

HEALTH INFRASTRUCTURE

# Review of Environmental Factors Muswellbrook Hospital Redevelopment Stage 3 – Early Works

Prepared by \_planning Pty Ltd

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Version 3 – Final

 <b>NSW</b> GOVERNMENT	<b>Health</b> Infrastructure
<b>DETERMINED – APPROVAL</b>	
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## Version Control

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11	04/05/2020	JM	Revised formatting	RM	RM

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## Declaration

This Review of Environmental Factors (REF) has been prepared for NSW Health Infrastructure (HI) and assesses the potential environmental impacts which could arise from minor internal demolition works and internal alterations and additions to existing floorspace on Level 1 of the Stage 2 and Main hospital buildings. The works include the fit-out of shell space for a new operating theatre suite, and conversion of the existing operating theatre suite to a relocated and expanded Central Sterilising Services Department (CSSD) at Muswellbrook Hospital, Brentwood Street, Muswellbrook.

This REF has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and *State Environmental Planning Policy (Transport & Infrastructure) 2021* (T&I SEPP).

This REF provides a true and fair review of the activity in relation to its likely impact on the environment. It addresses to the fullest extent possible, all the factors listed in Section 171 of the EP&A Regulation and the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC ACT).

On the basis of the information presented in this REF it is concluded that by adopting the recommended mitigation measures it is unlikely there would be any significant environmental impacts associated with the activity. Consequently, an Environmental Impact Statement (EIS) is not required.

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## Document Management, Tracking And Revision History

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# Contents

Version Control .....	2
Declaration .....	3
Document Management, Tracking And Revision History .....	3
Contents .....	4
Tables .....	5
Figures .....	6
Appendices .....	7
Abbreviations .....	7
Executive Summary .....	10
1. Introduction .....	12
1.1 Proposal Identification .....	12
1.2 Site Location .....	12
1.3 Purpose of the Report .....	12
2. Site Analysis and Description .....	14
2.1 The Site and Locality .....	14
2.1.1 Existing Development .....	15
2.1.2 Site Considerations and Constraints .....	20
2.2 Surrounding Development .....	21
3. Proposed Development, Need and Alternative .....	24
3.1 The Proposal .....	24
3.1.1 Options Considered .....	26
3.1.2 Preferred Option Justification .....	26
3.2 Construction Activities .....	27
3.3 Ancillary Facilities .....	28
4. Statutory Framework .....	29
4.1 Planning Approval Pathway .....	29
4.2 Environmental Planning and Assessment Act 1979 .....	29
4.3 Environmental Planning and Assessment Regulation 2021 .....	29
4.4 State Environmental Planning Policies .....	29
4.5 Local Environmental Plans .....	30
4.6 Other Relevant Legislation .....	32
5. Consultation .....	33
5.1 Government Agency and Other Stakeholder Consultation .....	34
6. Environmental Impact Assessment .....	36
6.1 Identification of Issue .....	36
6.1.1 Soils and Geology .....	36
6.1.2 Hazardous Materials and Contamination .....	36

6.1.3	Hydrology, Flooding and Water Quality .....	37
6.1.4	Ecology .....	37
6.1.5	Bushfire Prone Land .....	37
6.1.6	Traffic, Access and Parking .....	38
6.1.7	Noise and Vibration .....	39
6.1.8	Air Quality and Energy .....	40
6.1.9	Non-Aboriginal Heritage .....	40
6.1.10	Aboriginal Heritage .....	41
6.1.11	Visual Amenity .....	41
6.1.12	Land Uses and Services .....	42
6.1.13	Waste Generation .....	42
6.1.14	Cumulative Impact .....	42
6.1.15	Impact on Coastal Processes and Coastal Hazards .....	43
6.1.16	Applicable Local Strategic Planning Statements, Regional Strategic Plans or District Plans .....	43
6.1.17	Any other relevant environmental factors .....	44
6.2	Impact Assessment .....	45
6.2.1	Physical and Chemical Impacts During Construction and Operation .....	45
6.2.2	Biological Impacts During Construction and Operation .....	46
6.2.3	Community Impacts During Construction and Operation .....	48
6.2.4	Natural Resource Impacts During Construction and Operation .....	49
6.2.5	Aboriginal Cultural Heritage Impacts During Construction and Operation .....	50
6.2.6	Other Cultural Heritage Impacts During Construction or Operation .....	51
6.3	Summary of Mitigation Measures .....	52
6.4	Summary Impacts .....	53
7.	Environmental Factors Considered .....	54
7.1	Section 171(2) EP&A Regulations 2021 Environmental Factors Checklist .....	54
7.2	Matters of National Environmental Significance Checklist .....	55
8.	Justification and Conclusion .....	56

## Tables

Table 1: Section 10.7 Planning Constraints .....	20
Table 2: Project Timeframes and Construction Activities .....	27
Table 3: T&I SEPP Clauses 2.10 – 2.17 Consultation .....	34
Table 4: Notification of carrying out certain development without consent (T&I SEPP clause 2.62) .....	35
Table 5: Summary of Mitigation Measures .....	52
Table 6: Section 171(2) Checklist (NSW Legislation) .....	54
Table 7: EPBC Act 1999 (Commonwealth Legislation) .....	55

## Figures

Figure 1 – Location of Stage 3 Early Works	13
Figure 2 – Level 1 Main Building and Stage 2 Building – location of the proposed works	13
Figure 3 – Location Plan	14
Figure 4 – Aerial photograph showing the Stage 2 Redevelopment under construction and cadastral boundaries	15
Figure 5 – Recent aerial photograph of the hospital and environs	16
Figure 6 – Site Plan	16
Figure 7 – Recent aerial photograph of the hospital and environs	17
Figure 8 - Stage 2 Building (left), the Main Building, and Maternity Block (right) as seen from Brentwood Street	17
Figure 9 - Stage 2 Building with the Level 1 shell space outlined in red	18
Figure 10 - Stage 2 Building Level 1 Shell Space	18
Figure 11 - Stage 2 Building Level 1 Shell Space	19
Figure 12 - Existing Operating Theatre Unit Entry / future CSSD	19
Figure 13 - Existing Main Operating Theatre / future CSSD	20
Figure 14 – Extent of previous mining activity at and under the hospital	21
Figure 15 – Birralelee - 33 Brentwood Street	22
Figure 16 – Typical residential development opposite the hospital on Brecht Street	22
Figure 17 – Goodstart Early Learning pre-school – 18 Brentwood Street adjacent to the hospital	23
Figure 18 – Indicative layout of the proposed works	24
Figure 19 – Axonometric of the proposed indicative layout	25
Figure 20 – Demolition Plan	25
Figure 21 – Proposed Floor Plan	26
Figure 22 – Indicative Contractor Compound Options Plan & Vehicular Traffic Flows	28
Figure 23 – LEP zoning map	30
Figure 24 – LEP Height of Buildings map	31
Figure 25 – LEP Heritage map	32
Figure 26 – Extent of neighbour notification	33

## Appendices

Appendix	Description	Author	Rev/Ref/Date
A	Survey	NSW HNELHD	Rev C / MB.00 / 2/7/2021
B	Planning Certificates	Muswellbrook Shire Council	Certificates 23013 and 20314 of 11/4/2022
C	Architectural Plans	dwp	Site Plan – Proposed A0050 (Rev D) - 13/5/2022 Demolition Plan – Level 1 A1022 (Rev U) – 27/5/2022 EW – GA Plan – Level 1 A1220 (Rev S) – 27/5/2022 Reflected Ceiling Plan – Level 1 A1805 (Rev F) – 27/5/2022
D	Preliminary Construction Management Plan	MostynCopper	May 2022
E	Resilience and Hazards SEPP (Former SEPP 33) Assessment	RiskCon	16 May 2022
F	Notification letters	HI	28 April 2022
	Response to notification	Subsidence Advisory NSW	10 May 2022
G	HAZMAT / Asbestos Register	Practical Environmental Solutions	16 May 2014 (cover reference) and 8 May 2020 (revision table)
H	Bushfire Advice	Peterson Bushfire	22 March 2022
I	Noise and Vibration Impact Assessment	Acoustic Logic	17 May 2022
J	AHIMS Search Result	NSW Government	23 February 2022
K	Waste Management Plan – Hunter Valley Sector	NSW HNELHD	25 January 2022
L	BCA and DDA Compliance Statement	BM+G	2 June 2022
M	Services Statement - Electricity	JHA	1 June 2022 – Ref 220047 MHR3
	Services Statement – Hydraulic	Warren Smith & Partners	1 June 2022
	Services Statement – Fire Services	Warren Smith & Partners	1 June 2022

## Abbreviations

Abbreviation	Description
AEC	Area of Environmental Concern
AHD	Australian Height Datum
AHIP	Aboriginal Heritage Impact Permit
AHIMs	Aboriginal Heritage Information Management System BC Regulation
AMG	Australian Map Grid
BC Act 2016	Biodiversity Conservation Act 2016
BC Act 2017	Biodiversity Conservation Act 2017
BC Regulation	Biodiversity Conservation Regulation 2017

Abbreviation	Description
<b>BAM</b>	Biodiversity Assessment Method
<b>CA</b>	Certifying Authority
<b>CE</b>	Chief Executive
<b>CM Act</b>	Coastal Management Act 2016
<b>CMP</b>	Construction Management Plan
<b>CRA</b>	Conservation Risk Assessment
<b>DPC</b>	Department of Premier and Cabinet
<b>DPE</b>	Department of Planning and Environment
<b>EIS</b>	Environmental Impact Statement
<b>EMP</b>	Environmental Management Plan
<b>EES</b>	Environment, Energy and Science
<b>EPA</b>	Environment Protection Authority
<b>EP&amp;A Act</b>	Environmental Planning and Assessment Act 1979
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2021
<b>EPBC Act (Cwth)</b>	Environment Protection and Biodiversity Conservation Act 1999
<b>EPI</b>	Environmental Planning Instrument
<b>EPL</b>	Environment Protection Licence
<b>FM Act</b>	Fisheries Management Act 1994
<b>Ha</b>	Hectares
<b>HHIMS</b>	Historic Heritage Information Management System
<b>HI</b>	NSW Health Infrastructure
<b>LEP</b>	Local Environmental Plan
<b>LGA</b>	Local Government Area
<b>MPS</b>	Multipurpose Service
<b>MNES</b>	Matters of National Environmental Significance
<b>NPW Act</b>	National Parks and Wildlife Act 1974
<b>NPW Regulation</b>	National Parks and Wildlife Regulation 2009
<b>NPWS</b>	National Parks and Wildlife Service (part of EES)
<b>NT Act (Cth)</b>	Commonwealth Native Title Act 1993
<b>OEH</b>	(Former) Office of Environment and Heritage
<b>PCMP</b>	Preliminary Construction Management Plan



Abbreviation	Description
<b>Planning Systems SEPP</b>	State Environmental Planning Policy (Planning Systems) 2021
<b>POEO Act</b>	Protection of the Environment Operations Act 1997
<b>Proponent</b>	NSW Health Infrastructure
<b>REF</b>	Review of Environmental Factors
<b>Resilience SEPP</b>	State Environmental Planning Policy (Resilience and Hazards) 2021
<b>RF Act</b>	Rural Fires Act 1997
<b>RFS</b>	Rural Fire Service
<b>SEPP</b>	State Environmental Planning Policy
<b>SIS</b>	Species Impact Statement
<b>T&amp;I SEPP</b>	State Environmental Planning Policy (Transport & Infrastructure) 2021
<b>WM Act</b>	Water Management Act 2000

# Executive Summary

## The Proposal

The proposed works involve minor internal demolition works, internal alterations and additions to existing floorspace on Level 1 of the Stage 2 and Main Muswellbrook Hospital buildings.

Specifically, the works include:

- Fit-out of shell space for a new operating theatre suite and staff support areas;
- Conversion of the existing operating theatre suite to a relocated and expanded Central Sterilising Services Department (CSSD); and
- Ancillary circulation space reconfiguration.

No external works are proposed, other than minor plant reconfiguration within existing Level 2 plant enclosures.

## Need for the Proposal

The driver for the works generally arises from the hospital's Clinical Services Plan (CSP) and the ongoing program of works to upgrade and modernise facilities at the hospital. It has been identified that the Operating Suite and CSSD at Muswellbrook Hospital requires upgrades to meet current and future demand prior to the Muswellbrook Hospital Redevelopment (MHR) Stage 3 project being completed.

The existing Level 1 shell space has resulted from the recently completed Stage 2 Redevelopment of the hospital. The Stage 2 Redevelopment was approved by HI under a REF on 1 February 2016 (Approval No. 001/2016). The Stage 2 Building has been operational for a number of years.

## Proposal Objectives

The proposed works support the objectives of continued enhancement of delivery of health services at Muswellbrook Hospital to respond to immediate capacity needs to improve perioperative and sterilising in line with the CSP.

## Options Considered

It is clear that to do-nothing is not a suitable course of action. In planning for the package of early works under this REF several alternative options were explored in terms of location and configuration of the works however they did not provide for the same or improved locational, operational, financial or social advantages.

The preferred option as a result of the design process is embodied in the proposed plans and layout. The design has evolved based on the functional needs and consultation with relevant hospital user groups, stakeholders, consultants, Hunter New England Local Health District (HNELHD) and technical review.

## Site Details

Muswellbrook Hospital is located at Brentwood Street, Muswellbrook NSW 2333. The whole of the hospital is sited within a number of lots, however the main hospital building and the location of the subject works predominantly spans Lots 28 and 31 of DP 752484. The subject development site is located centrally within the campus on Level 1 of the Stage 2 building and Main building – see **Figure 1** further over.

The site of the works presently accommodates shell space in the Stage 2 Building and the existing operating theatre suite in the Main Building – see **Figure 2** further over.

## Planning Approval Pathway

Section 4.1 of the EPA Act states that if an EPI provides that development may be carried out without the need for development consent, a person may carry the development out, in accordance with the EPI, on land to which the provision applies. However, the environmental assessment of the development is required under Part 5 of the Act.

*State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&ISEPP) aims to facilitate the effective delivery of infrastructure across the State. Chapter 2 Division 10 of T&ISEPP outlines the approval requirements for health service facilities. A “hospital” is defined as a health service facility under this division.

The site is zoned SP2 Infrastructure - Health Service Facilities zone under *Muswellbrook Local Environmental Plan* (LEP) 2009. The SP2 zone is a prescribed zone under the T&ISEPP.

The proposal involves the alteration of, or addition to, a building that is a health services facility which is classified as development without consent as proposed activity is consistent with section 2.61(1)(a) of T&ISEPP. Demolition works to existing buildings are subject to section 2.61(1)(c) of the T&ISEPP.

However, the project becomes an 'activity' for the purposes of Part 5 of the EPA Act and is subject to an environmental assessment (REF). The proposal is considered an 'activity' in accordance with section 5.1 of the EPA Act because it involves the carrying out of a work, the demolition of a building or a work, and the use of land, that is not Exempt Development or prohibited under an environmental planning instrument. Accordingly, the works can be undertaken by HI as a public authority as development without consent.

### **Statutory Consultation**

Formal notification is not required under sections 2.10 to 2.14 of the T&ISEPP. Consultation with Subsidence Advisory NSW was however required under section 2.15(2)(f) of the SEPP as the whole of the Muswellbrook Hospital campus sits within a Mine Subsidence District. No distinction is made with respect to the notification trigger to the scope thresholds of works and any/all works require notification.

Subsidence Advisory NSW was notified of the proposed works by emailed letter dated 28 April 2022 and responded on 10 May 2022. Subsidence Advisory NSW advised that the hospital site is within the Muswellbrook mine subsidence district and is undermined in the St Heliers seam. It further confirmed *that in accordance with the current merit assessment policy, all internal refit works are considered deemed approval and subsidence parameters are not required to be included in the design of the proposed works.*

No other notification to agencies was triggered.

