

# Maitland Mental Health Project Design Report



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Hunter New England Local Health District

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NSW Health Infrastructure

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Revision 4

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10 December 2024

BATESSMART™





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## Appendix A - Architectural Drawings

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NSW Health Infrastructure
Design Team
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Bates Smart - Architecture & Urban Design
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Yerrabingin - Connecting with Country Consultancy
BSA Project Number S12598

Document Control

Date	Purpose:	No.
06.09.2024	Draft	1
02.10.2024	For Review	2
14.10.2024	For Approval	3
10.12.2024	For Approval	4



# Executive Summary





# 1.0 EXECUTIVE SUMMARY

## 1.1 Introduction

This Design Report has been prepared by Bates Smart on behalf of Health Infrastructure (HI) to assess the potential environmental impacts that could arise from infrastructure works at 51 Metford Rd, Metford NSW 2323 (the site). The project is seeking approval for a Development Without Consent (REF) application under Part 5 of the EP&A Act.

This report has been prepared to present the design proposal. This report accompanies a Review of Environmental Factors (REF) for the construction and operation of a new mental health services building within the Maitland Hospital campus, including:

- Site establishment
- Site preparation including earthworks;
- Construction of internal roads and addition of at-grade car parks;
- Construction of 2 storey mental health facility;
- 20 Medium Secure Forensic beds; 24 Low Secure Forensic beds; 20 Rehabilitation and Recovery beds (including civil consumers) (64 beds total);
- Inground building services works and utility adjustments, including service diversions;
- Building foundation works;
- Tree removal;
- Associated landscaping;.
- Bioretention basin.

Refer to the Review of Environmental Factors prepared by Ethos Urban for a full description of works.

### Site Description

The site is located at the Maitland Hospital Campus on Metford Road, Maitland, approximately 6.4km from the CBD of Maitland. The project site is located within the development parcel, legally described as Lot 73 DP 1256781, as identified in Figure below. The site is located to the east of the recently constructed Maitland Hospital.

### Project Scope

The New Maitland Hospital Mental Health Redevelopment Project includes the relocation of mental health beds from Hunter New England Local Health District (HNELHD) and the Morisset Hospital sites to the new Maitland Hospital campus. The Project supports the strategic objective of HNELHD and Hunter New England Mental Health (HNEMH) in collocating health services in a way that responds to the community needs now and into the future.

Overarching NSW Mental Health infrastructure challenges addressed through SWMHIP include specialist service misalignments, inappropriate therapeutic environments, models of service delivery, ageing and isolated facilities and capacity of community based and forensic services.

The Morisset Hospital is one of only four remaining mental health standalone facilities in NSW. Standalone inpatient mental health services do not align with contemporary best practice and do not enable holistic treatment or support the breaking down of stigma surrounding mental health.

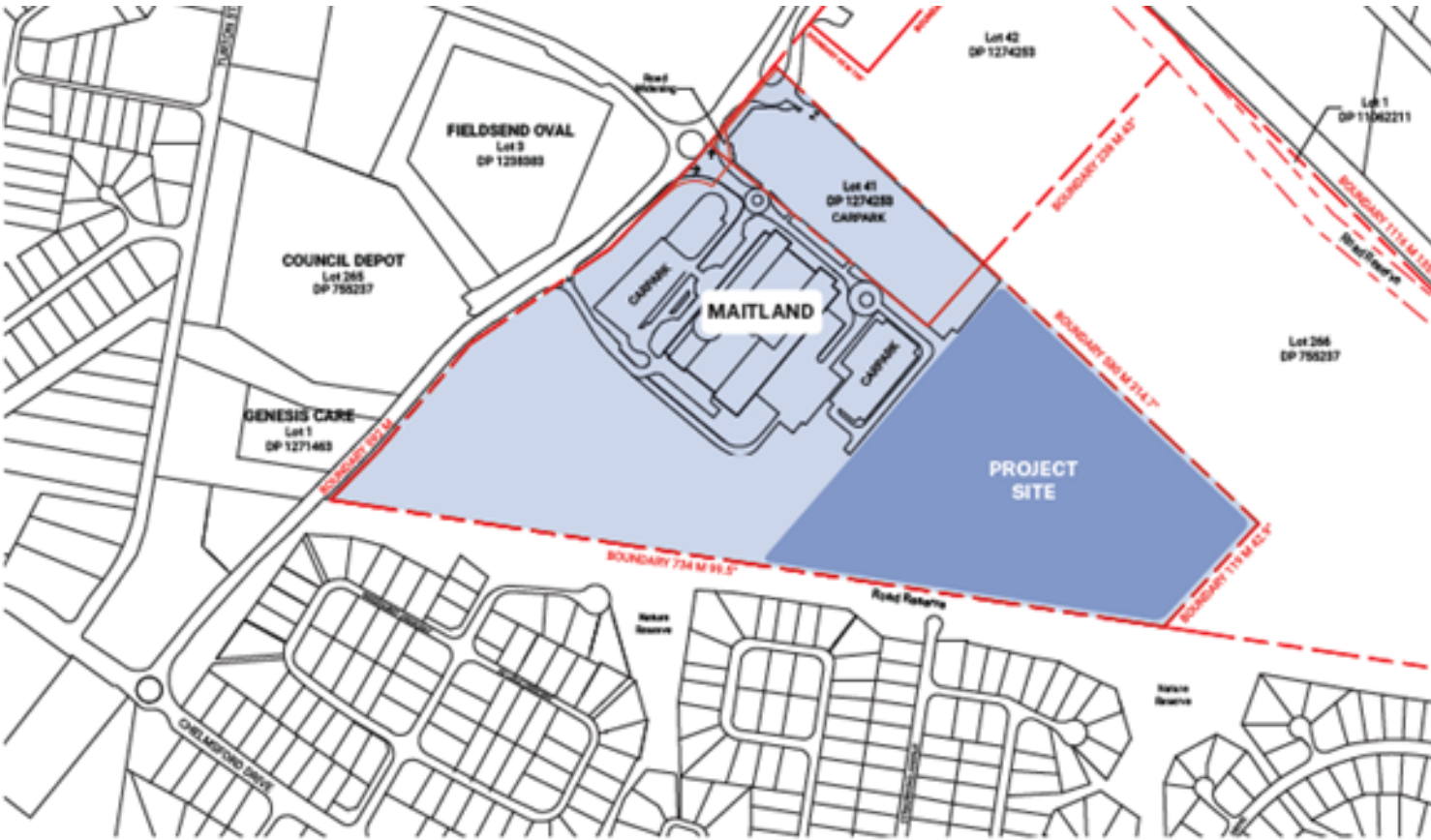
The project will be collocated with the Maitland Hospital, a newly completed redevelopment providing increased service capability to the Hunter Region. The proposed new building will be located at the end of the existing main campus road, known as Pottery Rd.

The site has the potential to connect with the landscape surrounds, through views and access to outdoor areas. The site is constrained by steep berms, a large open bio-retention basin, and a constructed wetland. It is close to the existing hospital, particularly the existing loading dock, and there is opportunity to connect with the surrounding bushland.

### Statement of Significance

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 moderate, 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.





## 1.2 Masterplan and Site Context

The site is located on Wonnarua Land, which encompasses the Hunter Valley region from Maitland to Singleton. It is collocated with new Maitland Hospital and accessed by the existing site main entrance on Metford Road. Formerly a brickworks site, it is a significantly modified brownfield environment with some natural and regenerated bushland and wetland areas.

### Site Context

Masterplan developed an understanding of the site as part of a larger precinct and considered the potential for site connectivity and expansion. Key site considerations included:

**Access to Views** - Unlock the significant views of the valley and hills below by building on higher ground and/or providing balconies and roof terraces. Access close-up and intimate views of nature to the south by orientating the view upwards to the ridge of trees

**Landscape Amenity** - Preserve and protect high quality native forest to support ecological value, minimise development footprint, and provide a buffer to dwellings in south. Engage landscape to connect with Country, support custodianship and provide First Nations community cultural practices.

**Access and Transport** - Connect with Metford Road And central spine to create visibility and a strong street address fore services. Unlock long term opportunities to building walking and cycling networks by connecting to east and west.

**Connected Health Precinct** - Support the creation of an integrated health precinct that connects public and private providers. Create legible and distinct connections with Metford Road to promote

community engagement with the campus.

**Topography and Ecology** - Where possible, utilise more level sites to support universal access to services and ease of movement. Incorporate level changes and water movements into the design of the sites and buildings, particularly through the central zone.

**Bushfire Risk and Buffer** - Balance the desire to maintain native forest with the need for active bushfire land management and building asset protection zone.

**Boundary Conditions** - Prioritise safety, security, amenity and accessibility around the site with respect to the non-active frontages of the railway (north-east) and the HV easement (south).

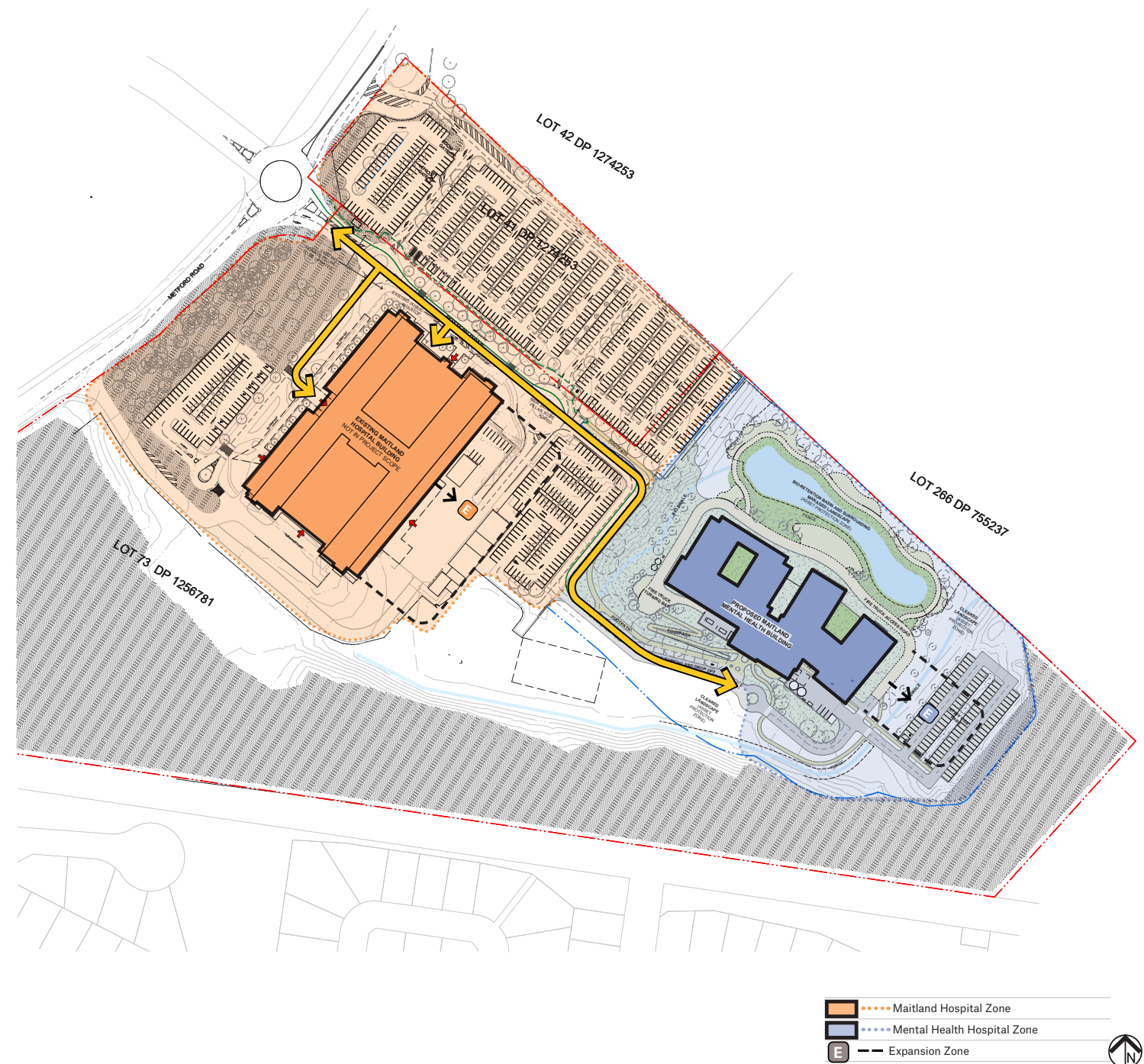
**Hospital overshadowing, noise, and views** - Site and orientated buildings to minimise the impact of the hospital's visual and acoustic impact - particularly around the back (south-east) where noisy engineering plant is located.

### Masterplan Development Zone

The building footprint location is positioned to minimise overlooking of the Hospital to the west, and allow for a public arrival and orientation plaza along the western corner addressing the end of Pottery Road. The orientation supports inpatient zones with views towards the north-east and east.

Loading dock and back-of-house is positioned discretely around the southern side of the site where there are limited views.

A future development site is located to the south of the Hospital and proposed Mental Health Building.





## 1.3 Schematic Design

The proposed schematic design establishes a calm, welcoming and therapeutic environment for residential rehabilitation, that responds to Country and is embedded in landscape.

The design minimises the buildings' mass and scale, using long, pitched roofs to evoke a relaxed, residential feel. A central arrival space connects the indoors with the outdoors, enhancing the relationship with the surrounding environment. The design is aligned with the site's topography, orientation, and landscape, maximising solar exposure and utilising natural site features.

**Built Form:** The built form integrates with the existing site, positioned between a rock escarpment to the south-west and a wetland to the north-east. The design respects and incorporates these natural features. Access is via Pottery Road, with a defined drop-off and parking area that serves visitors, public parking, accessible spaces, and bicycles. Pedestrian routes connect the building to the broader hospital campus, improving accessibility and wayfinding. The building layout follows the natural contours of the site, with the staff wing and the entry canopy framing the entry, offering views of the landscape from the lobby.

The project includes key spaces designed to enhance well-being and connect occupants with nature. These opportunities also provide for engagement of Country, and community participation and art.

**Consumer Spaces:** Consumer spaces are crafted to improve well-being, with living areas adjacent to courtyards and lightwells that provide natural light. Units offer flexible social interaction, ranging

from quiet lounges to larger shared areas and diverse outdoor environments. Chill-out and sensory spaces support de-escalation and self-management, while open counter staff stations encourage positive interaction. Shared therapy spaces include group rooms, activity areas, and sensory rooms, with family spaces designed to provide a comfortable environment for visitors

**Staff Spaces:** Staff spaces focus on safety and functionality, featuring continuous corridors for efficient movement and discreet areas that avoid a 'fishbowl' effect.

**Courtyards:** Courtyards across the site encourage physical activity and provide flexible spaces for various activities, enclosed with high-screened façades for ventilation and views. Smaller pod courtyards within living spaces allow residents access to outdoor areas and personal space.

**Environmental Amenity:** The design prioritises solar access, with courtyards arranged to connect with the outdoors while offering protection from the elements. The integration of the building with the landscape is carefully managed to maintain a balance between built and natural environments, minimising the impact on local ecosystems, including the nearby wetland. The building supports environmental sustainability while enhancing the well-being of its occupants.





# 1.4 Design Quality Assurance

## NSW Design Guide For Health

The Design Guide for Health: Spaces, Places and Precincts highlights the need for project design principles and design criteria to assist the design, analysis, understanding and decision-making process of capital health projects. The Guide presents key considerations and opportunities when considering how to fulfil the potential of each health facility, including function, and planning of buildings, precincts and networks, their sustainability, efficiency and the experiences offered to those who use them – as patients, staff and visitors - and their place within the community.

