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28 March 2024

Health Infrastructure  
c/ - TSA Management  
Level 15, 207 Kent Street  
Sydney NSW 2000

Dear Marcus Haines - Health Infrastructure,

## **RE: RYDE HOSPITAL REDEVELOPMENT – REVIEW OF ENVIRONMENTAL FACTORS APPLICATION – HERITAGE STATEMENT**

This report accompanies a Review of Environmental Factors application to Health Infrastructure and follows the Ryde Hospital Redevelopment Stage 1 works having been approved under SSD-36778089 and submission of the Stage 2 SSDA works. The Concept Proposal as approved was 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, including demolition, infrastructure and utility services relocation/upgrades, bulk earthworks, establishment of the internal road network and car parking. The submitted stage 2 SSDA sought approval for main demolition works, main construction works and detailed design of the redevelopment, including the façade detailing, public spaces and site access.

The subject REF now seeks approval for the installation of temporary buildings to support undertaking the Stage 2 SSDA works by providing spaces in advance for decanting of existing services during an early/ enabling works package with the contractor. In summary, the REF works would include:

- Construction of temporary colorbond-clad structures onsite to house different services necessary for the continued operations of the hospital during redevelopment (approximately 2-3 years).
  - TS-TB (IPO/ Engineer's offices / bin storage / Executive offices)
  - TS-TD (Linkways / ramp / loading dock)
  - TS-TF (Food services / kitchen / stores and linen)

As well as the refurbishment of the existing Periop and Theatre ICU/CCU (TS-TC)

Provision of a new ARMCO Guard Rail in front of the (existing) Stables building

The location of works is shown on the site plan at Figure 1 below.