Under section 2.62 notification is triggered to Council and occupiers of adjoining land for a period of 21 days.

Notification letters were issued to these parties on 28 April 2022. The notification period concluded on 19 May 2022. Following notification, no public submissions were received and Council also did not provide a submission.

### **Environmental Impacts**

The environmental impacts of the works are few and minor given the internalised nature of the works and the use / re-use of existing built form. The single greatest impact identified is that of construction noise and vibration. Construction noise is likely to impact a range of internal hospital uses and other external neighbouring land uses including residential and child care uses. Management and mitigation will be applied to limit likely impacts. Construction vibration will be localised to within the subject hospital buildings and management and mitigation will again need to be applied to reduce adverse impacts upon sensitive machinery, equipment, activities and patients within the hospital.

### **Justification and Conclusion**

The proposed alterations and additions to provide a new operating theatre suite and relocated and expanded CSSD at Muswellbrook Hospital is subject to assessment under Part 5 of the EPA Act. The REF has examined and taken into account to the fullest extent possible all matters affecting, or likely to affect, the environment by reason of the proposed activity.

As discussed in detail in this report, the proposed activity will not result in any significant or long-term impact. The potential impacts identified can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

As outlined in this REF, the proposed activity can be justified on the following grounds:

- It responds to an existing need within the community;
- It generally complies with, or is consistent with all relevant legislation, plans and policies;
- It has minimal environmental impacts; and
- Adequate mitigation measures have been proposed to address these impacts.

The environmental impacts of the proposal are not likely to be significant and therefore it is not necessary for an EIS to be prepared and approval to be sought for the proposal from the Minister for Planning under Part 5.1 of the EPA Act. On this basis, it is recommended that HI approve the proposed activity in accordance with Part 5 of the EPA Act and subject to the adoption and implementation of matters outlined in this report.

# 1. Introduction

## 1.1 Proposal Identification

The proposed works involve minor internal demolition works, internal alterations and additions to existing floorspace on Level 1 of the Stage 2 and Main Muswellbrook Hospital buildings.

Specifically, the works include:

- Fit-out of shell space for a new operating theatre suite and staff support areas;
- Conversion of the existing operating theatre suite to a relocated and expanded Central Sterilising Services Department (CSSD); and
- Ancillary circulation space reconfiguration.

No external works are proposed, other than minor plant reconfiguration within existing Level 2 plant enclosures.

## 1.2 Site Location

Muswellbrook Hospital is located at Brentwood Street, Muswellbrook NSW 2333. The whole of the hospital is sited within a number of lots, however the main hospital building and the location of the subject works predominantly spans Lots 28 and 31 of DP 752484. The subject development site is located centrally within the campus on Level 1 of the Stage 2 and Main hospital buildings – see **Figure 1** over.

The site of the works presently accommodates shell space in the Stage 2 Building and the existing operating theatre suite in the Main Building – see **Figure 2** over.

A survey is provided at **Appendix A**.

## 1.3 Purpose of the Report

This Review of Environmental Factors (REF) has been prepared by \_planning Pty Ltd on behalf of NSW Health Infrastructure (HI) to determine the environmental impacts of the proposed internal alterations and additions at Level 1 of the Stage 2 and Main buildings at Muswellbrook Hospital. For the purposes of these works, HI is the proponent and the determining authority under Part 5 of the EP&A Act.

The purpose of the REF is to describe the proposal, to document the likely impacts of the proposal on the environment and to detail protective measures to be implemented to mitigate impacts.

The description of the proposed works and associated environmental impacts have been undertaken in the context of Section 171 of the EP&A Regulation 2021 and the Australian Government's Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

The assessment contained within the REF has been prepared having regard to:

- whether the proposed activity is likely to have a significant impact on the environment and therefore the necessity for an EIS to be prepared and approval to be sought from the Minister for Planning under Part 5.1 of the EP&A Act; and
- the potential for the proposal to significantly impact Matters of National Environmental Significance (MNES) on Commonwealth land and the need to make a referral to the Australian Government Department of Environment and Energy for a decision by the Commonwealth Minister for the Environment on whether assessment and approval is required under the EPBC Act.

The REF helps to fulfil the requirements of section 5.5 of the EP&A Act, which requires that HI examine, and take into account to the fullest extent possible, all matters affecting, or likely to affect, the environment by reason of the proposed activity.

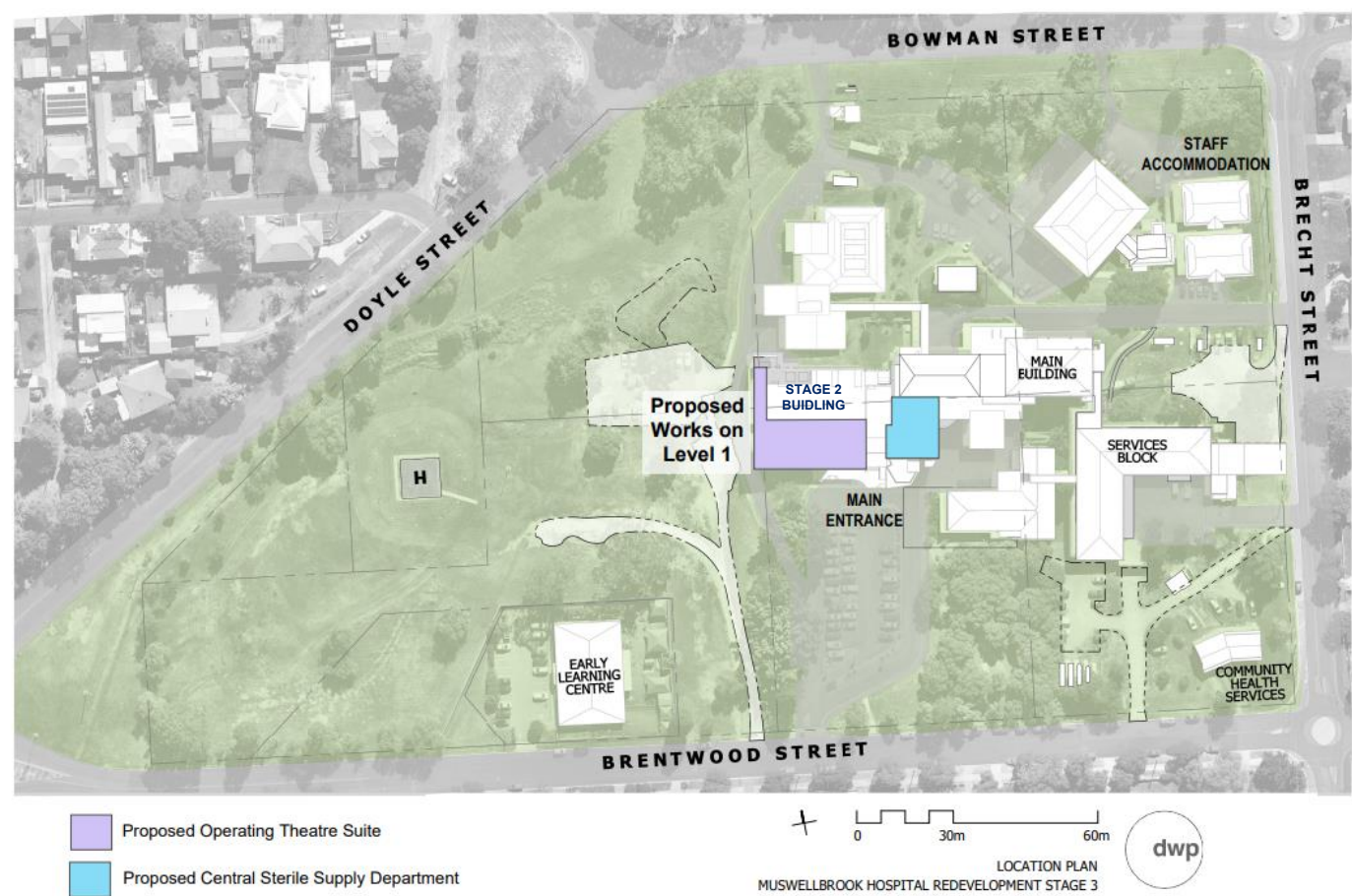


Figure 1 – Location of Stage 3 Early Works (dwp)

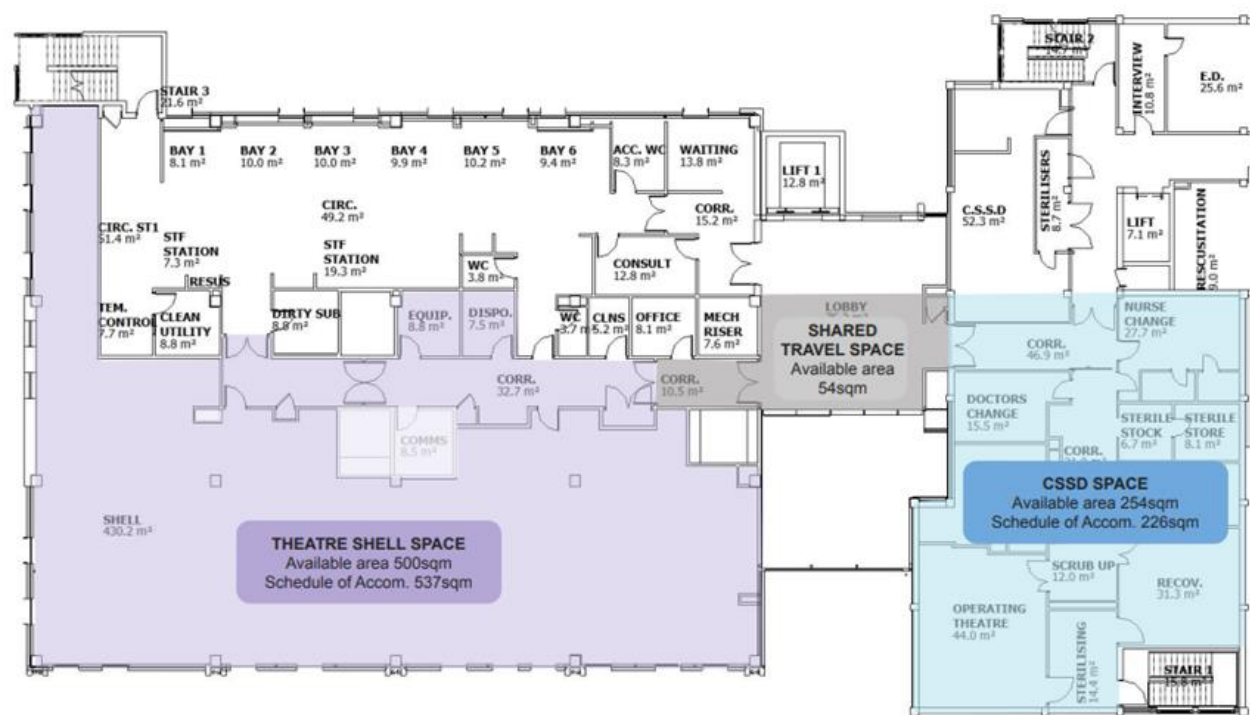


Figure 2 – Level 1 Main Building and Stage 2 Building – location of the proposed works (dwp)



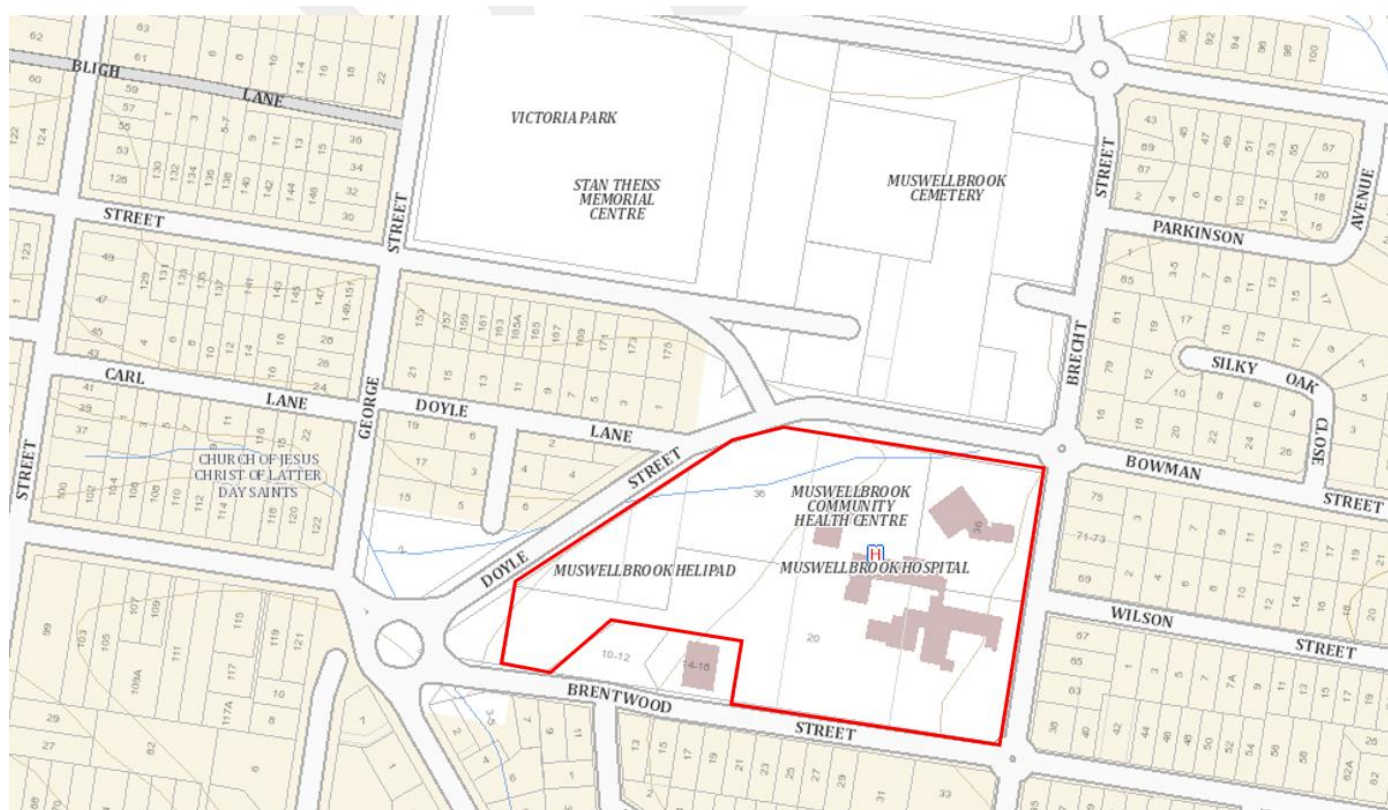
## 2. Site Analysis and Description

### 2.1 The Site and Locality

Muswellbrook is located in the upper Hunter Valley some 250km north of Sydney and about 130km north-west of Newcastle. The relevant local government area (LGA) is Muswellbrook Shire Council.

The hospital forms part of the HNELHD which provides a range of public health services to the Hunter, New England and Lower Mid North Coast regions. Muswellbrook is one of some 95 health services facilities within the HNELHD.

The hospital is located at Brentwood Street, Muswellbrook, centrally within the township and is generally bounded by low-rise residential development to the south, east and north-west. To the immediate north of the hospital is the Muswellbrook General Cemetery and adjacent to the immediate south is the Good Start Early Learning Muswellbrook Childcare Centre. See **Figure 3**.