The design principles identified in Design Guide for Health consider a holistic view of design in line with contemporary design principles and whole-of-government priorities and objectives.

## NSW Connecting with Country Guidelines

Connecting with Country is a framework to care for Country when designing built environments. It embraces the Aboriginal philosophy that 'If we care for Country, Country will care for us'. Constant change demands that we keep reimagining our way of living.

The Connecting with Country Design Consultation was led by Yerrabingin, an Indigenous-led design consultancy. Two community sessions were undertaken and documented within the Connecting with Country Frameworks Report.

Refer to the following page for more detail on the consultation process.

## HI Design Assurance Review

*The design must make a positive **impact** to its environment and the people that it serves, must **function** well, and must deliver **whole of life affordability**.*

The HI Design Quality Assurance Review process synthesises the NSW Design Guide for Health, along with other relevant guideline, recommendations and best practice principles. The key principles of the Assurance process are Functionality, Impact, and Whole-of-Life Affordability. This process is summarised in the diagram opposite.

### Session 1 key themes

- Support for the landscape focus, and encouragement for quality of outdoor spaces
- Connecting with Country consultation and integration with design requested
- Information on bushfire compliance requested
- More clinical planning information requested
- More site information and masterplanning context requested

### Session 2 key themes

- Focus on cost efficiency and value for money, both for capital cost but also for ongoing maintenance costs
- Develop bushfire planning strategy with consultation with the end users

## NSW State Design Review Panel

During the schematic design phase, two reviews were completed by the NSW State Design Review Panel. For each session, meeting minutes and recommendations were provided.

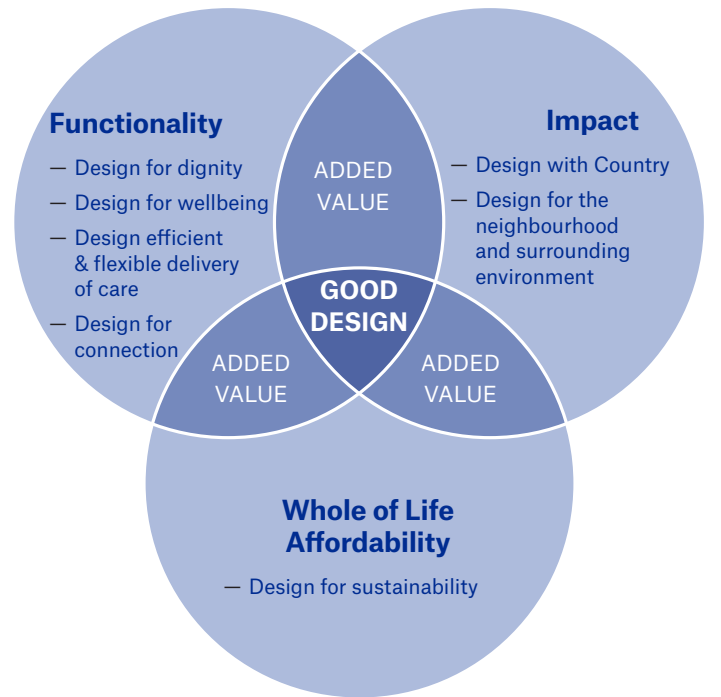
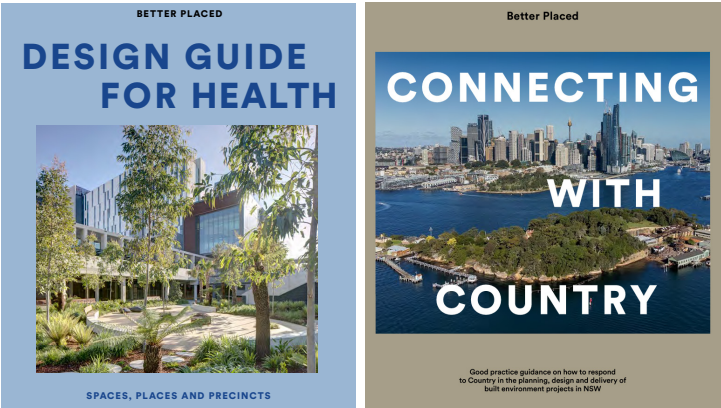
Refer to section 5.10 for SDRP Response tables

### Session 1 Key themes

- Support for landscape design intents and orientation to optimise northerly aspect
- Support for CwC engagement and focus on 'lived experience' vision and principles
- Reconsider site access, particularly loading dock and secure entry
- More site information and masterplanning context required, including the Community Health integration
- More information on the experience of consumers and quality of the internal spaces required
- More ESD information required

### Session 2 key themes

- Support for improved relationship between built form and the topography, and integration of landscape Support for CwC design integration
- Support for massing and roof geometry, block and stack and building scale
- Support for covered gathering space at main entry, reconsider scale and location
- Consider adjustments to orientation to improve solar access for courtyards and bedrooms
- Consider value management, scale of roof canopies, and material selection



NSW Health Design Quality Assurance Framework

In accordance with project requirements, the project will be designed in accordance with NCC 2022, the Australasian Health Facility Guidelines, and NSW Health Design Guidances, SPPG and Templates.

# 1.5 Connecting with Country Consultation



Yerrabingin's design approach integrated First Nations culture using the Wanggani Dhayar process, aligning with the GANSW Connecting with Country framework. Key stages included framing, user identification, Design Jams, and cultural assumption testing.

**1, Walk on Country:** The team and First Nations community explored the site to incorporate local knowledge into the Maitland Mental Health facility's design. *(Completed)*

**2, Design Jam:** Local First Nations members and stakeholders collaborated to generate design ideas specific to the site. *(Completed)*

**3, Data & Outcomes:** The Data and Outcomes Report summarized insights from the Design Jam and initial research, guiding the design. *(Completed)*

**4, Concept Design:** Yerrabingin provides design concept guidance, and advice to the design team. Key ideas and insights from the Data and Outcomes are integrated into the schematic design. *(Completed)*

**5, Community Feedback Session:** Yerrabingin presented the updated design to the Design Jam attendees, showing how their ideas were incorporated.

**6, Final Connecting with Country Framework Report:** After feedback, Yerrabingin produced a Summary Report and the final Framework Report ('The Pitch'), detailing the integration of ideas and outlining 'Ongoing Opportunities' for future development.

*The project team is currently at step 4 in the consultation process, with a Community Feedback Session scheduled to be held in October 2024.*



## Elements of Country (Yerrabingin Design Strategy)

### Move with Country

To Move with Country means being a Custodian of Country, where spirituality and environmental consciousness are expressed through storytelling, song, dance, and art.

### Water Country

Water Country represents the essential connectivity of landscapes, blending salt and freshwater to define and narrate the environment through its life-sustaining properties and stories.

### Sky Country

Sky Country encompasses ancestral knowledge related to navigation, seasons, and ceremonies, providing a spiritual connection to ancestors and celestial beings.

### Non-Human Kin Country

Non-human kin Country involves the sensory experience of interacting with animals and plants, recognizing them as family and understanding our roles within this interconnected web of life.

### Deep Country

Deep Country honors ancient connections and the spiritual significance of the land, celebrating gifts like greenstone and ochres, and connecting with the spiritual beings of both the earth and sky.

### Wind Country

Wind Country conveys messages of seasonal change and ancestral songs, influencing the landscape and rhythm of nature through the movement of air and light.



# Site Review

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# 2.0 SITE REVIEW

## 2.1 Site Summary

The project site is located in the suburb of Metford within the city of Maitland in the Lower Hunter Valley precinct of NSW.

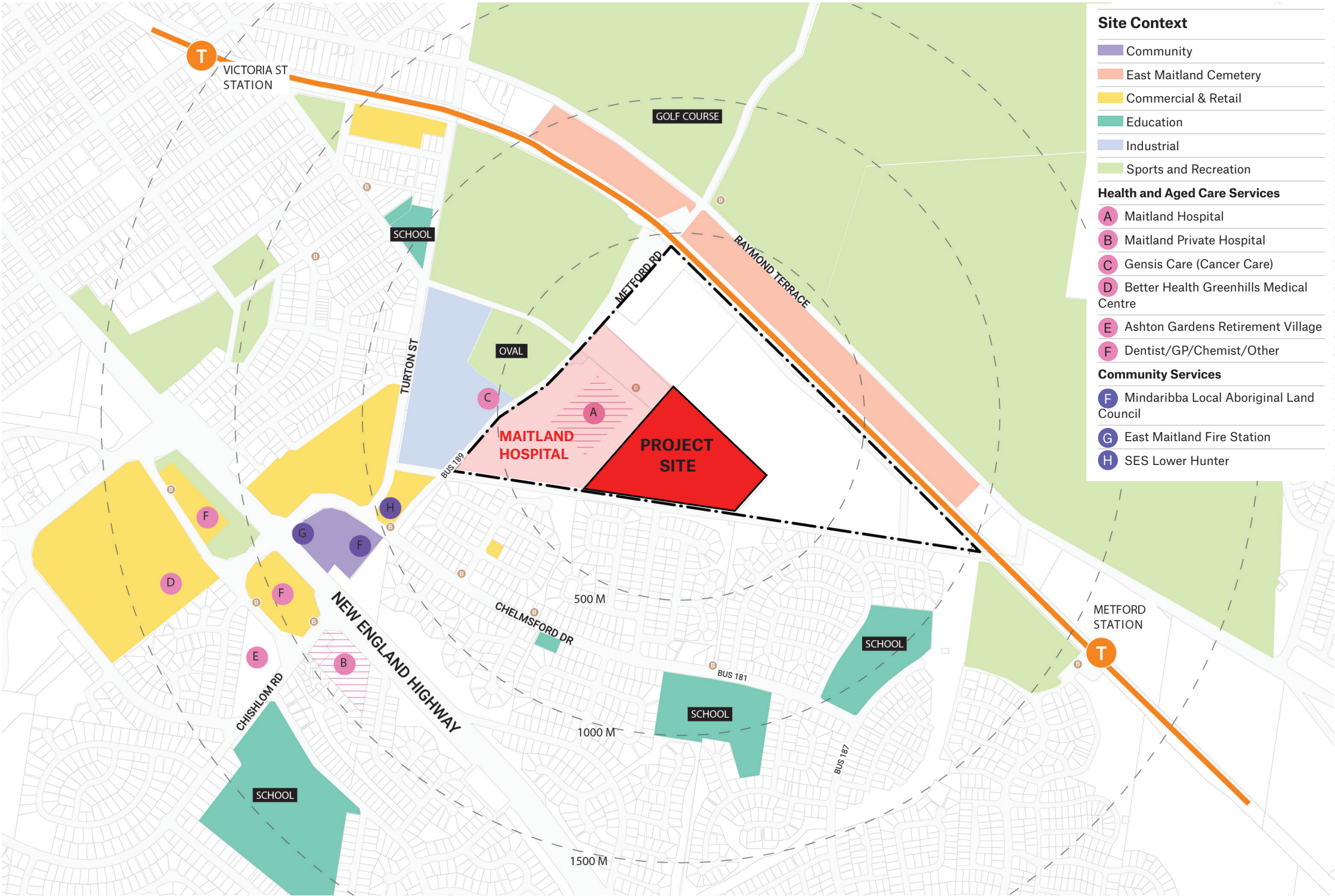
Metford is located within the Hunter New England Local Health District. Major local hospitals within the district include John Hunter Hospital, Maitland Hospital, Cessnock District Hospital, and Kurri Kurri District Hospital.

The existing Maitland Hospital is located on a triangular site which includes Lot 73 - DP1256781 and Lot 41 DP1274253.

It is bordered by Metford Road in the North-West, brownfield and bushland site to the North-east, and the High-Voltage line and easement along the South with residential areas beyond.

The site is zoned RU2 Rural Landscape Development for the purpose of a hospital is not permissible development within the RU2 zone.

Key urban landmarks are the Greenhills Shopping Centre and the Mindaribba Local Aboriginal Land Council, both of which are in close walking distance from the Hospital.





## 2.2 Understanding Country



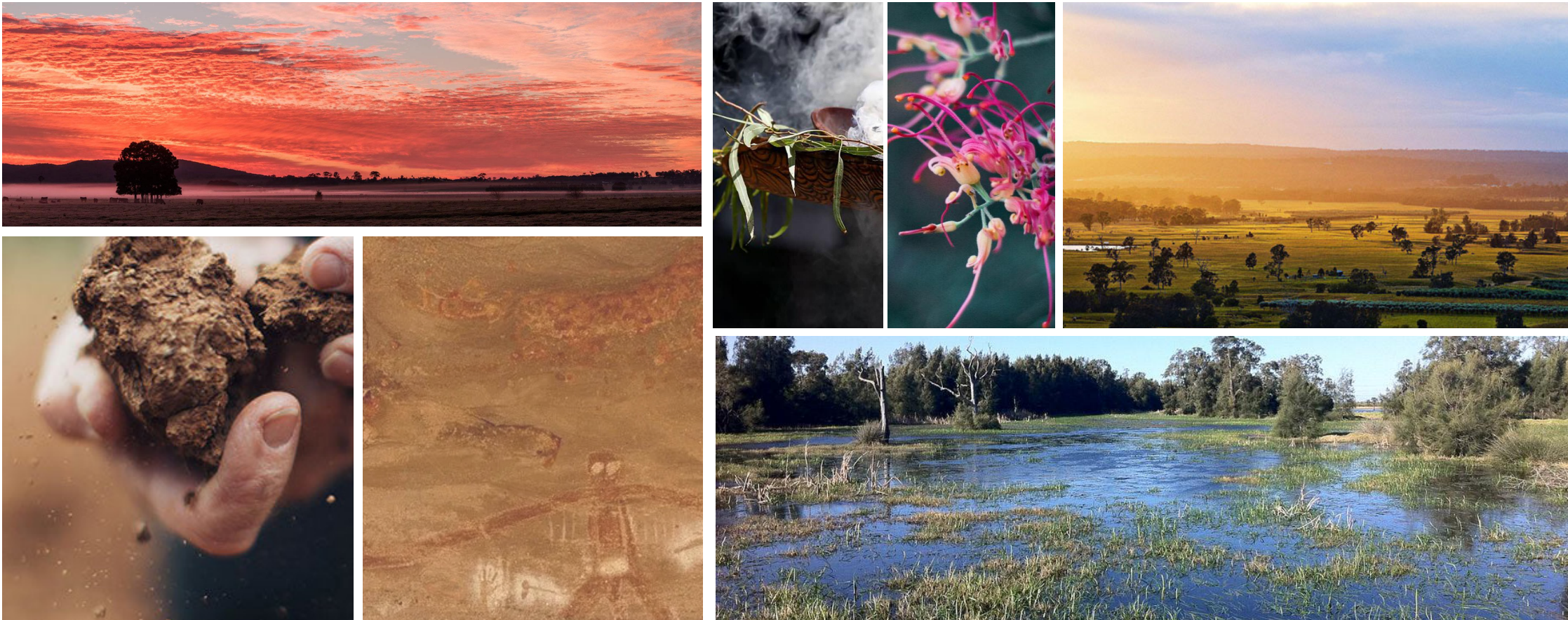
### Place in Country, by Yerrabingin

The proposed development is on Wonnarua Country, traditionally custodians of the Wonnarua people, whose name means "the people of the hills and plains" (Wonnarua Nation Aboriginal Organisation n.d.a). The Wonnarua nation includes tribes like the Gringai, Gea-Wegal, Gundigal, Tullong, and Murrawon (Cross 2021).