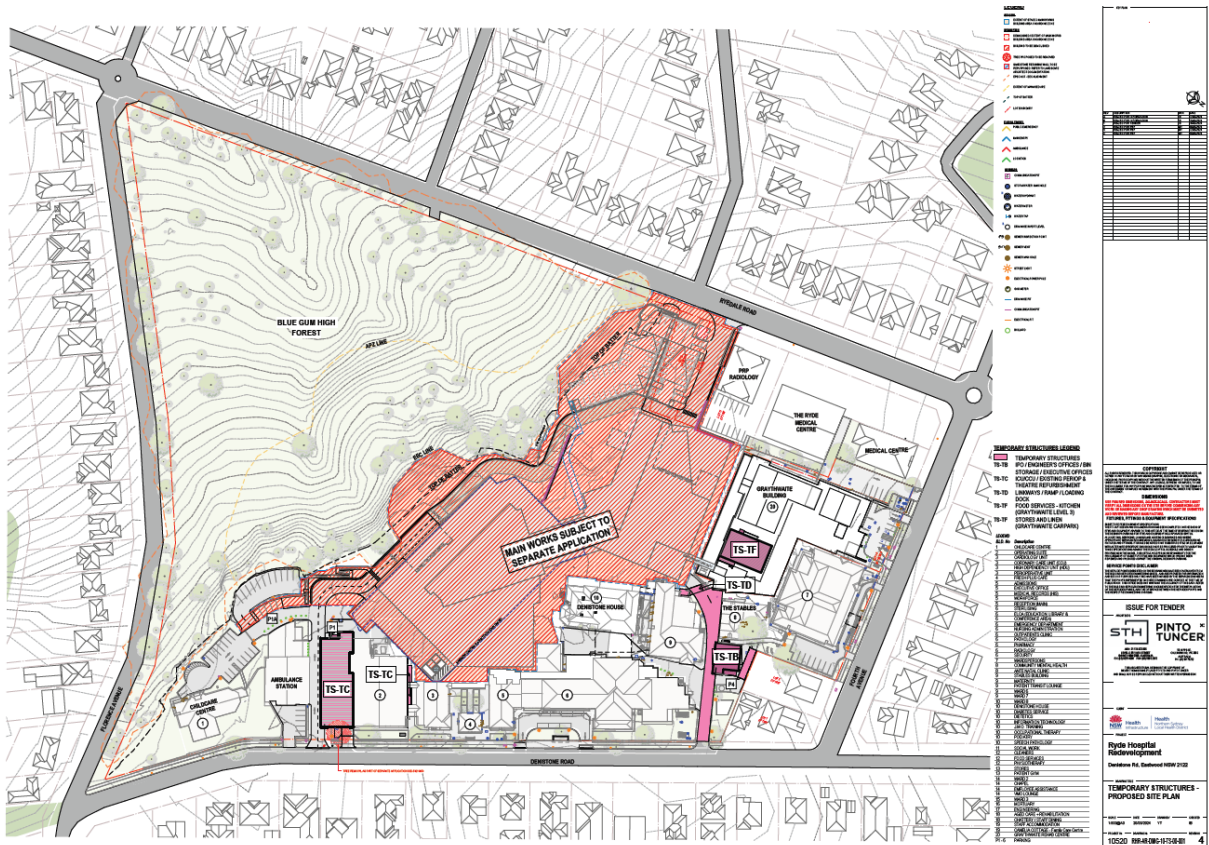


Figure 1 – Temporary Structures, Proposed Site Plan, showing proposed development

Source: STH and Pinto Tuncer Drawing Number RHR-AR-DWG-10-TS-00-001, Temporary Structures, Proposed Site Plan, 20/03/2024

This statement is prepared with reference to the following plans prepared by STH and Pinto Tuncer:

- Temporary Structures, Proposed Site Plan, Drawing Number RHR-AR-DWG-10-TS-00-001, 20/03/2024 (Revision 4)
- Temporary Structures, TS-TB & TD) – Elevations- Bins/ Engineering / Exec Off/ IPO/ Loading Dock, Drawing Number RHR-AR-DWG-50-TS-EL-002, 20/03/2024 (Revision 4)
- Temporary Structures (TS-TC) – Elevations -ICU/CCU, Drawing Number RHR-AR-DWG-50-TS-EL003, 20/03/2024 (Revision 4)
- Temporary Structures (TS-TF) – Elevations -Food Services, Drawing Number RHR-AR-DWG-50-TS-EL-004, 20/03/2024 (Revision 4)
- Temporary Structures (TS-TB) – Sections- Bins/ Engineering/ Executive offices/ IPO, Drawing Number RHR-AR-DWG-51-TS-SE-001, 20/03/2024 (Revision 4)
- Temporary Structures (TS-TC) – Sections- ICU/ CCU, Drawing Number RHR-AR-DWG-51-TS-SE-002, 20/03/2024 (Revision 4)

- Temporary Structures (TS-TF) – Sections -Food Services, Drawing Number RHR-AR-DWG-51-TS-SE-003, 20/03/2024 (Revision 3)

Reference should be made to the submitted plans.

The Ryde Hospital site is locally heritage listed on Schedule 5 of the Ryde Local Environmental Plan (LEP) 2014, being Item No. 47, “Denistone House” and “Trigg House” (Ryde Hospital)”. The site is also adjacent to Item No. 125, “Open Space, Denistone Park”. Denistone House and the Stables (also known as the Lodge) are also listed on the Department of Health Section 170 Heritage Register.

