

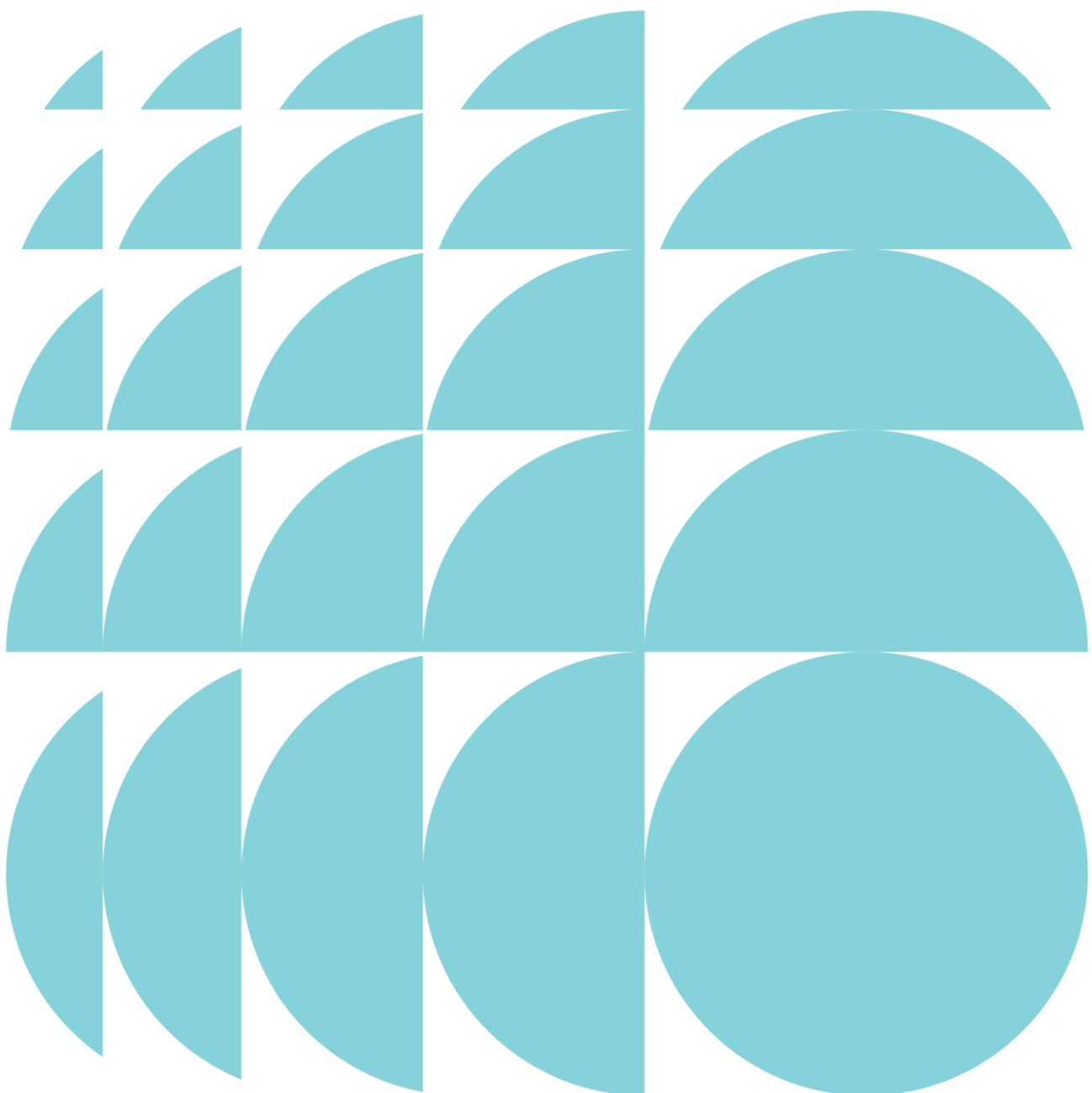
## Scoping Report

1 Denistone Road, Eastwood  
Ryde Hospital Redevelopment

Submitted to Department of Planning, Industry  
and Environment

On behalf of Health Infrastructure NSW

21 January 2022 | 2210291



*Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.*

*We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.*

*We pay our respects to their Elders past, present and emerging.*

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## 1.0 Introduction

This Scoping Report has been prepared on behalf of Health Infrastructure NSW, the proponent for the Ryde Hospital Redevelopment at 1 Denistone Road, Eastwood. The purpose of the Scoping Report is to request Project Specific Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for a Concept Proposal (and Stage 1 Early Works). The Scoping Report has been prepared in accordance with the Department of Planning, Industry and Environment's (DPIE) *State Significant Development Guidelines* (2021). The report should be read in conjunction with the following appended information:

- Scoping Summary Table prepared by Ethos Urban (**Appendix A**);
- Scoping Site Analysis prepared by STH (**Appendix B**); and
- Proposed Development Zone Plan prepared by STH (**Appendix C**).

The Ryde Hospital site is located at 1 Denistone Road, Eastwood. The legal description and site ownership is as follows:

- Lot 10 DP 1183279 – The State of NSW;
- Lot 11 DP 1183279 – Health Administration Corporation;
- Lot A DP 323458 – Health Administration Corporation; and
- Lot B DP 323458 – Health Administration Corporation.