Wonnarua Country is bordered by the Darkinjung to the south, Wiradjuri and Kamilaroi to the west, Worimi to the north, and Awabakal to the east, generally covering most of the Hunter Valley. It extends from Maitland in the east to Merriwa in the west and from Murrurundi in the north to past Cessnock and into Yengo National Park in the south (Wonnarua Nation Aboriginal Organisation n.d.a). The southern tip of Wonnarua Country, where the development is located, features flat plains, tablelands, wetlands, and floodplains.

This landscape attracted European settlers for agriculture and later, coal mining, causing significant disruption and frontier violence against the Wonnarua (Hunter Living Histories 2021). The development site was a brickworks from 1882 to 2006 due to clay deposits (McDonald 2021).

Despite European impact, the Wonnarua culture has been preserved through organizations like WNAC and the Midaribba Local Aboriginal Land Council, with revitalization efforts in language and art. WNAC's online repository of Wonnarua terms helps reconnect future generations with traditional language, which is essential for future development projects to honor and integrate Wonnarua cultural knowledge.



### Ground Earth

Wonnarua connection to Deep Country runs deep. However, the treatment of this Deep Country by European settlers has been incredibly damaging. The discovery of coal seams around the Hunter Valley, which has led to the development of a series of open-cut mines have uniformly destroyed fragile ecosystems that were kept in balance through the work and understandings of the Wonnarua people. Repairing and regenerating Country means reflecting on how to move forward from this damaging past

### Wayfinding, Stories and Language

Like other Aboriginal cultures around Australia, many aspects of the Wonnarua way of life were disrupted because of European settlement in the Hunter Region. Policy set by the state and federal government prevented Aboriginal people from practicing parts of their culture, including language and storytelling. Despite this, the Wonnarua people have managed to retain a significant repository of local language. The Wonnarua Nation Aboriginal Corporation has collated this knowledge into an online dictionary that can be accessed by future generations for years to come.

### Weathering Resilient Communities

Water Country is an integral element of Wonnarua Country. The creator spirit Baiame gifted the rivers and floodplains to the land to sustain the life within it. The main river systems that flow from the northern and western ranges, through the landscape of Wonnarua Country and into the mouth of the ocean possess a strong spiritual presence that connects the Wonnarua people to their Dreaming stories.



# 2.3 Development Context



The Maitland Health Precinct is located within the suburb of Metford, adjacent to East Maitland. The site is brownfield and the former brickworks quarry activities ceased in 2012.

Since then, the land has undergone remedial works including bushland regeneration. It is of triangular shape with street frontage to Metford Rd measuring approximately 800m and the boundary along the rail corridor measuring 850m. The total precinct area is 42ha.

**Road and Public Transport:** Vehicle access is via Metford Road. The site is effectively bordered by two major arterial roadways being New England Highway to the south and Raymond Terrace Road to the North. These road links will provide the primary access to the future Hospital from the regional precinct.

**Pedestrian and Cycling:** Residential areas to the west and to the south are well served by local walking routes, footpaths and landscape walks around the residential fringe. Pedestrian footpaths along Metford Road and Fieldsend St which

connects to Victoria Street Railway station. There are no direct pedestrian links to the Metford area to the south of the site. The over-head high-voltage line easement to the south is used as a walking track. There are new shared cycleways in the area, including along part of Metford Road. End-of-trip facilities and secure bicycle parking is available at the Maitland Hospital. Refer to Traffic Report for more information.

**Land Use Zoning:** The current zoning of the site is RU2 Rural Landscape. To the south of the site the zoning is predominantly R1 being General Residential with small pockets of Public recreation zoning (RE1). A sensitive approach to the development will be required to mitigate any potential impact on these properties. The area to the west of the site is B5 zoning being Business Development. The adjacent lots to the north and

east of the site fall under the same zoning as the subject site, being RU2 Rural Landscape.

**Heritage:** The Maitland Local Environment Plan 2011 does not identify any heritage items within the Maitland Health Precinct. However adjacent to the site, the Main Northern Railway is highlighted as a local heritage item.

**Bushfire Planning:** The development is located on designated bushfire-prone land with potential bushfire risk on the South-West and South-East corner of the site due to the established Iron Bark forest. Careful management is required to mitigate this risk including a cleared and managed Asset Protection Zones around the new development. Refer to Bushfire Planning Section 3.4.4 and Bushfire Assessment Report in Appendix.

**Roads, Public Transport, Pedestrian and Cycling Map**

Major Roads

Bus Routes

Train Line

Train Station

Ambulance Access

Car Park

Bus Stops

Pedestrian Route Main

Pedestrian Route Minor

Bike Path Designated

Bike Path Shared

Bike Parking

Street Crossing

**LEP Land Use Map**

General Residential

Special Activities

Commercial Core

Business Development

Private Recreation

Public Recreation

Rural Landscape

Environmental Conservation

**Bushfire Risk Map**

Category 1

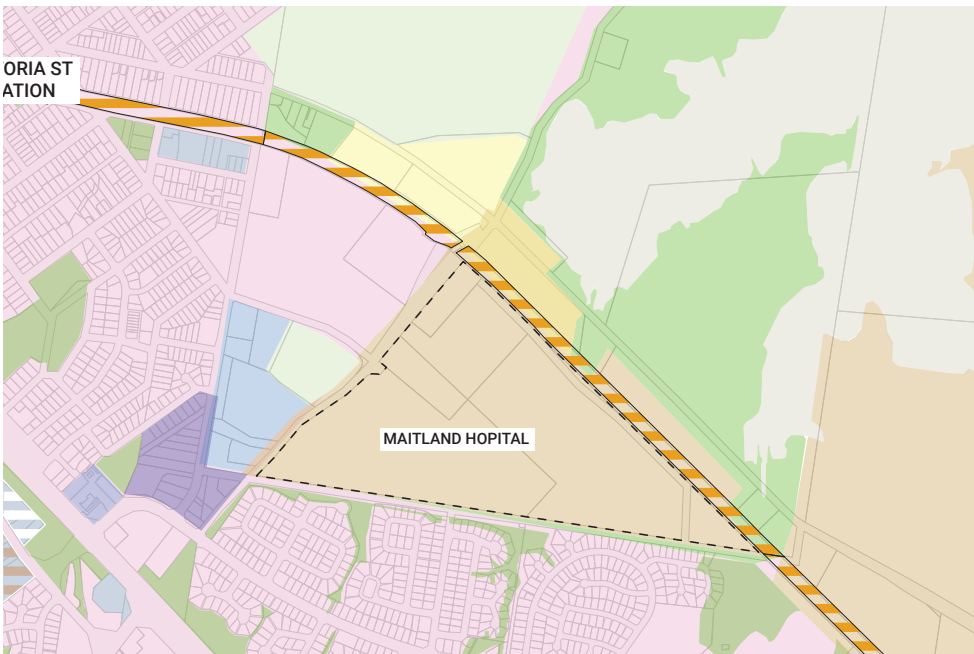
Category 2

Category 3

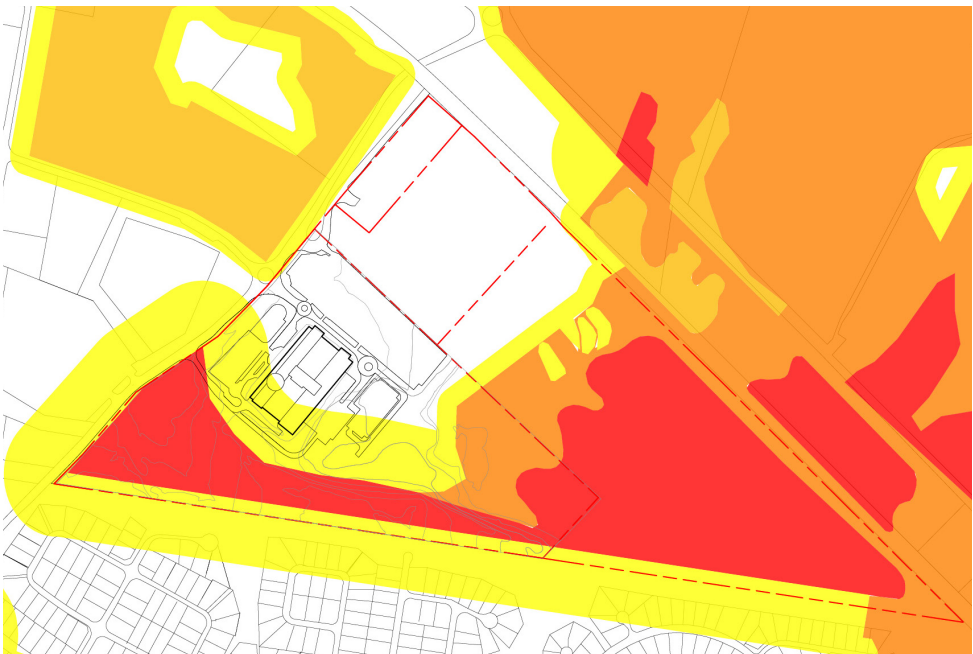
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ROADS, PUBLIC TRANSPORT, PEDESTRIAN AND CYCLING MAP



LEP LAND USE MAP



BUSHFIRE RISK MAP



# 2.3.1 Landscape & Topography



**Flood Planning:** The site is generally not affected by a 1 in 100-year flood event or Probable Maximum Flood line. Access to the site is affected however, with the north approach via Metford Road off Raymond Terrace being a high hazard flood risk directly under the Metford Road / rail crossing. Access from the south via Metford Road off the A43 is not compromised by 1 in 100 year flood event. Refer to Civil and Structural Report in Appendix.

**Topography:** The site is varied in topography, with a general fall across the site to the eastern corner. Metford Road has a rise and fall of approximately 7.0m from the highest to the lowest points along the site boundary. Vehicular approach from both

the north and south are from elevated positions allowing good visibility of the site and main entrances.

The eastern site is undulated due to the previous mining activity requiring a degree of re-leveling to establish a proper base level for the new precinct.

**Landscape and Ecology:** The Maitland Hospital is located on land which was previously cleared and used for the brickworks and associated factories and brick pits. The site has been rehabilitated by the previous owners CSR. The site contains areas of intact native forests, including some regenerated areas.

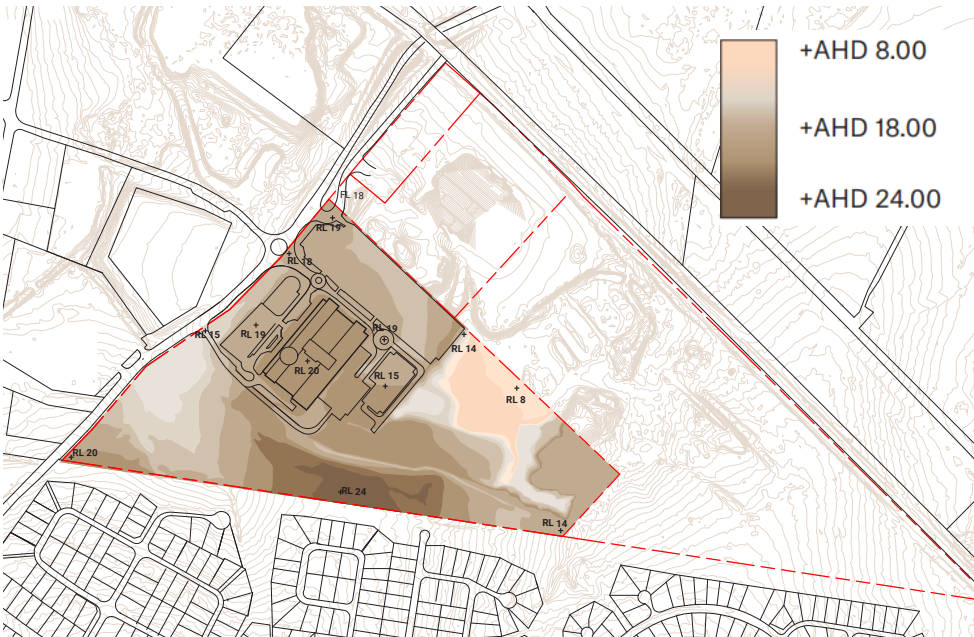
- Waterways
- Waterbodies, Wetland Network
- Significant Vegetation
- Lower Hunter Spotted Gum Ironbark Forest
- Hunter Lowland Redgum Forest
- Swamp Oak Floodplain Forest
- Freshwater Wetlands on Coastal Floodplain



SITE FEATURES



WATER FLOWS AND RAINWATER DRAINAGE



TOPOGRAPHY



LANDSCAPE FEATURES



# 2.3.2 Environmental Conditions



**Orientation:** Metford Road faces North-West and is the primary access for the site.

The existing hospital is 7 storeys in height and has a significant overshadowing impact on the existing loading dock, eastern car park, and western triangle of the site. The orientation of the site suggests a potential building layout at 45 degrees to true north.

Due to the size, layout and context of the site however, multiple configurations are possible hence there is no predominant orientation or building aspect implied by the site

**Views and Sight Lines:** The site affords opportunity of views, both at low level across the site itself and at higher levels for more distant views towards the vast landscape. Distant views are predominantly towards Fieldsend Oval to the west and across the rehabilitated Fieldsend Quarry site and regenerated bushland to the East.

Towards the South and East, the site has opportunity for low level views to the Iron Bark Forest. Sight lines towards the south is mitigated by retaining the forest as a buffer to avoid impacting the visual privacy of residences.

**Building Context / Built Form:** The nearby Maitland Hospital is a predominantly six storey acute hospital comprised of a “H-shaped” tower positioned over a two-storey podium. It has a rooftop helipad, and lower-ground level which is connected to the loading dock.

The building features a pre-dominantly brick-facade podium including an sheltered entrance portico with a brick brise-soleil artwork feature. The tower is clad in concrete and metal cladding with vertical striations.

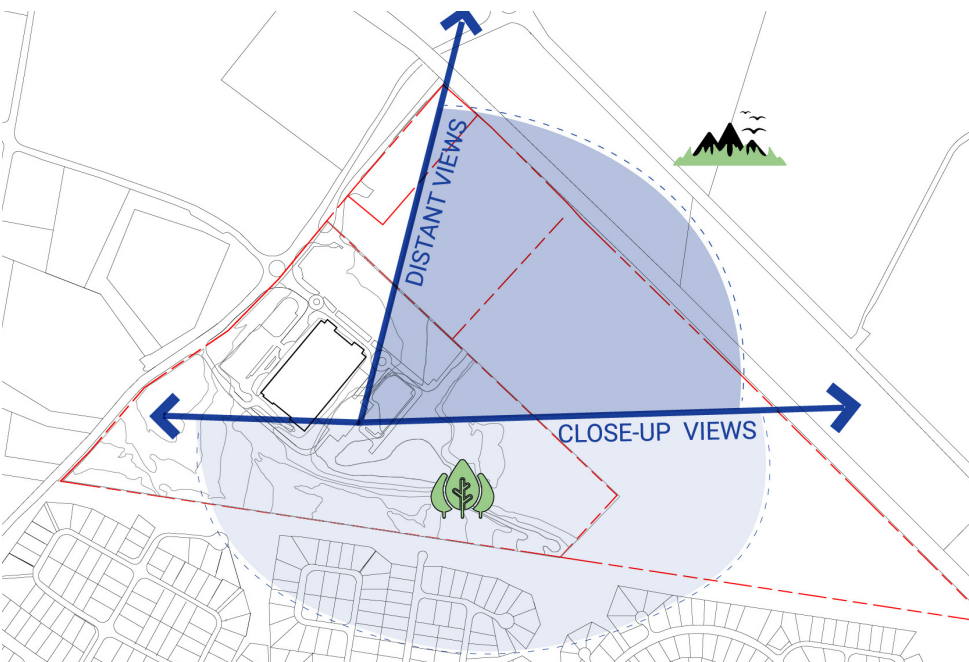
**Wind:** Predominant wind direction in winter is from the North-west which needs to be taken into account in the orientation of courtyards and open spaces.



