



FORMER ROYAL ADELAIDE HOSPITAL SITE

Overview of Demolition and Redevelopment Works

LOCATION: CITY OF ADELAIDE

TOTAL AREA: 7 HECTARES

INTRODUCTION

This fact sheet aims to provide the community with a better understanding of the demolition and redevelopment of the former Royal Adelaide Hospital site.

Over the past 160 years, the site has been an operational hospital with buildings added and demolished during that time. SA Health has now moved to the new Royal Adelaide Hospital and the former Royal Adelaide Hospital will be vacated by March 2018.

There will be over 1000 people who will continue to work onsite at SA Pathology.

As expected with any site of this age, there are a number of legacy issues that require management.

The demolition and redevelopment of the former Royal Adelaide Hospital site is one of the biggest projects that the state has ever seen, creating significant industry opportunities and creating local jobs.

The demolition works will be carefully planned to ensure they are carried out safely and in accordance with government regulations and industry standards.

McMahon Services have been appointed as the Principal Contractor to complete Stage One works. Demolition and decommissioning is a core business of their organisation and they have a long and successful history of providing demolition and hazardous material removal services.

PROJECT STATUS

In September 2017 the State Government made the decision to retain all elements of the project in public hands.

Renewal SA will maintain full control over each stage of the project including the initial site vacation coordination in partnership with SA Health.

Next steps include the commencement of the demolition and remediation program while the vision and spatial master plan for the redevelopment is finalised.

Other aspects led by Renewal SA include project management, asset and site precinct management.

Renewal SA will also lead the marketing, communications, place activations, community and stakeholder engagement of the site.

KEY PROJECT OBJECTIVES:

Create a world class precinct

- ▼ Deliver significant social and community values for South Australians.
- ▼ Deliver innovative and world-class buildings and public spaces.
- ▼ Provide a significant tourism or cultural attractor.

Have an economic focus

- ▼ Advance the State's ten economic priorities.
- ▼ Create new employment opportunities.
- ▼ Deliver an economically viable precinct that integrates with the East End and supports the city of Adelaide.

Activated through a mix of uses

- ▼ Improve public activation through a range of cultural, commercial and recreational uses.
- ▼ Deliver the optimum mix of uses for the site.

Be connected

- ▼ Strengthen connections to Adelaide's East End, the Adelaide Riverbank's education and cultural precinct and Adelaide Botanic Garden.



FREQUENTLY ASKED QUESTIONS

What is happening at the former Royal Adelaide Hospital site?

- SA Health has moved to the new Royal Adelaide Hospital and is well advanced in vacating the former Royal Adelaide Hospital site.
- The redevelopment of the former Royal Adelaide Hospital site provides a once-in-a-generation opportunity to transform our city.
- The site will become a thriving, carbon neutral, innovation and mixed-use precinct including cultural and community uses, accommodation, retail and commercial development and education and research spaces.
- Accommodation on the site will not be placed in the hands of individual owners. Rather, there will be a range of uses that will support the uses on the site and broader East End precinct such as student housing, aged and short-stay accommodation.

Who will run this precinct? Will it be run by State Government?

- The Government will continue to own the site. It will also remain part of the Adelaide Park Lands. The ultimate governance arrangements have not yet been determined however with both ownership and the redevelopment within the control of Government the State has ultimate control to ensure the development that takes place is in the best interests of all South Australians.

- With the delivery of the site managed by State Government, this will enable opportunities for private development and investment, leading to creation of more local jobs.
- Examples of successful State Government projects include the Tonsley Innovation District, Festival Plaza redevelopment and Bowden.

What is Renewal SA's role in the redevelopment?

- Renewal SA is leading the project management, demolition, remediation, place activation, asset management, site management and coordinating SA Health with site vacation coordination.
- Renewal SA will also lead the marketing, communications and engagement with the community and key stakeholders for the life of the project.

Who owns the site?

- The Government of South Australia owns and will continue to own the site.
- Individual buildings and parcels of land will be leased for development, with titles to be retained by the State Government.
- These lease agreements will be for a maximum period of 99 years.

Will there be open space, and will it be accessible to the public?