**Figure 3 – Location Plan (SixMaps)**

The hospital site is bounded by Brentwood Street to the south, Brecht Street to the east, Bowman Street to the north and Doyle Street to the west / north-west – see **Figures 3** and **4**. The hospital site is irregular in shape and comprises a number of lots as follows.

Lot / DP	Use
Lot 25 DP 752484	Existing residual land / hospital grounds
Lot 26 DP 752484	Helipad
Lot 27 DP 752484	Part Stage 2 hospital building and existing residual land / hospital grounds
Lot 28 DP 752484	Part Stage 2 and Main hospital buildings, Weidman Wing and at-grade car park
Lot 29 DP 752484	Part Main hospital building, Former Nurses Accommodation, Staff accommodation buildings and other ancillary buildings
Lot 30 DP 752484	Part Main hospital building, Part Maternity, and Services Block
Lot 31 DP 752484	Part Stage 2 and Main hospital buildings, Part Maternity, and at-grade car park
Lot 300 DP 865487	Part Stage 2 hospital building and existing residual land / hospital grounds



**Figure 4 – Aerial photograph showing the Stage 2 Redevelopment under construction and cadastral boundaries (SixMaps)**

It is understood that the Health Administration Corporation (HAC) owns the site. The NSW Government Gazette of 12 July 2019 identifies a significant number of NSW hospital sites acquired by HAC for the purposes of the *Health Administration Act 1982* as at that date. This includes all lots and DPs listed above as forming 'the Muswellbrook District Hospital'. This acquisition has brought together all lots into single HAC ownership.

### 2.1.1 Existing Development

Muswellbrook Hospital is a 46-bed district-level health facility that predominately provides a range of clinical and non-clinical services including emergency, surgical, maternity and other health services to the Upper Hunter region.

Muswellbrook Hospital has been subject to two recent stages of redevelopment. Stage 1 of the Redevelopment was completed in 2015 which included a new Emergency Department. Stage 2 was completed in 2019 and included new renal and chemotherapy services, improved spaces for medical imaging and pathology collection, refurbished outpatient areas, oral health services, an enhanced space for patients attending Muswellbrook Hospital for day surgery, and improvements to the main entry, reception and admission areas. Stage 2 also provided Lower Ground Level and Level 1 shell space for future fit-out and use. The fit-out and use of the Level 1 shell space is part of the works the subject of this REF.

**Figure 5** shows a recent aerial photograph of the hospital campus and its urban context. The hospital campus' buildings are identified on the site plan at **Figure 6**. The Stage 2 and Main Buildings are connected at the main pedestrian entrance to the hospital which addresses Brentwood Street and the hospital's main public carpark.

**Figure 7** provides a current aerial photograph consistent with the site plan. Further figures show the main hospital building, including the Stage 2 Redevelopment; the existing shell space on Level 1 of the Stage 2 building subject of this REF, and the existing operating theatre suite where the CSSD is proposed to be relocated in the Main Building.





Figure 5 – Recent aerial photograph of the hospital and environs (Sky View Aerial)

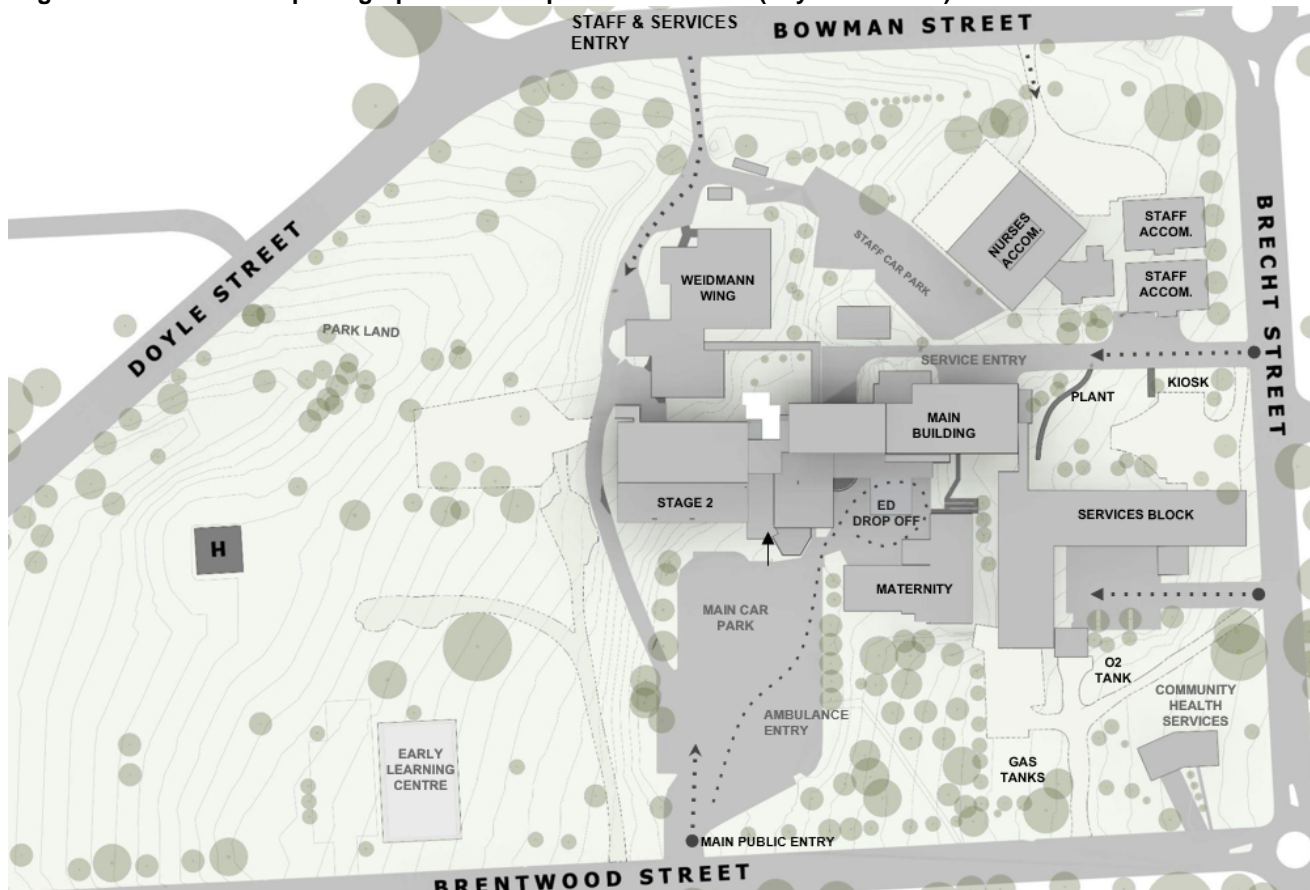


Figure 6 – Site Plan (dwp)





Figure 7 – Recent aerial photograph of the hospital and environs (Sky View Aerial)



Figure 8 - Stage 2 Building (left), the Main Building, and Maternity Block (right) as seen from Brentwood Street





**Figure 9 - Stage 2 Building with the Level 1 shell space outlined in red**



**Figure 10 - Stage 2 Building Level 1 Shell Space**



Figure 11 - Stage 2 Building Level 1 Shell Space



Figure 12 - Existing Operating Theatre Unit Entry / future CSSD





Figure 13 - Existing Main Operating Theatre / future CSSD

### 2.1.2 Site Considerations and Constraints

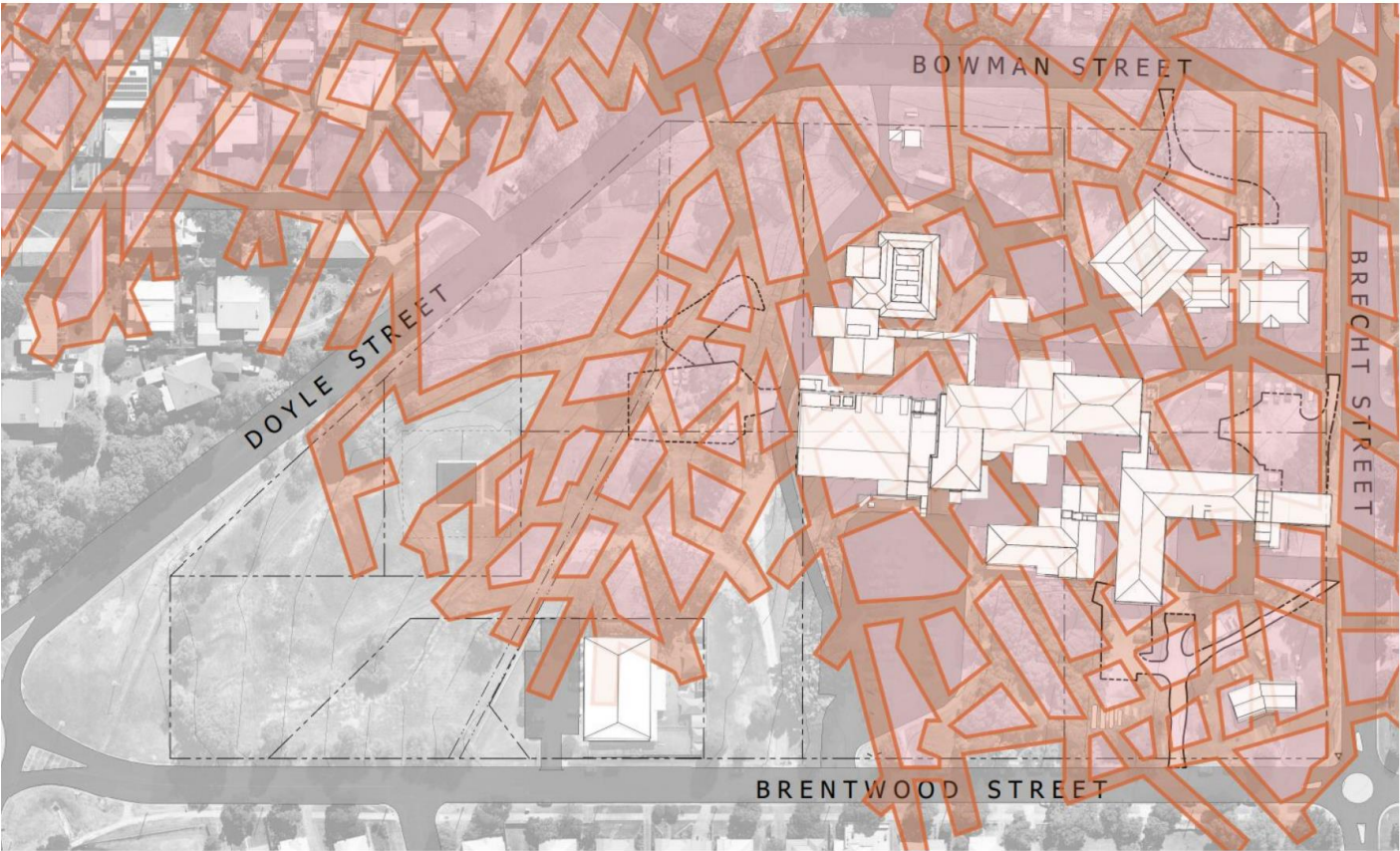
Section 10.7 Planning Certificates No. 23013 and 23014 (for each of the predominant / major lots spanned by the buildings) and both dated 11 April 2022 identify that the site is located within the SP2 – Infrastructure (Health Services Facility) zone under *Muswellbrook Local Environmental Plan 2009*. See the planning certificates at **Appendix B**.

Table 1: Section 10.7 Planning Constraints

Affectation	Yes	No
Critical habitat		X
Conservation area		X
Item of environmental heritage		X
Affected by section 38 or 39 of the Coastal Management Act 2016 (CM Act)		X
Proclaimed to be in a mine subsidence district	X	
Affected by a road widening or road realignment		X
Affected by a planning agreement		N/A
Affected by a policy that restricts development of land due to the likelihood of landslip		N/A
Affected by bushfire, tidal inundation, subsidence, acid sulphate or any other risk		X
Affected by any acquisition of land provision		X

Biodiversity certified land or subject to any bio-banking agreement or property vegetation plan	X
Significantly contaminated	N/A
Subject to flood related development controls	X

In relation to mine subsidence, **Figure 14** below indicates the extent of former mining activity under and around the hospital leading to the declaration of the land as part of a Mine Subsidence District.



LEGEND

- First Workings - St Heliers
- External Workings - St Heliers

Figure 14 – Extent of previous mining activity at and under the hospital (dwp)

2.2 Surrounding Development

The surrounding locality can be broadly described as being in part a suburbanised low-rise low-density residential area. This is typified by the types of development seen in Brentwood and Brecht Streets as as shown in **Figures 15** and **16** over. The locality could also be reasonably described as civic in nature with the hospital dominating this context and this being reinforced with the SP2 – Health Services Facility zone spanning an area greater than the hospital and taking in the adjacent pre-school and the Muswellbrook Cemetery to the north of Bowman / Doyle Streets.

**Figure 15** also shows the only nearby heritage item, Birralelee - 33 Brentwood Street. Note, the cemetery is also listed as a heritage item. Details are set out later in this REF. The adjacent pre-school is shown in **Figure 17**.

The proposed works are otherwise immediately surrounded by the main hospital building.





**Figure 15 – Birralelee - 33 Brentwood Street**



**Figure 16 – Typical residential development opposite the hospital on Brecht Street**



**Figure 17 – Goodstart Early Learning pre-school – 18 Brentwood Street adjacent to the hospital**



### 3. Proposed Development, Need and Alternative

#### 3.1 The Proposal

The proposed works involve minor internal demolition works and internal alterations and additions to existing floorspace on Level 1 of the Stage 2 and Main Muswellbrook Hospital buildings.

Specifically, the works include:

- Fit-out of shell space for a new operating theatre suite and staff support areas;
- Conversion of the existing operating theatre suite to a relocated and expanded Central Sterilising Services Department (CSSD); and
- Ancillary circulation space reconfiguration.

No external works are proposed, other than minor plant reconfiguration within existing Level 2 plant enclosures.

The refurbishment component of the works will involve changes to the layout of the existing Level 1 of the hospital particularly with regard to the conversion of existing operating theatre spaces to the new CSSD. This will require demolition works to remove non-structural elements including (but not limited to) walls, doors and furniture. The works will also involve connecting to, and altering, building services including hydraulic, fire safety services, electrical, gas and telecommunications as required.

The works are shown indicatively in **Figures 18 and 19**. **Figure 20** provides the proposed floor plan. The architectural plan set is included at **Appendix C**.

The proposed works support the objectives of continued improvement of delivery of health services in Muswellbrook and the Hunter New England Local Health District (HNELHD).

