



FAQs

Old Royal Adelaide Hospital site redevelopment

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What will happen at the current Royal Adelaide Hospital site?

- The redevelopment of the current Royal Adelaide Hospital site provides a once in a generation opportunity to transform our city.
- The site will be transformed into a carbon neutral, thriving innovation and mixed-use precinct including cultural, community, retail, commercial development, education, research and residential spaces.

Who will run this precinct? Will it be run by state government?

- Renewal SA is currently overseeing management of the development of the site.

Who are the stakeholders?

- The redevelopment process will include significant and extensive consultation with a wide range of stakeholders, including East End and North Terrace businesses and tenants, state and local government, universities, technology research businesses, private organisations, non-government organisations, entrepreneurs and the South Australian community.

How many jobs will the redevelopment create?

- The redevelopment is expected to generate more than \$1 billion in private investment, as well as 1000 jobs per annum during construction and 2900 jobs on site when fully operational.
- Approximately 600 FTE jobs will be created at peak of construction.
- Once completed, more than 9300 people a day will work, visit or live in the precinct.
- When fully operational, the redeveloped site is expected to generate more than double the current economic activity on the site.

What is the state government investing?

- The state government investment is approximately \$200 million in site preparation costs.

Will development of the Royal Adelaide Hospital site be impacted by delays at the new hospital?

- The Royal Adelaide site redevelopment will be impacted by relocation timeframes for the new Royal Adelaide Hospital. Renewal SA is working closely with SA Health on the timelines for the movement from the current Royal Adelaide Hospital site to the new hospital.

When will the New Royal Adelaide Hospital open?

(Response provided by SA Health as at 6 November 2016)

- SA Health Partnership (SAHP) has submitted a completion plan for the new Royal Adelaide Hospital, outlining how they plan to rectify various defaults. The plan has a target Technical Completion (TC) date of mid-March 2017.
- The state government is reviewing the latest updates to verify the proposed timelines and conditions within the plan.

What will happen to the SA Health services and staff who will be remaining on the Royal Adelaide site?

- Renewal SA is working closely with SA Health around the relocation of staff and medical records, as well as the continued location of SA Pathology on Frome Road.

Which company will be building the site?

- The state government has entered into an exclusivity agreement with John Holland Group / Commercial & General (JHCG) to undertake further planning and negotiation with the intention of ultimately appointing JHCG as the developer.

What does the exclusivity agreement mean?

The exclusivity agreement means further negotiations will only be undertaken with the preferred proponent, JHCG. The following stages of the process will involve:

- initiation of the master plan process;
- preparation of an acceptable feasibility and business plan for government consideration;
- if approved, the negotiation of a legal agreement with the preferred proponent consistent with its proposal; and
- the establishment of an approved master plan and final offer.

Will there be community consultation?

- Yes, community consultation on key elements of the master plan for the site commenced in November 2016.
- A comprehensive communications and engagement plan will be developed in conjunction with the developer as part of the master planning process in order to seek community feedback on the redevelopment plans.

Why is the government selling the Park Lands?

- The state government will continue to own the land. A portion of the land will be leased for development with titles to be retained by the state government. In fact, the land will continue to be part of the Adelaide Park Lands as defined by the Act, and be more accessible to the public than it has been since 1840.

How much land will be open space?

- As part of the redevelopment, over two hectares of the site will be integrated with the Adelaide Botanic Gardens, which is almost one third of the entire seven hectare site.
- Seventy per cent of the site will be returned to the people of South Australia for public use, which means it will be more accessible to the public than it currently is as a hospital.

Why are the plans on display today less detailed than a plan which has come to the media attention?

- The materials and images presented in the media over the past few weeks have been prepared by the developer in support of their proposal to redevelop the site. The government has appointed John Holland Group / Commercial & General (JHCG) as the preferred proponent as of all the submissions received, theirs was most closely aligned to the government's project objectives. Nonetheless there is still further negotiation required with JHCG, which includes preparing a master plan which will be informed by the information we receive today.

What's involved with developing a master plan and Development Plan Amendment?

- The master planning process commences in November 2016 in collaboration with the preferred proponent. This will include the consultation on key elements of the vision for the site.
- A draft master plan will then be produced based on the community feedback received.
- A development plan amendment (DPA) will be initiated in parallel in November 2016. This will include a letter to Council outlining the scope and investigations and an agreement between Renewal SA / Department of Planning Transport and Infrastructure on investigations as part of master plan.
- Concurrent DPA investigations and DPA Policy preparation will occur between November 2016 and April 2017 followed by DPA consultation between July and September 2017.
- Development Policy Advisory Committee (DPAC) hearing, consideration and report will be received in September 2017.
- The Minister's decision on the DPA proposal and DPA gazettal is expected in December 2017.

How much of the site will be accessible to the public?

- Currently, 38 per cent of the old RAH site is accessible to the public. This would nearly double to 70 per cent open to public use.
- A piazza, a plaza, a series of laneways and a new entrance for the Adelaide Botanic Gardens at North Terrace are also expected to create an additional three hectares of accessible public space.
- The proposal includes increasing the size of the Adelaide Botanic Gardens lake, which would also double as stormwater retention from the site.

What is happening to the heritage buildings?