The site has an area of approximately 7.69Ha and is located in a low density residential area within in the Ryde Local Government Area. The site currently accommodates the existing Ryde Hospital Campus, which is characterised by several one and two storey buildings, connected and built on the site in an ad-hoc manner. These buildings accommodate a range of health and medical uses, including an emergency department, cardiology unit, rehabilitation centre, nurses' residences and a several administrative uses. An overview of the site is provided in **Figure 1**.

The project involves the establishment of a maximum building envelope and gross floor area for the future new hospital buildings, and Stage 1 Early Works to prepare the site for the future development. The preliminary objectives of the development include:

- Increasing capacity to deliver clinical services in order to meet the needs of the local population;
- Emphasise the local context and the site's connection to country through urban form making, architectural articulation, curation of interior settings and integration with local ecologies, including the Blue Gum High Forest which is located on site;
- Assist with integration between hospital services through the facilitation of additional vehicle, pedestrian and public transport access to and through the campus;
- Create intuitive wayfinding cues, located throughout the campus, supported by colour and material selections and articulation;
- Allow for the personalisation of space to meet an individual's need to attenuate noise, control daylight penetration, adjust comfort levels and configure lay outs to meet specific cultural and privacy needs;
- Maintain the identity of Ryde Hospital and establish/maintain linkages between new and existing assets;
- Facilitate positive staging and decanting solutions, as well as growth opportunities for priority service areas;
- Optimise the re-use of existing assets that retain a sufficient residual life cycle; and
- Leverage heritage assets to frame and create high value public domain areas.

The development application pathway for the Project will consist of a staged State Significant Development (SSD) Application pursuant to section 4.22 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It will consist of:

- Concept Development Application comprising:
  - A Concept Proposal for a new hospital building and associated refurbishment works of selected existing hospital facilities including a maximum building envelope and gross floor area; and
  - Stage 1 preliminary enabling works. These may include demolition, infrastructure and utility services relocation/upgrades, bulk earthworks, establishment of the internal road network and car parking.
- A future Detailed Development Application relating to the detailed design, construction, and operation of the Ryde Hospital Development.

The detailed design and construction of the development will be the subject of a future detailed DA. This Scoping Report relates to the Concept DA and is supported by an overview of the proposed development, sets out the strategic and statutory context, and identifies the key likely environmental and planning issues associated with the proposal.

## 2.0 Strategic Context

This section sets out the key strategic issues that are relevant to the project justification and evaluation.

### 2.1 Project Justification

The Northern Sydney Local Health District (NSLHD) has identified the need for works to be undertaken at Ryde Hospital to accommodate future demand and improve hospital efficiency. Specifically, it was identified that the hospital currently does not have sufficient built infrastructure to accommodate the projected inpatient and ambulatory requirements to the future need. There is also aging infrastructure on site that will not be suited to the future needs of the hospital. To achieve greater efficiency, integration and to reduce demand, it has been identified that the hospital will likely require the following additional facilities and services:

- Acute and sub-acute beds for medicine, surgery, rehabilitation and geriatric evaluation;
- Beds within the paediatric wards;
- Ambulatory based treatment wards (including day surgery and observation);
- Resuscitation and emergency department bays; and
- Expanded and enhanced surgical facilities.

The proposed redevelopment will provide these facilities and services in line with the temporary standards of care. The project will reduce the pressure on the existing facilities at Ryde Hospital and within the wider NSLHD. Overall, the project will provide an efficient work environment for staff and a high standard of amenity for patients.

### 2.2 Site Context

Ryde Hospital is situated upon the lands of the Wallumedegal people of the Darug Nation. The site is located at the interface between the suburbs of Denistone and Eastwood, which are characterised by low density residential dwellings. The hospital is strategically positioned 200m south of Blaxland Road, which is a main arterial road between Epping and Ryde, and 500m north-east of Denistone Railway Station. The site also has good pedestrian interface, with footpaths being provided along the site boundary and within the vicinity of the site.

It is envisaged that the area immediately surrounding the site will be retained for low density residential dwellings. The Eastwood Town Centre (located approximately 1km north-west of the site) has been earmarked as a compact, mixed-use centre with a range of employment opportunities and medium to high density residential development.

A site aerial is provided in **Figure 1** and further details of the site are provided in **Section 2.3**.



**Figure 1 Aerial Map of Ryde Hospital**

Source: Nearmap, Ethos Urban

### 2.3 Key Site Features

A site analysis has been undertaken by project architect STH and is provided at **Appendix B**. The following section provides an overview of the key site features.

#### Existing Development

The Ryde Hospital Campus accommodates several one and two storey buildings that are connected and built on the site in an ad-hoc manner. The buildings accommodate a range of health and medical uses, including an emergency department, cardiology unit, rehabilitation centre and several administrative uses. A map of the buildings currently on site is shown in **Figure 2** below.

#### Vegetation

The southern half of the site is devoid of any built form. It contains Blue Gum High Forest, which is a critically endangered ecological community under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). In addition, the site slopes significantly from north to south, with a drop of approximately 50m from the highest to the lowest point, mostly through the Blue Gum High Forest in the south.