- As part of the redevelopment, more than two hectares; almost one third of the entire seven hectare site; will be designed to integrate with the Adelaide Botanic Garden.
- More than 70 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 has been as a hospital (with only 38 per cent of the site previously publically accessible).

Will there be new cultural attractions on the site?

- The site has been identified as a potential location for a new South Australian cultural institution, the 'Adelaide Contemporary'.
- This will be ideally located on the eastern side of the former Royal Adelaide Hospital site to continue the North Terrace cultural boulevard.
- A cultural attractor has not been determined and will be subject to government approval.

Will there be a hotel on site?

- ▶ The Government is interested in pursuing a minimum 5-star hotel for the site. The desirability of the site for a hotel will be determined by the final mix of land uses recommended for the site through the site vision and master planning exercise.
- ▶ A hotel could be potentially located within a new development site or as part of the adaptive reuse of an existing building.

When will the tramline extension to the site be complete?

- ▶ The tramline extension along North Terrace is expected to be completed in the first quarter of 2018.
- ▶ The tramline will have a new station at the doorstep of the former Royal Adelaide Hospital site.

What is happening to the site now?

- ▶ The site will not be left vacant and unused during demolition.
- ▶ Renewal SA has been appointed to oversee the redevelopment and is committed to a program of events and activation on the precinct.

What is happening to the heritage buildings on the site?

- ▶ Heritage buildings will be retained and reused, including the Women's Health Centre, Bice, McEwin, Margaret Graham, and Allied Health Services buildings.
- ▶ Each of these buildings has a unique character and they will be used to provide quality activations for the site, as well as being integrated into the long term vision for the site.
- ▶ Renewal SA will be responsible for delivering a curated program of place activation across the site, bringing new life to the East End, helping to boost jobs, stimulate economic and social activity and play a key role in the future of the Adelaide Riverbank.
- ▶ During the early stages of the demolition and remediation program, the activations and uses will be predominantly contained to the heritage buildings and surrounding open spaces.

When is the Stage One demolition expected to start?

- ▶ The Stage One demolition is expected to support approximately 100 local jobs with works expected to begin in November 2017.
- ▶ Stage One will see the demolition of the East Wing, Hone Wing and Cobalt buildings. This process is expected to take up to a year.

- ▶ Stage One will pave the way for a new open space and sightlines into Adelaide Botanic Garden from North Terrace.

Will the public be safe during the demolition?

- ▶ The demolition works will be carefully planned to ensure works are carried out safely and in accordance with government regulations.
- ▶ Clear hoarding and signage will be installed around the site to contain the demolition and remediation works and to ensure public safety.

Is there asbestos on site?

- ▶ The obsolete buildings earmarked for Stage 1 demolition were built between 1950 and 1980. As is common with buildings of this age, they contain asbestos that will need to be removed prior to demolition.

Does the site contain radioactive waste?

- ▶ SA Health is responsible for removing all known sources of radioactive waste. Site remediation works will be carried out safely and in accordance with government regulations.
- ▶ Once the removal of the radioactive waste has been completed by SA Health, Renewal SA will commission its own verification of the buildings by engaging a qualified Radiation Specialist.

How are the environmental impacts being managed during the demolition?

- ▼ The demolition contractor is required to prepare a Construction Environmental Management Plan (CEMP), which identifies how all environmental issues are to be managed during the demolition.
- ▼ The CEMP will be prepared in accordance with the Environmental Protection Authority (EPA) guidelines and industry standards. Key items covered in the CEMP include dust, noise, stormwater, waste management, site contamination.

Is there a danger to people who may work or study in future?

- ▼ No, before the land is developed, environmental assessments (including remediation where necessary) will be undertaken to ensure that the site is safe and suitable for the intended use.

OUR COMMITMENT TO YOU

The State Government is mindful that the site is well known, and there is a lot of interest in seeing the Site rejuvenated and redeveloped.

Through a range of communications activities, the community will be kept well informed of project progress and advance notifications of any planned inconveniences and or disruptions.

CONTINUE THE CONVERSATION

To find out more about the former Royal Adelaide Hospital site demolition or to discuss any queries, please:

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Indicative image only – Stage One

