

### Development details

<b>Application number</b>	SSD-36778089
<b>Project name</b>	Ryde Hospital Redevelopment
<b>Project description</b>	Concept development application for the redevelopment of Ryde Hospital, including: <ul style="list-style-type: none"><li>• 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</li><li>• Stage 1 preliminary enabling works, including demolition, infrastructure and utility services relocation/upgrades, bulk earthworks, establishment of the internal road network and car parking.</li></ul>
<b>Location</b>	Ryde Hospital, Denistone Road, Eastwood
<b>Applicant</b>	Health Administration Corporation
<b>Date of issue</b>	14 March 2022

### Content and guidance

Any Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) and the *State Significant Development Guidelines*.

Relevant policies and guidelines can be found at <https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>.

### Key issues and documentation

Issue and Assessment Requirements – Concept Proposal	Documentation
<p><b>1. Statutory Context</b></p> <ul style="list-style-type: none"><li>• Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines.</li><li>• Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.</li><li>• If the development is only partly State significant development (SSD) declared under clause 8(1) of the State and Regional Development SEPP, provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD.</li><li>• Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination.</li></ul>	<ul style="list-style-type: none"><li>• Address in EIS</li></ul>

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<p><b>2. Capital Investment Value and Employment</b></p> <ul style="list-style-type: none"> <li>• Provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor.</li> <li>• Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided.</li> </ul>	<ul style="list-style-type: none"> <li>• Cost Summary Report</li> </ul>
<p><b>3. Design Quality</b></p> <ul style="list-style-type: none"> <li>• Demonstrate how the concept development will achieve: <ul style="list-style-type: none"> <li>○ design excellence in accordance with any applicable EPI provisions.</li> <li>○ good design in accordance with the seven objectives for good design in <i>Better Placed</i>.</li> </ul> </li> <li>• Demonstrate that the development has been reviewed by the State Design Review Panel (SDRP). Recommendations are to be addressed prior to lodgement.</li> </ul>	<ul style="list-style-type: none"> <li>• Design Excellence Strategy (where design excellence is required by an EPI)</li> <li>• Design Review Summary (where the project has been reviewed by the SDRP)</li> </ul>
<p><b>4. Built Form, Urban Design and Visual Impacts</b></p> <ul style="list-style-type: none"> <li>• Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach.</li> <li>• Demonstrate how the proposed concept built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.</li> <li>• Outline how the future building design will deliver a high-quality development, including consideration of façade design, articulation, roof design, materials, finishes, colours, any signage and integration of services.</li> <li>• Outline how the future development will comply with the relevant accessibility requirements.</li> <li>• Provide a visual analysis of the concept development envelopes from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</li> <li>• Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the concept development on the existing catchment.</li> </ul>	<ul style="list-style-type: none"> <li>• Architectural drawings (Concept proposal plans)</li> <li>• Design Report</li> <li>• Survey Plan</li> <li>• Visual Analysis</li> <li>• Visual Impact Assessment</li> </ul>
<p><b>5. Environmental Amenity</b></p> <ul style="list-style-type: none"> <li>• Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts (including the preparation of a wind assessment where the concept development has a height above four storeys). A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.</li> <li>• Provide a solar access analysis of the overshadowing impacts of the concept development within the site, on surrounding properties and public</li> </ul>	<ul style="list-style-type: none"> <li>• Shadow Diagrams</li> <li>• View Analysis</li> <li>• Pedestrian Wind Environment Assessment</li> </ul>

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spaces (during summer and winter) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant).

### 6. Public Space

- Demonstrate how the concept development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.

- Public Space Plan (as part of the Design Report)

### 7. Trees and Landscaping

- Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site.
- Provide a concept site-wide landscape plan, that:
  - details the strategy of proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage.
  - details the inclusion of native vegetation communities that occur (or once occurred) in the locality and the use of local provenance species (trees, shrubs and groundcovers).
  - provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.
  - demonstrates how the proposed concept development would:
    - contribute to long term landscape setting in respect of the site and streetscape.
    - mitigate the urban heat island effect and ensure appropriate comfort levels on-site.
    - contribute to the objective of increased urban tree canopy cover.
    - maximise opportunities for green infrastructure, consistent with *Greener Places*.

- Arboricultural Impact Assessment
- Landscape Plan

### 8. Ecologically Sustainable Development (ESD)

- Identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the EP&A Regulation) are incorporated in the concept design and ongoing operation of the development.
- Demonstrate how the concept development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards.
- Demonstrate how the concept development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources.