#### Bushfire

The southern portion of the site is a bushfire safety risk due to the Blue Gum High Forest vegetation and significantly sloping land. As such, much of the site is mapped as bushfire prone land, category 2 vegetation (as per The City of Ryde’s Bushfire Prone Land Map). The project seeks to develop an appropriate building envelope and development footprint with bushfire safety mitigation measures at an early stage, balancing these with the competing need to preserve the biodiversity value of the Blue Gum High Forest.

#### Non-Indigenous Heritage

Under the *Ryde Local Environmental Plan 2014* (RLEP 2014), the site is identified as a local heritage item, being Item no. 47 “Denistone House” and “Trigg House” (Ryde Hospital). The “Stables” building (building 8) is also of heritage significance. The rest of the buildings on the site are not considered to be of heritage significance. The site

is not identified as being located within a Heritage Conservation Area. There are a number of local heritage items within the vicinity of the site, including Item no. 125 “Open Space” at Denistone Park (100m south of the site) and Item no. 309 “House” at 36 Fourth Avenue, Eastwood (50m north of the site).

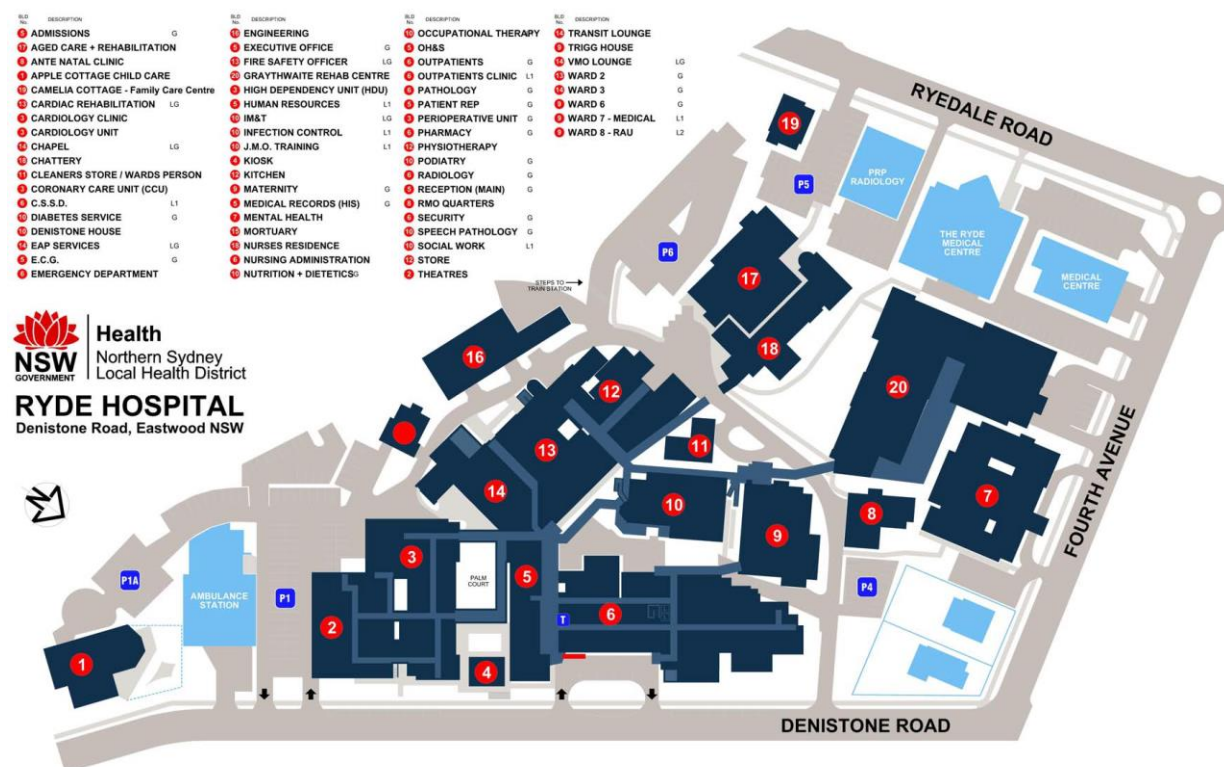


Figure 2 Existing layout of Ryde Hospital

Source: Northern Sydney Local Health District

### Transport and Accessibility

Entry to the site is provided off Denistone Road, which provides access to car parking for staff, patients and visitors, front-of-house and emergency department drop off areas, ambulance bays, and the loading dock and waste collection areas. Additional access is provided off Fourth Avenue and Ryedale Road.

Ryde Hospital is located 500m north-east of Denistone Railway Station, which provides access between the Sydney CBD and Hornsby via Strathfield, Epping, Chatswood and North Sydney. A bus stop located is opposite the site on Denistone Road, servicing the 515 route, which provides access to the Ryde and Eastwood Town Centres.

### Surrounding Context

The area surrounding the site predominantly comprises low density residential development. Specifically:

- **North:** Directly to the north of the site is the low-density residential suburb of Denistone, which is characterised by one to two storey, detached residential dwellings. Beyond this is Blaxland Road, which is a main road connecting Ryde and Eastwood. Further north is the suburb of Eastwood and Eastwood Town Centre.
- **East:** The low density residential suburbs of Denistone and Denistone East are located to the east of the site.
- **South:** To the south of the site is Denistone Park, a heritage listed park under the Ryde Local Environmental Plan 2014. Beyond this is the T9 Train Line and Denistone Train Station. West Ryde Town Centre is located to the south of Ryde Hospital.
- **West:** The site slopes significantly down towards the west, and backs onto low density residential and the T9 Train Line. Further west are the suburbs of Denistone West, Ermington and Rydalmere.