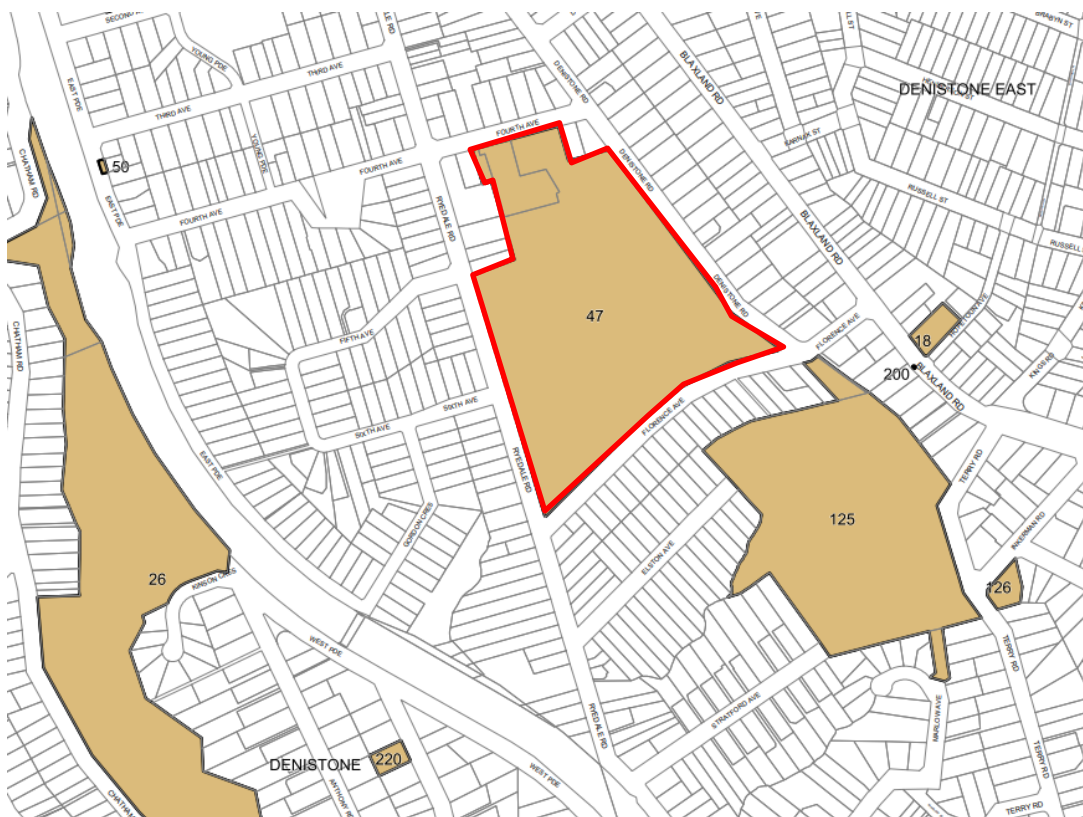


Figure 2 - Extract of heritage map showing subject site outlined in red.

Source: Ryde LEP 2015, Heritage Map HER\_002

Ryde Hospital is of heritage significance for its historic, associative, and representative values and likely for its social significance. Ryde Hospital is of historical significance as a hospital developed on the site from 1914, incorporating the 1874 Denistone House and former Stables building, originally for use as a convalescent hospital for men, through the 1934 opening of the Ryde District Soldier's Memorial Hospital on the site, through to the modern Ryde Hospital. The site illustrates changes to health care over the 20th century and into the 21st century.

Denistone House and the Stables are of heritage significance for their historic, associative, social, and representative values, research potential, and rarity.

Denistone House and the Stables are fine examples of the Victorian Regency architectural style. The site was originally part of one of the region's earliest estates. The existing Denistone House and Stables buildings were constructed in c.1874 for Richard Rouse Terry, grandson to former convict and

successful Sydney businessman, Samuel Terry. The existing Denistone House was established in place of an earlier house, in turn constructed by Dr Thomas Foster, son-in-law to colonial explorer Gregory Blaxland. Denistone House and the Stables were privately owned until the estate was overtaken by the NSW Government for a convalescent hospital in 1914. In 1928 the estate was in turn transferred to the Ryde Soldier's Memorial Hospital Committee and reopened as a new District Hospital by 1934. Both buildings have been in continuous use for varied hospital functions.