- ESD Report

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### 9. Traffic, Transport and Accessibility

- Provide a transport and accessibility impact assessment, which includes:
  - analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections.
  - outline of the proposed concept development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading.
  - analysis of the impacts of the proposed concept development (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments.
  - measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with the relevant standards.
  - measures to promote sustainable travel choices for employees and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan.

- Transport and Accessibility Impact Assessment
- Green Travel Plan or equivalent

### 10. Biodiversity

- Assess any biodiversity impacts associated with the concept development in accordance with the *Biodiversity Conservation Act 2016* and the *Biodiversity Assessment Method 2020*, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the development is on biodiversity certified land.
- As the site includes a number of records of the Powerful Owl (*Ninox strenua*), which is listed as a vulnerable species, the BDAR must include evidence of consultation with Birdlife Australia's Powerful Owl Coordinator to confirm whether any trees on site are currently being used as breeding habitat by the species.
- If the concept development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed concept development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.

- Biodiversity Development Assessment Report or BDAR Waiver

<p><b>11. Noise and Vibration</b></p> <ul style="list-style-type: none"> <li>Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented.</li> </ul>	<ul style="list-style-type: none"> <li>Noise and Vibration Impact Assessment</li> </ul>
<p><b>12. Ground and Water Conditions</b></p> <ul style="list-style-type: none"> <li>Provide an assessment of the potential impacts on soil resources, including related infrastructure and riparian lands on and near the site.</li> <li>Provide an assessment of the potential impacts on surface and groundwater resources (quality and quantity), including related infrastructure, hydrology, aquatic and groundwater dependent ecosystems, drainage lines, downstream assets and watercourses.</li> <li>Provide an assessment of salinity and acid sulfate soil impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Geotechnical Assessment</li> <li>Surface and Groundwater Impact Assessment</li> <li>Salinity Management Plan and/or Acid Sulfate Soils Management Plan</li> </ul>
<p><b>13. Stormwater and Wastewater</b></p> <ul style="list-style-type: none"> <li>Provide an overarching Integrated Water Management Plan for the concept development that:             <ul style="list-style-type: none"> <li>is prepared in consultation with the local council and any other relevant drainage or water authority.</li> <li>details the proposed drainage design for the site including any on-site treatment, reuse and detention facilities, water quality management measures, and the nominated discharge points.</li> <li>demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Integrated Water Management Plan</li> </ul>
<p><b>14. Flooding Risk</b></p> <ul style="list-style-type: none"> <li>Provide a flood impact and risk assessment prepared in accordance with the NSW Floodplain Development Manual, and existing councils and government studies and guidance.</li> <li>Identify flood behaviour, flood constraints and risks on the site and on the surroundings, including the potential impacts of climate change for the full range of events (i.e. up to and including the probable maximum flood (PMF)).</li> <li>Assess the impacts of the development, including any changes to flood behaviour and risk, impacts of flooding on the development and on the existing and the future community and for the full range of events.</li> <li>Propose management measures required to minimise the impacts of flooding on the development and minimise flood risks to the community, including emergency management measures to consider access and evacuation issues during significant flood events, including the PMF.</li> </ul>	<ul style="list-style-type: none"> <li>Flood Risk Assessment</li> </ul>

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<ul style="list-style-type: none"> <li>Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the <i>NSW Floodplain Development Manual</i>.</li> <li>Assess the impacts of the concept development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required.</li> </ul>	
<p><b>15. Contamination and Remediation</b></p> <ul style="list-style-type: none"> <li>In accordance with SEPP 55, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the concept development.</li> </ul>	<ul style="list-style-type: none"> <li>Preliminary Site Investigation</li> </ul> <p>If required:</p> <ul style="list-style-type: none"> <li>Detailed Site Investigation</li> <li>Remedial Action Plan (RAP), including interim audit advice from an EPA-accredited site auditor certifying the RAP is appropriate</li> <li>Preliminary Long-term Environmental Management Plan</li> </ul>
<p><b>16. Waste Management</b></p> <ul style="list-style-type: none"> <li>Identify, quantify and classify the likely waste streams to be generated during construction and operation.</li> <li>Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</li> <li>Identify appropriate servicing arrangements for the site.</li> </ul>	<ul style="list-style-type: none"> <li>Waste Management Plan</li> </ul>
<p><b>17. Aboriginal Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site.</li> </ul>	<ul style="list-style-type: none"> <li>Aboriginal Cultural Heritage Assessment Report</li> </ul>
<p><b>18. Environmental Heritage</b></p> <ul style="list-style-type: none"> <li>Where there is potential for direct or indirect impacts as a result of the concept development on the heritage significance of items of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.</li> </ul>	<ul style="list-style-type: none"> <li>Statement of Heritage Impact</li> <li>Archaeological Assessment</li> </ul>