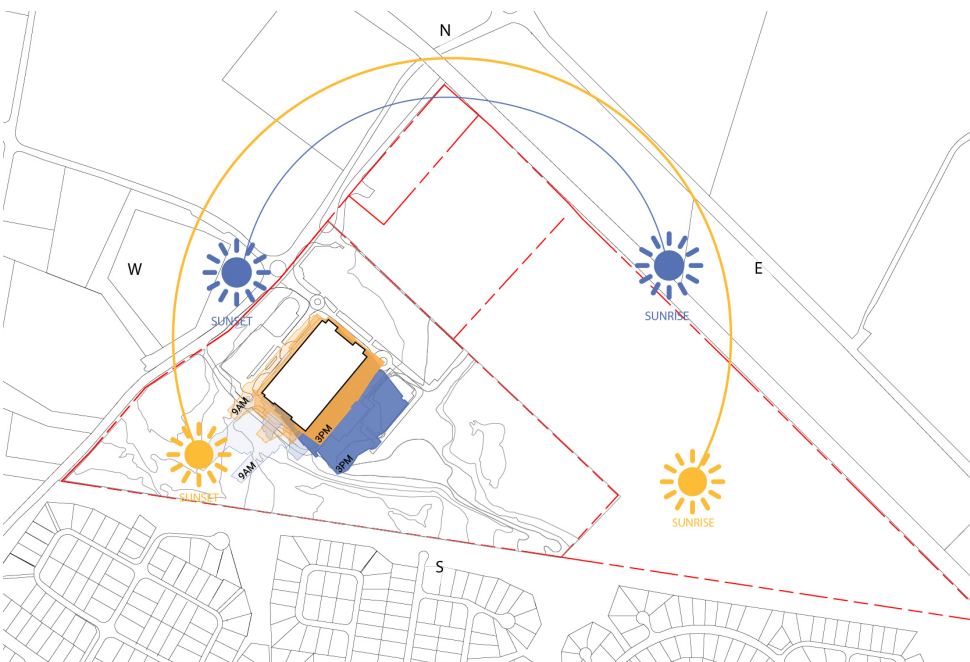
VIEW TOWARDS SOUTH



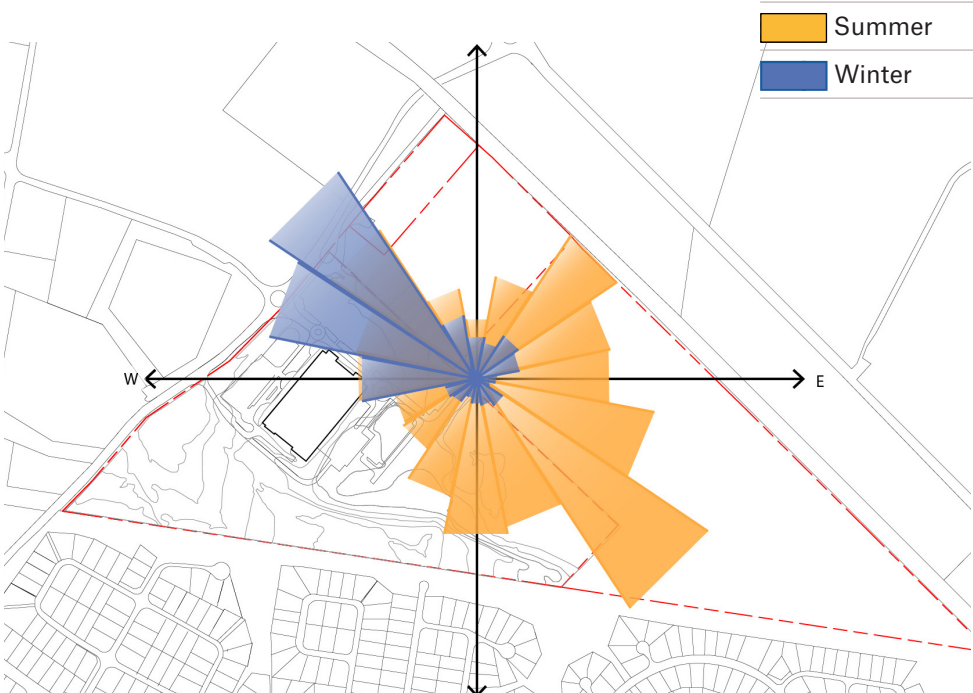
VIEW TOWARDS NORTH



VIEWS



SOLAR AND OVERSHADOWING



WIND



# 2.4 Site Investigations



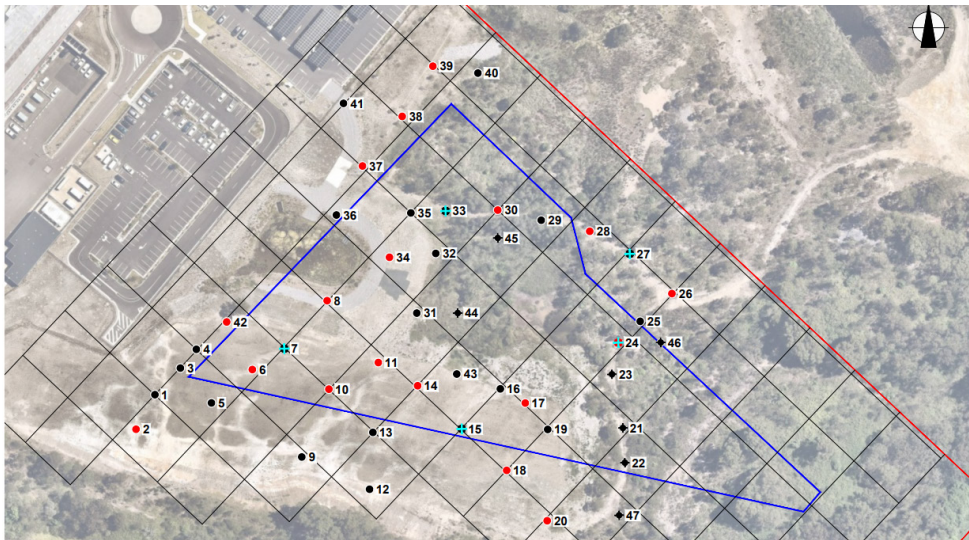
## 2.4.1 Environmental Management

A Long Term Environmental Management Plan (LTEMP) has been developed for Lot 7314 DP 1162607 and Part Lot 401 DP 755237, encompassing the entire Maitland Hospital campus, including the Mental Health project site.

The site features:

- Former quarry areas to the southeast with swampy, low-lying sections and shallow water bodies in the north.
- Relatively flat land with some excavated fill and scrub.
- A large carbonaceous shale stockpile and a high rock wall in the southern section.
- A gully near the stockpile and an elevated, densely vegetated southern boundary.
- Relatively undisturbed land along the southern edge, with a mix of natural and disturbed vegetation.

Historical data shows the area was mostly cleared by 1954, with exposed soil by 1975 and stockpiled materials in the early 1990s. The LTEMP details management of materials on site, and a geotechnical investigation with borehole testing is underway at proposed building locations.



BOREHOLE LOCATION PLAN (JK GEOTECHNICS)

## 2.4.2 Ecological Constraints

The project site investigations revealed varying ecological constraints—low, moderate, and high. Seasonal surveys have been completed and details are included in the Flora and Fauna Report.

**Native Vegetation:** Remnant or habitat-providing native vegetation is categorized as moderate to high constraint, with the western triangle of Maitland Hospital being high priority for protection. All native vegetation will need offsetting according to the BAM.

**Threatened Ecological Communities (TECs):** Four TECs were found:

- High constraint: Freshwater wetlands and Swamp oak floodplain forest (both under the BC Act).
- Moderate constraint: Lower Hunter Spotted Gum Ironbark Forest and Hunter Lowland Redgum Forest (both under the BC Act).

Two habitat trees with hollows were identified. While development won't directly affect these trees, nearby vegetation clearing may impact threatened owl species using the hollows.

*Refer to Appendix for Flora and Fauna Report.*



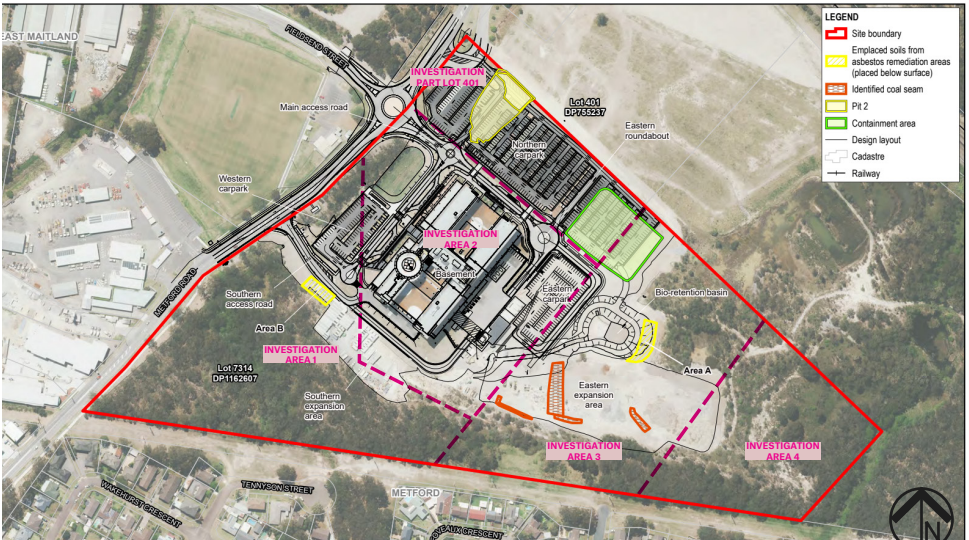
LOCATION OF HABITAT HOLLOW TREES TO BE FURTHER INVESTIGATED (UMWELT)

## 2.4.3 Aboriginal Due Dilligence

Biosis Pty Ltd has conducted an Aboriginal Due Diligence Assessment (ADDA) for the site. The ADDA included a background review and an archaeological survey, which identified one Aboriginal site within the study area—a fragment of heat-shattered silcrete. The survey, conducted on December 18, 2023, found high levels of disturbance and no new significant Aboriginal objects or archaeological potential.

**Aboriginal Cultural Heritage Assessment (ACHA):** If the identified site (AHIMS 38-4-1684/NMH1) will be impacted, an ACHA should be conducted to apply for an Aboriginal Heritage Impact Permit (AHIP). The AHIP should cover potential impacts for up to 10 years, with salvage of the artefact required before any disturbance. It was confirmed that the artefact will not be impacted by the development zone.

Due to low archaeological potential, no additional archaeological work is necessary. If Aboriginal objects are discovered during construction, work must cease, and a qualified archaeologist should assess the find. Heritage NSW and Aboriginal stakeholders must be notified if the find is significant. If human remains are found, work must stop, and NSW Police and Heritage NSW must be notified immediately. Work can only resume with written authorization from Heritage NSW.



ABORIGINAL DUE DILLIGENCE ASSESSMENT MAP



# Development Proposal

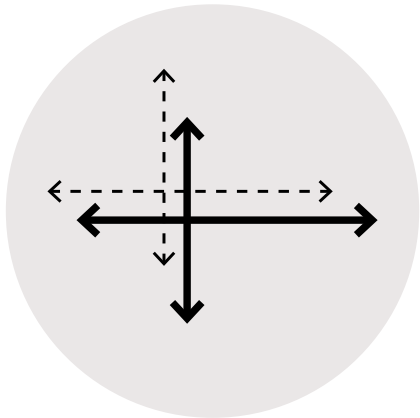
3



# 3.0 DEVELOPMENT CONTEXT

## 3.1 Master Planning Context

The Maitland site presents a fantastic opportunity to weave the natural environment and landscape outlooks into every room. The masterplanning principles have been developed to guide the site, landscape and architectural design.



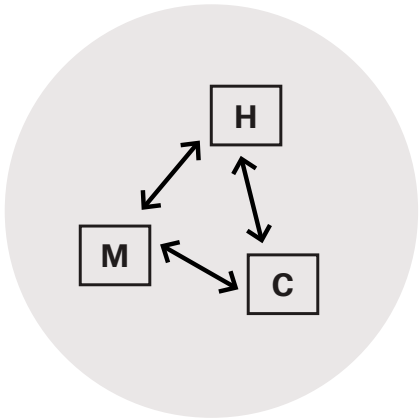
### Simple and Clear Access Routes

For public, staff, logistics, ambulance etc

Prioritise natural wayfinding across the campus

Universal accessibility to reduce barriers to care

Clearly delineated flows for different types of movement



### Connected Services

Safe and accessible movement and transfer

Manageable travel distances between services

Provide appropriate car parking nearby

Allow for patient transfer

Allow for shared logistics and support services



### Provide Amenity

Accessible, therapeutic and culturally safe access to nature, fresh air and light