## 2.4 Relevant Strategic Plans

Table 1 provides a summary of the key strategic plans that identify the strategic context of the project.

**Table 1 Summary of Alignment with Key Strategic Plans**

Plan	Comment
NSW State and Premier's Priorities	<p>The proposal will deliver on key state priorities, including:</p> <ul style="list-style-type: none"> <li>• Building infrastructure;</li> <li>• Improving service levels in hospitals;</li> <li>• Better access to community mental health services;</li> <li>• Providing community health and public health services;</li> <li>• Jobs closer to home; and</li> <li>• Improving outpatient and community care.</li> </ul> <p>The proposal will deliver health infrastructure that will reduce waiting times by improving capacity, allowing for greater integration of services, and creating greater efficiencies by incorporating state of the art facilities and equipment.</p> <p>The proposal will create job opportunities in manufacturing, construction and construction management during the project's construction phase of works, and job opportunities in health and administration at the project's completion.</p>
Greater Sydney Region Plan	<p>The Ryde Hospital Redevelopment will support the vision of boosting Greater Sydney's liveability, productivity and sustainability. In a general sense, the proposal will closely align with the key priorities and vision identified in the District and Region Plan by:</p> <ul style="list-style-type: none"> <li>• Integrating and targeting delivery of services and infrastructure to support population growth and respond to the needs of different population groups;</li> <li>• Delivering key infrastructure that will reduce the strain on existing hospital services and capacity;</li> <li>• Integrating a diverse range of services on site to deliver an efficient and effective model of health care; and</li> <li>• Providing additional employment opportunities within the Northern District to assist in achieve the 30-minute city vision.</li> </ul>
North District Plan	
Ryde Local Strategic Planning Statement	The Ryde Local Strategic Planning Statement (LSPS) does not identify any strategic vision for the existing Ryde Hospital site.

## 2.5 Cumulative Impacts

The Ryde Hospital redevelopment will deliver significant benefit to the community and is not expected to give rise to any unacceptable environmental impacts that cannot be appropriately managed. The proposal is not located in the vicinity of any other significant developments that are planned or are currently being undertaken. The proposal is considered to have positive impacts in the long-term, in making more efficient use of the existing hospital land and contributing to future improvements in hospital facilities and services. Overall, the impacts to the existing hospital campus and the surrounding region are expected to be relatively minimal and short-lived.

## 2.6 Other Project Agreement

There are no existing or planned project agreements applicable to the project.



## 3.0 Project

### 3.1 Project Area

The project area comprises the allotments described in **Section 1.0**, which is majority of the existing hospital site as shown at **Figure 1**. The primary focus of the redevelopment is the mid-portion of the site, as reflected by the indicative development footprint shown in **Figure 3**.

Whilst some of the other buildings in site are not included in the scope of this project, minor works may be necessary to upgrade and separate shared building services, decouple operational functions, improve integration between service functions, and increase efficiency. Similarly, minor works will be undertaken in the southern portion of the site.

The lots comprising the project area are listed in **Section 1.0**. Where necessary, the EIS will also consider interfaces and related works/activities required to achieve suitable project interfaces to adjacent land outside of the site boundary controlled by Transport for NSW, City of Ryde Council and the owners of residential dwellings.

### 3.2 Main Uses and Activities

The purpose of the proposal is to provide for the redevelopment of Ryde Hospital, which is defined as a 'health services facility'. It is expected that the development will also comprise a range of related and ancillary uses such as office spaces, retail facilities, car parking, landscaping, and the like.

### 3.3 Conceptual Layout and Design

A detailed conceptual layout and design has not yet been developed. It is envisaged that the proposal will comprise the construction of multiple new buildings in the mid-portion of the site for hospital services and a multi-storey above ground car parking facility. Refurbishment works may be undertaken within existing buildings to be retained on site. New built form will be provided in locations which are less constrained by heritage factors, or any other environmental constraint, and are expected to comply with the relevant development standards applicable under the RLEP 2014. The Concept SSDA will seek approval for a land use, maximum building envelope and GFA.

A site map showing the potential development zone in light of the environmental constraints is shown at **Figure 3** (also shown at **Appendix C**). The Concept SSDA seeks to establish an appropriate building envelope that will respond to these environmental constraints.