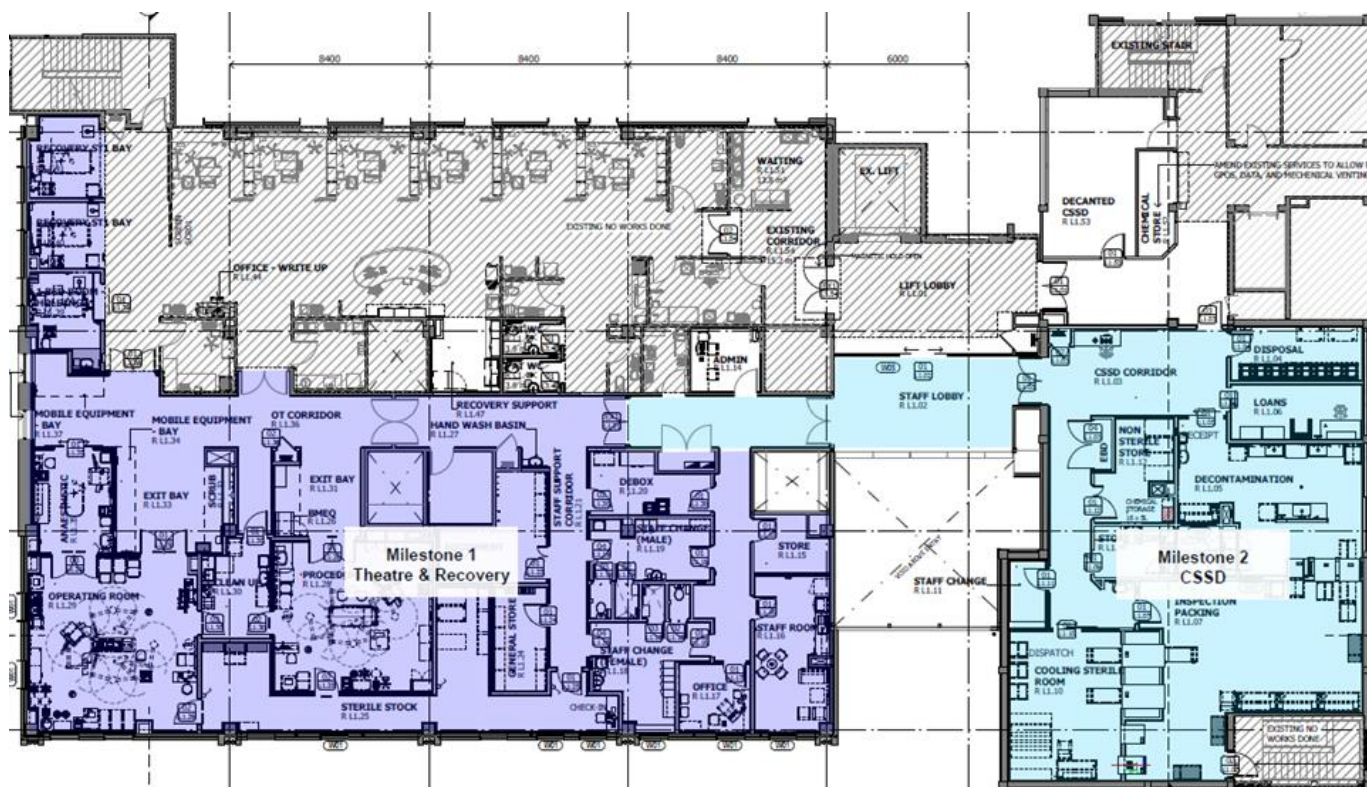


Figure 18 – Indicative layout of the proposed works/ Staging plan (dwp)



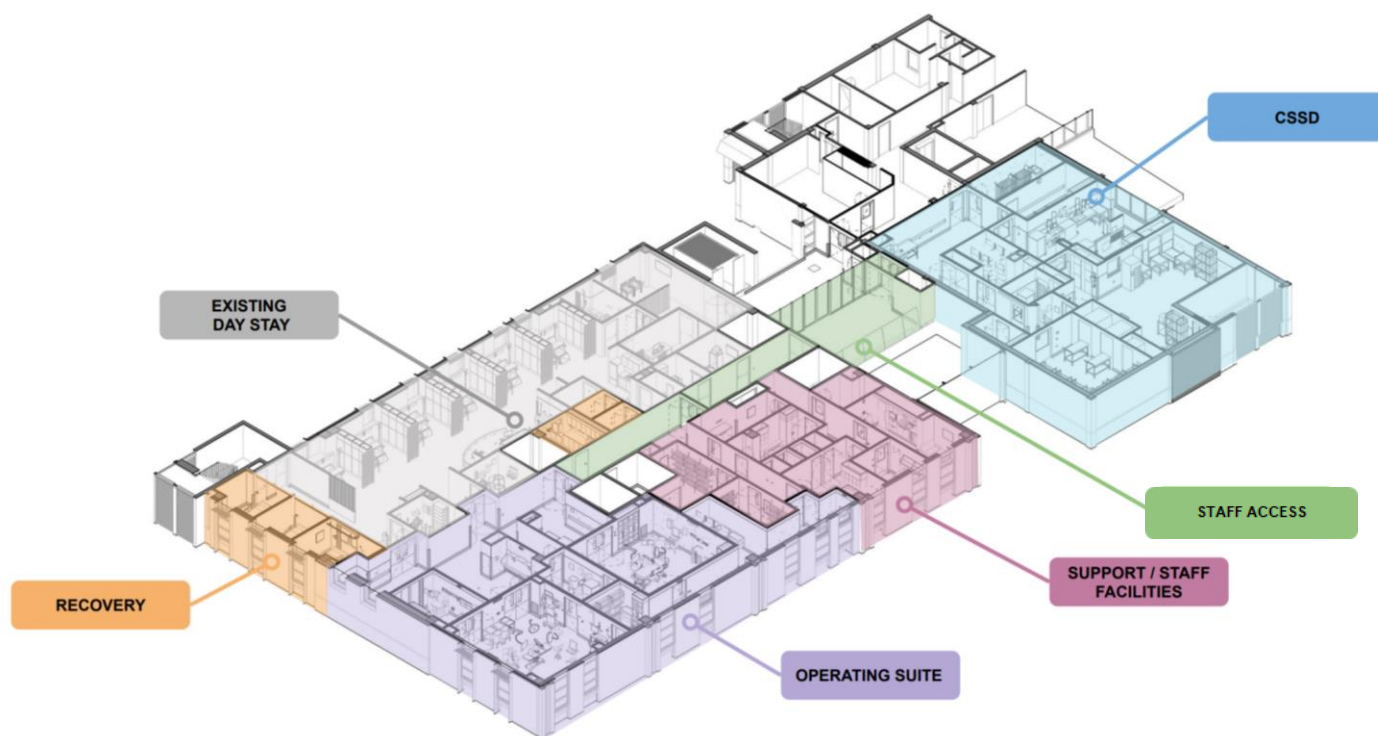


Figure 19 –Axonometric of the proposed indicative layout (dwp)

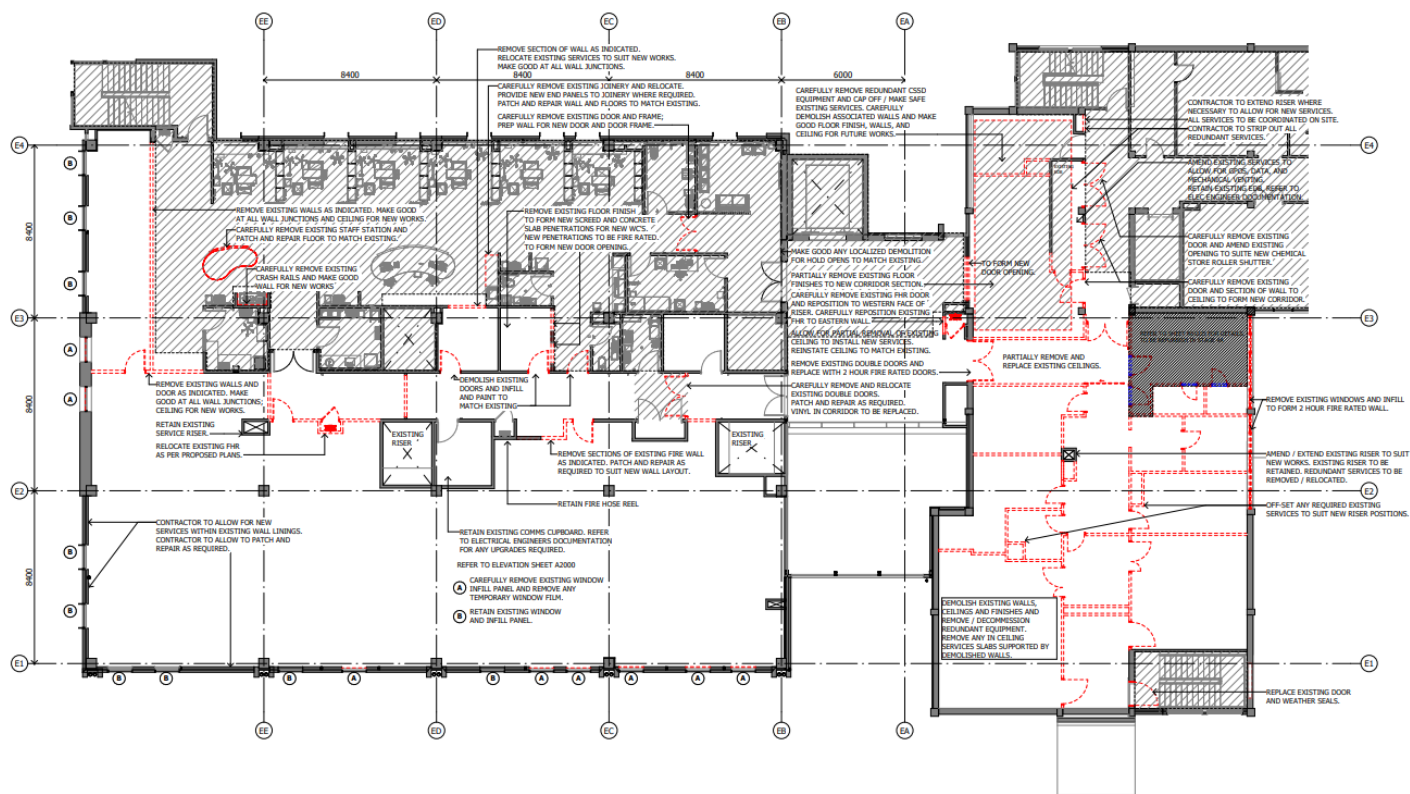


Figure 20 – Demolition Plan (dwp)

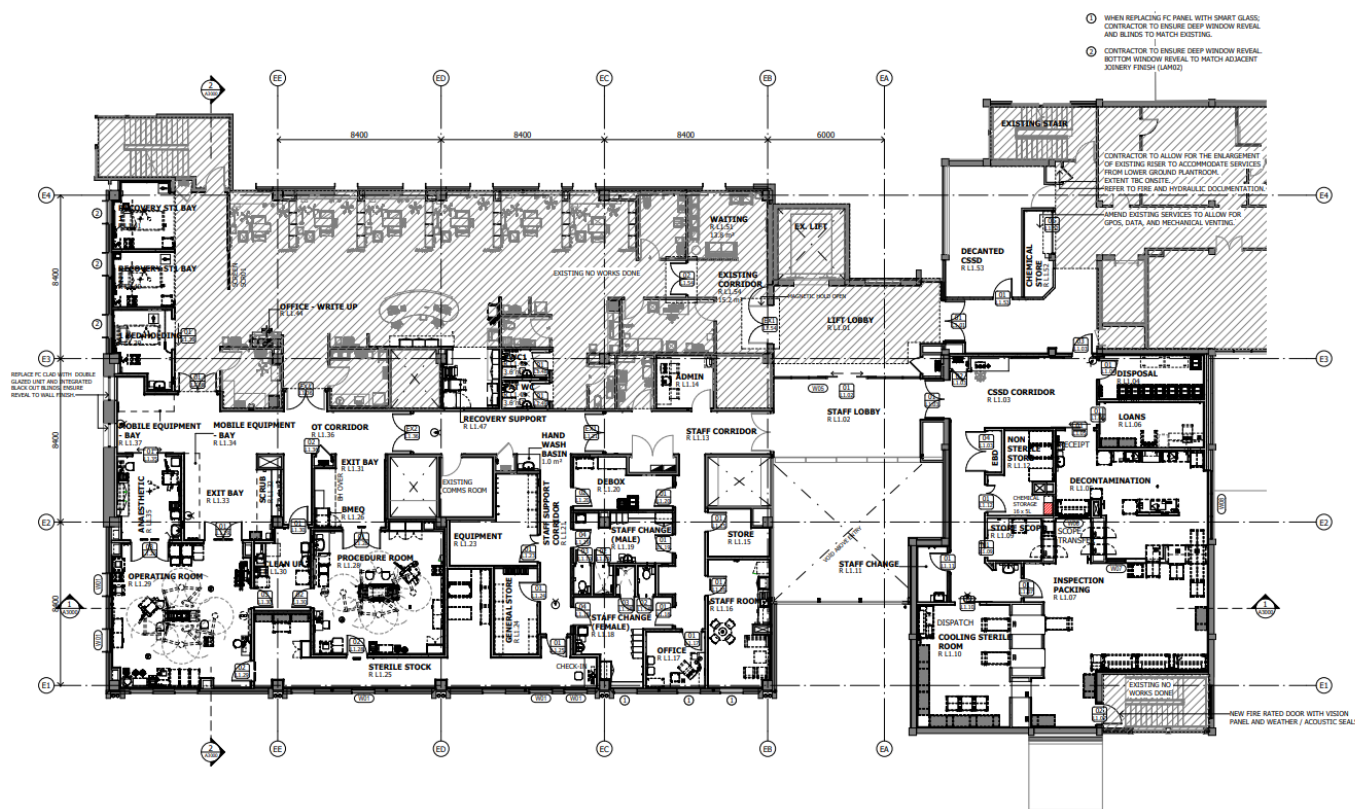


Figure 21 – Proposed Floor Plan (dwp)

### 3.1.1 Options Considered

It is clear that to do-nothing is not a suitable course of action. In planning for the package of early works under this REF several alternative options were explored in terms of location and configuration of the works however they did not provide for the same or improved locational, operational, financial or social advantages.

The existing Stage 2 Redevelopment shell space is located on the same level as the existing operating theatre suite (Level 1) and the adjacencies co-related to the efficiencies and functioning of the hospital are primary and fundamental in decision-making and in making appropriate and best use of the shell space. The relocation of the CSSD, also within the same level, also provides necessary servicing of the operating theatre suite, as is presently the case.

### 3.1.2 Preferred Option Justification

As set out above, few options exist and the proposed location, spatial arrangement, and layout provides the hospital with the best functionality from both users' and technical standpoints. The preferred option as a result of the design process is embodied in the proposed plans and layout. The design has evolved based on the functional needs and consultation with relevant hospital user groups, stakeholders, consultants, Hunter New England Local Health District (HNELHD) and technical review. It provides the most appropriate option to achieve the project objective to provide the hospital with contemporary spaces for perioperative and sterilising services to improve patient care and efficiency of services.

### Ecologically Sustainable Development (ESD)

The EP&A Regulation lists four principles of ESD required to be considered in assessing a project:

- The Precautionary Principle
- Intergenerational equity
- Conservation of biological biodiversity and ecological integrity
- Improved valuation and pricing of environmental resources

The precautionary principle is utilised when uncertainty exists about potential environmental impacts. It provides that if there are threats of serious or irreversible environmental damage, lack of scientific certainty should not be used as a

reason for postponing measures to prevent environmental degradation. The precautionary principle requires careful consideration and evaluation of potential environmental impacts in order to avoid, wherever practicable, serious or irreversible damage to the environment.

This REF has not identified any serious threat or irreversible damage to the environment and therefore the precautionary principle is not relevant in this case.

Intergenerational equity is concerned with ensuring the health, diversity and productivity of the environment can be maintained or enhanced for the benefit of future generations. The proposal satisfies this by providing a means to providing enhanced and much needed health services for generations to come.

The principle of biological diversity upholds that the conservation of biological diversity and ecological integrity should be a fundamental consideration for any development. The proposal will have no detrimental effect upon this, given the general lack of biodiversity values present on the site and the internalised nature of the works themselves.

The principles of improved valuation and pricing of environmental resources requires consideration of all environmental resources that may be affected by a proposal, including air, water, land and living things. Mitigation measures are included in this REF for avoiding waste and ensuring where possible reuse, recycling and managing waste occurs, as relevant to this relatively minor scope of works.

## 3.2 Construction Activities

The works are short term (9 months).