Building orientation to maximise natural light

Encourage opportunities for movement, walking and spending time outside

Salutogenic and biophilic, fosters a relationship with nature



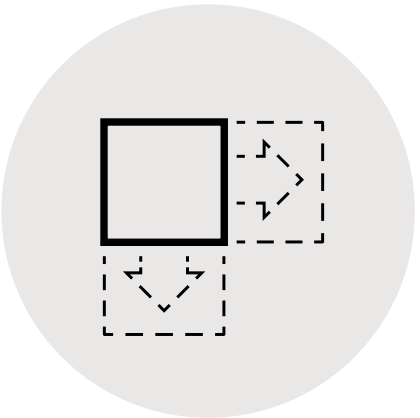
### Unique Building Identities

Easily identifiable and appropriate for service

Clearly defined front door that supports a discrete and dignified experience

Non-institutional built form and articulation

Fosters a sense of pride for staff and community



### Sustainable and Future-proof

Flexible footprints and optimal land use

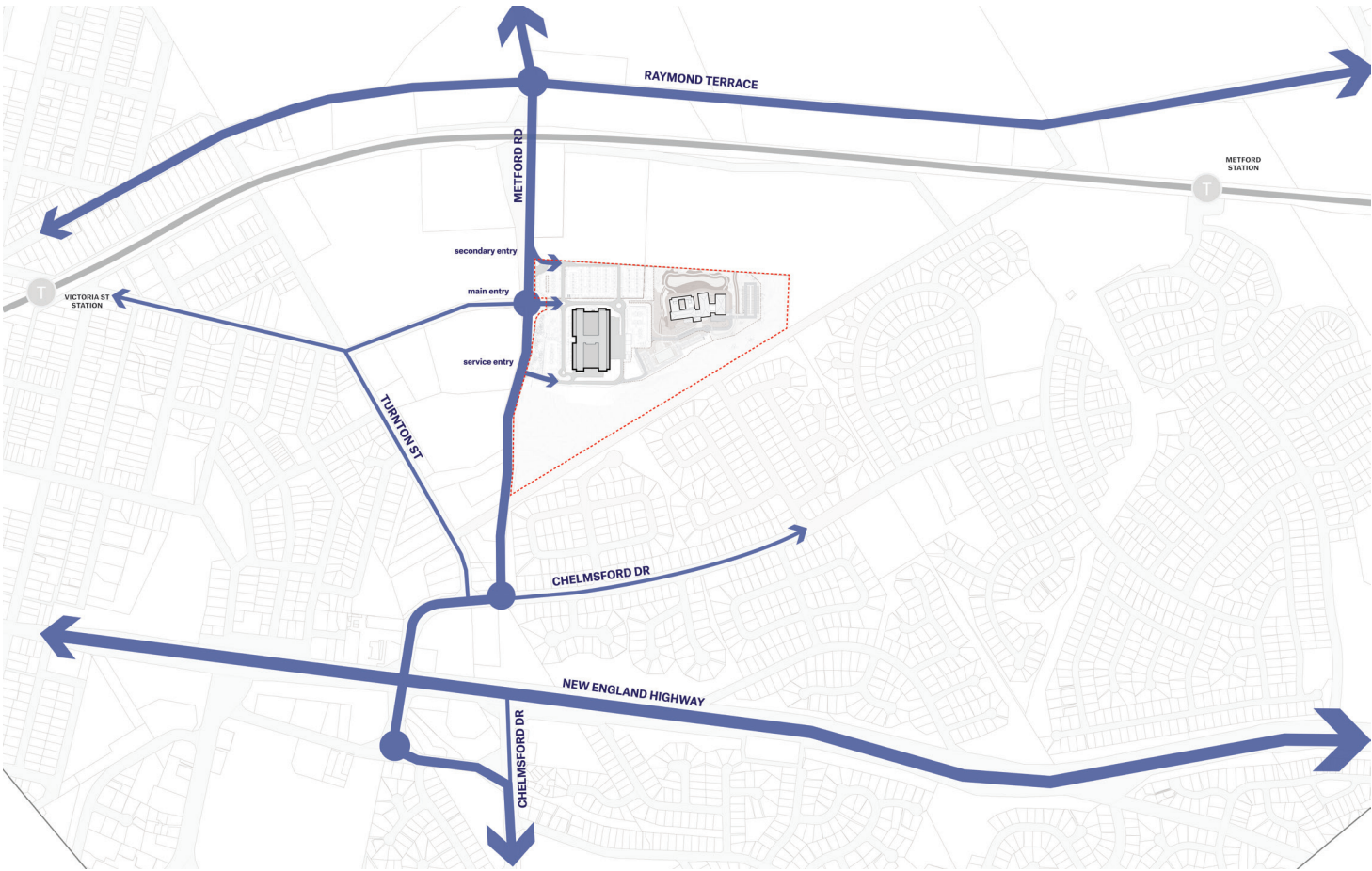
Good orientation to a maximum number of rooms to optimise functionality and amenity

Optimise land use and minimise impact on high quality landscape



# 3.1.1 Access & Movement

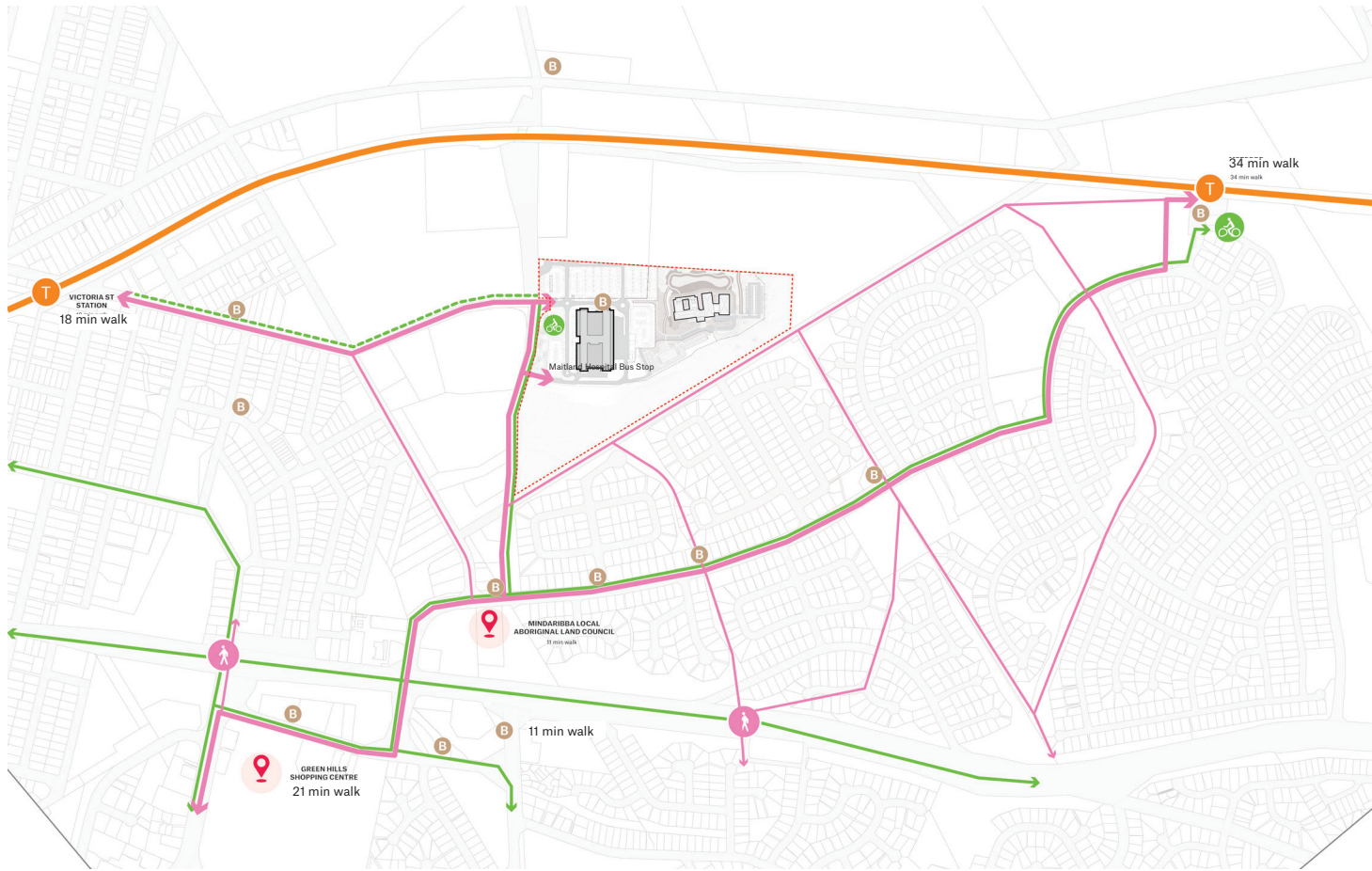
## Major Circulation Routes



Two main roads flank the site, Raymond terrace to the north and New England Highway to the south. Metford Road connects the two main roads and gives access to the main Hospital. The proposed building is accessed from Pottery Road past the hospital, following the road to the right and then turning left to enter the lower part of the campus. An accessible and clearly defined one-way drop-off and parking area is located in front of the entrance. This will predominantly provide visitor and public parking, as well as accessible car spaces and bicycle parking.

- Major Roads
- Minor Roads
- Train Line
- Site Boundary

## Pedestrian Circulation

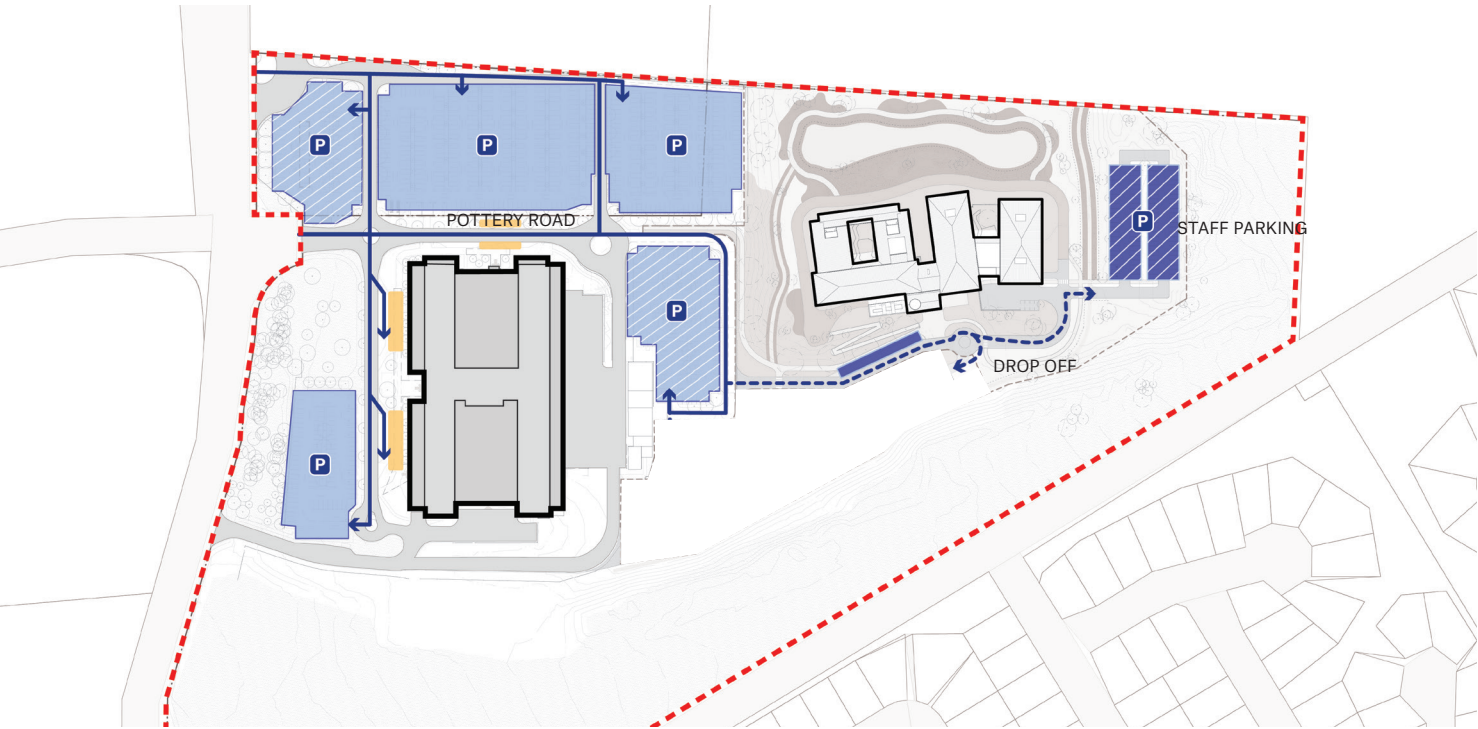


The main hospital site is accessible on foot from Victoria Street Station (18 min. walk), from Metford Station (34min. walk) or from Maitland Hospital bus stop. A number of cycle paths offer a variety of routes to and around the site with bicycle parking available at the main hospital.

- Train Line
- Main Cycling Routes
- Main Pedestrian Routes
- Minor Pedestrian Routes
- Site Boundary



# Access & Carparking

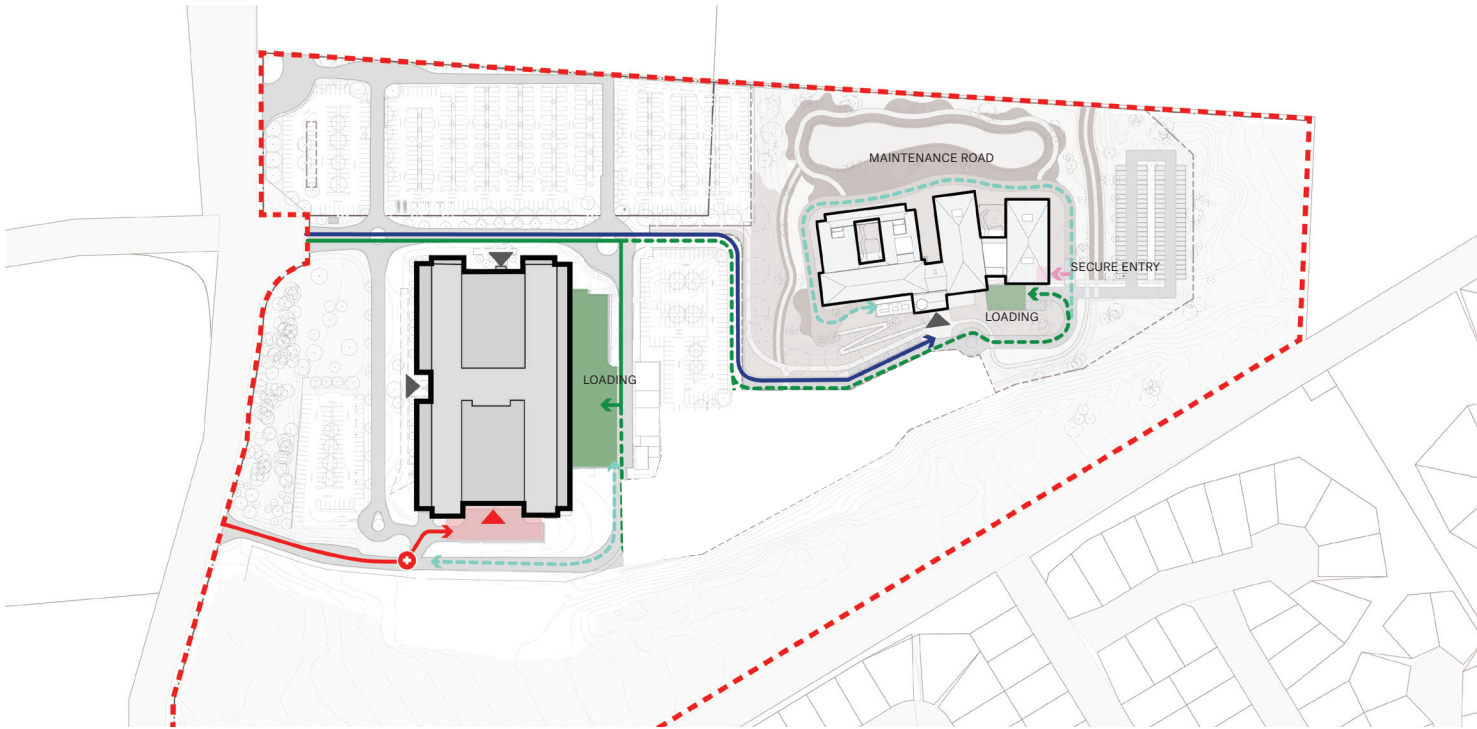


The proposed building is accessed from Pottery Road past the hospital, following the road to the right and then turning left to enter the lower part of the campus. An accessible and clearly defined one-way drop-off and parking area is located in front of the entrance. This will predominantly provide visitor and public parking, as well as accessible car spaces and bicycle parking.

Access and Car parking to a future development has been considered in the diagram above, but does not form part of the project.