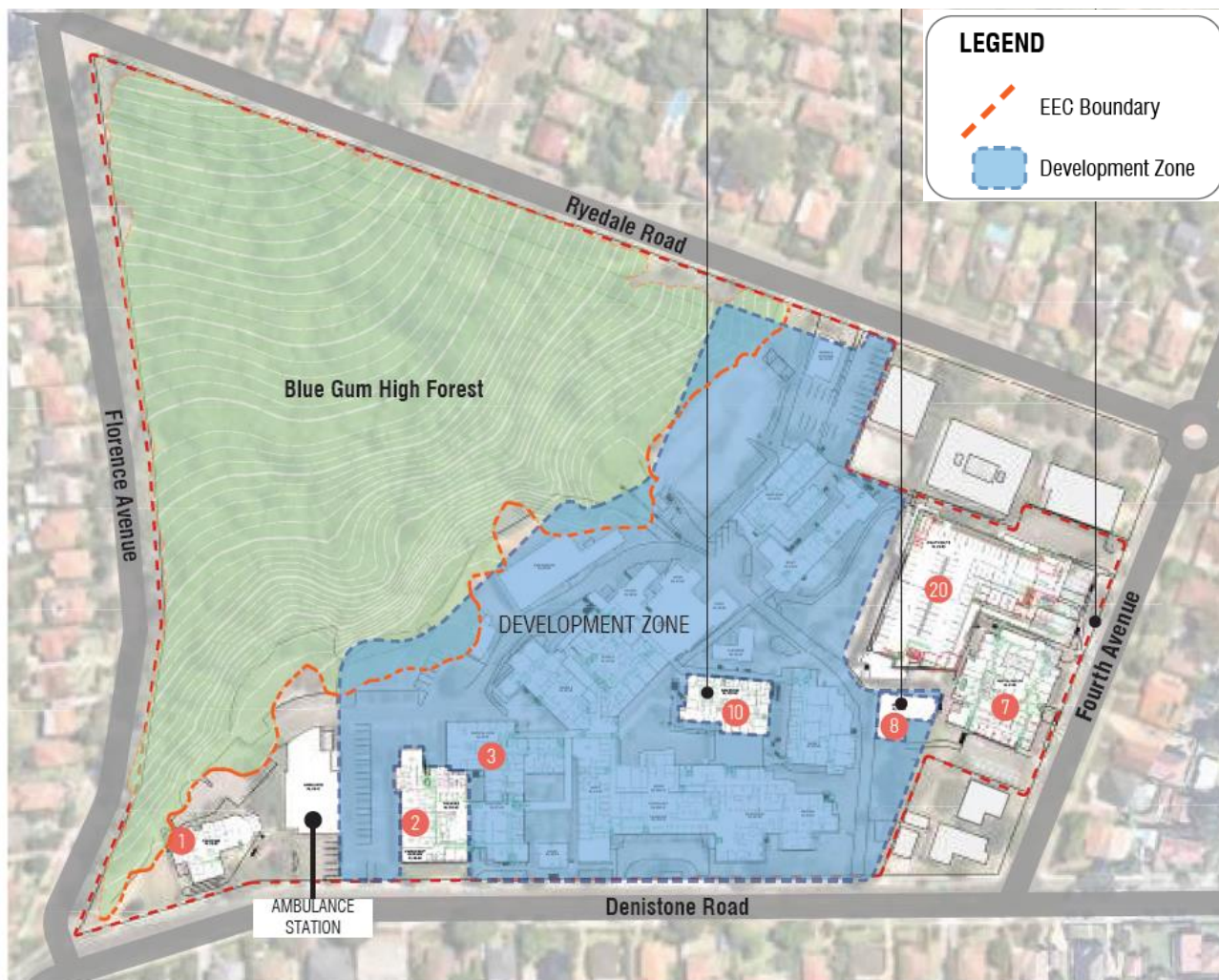
### 3.4 Stage 1 Physical Works

It is envisaged that the Concept SSDA will seek consent for Stage 1 Early Works (physical works). These works are to enable the future redevelopment and ongoing operation of the hospital. The Stage 1 Early Works may involve demolition, infrastructure and utility services relocation/upgrades, bulk earthworks, establishment of the internal road network and car parking.

### 3.5 Analysis of Alternatives

As part of the early investigations for redevelopment, a variety of options were considered in arriving at the current proposal. These included:

- **Do nothing:** Continue operation at the current hospital site without improvement. This is undesirable as it will not meet the future service need of the health district.
- **Alternative site:** Alternative sites were considered including a new off-site location for construction of a new hospital facility at Macquarie University. After expert technical analysis and consideration of a project assessment criteria based on the objectives of the project, redevelopment of the existing hospital site was preferred.
- **Alternative options at existing site:** Alternative options were considered for the site, with the current proposal being preferred due to environmental constraints.



**Figure 3** Site map showing potential development footprint

Source: Ecological

## 4.0 Statutory Context

A summary of the relevant statutory requirements is identified in **Table 2**.