Table 2: Project Timeframes and Construction Activities

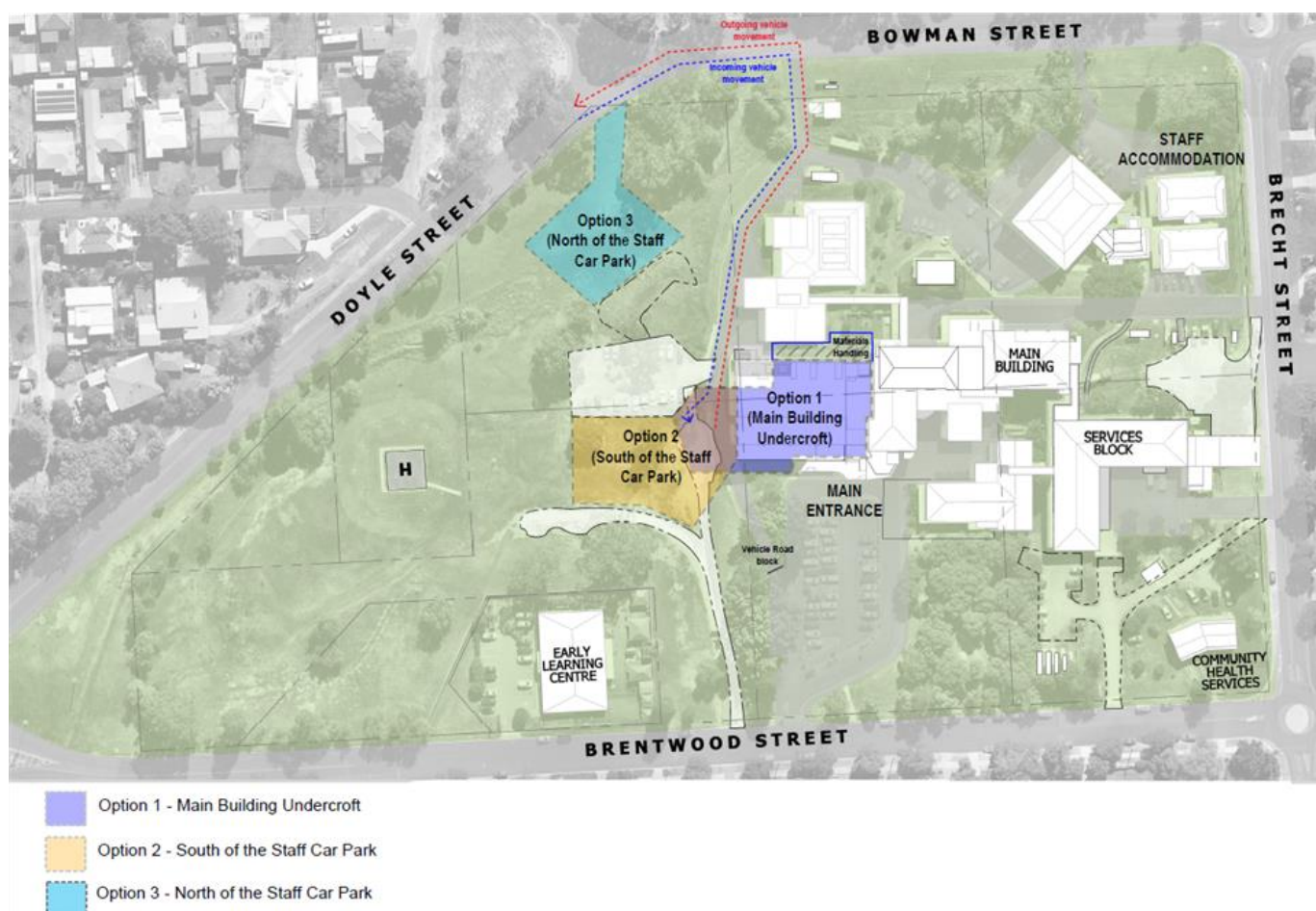
<b>Commencement Date</b>	Milestone 1 – Mid August 2022 – Mid February 2023 Milestone 2 – Mid February 2023 – Mid June 2023
<b>Work Duration/Methodology</b>	Milestone 1 – 6 months Milestone 2 – 4 months
<b>Work Hours and Duration/Construction</b>	The hours proposed are standard construction hours, that is: Mondays to Fridays: 7:00am to 5:00pm Saturdays: 8:00am to 1:00pm Sundays and Public Holidays: No work.
<b>Plant Equipment</b>	The likely assumed plant equipment to be employed includes: 1 x Demolition Saw. 1 x Semi-Trailer and fixed trucks 1 x Mobile Diesel Crane. 1 x Builder's Hoist. Powered Hand Tools. Scaffolding and access platforms.
<b>Earthworks</b>	As the works are internal on Level 1 of existing buildings no earthworks are relevant to this scope.
<b>Source and Quantity of Materials</b>	The source and quantity of materials will be identified and procured by the Principal Contractor following their appointment. The quantities are likely to be modest given the modest scope of the works generally.
<b>Affected by a planning agreement</b>	No – not applicable.
<b>Traffic Management and Access</b>	A Construction, Pedestrian and Traffic Management Plan will be developed by the Contractor upon their engagement. It is envisaged that construction vehicles will enter and exit the site from Bowman Street, with vehicles proceeding to travel along Doyle Street, onto Brook Street and turning onto New England Highway. Traffic flows and vehicle/pedestrian are a major consideration and pedestrian routes are to be maintained throughout construction. Traffic control personnel will be provided by the Principal Contractor during operating hours, or as advised by the Principal Contractor within their Construction Pedestrian and Traffic Management Plan. Key issues for traffic, pedestrian management during construction to be considered in the Construction, Pedestrian and Traffic Management Plan include but are not limited to: <ul style="list-style-type: none"> <li>• Providing safe access for pedestrians and vehicles accessing the construction site and hospital site</li> </ul>



- Maintaining access at all times for hospital and stakeholder's deliveries
- Ensuring maximum safety of site personnel, pedestrians, commuters and drivers.
- Managing deliveries to within the site through the existing road within the hospital as agreed with the Project Manager and HNELHD. Relevant management controls to be implemented as required.
- Managing truck movements per day with peak movements occurring during material deliveries and weekly skip bin removals each to occur within approved working hours.
- Loading and unloading vehicles so that they do not obstruct roads, driveways and paths of egress from surrounding buildings or fire protection equipment.
- Restriction of heavy vehicles to arterial and sub-arterial transport routes, subject to a detailed haulage and delivery routes being determined.
- Avoidance of the use of suburban streets, as far as practicable.
- Implementation of appropriate traffic management procedures, including consultation with Muswellbrook Shire Council.
- Encouraging construction personnel to car-pool or efficiently use Contractor on-site parking. It is envisaged that parking can be accommodated on site, with access off Bowman Street. The Contractor will not utilise any existing staff/visitor parking spaces currently available to the hospital, contractors and sub-contractors will be encouraged to car share if parking cannot be fully accommodated on site.

### 3.3 Ancillary Facilities

It is envisaged that the Contractor compound and support facilities and areas shall be located within one of the proposed zones shown below. Final location and Site Set-up and Establishment Plan will be developed by the Contractor in consultation with stakeholders upon their engagement and prior to commencement of works. This plan will detail the location of amenities, lay down areas and temporary infrastructure needed to undertake the works.



**Figure 22 – Indicative Contractor Compound Options Plan & Vehicular Traffic Flows (MostynCopper)**

A Preliminary Construction Management Plan is included at **Appendix D**. A final Construction Management Plan noting the location of the Contractor Compound will be developed by the Principal Contractor for the project once appointed.

## 4. Statutory Framework

### 4.1 Planning Approval Pathway

Section 4.1 of the EP&A Act states that if an EPI provides that development may be carried out without the need for development consent, a person may carry the development out, in accordance with the EPI, on land to which the provision applies. However, the environmental assessment of the development is required under Part 5 of the Act.

*State Environmental Planning Policy (Transport & Infrastructure) 2021* (T&I SEPP) aims to facilitate the effective delivery of infrastructure across the State. Division 10 of T&I SEPP outlines the approval requirements for health service facilities. A “hospital” is defined as a health service facility under this division.

The site is zoned SP2 – Health Services Facility under the *Muswellbrook Local Environmental Plan 2009* – see **Figure 23** further over. The SP2 is a prescribed zone under the T&I SEPP.

The proposal involves minor internal demolition works and alterations and additions to an existing health services facility which is classified as development without consent as proposed activity is consistent with section 2.61(1)(a) and (c) as well as section 2.61(2) of T&I SEPP.

However, the project becomes an ‘activity’ for the purposes of Part 5 of the EP&A Act and is subject to an environmental assessment (REF). The proposal is considered an ‘activity’ in accordance with clause 5.1 of the EPA Act because it involves the carrying out of a work, the demolition of a building or a work, and the use of land, that is not Exempt Development or prohibited under an environmental planning instrument.

### 4.2 Environmental Planning and Assessment Act 1979

Section 5.5 of the EP&A Act requires determining authorities, when assessing under Part 5, to examine and take into account to the fullest extent possible all matters affecting, or likely to affect the environment by reason of that activity.

Section 7 of this REF includes an assessment of the proposed activity against the requirements of section 5.5 of the EP&A Act

### 4.3 Environmental Planning and Assessment Regulation 2021

Part 8, Section 171 of the EP&A Regulation provides a list of factors that must be taken into account for an environmental assessment under Part 5 of the EP&A Act. These requirements are considered at Section 7 of this REF report.

### 4.4 State Environmental Planning Policies

The relevant SEPPs in relation to this minor scope and internalised of works and to the hospital campus in general are set out and discussed below.

#### ***Resilience & Hazards SEPP***

##### ***Former SEPP 33 Hazardous and Offensive Development***

SEPP 33 (now Chapter 3 of the Resilience & Hazards SEPP) originally commenced in 1992 with aims, amongst other things, to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account, and that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact.

Under section 3.12 of the Resilience and Hazards SEPP (former clause 13 of SEPP33), in determining an application to carry out development to which this Part applies, the consent authority must consider (in addition to any other matters specified in the Act or in an environmental planning instrument applying to the development)—

- (a) current circulars or guidelines published by the Department of Planning relating to hazardous or offensive development, and
- (b) whether any public authority should be consulted concerning any environmental and land use safety requirements with which the development should comply, and
- (c) in the case of development for the purpose of a potentially hazardous industry—a preliminary hazard analysis prepared by or on behalf of the applicant, and
- (d) any feasible alternatives to the carrying out of the development and the reasons for choosing the development the subject of the application (including any feasible alternatives for the location of the development and the reasons for choosing the location the subject of the application), and
- (e) any likely future use of the land surrounding the development.

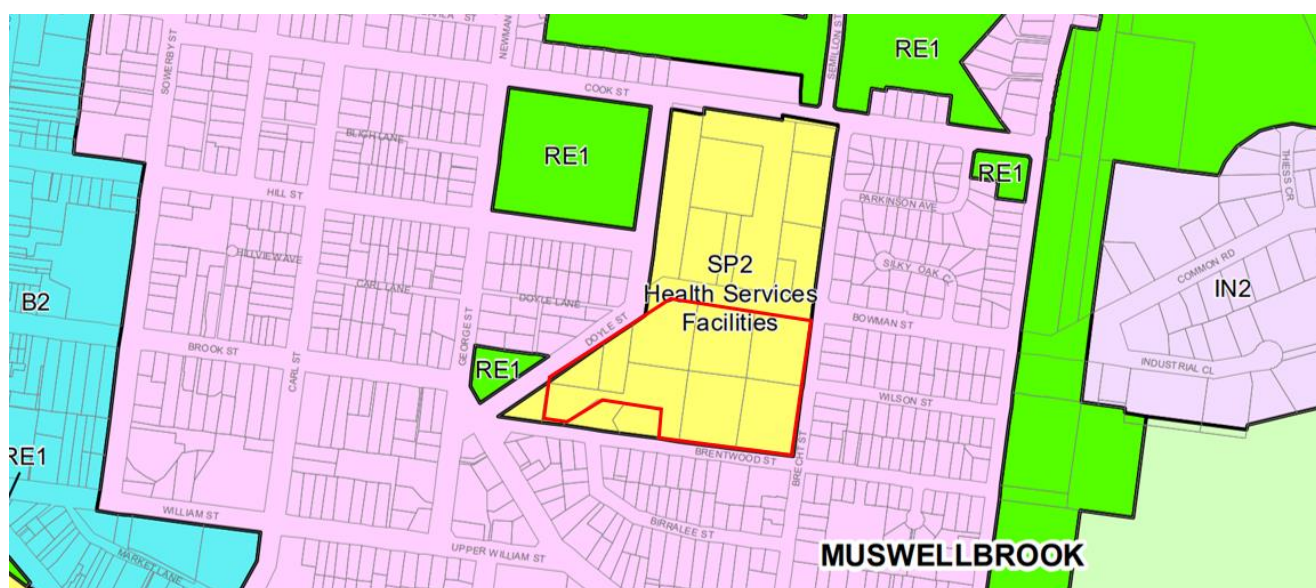
To address section 3.12 and the relevant SEPP 33 Guidelines, a Preliminary Hazard Analysis was carried out by Riskcon and is provided at **Appendix E**. This was to determine if any new or different risk arises from the transportation, storage and use of certain types and quantities of hazardous or other liquids, gases, chemicals and the like.

RiskCon has advised the analysis undertaken identified that the quantity of dangerous goods held by the hospital did not exceed the storage threshold levels listed in “Applying SEPP33”. It was also identified that based on the relatively low quantity of dangerous goods stored and handled, and the type of operations conducted at the hospital, the maximum permissible transport quantity and number of vehicle operation listed in “Applying SEPP33” would not be exceeded. In addition to the dangerous goods storage and transport assessments, a potentially offensive industry assessment was conducted, which identified that the operations at the site would not classify the hospital as offensive.

Based on the Resilience and Hazards SEPP assessment conducted, it was concluded that Chapter 3 of the SEPP does not apply to the proposed redevelopment project or the Muswellbrook Hospital facility.

## 4.5 Local Environmental Plans

As noted earlier, the Muswellbrook LEP zones the hospital campus SP2 – Health Services Facility as shown below in **Figure 23**. The zone objectives are satisfied by the proposed works.