- Existing Carparking
- Proposed Carparking
- Main Entries
- Waiting Areas
- Staff only Carparking
- Main Existing Vehicle Circulation
- Main Proposed Vehicle Circulation
- Site Boundary

# Service Routes



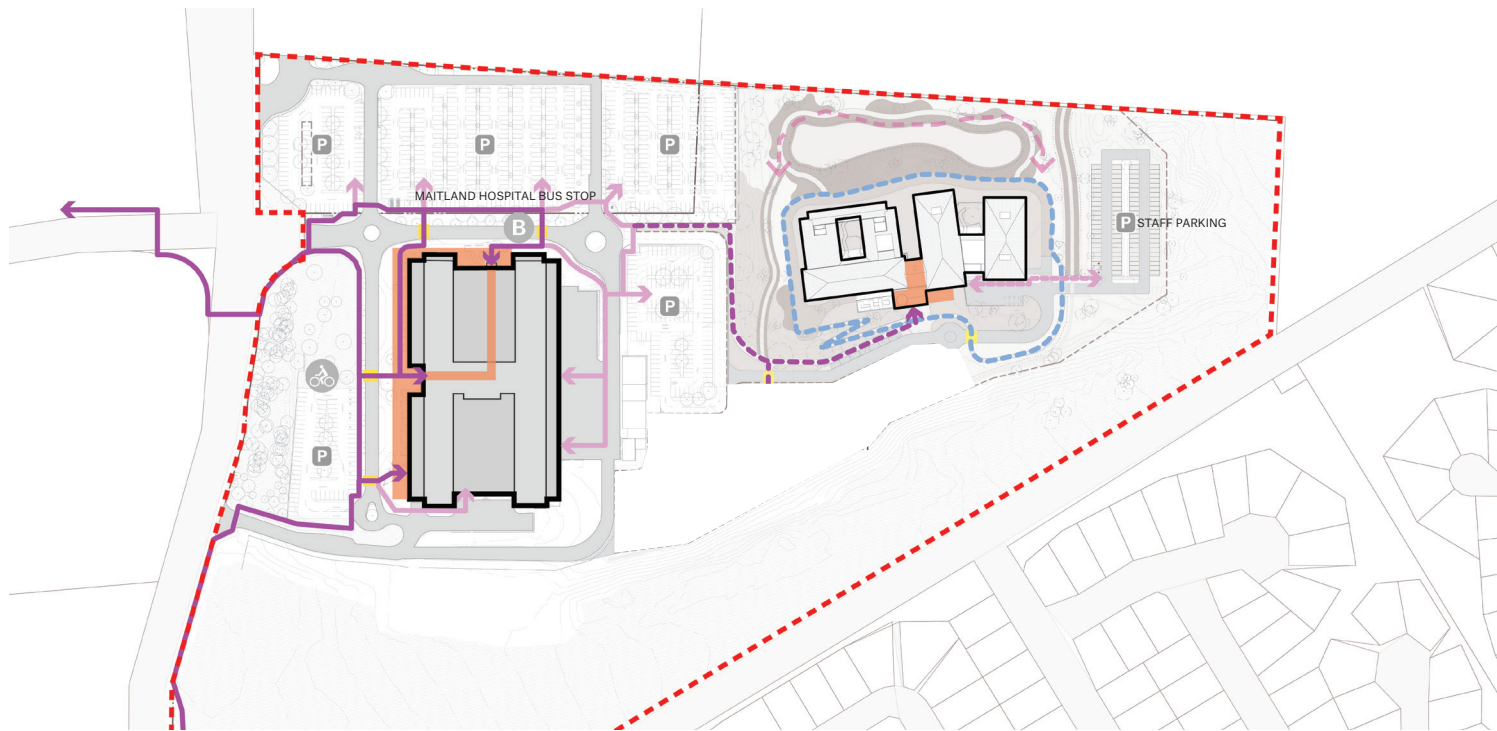
Logistics vehicles can continue past the main entrance to the loading dock area. Vehicles may also travel between the Hospital loading dock and the mental Health loading dock if services are shared. A gated maintenance road is provided around the building which provides fire-fighting access and general maintenance.

A Secure Entry is provided nearby to the Main Entry and Logistics Entry that provides direct access into the High Secure Unit. Maitland Hospital Emergency Department is serviced by a dedicated ambulance access road which is not affected by the development. There is a public shared road which allows for secure transfer between Mental Health and Hospital if required.

- Main Vehicle Access
- Existing Logistics Access
- Proposed Logistics Access
- Ambulance Access
- Proposed Maintenance/Firetruck Access
- Proposed Secure Entry Circulation
- Emergency Room Entry
- Main Entries to Hospitals
- Emergency Area
- Services Area
- Secure Transfer Area
- Site Boundary



# Pedestrian Circulation

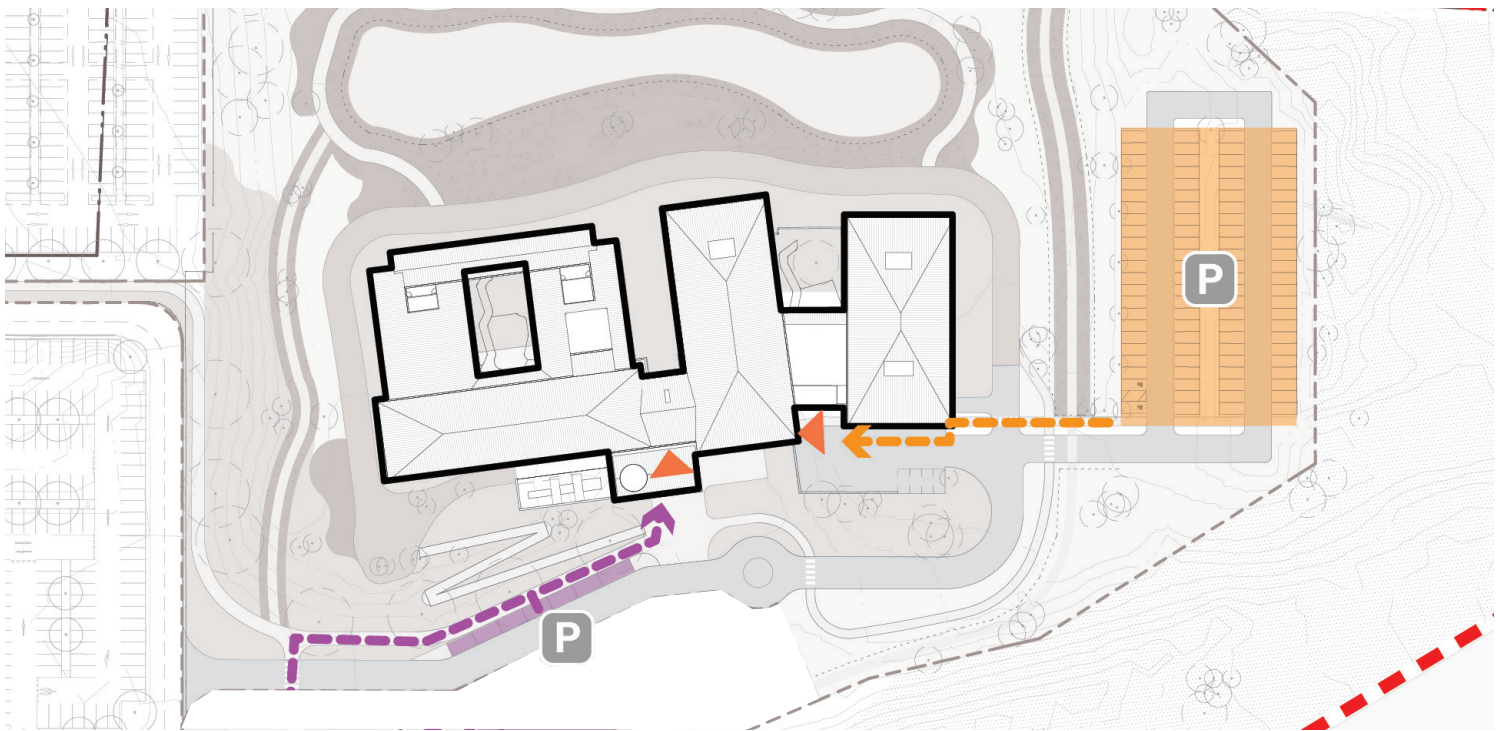


A proposed pedestrian route connects the building back to the Hospital campus, linking up with existing footpaths around the Hospital, and providing access to Bus Stop and other site services. Good intuitive way-finding is provided by having this clearly visible and accessible main route that leads straight to the front door. New and updated way-finding signage will be provided where required to direct people to the new building from Metford Road entry.

A series of proposed footpaths around the new building offer a variety of movements around and through the landscape. Additional footpaths connect the Mental Health Building to the staff car park and to the Future Development site.

- Existing Main Pedestrian Access
- Proposed Main Pedestrian Access
- Existing Minor Pedestrian Access
- Proposed Minor Pedestrian Access
- Proposed Accessible Circuit
- Main Entrance Plaza
- Existing Crosswalks
- Proposed Crosswalks
- Site Boundary

# Entry and Arrival



The main entry of the building is accessible for all visitors, consumers and staff. Located on the upper level, an covered outdoor space provides weather protection on arrival, as well as a space for temporary respite.

A separate discrete access route is provided for staff on the lower level. This footpath and secure entry connects with the staff-only areas.

- Proposed Main Public Car Park
- Proposed Main Pedestrian Access
- Proposed Main Staff Car Park
- Proposed Main Staff Access
- Main Entries



# 3.2 Spatial Planning

## Consumer Spaces

The consumer spaces are designed to promote well-being and encourage flexibility in social interaction. Living spaces are adjacent to courtyards and lightwells, allowing natural light to flood the open-plan areas. The design of each unit supports small residential groups while offering the flexibility to connect with larger groups. Emphasising consumer choice, the project offers a variety of spaces, from small, quiet lounges to larger shared areas and outdoor environments.

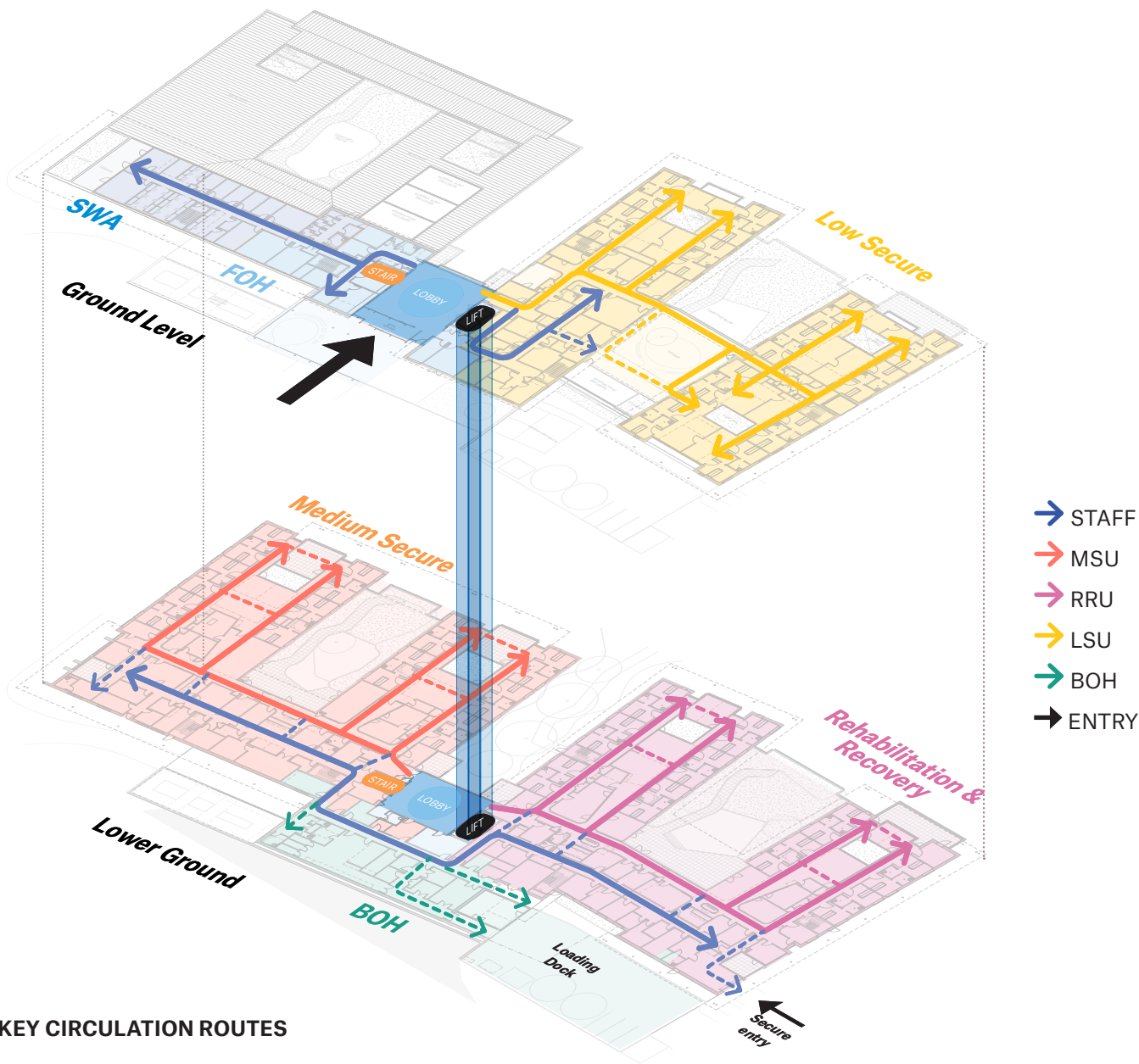
The design prioritises de-escalation and self-management through designated chill-out and sensory spaces. Main corridors are strategically planned to terminate with views of the landscape, enhancing visual transparency. Angled corridors allow for clear observation, while open counter spaces replace traditional glazed staff stations, fostering positive interaction between staff and consumers. These Consumer Interfaces are versatile, supporting casual discussions, staff work, or activity spaces.

Therapy spaces within each unit are positioned along a primary corridor with ample natural light. These include large, flexible group rooms, activity spaces for cooking and crafts, exercise areas, and sensory rooms. Family spaces, including a small lounge and associated outdoor areas, are also provided to create a comfortable and secure environment for visiting adults and children.

A secure vehicle drop-off area in the south-east corner of the building facilitates patient transfer, especially when front door access is not appropriate. Additionally, a seclusion suite is provided in the Medium Secure Unit for rare occasions, ensuring safe and secure consumer transfer through staff spaces.

## Staff Spaces

Staff spaces are designed with safety and functionality in mind, ensuring that room locations, doors, and safe routes minimise the risk of cornering or isolation.





A continuous staff corridor connects all staff areas, promoting efficient movement and access to amenities, including tea rooms. Discreetly located behind the scenes, the staff wing supports the consumer environment without creating a ‘panopticon effect’.

All consultation and interview rooms feature dual egress for staff safety. The design also includes a consolidated staff work area near the front-of-house, offering activity-based work environments, offices, meeting rooms, staff rooms, amenities, and a large covered terrace. Good internal circulation is facilitated by a central staff stair connecting the two levels, as well as a staff lift. Staff amenities, including toilets, showers, lockers, and accessible facilities, are available on both floors, and a staff entrance on the lower level provides easy access to the staff car park.

### Courtyards

Courtyards are provided across the site, with specific areas for each unit. These spaces are designed to encourage physical activity with meandering walking routes and are flexible enough to support various activities such as art, sport, exercise, dining, and other forms of gathering. The courtyards are enclosed with a high screened façade that combines glazed and screened portions, promoting good natural ventilation and air flow while providing views of the landscape.

Smaller pod courtyards within living spaces offer residents the opportunity to enjoy sunlight and fresh air individually or in small groups. These areas provide respite, separation, and choice, contributing to a therapeutic environment.

### Lobby, Entry, and Movement

The main lobby, located on the upper floor, serves as the primary arrival level for consumers and visitors. It offers a welcoming, open-plan environment that provides a non-clinical

experience, empowering consumers and their families to engage with the building. A small retail café and function lounge at the entry encourage informal gathering and support community and family activities. The space is designed for easy navigation, with the staircase and lifts clearly visible on arrival, reducing the reliance on signage.