**Table 2 Relevant Statutory Requirements**

Matter	Consideration
Power to grant consent	<p>The proposed development is for the purpose of an 'health services facility' with a capital investment value of more than \$30 million, and accordingly it is State Significant Development pursuant to Section 13(1) of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011.</p> <p>The Minister for Planning and Public Spaces is the consent authority pursuant to Section 4.5(a) of the EP&amp;A Act, unless the project is one which is delegated to an officer of the NSW Department of Planning, Industry and Environment.</p>
Permissibility	<p>The proposal is located on land which is subject to the RLEP 2014. The site is zoned SP2 Infrastructure (Health Services Facility). Development for the purpose shown on the SP2 Infrastructure Land Zoning Map (i.e., health services facility – which includes hospitals) including any development that is ancillary or ordinarily incidental to development for that purpose is permitted with consent under RLEP 2014.</p>
Key development standards	<p>The RLEP 2014 does not set out any maximum FSR or height control for the site. There are no other development standards relevant to the Ryde Hospital site.</p>
Other approvals	<ul style="list-style-type: none"> <li><i>Biodiversity Conservation Act 2016</i> – due to the presence of the critically endangered Blue Gum High Forest on site.</li> <li>EPBC Act Approval – Blue Gum High Forest is listed in the EPBC Act (approval to be acquired as appropriate in light of the SSD process).</li> <li><i>Rural Fires Act 1997</i> – the majority of the site is bushfire prone and a Bushfire Safety Authority would be required.</li> </ul> <p><b>Approvals not applicable:</b></p> <ul style="list-style-type: none"> <li>An approval under Part 4, or an excavation permit under section 139, of the <i>Heritage Act 1977</i>.</li> <li>An Aboriginal heritage impact permit under section 90 of the <i>National Parks and Wildlife Act 1974</i> (to be confirmed).</li> </ul> <p><b>Consistent approvals:</b></p> <ul style="list-style-type: none"> <li>A consent under section 138 of the <i>Roads Act 1993</i> (to be confirmed).</li> </ul>
Pre-conditions to exercise the power to grant consent	<ul style="list-style-type: none"> <li>RLEP 2014 – Clause 2.3, 5.10, 6.3</li> <li>State Environmental Planning Policy (SEPP) No. 55 Remediation of Land – Section 7</li> </ul>
Mandatory matters for consideration	<ul style="list-style-type: none"> <li>State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55).</li> <li>State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP).</li> <li>State Environmental Planning Policy No 33 – Hazardous and Offensive Development (SEPP 33).</li> <li>State Environmental Planning Policy (Koala Habitat Protection) 2019</li> <li>State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64).</li> <li>Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).</li> <li>Threatened Species Conservation Act 1995.</li> </ul>

Following determination of the Concept SSDA, it is envisaged that a subsequent Detailed SSDA will be prepared and submitted which seeks consent for the detailed design, construction and operation of the proposed development.

## 5.0 Engagement

Due to the sensitive nature of the project, significant community engagement will be undertaken at the appropriate time in the future. A Consultation and Engagement Plan was implemented for the site selection process. The plan involved a staff and community survey as well as drop-in sessions and a community update to surrounding residents. The results of the survey indicated a very strong preference among staff and residents for the hospital to remain at its existing location instead of relocating to Macquarie University. Feedback on what types of hospital services and amenities was also sought.

Engagement with the relevant government agencies has commenced since the site was selected, including a meeting with DPIE's Environment, Energy and Science Group, the NSW Rural Fire Services, Transport for NSW, and the NSW Government Architect through the State Design Review Panel (SDRP) process.

Health Infrastructure NSW (HI) will be undertaking future engagement to inform the Concept SSDA and EIS in accordance with the *Undertaking Engagement Guidelines for State Significant Projects (2021)*. Engagement activities to be undertaken by HI include:

- Hospital patients, staff and visitors engagement;
- First nation stakeholders;
- Local stakeholder group engagement;
- Community information sessions; and
- Project website, online feedback and project information hotline.

Engagement will be undertaken to inform the preparation of the EIS and on an ongoing basis throughout the life of the project. This engagement will be complementary to and independent of DPIE-led consultation during their assessment of the Development Applications.

In addition, HI will undertake engagement with the following government and industry stakeholders:

- Northern Sydney Local Health District;
- NSW Health Services;
- Department of Planning, Industry and Environment;
- Transport for NSW;
- Treasury NSW;
- Infrastructure NSW;
- Environment, Energy and Science Group;
- NSW Government Architect's Office;
- City of Ryde Council;
- Rural Fire Services NSW; and
- Service Providers – Ausgrid, Jemena, Sydney Water.

HI will continue to engage with government and community stakeholders to inform the project and EIS preparation.

## 6.0 Proposed Assessment of Impacts

This section provides an overview of the key matters requiring further assessment in the EIS and the proposed approach to assessing each of these matters. The purpose of considering these factors at this stage is to inform the preparation of the SEARs which will guide the preparation of the detailed EIS.

The following sections should be read in conjunction with the scoping summary tables provided at **Appendix A**.

### 6.1 Matters Requiring Further Assessment in EIS

#### 6.1.1 Built Form and Urban Design

The concept proposal will promote good urban design by facilitating connectivity with a convenient/unambiguous sense of address together with the enhancement of cultural links to the site. The concept proposal will be subject to an assessment with regard to the siting, height and massing of the proposed built form in the context of the existing built form and the surrounding landscape. Consultation with the Government Architect's Office NSW has commenced in accordance with the SDRP process.

The Concept SSDA will seek approval for an appropriate 'loose-fit' building envelope that is compliant with the applicable development standards and compatible with the environmental constraints on site. The 'loose-fit' envelope is important to facilitate a creative and functional design and ensure that the detailed design is of the highest architectural design quality. The building envelope will work in tandem with a maximum gross floor area to set an appropriate built form outcome for the redevelopment.

The Concept SSDA will include a Design Report that address the desired future quality of the development, including:

- The design quality of the future building, including design principles and functional objectives;
- The height, bulk and scale of any new built form additions;
- The project's interface with surrounding public domain and public domain treatments;
- The impact of the project on pedestrian connectivity, view corridors and site permeability; and
- Relationship with surrounding development and street frontages.