- There are five heritage buildings plus the Sheridan Kiosk and several section of wall that are all State Heritage listed and required to be retained and reused.

What buildings are being demolished?

- Demolition works will start as soon as the hospital is vacated.
- The preferred proposal would lead to the demolition of the East Wing built in the 1960s – which has long been an eyesore – replacing it with a new entry statement providing new sightlines into the Adelaide Botanic Gardens from North Terrace. It is estimated to be completely removed by early 2018.
- With buildings up to 12-storeys high to be demolished, the demolition will require a contractor with specialist experience and will be carried out under environmental management controls to prevent dust or noise from disturbing nearby residents and work places.
- The demolition contractors will be required to develop a traffic management plan that will minimise the flow of traffic in the area for the time of the demolition
- Demolition packages will be competitively tendered in stages. Most of the buildings earmarked for demolition were built between 1950 and 1980 and are known to contain asbestos.
- Asbestos registers are maintained on site and the demolition contractors will manage any removal of asbestos in accordance with current OHS&W standards.

How long will the demolition take?

- Demolition and remediation of the current hospital site is expected to start in mid-2017 and be completed in stages as the development progresses that will take a minimum of three years to complete.

How much will the demolition cost?

- The combined cost of demolition and remediation are estimated at roughly \$160 million but will be subject to a series of staged public tenders beginning in 2017.

What is happening with the site remediation?

- The site has been used as a hospital for many years and parts of the site have been filled with soil from unknown origins.
- The remediation will be managed by Renewal SA but undertaken by an appropriately qualified Environmental Consultant and an independent EPA accredited Site Contamination Auditor where required to ensure that the site is suitable for its proposed end use.
- The site will be remediated in stages in keeping with the staged development, with each stage being remediated ahead of it being developed.
- The stage of investigations will be soil sampling that will be occurring concurrently with the first stage of demolition

Given how contaminated the site is, will it be safe for residential development?

- Renewal SA is responsible for remediating the site so that the land will be suitable for residential development and other intended uses. The level of remediation varies for different land uses, and will depend upon the type of contamination.
- No land will be developed for residential until it has been certified (by which it is deemed safe for development) by the independent Site Contamination Auditor.

How high will the residential development be?

- The proposal has commercial buildings approximately the same height as existing hospital buildings – in fact, lower than the existing helipad.
- The residential is proposed (subject to consultation) to be multi-layered, with the peak height less than 20 metres higher than the current helipad.

Will there be new cultural attractions on the site?

- The site has been identified as a possible location for a new South Australian cultural institution which is currently being investigated.
- Provision of \$500,000 funding has been made available to commission a business case to investigate the feasibility for a proposed modern art gallery in Adelaide. Pending these findings, the community will then be consulted on future plans for the site.

When is the site going to be activated during construction?

- Renewal SA, is seeking expressions of interest for short-medium term place activation ideas to be held within buildings and spaces at the Royal Adelaide site from mid-2017.

Why is the site going to be activated during construction?

- Renewal SA will manage the short–medium term activation program that will breathe new life into the site and encourage people to visit and start to see for themselves the exciting vision for this project.

What types of activations will there be?

- Opportunities may include events, installations, arts and culture, co-working spaces and retail offerings.
- Interested parties are invited to submit their ideas and interest in activating buildings and spaces across the site, which focus on delivering creative, innovative and unique experiences. Expressions of Interest close on 27 January 2017. For more information visit <https://theadelaidriverbank.com.au/projects/theroyaladelaide/>

What presence will the Universities have at the site?

- The University of Adelaide and University of South Australia are expected to join the research precinct, with proposals including an innovation accelerator, carbon neutral cities centre and a high-tech lab linking to the new city high school.

What are the carbon neutral technologies proposed for the site?

- A local zero-carbon energy network extending to adjacent precincts.
- World's best practice in water sensitive urban design, low carbon mobility, waste management and renewable energy.
- Green electricity available across the site 24/7.
- High quality recycled water for the site's green spaces, overhead canopies and amenities.

Will there be a hotel in the redevelopment?

- A 180 room five-star hotel is proposed as part of the redeveloped Royal Adelaide Hospital site. Whether there is enough demand for the hotel will depend on the final uses approved for the site.

Is there any Aboriginal heritage on the site?

- There was a search done of the Aboriginal Heritage register and there is a site nearby but not within the subject land. The boundary of our redevelopment site changed once the new high school was approved to the north and the Aboriginal heritage site is actually within the newly created council reserve.

Is the city tram extension coming up to the Royal Adelaide Hospital Site?

- Yes, the state government committed \$50 million in funding for the first stage of the AdeLINK tram network (city tram extension), which will deliver a one-kilometre extension along North Terrace, from King William Street to East Terrace.
- Adelaide City Council to contribute an additional \$5 million to help fast-track the project, by providing upgrades to the public realm and contributing to the planned East End tram stop.
- The extension will feature three new stops servicing the museum and library precinct, universities and the old Royal Adelaide Hospital site
- The extension is also the first step in the CityLINK loop around the CBD.
- Works are anticipated to commence May 2017 and be substantially completed by the end of December 2017.

What is the end date for the project?

- A more detailed timeline is expected to be finalised as part of the master planning process, but we would expect approximately 15 years.