A reception counter adjacent to the entry airlock ensures that staff can greet visitors and monitor movements. A lower-level lobby provides access to the MSU and RRU, as well as a tribunal room and interview space, offering a secondary waiting area with calming views of the landscape.

### Back of House Area and Secure Entry

The back of house area is designed for efficient operation, with a loading area discretely located on the lower floor, away from the main entrance.

A shared corridor serves as the main distribution route, with a separate staff corridor available for segregating clean and dirty flows in a lockdown or pandemic scenario. Back-of-house services, such as linen, cleaning, and waste management, are supported by the adjacent Maitland Hospital.

- Front of House
- Logistics and Back of House
- Medium Secure Unit
- Rehabilitation and Recovery Unit
- Low Secure Unit
- Staff Administration



GROUND LEVEL PLAN (INDICATIVE ONLY)



LOWER GROUND LEVEL PLAN (INDICATIVE ONLY)



# Architectural Design

5



# 4.0 Architectural Design

## 4.1 Connecting with Country



Connecting with Country Design Principles embody Yerrabingin’s Contextual Research and the outcomes that emerged from the Design Jam. They provide high level ideas to help understand the use of the site and how we might engage with Country to support the user experience.



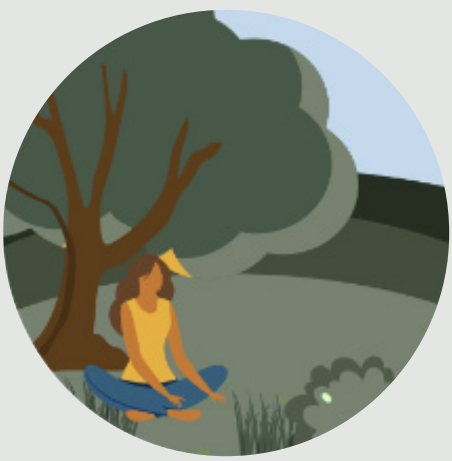
### Connected, Embraced and Cared

Country embraces and welcomes us as custodians, ready to care and connect. Across this region, all elements of Country are felt, however Deep Country relationships run deep. Acknowledging and celebrating the materiality of Deep Country textures, tones and colours, especially at entrance and cross-over points, provides contextual and historical references for visitors and users.



### Nurtured by the Cycles of Country

Being such a significant piece of social infrastructure means that the building should feel as though it is a part of the landscape. It should work with the natural forms and features and draw inspiration from the varying cycles of Country. Engaging firmly with the unique colours and textures of its context can create a place where people can feel safe and connected to energetic rhythms of Country.



### Regenerative Ecologies of Healing

A strong connection to and experience of Country can provide the best form of healing. People should be encouraged to develop their own personal connections to Country as a way of assisting them on their healing journeys. This project should celebrate of local, Traditional medicinal and therapeutic aspects of the natural landscape in order to become a place that is not only beneficial for patients, but also Country.

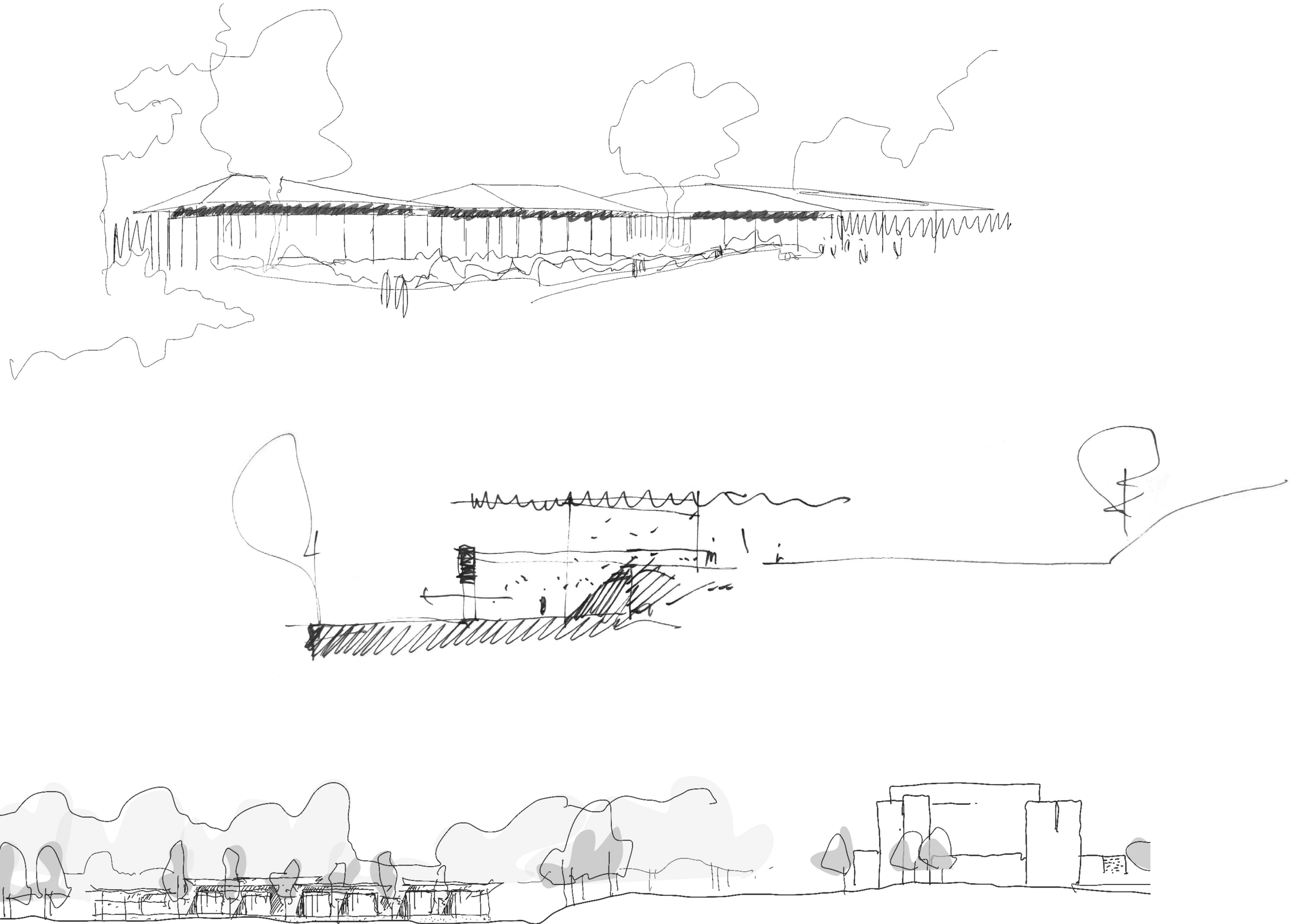


## 4.2 Design Principles

The project comprises of a collection of buildings nestled within the landscape, with a focus on creating a calm, welcoming environment.

The design reduces the overall mass and scale of the buildings, using long, pitched roofs that evoke an informal and relaxed atmosphere, reminiscent of a residential setting. The central arrival space serves as a bridge between the indoors and outdoors, fostering a strong connection with the surrounding natural environment.

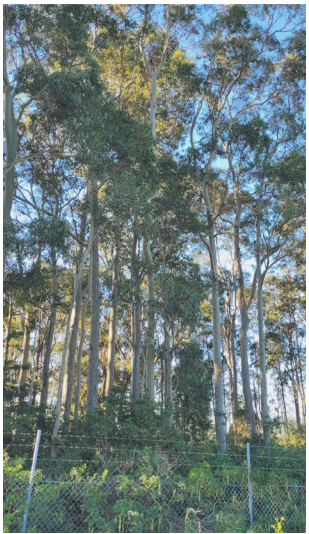
The design approach is closely aligned with the site's topography, orientation, and landscape, maximising solar exposure and enhancing the site's natural opportunities.





# 4.2.1 Material Concept

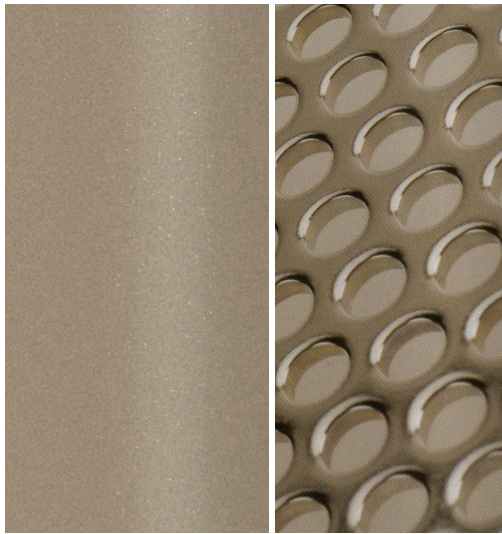
A warm, natural palette of materials has been carefully selected, drawing inspiration from the site's context. The building's base is grounded with warm masonry, providing a sense of security and reusing materials from the site, while fine fenestration elements on the roofs and plant room façades subtly reference the surrounding Eucalyptus trees.



CONTEXT



BRICKWORK



POWERCOATED METAL  
CLADDING & SCREENS



TIMBER-LOOK  
ALUMINIUM SOFFIT

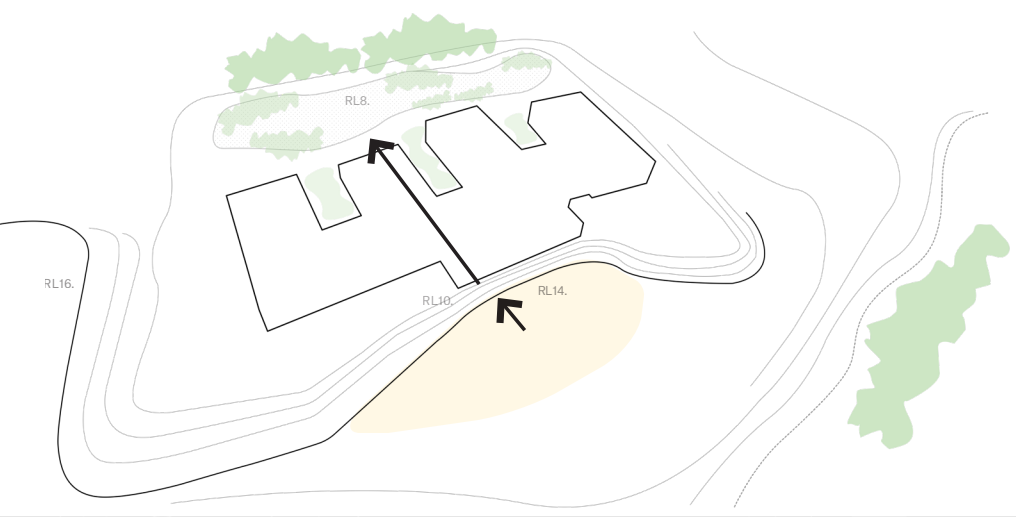


ROOF SHEETING &  
RAINWATER GOODS

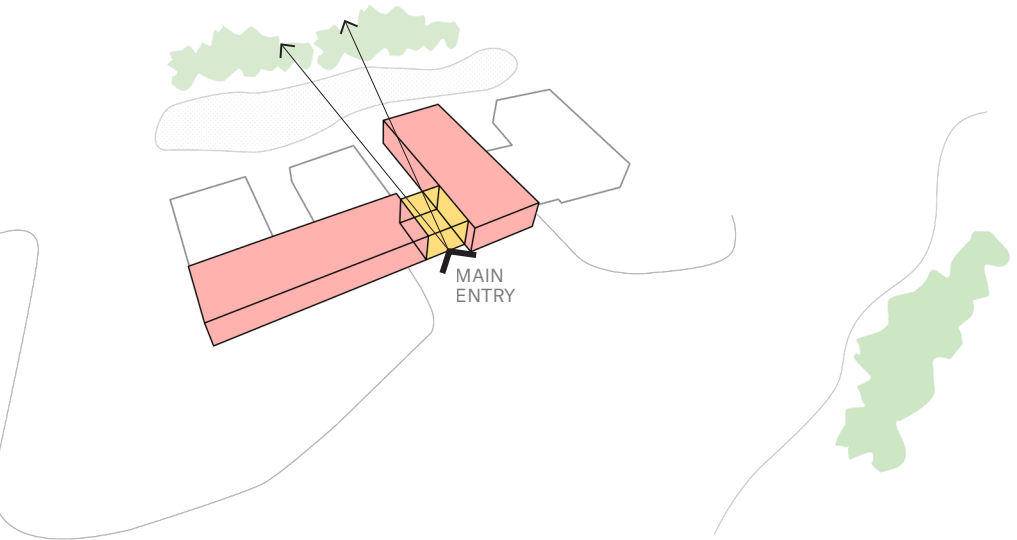


# 4.3 Built Form & Urban Design

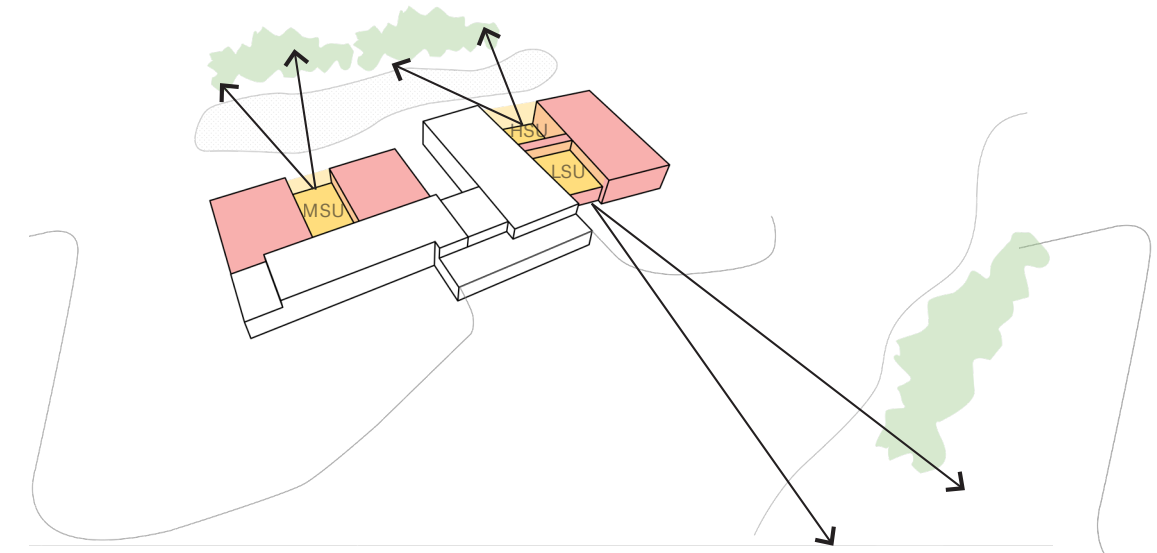
The built form is carefully integrated into the existing site, with the design taking full advantage of the natural topography.