**Figure 23 – LEP zoning map**

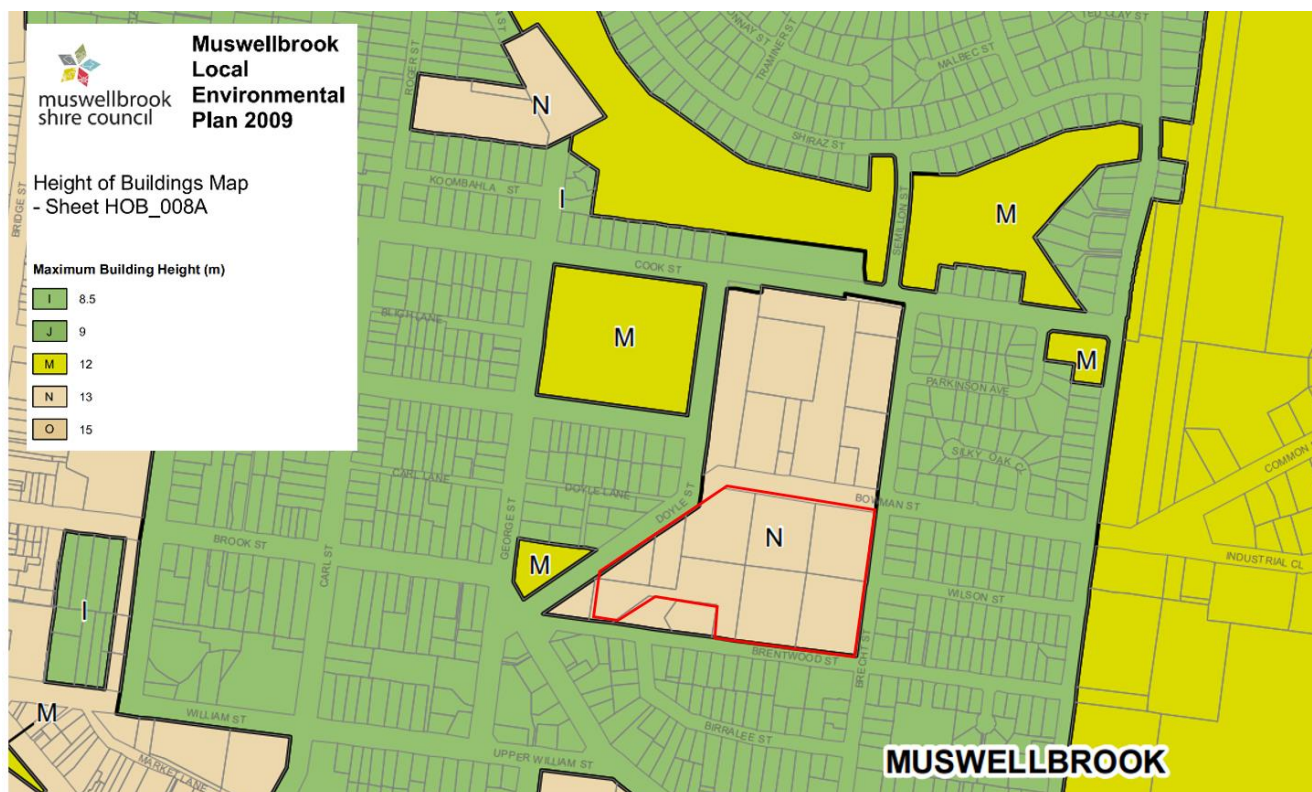


The following sets out a range of relevant provisions and considerations.

### Building Height and Floor Space Ratio

A building height control of 13m applies to the hospital site. See **Figure 24**. In any case, as the REF process is being applied, the 15m height threshold applies in this instance, however that would only be applicable to new buildings or external alterations and additions to existing buildings that extend the building envelope.

No floor space ratio (FSR) controls apply to the hospital site under the LEP.



**Figure 24 – LEP Height of Buildings map**

### Heritage

The hospital site is not identified as a heritage item, nor is it located within a heritage conservation area – see **Figure 25**. The site is also not State item under the State Heritage Register. Under the Commonwealth EPBC Act, it appears no Protected Matters relate to the hospital site, including any National Heritage items.

The closest heritage items are as listed below:

- Muswellbrook Cemetery - Bowman and Brecht Streets Lot 7008, DP 1050789 Local I54
- Birralelee - 33 Brentwood Street Lot 101, DP 563612 Local I55

Conversation Area 'C2' - Muswellbrook Residential Heritage Conservation Area is located to the west of the hospital's western-most boundary.

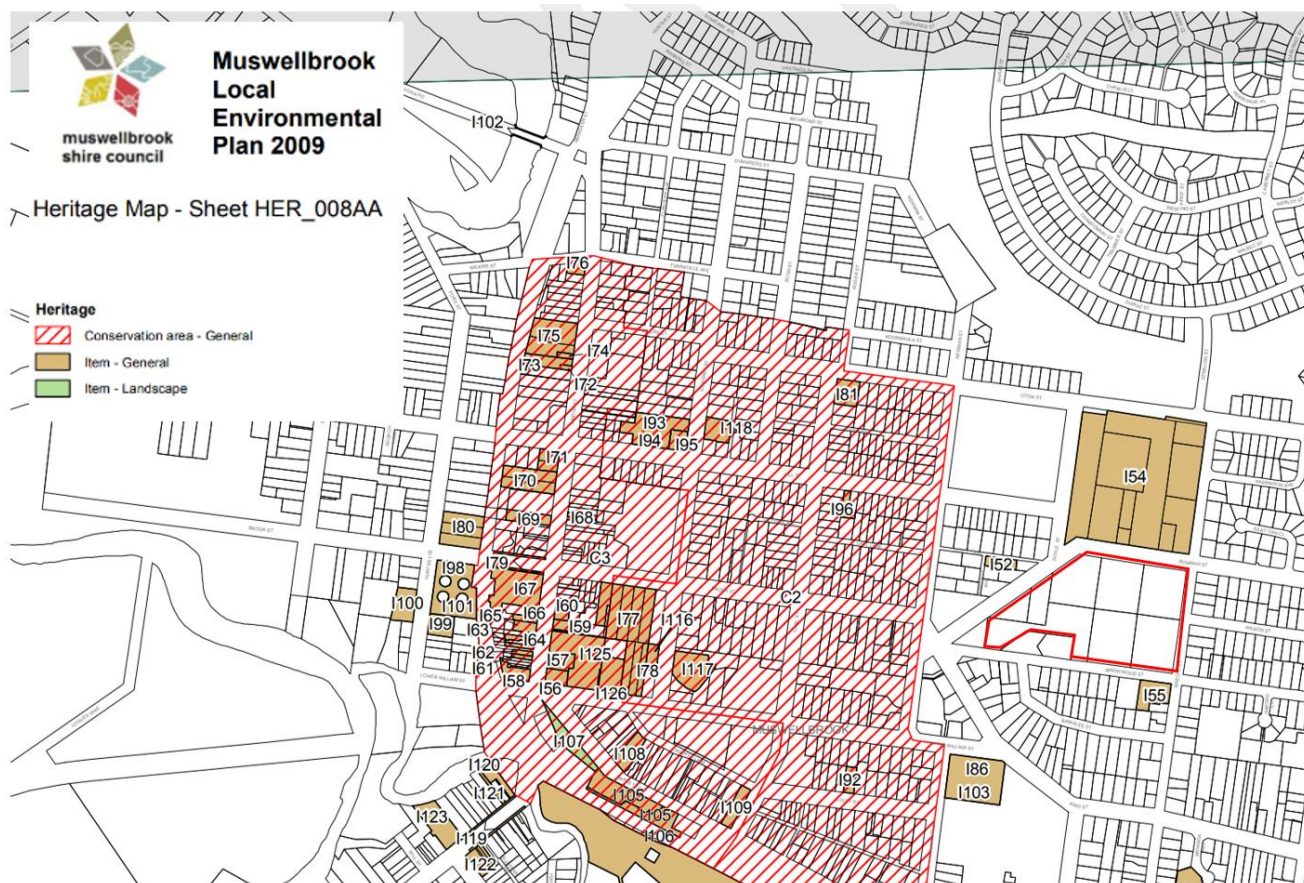


Figure 25 – LEP Heritage map

## 4.6 Other Relevant Legislation

Other legislation (either State and/or Commonwealth) may otherwise apply to the proposed works. However, given the internalised and minor nature of the works not further consideration is required of a substantial range of NSW and Commonwealth legislation.

Other legislative requirements are likely to be limited to the *Protection of the Environment Operations Act 1997*.

The *Protection of the Environment Operations Act 1997* will apply to carrying out of works and the administration of environmental protection. This extends to managing the impacts of the demolition noise, and air and water quality impacts. These are addressed through mitigation measures under this REF.



## 5. Consultation

Formal notification was triggered with Council, occupiers of adjoining land and Subsidence Advisory NSW with respect to the subject works. Notification letters issued to Council, owners of adjoining land, and Subsidence Advisory NSW are attached at **Appendix F**.

Under section 2.62 of the T&ISEPP notification was triggered to Council and occupiers of adjoining land for a period of 21 days. Notification letters were issued to these parties on 28 April 2022. The notification period concluded on 19 May 2022.

The extent of neighbour notification is shown on **Figure 26** below. A total 19 residences and business were notified. This included the adjacent Good Start Early Learning pre-school and the takeaway/convenience store directly opposite the hospital on Brentwood Street. The overall addresses notified included:

- Goodstart Early Learning pre-school (18 Brentwood Street)
- 13-33 and 38 Brentwood Street
- 63-75 Brecht Street



**Figure 26 – Extent of neighbour notification (google)**

No public submissions were received and Council did not respond to the notification process.

Formal notification with Subsidence Advisory NSW was required under section 2.15(2)(f) of the SEPP as the whole of the Muswellbrook Hospital campus sits within a Mine Subsidence District. No distinction is made with respect to the notification trigger to the scope thresholds of works and any/all works require notification. Subsidence Advisory was notified of the proposed works by emailed letter dated 28 April 2022.

Following notification, Subsidence Advisory NSW advised (on 10 May 2022) that the hospital site is within the Muswellbrook mine subsidence district and is undermined in the St Heliers seam. It further confirmed that in

accordance with the current merit assessment policy, all internal refit works are considered deemed approval and subsidence parameters are not required to be included in the design of the proposed works – see this response also at **Appendix F**.

No other notification to agencies was triggered.

## 5.1 Government Agency and Other Stakeholder Consultation

Table 3: T&I SEPP Clauses 2.10 – 2.17 Consultation

Consultation with Council – cl 2.10(1) Council related infrastructure or services	Yes	No
Will the activity:		
a. Potentially have a substantial impact on stormwater management services provided by the Council?		X
b. Be likely to generate traffic that will strain the capacity of the road system in the LGA?		X
c. Involve connection to, and have a substantial impact on, the capacity of any part of a sewerage system owned by Council?		X
d. Involve connection to and use a substantial volume of water from any part of a water supply system owned by Council?		X
e. Involve the installation of a temporary structure on, or enclosing of, a public place that is under the Council's management or control that is likely to cause a disruption to pedestrian or vehicular traffic that is not minor or inconsequential?		X
f. Involve the excavation that is not minor or inconsequential of the surface of, or a footpath adjacent to, a road for which the Council is the roads authority under the <i>Roads Act 1993</i> (if the public authority that is carrying out the development, or on whose behalf it is being carried out, is not responsible for the maintenance of the road or footpath).		X
<b>Consultation with Council – cl 2.11(1) local heritage</b>	<b>Yes</b>	<b>No</b>
Is it likely that the activity will have an impact, that is not minor or inconsequential, on a local heritage item (other than a local heritage item that is also a State heritage item) or a heritage conservation area?		X
<b>Consultation with Council – cl 2.11(2)(b) local heritage</b>	<b>Yes</b>	<b>No</b>
If yes to cl 2.11(1) above, has a copy of the Heritage Impact Statement and a scope of works been provided to the Council?		X
<b>Consultation with Council – cl 2.12 flood liable land</b>	<b>Yes</b>	<b>No</b>
Will the works be located on flood liable land and will they alter flooding patterns more than to a minor extent?		X
<b>Consultation with State Emergency Service— cl 2.13 development with impacts on flood liable land</b>	<b>Yes</b>	<b>No</b>
Is the activity located on flood liable land and greater than minor alterations or additions to, or the demolition of, a building, emergency works or routine maintenance?		X
<b>Consultation with councils—cl 2.14 development with impacts on certain land within the coastal zone</b>	<b>Yes</b>	<b>No</b>
Is the activity on land that is within a coastal vulnerability area and is inconsistent with a certified coastal management program that applies to that land?		X
<b>Consultation with public authorities other than councils – cl 2.15</b>	<b>Yes</b>	<b>No</b>
Will the activity be located:		
g. on or adjacent to land reserved under the <i>National Parks and Wildlife Act 1974</i> ?		X
h. adjacent to a marine park declared under the <i>Marine Parks Act 1997</i> ?		X
i. adjacent to an aquatic reserve declared under the <i>Marine Estate Management Act 2014</i> ?		X

j.	in the foreshore area within the meaning of the <i>Sydney Harbour Foreshore Authority Act 1998</i> ?		X
k.	In association with development comprising a fixed or floating structure in or over navigable waters?		X
l.	In association with development for the purposes of a health services facility – in an area that is bush fire prone land (as defined by the Act)?		X
m.	In association with development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region map—the Director of the Observatory,  Note. The dark sky region is land within 200 kilometres of the Siding Spring Observatory.		X  Muswellbrook Hospital is some 205km from Siding Spring 'as the crow flies'.
n.	development on defence communications facility buffer land within the meaning of clause 5.15 of the Standard Instrument—the Secretary of the Commonwealth Department of Defence,  Note. Defence communications facility buffer land is located around the defence communications facility near Morundah. See the Defence Communications Facility Buffer Map referred to in clause 5.15 of <i>Lockhart Local Environmental Plan 2012</i> , <i>Narrandera Local Environmental Plan 2013</i> and <i>Urana Local Environmental Plan 2011</i> .		X
o.	development on land in a mine subsidence district within the meaning of the <i>Mine Subsidence Compensation Act 1961</i> —the <i>Mine Subsidence Board</i> .	X	
<b>Consideration of Planning for Bush Fire Protection – cl 2.16</b>		<b>Yes</b>	<b>No</b>
Has Planning for Bush Fire Protection been considered before carrying out the development in an area that is bush fire prone land?			N/A See bushfire report

Table 4: Notification of carrying out certain development without consent (T&amp;I SEPP clause 2.62)

Notification of carrying out certain development without consent (cl 2.62)		Yes	No
<b>Is the proposed activity [if yes to any of the activities below, go to requirements under cl 2.62(2):</b>			
cl 2.61 (1)(a) the alteration of, or addition to, a building that is a health services facility		X	
cl 2.61 (1)(d) development for the purposes of patient transport facilities, including helipads and ambulance facilities			X
cl 2.61 (1)(e) development for the purposes of car parks to service patients or staff of, or visitors to, the health services facility (or to service staff of, or visitors to, other premises within the boundaries of the facility).			X
cl 2.62 (2) (a) Has written notice of the intention to carry out the development to each of the following been issued? (i) the council for the area in which the relevant land is located (unless the public authority is the council) (ii) the occupiers of any adjoining land		X	
cl 2.62 (2)(b) Has any response to the notice at 2.62(2)(b) been taken into consideration under this REF assessment?			X No submissions received under this section.

## 6. Environmental Impact Assessment

### 6.1 Identification of Issue

#### 6.1.1 Soils and Geology

Questions to consider	Yes	No
Will the works require land disturbance?		X
Are the works within a landslip area?		X
Are the works within an area of high erosion potential?		X
Could the works disturb any natural cliff features, rock outcrops or rock shelves?		X
Will the works result in permanent changes to surface slope or topography?		X
Are there acid sulphate soils within or immediately adjacent to the boundaries of the work area? And could the works result in the disturbance of acid sulphate soils?		X
Are the works within an area affected by salinity?		X
Is there potential for the works to encounter any contaminated material?		X

The works are wholly internal on Level 1 of the existing hospital buildings and will not affect, or be affected by any, ground conditions. As noted by Subsidence Advisory NSW, no geotechnical or structural concerns arise.

#### 6.1.2 Hazardous Materials and Contamination

Questions to consider	Yes	No
Is there potential for the works to encounter any contaminated material?		X
Will the works involve the disturbance or removal of asbestos?	X possibly	
Is the work site located on land that is known to be or is potentially contaminated?		X
Is a Remediation Action Plan required?		X
Is the work category 2 works under Former SEPP 55 (Resilience & Hazards SEPP 2021)?		X

The works are wholly internal on Level 1 of the existing hospital buildings and will not affect, or be affected by any, ground conditions. The development of the Stage 2 Building was subject to remediation works at the site. Asbestos was discovered within the footprint of the proposed building at that time. This was cleaned-up with WSP providing a Clearance Certificate for Asbestos Removal in February 2018.