A Heritage Impact Statement (HIS) was submitted with the Concept/ Stage 1 SSDA prepared by Urbis for Heath Infrastructure and STH, dated 12 April 2022. This HIS assessed the Concept Proposal and the Stage 1 works including demolition of buildings 11, 17 and 18 and surrounds to create a works zone. Additionally, a second HIS prepared by Urbis was submitted in support of the Stage 2 SSDA works for detailed Ryde Hospital Redevelopment design, dated June 2023. This letter statement is prepared with reference to the previously submitted HIS reports but relates only to the REF works.

Works are proposed to be undertaken as an REF as works are determined to have not more than a minor or consequential impact on the heritage significance of the heritage item, being the Item No. 47, "Denistone House" and "Trigg House" (Ryde Hospital)". as listed under Schedule 5 of the Ryde Local Environmental Plan (LEP) 2014.

The proposed REF works would have no significant impact on Denistone House, The Stables or the overall Ryde Hospital site for the following reasons:

- REF works as proposed are consistent with and facilitate the Stage 2 SSDA works and ongoing use of the hospital by providing spaces in advance for decanting of existing services during an early/ enabling works package with the contractor. Works are temporary, with the buildings being in place for the duration of the construction works, approximately 2-3 years and therefore works will not have a significant or permanent impact on the place.
- The proposed temporary buildings do not impact on Denistone House or its immediate setting as all works have been located away from Denistone House and separated by roads, infrastructure and extant development. Having regard for the scale and context of extant development, proposed temporary development will not overwhelm Denistone House. Nor would the construction of the proposed temporary buildings impact on or obscure views between the House and Stables (noting that these views are presently obscured by Trigg House, which is proposed to be demolished as part of the SSDA).
- The proposed alterations to the ICU/CCU Existing Periop and Theatres buildings (TS-TC) at the south-eastern section of the Ryde Hospital site would be sufficiently distanced from all heritage buildings and additional significant elements. The proposed impact Building 2, which is a contemporary building, constructed between 1991 and 2004 and previously assessed as being of no (neutral) heritage significance. The construction of TS-TC would be undertaken in the vicinity of contemporary buildings including the Ambulance Station and those approved for demolition in the SSDA, including the former Spooner House (Building 3) which was previously assessed to be of little heritage significance. The proposed REF works will therefore have no adverse further heritage impact.
- Proposed alterations to the Graythwaite building (TS-TF) are located at roof level (Building 20, level 03). We understand that the intention for this temporary addition would be to house relocated services from within Graythwaite including food services/ kitchen, linen and storage areas. The location to Graythwaite has therefore been chosen specifically to enable expansion of an existing use. Graythwaite is a recent construction (post 2011) and is of no (neutral) heritage significance. Alterations to the roof will be reversible following completion of the Ryde Hospital Redevelopment. The roof addition partly infills a flat roofed area to level 03 and is modestly scaled, consistent with



existing Level 03 structures and will not overwhelm the building or the broader setting. See the new addition at Figure 3 below, shown in the context of existing structures to level 03.