Key technical studies to inform the EIS will include:

- Design Report, addressing the site context, key built form issues and including and response to any feedback provided by the State Design Review Panel; and
- Proposed 'loose-fit' building envelope drawings.

#### 6.1.2 Connecting with Country

The Ryde Hospital Redevelopment will be informed by the Designing with Country framework. The project thus far has been progressed with a specialist consultancy to provide Connecting with Country advice as a core part of the team.

The Ryde Hospital Redevelopment will seek to celebrate the enduring spirit of Country, acknowledging the healing and ceremonial qualities of this place, and protecting land, water and sky Country. The hospital design will seek to tell the stories of how this escarpment is the place for the Elders and Koradji (healers) from all of the Sydney Aboriginal peoples to come together for ceremony. The Ancestral stories of Country, the Aboriginal knowledges of caring for Country and the local languages of Country are reflected in the landscape, architecture and the clinical and non-clinical spaces of the hospital.

Cultural protocols are informing architectural spaces and the protection of open space with views to Sky Country across to other ceremonial grounds, including those on the Country now-known-as Sydney Olympic Park and Top Ryde.

The Connecting with Country response will continue to be progressed and developed in consultation with the GANSW through the SDRP process.

The EIS will be accompanied by the following key documents:

- Design Report including Connecting with Country engagement and design response; and
- Aboriginal Cultural Heritage Assessment Report.

### 6.1.3 Environmental Amenity

Whilst the site has no maximum height or FSR control, the concept proposal will be the subject of a merit assessment having regard to the siting, height and massing of the proposed development in the context of the surrounding development and landscape.

Specifically, the site's location at the top of a ridgeline and set amongst a low-density residential neighbourhood, may give rise to visual impacts. In light of no notable built form controls applying under the RLEP 2014 or Ryde Development Control Plan 2014, the following key impacts have been considered in the design of the building envelope (and will inform any assessment of development carried out on the site):

- Bulk and scale of development;
- Compatibility with the local character of surrounding area;
- View impacts to surrounding residents;
- Visual impact of the development; and
- Overshadowing impacts to nearby residents.

The Concept SSDA will also address key environmental amenity issues associated with the loose-fit envelope with regard to matters such as overshadowing, wind effects and reflectivity.

It is not envisaged that the Stage 1 Early Works would give rise to any significant impacts on environmental amenity.

Key technical studies to inform the EIS will include:

- Overshadowing diagrams;
- Visual Impact Assessment; and
- Wind assessment/conditions review.

### 6.1.4 Biodiversity

Section 7.9 of the *Biodiversity Conservation Act 2016* requires that an EIS submitted with an SSD application be accompanied by a biodiversity development assessment report (BDAR) unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.

The southern portion of the site contains Blue Gum High Forest, which is critically endangered and a high conservation priority under Ryde Council Biodiversity Plan prepared in 2016 to inform their community strategic plan. Any development undertaken will need to consider the impact of any works on the Blue Gum High Forest and ensure that the existing plant community is protected as much as is possible. As such, BDAR will be provided with the EIS and biodiversity impacts will be addressed in the EIS. The project team has undertaken early consultation with the relevant agencies, which will continue as the SSD is progressed.

The Blue Gum High Forest is also listed as a critically endangered ecological community under the EPBC Act. Therefore, the relevant approval/bilateral agreement will be sought under the EPBC Act (considering the SSD process). The proponent has engaged with the Energy, Environment and Science Group (EESG) within DPIE to discuss biodiversity impacts.

An Arboricultural Impact Assessment report will also be prepared that will address the impact on trees in the area around the proposed development.

The project will seek to minimise the impact on the Blue Gum High Forest while still managing bushfire safety appropriately.

### 6.1.5 Bushfire Impact

The southern portion of the site is identified as being bushfire prone land (vegetation category 2) due to the presence of the Blue Gum High Forest, in accordance with Ryde City Council's Bushfire Prone Land Map. The site is categorised as containing vegetation category 2 and vegetation buffer. A preliminary review of the concept design of the Hospital, including all asset protection zones and other bushfire protection measures has been undertaken. A Bushfire Assessment will be provided with the EIS that will demonstrate satisfactory compliance with the relevant provisions of *Planning for Bushfire Protection 2019*. The project will seek to manage bushfire safety whilst minimising impacts on biodiversity. Discussions with the NSW Rural Fire Service are ongoing and will continue to inform the proposal and EIS assessment.

### 6.1.6 Indigenous and Non-indigenous Heritage

Under the RLEP 2014, the site is identified as a local heritage item, being "Denistone House" and "Trigg House" (Ryde Hospital) – Item no 47. Heritage advice also indicates that the Stables building (building 8) is of significance/should be considered as part of the listing. The interface between the heritage significance of the site and the proposed development will be a significant factor in the assessment of the Concept SSDA. A Heritage Impact Statement will be prepared with the EIS which will assess the impact of the proposal on items of heritage significance within the site, being Denistone House, Trigg House and the Stables.

The Heritage Impact Statement will also be required to consider and assess the potential impacts of the project on other listed heritage items within the vicinity of the site as identified in **Section 2.3**. The Heritage Impact Statement would also consider any potential heritage impacts associated with the Stage 1 Early Works.