With respect to HAZMAT in relation to demolition-related works internally, the available Asbestos Register (dated May 2020) for the hospital was reviewed – see also **Appendix G**. The main areas of concern would lie solely in the older Main Building portion of the works where demolition works are also concentrated. In reviewing the Asbestos Register it appears little asbestos hazard is likely to arise, other than in the corridor outside the existing CSSD (Room 2028) within which little work is proposed. Notwithstanding, a mitigation measure is included with respect to an unexpected finds, including for other HAZMAT not covered by this documentation, such as lead paint and lead dust, PCBs, and Synthetic Mineral Fibres (insulation).

### 6.1.3 Hydrology, Flooding and Water Quality

Questions to consider	Yes	No
Are the works located near a natural watercourse?		X
Are the works located within a floodplain?		X
Will the works intercept groundwater?		X
Will a licence under the Water Act 1912 or the Water Management Act 2000 be required?		X

The works are wholly internal on Level 1 of the existing hospital buildings and will not affect, or be affected by any, flooding or watercourses.

### 6.1.4 Ecology

Questions to consider	Yes	No
Could the works affect any Environmental Protection and Biodiversity Conservation Act 1999 (Cth) listed threatened species, ecological community or migratory species?		X
Is it likely that the activity will have a significant impact in accordance with the Biodiversity Conservation Act (2016)? In order to determine if there is a significant impact REF report must address relevant requirements of clause 7.2 of the BC Act:		X
<ul style="list-style-type: none"> <li>Clause 7.2 (a) - Test for significant impact in accordance with clause section 7.3 of the BC Act.</li> <li>Clause 7.2 (c) it is carried out in a declared area of outstanding biodiversity value.</li> </ul>		
Could the works affect a National Park or reserve administered by EES?		X
Is there any important vegetation or habitat (i.e. Biodiversity & Conservation SEPP 2021 (Former SEPP 9 Urban Bushland, SEPP 14 Wetlands, SEPP 26 Littoral Rainforest) within or adjacent to the work area?		X
Could the works impact on any aquatic flora or habitat (i.e. seagrasses, mangroves)?		X
Are there any noxious or environmental weeds present within the work area?		X
Will clearing of native vegetation be required?		X

The works are wholly internal on Level 1 of the existing hospital buildings and will not affect, or be affected by any, vegetation.

### 6.1.5 Bushfire Prone Land

Questions to consider	Yes	No
Are the works located on bushfire prone land		X
Do the works include bushfire hazard reduction work?		X
Is the work consistent with a bush fire risk management plan within the meaning of the <b>Rural Fires Act 1997 (RF Act)</b> that applies to the area or locality in which the activity is proposed to be carried out?		N/A

A bushfire assessment has been prepared by Peterson Bushfire which has concluded that the hospital campus is not bushfire prone land. A desk-top assessment of the lands surrounding the hospital was also undertaken to assess if there were any bushfire hazards that may be located within 100 m of the hospital that were inadvertently not identified on the bush fire prone land map. All surrounding lands to a distance of at least 100m consist of managed properties and roads and do not present a bushfire hazard as defined by 'Planning for Bush Fire Protection 2019'. Assessment and compliance in accordance with 'Planning for Bush Fire Protection 2019' is therefore not required.– see **Appendix H**.

## 6.1.6 Traffic, Access and Parking

Questions to consider	Yes	No
Will the works affect traffic or access on any local or regional roads?		X
Will the works disrupt access to private properties?		X
Are there likely to be any difficulties associated with site access?		X
Are the works located in an area that may be highly sensitive to movement of vehicles or machinery to and from the work site (i.e. schools, quiet streets)?	X	
Will full or partial road closures be required?		X
Will the proposal result in a loss of onsite car parking?		X
Is there onsite parking for construction workers?	X	

As noted in Section 3 and detailed in the Preliminary Construction Management Plan prepared by Mostyn Copper and included in **Appendix D**, prior to any construction works occurring the Principal Contractor will develop a detailed Construction Pedestrian and Traffic Management Plan which will detail how traffic, pedestrians and commuters will be managed during construction. It is envisaged that construction vehicles will enter and exit the site from Bowman Street, with vehicles proceeding to travel along Doyle Street, onto Brook Street and turning onto New England Highway. This route avoid access past the adjacent pre-school and will avoid any direct impacts in that regard.

Deliveries to within the site will be managed through the existing road within the hospital as agreed with the Project Manager and HNELHD. Relevant management controls to be implemented as required.

It is proposed that construction traffic will enter and exit from Bowman Street during Milestone 1 (Construction & commissioning of the new Theatre and Shell Space) and 2 (Construction of new CSSD). Deliveries to within the site will be managed through the existing road within the hospital as agreed with the Project Manager and HNELHD. Relevant management controls to be implemented as required.

During the construction works there will be minimal truck movements per day with peak movements occurring during material deliveries and weekly skip bin removals. Materials will be staged and stored in such a way to promote a clear and safe work site. At all times, materials are to be stored safely within the work area or site compound. While loading and unloading vehicles, it will be clearly stated that vehicles must not obstruct roads, driveways and paths of egress from surrounding buildings or fire protection equipment.

Detailed haulage and delivery routes are yet to be determined, however, as a general principle, heavy vehicles will be restricted to arterial and sub-arterial transport routes

Use of suburban streets will be avoided as far as practicable.

Appropriate traffic management procedures will be implemented and include consultation with Muswellbrook Shire Council.

It is envisioned that some parking can be accommodated on site adjacent to the Contractor compound, with access off Bowman Street. The Contractor will not utilise any existing staff/visitor parking spaces currently available to the hospital, contractors and sub-contractors will be encouraged to car share if parking cannot be fully accommodated on site.

### 6.1.7 Noise and Vibration

Questions to consider	Yes	No
Are there residential properties or other sensitive land uses or areas that may be affected by noise from the proposal during construction? (i.e. schools, nursing homes, residential areas or native fauna populations)?	X	
Will any receivers be affected by noise for greater than three weeks?	X	
Are there sensitive land uses or areas that may be affected by noise from the proposal during operation?		X
Will the works be undertaken outside of standard working hours? Monday – Friday: 7am to 6pm Saturday: 8am to 1pm Sunday and public holidays: no work		X
Will the works result in vibration being experienced by any surrounding properties or infrastructure?		X

Acoustic Logic has prepared a noise and vibration impact assessment based on background noise data collection and consideration of relevant guidelines and standards. It considered noise and vibration affectation upon hospital and adjacent sensitive external land uses. These included receivers as follows:

- Receiver 1 (R1) – Level 1 of the Stage 2 and Main Hospital Buildings
- Receiver 2 (R2) – Ground Level of the Stage 2 and Main Hospital Buildings
- Receiver 3 (R3) – Brentwood Street residential uses
- Receiver 4 (R4) – Commercial premises / take-away food shop on Brentwood Street
- Receiver 5 (R5) – Brecht Street residential uses
- Receiver 6 (R6) – Adjacent pre-school

#### Construction Noise and Vibration

Based on the likely / assumed plant and equipment, the scope of works, and current works methodology, Acoustic Logic has concluded the following exceedances of the relevant noise standards (Noise Management Level) is likely to occur with the use of the following equipment.

- R1 – Use of demolition saws and the builder's hoist
- R2 - Use of demolition saws and the builder's hoist
- R3 – Semi-trailer, mobile diesel crane, builders hoist, and hand-powered tools
- R4 – No exceedances
- R5 – Mobile diesel crane
- R6 - Mobile diesel crane to the outdoor play area only, with no impacts to the internal activity area or the internal sleeping areas. (Note the pre-school is unaffected by Saturday work as it is closed Saturdays).

No external properties would be affected by vibration, however, uses internal to the Stage 2 and Main buildings would likely be impacted by core drilling and hammer drilling activities only.

Management and/or mitigation measures to be applied are set out in full in the assessment, however, these would involve the following:

#### Noise

##### Site Specific Recommendations

- Notification
- Respite periods for high noise generating works
- Vehicle noise



- Equipment selection and maintenance
- Noise reduction practices
- Use of non-tonal beepers on equipment and vehicles
- Use of acoustic barriers
- Silencing devices
- Materials handling practices
- Treatment of specific equipment
- Establishment of site practices
- Noise monitoring (data collection and results monitoring)

### **Vibration**

Vibration monitoring (data collection and results monitoring)

### **Generally**

Overall, effective and direct communication with affected parties should be established and a complaint's handling process be employed, consistent with the Acoustic Logic recommendations.

### **Operational Noise**

The operational impacts of the development will be limited to the operation of plant and equipment. The proposed works include minor plant reconfigurations within existing Level 2 areas of plant enclosures. The noise emission anticipated as a result of these reconfigurations is expected to be minimal in the context.

Notwithstanding, and based on the above, a detailed construction noise and vibration management plan, in alignment with Acoustic Logic's recommendations will be required prior to the commencement of the works.

Acoustic Logic's noise and vibration assessment is included at **Appendix I**.

## **6.1.8 Air Quality and Energy**

Questions to consider	Yes	No
Could the works result in dust generation?	X	
Could the works generate odours (during construction or operation)	X	
Will the works involve the use of fuel-driven heavy machinery or equipment?	X	
Are the works located in an area or adjacent to land uses (e.g. schools, nursing homes) that may be highly sensitive to dust, odours, or emissions?	X	
Have energy use considerations been included in the project design?	X	

Based on the preliminary Construction Management Plan, minimal dust generation is anticipated and shall be managed through:

- Erection of hoardings around the site works and sealing around these,
- Covering up existing vents within the construction zone
- Daily cleaning regime which shall be managed by the Contractor.

Contractor shall be responsible for developing a project specific dust prevention and management plan which shall form part of an Air Quality Management Plan for the works.



Air Quality Management Plan shall take into consideration and address any requirements associated with AHFG Part D – Infection Prevention and Control that may triggered by the construction. It is also expected that odour problems will be minimal. All plant and machinery involved in the works will be regularly serviced and checked for exhaust emissions.

Standard air quality mitigations measures are recommended.

### 6.1.9 Non-Aboriginal Heritage

Questions to consider	Yes	No
Are there any heritage items listed on the following registers within or <b>in the vicinity</b> of the work area? NSW heritage database (includes section 170 and local items) Commonwealth EPBC heritage list?	X	
Will works occur in areas that may have archaeological remains?		X

The works are wholly internal on Level 1 of the existing hospital buildings and will not affect, or be affected by any, heritage items.

### 6.1.10 Aboriginal Heritage

Questions to consider	Yes	No
Will the works disturb any culturally modified trees?		X
Are there any known items of Aboriginal heritage located in the works area or in the vicinity of the works area (e.g. previous studies or reports from related projects)?		X
Are there any other sources of information that indicate Aboriginal objects are likely to be present in the area (e.g. previous studies or reports from related projects)?		X
Will the works occur in the location of one or more of these landscape features and is on land not previously disturbed? <ul style="list-style-type: none"> <li>• Within 200m of waters.</li> <li>• Located within a sand dune system.</li> <li>• Located on a ridge top, ridge line or headland.</li> <li>• Located within 200m below, or above a cliff face.</li> <li>• Within 20m of, or in a cave, rock shelter or a cave mouth</li> </ul>		X

A search on the Aboriginal Heritage Information Management System (AHIMS) Web Services has generated an AHIMS search result for the hospital site and its environs. The search indicates that no Aboriginal sites or Aboriginal places are recorded as being on the site or near the site as per the mapped extent – see **Appendix J**.

### 6.1.11 Visual Amenity

Questions to consider	Yes	No
Are the works visible from residential properties, or other land uses that may be sensitive to visual impacts?		X
Will the works be visible from the public domain?		X
Are the works located in areas of high scenic value?		X
Will the works involve night work requiring lighting?		X

### 6.1.12 Land Uses and Services

Questions to consider	Yes	No
Will the works result in a loss of, or permanent disruption of an existing land use?		X
Will the works involve the installation of structures or services that may be perceived as objectionable or nuisance?		X
Will the works impact on, or be in the vicinity of other services?		X

### 6.1.13 Waste Generation

Questions to consider	Yes	No
Will the works result in the generation of non-hazardous waste?	X	
Will the works result in the generation of hazardous waste?		X unlikely
Will the works result in the generation of wastewater requiring off-site disposal?		X

The works do not result any new or significant increase in waste generation, including hazardous waste.

Minor construction waste volumes will be generated. As noted in the Preliminary Construction Management Plan at **Appendix D**, the Principal Contractor will be required to recycle and reuse materials, where possible. The Contractor will be required to arrange for the sorting and recycling of waste materials and packaging to ensure maximum recycling is achieved. The Contractor will be committed to achieving compliance with the EPA guidelines.

Notwithstanding, HNELHD's standard waste handling guidelines are applied in relation to operational waste – see **Appendix K**.

### 6.1.14 Cumulative Impact

Questions to consider	Yes	No
Has there been any other development approved within 500m of the site?	X	
Will there be significant impacts (for example, including but not limited to, construction traffic impacts) from other development approved or currently under construction within 500m of the site?		X

Based on Council's DA tracker there are four DAs in proximity of the hospital that are approved in the last 5 years (but yet to lapse), have been completed, or have recently been lodged. These include the following:

- 34 Brecht St, Muswellbrook 2333 NSW - Ancillary Development – Shed
- 67 Brecht St, Muswellbrook 2333 NSW - Dwelling Alterations and Additions and Ancillary Development – Shed
- 33 Brecht St, Muswellbrook 2333 NSW – Garage
- 62 Brentwood St, Muswellbrook 2333 NSW - Single Storey Dwelling and Detached Secondary dwelling

None of these, combined with the subject works, are of any scale to be considered to have major or disruptive cumulative impacts upon the community should the works be carried out concurrently.

A review of the DPE State Significant Project's register reveals the vast majority of projects in Muswellbrook relate to ongoing coal mining and other resources activities that are remote from the hospital. A current SSD for the Pacific Brook Christian School on Maitland Street is also remote from the site and is presently under assessment by DPE.

### 6.1.15 Impact on Coastal Processes and Coastal Hazards

Questions to consider	Yes	No
Is the site mapped under the Biodiversity & Conservation SEPP (former SEPP (Coastal Management) 2018)?		X
If the site is mapped, will the activity likely to cause an increased risk of coastal hazards on that land or other land?		X

### 6.1.16 Applicable Local Strategic Planning Statements, Regional Strategic Plans or District Plans

Questions to consider	
What are the key local and State Planning policies and strategies relevant to the activity?	X
How does the activity align with the key local and State Planning policies and strategies applicable to the activity?	X

Policy/ strategy	Overview	How the proposed activity aligns?
<p>The draft updated Regional Plan 2041</p> <p>Hunter Regional Plan 2036</p>	<p>The draft Hunter Regional plan 2041 was on public exhibition from 6 December 2021 until 4 March 2022. The exhibition was a key part of the plan's first 5-year review.</p> <p>The Hunter Regional Plan is the 20-year strategic planning blueprint to ensure a sustainable future and the ongoing prosperity of the Hunter's vibrant and connected communities.</p> <p>The 2036 vision acknowledges the opportunities provided by natural resources and strong communities and sets the following regionally focused goals:</p> <ul style="list-style-type: none"> <li>• A strong and dynamic regional economy</li> <li>• A healthy environment with pristine waterways</li> <li>• Strong infrastructure and transport networks for a connected future</li> <li>• Attractive and thriving communities</li> </ul>	<p>Given the minor and internalised nature of the works it is unlikely to affect the community in a way that is contrary to any of the higher level vision, objectives or actions of the plan.</p> <p>The works reinforce and support the provision of health services in the LGA and the health of the LGA.</p>
Muswellbrook Local Strategic Planning Statement (LSPS)	<p>Not able to be located on Council's webpage.</p> <p>Local strategic planning statements (LSPS) set out</p> <ul style="list-style-type: none"> <li>• the 20-year vision for land use in the local area</li> <li>• the special characteristics which contribute to local identity</li> <li>• shared community values to be maintained and enhanced</li> <li>• how growth and change will be managed into the future.</li> </ul> <p>LSPS show how Councils' visions give effect to the regional or district plan, based on local characteristics and opportunities, and the councils' own priorities in the community strategic plans they prepare under local government legislation.</p>	<p>Given the minor and internalised nature of the works it is unlikely to affect the community in a way that is contrary to any of the higher level vision, objectives or actions of the plan.</p> <p>The works reinforce and support the provision of health services in the LGA and the health of the LGA.</p>

### 6.1.17 Any other relevant environmental factors

Questions to consider	Yes	No
Are there any other relevant environmental factors that have been identified that have been taken into consideration in determining the impacts of the activity?		X

In addition to environmental factors, other matters considered in the preparation of this REF include BCA and DDA compliance and Services and Utilities provision.