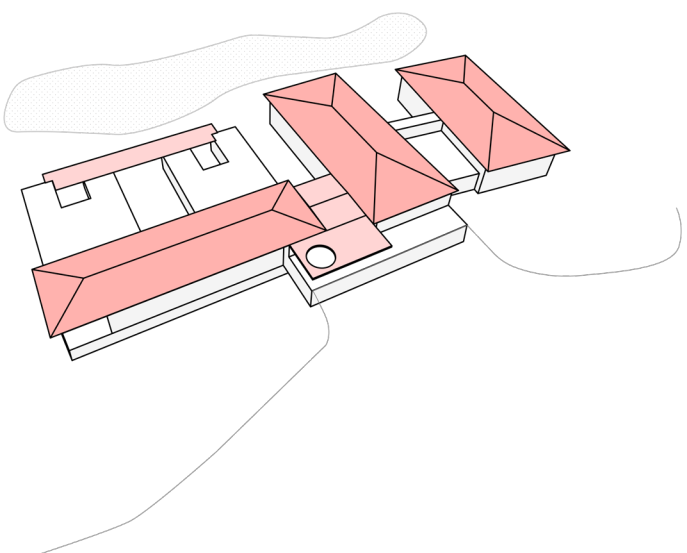
Topography and Siting



Public Face VS. Private



Shared Landscape



Roof Expression

The site is positioned between a rock escarpment to the south-west and a wetland to the north-east. The building entry is positioned at RL14, with the land gradually sloping down to RL9 towards the north-east. This allows for a natural, seamless transition between the built environment and the surrounding landscape.

The site is accessed from Pottery Road, with a clearly defined drop-off and parking area located in front of the entrance. This area caters to visitors, public parking, accessible spaces, and bicycle parking. Pedestrian routes connect the building to the broader hospital campus, enhancing accessibility and wayfinding.

The building layout responds to the natural contours of the site, with the staff wing oriented east-west and the eastern wing elongated to frame the entry. The lobby offers expansive views of the landscape, creating a strong connection to the outdoors, while external courtyards are oriented to maximise natural light and offer scenic views.

The building's form is anchored by long, low-pitched roofs, which provide a sense of protection and shelter. These roofs are complemented by verandahs that shield the western façade while allowing natural light into the courtyard spaces. Plant areas are discreetly integrated within the roof profiles, maintaining a cohesive aesthetic.

Skylights are strategically placed to illuminate internal courtyard spaces, while a generous covered outdoor area with a circular opening marks the entry forecourt, symbolising a connection to the Sky Country.



# 4.4 Key Places & Spaces

The project features seven key spaces, each designed with a focus on patient-centred care, therapeutic benefits, and a strong connection to the landscape and environment.



The Arrival Experience: A welcoming area that sets the tone for the building, blending indoor and outdoor elements to create a calm, inviting atmosphere.

The Entry Forecourt: A generous outdoor space with a circular skylight that provides a visual connection to the sky, symbolising a link to Sky Country.

The Main Lobby: Positioned to offer views of the landscape, this space serves as the heart of the building, fostering openness and connection to nature.

Mental Health Living Spaces: Designed to promote community and activities of daily living, these open-plan spaces are adjacent to courtyards and lightwells, ensuring ample natural light.

The Bedrooms: Carefully oriented to maximise solar exposure, the bedrooms feature large windows that provide natural daylighting and views of the surrounding landscape.

The Courtyards: Located within each unit, these spaces offer secure environments where patients can connect with nature and engage in a range of activities.

The Broader Landscape: The landscape design enhances the therapeutic environment, with paths and open spaces that encourage movement and active, participatory therapies in the landscape.



# 4.4.1 Arrival Experience

The arrival experience is designed to be both welcoming and calming, with long pitched roofs creating a relaxed, residential feel. The central arrival space serves as a seamless bridge between the indoor and outdoor environments, engaging with the surrounding landscape.

The arrival corner frontage features an open verandah to the staff wing reaching outwards towards the view. It is crafted to evoke a sense of comfort and connection to nature, setting the tone for the rest of the building. The warm material palette and natural finishes further enhance the non-clinical nature of the building.

The entry forecourt is a key space that sets the stage for the entire building experience. This generous outdoor area features a large circular opening in the roof, creating a visual connection to the sky and symbolising a link to Sky Country. The forecourt is designed to be both functional and welcoming, offering a sheltered space that is both inviting and protective. The design integrates natural materials and soft landscaping, creating a tranquil environment that enhances the arrival experience and provides a smooth transition from the outside world to the interior spaces.

## Pictured

- 1 Arrival Experience
- 2 Entry Forecourt





## 4.4.2 Place of Gathering

The Place of Gathering is the central hub of the building, designed to foster community and connection. Located in the main lobby, this space offers expansive views of the surrounding landscape, creating a strong visual and physical link to the natural environment. The space encourages interaction and engagement, where patients, staff, and visitors can come together in a supportive and healing environment.





# 4.4.3 Courtyards and Lightwells

The courtyards and lightwells are integral to the building’s design, providing secure, serene outdoor spaces that are directly connected to the interior living areas. These spaces are oriented to maximise natural light and offer views of the landscape, creating a peaceful environment where patients can relax and connect with nature. Skylights and large windows ensure that the courtyards are filled with natural light, while the surrounding landscaping enhances the sense of tranquility. These spaces are designed to promote healing and well-being, offering a safe and calming retreat within the building.



- Pictured
- 1 RRU Lightwell Section
  - 2 RRU Main Courtyard
  - 3 MSU Lightwell and Small Courtyard Section
  - 4 MSU Main Courtyard





# 4.5 Environmental Amenity

The project’s design prioritises environmental amenities to enhance well-being and promote a connection to nature.

The building’s orientation and siting maximise solar access, ensuring abundant natural light in key spaces such as living areas, bedrooms, and courtyards.

The use of verandahs and other shading devices protects against harsh weather while allowing light into the courtyards, ensuring comfort and safety in various climate conditions.

This strategic use of sunlight not only improves the quality of indoor spaces but also supports mental and physical health by reducing reliance on artificial lighting and creating a more natural living environment.

The courtyards are arranged to encourage the flow of fresh air to outdoor spaces, and protect from strong winter winds from the the south and west

The design carefully integrates the building with the landscape, maintaining a balance between built and natural environments and ensuring that the impact on local ecosystems, such as the nearby wetland, is minimised.

Acoustic design plays a crucial role, with the building layout and materials selected to reduce noise pollution, creating a calm and quiet environment conducive to healing and well-being.

Refer to appendix for shadow diagrams

## Pictured

- 1 View from the Landscape in North
- 2 Long Section through Courtyards and light wells





# 4.6 Visual Impact

The proposed building is accessed from Pottery Road past the hospital, following the road to the right and then turning left to enter the lower part of the campus. An accessible and clearly defined one-way drop-off and parking area is located in front of the entrance. This will predominantly provide visitor and public parking, as well as accessible car spaces and bicycle parking.





# 4.6.1 View Analysis

The proposed building is accessed from Pottery Road past the hospital, following the road to the right and then turning left to enter the lower part of the campus. An accessible and clearly defined one-way drop-off and parking area is located in front of the entrance. This will predominantly provide visitor and public parking, as well as accessible car spaces and bicycle parking.















## 4.7 Landscape

The landscape strategy embeds the building in the its context and creates a range of opportunities to connect with nature.

Refer to Appendix for Landscape Design Report.

- LEGEND**

  -  SITE BOUNDARY
  -  APZ ZONE (TBC)
  -  EXISTING VEGETATION RETAINED/UNDISTURBED
  -  DRYLAND LANDSCAPE
  -  HOSPITAL LANDSCAPE PLANTING
  -  PROPOSED TREES (MAX. 15% CANOPY COVER)
  -  PATHWAYS
  -  ROADWAY
  -  MAINTENANCE ACCESS ROAD - MATERIAL TBC
  -  FENCE LINE AROUND BASIN - LOCATION TBC
  1. PATHWAY FROM MAIN HOSPITAL WITH AVENUE OF TREES
  2. DROPOFF ZONE
  3. CARPARK WITH ROADWAY AND WSUD PLANTING
  4. ARRIVAL PLAZA
  5. 1:20 ACCESS DOWN TO LOWER LEVEL
  6. SEATING / ACTIVITY SPACES
  7. FIRE ACCESS ROAD WITH TURNAROUND ZONE
  8. OVERLAND FLOW SWALE WITH POCKETS OF HABITAT
  9. CLUSTERS OF TREES AND UNDERSTOREY PLANTING
  10. SEATING WITH VIEWS TO BASIN
  11. WALKING TRACK AROUND BASIN  
- CONTROLLED ACCESS VIA GATE
  12. 1:20 PATH COMPLETING LOOP TRACK
  13. HOSPITAL COURTYARDS
  14. GRASSED ACTIVITY AREA
  15. POSSIBLE CONSUMER GARDEN AREA





# 4.8 Public Space

The public space of the Maitland Mental Health Project features an accessible, walkable landscape with pathways, seating areas, and greenery. A central arrival zone provides a warm welcome, while pedestrian routes prioritise safety and connectivity across the campus.

## Public space attributes and scale

Located east of the existing hospital, the public spaces extend along Pottery Road, connecting the new mental health building with the broader campus. The scale of the space accommodates both short and medium walking circuits, enhancing movement and access to different areas of the landscape.

The physical attributes of the site include pathways that integrate with the natural topography, offering both paved and gravel walkways. Informal seating and gathering nodes are shaded by trees and greenery, creating a relaxed environment. Green spaces provide intimacy and encourage visitors to linger, while bioswales and bio-retention basins allow for active engagement with the landscape.

## Public space purpose and character

The public space is designed to reflect the building’s identity as a welcoming, inclusive, and comfortable environment. Pedestrian routes foster a connection between the mental health building and the hospital, creating a vibrant and active space that encourages social interaction and engagement with nature.

The diverse pathways and seating areas invite visitors to explore, rest, or engage in outdoor activities. Shaded spots offer comfort, and the use of natural elements fosters a sense of attachment

to the place, creating meaningful opportunities for relaxation, interaction, and connection to the surrounding landscape.

## Wayfinding and Signage

The Maitland Hospital wayfinding strategy features an integrated precinct approach. The proposed new building would utilise the existing pillar signage to direct visitors to the new building to travel along Pottery Road and towards the Eastern Campus. Additional pillar signages will be added along Pottery Road leading to the new development, using the same design template.

Below is an example of the large pillar signs for road navigation (left) as well as smaller board signage which features cultural acknowledgements and supporting information for pedestrians.



## Crime prevention through Environmental Design

A CPTED (Crime Prevention Through Environmental Design) assessment was conducted to evaluate potential environmental impacts from the construction and operation of a two-storey mental health facility.

**Site features:** The site is naturally bounded by geographical features (cliff-face, dense trees) and is adjacent to an existing hospital, providing good surveillance.

**Fencing:** The site is well-fenced, but the northern chain-link fence requires improvement.

**Wayfinding:** Clear signage and wayfinding exist, marking the area as a health precinct.

**Local Context:** The area has socio-economic disadvantages and high crime rates, particularly at Greenhills Shopping Centre.

**Community concerns:** Potential perceived concerns about security risks, emphasising the need for a safe environment for staff, consumers, and visitors.

## CPTED Assessment Principles

### Surveillance

- Design should enhance passive surveillance through outdoor seating and retail space access
- Ensure maximum visibility in the front of house staircase area

### Access Control

- Define courtyard use, secure balconies, and improve fencing.
- Ensure clear links to public transport and

ongoing consultation with the local council.

## Territorial Reinforcement

- Design should encourage community ownership with natural materials, clear signage, and secure parking.
- Landscaping should promote surveillance and longer stays through careful design and community input.

## Space and Activity Management

- Include maintenance and monitoring plans for open spaces in the management plan.
- Maintain proactive relations with the police regarding consumer leave procedures.

The proposal effectively incorporates CPTED principles, ensuring a safe environment. Potential impacts can be mitigated according to the recommendations, minimising effects on the community.



4.9 ESD





# 4.10 Design Guide for Health

The Design Guide for Health: Spaces, Places and Precincts highlights the need for project design principles and design criteria to assist the design, analysis, understanding and decision-making process of capital health projects. The Guide presents key considerations and opportunities when considering how to fulfil the potential of each health facility, including function, and planning of buildings, precincts and networks, their sustainability, efficiency and the experiences offered to those who use them – as patients, staff and visitors - and their place within the community.

The design principles identified in Design Guide for Health consider a holistic view of design in line with contemporary design principles and whole-of-government priorities and objectives.

## 1. Design for Dignity

Guideline: Ensure inclusivity and respect, creating spaces that support autonomy and privacy for all users, including vulnerable populations.

Design Response: The welcoming environment is enhanced by an inviting outdoor arrival space, allowing for informal moments that reduce the institutional feel. The integration of natural materials and warm tones further softens the building’s appearance, promoting dignity and respect for all users. Large windows in patient rooms ensure natural light, maintaining a calm, homely atmosphere that enhances privacy and comfort. Furthermore, direct consultation with consumers, carers and staff has provided valuable feedback and validation of the design.

## 2. Design for Wellbeing

Guideline: Prioritise health through access to natural light, outdoor spaces, and therapeutic environments that support physical and mental health.

Design Response: Outdoor spaces for exercise and therapeutic activities play a crucial role in enhancing well-being. Courtyards and green spaces, strategically placed throughout the site, allow patients to engage with nature, which supports both physical and mental health. The design encourages movement, sunlight exposure, and social interaction, all of which are key contributors to improved wellbeing.

## 3. Design for Efficient and Flexible Delivery of Care

Guideline: Create adaptable spaces that support efficient workflows and evolving healthcare models while ensuring patient-centred care.

Design Response: Flexible care delivery is achieved through the efficient layout of interconnected staff spaces, which promotes smooth operations and adaptability. The design responds to the needs of healthcare staff, ensuring easy navigation and communication between different care areas. This efficiency supports the evolving nature of healthcare delivery while maintaining a patient-centred approach.

The clinical and spatial design has been reviewed with clinical stakeholders, including nursing staff, allied health professionals, psychologists, and service managers.

## 4. Design with Country

Guideline: Incorporate Indigenous knowledge and connection to the land, embedding cultural respect and environmental stewardship in design.

Design Response: Connection to Country is emphasised through the integration of water elements and the regeneration of the surrounding landscape. The design respects the local environment by incorporating native plants and minimising environmental disruption. This approach honours the land and Indigenous culture, creating a deeper sense of connection to the site’s history and natural elements.

The design approach has been developed through consultation with Indigenous knowledge holders and staff and community stakeholders. A walk on Country, Design Jam and feedback session was held to ensure broad engagement and feedback on design.

## 5. Design for the Neighbourhood and Surrounding Environment

Guideline: Ensure integration with the local community, harmonising with the environment and minimising visual impact.

Design Response: The building’s discreet location minimises visual impact on adjacent sites. Nestled within the landscape and set away from the main hospital, it remains unobtrusive within the public domain. The natural topography is used to blend the structure seamlessly into its environment, ensuring privacy and reduced disruption to the surrounding neighbourhood.

## 6. Design for Connection

Guideline: Foster social interaction and community through shared spaces, while ensuring clear navigation and accessibility.

Design Response: Connection is not only fostered within the building but across the broader hospital campus. Patients, staff, and visitors benefit from enhanced pedestrian routes and open spaces that encourage movement and engagement with the wider hospital precinct. This integration of spaces supports a sense of community and connection, enriching the experience of the entire campus.

## 7. Design for Sustainability

Guideline: Incorporate environmentally sustainable practices, focusing on energy efficiency, reduced carbon footprints, and resilience against climate change.

Design Response: Sustainability remains a priority through the implementation of energy-efficient systems such as rainwater harvesting and solar power. The building’s all-electric operations and high-performance materials align with carbon-neutral goals. The landscape strategy ensures minimal impact on local ecosystems, supporting stormwater management and native regeneration, which in turn enhances the environmental health of the site.

Sustainability consultants have worked with service providers to ensure that the design aligns with the client’s ESD targets and can be integrated with their operational and management processes.



# **Appendix A**

## **Architectural Drawings**