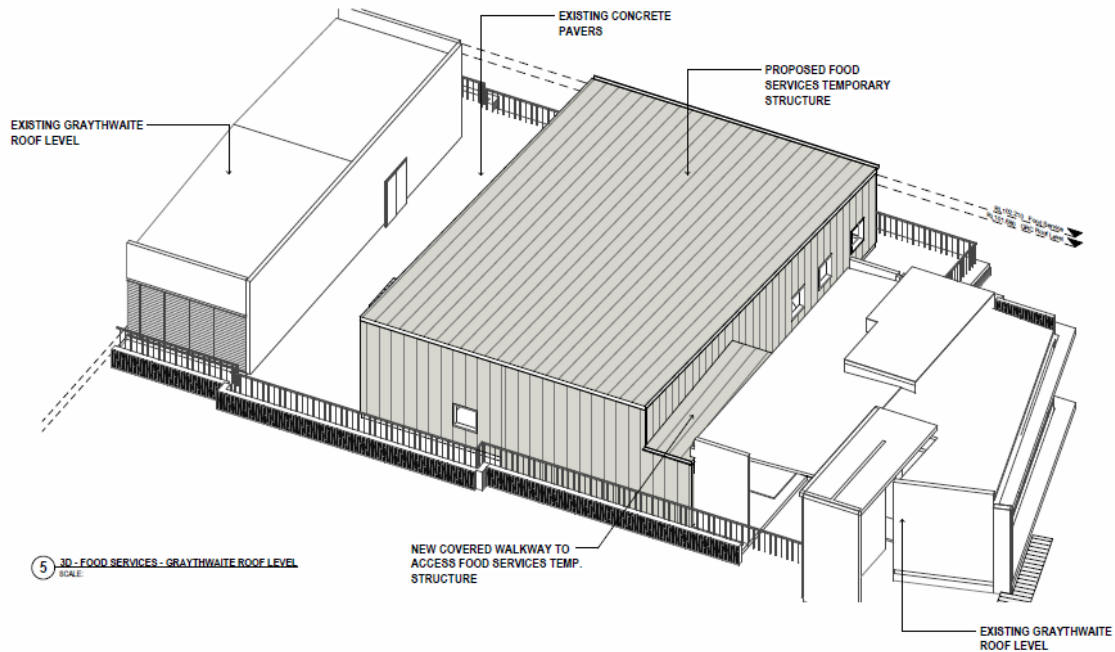


Figure 3 – Addition to Level 03 of Graythwaite – 3D showing relationship to existing structures.

Source: Temporary Structures (TS-TF) – Elevations -Food Services, Drawing Number RHR-AR-DWG-50-TS-EL-004, 20/03/2024 (Revision 4)

- While the proposed loading dock and temporary IPO/ Engineers offices (TS-TB &TD) are constructed in proximity to the Stables and do encroach on and alter the setting of significant building, as temporary buildings and structures (being in place for approximately 2-3 years only), the new works are not considered to have a significant or permanent impact on the heritage building. No physical works are proposed to the Stables. Refer to 3D at Figure 4 below.
- The proposed loading dock/ ramp and linkway connects Trigg House (Building 9) and Graythwaite (Building 20). The road which presently continues behind Trigg House is stopped here and a new loading area is proposed attached to Graythwaite. The new loading dock facilitates the food and laundry services functions of Graythwaite. The loading dock extends marginally in front of the Stables building at the southwest corner, but as an open structure it does not impede views to the primary southern façade. Refer to 3D at Figure 4 below.
- The ARMCO Guard Rail in front of the (existing) Stables building is considered a necessary precautionary measure to protect the building, having regard for the new loading function which will increase the number of truck movements in close proximity to the heritage item. The guard rail will decrease the risk of any car/ truck collisions and damage to the building. The guard rail will not impede views to the building, and is reversible, with no associated works to the building. The guard rail does not impede access to the Stables from the primary façade, as an area in front of

the main door is left open. It is noted that the building will not be in use during the construction phase, the guard rail is temporary and will be removed following the redevelopment.

- The proposed IPO/ Engineering / Executive offices building (TS-TB) is located to the east and next to the Stables building (Building 8). It is a larger temporary structure comprising three storeys, visible upon approach from Denistone Road. While this item will have some visual impact, including obscuring views to the Stables from Denistone Road along the internal road, as a temporary structure (being in place for the construction phase only, approximately 2-3 years), it is not considered to have a significant or permanent impact on the significant Stables building. The structure would provide necessary office space and facilitates the construction works over the course of the redevelopment. The building is only marginally higher than the main roof ridge of the Stables and is reasonably scaled.