#### BCA / DDA Compliance

BM+G has prepared a BCA and DDA Compliance Statement with respect to this scope of works (see **Appendix L**). The statement confirms that BM+G have undertaken a review of the architectural plans for the third stage (Early Works) of the redevelopment of Muswellbrook Hospital building against the deemed-to-satisfy provisions of the Building Code of Australia 2019/2022 and the Disability (Access to Premises – Buildings) Standards 2010.

It is our experience that such compliance matters raised in this report are not uncommon for a development of this nature and that they can be readily addressed at the Crown Certificate stage. In this instance, we are of the opinion that any amendments required to the design documentation in order to comply with the BCA can be addressed in the preparation of the detailed documentation for Crown Certificate without giving rise to significant changes to the proposal as submitted for REF. BM+G considers that the proposed development can readily achieve compliance with the relevant provisions of the BCA.

With respect to disabled access, the plans show that access for people with disabilities will be readily available to and within the building from the existing main points of a pedestrian entry at the allotment boundary and existing accessible car spaces in accordance with BCA clause D3.1.

Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at the Crown Certificate stage. However, our review of the documentation to be provided along with the modification application indicates that compliance with the abovementioned provisions will be readily achievable.

#### Services and Utilities provision

Electrical, Hydraulic, and Fire Services Statements have been provided by JHA and Warren Smith & Partners, respectively – see **Appendix M**. Each statement advises that there is no need for augmentation of electricity, water, waste water, fire water supply or LPG supply to cater for the proposed works. Localised minor works are nonetheless required for new connections and upgrades., such as switchboard and the like.



## 6.2 Impact Assessment

### 6.2.1 Physical and Chemical Impacts During Construction and Operation

	Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
1. Is the proposal likely to impact on soil quality or land stability?	N/A	N/A	-	-
2. Is the activity likely to affect a waterbody, watercourse, wetland or natural drainage system?	N/A	N/A	-	-
3. Is the activity likely to change flood or tidal regimes, or be affected by flooding?	N/A	N/A	-	-
4. Is the activity likely to affect coastal processes and coastal hazards, including those projected by climate change (e.g. sea level rise)?	N/A	N/A	-	-
5. Does the activity involve the use, storage, or transport of hazardous substances or the use or generation of chemicals, which may build up residues in the environment?	N/A	N/A	-	-
6. Does the activity involve the generation or disposal of gaseous, liquid or solid wastes or emissions?	Yes	Low level and minor waste generation from construction and operation.	The relevant safeguards are found in the Preliminary Construction Management Plan and the Operational Waste Management Plan.	Application of the Preliminary Construction Management Plan to be replaced by a Final Construction Management Plan once the contractor is engaged. Application of the LHD's current operational Waste Management Plan.

	Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
7. Will the activity involve the emission of dust, odours, noise, vibration or radiation in the proximity of residential or urban areas or other sensitive locations?	Yes	Low and localised level dust and odour only  Medium external and higher internal noise (and vibration) impacts likely	Likely construction noise impacts upon the hospital and sensitive neighbours during certain types of works and deliveries, most likely earlier in the construction process.	Noise and vibration impacts mitigation as per the recommendations of the Acoustic Logical impacts assessment.
8. Is the activity likely to change flood or tidal regimes, or be affected by flooding?	N/A	N/A	-	-
9. Is the activity likely to affect coastal processes and coastal hazards, including those projected by climate change (e.g. sea level rise)?	N/A	N/A	-	-

## 6.2.2 Biological Impacts During Construction and Operation

	Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
1. Is any vegetation to be cleared or modified? (includes vegetation of conservation significance or cultural landscape value)	N/A	N/A	-	-
2. Is the activity likely to have a significant effect on threatened flora species, populations, or their	N/A	N/A	-	-

	Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
habitats, or critical habitat (refer to threatened species assessment of significance under the BC Act?)				
3. Does the activity have the potential to endanger, displace or disturb fauna (including fauna of conservation significance) or create a barrier to their movement?	N/A	N/A	-	-
4. Is the activity likely to have a significant effect on threatened fauna species, populations, or their habitats, or critical habitat (refer to threatened species assessment of significance BC Act)?	N/A	N/A	-	-
5. Is the activity likely to impact on an ecological community of conservation significance?	N/A	N/A	-	-
6. Is the activity likely to have a significant effect on an EEC or its habitat (refer to threatened species assessment of significance (BC Act 2016)?	N/A	N/A	-	-
7. Is the activity likely to cause a threat to the biological diversity or ecological integrity of an ecological community?	N/A	N/A	-	-
8. Is the activity likely to introduce noxious weeds, vermin, feral species or genetically modified organisms into an area?	N/A	N/A	-	-
9. Is the activity likely to affect critical habitat?	N/A	N/A	-	-

	Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
10. Is the activity consistent with any applicable recovery plans or threat abatement plans?	N/A	N/A	-	-
11. Is the activity likely to affect any joint management agreement entered into under the BC Act?	N/A	N/A	-	-

### 6.2.3 Community Impacts During Construction and Operation

	Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
1. Is the activity likely to affect community services or infrastructure?	N/A	N/A	-	-
2. Does the activity affect sites of importance to local or the broader community for their recreational or other values or access to these sites?	N/A	N/A	-	-
3. Is the activity likely to affect economic factors, including employment numbers or industry value?	N/A	N/A	-	-
4. Is the activity likely to have an impact on the safety of the community?	N/A	N/A	-	-



5.	Is the activity likely to cause a bushfire risk?	N/A	N/A	-	-
6.	Will the activity affect the visual or scenic landscape? This should include consideration of any permanent or temporary signage.	N/A	N/A	-	-
7.	Is the activity likely to cause noise, pollution, visual impact, loss of privacy, glare or overshadowing to members of the community, particularly adjoining landowners?	N/A	N/A	-	-

#### 6.2.4 Natural Resource Impacts During Construction and Operation

	Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures	
1.	Is the activity likely to result in the degradation of a park or any other area reserved for conservation purposes?	N/A	N/A	-	-
2.	Is the activity likely to affect the use of, or the community's ability to use, natural resources?	N/A	N/A	-	-
3.	Is the activity likely to involve the use, wastage, destruction or depletion of natural resources including water, fuels, timber or extractive materials? This should include opportunities to utilise recycled or alternative products.	N/A	N/A	-	-
4.	Does the activity provide for the sustainable and efficient use of water and energy? Where relevant	N/A	N/A	-	-

to the proposal, this should include consideration of high efficiency fittings, appliances, insulation, lighting, rainwater tanks, hot water and electricity supply.

## 6.2.5 Aboriginal Cultural Heritage Impacts During Construction and Operation

Addressing matters 1–5 will assist in meeting requirements set out in OEH's **Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW**.

	Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
1. Will the activity disturb the ground surface or any culturally modified trees?	N/A	N/A	-	-
2. Does the activity affect known Aboriginal objects or Aboriginal places? Include all known sources of information on the likely presence of Aboriginal objects or places, including AHIMS search results.	N/A	N/A	-	-
3. Is the activity located within, or will it affect, areas: within 200m of waters* within a sand dune system* on a ridge top, ridge line or headland within 200m below or above a cliff face within 20m of or in a cave, rock shelter or a cave mouth?	N/A	N/A	-	-
4. If Aboriginal objects or landscape features are present, can impacts be avoided?	N/A	N/A	-	-

	Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
5. If the above steps indicate that there remains a risk of harm or disturbance, has a desktop assessment and visual inspection been undertaken?	N/A	N/A	-	-
6. Is the activity likely to affect wild resources or access to these resources, which are used or valued by the Aboriginal community?	N/A	N/A	-	-

### 6.2.6 Other Cultural Heritage Impacts During Construction or Operation

	Applicable?*	Impact level (negligible, low, medium or high; negative or positive; or NA)	Reasons (describe the type, nature and extent of impact, taking into account the receiving environment and proposed safeguards which will limit the impact)	Safeguards/mitigation measures
1. What is the impact on places, buildings, landscapes or moveable heritage items? Attach relevant supporting information where required, such as a HIS	N/A	N/A	-	-
2. Is any vegetation of cultural landscape value likely to be affected (e.g. gardens and settings, introduced exotic species, or evidence of broader remnant land uses)?	N/A	N/A	-	-



## 6.3 Summary of Mitigation Measures

Based on the assessment in the preceding subsections of this REF, the main areas requiring specific management of mitigation relate to:

- Unexpected finds protocol in relation to HAZMAT in the Main hospital building during demolition works.
- Construction noise and vibration mitigation and management
- Air quality control during works.
- Construction Traffic Management

Table 5: Summary of Mitigation Measures

Aspect	Mitigation measure	Timing <sup>1</sup>
Noise and Vibration	<p>A final Noise and Vibration Management Plan shall be prepared and in place.</p> <p>It shall address noise and vibration management and mitigation measure, such as:</p> <p><b>Noise</b></p> <p>Site Specific Recommendations</p> <ul style="list-style-type: none"> <li>• Notification</li> <li>• Respite periods for high noise generating works</li> <li>• Vehicle noise</li> <li>• Equipment selection and maintenance</li> <li>• Noise reduction practices</li> <li>• Use of non-tonal beepers on equipment and vehicles</li> </ul> <p>Use of acoustic barriers</p> <p>Silencing devices</p> <p>Materials handling practices</p> <p>Treatment of specific equipment</p> <p>Establishment of site practices</p> <p>Noise monitoring (data collection and results monitoring)</p> <p><b>Vibration</b></p> <p>Vibration monitoring (data collection and results monitoring)</p> <p><b>Generally</b></p> <p>Overall, effective and direct communication with affected parties should be established and a complaint's handling process be employed, consistent with the Acoustic Logic recommendations.</p>	Prior to Commencement of Works and during construction.
HAZMAT	An unexpected finds protocol shall be established for asbestos, lead paint and lead dust, PCBs, and Synthetic Mineral Fibres (insulation).	Prior to Commencement of Works and during construction.
Air Quality	A final Construction Management Plan and Air Quality Management Plan shall be prepared and in place.	Prior to Commencement of Works and during construction.
Construction Traffic Management	A Construction, Pedestrian and Traffic Management Plan shall be prepared by the Contractor and in place.	Prior to Commencement of Works and during construction.

## 6.4 Summary Impacts

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed development, it is determined that:

- The extent and nature of potential impacts are localised, minor and of low impact, and will not have significant adverse effects on the locality, community and the environment;
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality, community; and
- Given the above, it is determined that an EIS is not required for the proposed development activity.

## 7. Environmental Factors Considered

### 7.1 Section 171(2) EP&A Regulations 2021 Environmental Factors Checklist

As part of its obligations under section 5.5 of the EP&A Act, HI is required to take into account, to the fullest extent possible, all matters likely to affect the environment. The determining authority is required by Section 171(2) of the EP&A Regulation 2021 to give consideration to a number of factors, as listed in the table below.

Table 6: Section 171(2) Checklist (NSW Legislation)

Has the REF considered the following points?	Relevant Details
the environmental impact on a community	The works are wholly internalised demolition and additions and alterations, aside from the management of localised dust impacts and noise impacts upon neighbours, the environmental impacts are generally likely to be benign.
the transformation of locality	The works do not transform the locality as they are within the existing built form and envelope of the hospital.
the environmental impact on the ecosystems of the locality	There will be no impacts upon the ecosystems of the locality.
reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	There will be no reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality.
the effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance, or other special value for present or future generations	There will be no adverse effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific significance, or other special value for present or future generations. Rather, the social significance of the works is of enhanced health services for the locality.
the impact on the habitat of protected animals, within the meaning of the <i>Biodiversity Conservation Act 2016</i>	There is no ecological impact arising from the works or impact on the habitat of protected animals.
the endangering of any species of animal, plant or other form of life, whether living on land, in water, or in the air	No species will be endangered by the works.
long-term effects on the environment	There will be no long term impacts upon the environment.
degradation of the quality of the environment	There will be no degradation of the quality of the environment.
risk to the safety of the environment	There will be no risk to the safety of the environment
reduction in the range of beneficial uses of the environment	There will be no reduction in the range of beneficial uses of the environment.
pollution of the environment	Noise pollution is likely to arise and this will be short-term and manageable in the context. No other pollution of the environment arises.
environmental problems associated with the disposal of waste	The works are not of a type or scale to generate environmental problems associated with the disposal of waste.
increased demands on natural or other resources that are, or are likely to become, in short supply	There are no increased demands on natural or other resources that are, or are likely to become, in short supply.
the cumulative environmental effect with other existing or likely future activities	Only low scale works, including this project arise in the locality. Accordingly, the cumulative environmental effect with other existing or likely future activities is likely to be minimal/low.
the impact on coastal processes and coastal hazards, including those under projected climate change conditions.	N/A – the site is not near the coast.
applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1	The works support the broader vision, aims, objectives and actions of local and regional strategic plans.
other relevant environmental factors	N/A.



## 7.2 Matters of National Environmental Significance Checklist

Matters of National Environment Significance are matters protected under national environmental law (*Environment Protection and Biodiversity Conservation Act 1999*).

The following checklist provides guidance on whether an action is likely to have an impact on one of these matters, and whether further assessment of significance is required. This checklist or similar should be included in the REF to demonstrate that all matters have been considered.

Table 7: EPBC Act 1999 (Commonwealth Legislation)

Significance Matter	Yes/ No	Relevant Details
Listed threatened species and communities	No	N/A
Listed migratory species	No	N/A
RAMSAR wetlands of international importance	No	N/A
Commonwealth marine environment	No	N/A
World heritage properties	No	N/A
National heritage places	No	N/A
The Great Barrier Reef Marine Park	No	N/A
Nuclear actions	No	N/A
A water resource, in relation to coal seam gas development and large coal mining development	No	N/A

## 8. Justification and Conclusion

The proposed internal alterations and additions to Level 1 of the Stage 2 and Main buildings at Muswellbrook Hospital is subject to assessment under Part 5 of the EP&A Act. The REF has examined and taken into account to the fullest extent possible all matters affecting, or likely to affect, the environment by reason of the proposed activity.

As discussed in detail in this report, the proposed works will not result in any significant or long-term impact. The potential impacts identified can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

As outlined in this REF, the proposed activity can be justified on the following grounds:

- It responds to an existing need within the community;
- It generally complies with, or is consistent with all relevant legislation, plans and policies;
- It has minimal environmental impacts; and
- Adequate mitigation measures have been proposed to address these impacts.

The environmental impacts of the proposal are not likely to be significant and therefore it is not necessary for an EIS to be prepared and approval to be sought for the proposal from the Minister for Planning under Part 5.1 of the EP&A Act. On this basis, it is recommended that HI approve the proposed activity in accordance with Part 5 of the EP&A Act and subject to the adoption and implementation of matters outlined in this report.

## Contact Details

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