Preparation of an Aboriginal Cultural Heritage Assessment Report will also be prepared in accordance with the Guide to Investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011).

Key technical studies to inform the EIS will include:

- Heritage Impact Statement; and
- Aboriginal Cultural Heritage Assessment Report.

### 6.1.7 Access and Transport

The Concept SSDA will be required to consider the relationship between the proposed development and surrounding transport infrastructure, including:

- Existing local bus stops provided on Denistone Road;
- Current and planned car parking provision on site;
- Proximity to Denistone Railway Station;
- Blaxland Road, which is a State classified public road;
- Existing ambulance entry and parking bays on site; and
- Local streets which convey local pedestrian and cyclist movements.

The EIS will be informed by a Transport Impact Assessment which considers the impacts of the project and transport requirements of future development in accordance with the Concept Proposal in respect of matters such as traffic generation, loading/servicing requirements, construction traffic and public transport impacts. It is not expected that the carrying out of Stage 1 Early Works would result in any significant additional traffic generation beyond that already occurring through existing site operations.

### **6.1.8 Waste**

A Waste Management Plan (WMP) will accompany the Concept SSD for site establishment and clearing works. An Operational Waste Management Plan will be provided as part of the future detailed SSDA for the proposed redevelopment.

### **6.1.9 Social Impacts**

The social impacts resulting from the proposal will be detailed in the EIS. Anticipated social and economic benefits include:

- Significantly improved health facilities for the community;
- Creation of construction and operational jobs;
- Direct and indirect benefits to the local economy; and
- Enhancement of the visual amenity of the hospital through development of well-designed, high-quality buildings and associated facilities, along with significant landscaping.

A Social Impact Assessment (SIA) will be submitted with the EIS. The report will address the expected social impacts of the project, including any mitigation measures as necessary. The SIA will have regard to the *Social Impact Assessment Guideline for State Significant Development* (DPIE 2021).

### **6.1.10 Hazards, Risks, Contamination, Remediation and Land**

It is envisaged that the proposal will require the storage of dangerous good materials, including hazardous waste, pharmaceuticals and laboratory chemicals. Relevant investigations will be undertaken in accordance with SEPP 33 and the detailed operational parameters will be addressed as part of a future Detailed Development Application.

The EIS will be informed by a Phase 1 Preliminary Site Contamination Investigation prepared in accordance with the requirements of SEPP 55. If required as a result of the findings of the Phase 1 investigation, a Phase 2 Detailed Site Investigation and Remediation Action Plan (if required) will be prepared in accordance with the requirements of SEPP 55 and the *Managing Land Contamination Planning Guidelines* to inform and accompany the future Detailed Development Application.

The EIS will also be informed by technical studies which address the existing geotechnical conditions of the site, groundwater and the potential for acid sulfate soils.

### **6.1.11 Environmentally Sustainable Development**

An assessment will be undertaken to demonstrate how the principles of ESD have been incorporated into the Concept SSDA.

### **6.1.12 Noise and Vibration**

A Noise and Vibration Assessment will be undertaken to assess the main noise and vibration generating sources during construction for the Stage 1 works and outline measures to minimise and mitigate the potential noise impacts on surrounding sensitive receivers such as the hospital itself and surrounding residential development.

A Noise and Vibration Assessment will be submitted with the EIS.

An assessment of Stage 2, including main construction and operational noise would be undertaken as part of subsequent SSD applications.

### **6.1.13 Infrastructure and Servicing**

Consultation will be undertaken with all relevant service providers in relation to any required capacity augmentation of existing services to the site. An Infrastructure and Services Management Plan will be provided with the EIS.



## 6.2 Matters Requiring Assessment in Future Stages

Section 4.22(5) of the EP&A Act provides that when considering the likely impact of the development the subject of a Concept SSDA, the consent authority need only consider the likely impact of the concept proposals and does not need to consider the likely impact of the carrying out of development that may be the subject of subsequent DAs. To this effect, the Scoping Report addresses the likely impacts associated with the Concept Proposal, with further detailed environmental assessment of the effects of carrying out the detailed development to be the subject of a subsequent detailed DA. The detailed DA would be subject to the SEARs issued for that DA and any Future Environmental Assessment Requirements imposed in the determination of the Concept DA.

Matters not requiring further assessment as part of the EIS prepared for the Concept DA, but which will be required to be assessed as part of the EIS for the future Stage 2 Detailed DA include:

- Construction site management, including construction traffic management (for the Stage 2 works);
- Air Quality;
- Water Quality and Stormwater Management;
- Architectural detailing, materiality;
- Operational details;
- Compliance with BCA and Accessibility Standards; and
- Services.

## 7.0 Conclusion

The redevelopment of Ryde Hospital will be a significant investment to the NSLHD. The project will upgrade the existing provision of services available on site to achieve greater efficiency, integration and to accommodate future projected demand. Overall, the project will provide an efficient work environment for staff and a high standard of amenity for patients.

This Scoping Report has outlined preliminary information regarding the site, the project, the strategic and statutory context and planned and ongoing stakeholder engagement. The scoping of the proposed assessment of impacts within the Environmental Impact Statement for the Concept Proposal and Stage 1 Early Works will permit DPIE and the other government agencies to prepare and issue the Project Specific SEARs.