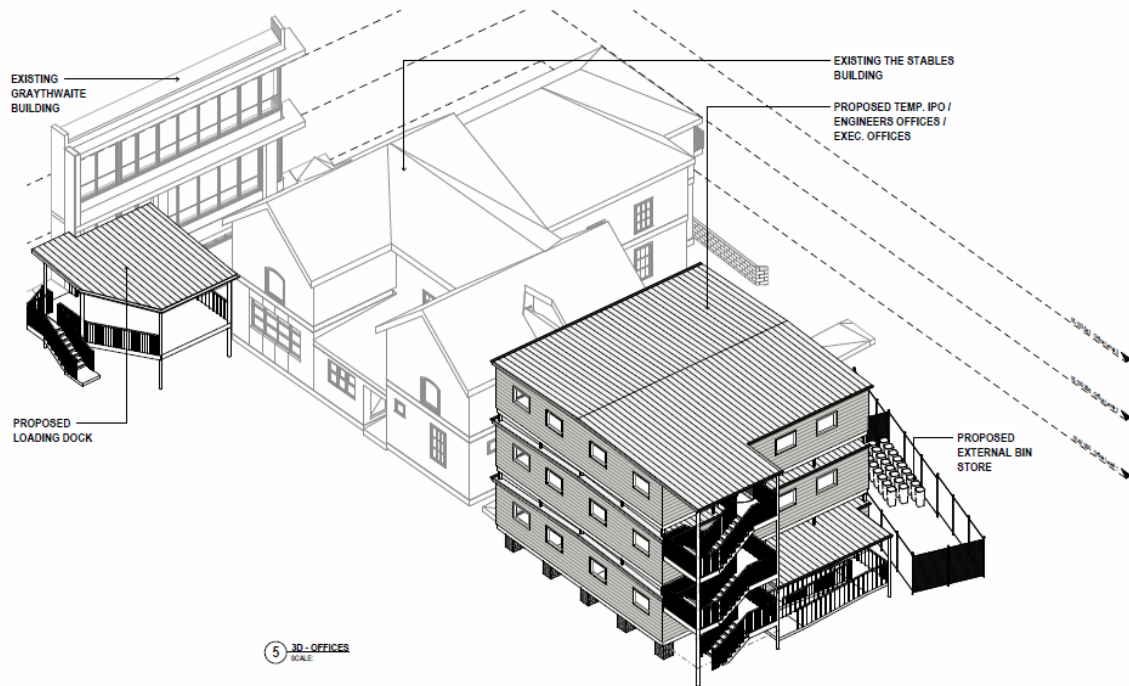
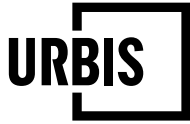


Figure 4 – 3D showing the proposed Temporary IPO? Engineers' offices and proposed loading dock, in proximity to the Stables (TS-TB & TD).

Source: Temporary Structures, TS-TB & TD) – Elevations- Bins/ Engineering / Exec Off/ IPO/ Loading Dock, Drawing Number RHR-AR-DWG-50-TS-EL-002, 20/03/2024 (Revision 4)

Having regard to the above assessment, it is considered that the works will have no significant impact on the heritage item and significant buildings and structures, notably Denistone House and Stables. Works typically impact buildings of little or neutral heritage value and no works are proposed to Denistone House or the Stables. There is no impact to the immediate setting of Denistone House. While the works will alter the setting of the Stables, in particular the construction of TS-TB&TD, these works are supported as they are temporary and will facilitate the redevelopment with no long-term or permanent impacts to the building. The works are supported only with the explicit understanding that



they are temporary and will be removed following the completion of or in conjunction with the site redevelopment and will be in place for approximately 2-3 years and further that the setting of significant elements (the Stables) will be made good in accordance with the Stage 2 SSDA.

With regard to the above, Urbis makes the following recommendation:

A Protection Methodology should be prepared for The Stables to ensure that the construction, general operation and later dismantling, of TS-TB & TD would have no impact to the Stables building (Building 8). The Protection Methodology should be prepared by a suitably qualified contractor in conjunction with suitably qualified Heritage Consultant and with regard for heritage advice.

We trust that the above will assist you in the consideration of the submitted REF. Please feel free to contact the undersigned with any queries.

Kind regards,

A handwritten signature in black ink, appearing to be "Fiona Binns", with a stylized, flowing script.

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