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<p><b>19. Social Impact</b></p> <ul style="list-style-type: none"> <li>• Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>.</li> </ul>	<ul style="list-style-type: none"> <li>• Social Impact Assessment</li> </ul>
<p><b>20. Infrastructure Requirements and Utilities</b></p> <ul style="list-style-type: none"> <li>• In consultation with relevant service providers:             <ul style="list-style-type: none"> <li>○ identify and assess the impacts of the concept development on existing utility infrastructure and service provider assets surrounding the site.</li> <li>○ identify any infrastructure upgrades required on-site and off-site to facilitate the concept development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.</li> <li>○ provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the concept development.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Infrastructure Delivery, Management and Staging Plan.</li> <li>• Evidence of consultation with service providers shall be provided.</li> </ul>
<p><b>21. Bush Fire Risk</b></p> <ul style="list-style-type: none"> <li>• If the concept development is on bush fire prone land, provide a bush fire assessment that outlines proposed bush fire protection measures and demonstrates compliance with <i>Planning for Bush Fire Protection</i>.</li> </ul>	<ul style="list-style-type: none"> <li>• Bush Fire Assessment</li> </ul>
<p><b>22. Aviation</b></p> <ul style="list-style-type: none"> <li>• If the concept development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS.</li> <li>• If the site contains or is adjacent to a HLS, assess the impacts of the concept development on that HLS.</li> </ul>	<ul style="list-style-type: none"> <li>• Aviation Report</li> </ul>
<p><b>23. Construction, Operation and Staging</b></p> <ul style="list-style-type: none"> <li>• Provide details regarding the staging of the proposed hospital redevelopment, including details of how construction and operation would be managed and any impacts mitigated.</li> </ul>	<ul style="list-style-type: none"> <li>• Address in EIS</li> </ul>
<p><b>24. Contributions and Public Benefit</b></p> <ul style="list-style-type: none"> <li>• Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit.</li> <li>• Where the concept development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided.</li> </ul>	<ul style="list-style-type: none"> <li>• Address in EIS</li> </ul>



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<p><b>25. Engagement</b></p> <ul style="list-style-type: none"> <li>• Detail the engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:             <ul style="list-style-type: none"> <li>○ the relevant Department assessment team.</li> <li>○ any relevant local councils.</li> <li>○ any relevant agencies.</li> <li>○ the community.</li> <li>○ if the concept development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Engagement Report</li> </ul>
Issue and Assessment Requirements – Stage 1	Documentation
<p><b>1. Traffic, Transport and Accessibility</b></p> <ul style="list-style-type: none"> <li>• Provide a transport and accessibility impact assessment, which includes:             <ul style="list-style-type: none"> <li>○ assessment of cumulative impacts associated with other construction activities;</li> <li>○ an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity;</li> <li>○ details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process; and</li> <li>○ how traffic and transport impacts during construction will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport impacts, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact (which must include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities, details of temporary cycling and pedestrian access during construction).</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Transport and Accessibility Impact Assessment</li> <li>• Construction Traffic Management Plan</li> </ul>
<p><b>2. Noise and Vibration</b></p> <ul style="list-style-type: none"> <li>• Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protect Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented.</li> </ul>	<ul style="list-style-type: none"> <li>• Noise and Vibration Impact Assessment</li> </ul>



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<p><b>3. Sediment, Erosion and Dust Controls</b></p> <ul style="list-style-type: none"><li>• Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</li></ul>	<ul style="list-style-type: none"><li>• Erosion and Sediment Control Plan</li></ul>
<p><b>4. Waste Management</b></p> <ul style="list-style-type: none"><li>• Identify, quantify and classify the likely waste streams to be generated during construction and operation.</li><li>• Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</li><li>• Identify appropriate servicing arrangements for the site.</li><li>• If buildings are proposed to be demolished or altered, provide a hazardous material survey.</li></ul>	<ul style="list-style-type: none"><li>• Waste Management Plan</li><li>• Hazardous Material Survey</li></ul>
<p><b>5. Construction, Operation and Staging</b></p> <ul style="list-style-type: none"><li>• If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.</li></ul>	<ul style="list-style-type: none"><li>• Address in EIS</li></ul>
<p><b>6. Construction Hours</b></p> <ul style="list-style-type: none"><li>• Identify proposed construction hours associated with Stage 1 development and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.</li></ul>	<ul style="list-style-type: none"><li>• Address in EIS</li></ul>