

Environmental Consent Conditions will be required for administration throughout both Early Work and Main Work Scope. The Applicant will achieve compliance with these condition via the following actions:

- Implement an Environmental Compliance tracker per State Significant Development Application.
- Make updates to any plans, strategies or procedures, where relevant
- Conduct site inspections
- Site auditor has been engaged to monitor works against the Environmental Consent Conditions

## 5) Auditing Requirement Achievement

The Applicant has currently engaged a Site Environmental Auditor for the duration of the Project Construction. The scope of work is as follows:

- Review the consultant reports and provide comments (as required) in regard to what other works are required to enable the objective of the site audit to be met;
  - o Remediation Environment Management Plan (REMP)
  - o Work Health and Safety Management Plan (WHSP)
  - o Long-Term Asbestos Management Plan (LTAMP)
  - o Site Validation Report
- Conduct site inspections as required;
- Attend to the administration management and communications of the site audit, including any notifications and/or communications with the consent authority and EPA as required;
- Provide advice throughout the duration of works to ensure that any works required in relation to soil or groundwater contamination is appropriately managed;
- Review, comment and provide Interim Audit Advice (IAA) certifying the Remediation Action Plan as appropriate for inclusion with the SSD2 submittal; and
- Prepare a Section A Site Audit Statement(s) and Site Audit Report(s) confirming that the site can be made suitable for the intended land uses, subject to implementation of an appropriate remediation action plan.

## 6) Cumulative Impact Management

The Ryde Hospital Redevelopment is a single project broken into subsequent construction and Town Planning stages. The Project is managing its cumulative environmental impacts via each Environmental Impact Statement submitted for each Town Planning Application.

It is not expected that the proposed staging will result in any notable additional cumulative environmental impacts when compared to the approved development. The works have always been intended to be undertaken in stages while the existing hospital continues to operate, and the assessments provided with the EIS (including acoustic and traffic assessments, for example), have considered this staging and the potential impacts on the operation of the hospital during staging.